

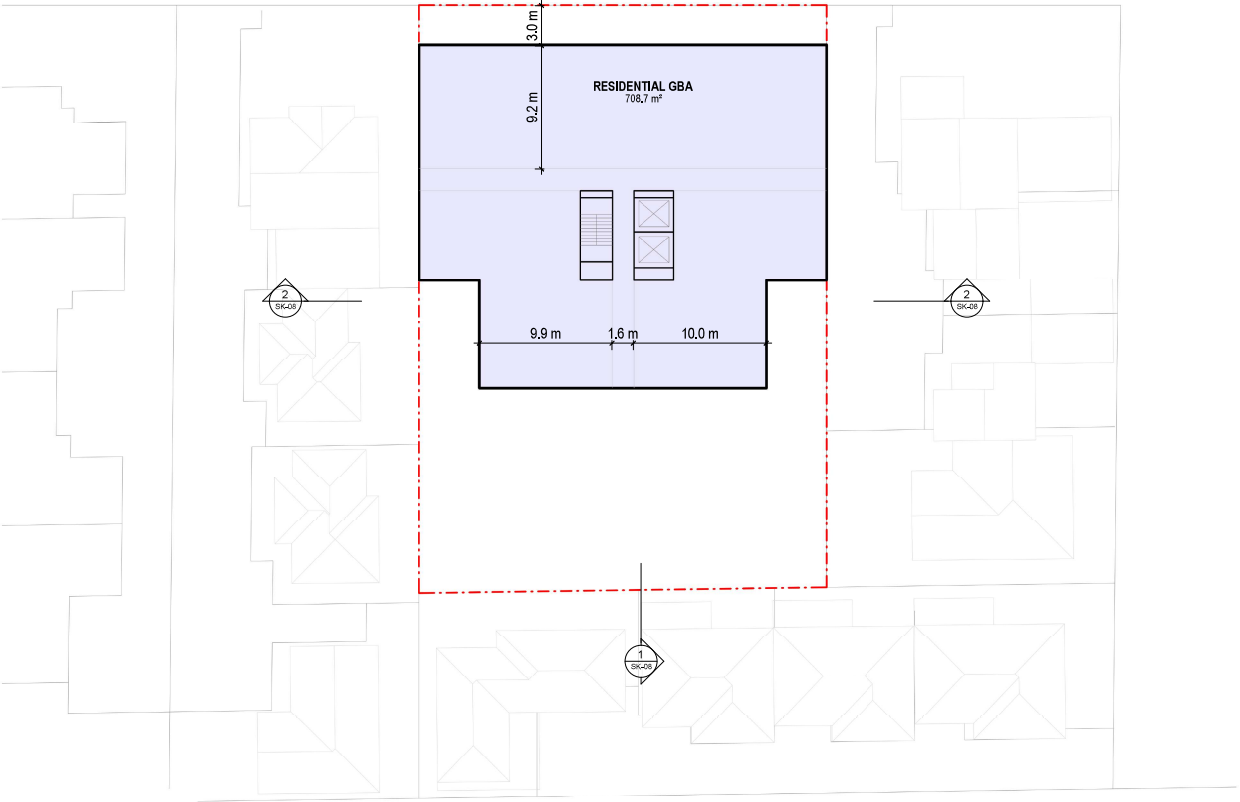
SRL East Floor Area Ratio and Public Benefit Uplift Architectural Testing

