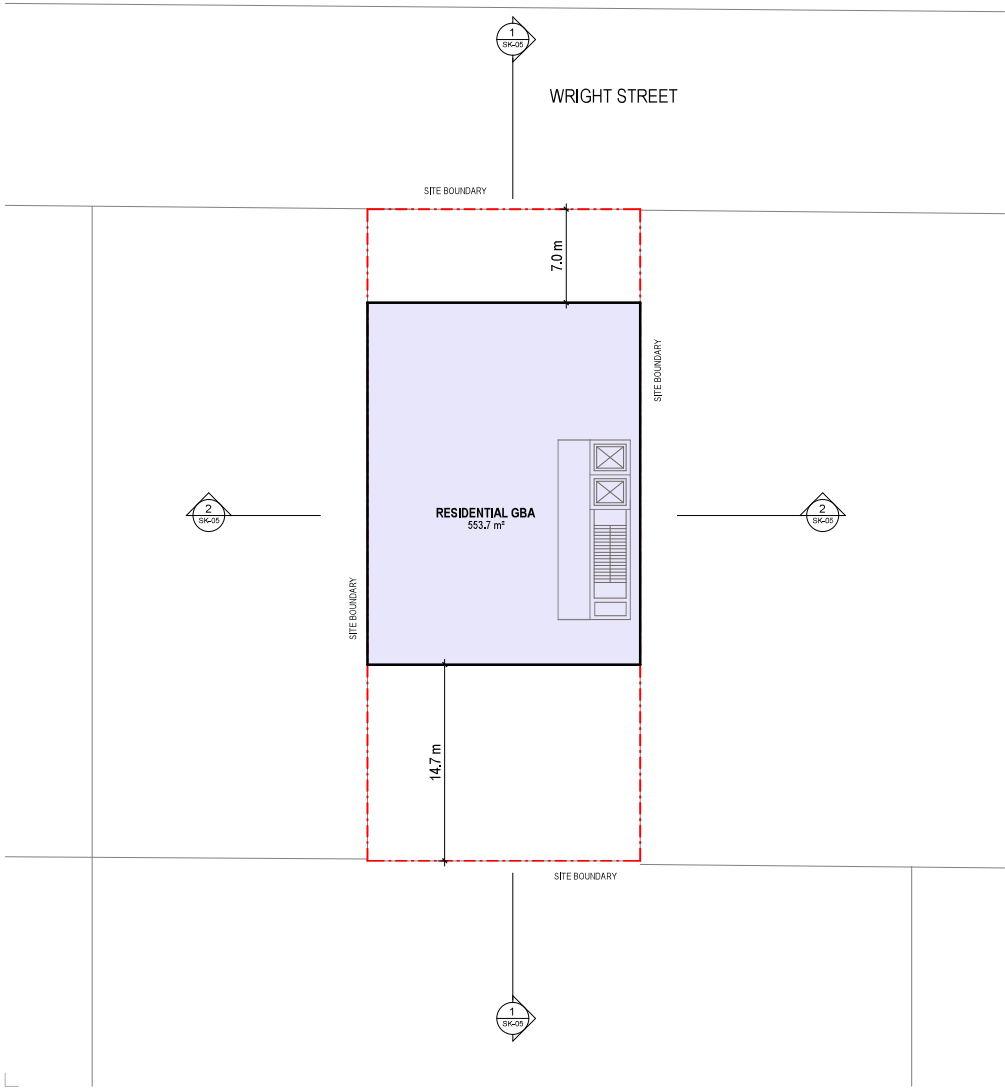


SRL East Floor Area Ratio and Public Benefit Uplift Architectural Testing

Part 3: Appendix

This document has been split into additional parts due to the size limitation of Engage Vic website.

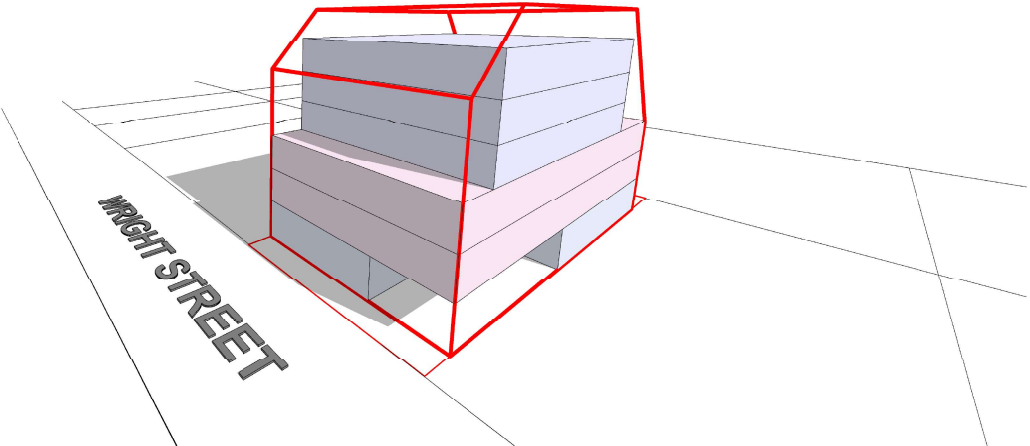
Part A – Page 1 - 35
Part B – Page 36 - 70
Part C – Page 71 -120
Part D – Page 121 - 145
Part E – Page 146 - 170
Part F – Page 171 - 191
Part G - Page 192 -207
Part H - Page 208 - 230
Part I – Page 231 - 285
Part J – Page 286 - 340



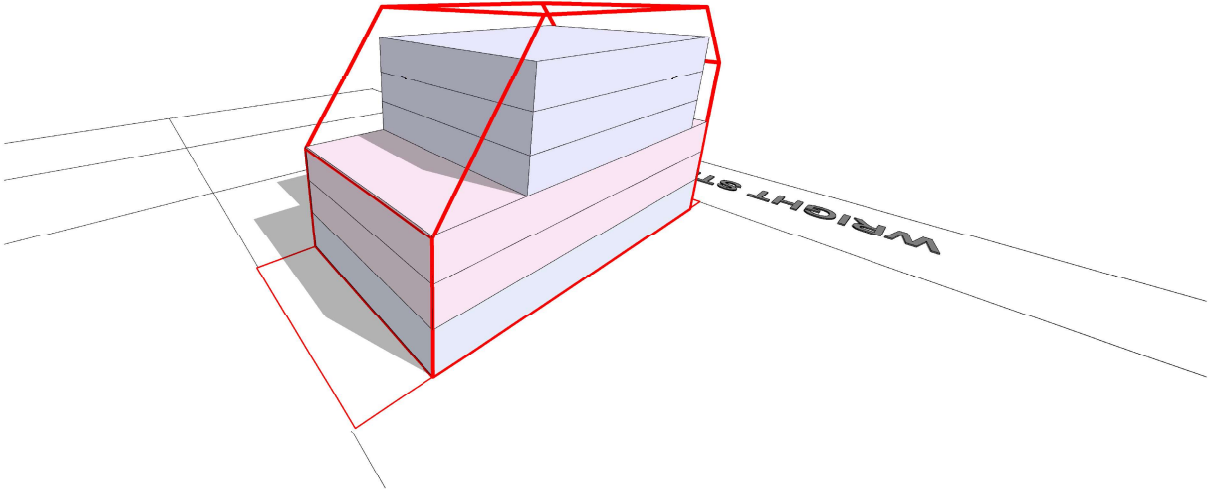


Legend

- Compliant Residential Envelope
- Compliant Commercial Envelope
- Compliant Retail/Services Envelope
- Built Form Controls Envelope



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Project Title		Melbourne		Sydney	Brisbane	Canberra	Drawn By	Author	Rev	Date	Description	Drawing Title	Status	Project No	Revision
S.R.L.		250 Pinner Lane Melbourne VIC 3000 T +61 3 9639 3844		250 Pinner Lane 11-17 Bankers Quay Sydney NSW 2000 T +61 2 9660 9329	250 Pinner Lane 250 Queen Street Brisbane QLD 4000 T +61 7 3231 9921	250 Pinner Lane 2511 London Circuit Canberra ACT 2601 T +61 2 9660 9329	Checked By	Checked				3D VIEWS		2751.2	
SCHEME 20 - CLAYTON - COMPLIANT SCHEME		hAYBALL		11-17 Bankers Quay Sydney NSW 2000 T +61 2 9660 9329		2511 London Circuit Canberra ACT 2601 T +61 2 9660 9329		Date Printed		Scale				Drawing No	
				1:200 A1										SK-06	

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

Scheme 21 - Cheltenham

Compliant Scheme

Key Movement Corridors and Urban Neighbourhoods (Bayside Area A)

Site Area: 632m²

Requirements:

- Preferred Max Height: 27m
- Max Density (FAR): 3.5:1
- Deep Soil: 15%
- Min Car spaces: 37

Proposed Option Summary:

- Height: 21.5m (6 Storeys)
- Building Density (FAR): 3.5:1
- Total Building Area (GBA): 2212
- Deep Soil 15%
- Car Spaces provided: 48

Area Summary:

- Car Park (GBA): 1670m² (3.5 Levels)
- Retail (NLA): 131m²
- Office (NLA): 890m²
- Residential (NSA)*: 780m²

*Residential NSA has been calculated at a rate of 80% efficiency of total Residential GBA

- Built Form Envelope FAR*: 4.9

*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above. FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

*Built Form Envelope FAR is measured to full floor plate extent of any raked or sloped setbacks – FAR may vary dependant on building use and ability to utilise stepped form.

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Project Title

S.R.L.

SCHEME 21 - CHELTENHAM - COMPLIANT
SCHEME



Melbourne

Level 1
280 Collins Lane
Melbourne VIC 3000
T +61 3 9099 3844

Sydney

Ground Floor
11-17 Bankers Street
Sydney NSW 1515
T +61 2 9660 9329

Brisbane

Level 1
11-17 Bankers Street
Brisbane QLD 4000
T +61 7 3231 9821

Canberra

Level 1
22-24 Union Street
Canberra ACT 2601
T +61 2 9860 9329

Drawn By

Checked By
Date Printed

Author

Checked
24/02/2025 4:51:27 PM

Rev

Date

Description

Drawing Title

SITE PLAN

Status

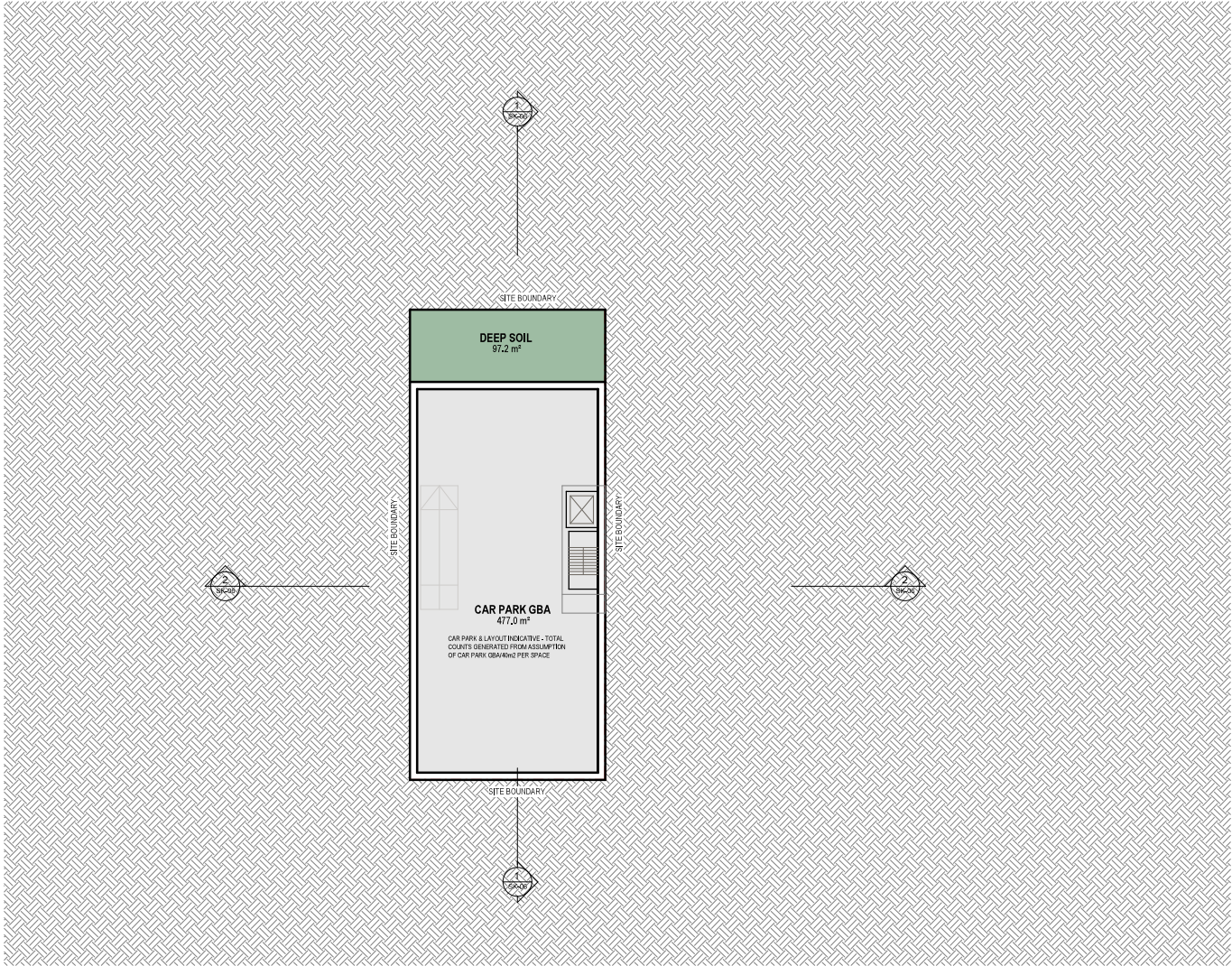
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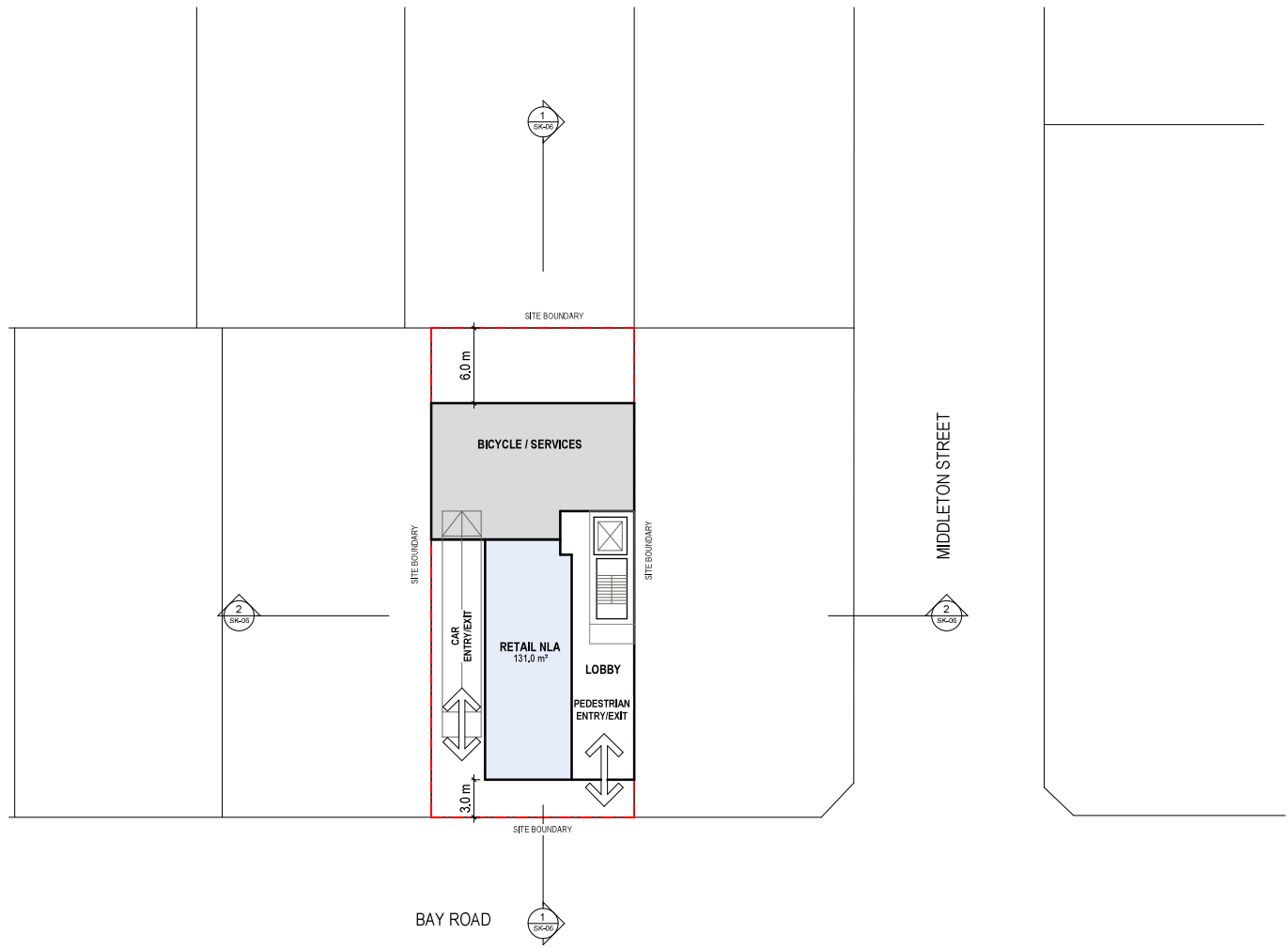
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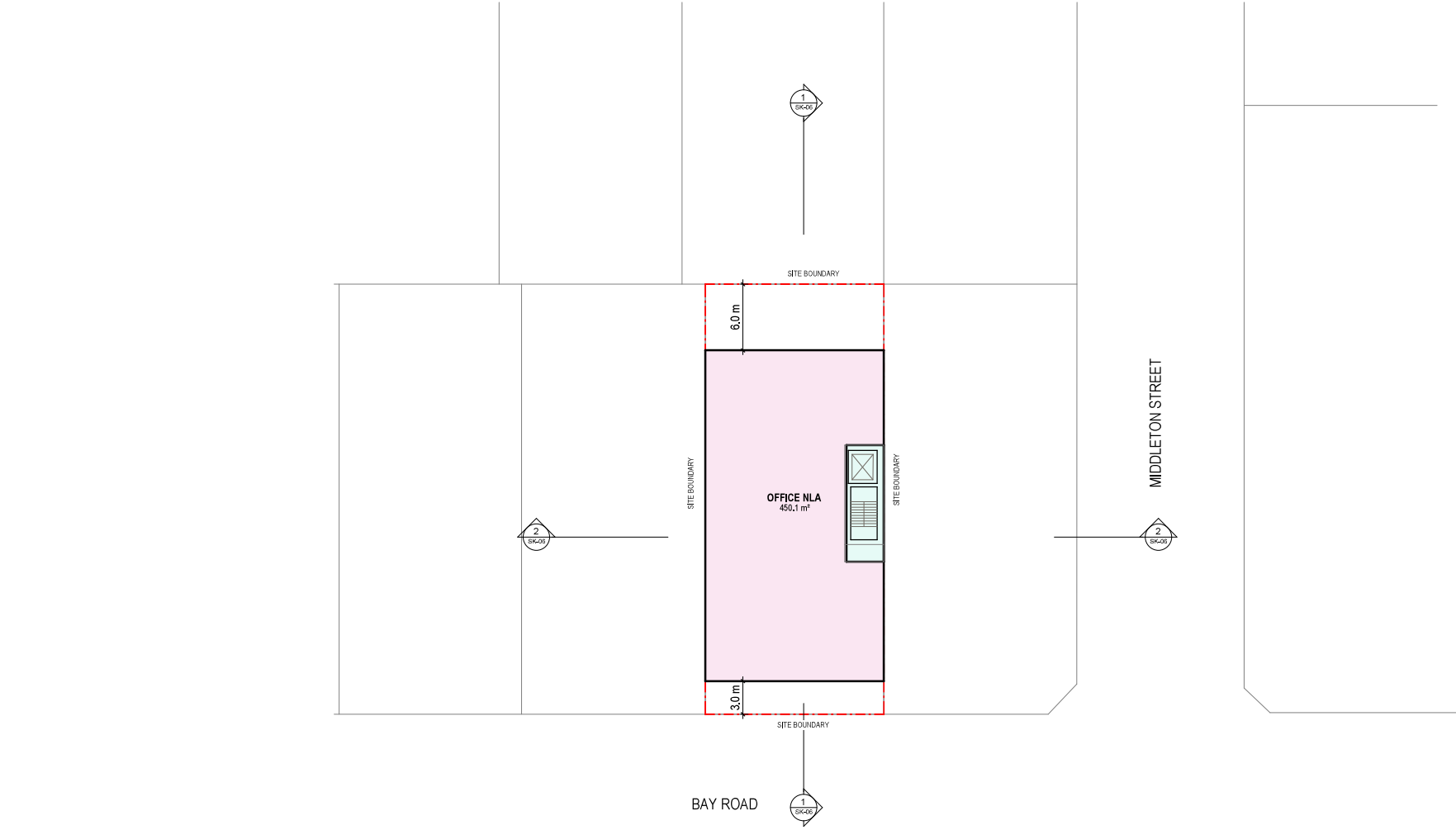
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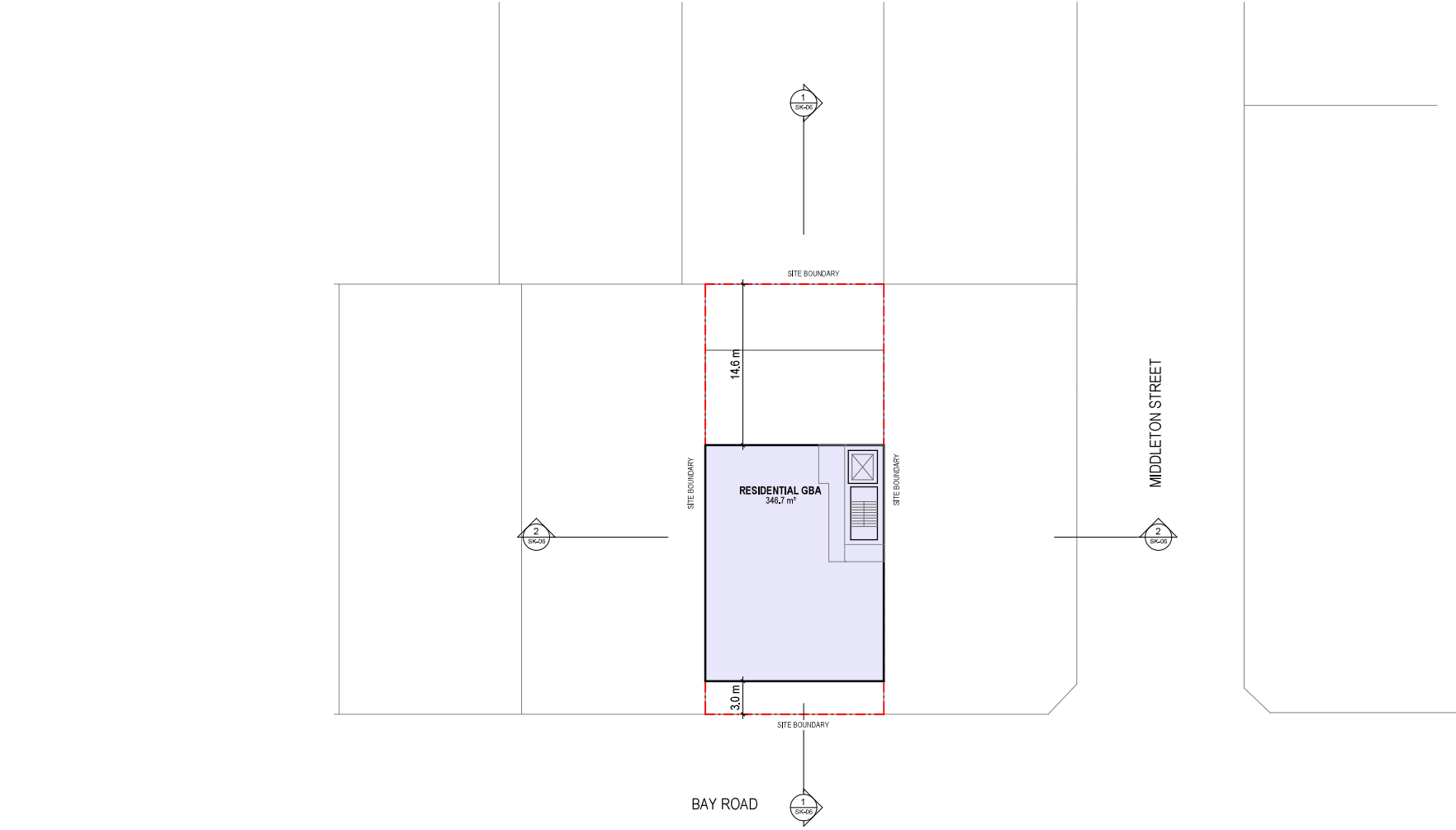
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Revision







