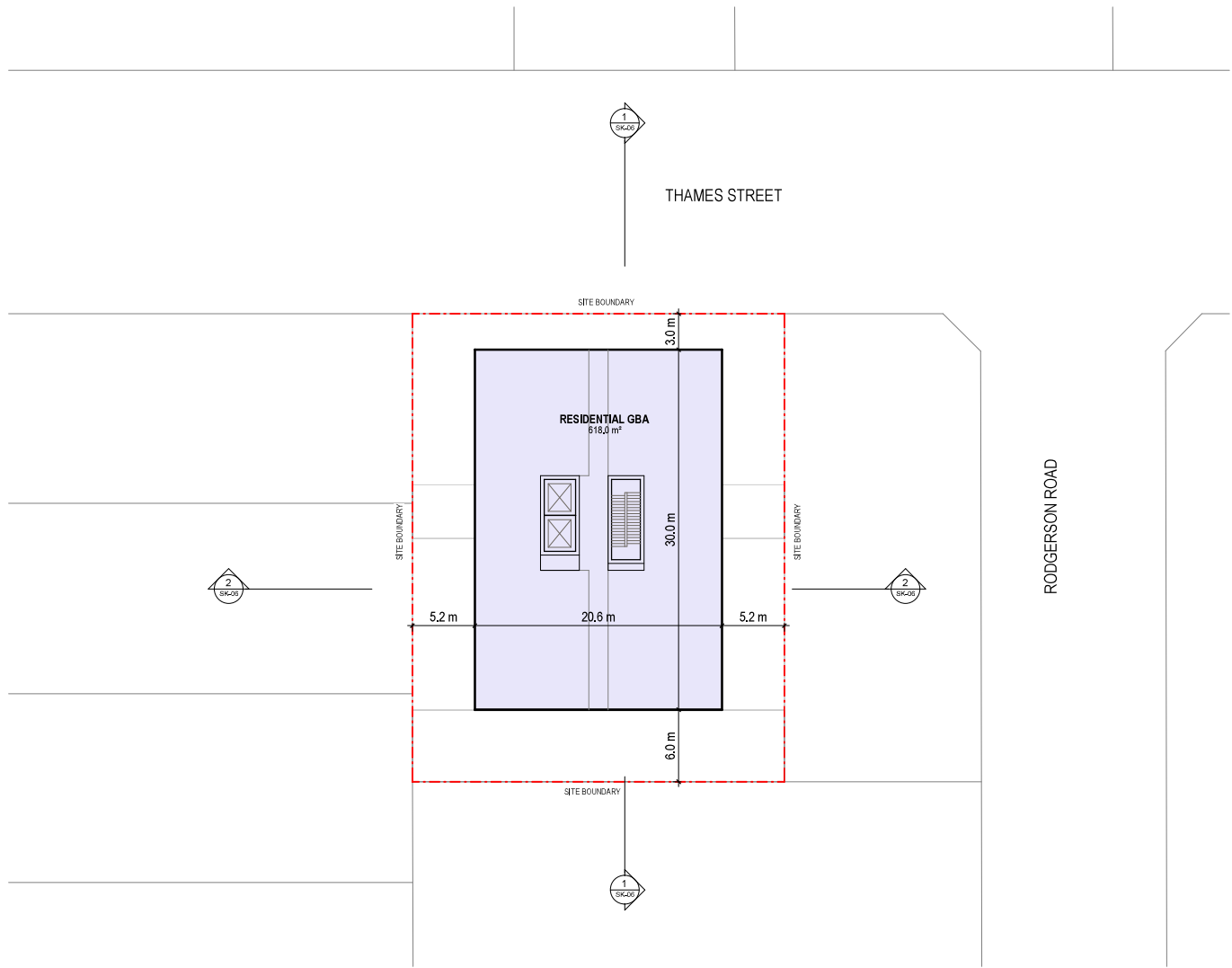


SRL East Floor Area Ratio and Public Benefit Uplift Architectural Testing

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



Project Title
S.R.L.
SCHEME 3 - BOX HILL - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 250 Windsor Lane, Level 1, 11-17 Bankers Quay, Level 1, 250 Queen Street, Level 1, 2211 London Street,
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: 84003943051 Incorporated in Australia ACT: David Treadwell 2732,
HOBAS David Treadwell 9329, QLD: Chris Brown 4041, VIC: Hayball 3305,
TAS: Hayball 7337, VIC: Hayball 33076

Drawn By
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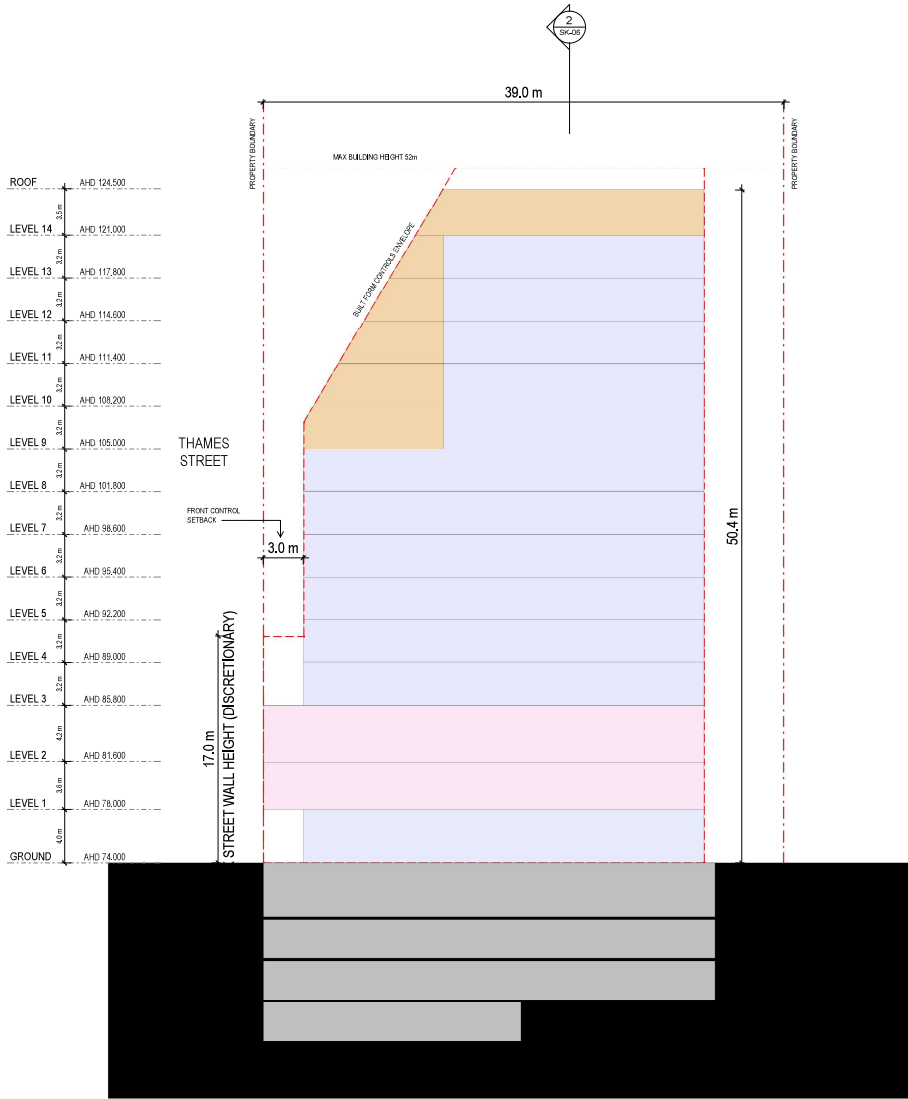
Rev Date Description

Drawing Title
LEVEL 3-9 PLAN

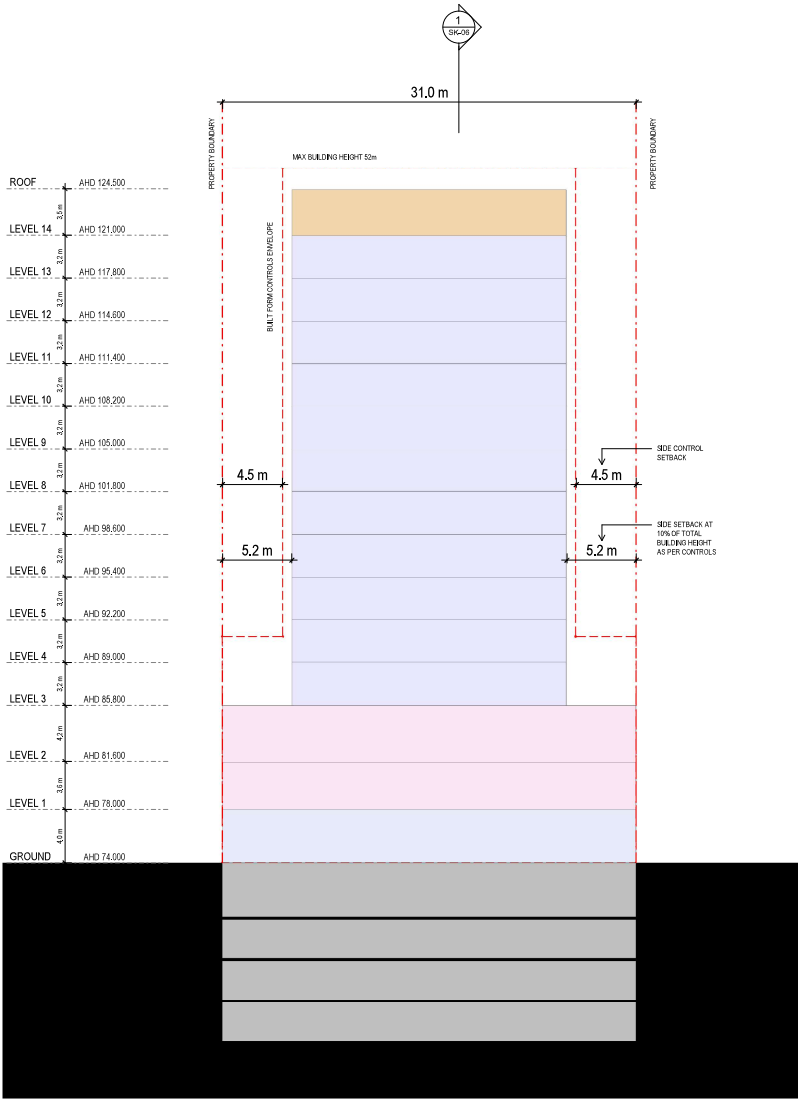
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2751.2
Drawing No
SK-04