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

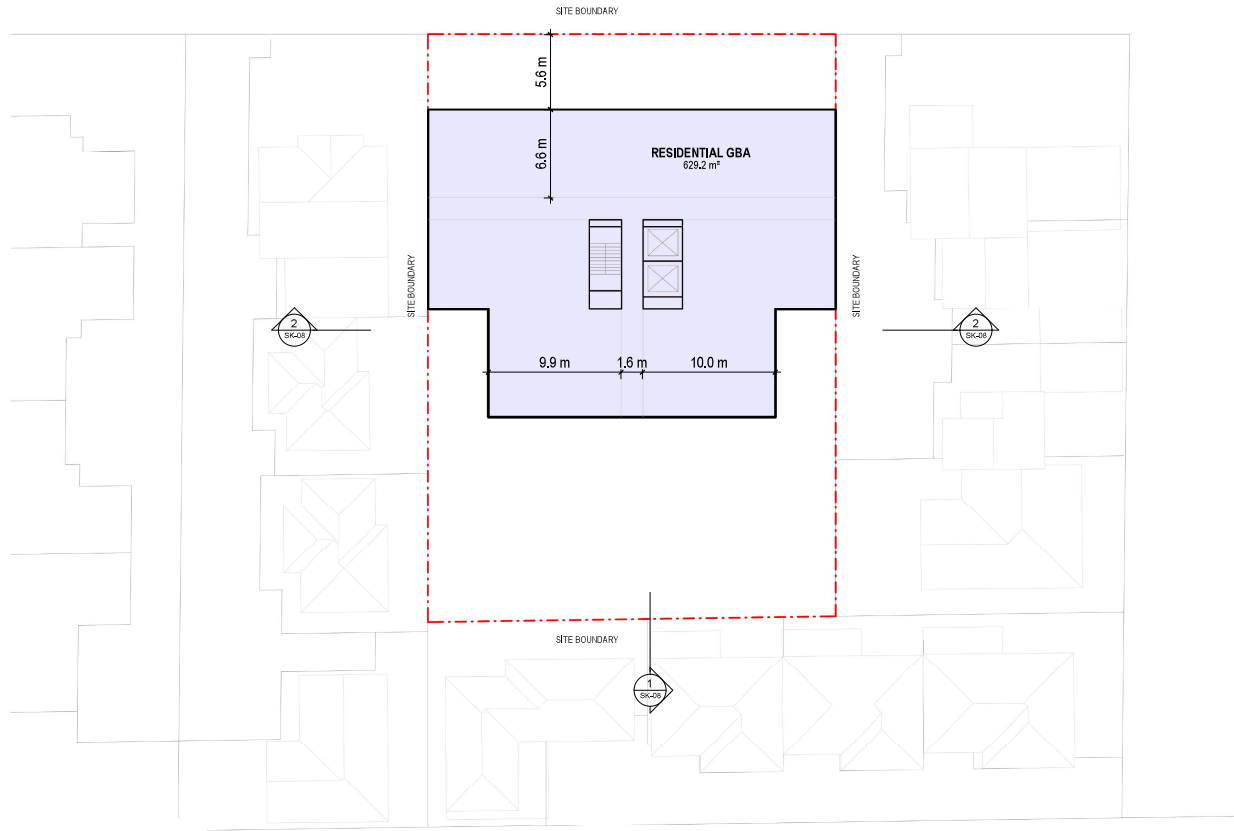




Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



BROUGHAM ST



Project Title
S.R.L.
SCHEME 8 - BOX HILL - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
200 Windsor Lane 1117 Brougham Street 200 Queen Street 2211 London 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 9669 9329
ABN: 8400394361 Incorporated in British ACT. David Treadwell 27/01/2020
HOB: David Treadwell 02/02/2020. QLD: Chris Brown 04/01/2020. NSW: Hayball 02/02/2020.
TAS: Hayball 27/07/2020. VIC: Hayball 02/02/2020

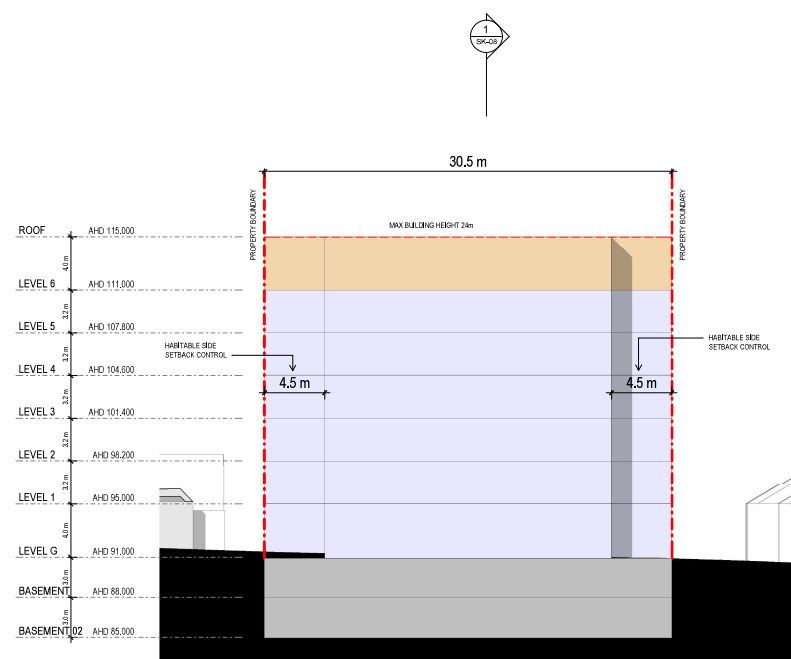
Drawn By: Author: 24/02/2025 4:22:40 PM
Checked By: Checker: 1: 2000@ A1
Date Printed: Scale:
0 2 4 6 8 10
m