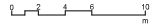


Project Title
S.R.L.
SCHEME 21 - CHELTENHAM - COMPLIANT
SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 250 Fintona Lane, 11-17 Banktopark Street, Level 1, 250 Queen Street, Level 1, 2511 London Street,
Melbourne VIC 3000 Sydney NSW 1515 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9939 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9969 9329
ABN: 8400394361 Incorporated in British ACT, David Treadwell 27/01/2018
HOBAS: David Treadwell 27/01/2018, David Treadwell 27/01/2018, David Treadwell 27/01/2018
TAS: Hayball 27/01/2018, VIC: Hayball 2027/0

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Date Printed
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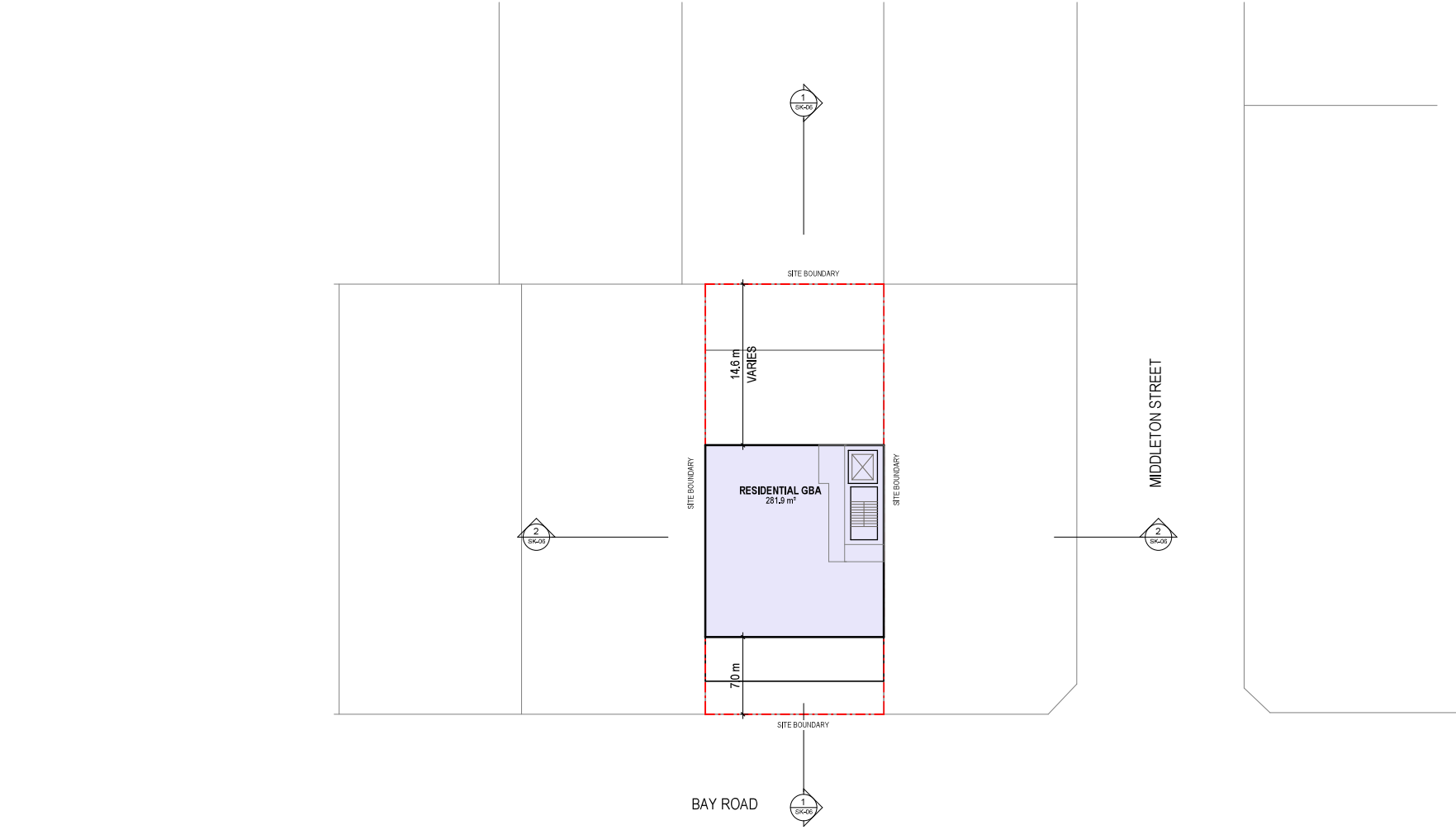
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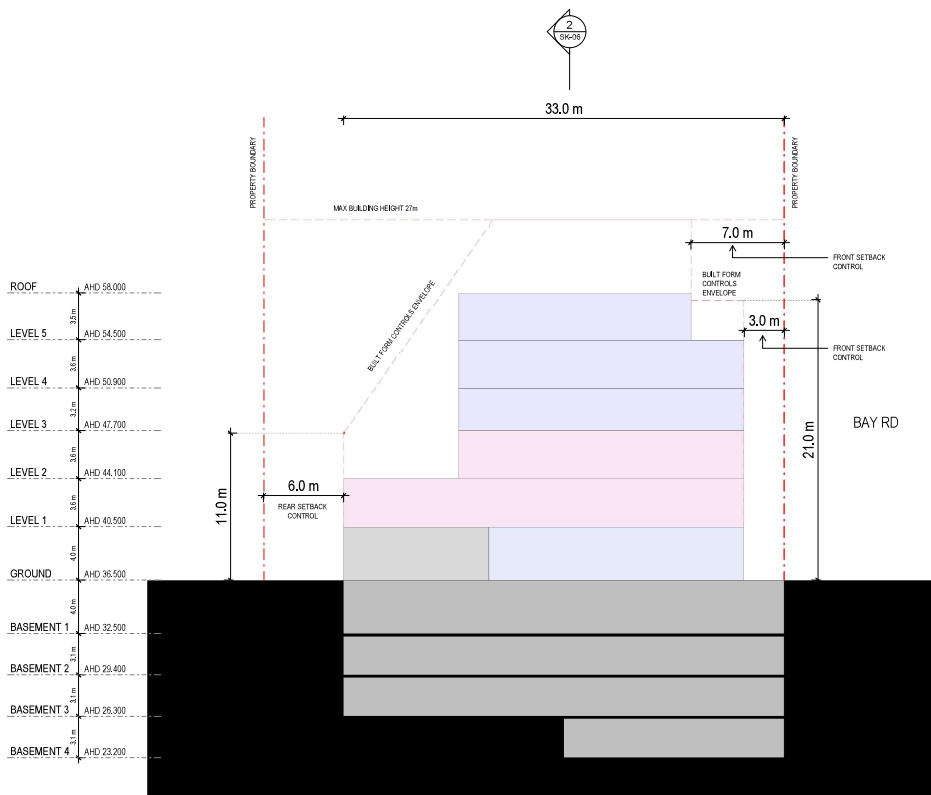
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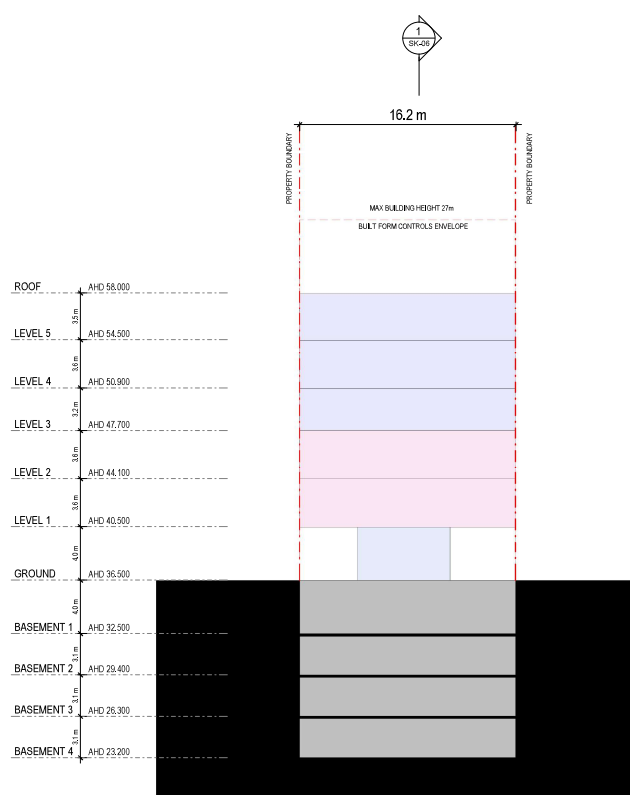
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Drawing No
SK-04

Revision





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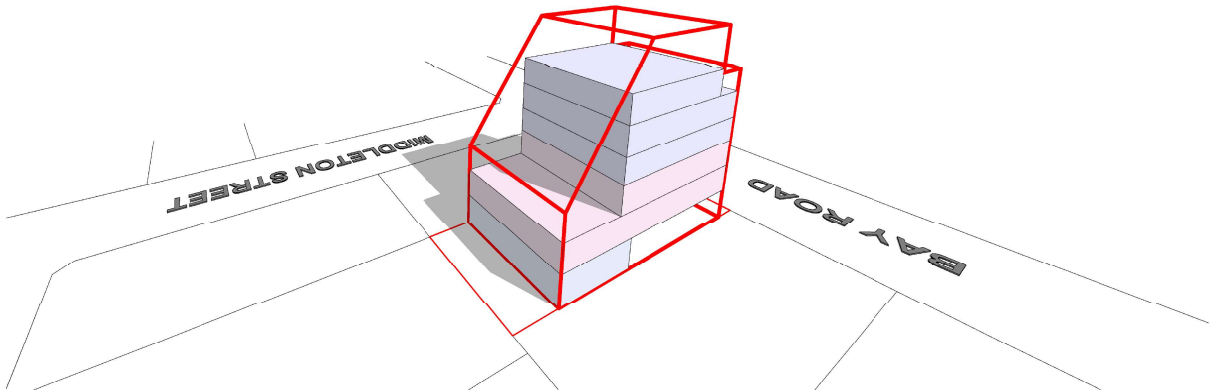


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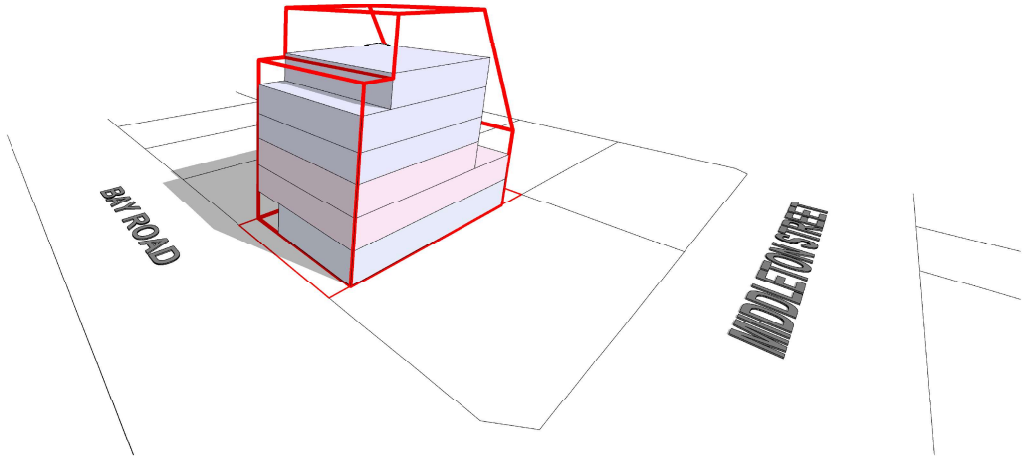
Legend

- Compliant Residential Envelope
- Compliant Commercial Envelope
- Compliant Retail/Services Envelope
- Built Form Controls Envelope

AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST



Scheme 21 - Cheltenham

Uplift Scheme

Key Movement Corridors and Urban Neighbourhoods (Bayside Area A)

Site Area: 632m²

Requirements:

- Preferred Max Height: 27m
- Max Density (FAR): 3.5:1
- Deep Soil: 15%
- Min Car spaces: 47

Proposed Option Summary:

- Height: 24.8m (7 Storeys)
- Building Density (FAR): 4.7:1
- Total Building Area (GBA): 2954
- Deep Soil 15%
- Car Spaces provided: 48

Area Summary:

- Car Park (GBA): 1908m² (4 Levels)
- Retail (NLA): 131m²
- Office (NLA): 900m²
- Residential (NSA)*: 1263m²

*Residential NSA has been calculated at a rate of 80% efficiency of total Residential GBA

- Built Form Envelope FAR*: 4.9

*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above. FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

*Built Form Envelope FAR is measured to full floor plate extent of any raked or sloped setbacks – FAR may vary dependant on building use and ability to utilise stepped form.

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Project Title

S.R.L.