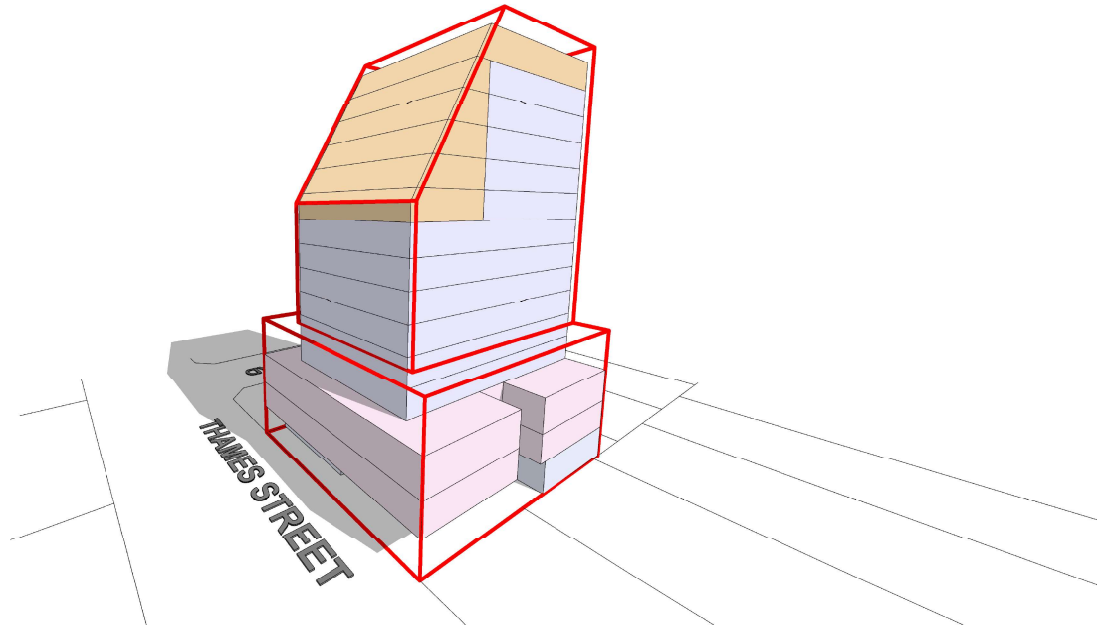
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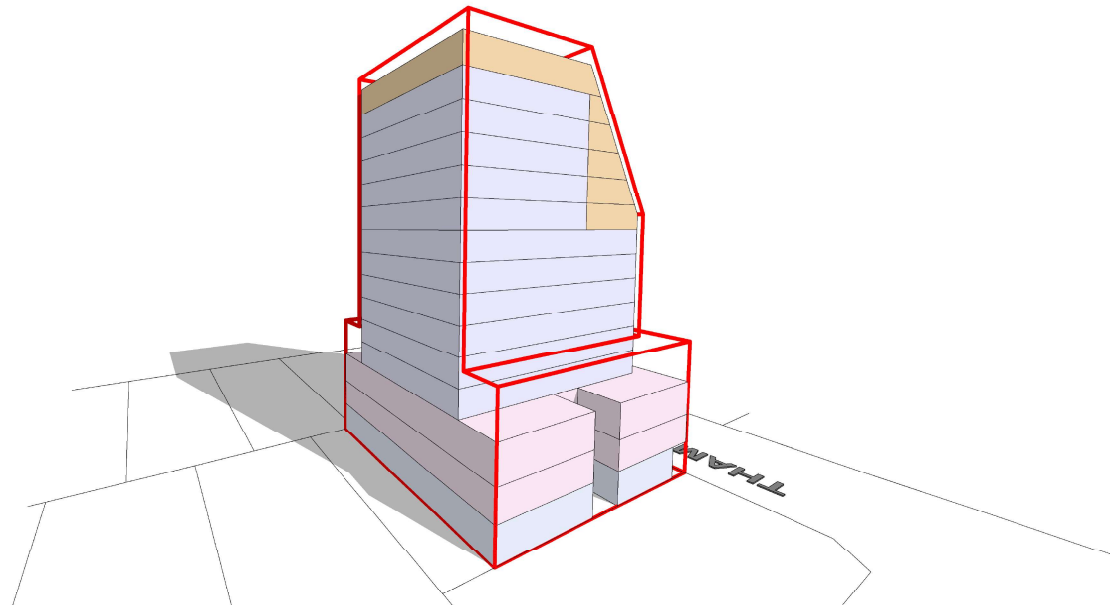
Section 1



Section 2



AERIAL FROM NORTH WEST




AERIAL FROM SOUTH EAST

Legend

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

*Built Form Envelope is generated from a discretionary max height, resulting in varying side and rear setbacks dependant on the scheme. Alternate height propositions will have different setbacks distances and a proportionally altered Built Form Envelope.

Project Title S.R.L. SCHEME 3 - BOX HILL - UPLIFT SCHEME		Melbourne Level 1 200 Pinner Lane Melbourne VIC 3000 T +61 3 9639 3844	Sydney Creative Hub 11-17 Barangaroo Street Sydney NSW 2015 T +61 2 9660 9329	Brisbane Level 1 200 Queen Street Brisbane QLD 4000 T +61 7 3231 9921	Canberra Level 1 22-24 London Circuit Canberra ACT 2601 T +61 2 9669 9329	Drawn By Checked By Date Printed Scale	Author Checked 24/02/2025 2:17:46 PM 1 : 200 A1	Rev Date Description	Drawing Title 3D VIEWS	Status	Project No 2751.2 Drawing No SK-07
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Scheme 4 - Box Hill

Compliant Scheme

Central Core & Central Flanks (Area F)

Site Area: 744m²

Requirements:

- Preferred Max Height: 133m (Revised Max Height: 45m)
- Max Density (FAR): 13:1
- Deep Soil: n/a
- Min Car Spaces: 31

Proposed Option Summary:

- Height: 43.1m (13 Storeys)
- Building Density (FAR): 6.7:1
- Total Building Area (GBA): 4985
- Deep Soil Provided: n/a
- Car Spaces Provided: 33

Area Summary:

- Retail (NLA): 193m²
- Office (NLA): 630m²
- Residential (NSA)*: 3047m²
- Basement (GBA): 1327m²

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

- Built Form Envelope FAR*: 7.4:1

*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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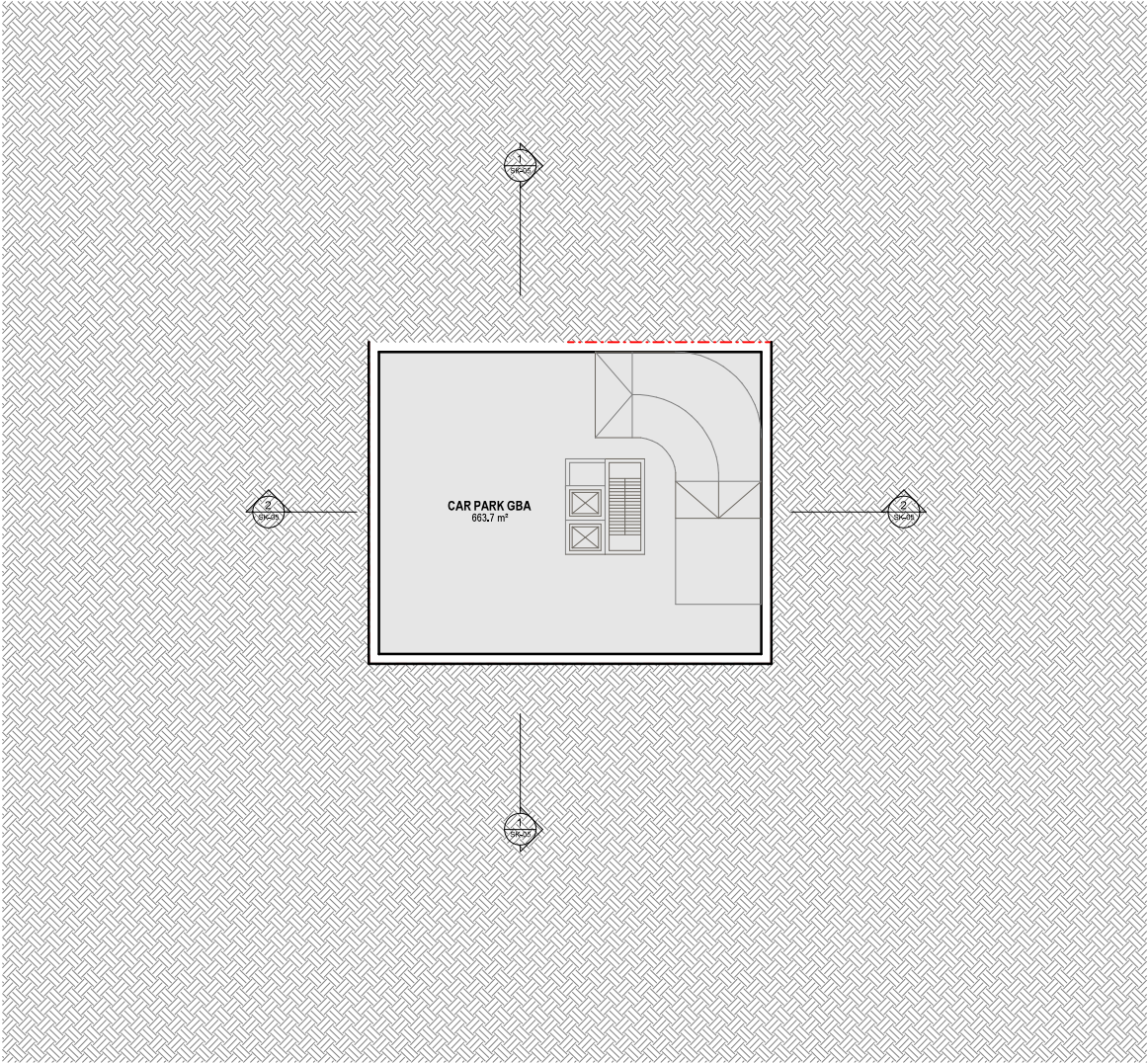
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Project Title					Drawn By	Author	Rev	Date	Description	Drawing Title	Status	Project No	Revision
S.R.L.					Checked By	Checker				SITE PLAN		2751.02	
SCHEME 4 - BOX HILL - COMPLIANT SCHEME					Date Printed							Drawing No	SK-00



Project Title

S.R.L.
SCHEME 4 - BOX HILL - COMPLIANT SCHEME



Melbourne

Sydney

Brisbane

Canberra

Level 1

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Level 9

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Project Title
S.R.L.
SCHEME 4 - BOX HILL - COMPLIANT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 250 Windsor Lane, Level 1, 11-17 Barragans Street, Level 1, 250 Queen Street, Level 1, 2211 Linden Street,
Melbourne VIC 3000 Sydney NSW 1515 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9599 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9869 9329
ABN: 8400394361 Incorporated in British ACT, David Treadwell (2734),
HOB: David Treadwell (2734), ASIO: David Treadwell (2734), TAS: Hayball (2734), VIC: Hayball (2734),
TAS: Hayball (2734), VIC: Hayball (2734)

Drawn By
Checked By
Date Printed
Scale
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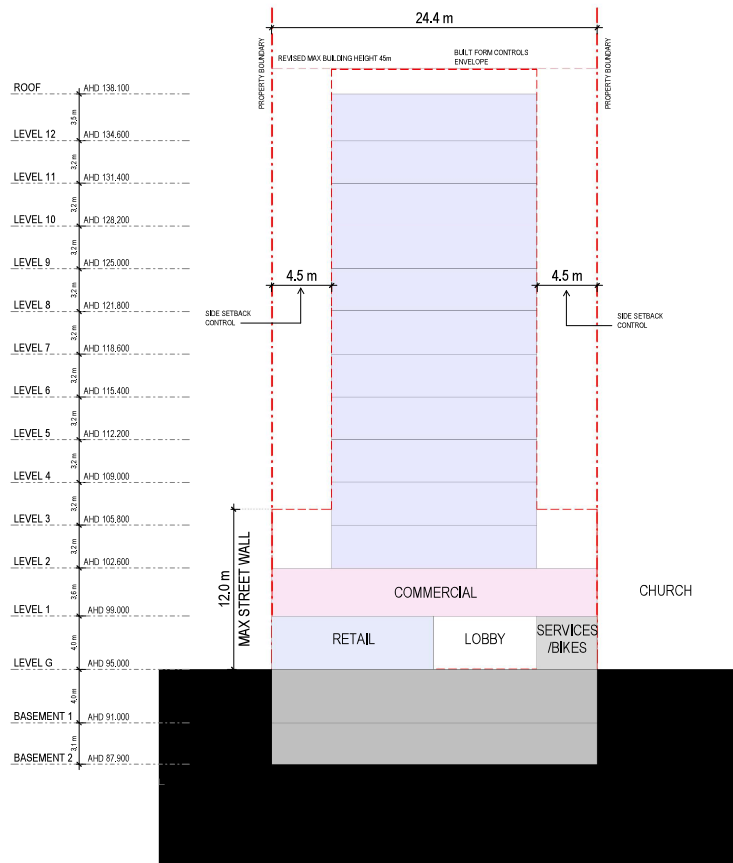
Rev Date Description