Rev Date Description

Drawing Title
LEVEL 6 PLAN

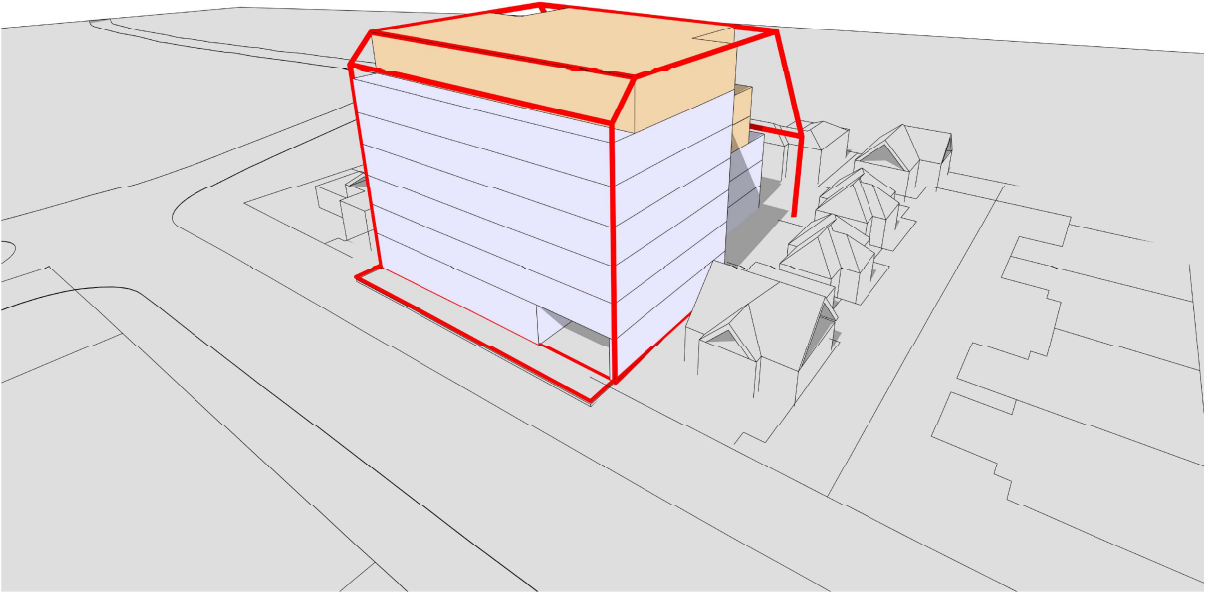
Status

Project No
2751.02
Drawing No
SK-07
Revision

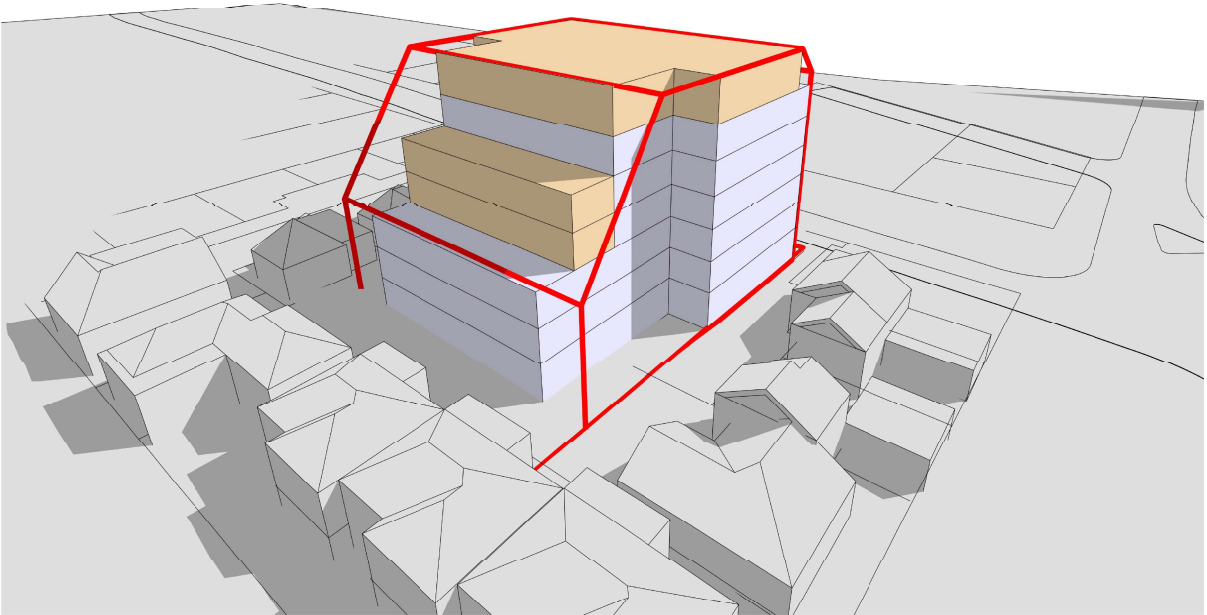


Legend

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



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Scheme 9 - Burwood

Compliant Scheme

Key Movement Corridors and Urban Neighbourhoods (Area A)
Site Area: 1423m²

Requirements:

- Preferred Max Height: 27m
- Max Density (FAR): 3.5:1
- Deep Soil 15%
- Min Car spaces: 52

Proposed Option Summary:

- Height: 21m (6 Storeys)
- Building Density (FAR): 3.5:1
- Total Building Area (GBA): 4958
- Deep Soil 18%
- Car Spaces provided: 58

Area Summary:

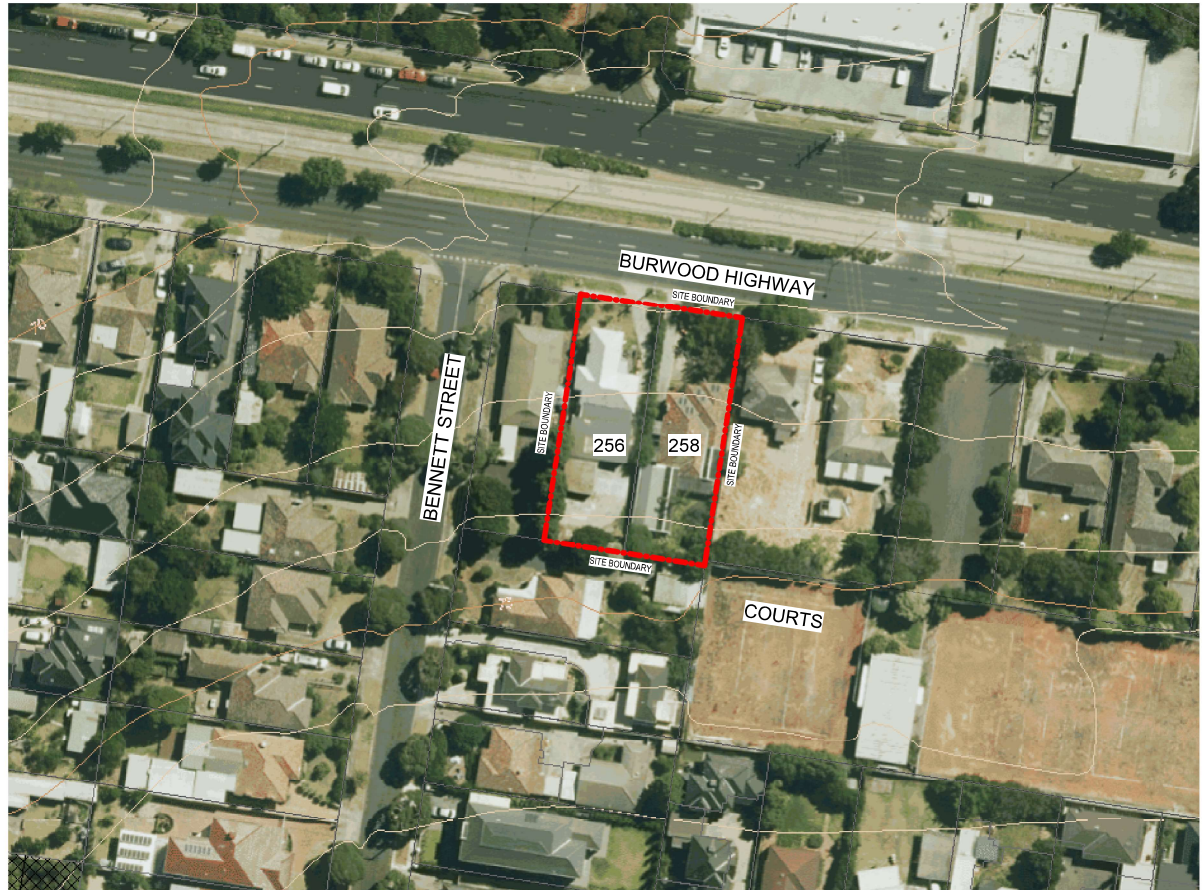
- Retail (NLA): n/a
- Office (NLA): n/a
- Residential (NSA)*: 3470m²
- Basement (GBA): 2317m² (2 Levels)

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

- Built Form Envelope FAR*: 6.4

*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.



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 9 - BURWOOD - COMPLIANT SCHEME



Melbourne

Level 1
200 Pinner 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
200 Queen Street
Brisbane QLD 4000
T +61 7 3231 9821