SCHEME 21 - CHELTENHAM - UPLIFT SCHEME



Melbourne
Level 1
250 Fintona Lane
Melbourne VIC 3000
T +61 3 9039 3844

Sydney
Ground Floor
11-17 Bankers Quay
Sydney NSW 1510
T +61 2 9660 9329

Brisbane
Level 1
11-17 Bankers Quay
Brisbane QLD 4000
T +61 7 3231 9921

Canberra
Level 1
22-24 Union Street
Canberra ACT 2601
T +61 2 9866 9329

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Date Printed

Author
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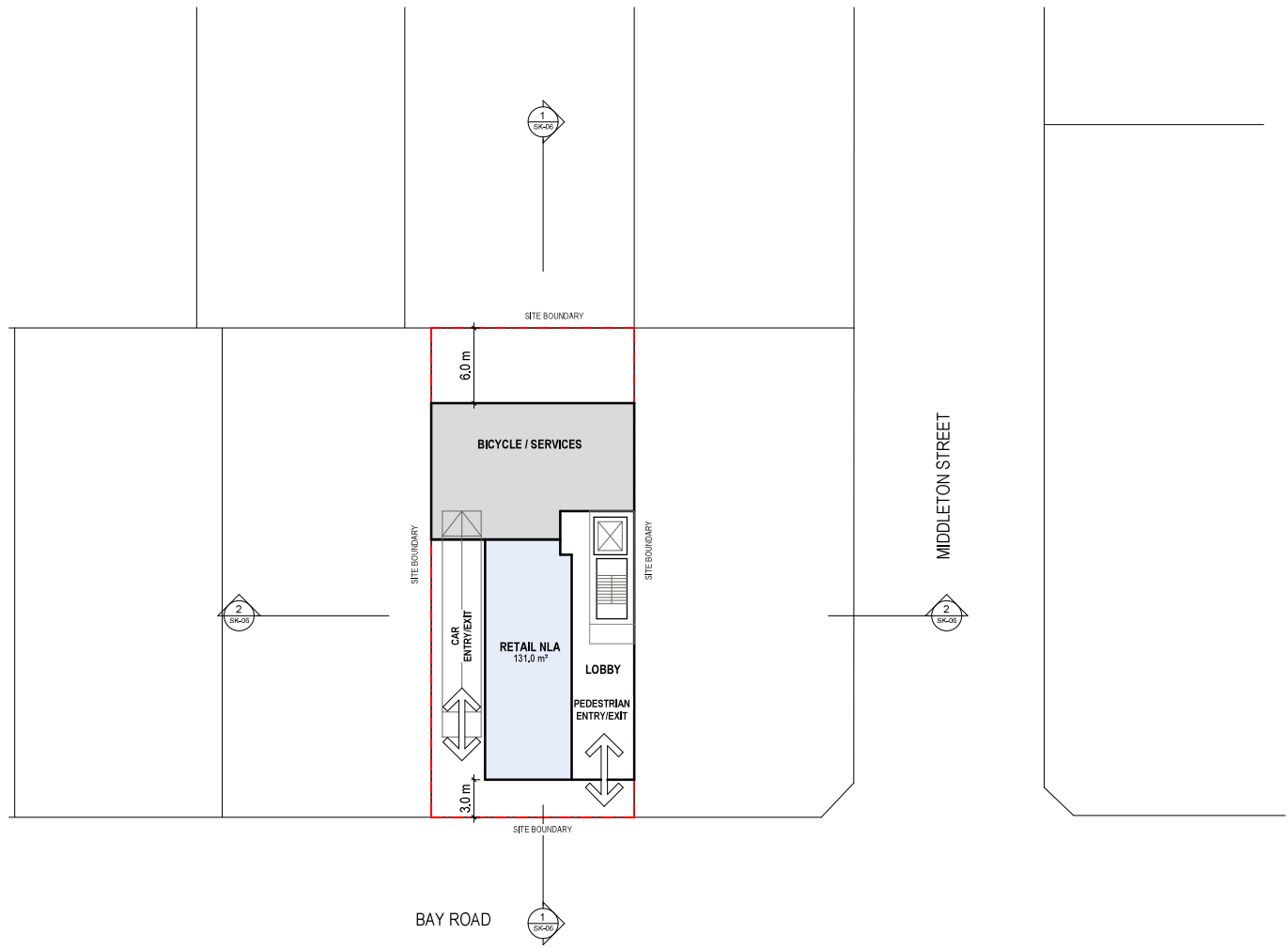
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Drawing Title
SITE PLAN

Status

Project No
2751.2
Drawing No
SK-00

Revision



Project Title
S.R.L.
SCHEME 21 - CHELTENHAM - UPLIFT SCHEME



Melbourne Level 1, 250 Fintona Lane, Melbourne VIC 3000
T +61 3 9039 3844
Sydney Ground Floor, 11-17 Barangaroo Street, Sydney NSW 1515
T +61 2 9660 9329
Brisbane Level 1, 250 Queen Street, Brisbane QLD 4000
T +61 7 3231 9921
Canberra Level 1, 2211 London Circuit, Canberra ACT 2601
T +61 2 9969 9329

ABN: 84003916361 Incorporated in British ACT, David Tarrant 2732,
Helen David Tarrant 9329, ASIO: Chris Brown 4041, Gail Hayball 5355,
TAS: Hayball 7337, VIC: Hayball 50070

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Date Printed
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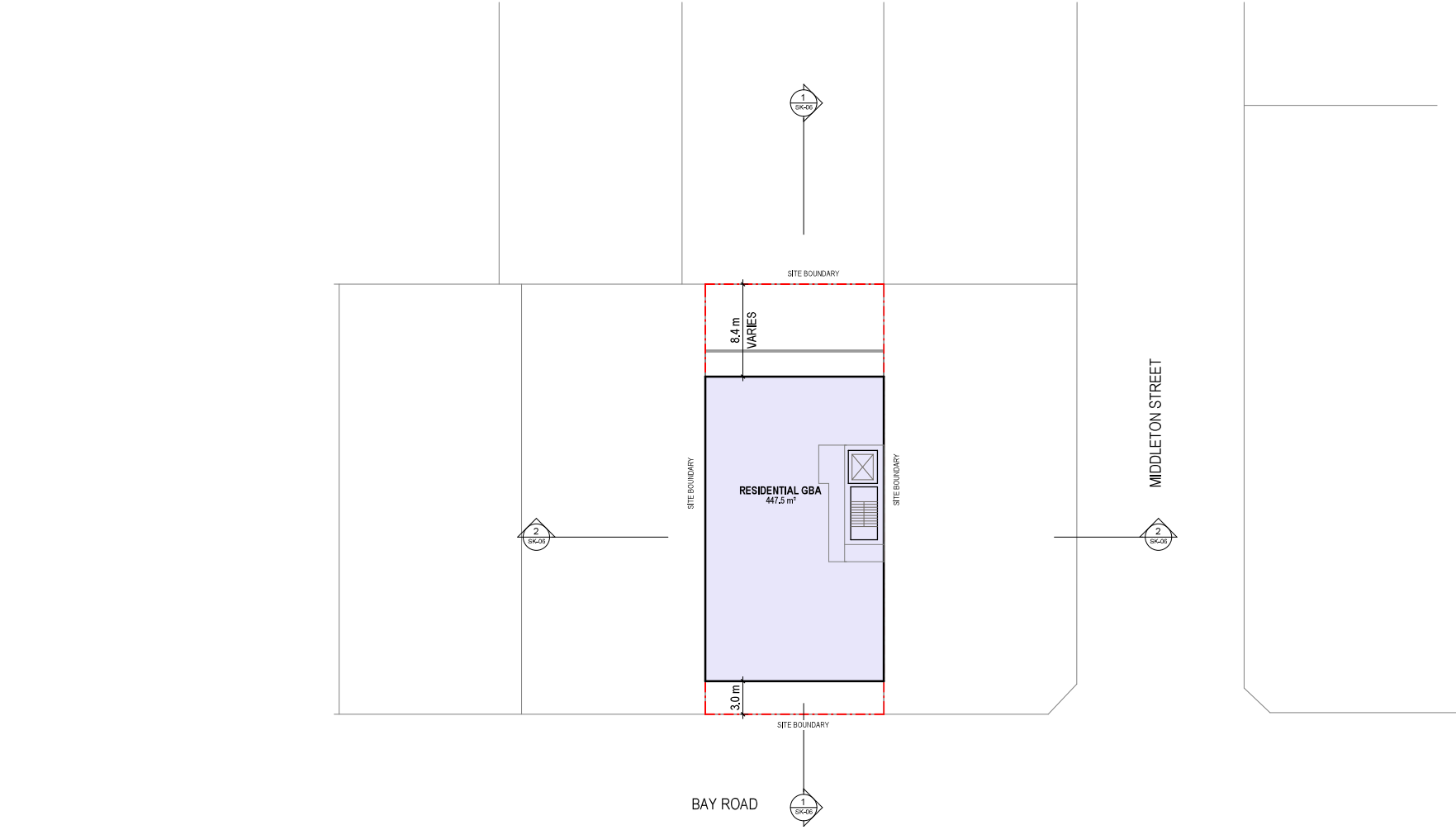
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Status

Project No
2751.2
Drawing No
SK-02

Revision

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



Project Title
S.R.L.
SCHEME 21 - CHELTENHAM - UPLIFT SCHEME



Melbourne Level 1
250 Fintona Lane
Melbourne VIC 3000
T +61 3 9039 3844

Sydney Ground Floor
11-17 Banktop Lane
Sydney NSW 1515
T +61 2 9600 9329

Brisbane Level 1
250 Queen Street
Brisbane QLD 4000
T +61 7 3231 9921

Canberra Level 1
2211 London Circuit
Canberra ACT 2601
T +61 2 9969 9329

ABN: 8400394361 Incorporated in British ACT. David Treadwell 27/01/2020
HOB: David Treadwell 27/01/2020. 250 Fintona Lane, Melbourne VIC 3000.
TAS: Hayball 27/01/2020. VIC: Hayball 2020/02

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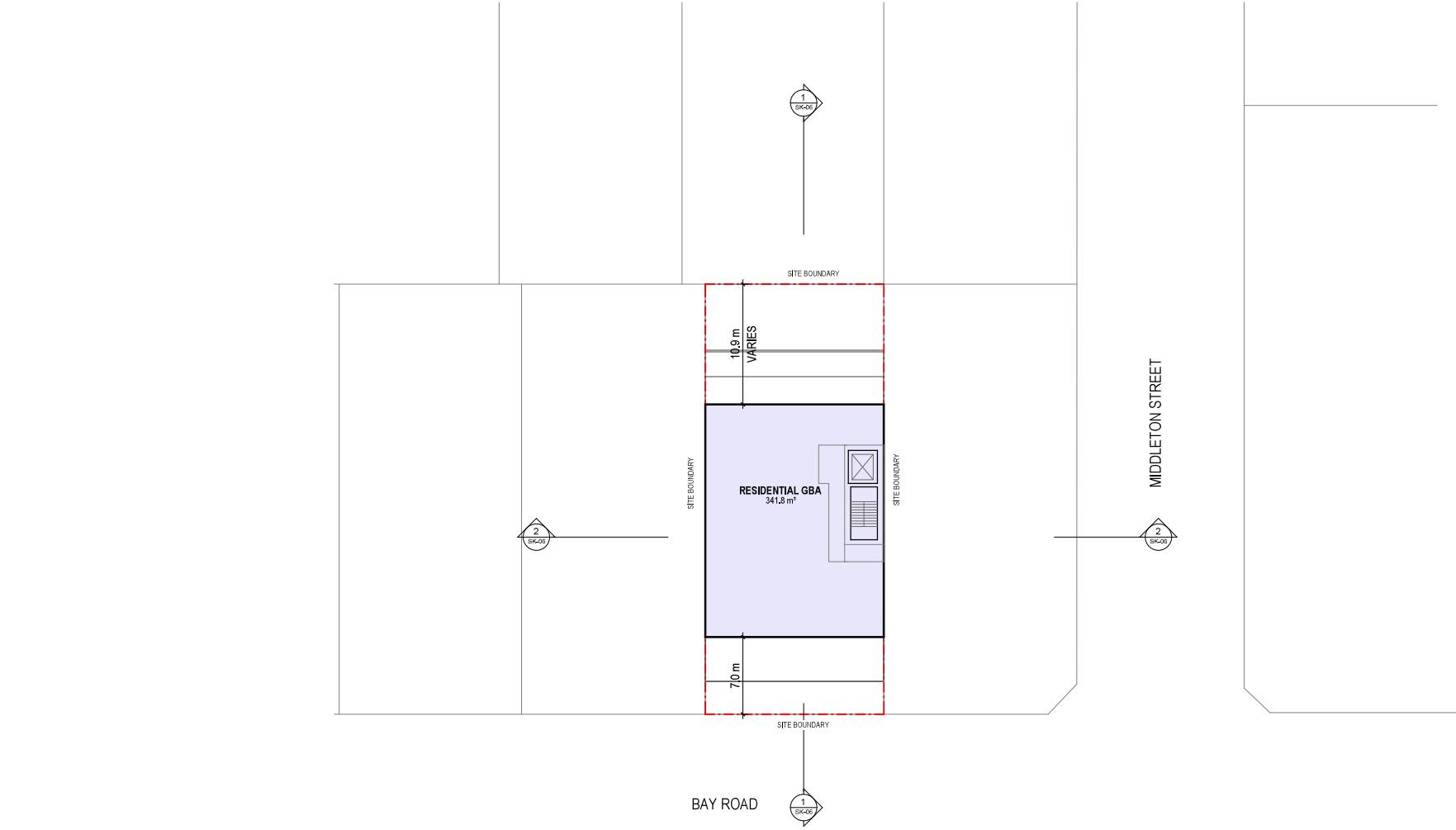
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Drawing Title
LEVEL 3-4 PLAN

Status

Project No
2751.2
Drawing No
SK-04

Revision



Project Title
S.R.L.
SCHEME 21 - CHELTENHAM - UPLIFT SCHEME



Melbourne Level 1
250 Fintona Lane
Melbourne VIC 3000
T +61 3 9039 3844

Sydney Ground Floor
11-17 Banksgate Street
Sydney NSW 1515
T +61 2 9660 9329

Brisbane Level 1
250 Queen Street
Brisbane QLD 4000
T +61 7 3231 9921

Canberra Level 1
2211 London Circuit
Canberra ACT 2601
T +61 2 9969 9329

ABN: 8400394361 Incorporated in British ACT: David Trotter 27/01/2018
HOBAS Crane Transport 8/29/2018 ASD: Chris Brown 4/04/2018, Hayball 15/05/2018
TAS: Hayball 7/07/2018, VIC: Hayball 20/07/2018

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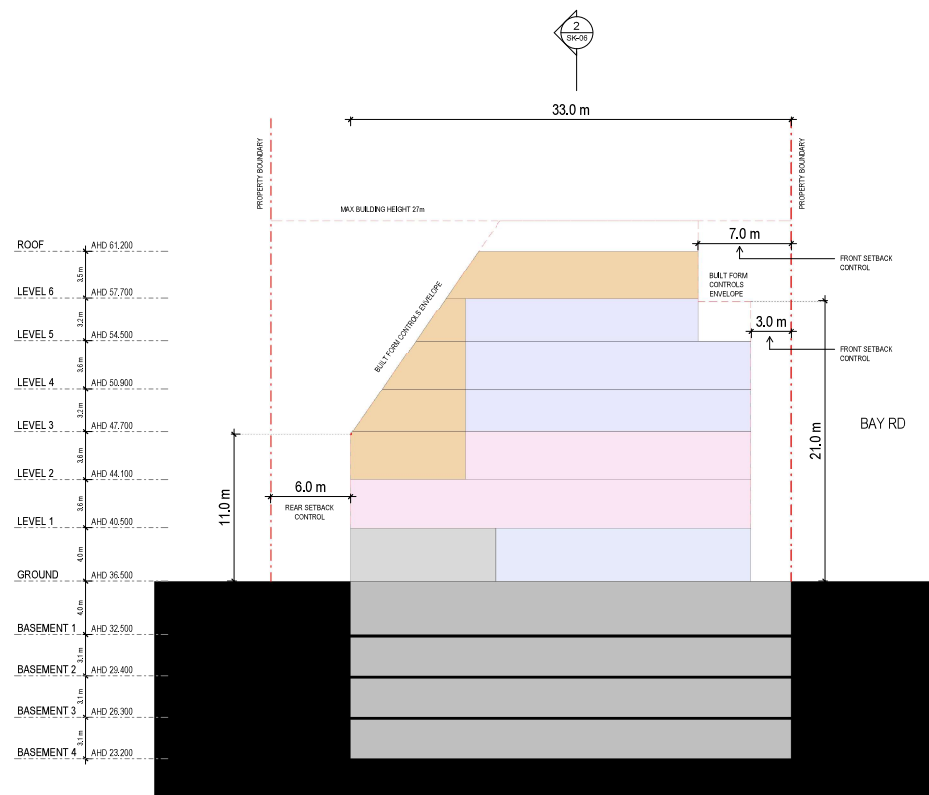
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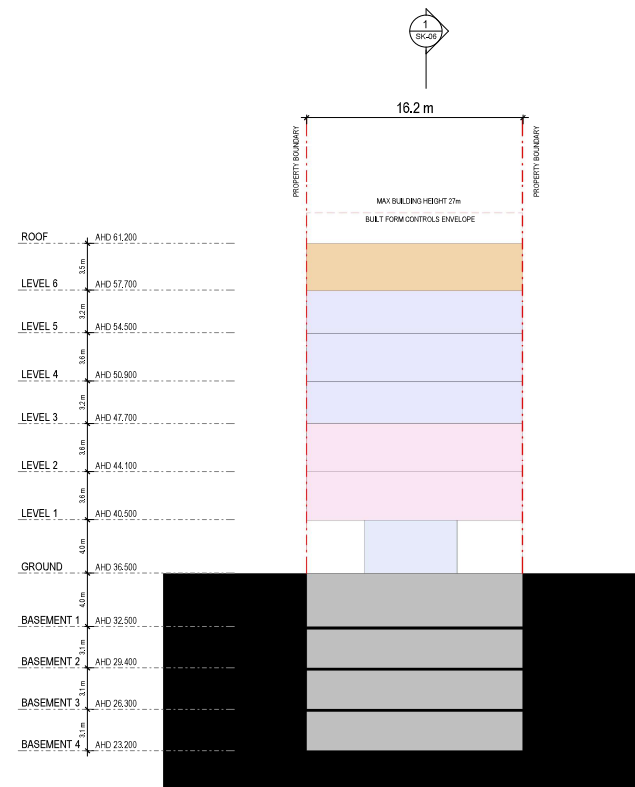
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Drawing No
SK-05

Revision



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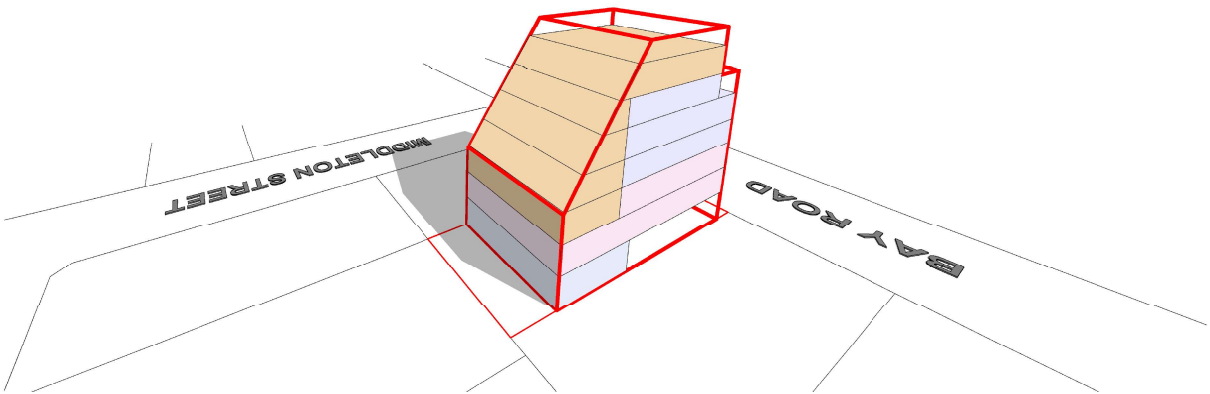


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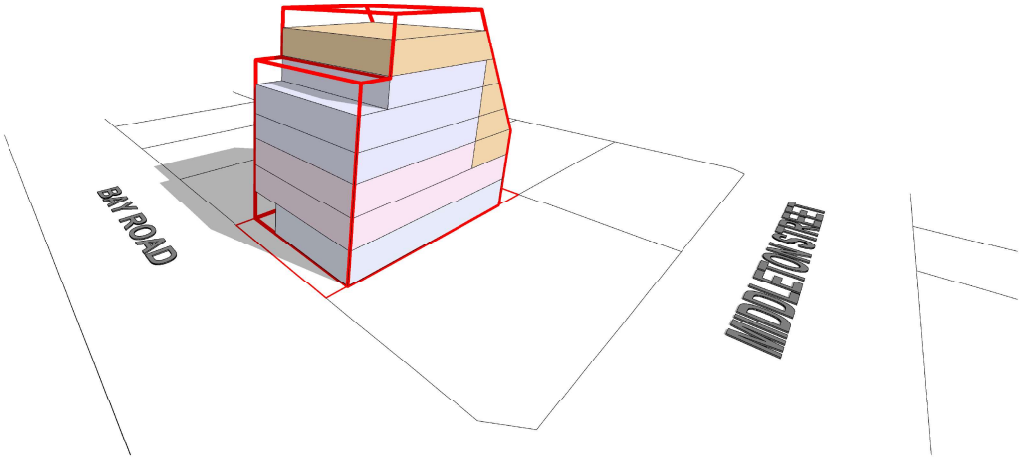
Legend

- Compliant Residential Envelope
- Compliant Commercial Envelope
- Compliant Retail/Services Envelope
- Extent of Optimised Building Uplift
- Built Form Controls Envelope

AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST



Scheme 22 - Cheltenham

Compliant Scheme

Key Movement Corridors and Urban Neighbourhoods (Bayside Area A)

Site Area: 1285m²

Requirements:

- Preferred Max Height: 27m
- Max Density (FAR): 3.5:1
- Deep Soil: 15%
- Min Car spaces: 67

Proposed Option Summary:

- Height: 18.1m (5 Storeys)
- Building Density (FAR): 3.5:1
- Total Building Area (GBA): 4459
- Deep Soil 15%
- Car Spaces provided: 75

Area Summary:

- Car Park (GBA): 3006m² (3 Levels)
- Retail (NLA): 390m²
- Office (NLA): 1711m²
- Residential (NSA)*: 1328m²

*Residential NSA has been calculated at a rate of 80% efficiency of total Residential GBA

- Built Form Envelope FAR*: 5.7

*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above. FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

*Built Form Envelope FAR is measured to full floor plate extent of any raked or sloped setbacks – FAR may vary dependant on building use and ability to utilise stepped form.