Drawing Title
LEVEL 2-12 PLAN

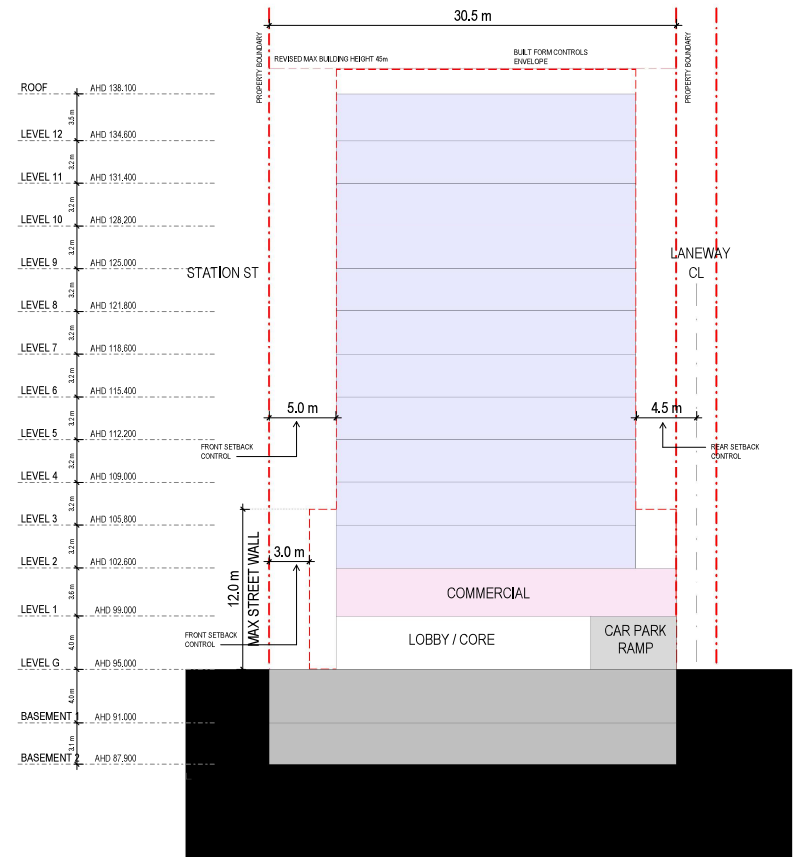
Status

Project No
2751.02
Drawing No
SK-04

Revision



Section 1



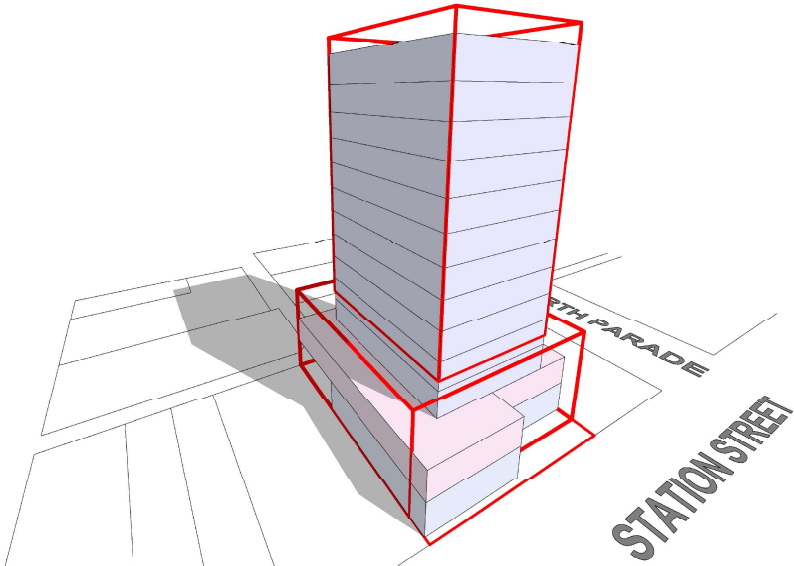
Section 2

Legend

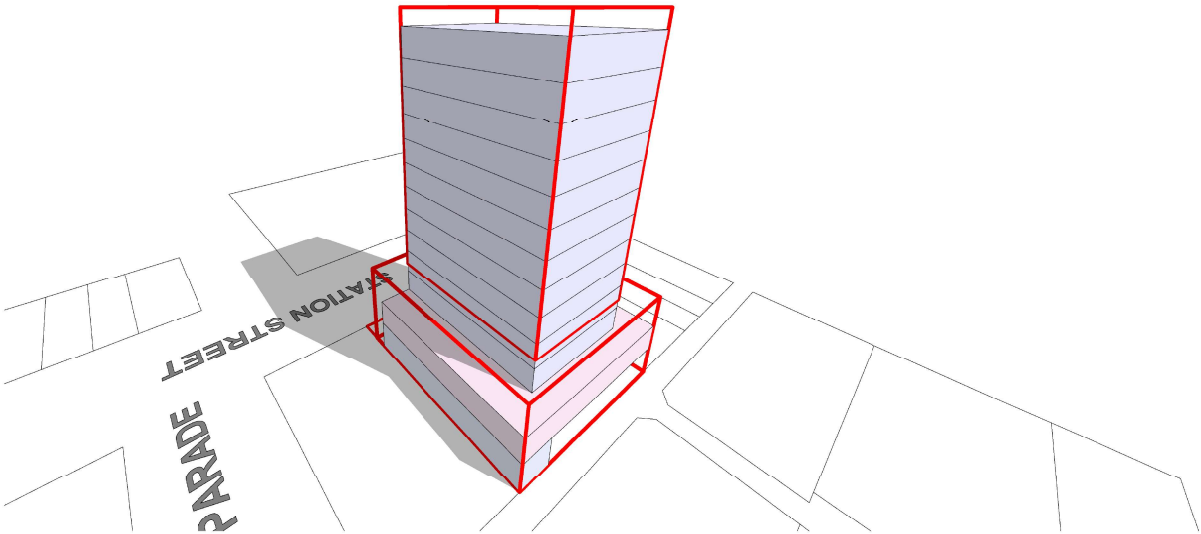
- Compliant Residential Envelope
- Compliant Commercial Envelope
- Compliant Retail/Services Envelope
- Built Form Controls Envelope

*Built Form Envelope is generated from a discretionary max height, resulting in varying side and rear setbacks dependant on the scheme. Alternate height propositions will have different setbacks distances and a proportionally altered Built Form 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 Melbourne VIC 3000 T +61 3 9639 3844		200 Fyvie Lane Melbourne VIC 3000 T +61 3 9639 3844	1147 Bankers Quay Brisbane QLD 4000 T +61 7 3221 9921	200 Fyvie Lane Melbourne VIC 3000 T +61 3 9639 3844	200 Fyvie Lane Melbourne VIC 3000 T +61 3 9639 3844	200 Fyvie Lane Melbourne VIC 3000 T +61 3 9639 3844	200 Fyvie Lane Melbourne VIC 3000 T +61 3 9639 3844	200 Fyvie Lane Melbourne VIC 3000 T +61 3 9639 3844	200 Fyvie Lane Melbourne VIC 3000 T +61 3 9639 3844	3D VIEWS		2751.02	
SCHEME 4 - BOX HILL - COMPLIANT SCHEME		200 Fyvie Lane Melbourne VIC 3000 T +61 3 9639 3844		200 Fyvie Lane Melbourne VIC 3000 T +61 3 9639 3844	1147 Bankers Quay Brisbane QLD 4000 T +61 7 3221 9921	200 Fyvie Lane Melbourne VIC 3000 T +61 3 9639 3844	200 Fyvie Lane Melbourne VIC 3000 T +61 3 9639 3844	200 Fyvie Lane Melbourne VIC 3000 T +61 3 9639 3844	200 Fyvie Lane Melbourne VIC 3000 T +61 3 9639 3844	200 Fyvie Lane Melbourne VIC 3000 T +61 3 9639 3844	200 Fyvie Lane Melbourne VIC 3000 T +61 3 9639 3844			2751.02	
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Scheme 5 - Box Hill Compliant Scheme

Central Core and Central Flanks (Area C)

Site Area: 1915m²

Requirements:

- Preferred Max Height: 52m
- Max Density (FAR): 7:1
- Deep Soil: n/a
- Min Car spaces: 72

Proposed Option Summary:

- Height: 47.7m (12 Storeys)
- Building Density (FAR): 7:1
- Total Building Area (GBA): 13373
- Deep Soil: n/a
- Car Spaces provided: 81

Area Summary:

- Retail (NLA): 500m²
- Residential (NSA)*: 10022m²

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

- Built Form Envelope FAR*: 10.4

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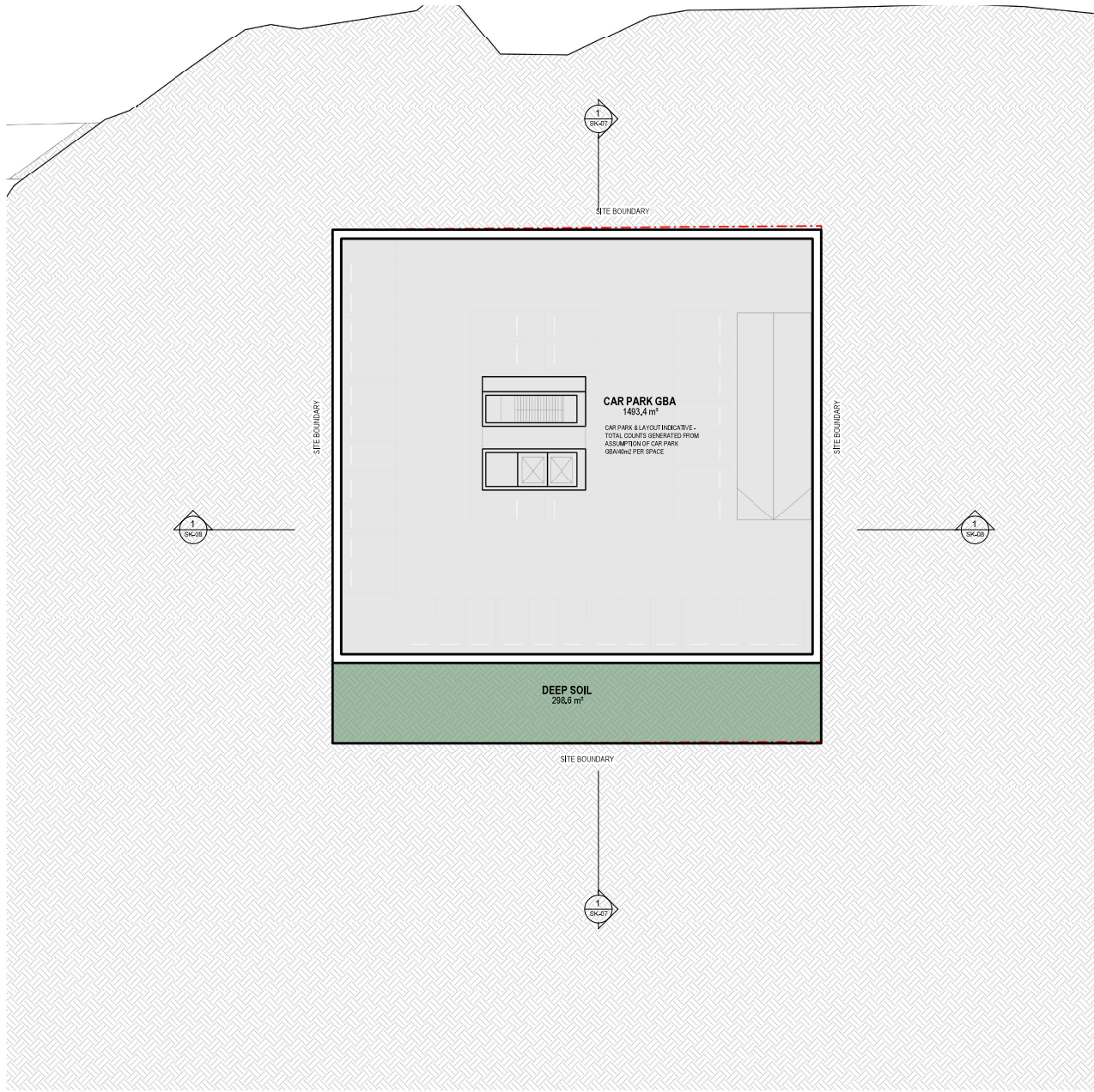
Further development of this design will require information produced by a number of specialist consultants.