Canberra

Level 1
2211 London Circuit
Canberra ACT 2601
T +61 2 9868 9329

Drawn By

Checked By

Date Printed

Author

Checked

24/02/2025 2:33:53 PM

Rev

Date

Description

Drawing Title

SITE PLAN

Status

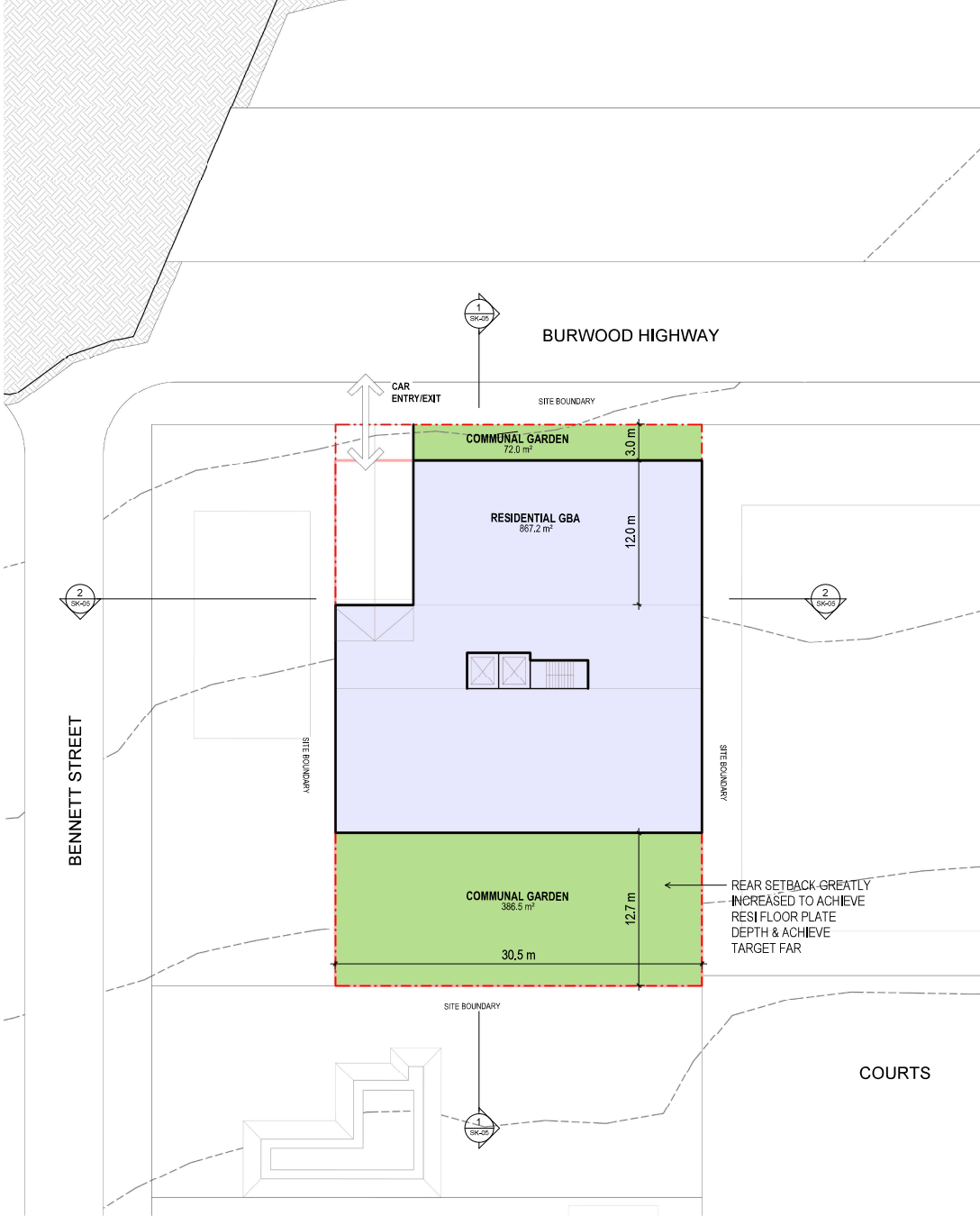
Project No

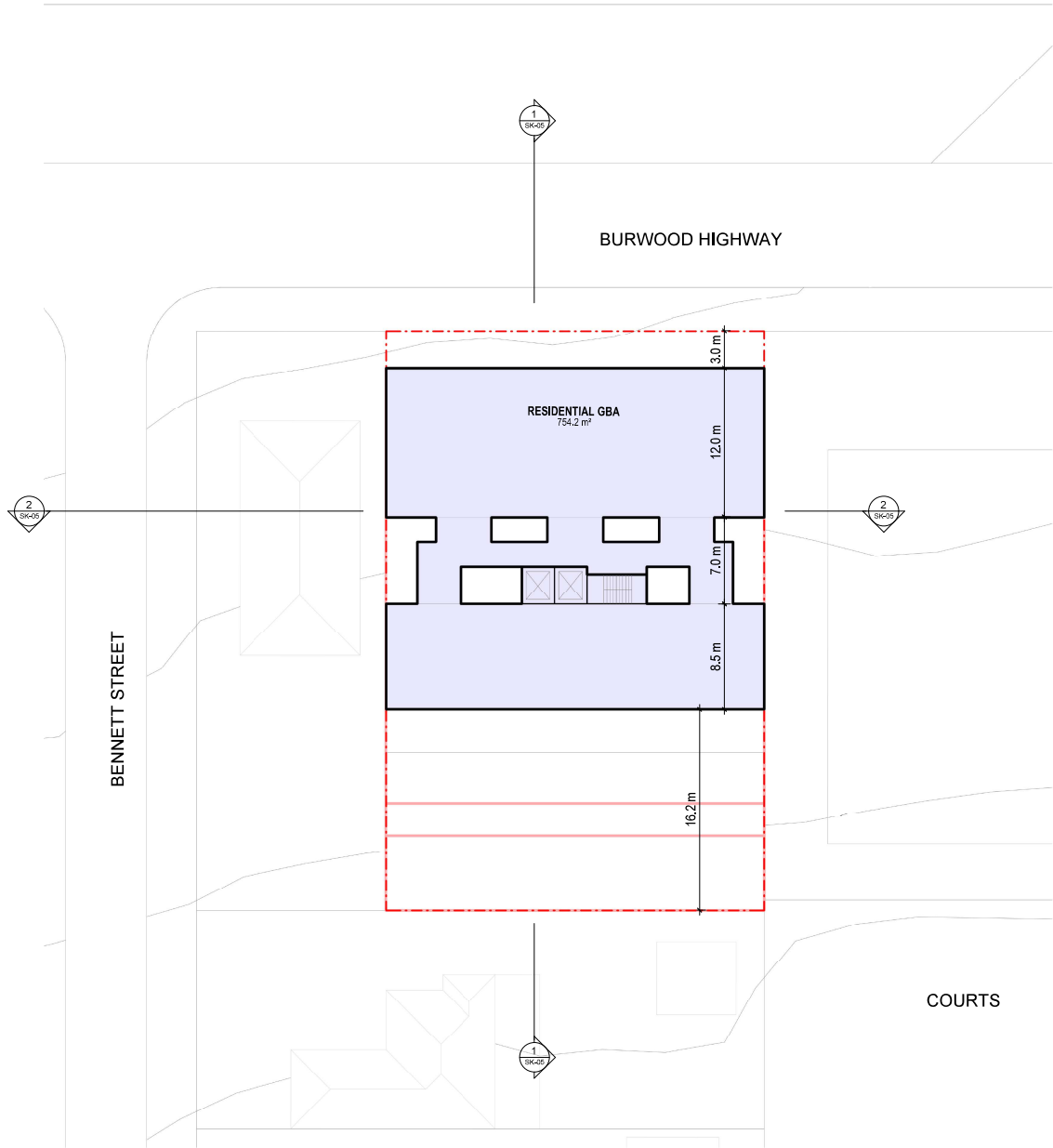
2751.02

Drawing No

SK-00

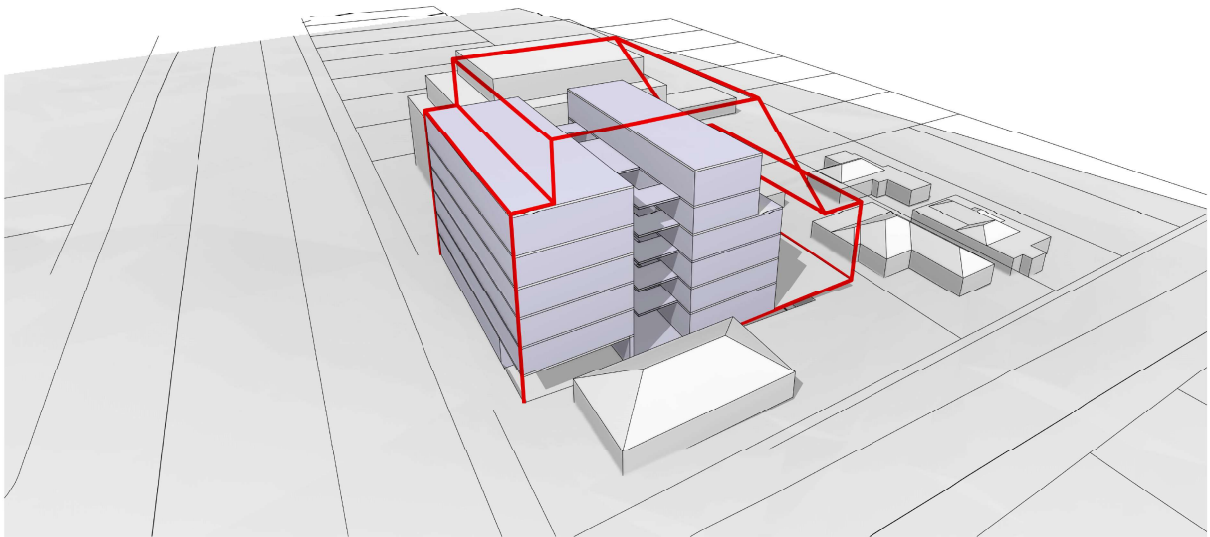
Revision



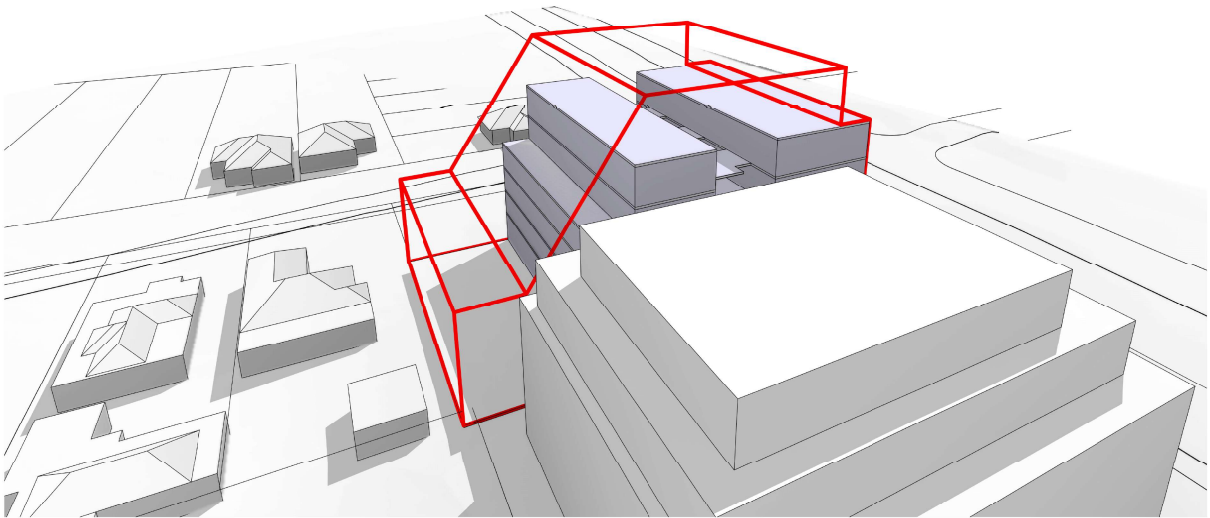


Legend

- Compliant Residential Envelope
- Built Form Controls Envelope



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Project Title		Melbourne				Sydney		Brisbane		Canberra		Drawn By		Author		Rev		Description		Drawing Title		Status		Project No		Revision	
S.R.L.		250 Pymble Lane Melbourne VIC 3000 T +61 3 9599 3844				11-17 Bankers Lane Sydney NSW 2015 T +61 2 9660 9329		250 Queen Street Brisbane QLD 4000 T +61 7 3231 9921		2211 London Circuit Canberra ACT 2601 T +61 2 9869 8329		Checked By		Checked		24/02/2025 2:34:12 PM				3D VIEWS				2751.02			
SCHEME 9 - BURWOOD - COMPLIANT SCHEME		ABN: 8400394361 Incorporated in Australia ACT David Tarrant 27/24, 10/24 David Tarrant 8/29, 8/29, 8/29, 8/29, 8/29, 8/29, 8/29, 8/29, TAS: Hayball P337, VIC: Hayball 00076										Date Printed		Scale		1:200 A1								Drawing No		SK-07	