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Project Title

S.R.L.

SCHEME 22 - CHELTENHAM - COMPLIANT
SCHEME



Melbourne

Level 1
250 Fintona Lane
Melbourne VIC 3000
T +61 3 9039 3844

Sydney

Ground Floor
11-17 Bankers Street
Sydney NSW 1515
T +61 2 9660 9329

Brisbane

Level 1
11-17 Bankers Street
Brisbane QLD 4000
T +61 7 3231 9921

Canberra

Level 1
22-24 Union Street
Canberra ACT 2601
T +61 2 9866 9329

Drawn By

Checked By

Date Printed

Author

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Rev

Date

Description

1

Drawing Title

SITE PLAN

Status

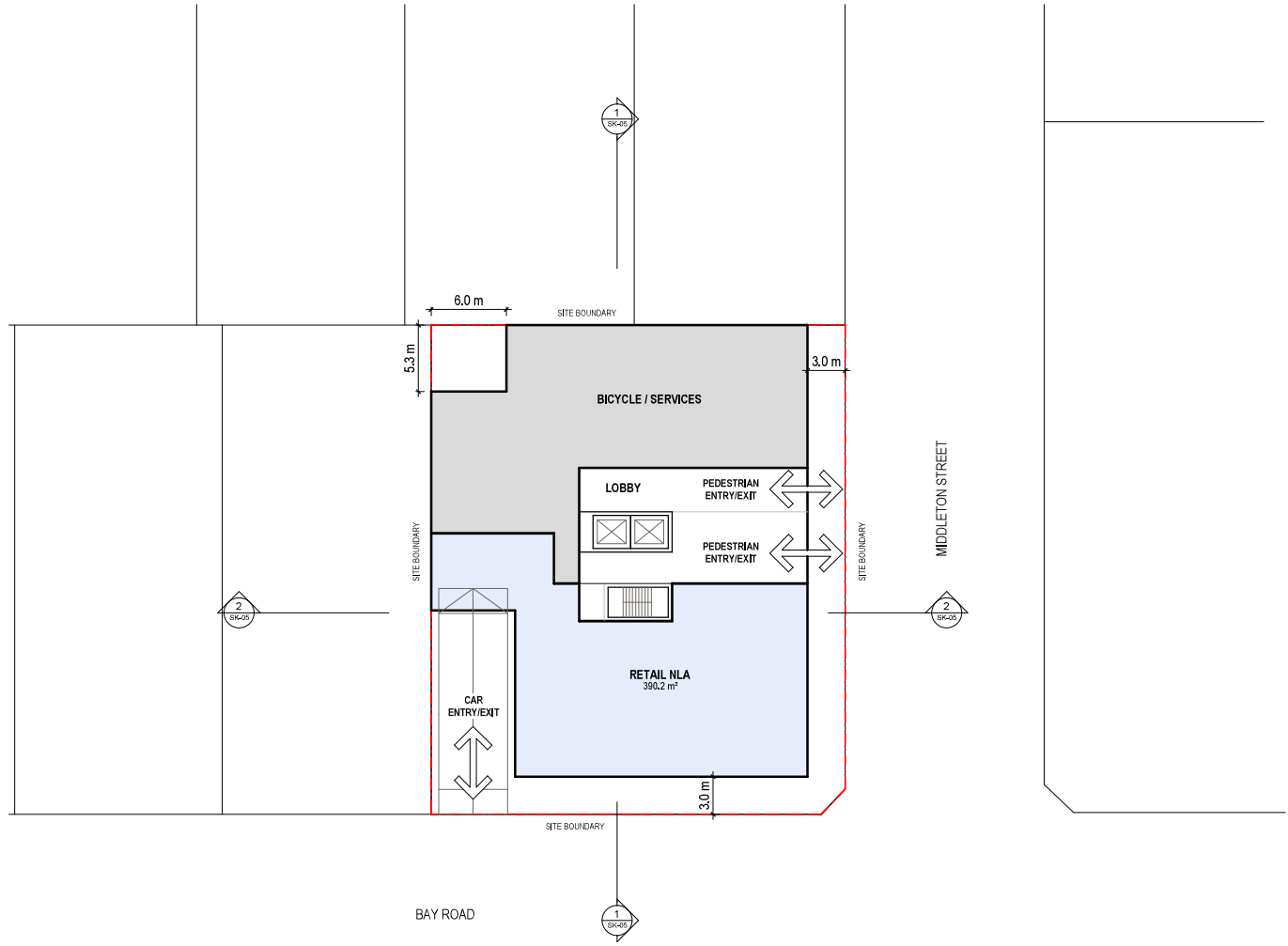
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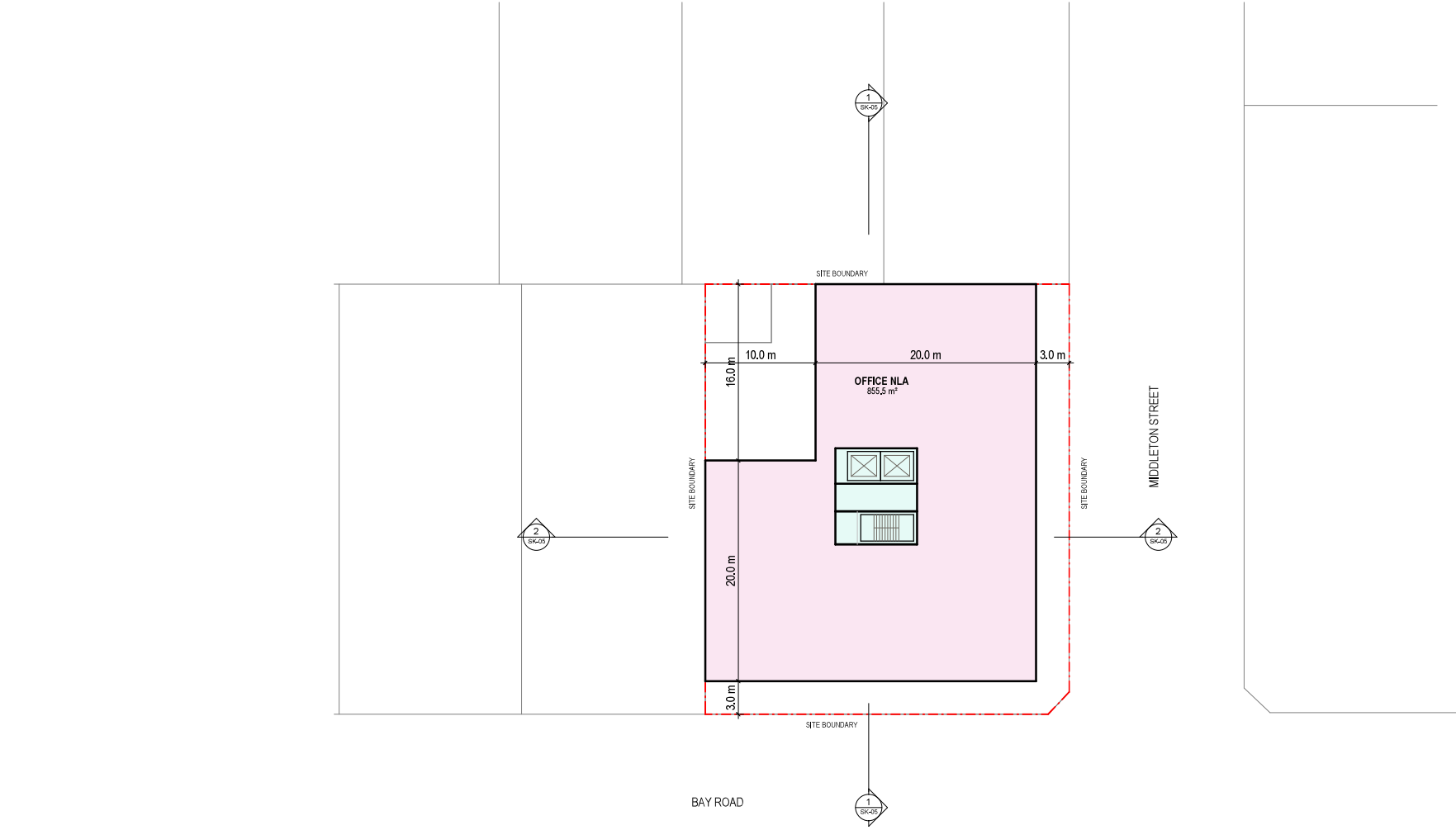
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Drawing No

SK-00

Revision





Project Title
S.R.L.
SCHEME 22 - CHELTENHAM - COMPLIANT
SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 200 Fyvie Lane, 11-17 Bankers Quay, Level 1, 200 Fyvie Lane, Level 1, 200 Fyvie Lane
Melbourne VIC 3000 Sydney NSW 2015 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9599 3844 T +61 2 9600 9329 T +61 7 3231 9921 T +61 2 9600 9329
ABN: 84003343611 Incorporated in Australia ACT: David Treadwell 27/01/2020
NSW: David Treadwell 02/01/2020 QLD: David Treadwell 04/01/2020 VIC: David Treadwell 05/01/2020
TAS: Hayball 27/01/2020 VIC: Hayball 20/01/2020

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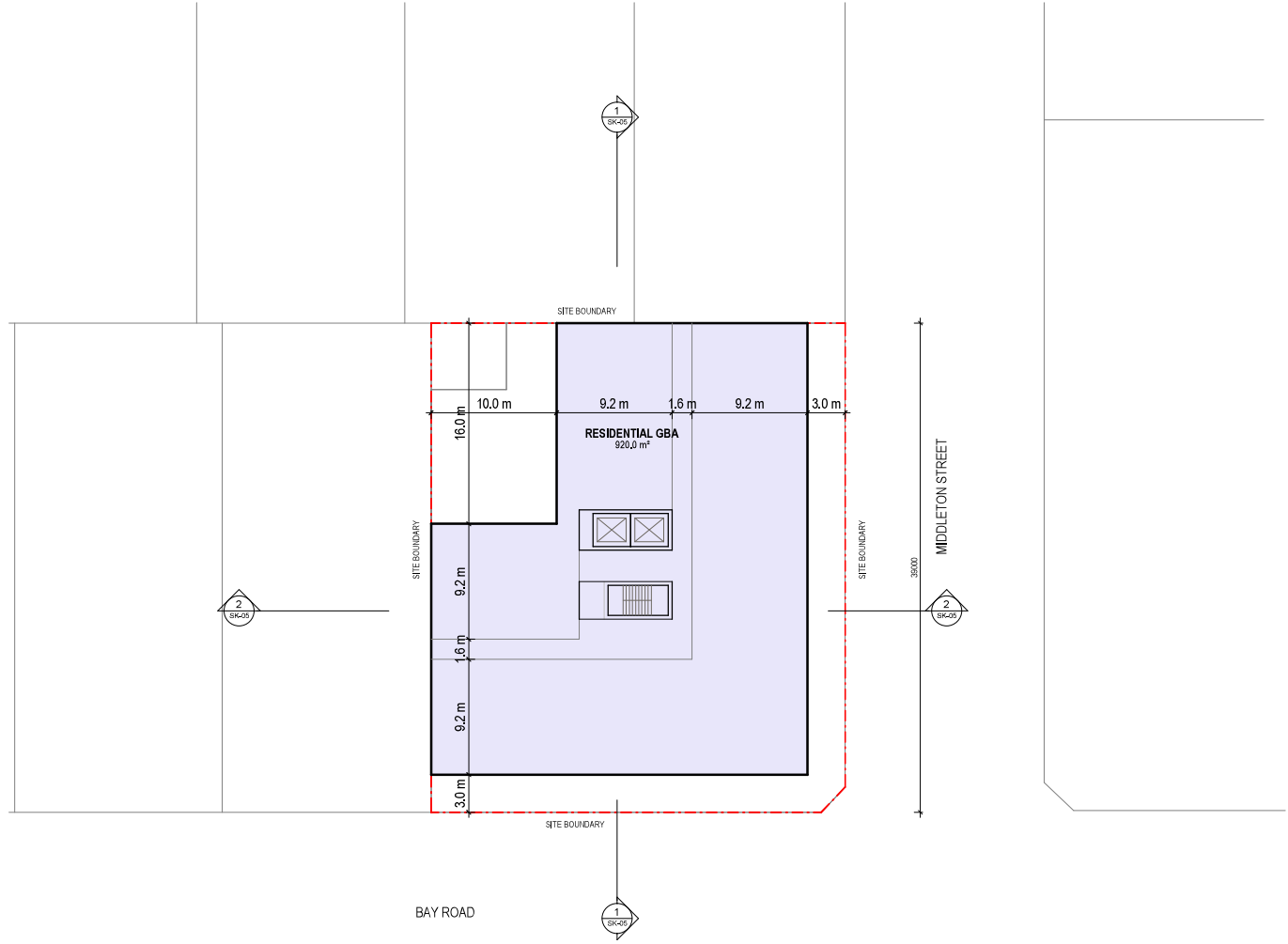
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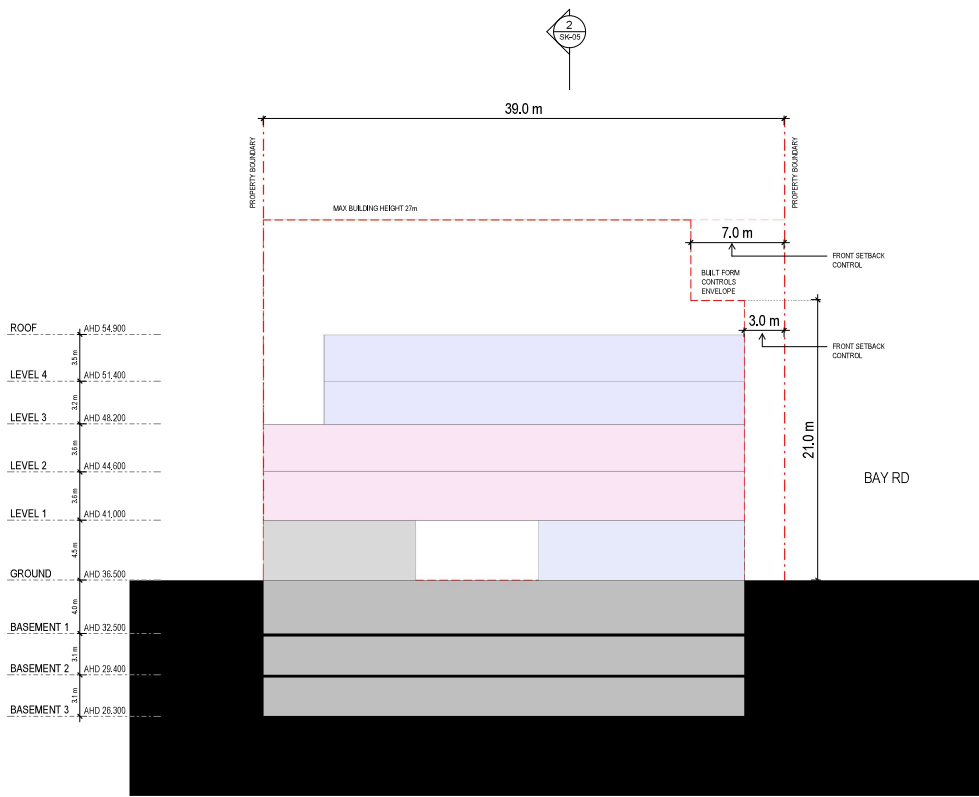
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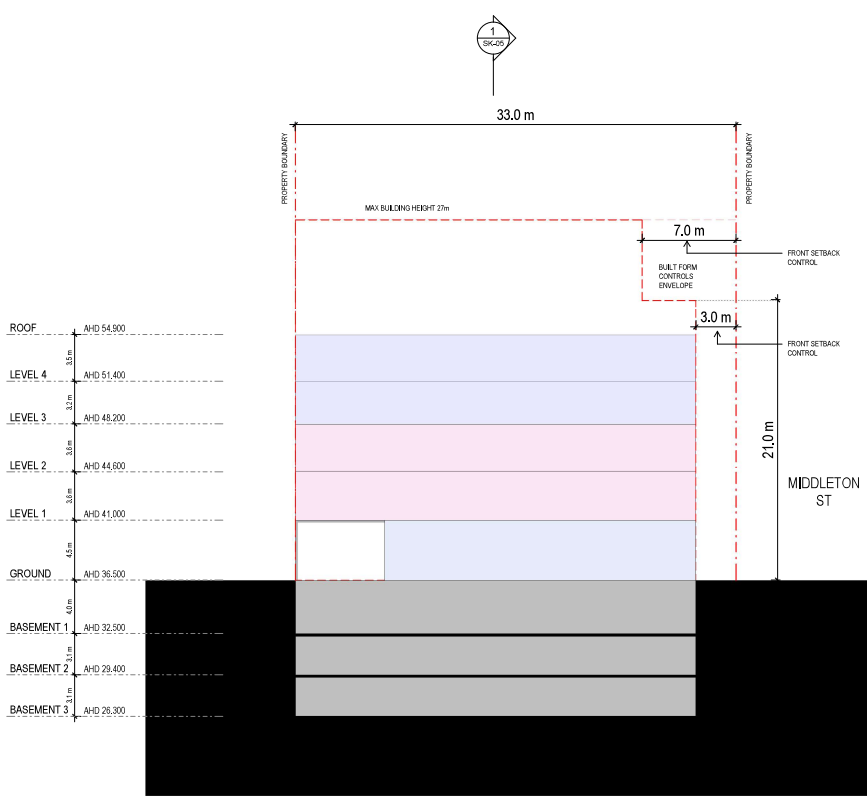
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Drawing No
SK-03