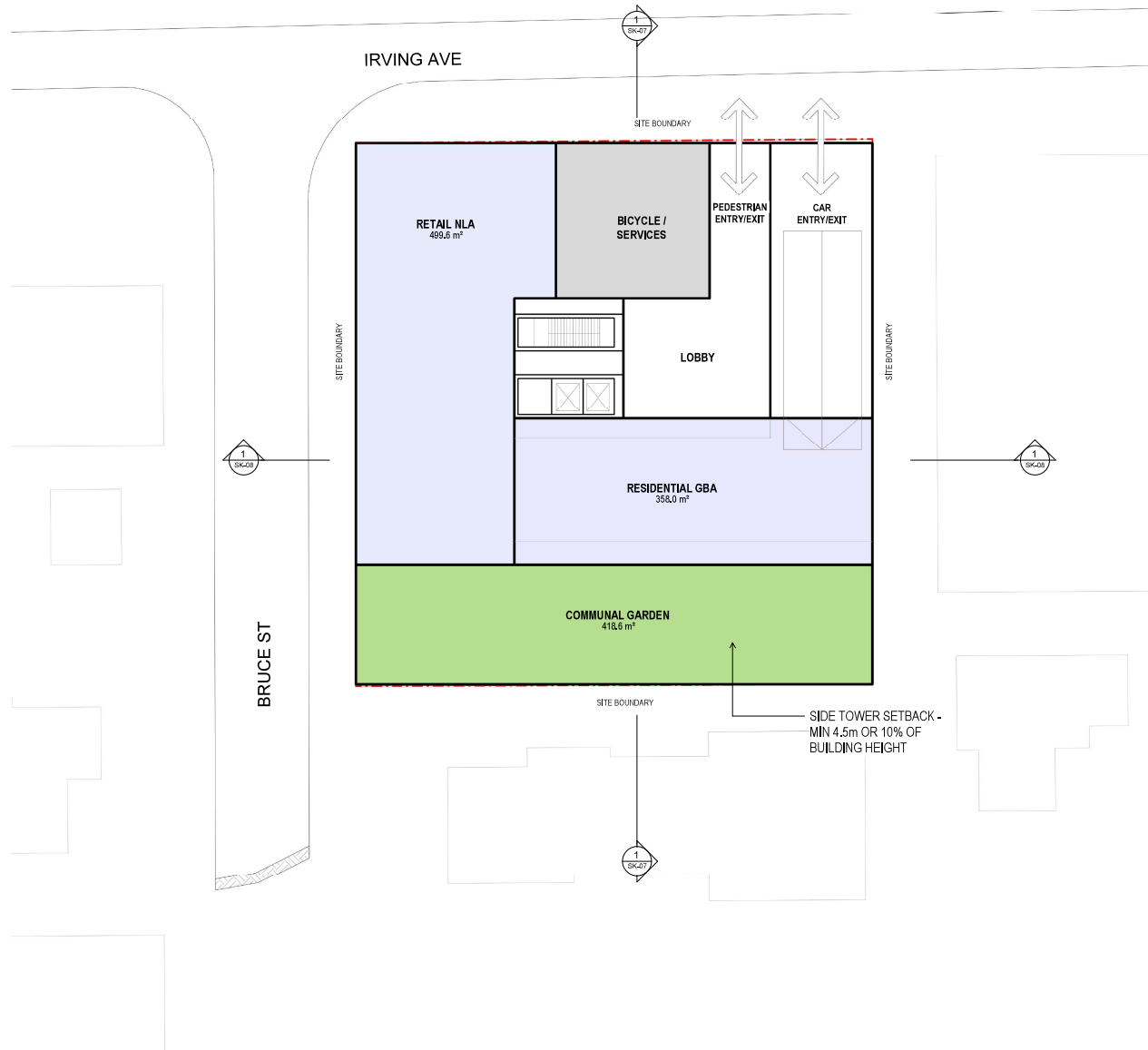
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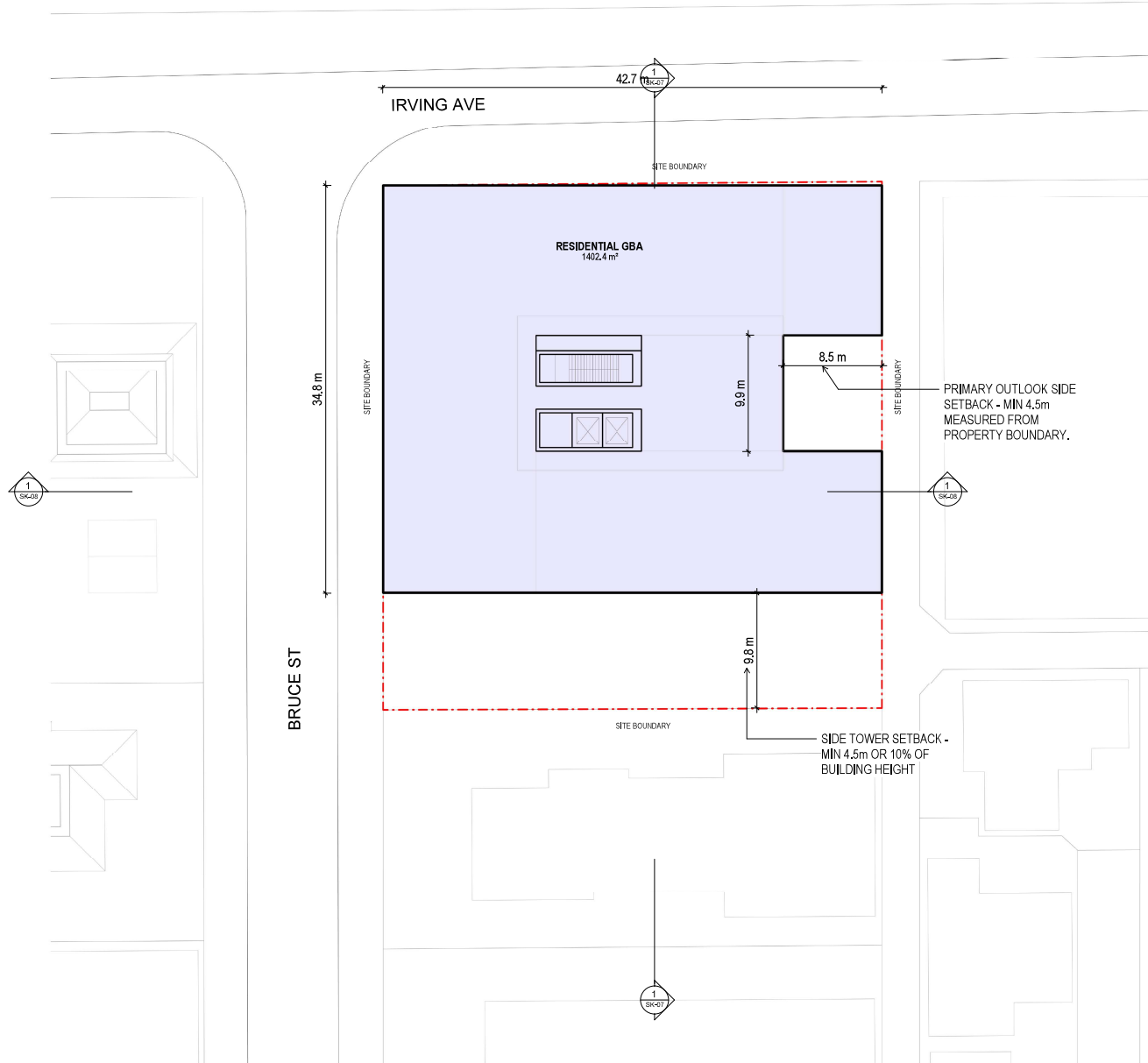
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Project Title	Midcoombe		Sydney	Brisbane	Canberra	Drawn By	Author	Rev	Date	Description	Drawing Title	Status	Project No	Revision
S.R.L.	Level 1 251 Stirling Lane Sydney NSW 1500 T +61 1 9550 9228		Level 1 11/17 Baulkham Street Sydney NSW 1510 T +61 1 9550 9228	Level 1 251 Queen Street Brisbane QLD 4000 T +61 7 3211 9221	Level 5 211 Lonsdale Circuit Canberra ACT 2601 T +61 2 9889 9529	Checker Date Printed	24/02/2025 3:18:43 PM				SITE PLAN		2751.01	
SCHEME 5 - BOX HILL - COMPLIANT SCHEME														
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Project Title
S.R.L.
SCHEME 5 - BOX HILL - COMPLIANT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
200 Windsor Lane 1117 Bankers Quay 200 Queen Street 2211 London Circuit
Melbourne VIC 3000 Sydney NSW 2015 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9099 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9869 9329
ABN: 8400394361 Incorporated in Australia ACT: David Trotter 2724
NSW: David Trotter 9229 QLD: Chris Brown 4641 SA: Hayball 5555
TAS: Hayball 7337 VIC: Hayball 20076