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

Scheme 9 - Burwood

Uplift Scheme

Key Movement Corridors and Urban Neighbourhoods (Area A)
Site Area: 1423m²

Requirements:

- Preferred Max Height: 27m
- Max Density (FAR): 3.5:1
- Deep Soil 15%
- Min Car spaces: 68

Proposed Option Summary:

- Height: 27m (8 Storeys)
- Building Density (FAR): 4.5:1
- Total Building Area (GBA): 6436
- Deep Soil 18%
- Car Spaces provided: 68

Area Summary:

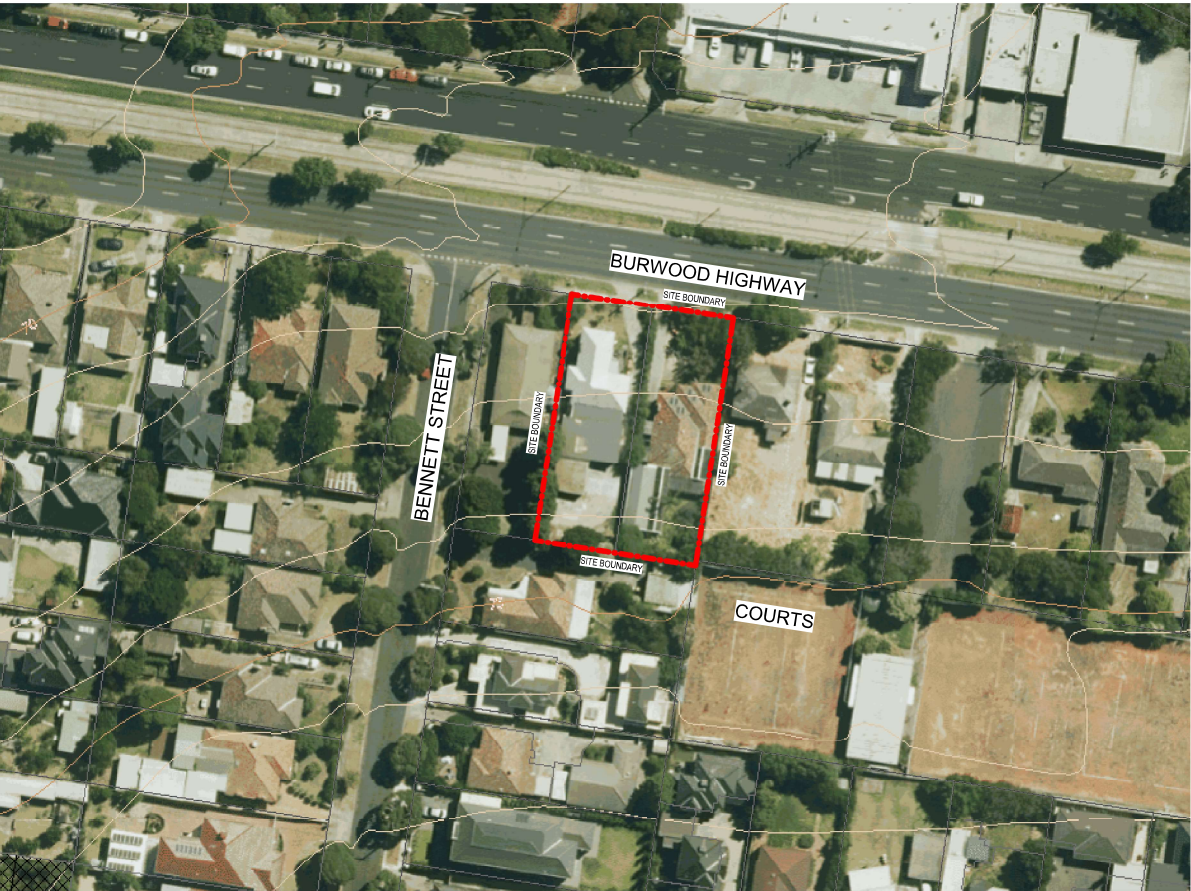
- Retail (NLA): n/a
- Office (NLA): n/a
- Residential (NSA)*: 4505m²
- Carpark (GBA): 2728m² (2.5 Levels)