Revision





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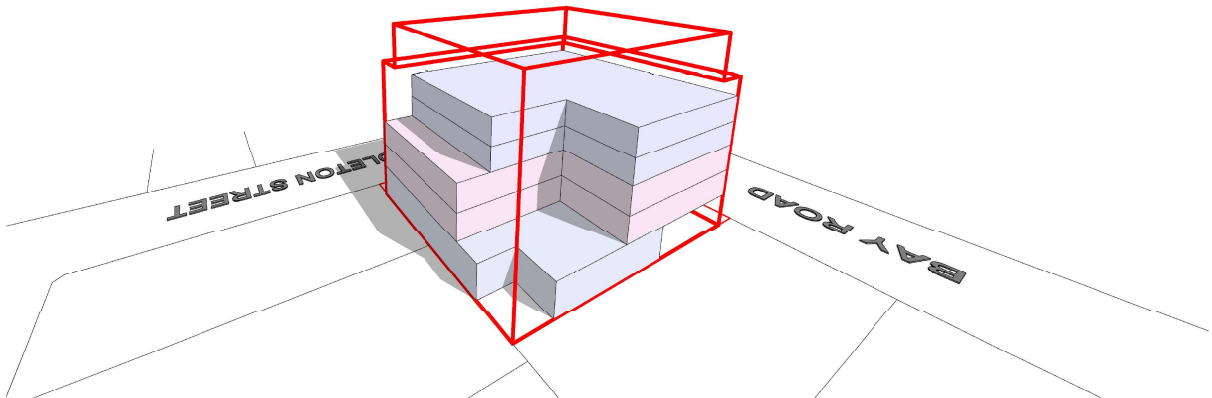


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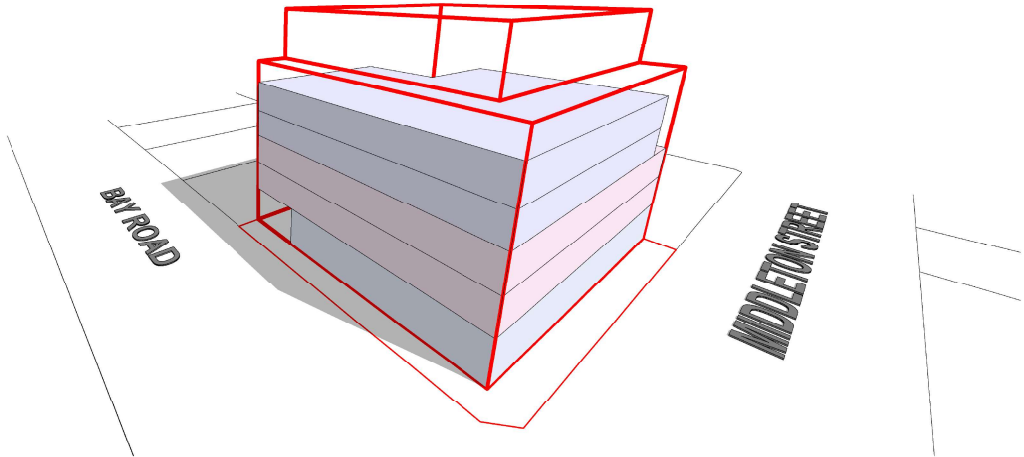
Legend

- Compliant Residential Envelope
- Compliant Commercial Envelope
- Compliant Retail/Services Envelope
- Built Form Controls Envelope

AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST



Scheme 22 - Cheltenham

Uplift Scheme

Key Movement Corridors and Urban Neighbourhoods (Bayside Area A)

Site Area: 1285m²

Requirements:

- Preferred Max Height: 27m
- Max Density (FAR): 3.5:1
- Deep Soil: 15%
- Min Car spaces: 95

Proposed Option Summary:

- Height: 24.8m (7 Storeys)
- Building Density (FAR): 4.7:1
- Total Building Area (GBA): 5983
- Deep Soil 15%
- Car Spaces provided: 100

Area Summary:

- Car Park (GBA): 4008m² (4 Levels)
- Retail (NLA): 390m²
- Office (NLA): 1711m²
- Residential (NSA)*: 2547m²

*Residential NSA has been calculated at a rate of 80% efficiency of total Residential GBA

- Built Form Envelope FAR*: 5.7

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Project Title

S.R.L.

SCHEME 22 - CHELTENHAM - UPLIFT SCHEME



Melbourne

Level 1

200 Fyvie Lane
Melbourne VIC 3000
T +61 3 9099 3844

Sydney

Ground Floor

11-17 Bankers Street
Sydney NSW 1515
T +61 2 9660 9329

Brisbane

Level 1

200 Queen Street
Brisbane QLD 4000
T +61 7 3231 9821

Canberra

Level 1

2211 London Circuit
Canberra ACT 2601
T +61 2 9866 8029

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Checked By

Date Printed

Author

Checker

24/02/2025 5:16:52 PM

Rev

Date

Description

Drawing Title

SITE PLAN

Status

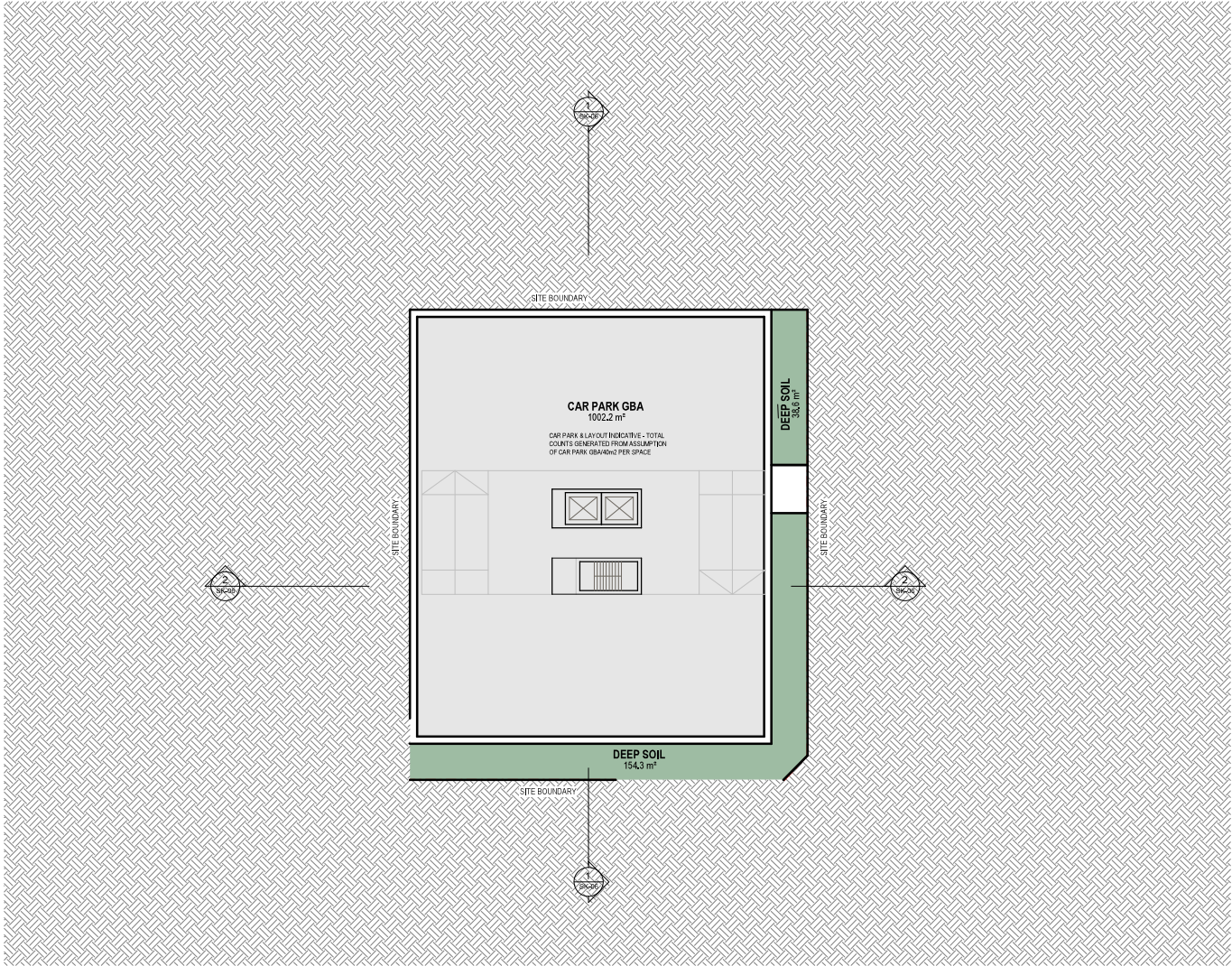
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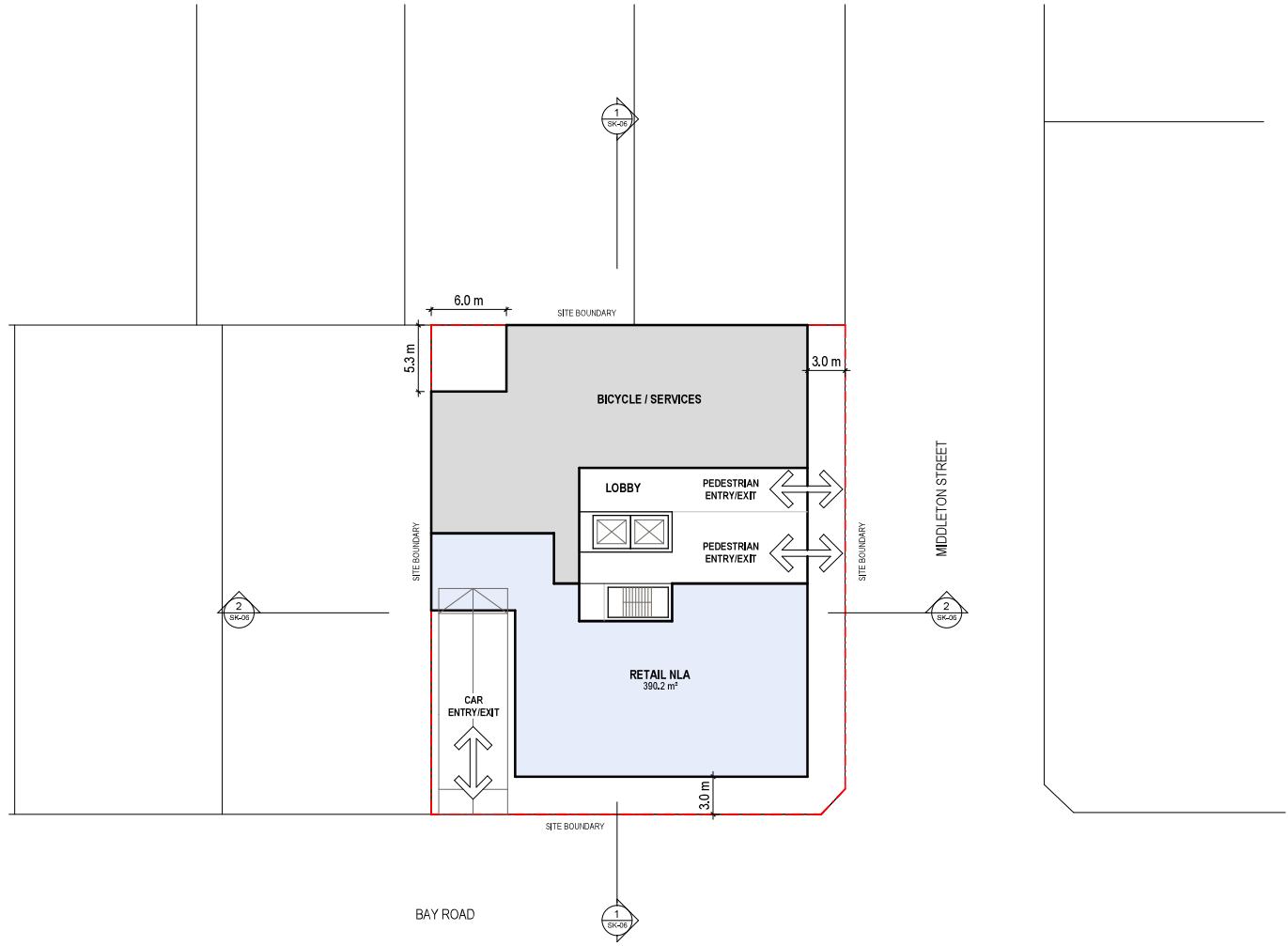
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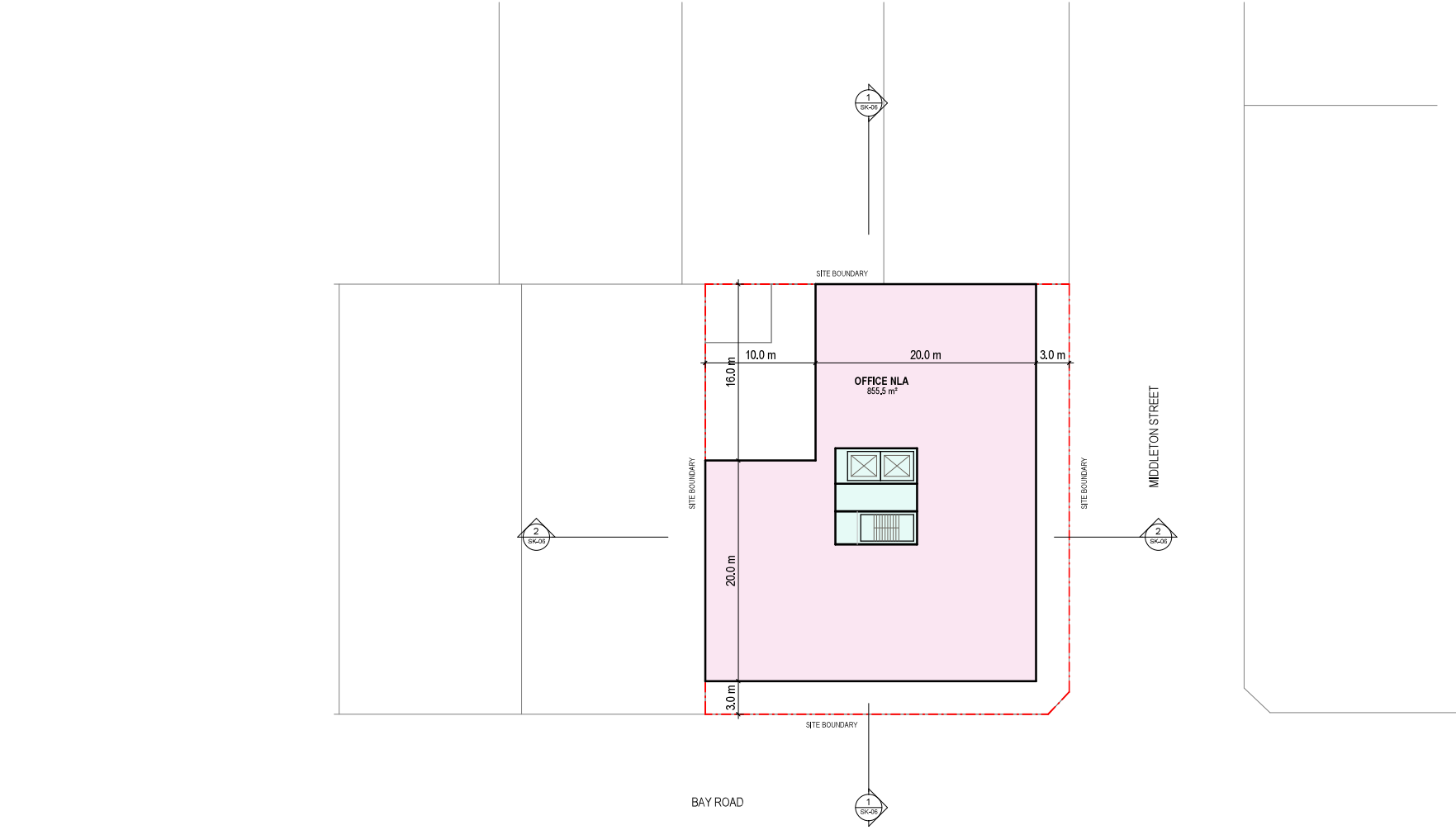
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SK-00

Revision







Project Title
S.R.L.
SCHEME 22 - CHELTENHAM - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
200 Fintona Lane 1117 Bankers Quay Street 200 Queen Street 2211 London Circuit
Melbourne VIC 3000 Sydney NSW 1515 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9039 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9669 9329
ABN: 84003943651 Incorporated in British ACT: David Trotter 2732,
1000 Chancery Street 8239, QLD: Chao Brown 4041, SA: Hayball 5155,
TAS: Hayball 7337, VIC: Hayball 50076