Drawn By
Checked By
Date Printed
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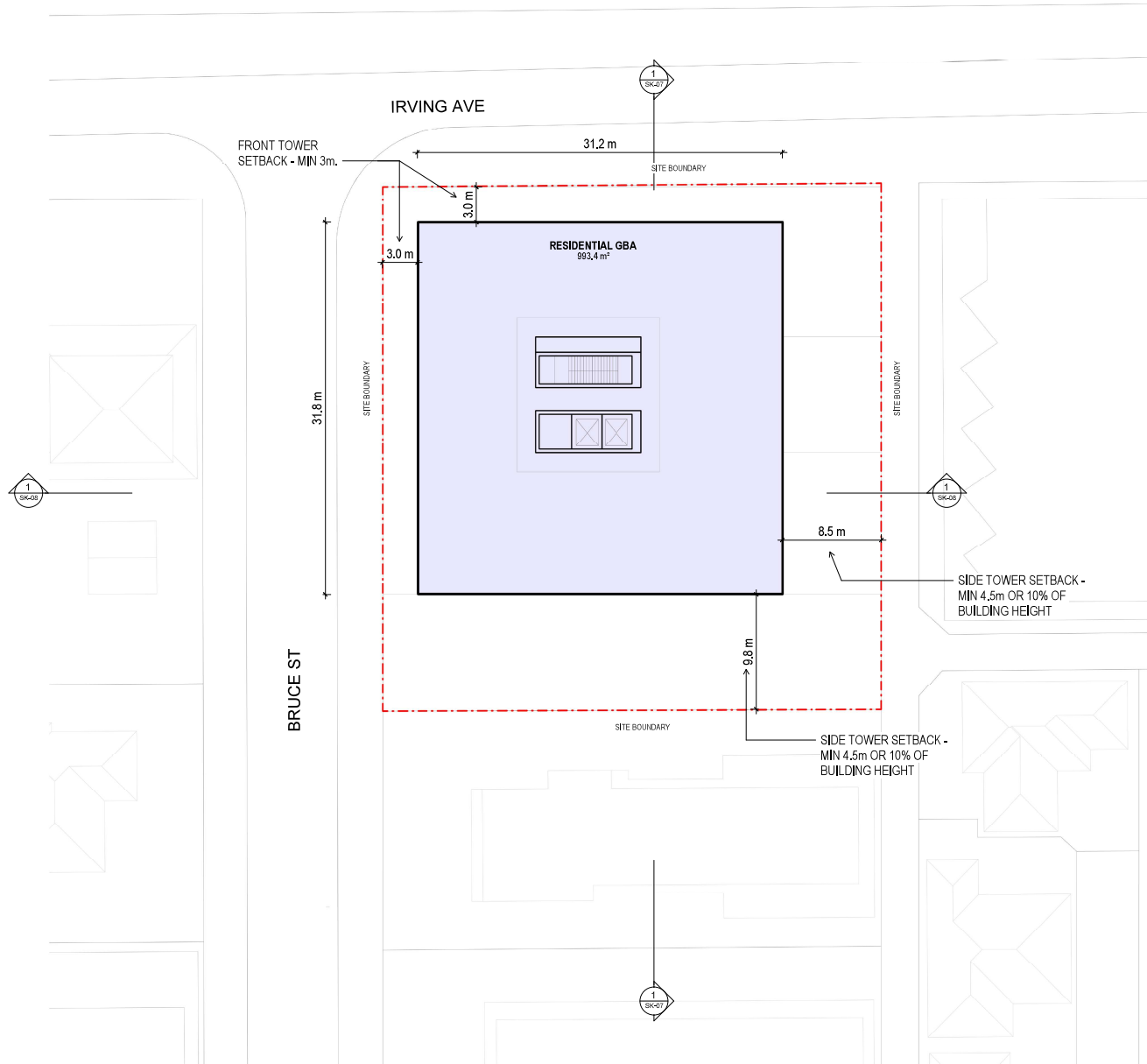
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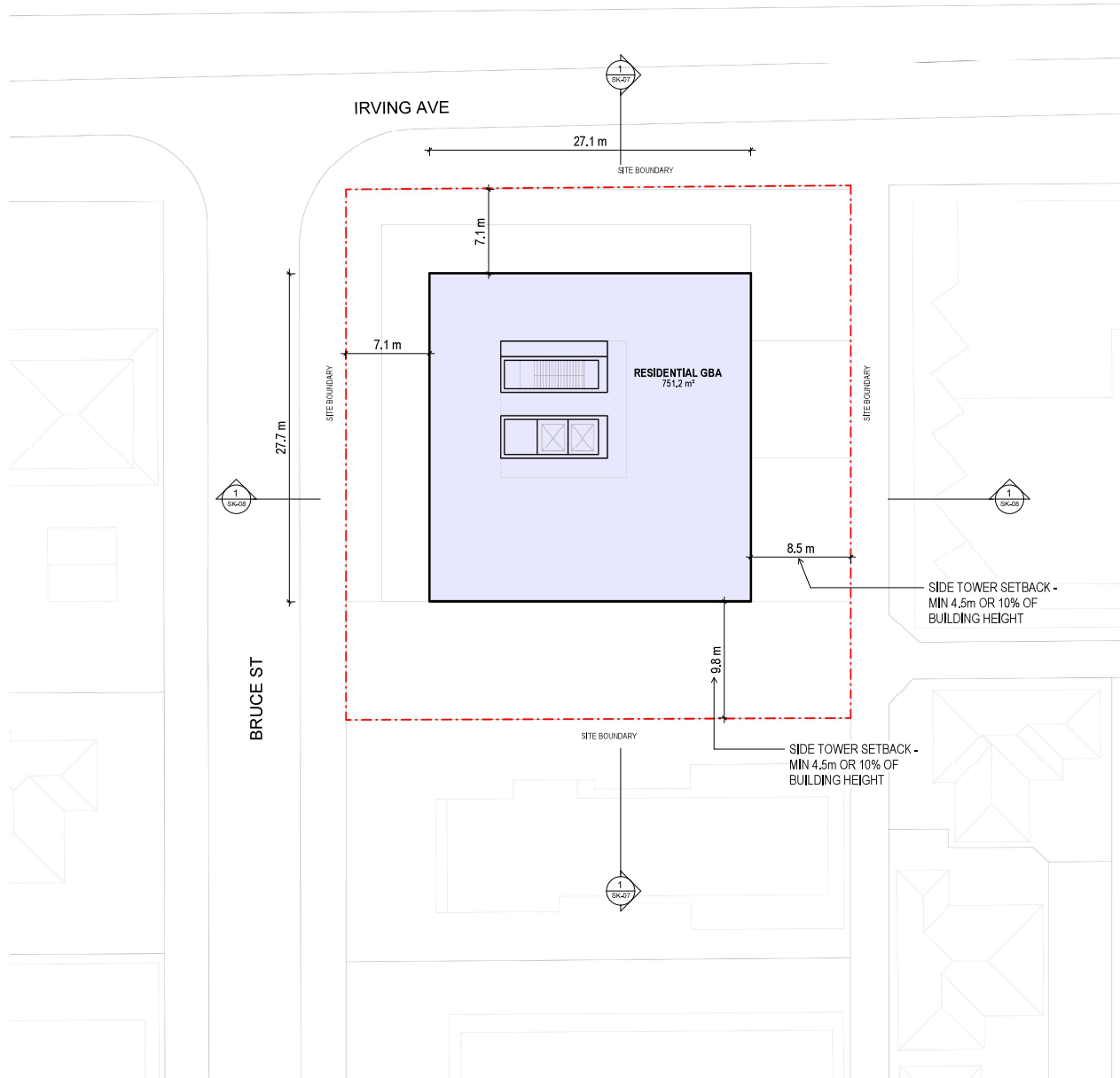
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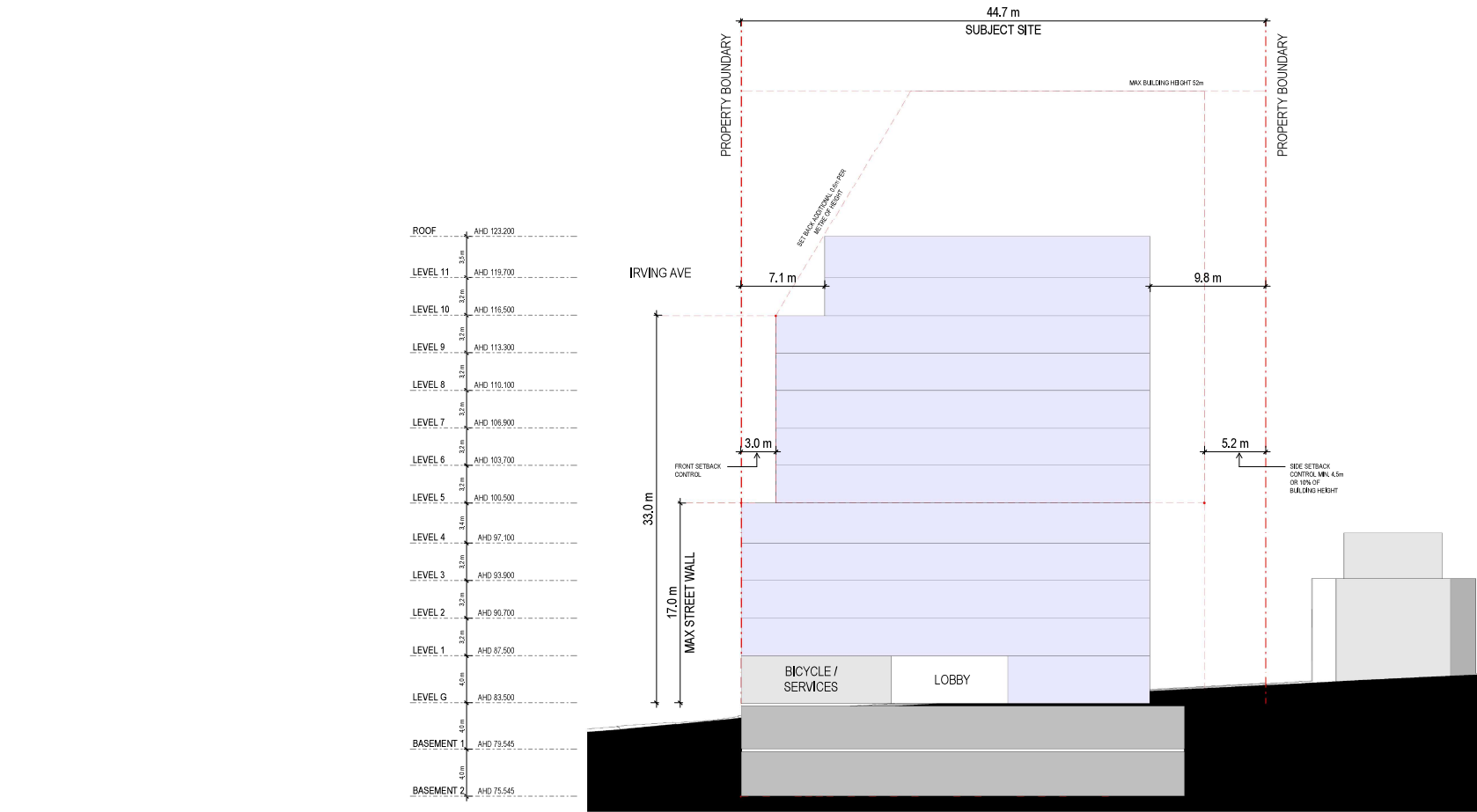
Status