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Date Printed
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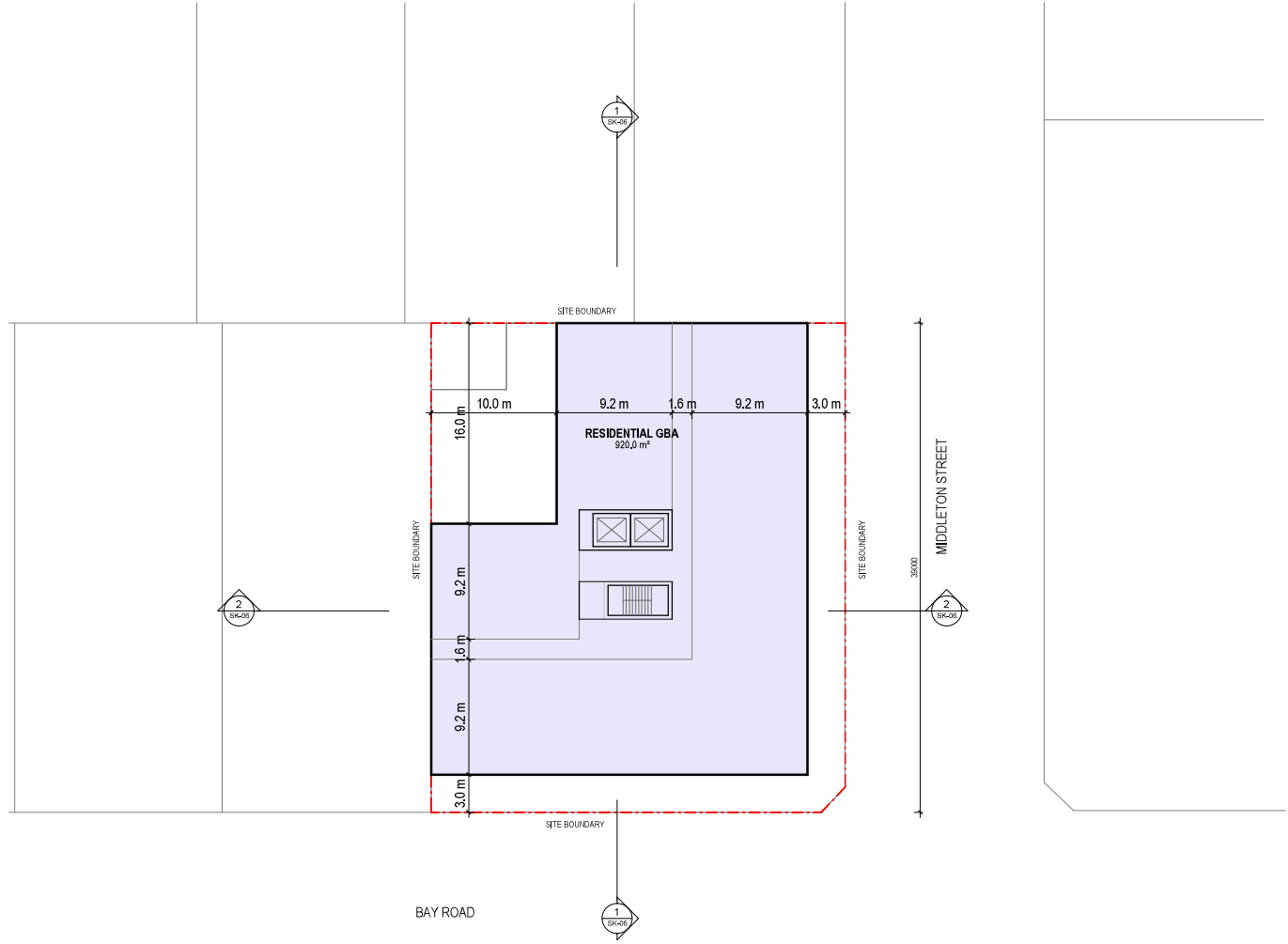
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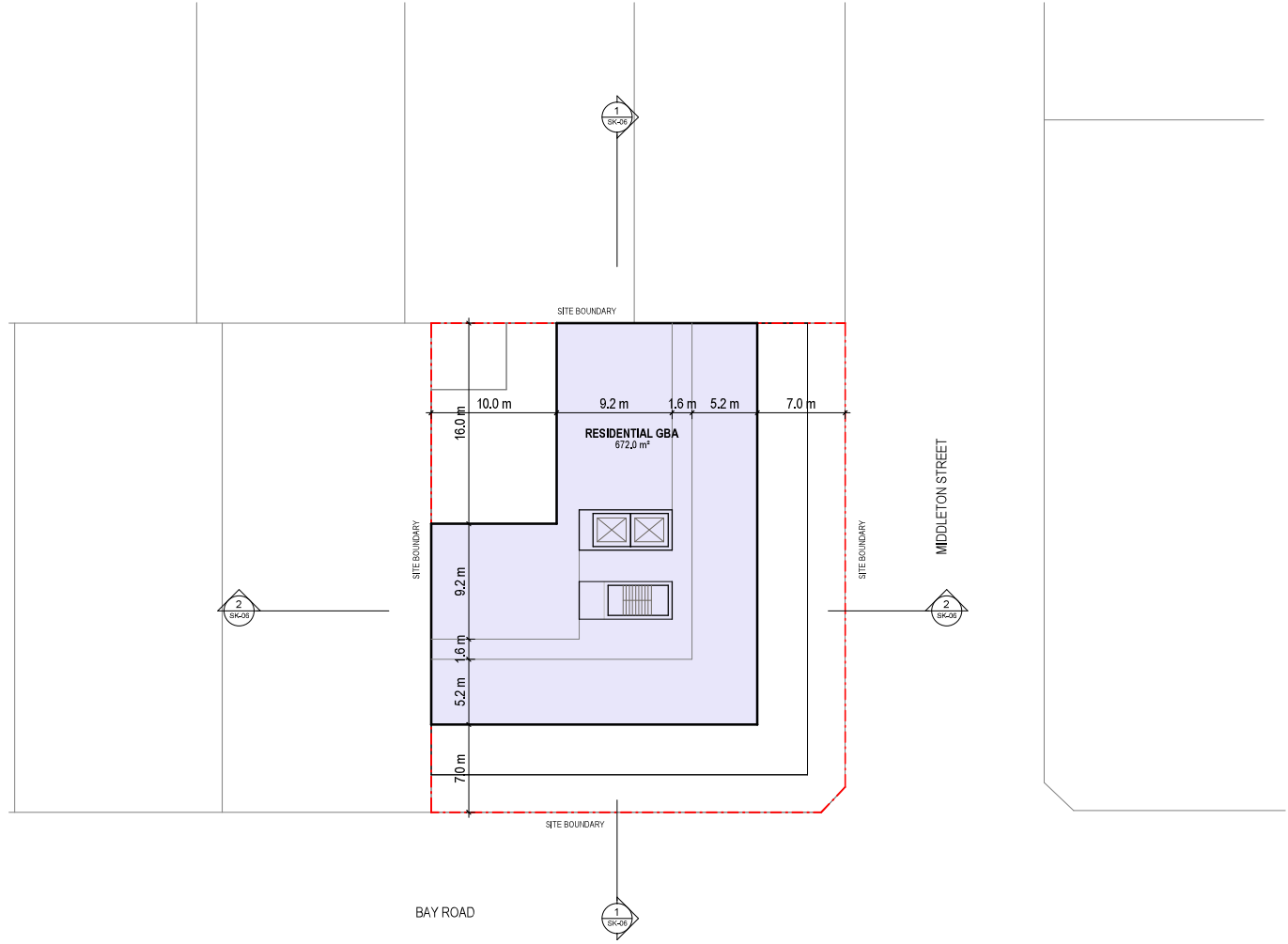
Drawing Title
LEVEL 1-2 PLAN

Status

Project No
2751.2
Drawing No
SK-03

Revision





Project Title
S.R.L.
SCHEME 22 - CHELTENHAM - UPLIFT SCHEME



Melbourne
Level 1
250 Fintona Lane
Melbourne VIC 3000
T +61 3 9599 3844

Sydney
Ground Floor
11-17 Banktophys Street
Sydney NSW 1515
T +61 2 9600 9329

Brisbane
Level 1
250 Queen Street
Brisbane QLD 4000
T +61 7 3231 9921

Canberra
Level 1
2211 London Circuit
Canberra ACT 2601
T +61 2 9969 9329

ABN: 84003916311 Incorporated in Australia ACT: David Treadwell 27324,
HOB: David Treadwell 9239, QLD: Chris Brown 4041, VIC: Hayball 3335.
TAS: Hayball 7337, VIC: Hayball 3337

Drawn By
Checked By
Date Printed
Scale
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Author
Checked By
Date
24/02/2025 5:16:52 PM

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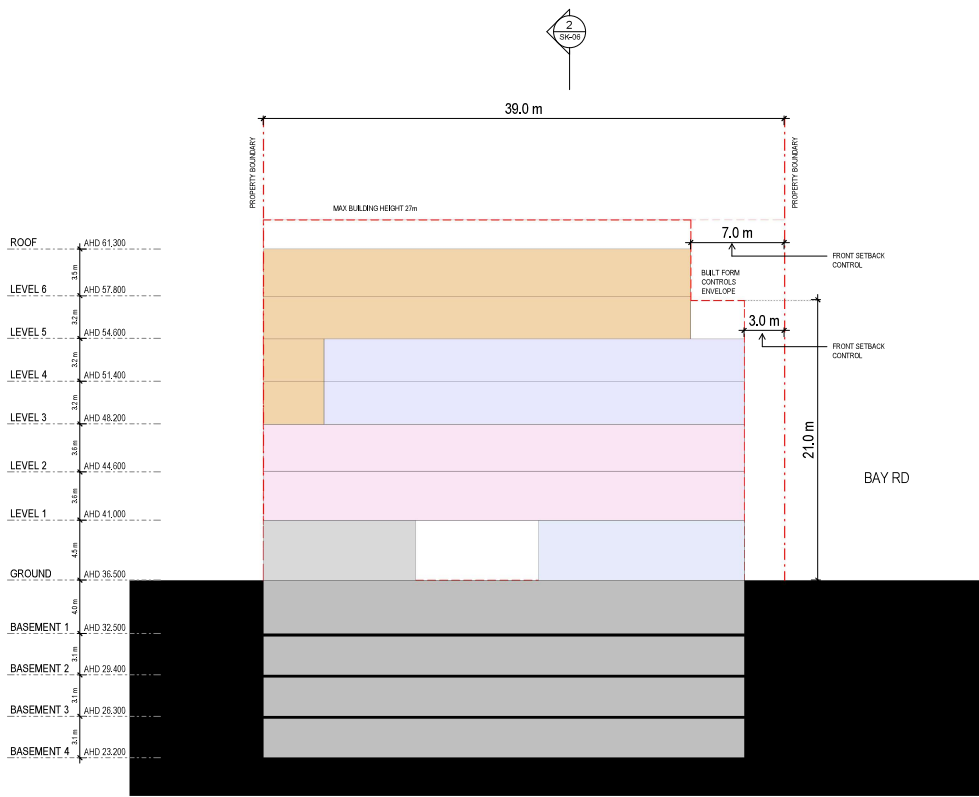
Rev Date Description

Drawing Title
LEVEL 5-6 PLAN

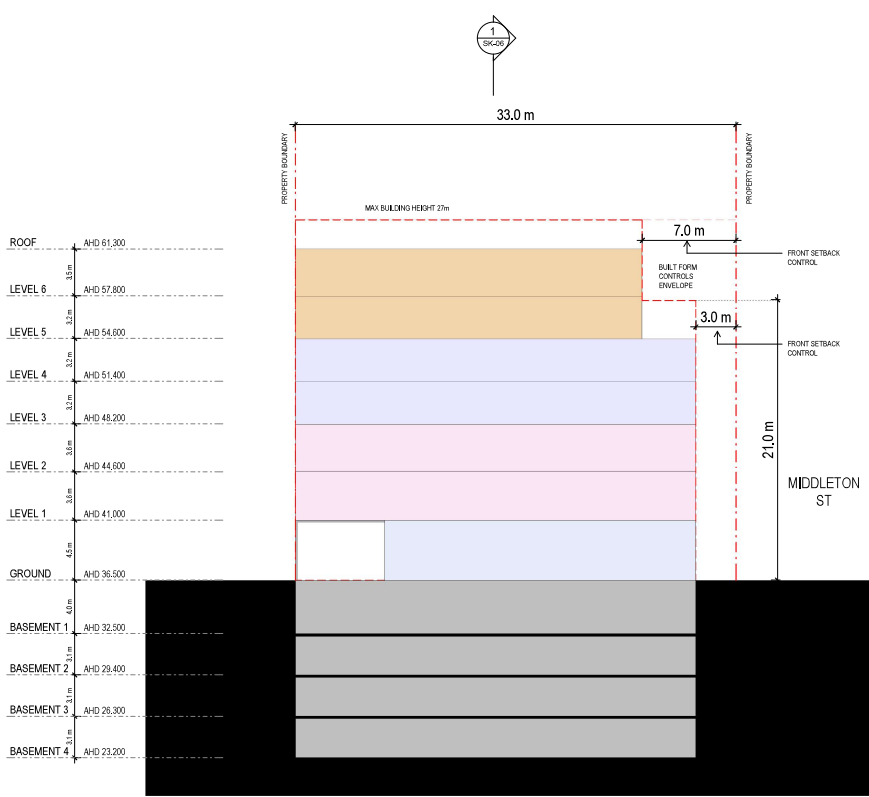
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Project No
2751.2
Drawing No
SK-05

Revision



Section 1

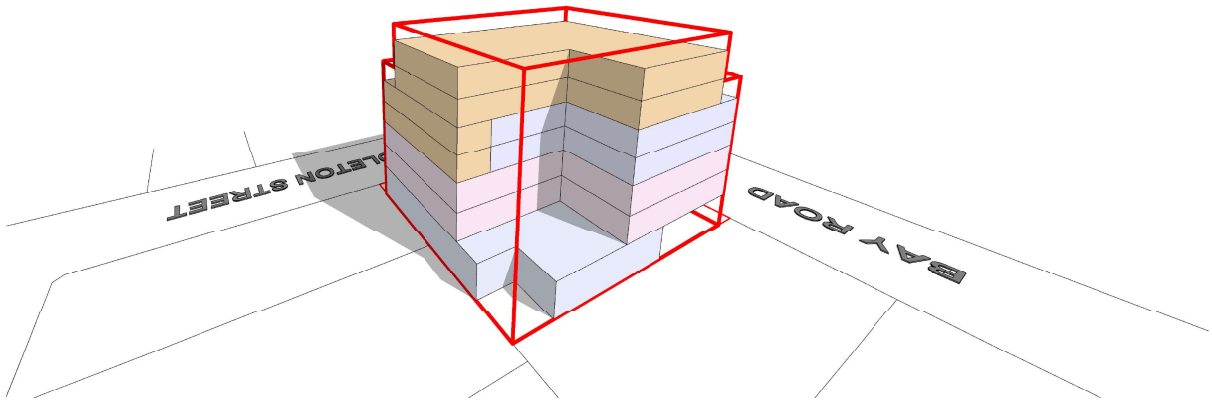


Section 2

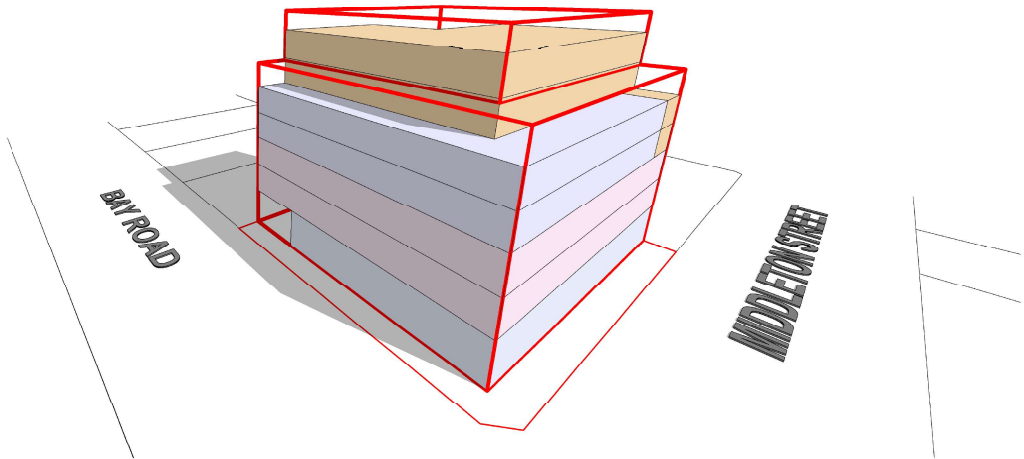
Legend

- Compliant Residential Envelope
- Compliant Commercial Envelope
- Compliant Retail/Services Envelope
- Extent of Optimised Building Uplift
- Built Form Controls Envelope

AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST



Scheme 23 - Cheltenham

Compliant Scheme

Central Core and Central Flanks (Kingston Area B)

Site Area: 735m²

Requirements:

- Preferred Max Height: 36m
- Max Density (FAR): 4.5:1
- Deep Soil: 15%
- Min Car spaces: 18

Proposed Option Summary:

- Height: 26.9m (8 Storeys)
- Building Density (FAR): 4.5:1
- Total Building Area (GBA): 3342
- Deep Soil 0%
- Car Spaces provided: 33

Area Summary:

- Retail (NLA): 178m²
- Residential (NSA)*: 2293m²

*Residential NSA has been calculated at a rate of 80% efficiency of total Residential GBA

- Built Form Envelope FAR*: 5.6

*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above. FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

*Built Form Envelope FAR is measured to full floor plate extent of any raked or sloped setbacks — FAR may vary dependant on building use and ability to utilise stepped form.

The information presented herein is preliminary.

It will require further advice from a professional planning consultant and other consultants and is subject to approval from the relevant Statutory Authorities.

Accurate survey information will be required from a licensed land surveyor. Any information shown to date shall be subject to confirmation by a licensed land surveyor.

Floor areas shown have generally been measured using the guidelines — published by the Property Council of Australia.

All areas and measurements shown are rounded to the nearest whole number.

All areas shown have generally been measured from drawings produced at the yield study stage and are approximate and for illustrative purposes only.

Further development of this design will require information produced by a number of specialist consultants.

This information, together with other considerations, such as the requirements of relevant statutory authorities, construction tolerances and the like, and/or changes requested by the client, may result in significant changes to the information presented.

Hayball accepts no legal responsibilities for any decision, commercial or otherwise, made on the basis of the information presented.