Project No
2751.01
Drawing No
SK-03

Revision







Section 1

Project Title

S.R.L.
SCHEME 5 - BOX HILL - COMPLIANT SCHEME



Melbourne

Sydney

Brisbane

Canberra

Level 1

Level 2

Level 3

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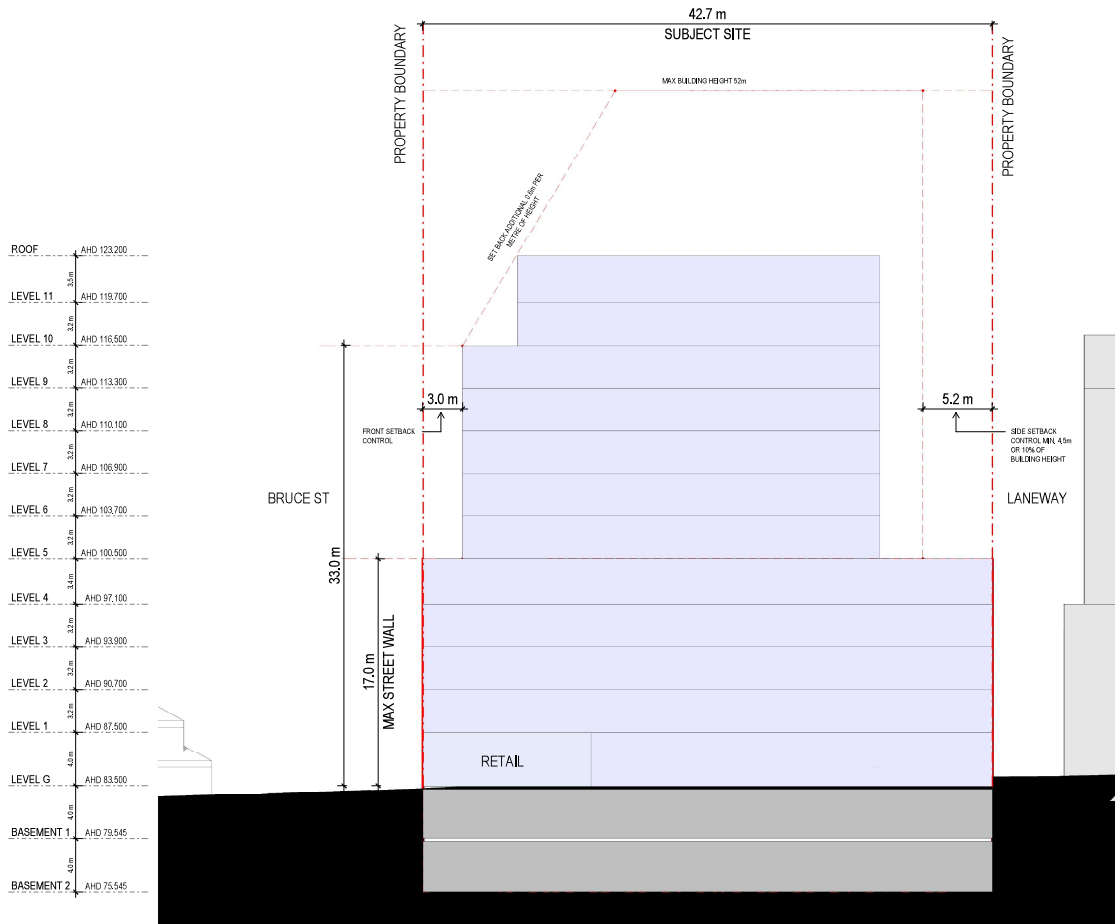
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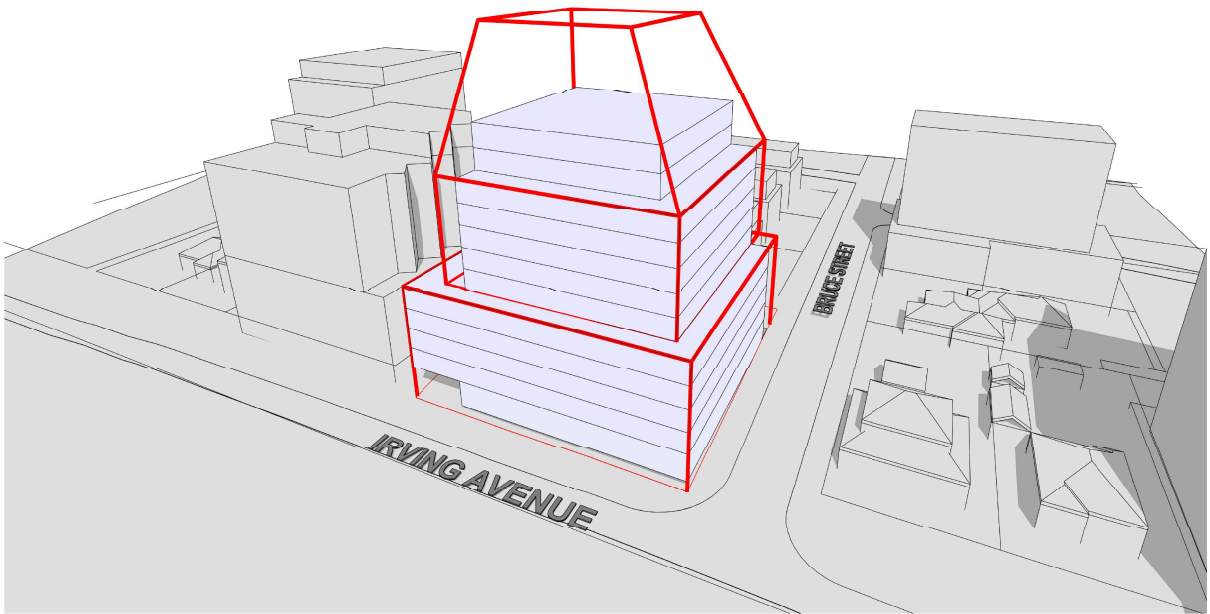
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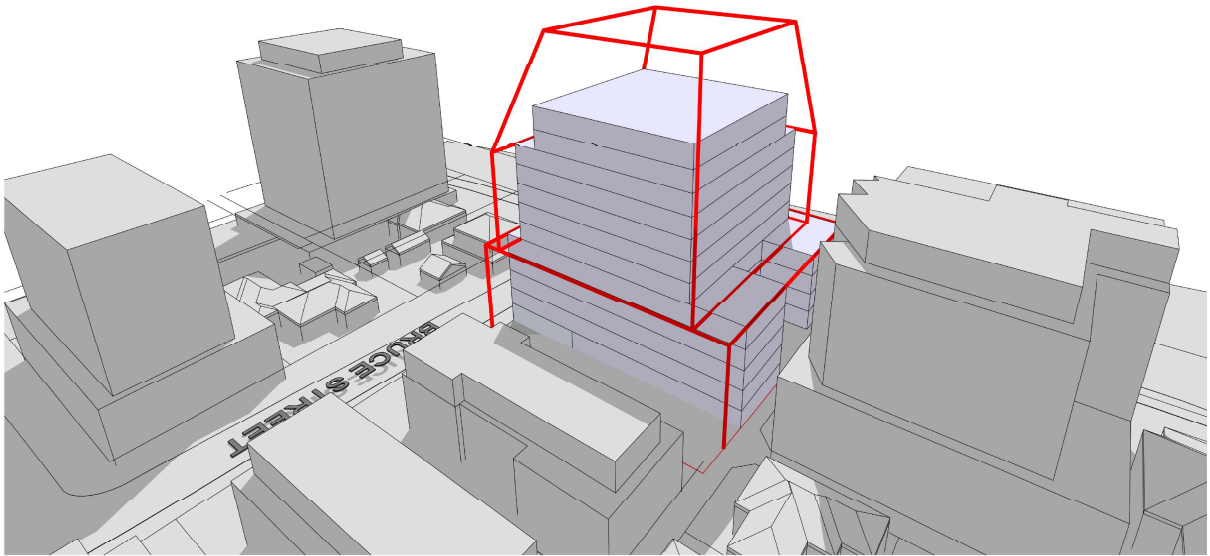
Section 2

Legend

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



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Scheme 5 - Box Hill

Uplift Scheme

Central Core and Central Flanks (Area C)
Site Area: 1915m²

Requirements:

- Preferred Max Height: 52m
- Max Density (FAR): 7:1
- Deep Soil: n/a
- Min Car spaces: 87

Proposed Option Summary:

- Height: 52.7m (15 Storeys)
- Building Density (FAR): 8.3:1
- Total Building Area (GBA): 15955
- Deep Soil: n/a
- Car Spaces provided: 85 (can be increased by adding another half basement level)

Area Summary:

- Retail (NLA): 500m²
- Residential (NSA)*: 12097m²

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

- Built Form Envelope FAR*: 10.4

*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.