Project Title

S.R.L.
SCHEME 23 - CHELTENHAM - COMPLIANT
SCHEME



Melbourne

Level 1
220 Fyvie Lane
Melbourne VIC 3000
T +61 3 9099 3044

Sydney

Ground Floor
11-17 Macquarie Street
Sydney NSW 1500
T +61 2 9460 9329

Brisbane

Level 1
205 Queen Street
Brisbane QLD 4000
T +61 7 3231 9921

Canberra

Level 1
2211 London Circuit
Canberra ACT 2601
T +61 2 9969 9329

Drawn By

Checked By

Date Printed

Author

Checker
24/02/2025 5:19:37 PM

Rev

Date

Description

Drawing Title

SITE PLAN

Status

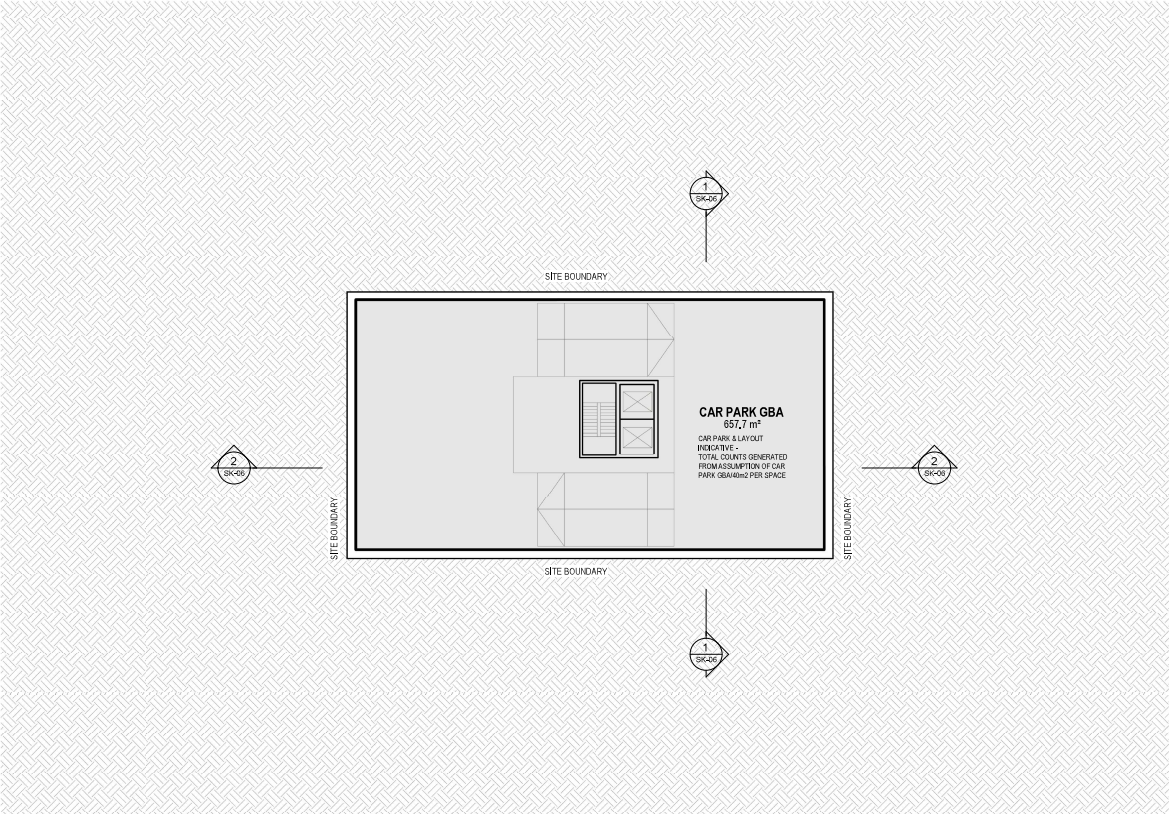
Project No

2751.2

Drawing No

SK-00

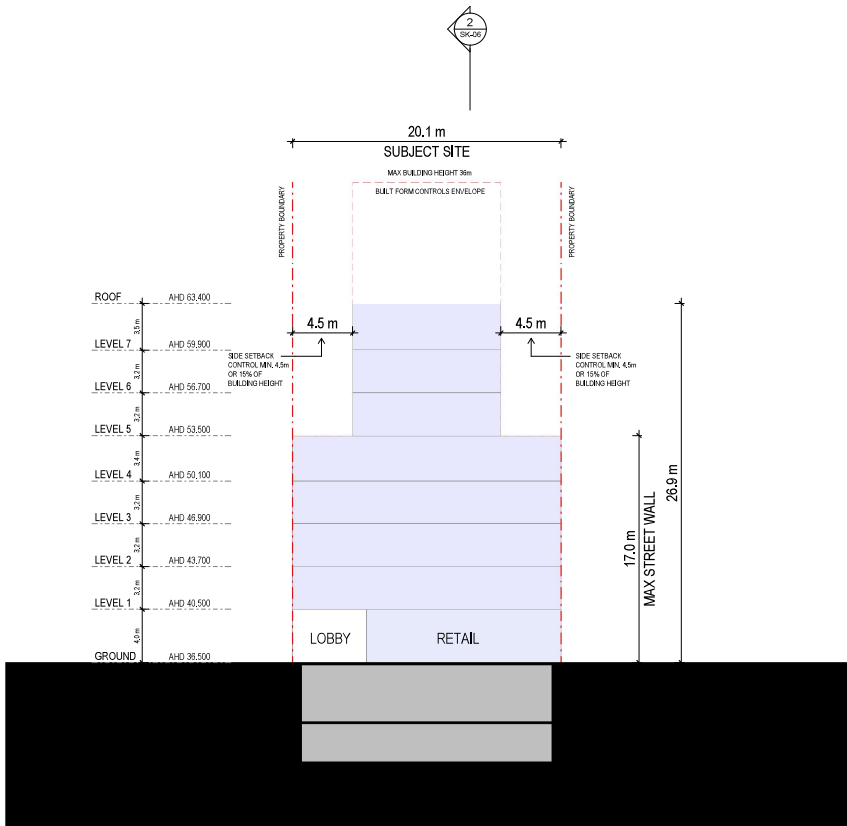
Revision



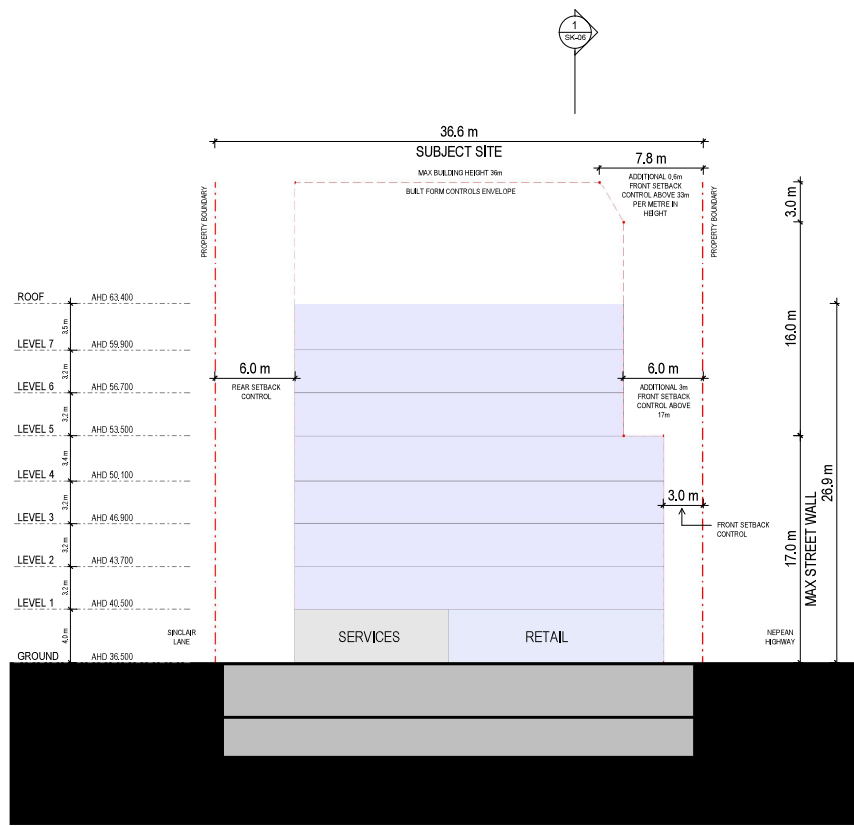








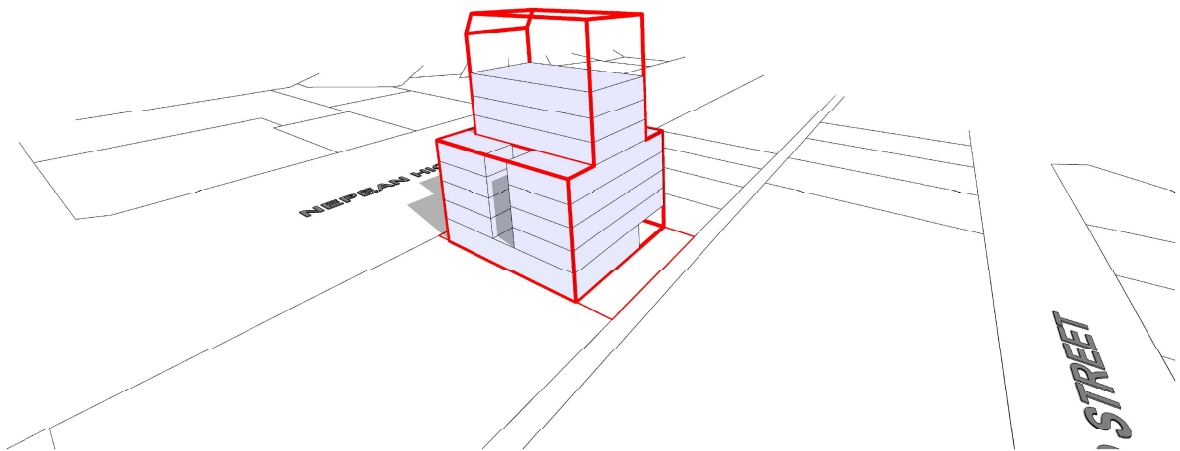
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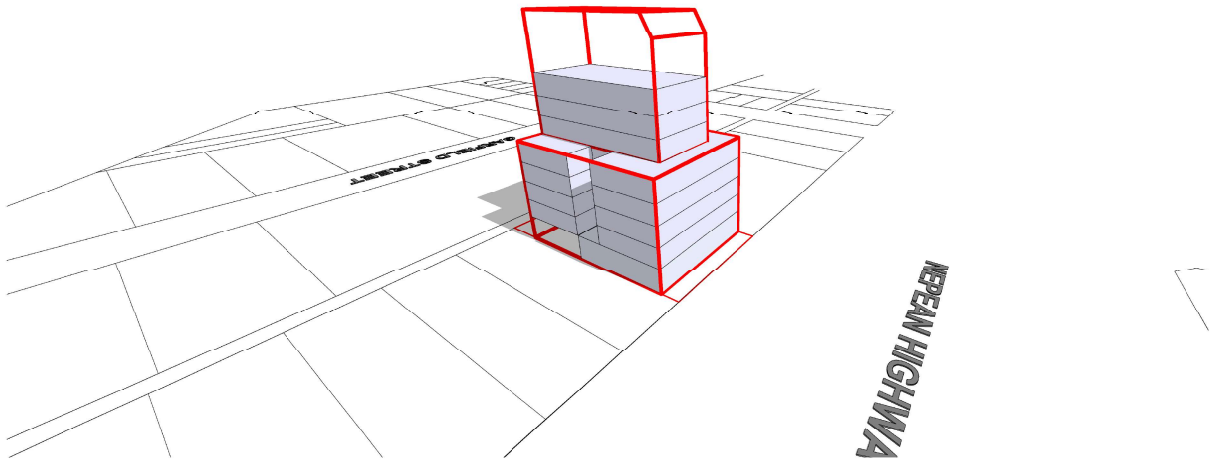
Section 2

Legend

- Compliant Residential Envelope
- Compliant Retail/Services Envelope
- Built Form Controls Envelope



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Project Title		Melbourne		Sydney		Brisbane		Canberra		Drawn By		Author		Rev		Date		Description		Drawing Title		Status		Project No		Revision	
S.R.L.		200 Fyvie Lane		1147 Beaumont Street		205 Queen Street		2211 Linden Street		Checked By		24/02/2025 5:10:47 PM								3D VIEWS				2751.2			
SCHEME 23 - CHELTENHAM - COMPLIANT		T 461 3 9039 3844		T 461 2 8660 9329		T 461 7 3211 9921		T 461 2 9869 9329		Date Printed														Drawing No		SK-07	
SCHEME		TAS: Hayball P337, VIC: Hayball 20076																									

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

Scheme 24 - Cheltenham

Compliant Scheme

Key Movement Corridors and Urban Neighbourhoods (Bayside Area B)

Site Area: 1203m²

Requirements:

- Preferred Max Height: 25m
- Max Density (FAR): 3:1
- Deep Soil: 15%
- Min Car spaces: 37

Proposed Option Summary:

- Height: 17.1m (5 Storeys)
- Building Density (FAR): 3:1
- Total Building Area (GBA): 3591
- Deep Soil 17%
- Car Spaces provided: 45

Area Summary:

- Retail (NLA): 357m²
- Residential (NSA)*: 2225m²

*Residential NSA has been calculated at a rate of 80% efficiency of total Residential GBA

- Built Form Envelope FAR*: 4.8

*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above. FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

*Built Form Envelope FAR is measured to full floor plate extent of any raked or sloped setbacks – FAR may vary dependant on building use and ability to utilise stepped form.

The information presented herein is preliminary.

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Accurate survey information will be required from a licensed land surveyor. Any information shown to date shall be subject to confirmation by a licensed land surveyor.

Floor areas shown have generally been measured using the guidelines – published by the Property Council of Australia.

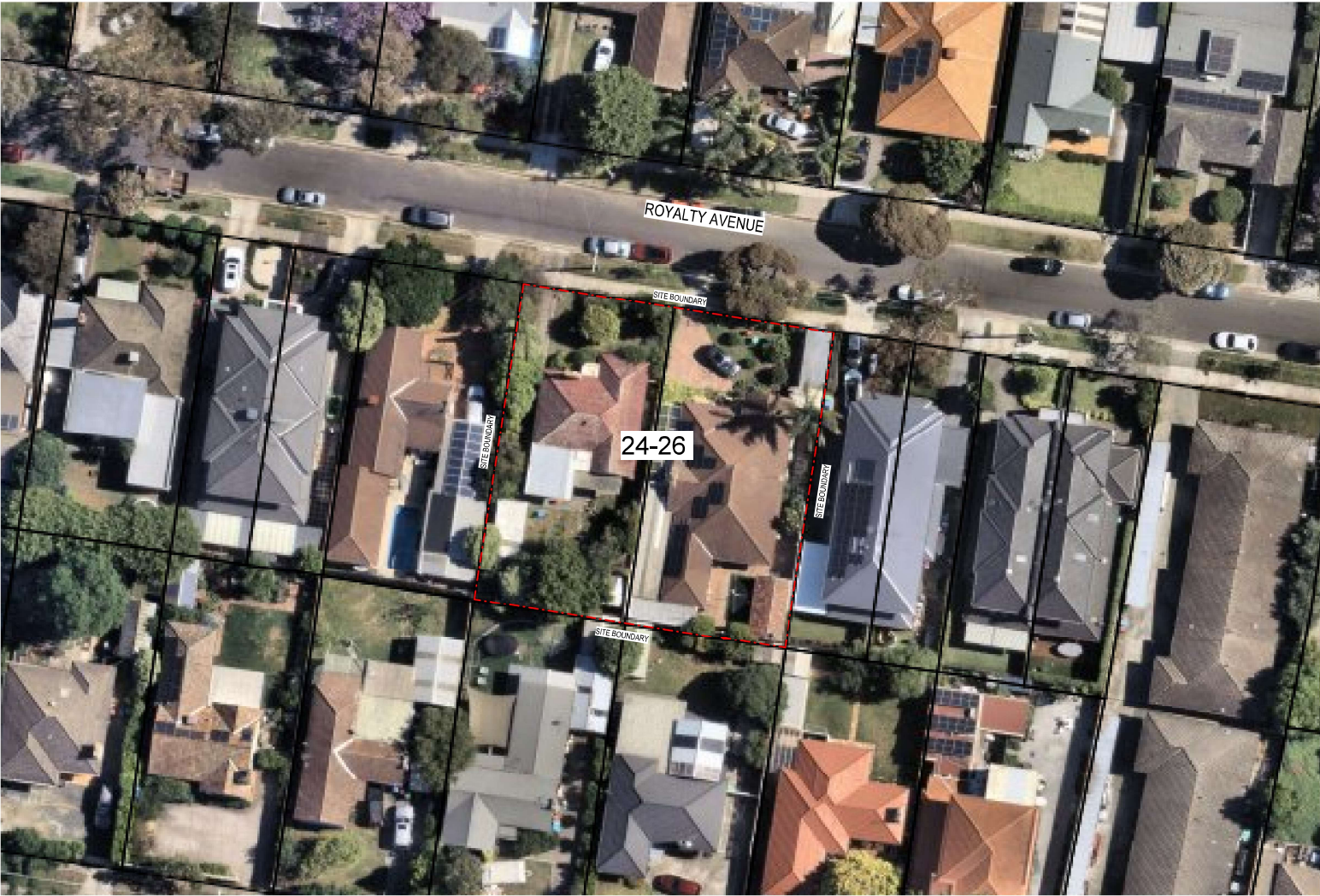
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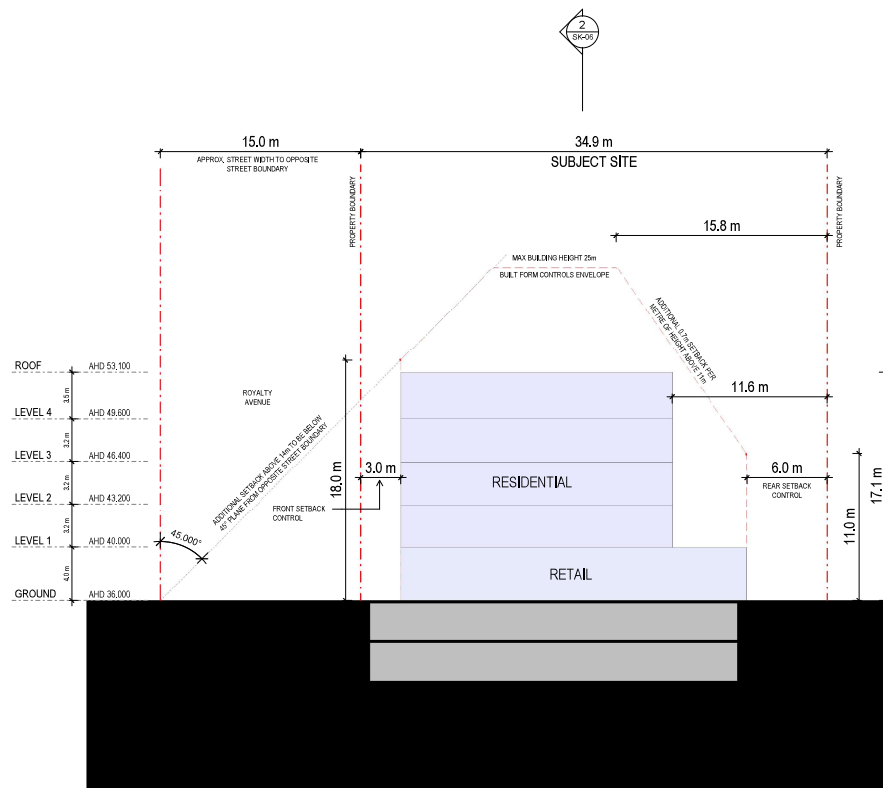


Project Title	hAYBALL	Melbourne Level 1 250 Fyness Lane Melbourne VIC 3000 T +61 3 9099 3044	Sydney Ground Floor 1147 Kensington Street Sydney NSW 1510 T +61 2 9660 9329	Brisbane Level 1 250 Queen Street Brisbane QLD 4000 T +61 7 3231 9921	Canberra Level 1 2211 London Circuit Canberra ACT 2601 T +61 2 9969 9329	Drawn By Checked By Date Printed	Author Checked 24/02/2025 9:24:42 PM	Rev Date Description	Drawing Title SITE PLAN	Status	Project No 2751.2 Drawing No SK-00	Revision
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.												

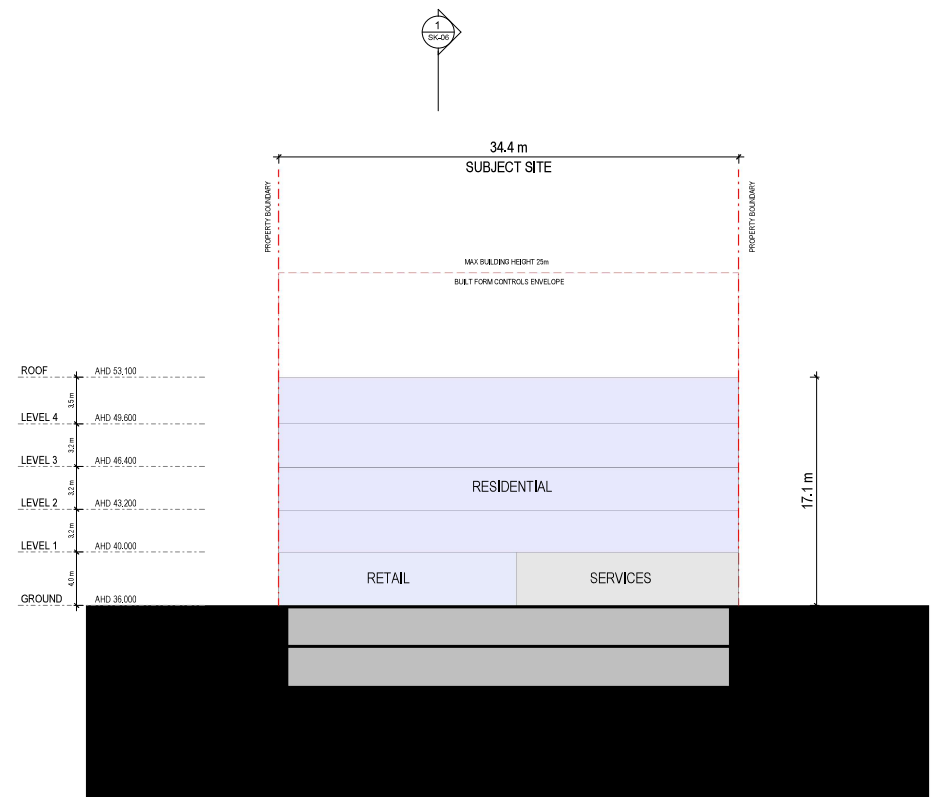








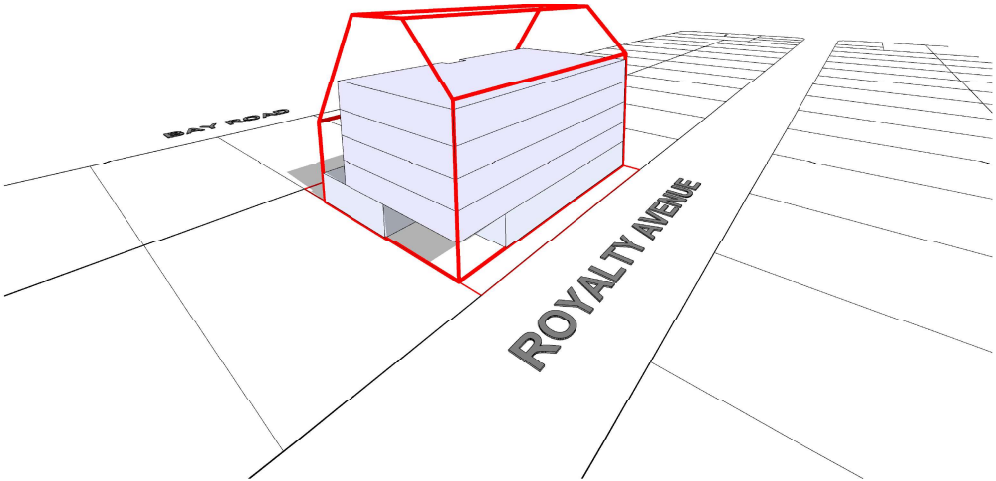
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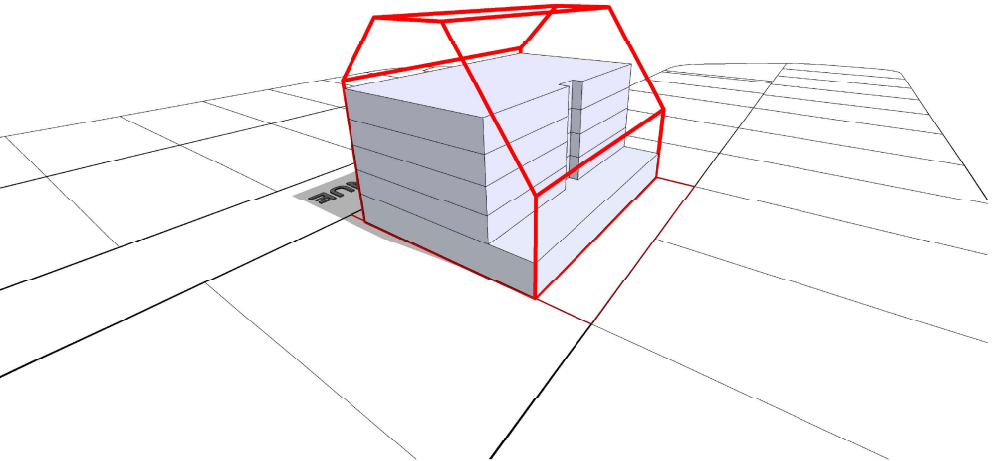
Section 2