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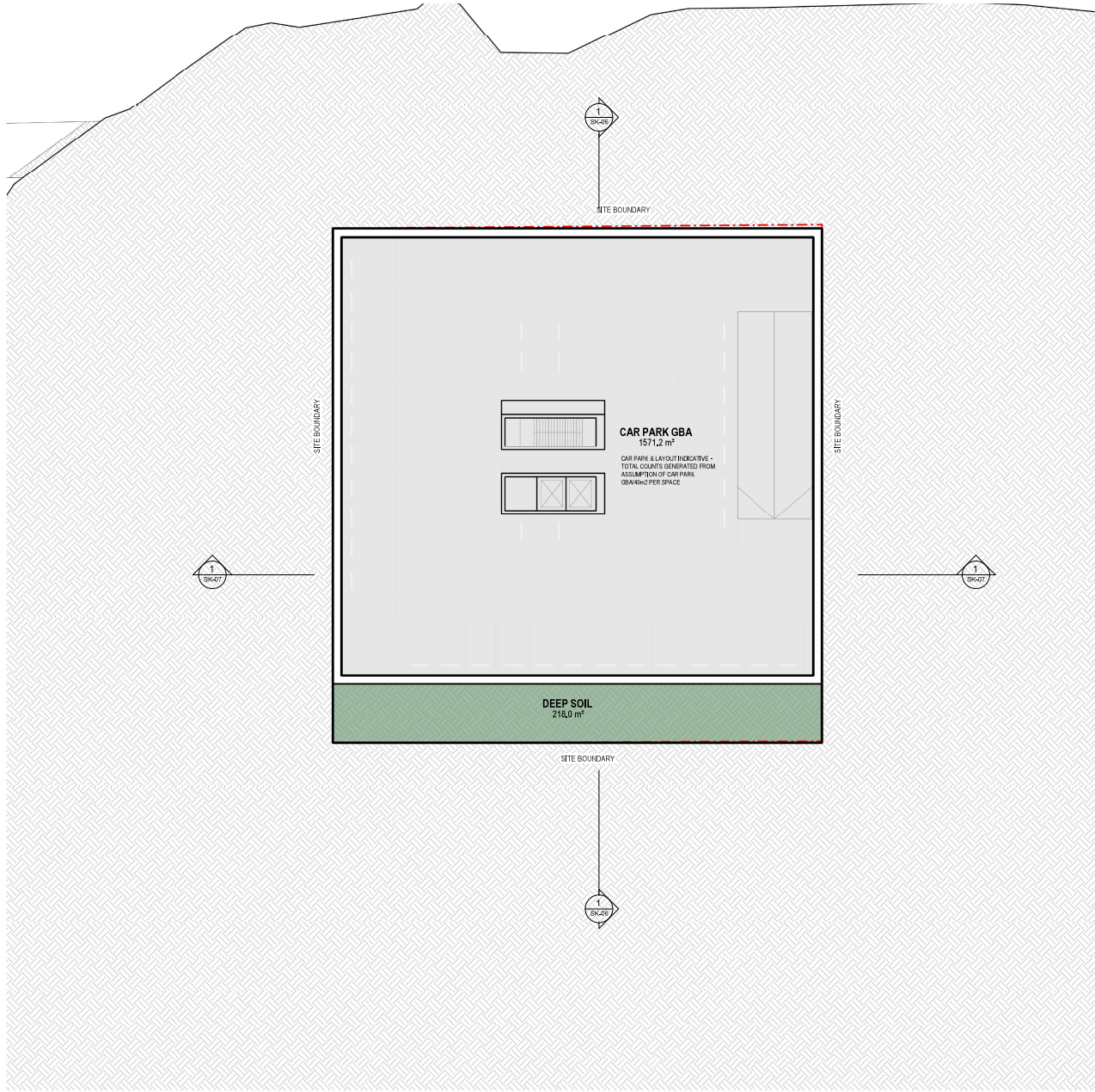
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Project Title
S.R.L.
SCHEME 5 - BOX HILL - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 200 Rundle Lane, Level 1, 11-17 Bankers Quay, Level 1, 200 Queen Street, Level 1, 221 Little Collins Street,
Melbourne VIC 3000 Sydney NSW 1510, 2010 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9099 3844 T +61 2 9660 9329 T +61 7 3221 9921 T +61 2 9660 9329
ABN: 84003916111 Incorporated in Victoria ACT: David Trotter 2724,
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Project Title
S.R.L.
SCHEME 5 - BOX HILL - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1
200 Windsor Lane
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Sydney NSW 2000
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Level 1
200 Windsor Lane
Brisbane QLD 4000
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Level 1
200 Windsor Lane
Canberra ACT 2600
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Drawn By
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Date Printed
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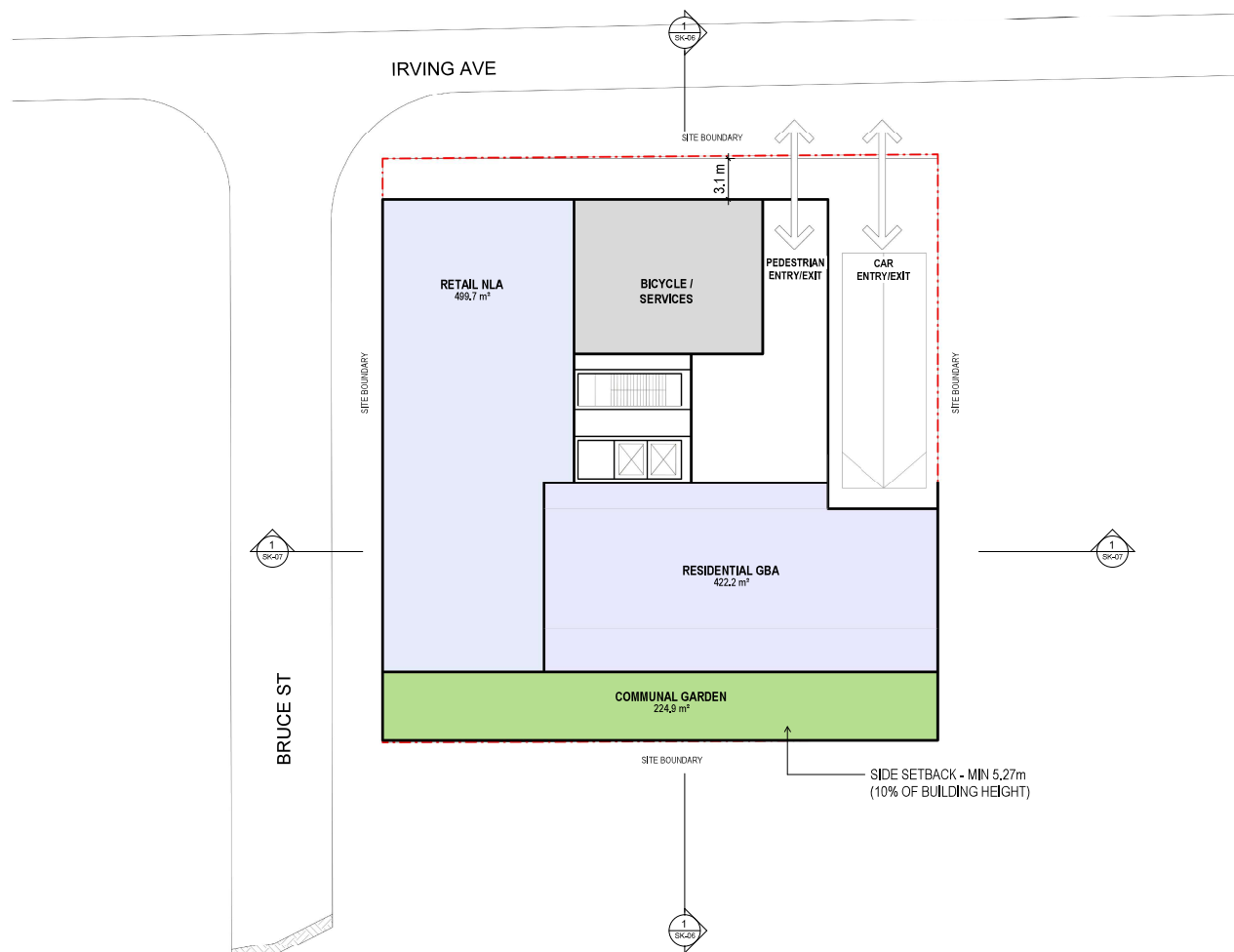
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Drawing Title
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Status

Project No
2751.01
Drawing No
SK-01

Revision



Project Title
S.R.L.
SCHEME 5 - BOX HILL - UPLIFT SCHEME



Melbourne **Sydney** **Brisbane** **Canberra**
Level 1, 250 Collins Street, Melbourne VIC 3000
Level 1, 1117 Bourke Street, Sydney NSW 2010
Level 1, 250 Queen Street, Brisbane QLD 4000
Level 1, 2211 London Circuit, Canberra ACT 2601
T +61 3 9099 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9869 8329
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NSW: David Trotter 8239, QLD: Chris Brown 4041, VIC: Hayball 3335,
TAS: Hayball 7337, VIC: Hayball 33076

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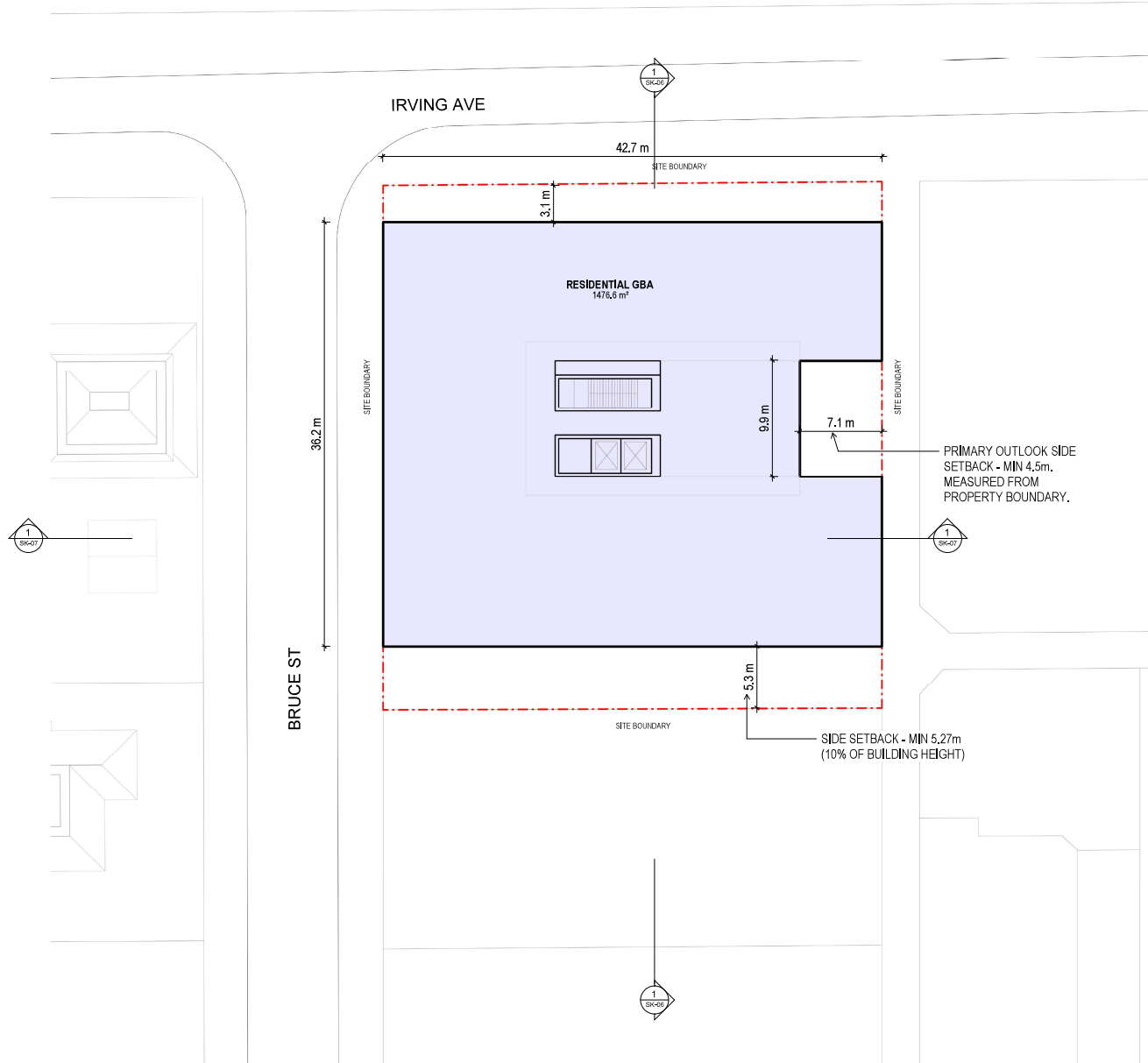
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GROUND FLOOR PLAN

Status

Project No
2751.01
Drawing No
SK-02

Revision



Project Title
S.R.L.
SCHEME 5 - BOX HILL - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
250 Pitt Street Level 1 250 Queen Street Level 1 251 London Street Level 1
Melbourne VIC 3000 Sydney NSW 2015 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9099 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9869 8329
ABN: 8400334351 Incorporated in Australia ACT: David Trotter 2724,
100% Owner Trustee 8239 ASIO: Chris Brown 4041, 100% Hayball 5255,
TAS: Hayball 7337, VIC: Hayball 52076

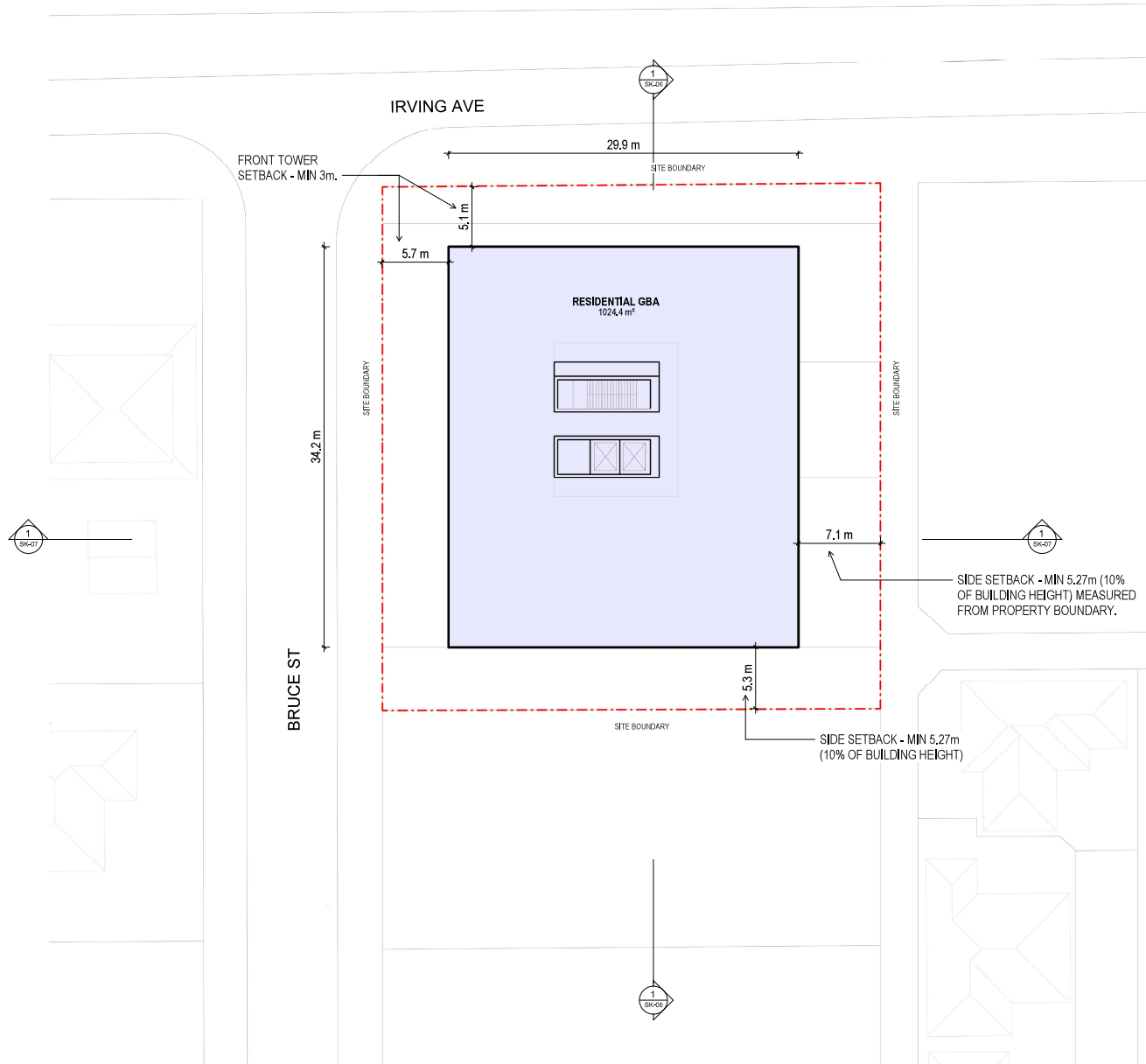
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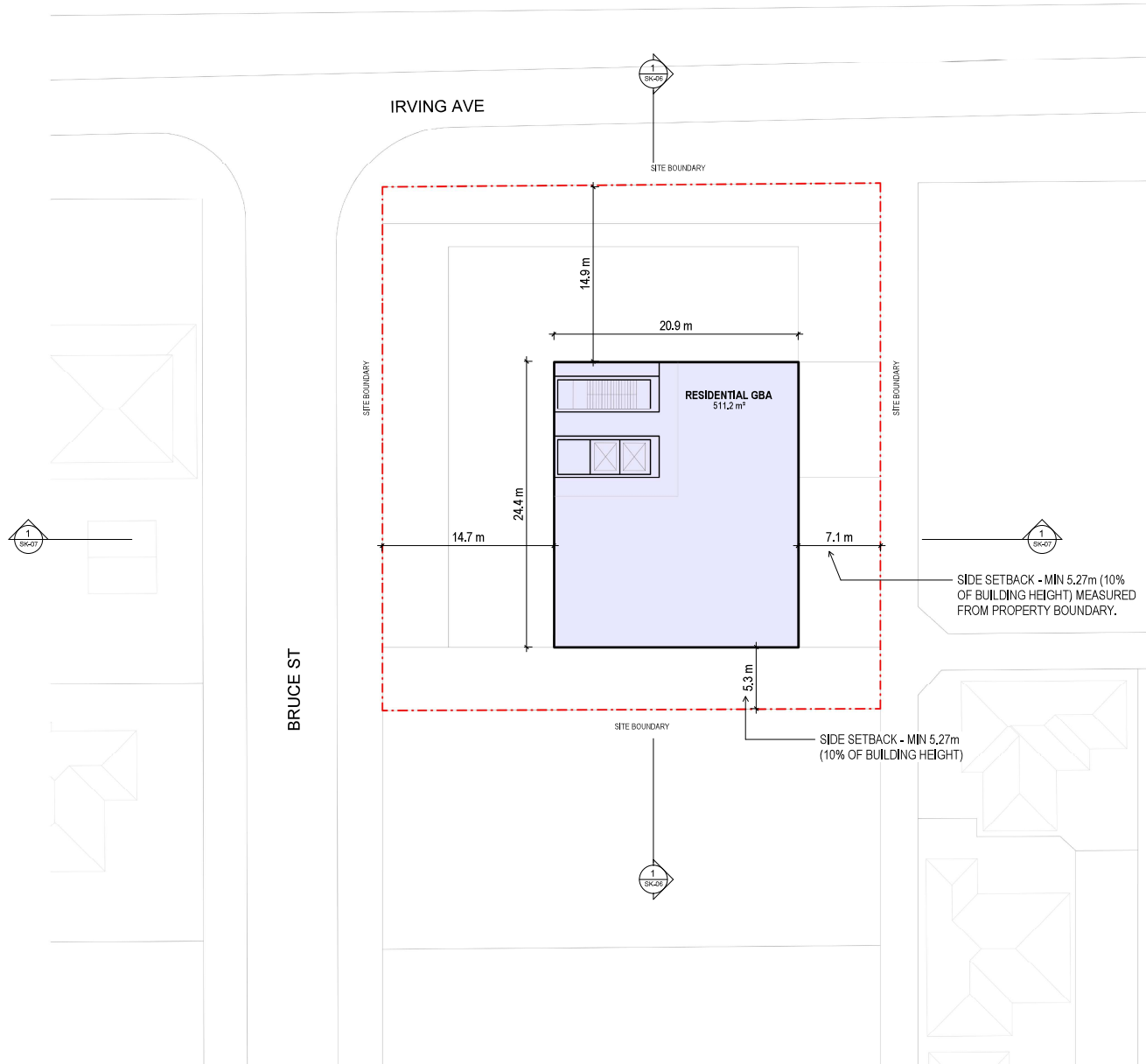
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Drawing Title
LEVEL 1-4 PLAN

Status

Project No
2751.01
Drawing No
SK-03
Revision





Project Title
S.R.L.
SCHEME 5 - BOX HILL - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 250 Fintona Lane, Level 1, 250 Queen Street, Level 1, 251 Little Collins Street, Level 1, 251 Little Collins Street
Melbourne VIC 3000 Sydney NSW 2000 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9099 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9660 9329
ABN: 84003943611 Incorporated in Australia ACT: David Trotter 2724,
HOB: David Trotter 8229, QLD: Chris Brown 4641, VIC: Hayball 52076
TAS: Hayball 7337, VIC: Hayball 52076

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Rev Date Description

Drawing Title
LEVEL 11-15 PLAN

Status

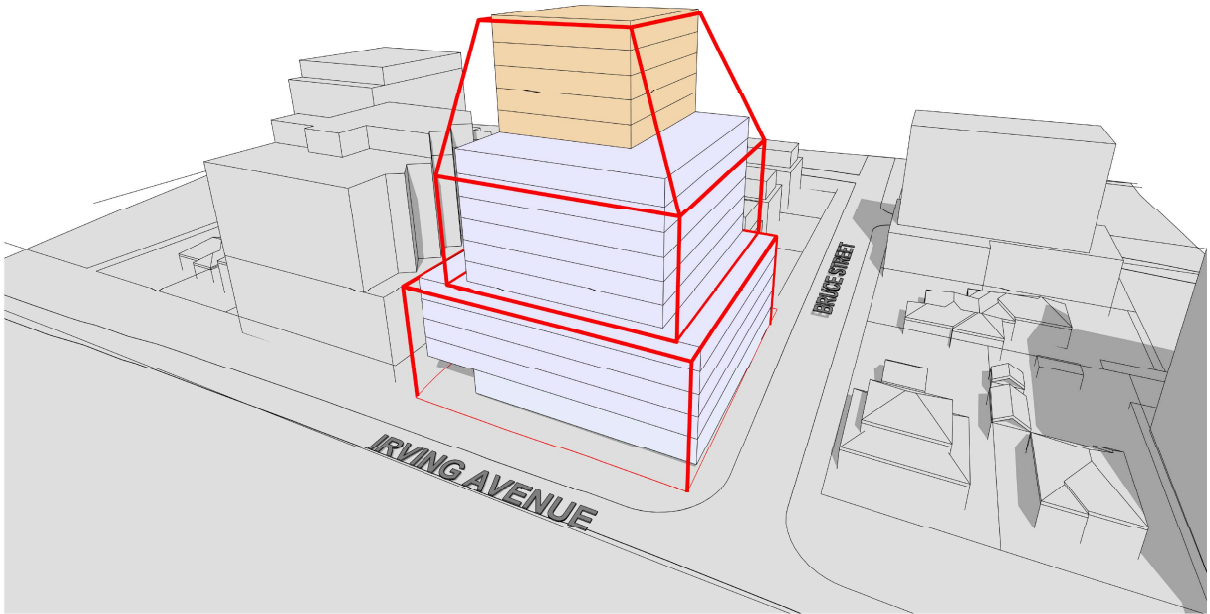
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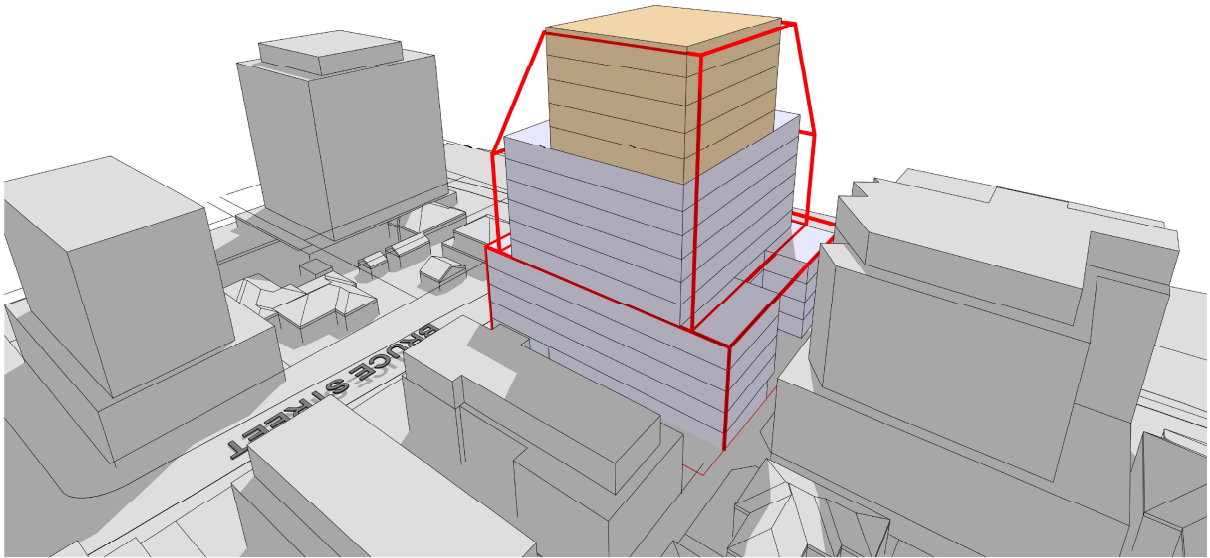


Legend

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



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Scheme 6 - Box Hill

Compliant Scheme

Key Movement Corridors and Urban Neighbourhoods (Area A)

Site Area: 1290m²

Requirements:

- Preferred Max Height: 27m
- Max Density (FAR): 3.5:1
- Deep Soil: 15%
- Min Car spaces: 28

Proposed Option Summary:

- Height: 20.3m (6 Storeys)
- Building Density (FAR): 3.5:1
- Total Building Area (GBA): 4476
- Deep Soil 17%
- Car Spaces provided: 47

Area Summary:

- Retail (NLA): n/a
- Office (NLA): n/a
- Residential (NSA)*: 3057m²

*Residential NSA has been calculated at a rate of 70% efficiency of total Residential GBA

- Built Form Envelope FAR*: 6.2

*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 6 - BOX HILL - COMPLIANT SCHEME



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Drawing Title
SITE PLAN

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Project No
2751.2

Drawing No
SK-00

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