Legend

- Compliant Residential Envelope
- Compliant Retail/Services Envelope
- Built Form Controls Envelope



AERIAL FROM NORTH EAST



AERIAL FROM SOUTH WEST

Project Title						Drawn By	Author	Rev	Date	Description	Drawing Title	Status	Project No	Revision
S.R.L.		Melbourne	Sydney	Brisbane	Canberra	Checked By	Checked	24/02/2025 5:24:48 PM		3D VIEWS	2751.2		2751.2	
SCHEME 24 - CHELTENHAM - COMPLIANT SCHEME		1447 Kensington Street Sydney NSW 1510 T +61 3 9039 3844	1447 Kensington Street Sydney NSW 1510 T +61 2 8660 9329	231 Camden Street Sydney NSW 1510 T +61 2 8660 9329	231 Camden Street Sydney NSW 1510 T +61 2 8660 9329	Date Printed								
		ABN: 840003840261 Incorporated Architects A/C/ David Tomlin 2734, 1000 David Tomlin 2029 2310 QLD Cheltenham 4341, UK Hayball 2209, 1000 Hayball 2207 A/C Tomlin 2025								3D VIEWS	2751.2		2751.2	SK-07

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

Scheme 24 - Cheltenham Uplift Scheme

Key Movement Corridors and Urban Neighbourhoods (Bayside Area B)

Site Area: 1203m²

Requirements:

- Preferred Max Height: 25m
- Max Density (FAR): 3:1
- Deep Soil: 15%
- Min Car spaces: 43

Proposed Option Summary:

- Height: 20.5m (6 Storeys)
- Building Density (FAR): 3.5:1
- Total Building Area (GBA): 4236
- Deep Soil 17%
- Car Spaces provided: 45

Area Summary:

- Retail (NLA): 357m²
- Residential (NSA)*: 2741m²

*Residential NSA has been calculated at a rate of 80% efficiency of total Residential GBA

- Built Form Envelope FAR*: 4.8

*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above. FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

*Built Form Envelope FAR is measured to full floor plate extent of any raked or sloped setbacks – FAR may vary dependant on building use and ability to utilise stepped form.

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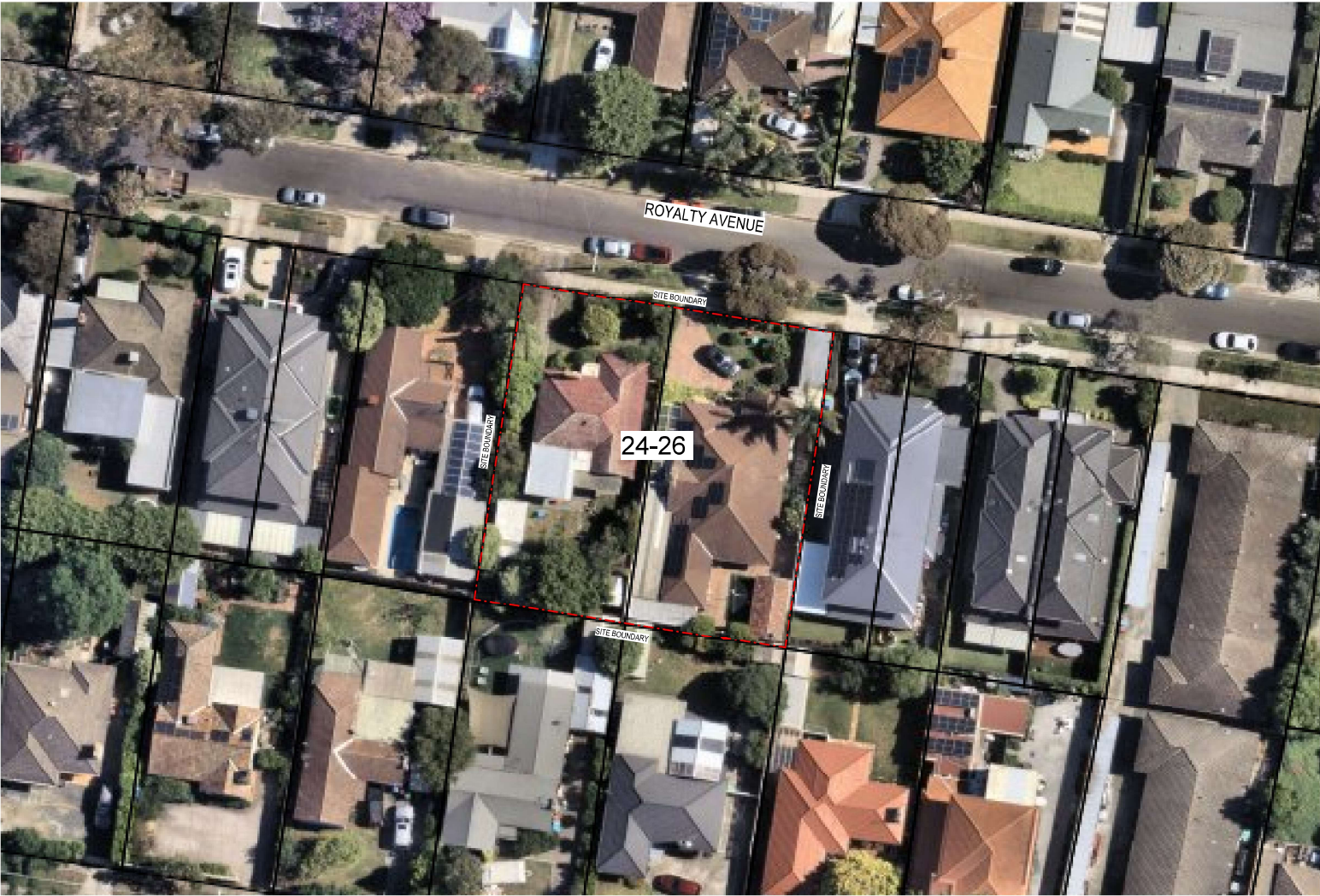
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Project Title

S.R.L.
SCHEME 24 - CHELTENHAM - UPLIFT SCHEME



Melbourne

Sydney

Brisbane

Canberra

Level 1

Level 2

Level 3

Level 4

Level 5

Level 6

Level 7

Level 8

Level 9

Level 10

Level 11

Level 12

Level 13

Level 14

Level 15

Level 16

Level 17

Level 18

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Level 267

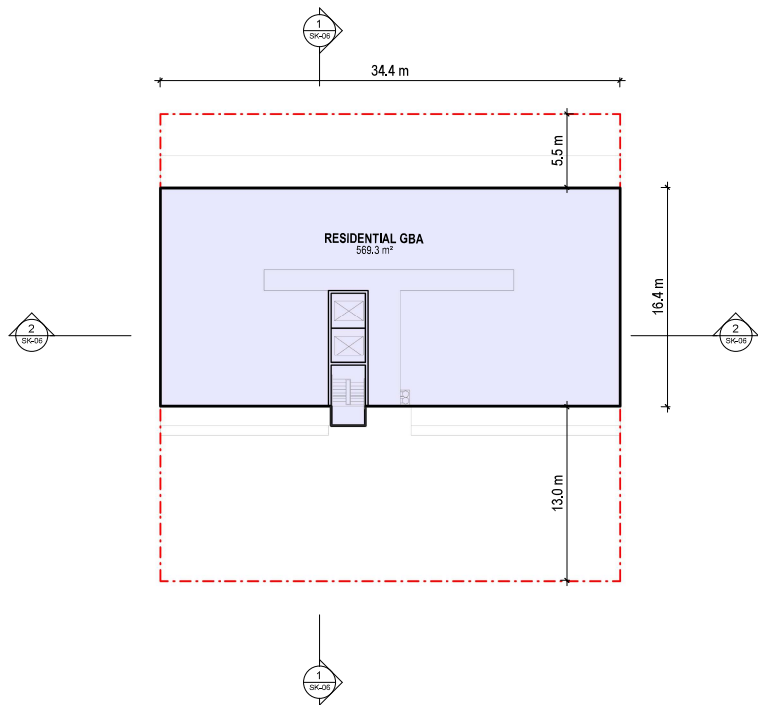
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Level 269

Level 270

Level 271

Level 272

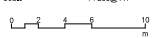


Project Title
S.R.L.
SCHEME 24 - CHELTENHAM - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
250 Finken Lane 1147 Kensington Street 250 Queen Street 251 Linden Street
Melbourne VIC 3000 Sydney NSW 1510 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9099 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9969 9329
ABN: 8400394361 Incorporated in British ACT: David Trotter 27/04/
1998 OASIS TROTT 9329 ASIO: Chris Brown 4/04/1998 Hayball 02/05/
TAS: Hayball 7/07/1997 VIC: Hayball 02/07/02

Drawn By
Checked By
Date Printed
Scale



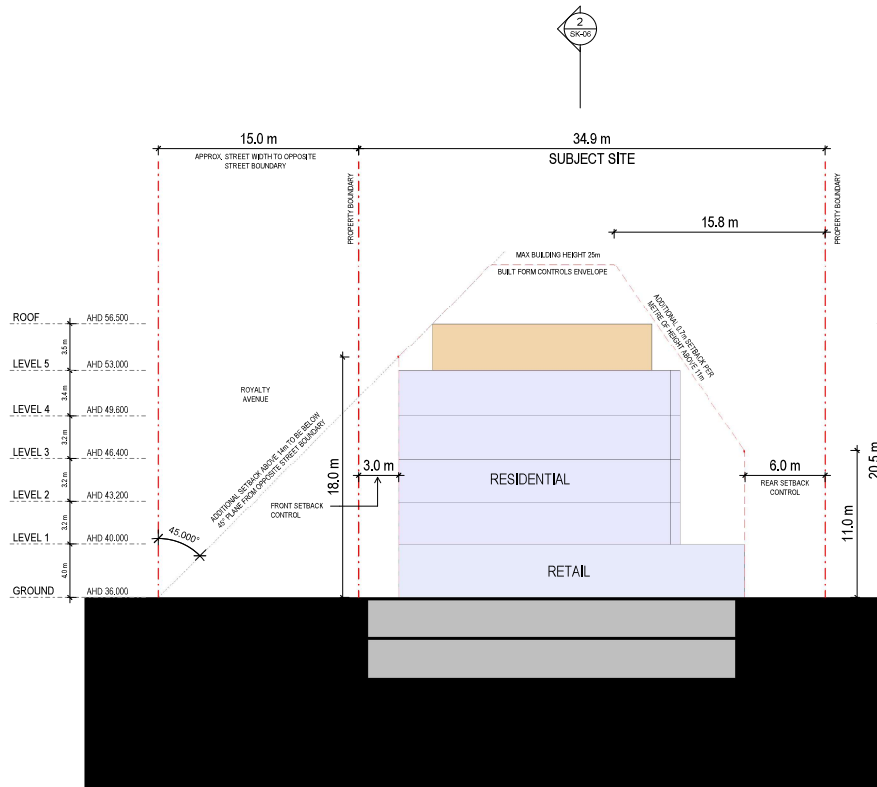
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Drawing Title
LEVEL 5 PLAN

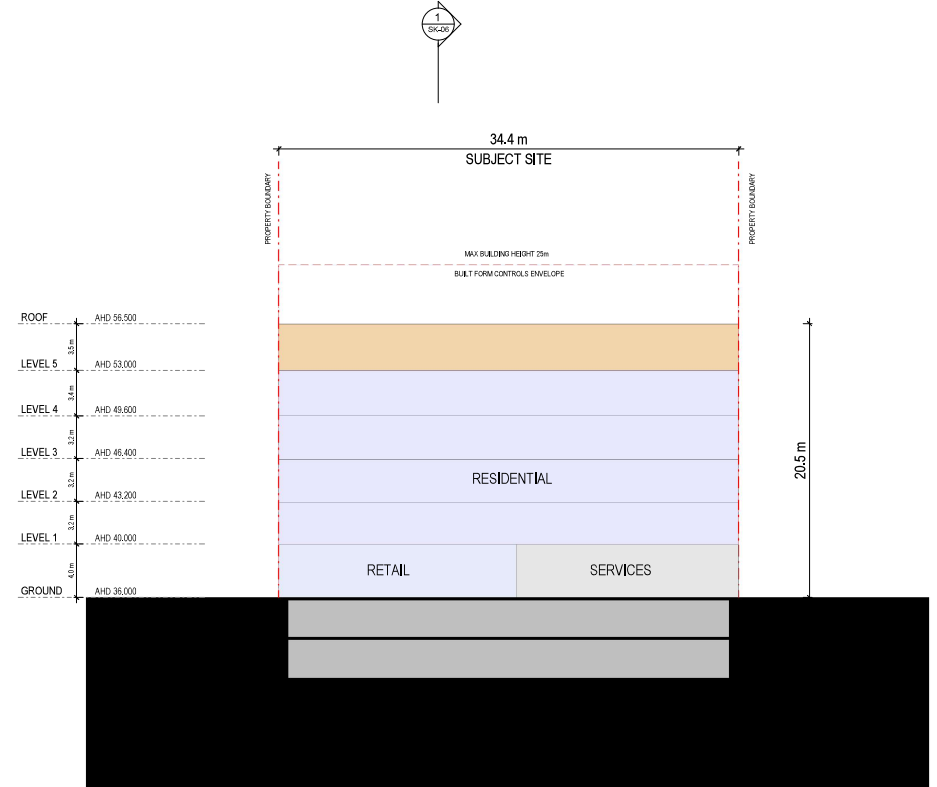
Status

Project No
2751.2
Drawing No
SK-04

Revision



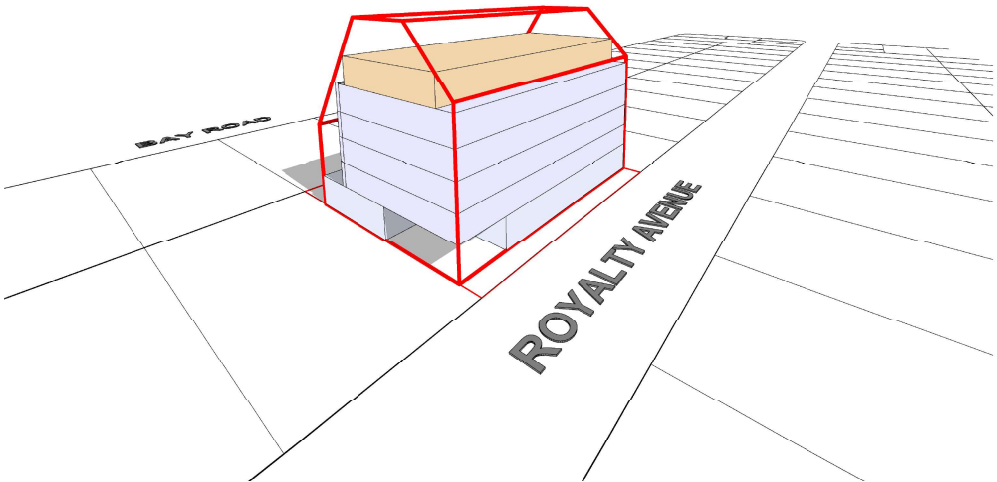
Section 1



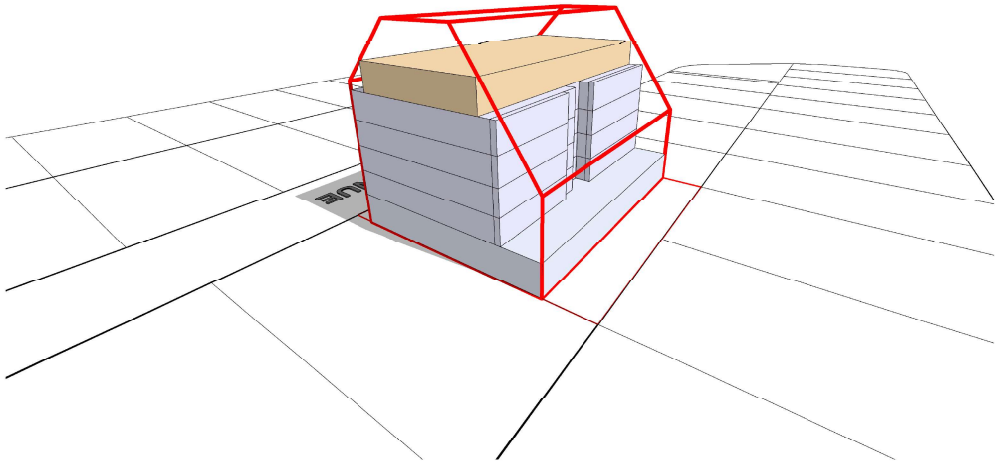
Section 2

Legend

- Compliant Residential Envelope
- Compliant Retail/Services Envelope
- Extent of Optimised Building Uplift
- Built Form Controls Envelope



AERIAL FROM NORTH EAST



AERIAL FROM SOUTH WEST

Project Title		Melbourne				Sydney		Brisbane		Canberra		Drawn By		Author		Rev		Date		Description		Drawing Title		Status		Project No		Revision	
S.R.L.		200 Finken Lane Melbourne VIC 3000 T +61 3 9039 3844				Crescent Hill 1147 Beaconsfield Street Sydney NSW 1510 T +61 2 8660 9329		Level 1 205 Queen Street Brisbane QLD 4000 T +61 7 3231 9921		Level 1 2211 Linden Circuit Canberra ACT 2601 T +61 2 9869 8329		Checked By		Checked				24/02/2025 9:27:22 PM				3D VIEWS				2751.2			
SCHEME 24 - CHELTENHAM - UPLIFT SCHEME		hAyball				Level 1 1147 Beaconsfield Street Sydney NSW 1510 T +61 2 8660 9329		Level 1 205 Queen Street Brisbane QLD 4000 T +61 7 3231 9921		Level 1 2211 Linden Circuit Canberra ACT 2601 T +61 2 9869 8329		Date Printed														Drawing No		SK-07	
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Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