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



- Built Form Envelope FAR*: 6.4

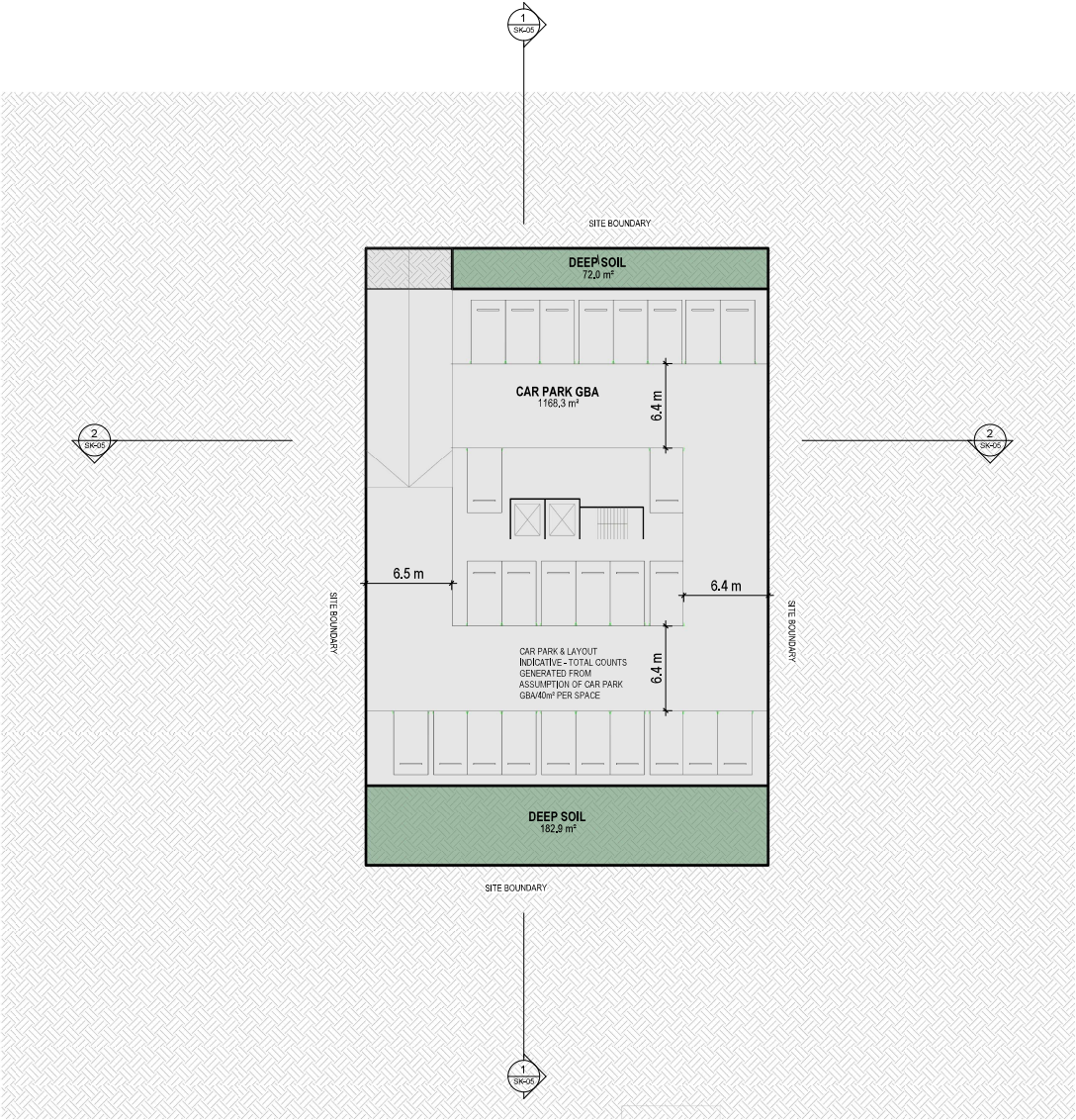
*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above. FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

*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.



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					Melbourne	Sydney	Brisbane	Canberra	Drawn By	Author	Rev	Date	Description	Drawing Title	Status	Project No	Revision
S.R.L.					Level 1 100 Windsor Lane Melbourne VIC 3000 T +61 3 9999 3444	Ground Floor 110/7 Burwood Street Sydney NSW 1510 T +61 2 9660 1029	Level 1 201 Green Street Brisbane QLD 4000 T +61 7 3215 9021	Level 1 221 Union Circuit Canberra ACT 2601 T +61 2 9868 9228	Checked By Date Printed	24/02/2025 4:31:47 PM				SITE PLAN		2751.01	
SCHEME 9 - BURWOOD - UPLIFT SCHEME																	
<div>ADRs: 0462300-0461 / Incorporated Architects ACT: David Toroff 2724, 10/09/2024; David Toroff 8029 / 03/11/2024; Chad Brown 6841, 01A Reginald 1209, 19/01/2025 / 7:57, MC Reginald 10070</div> <div></div>																	
Drawing No SK-00																	



Project Title
S.R.L.
SCHEME 9 - BURWOOD - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1
250 Windsor Lane
Melbourne VIC 3000
T +61 3 9599 3844
F +61 3 9599 3844
Level 1
11-17 Bankers Quay Street
Sydney NSW 1500
T +61 2 9660 9329
Level 1
250 Queen Street
Brisbane QLD 4000
T +61 7 3231 9921
Level 1
2211 Linden Street
Canberra ACT 2601
T +61 2 9969 9329

ABN: 8400394361 Incorporated in Australia
1000 CHARTERED SURVEYORS
TAS: Regd P1317, VIC: Regd 00070

Drawn By
Checked By
Date Printed
Scale
1:2000 A1

0 2 4 6 8 10
m

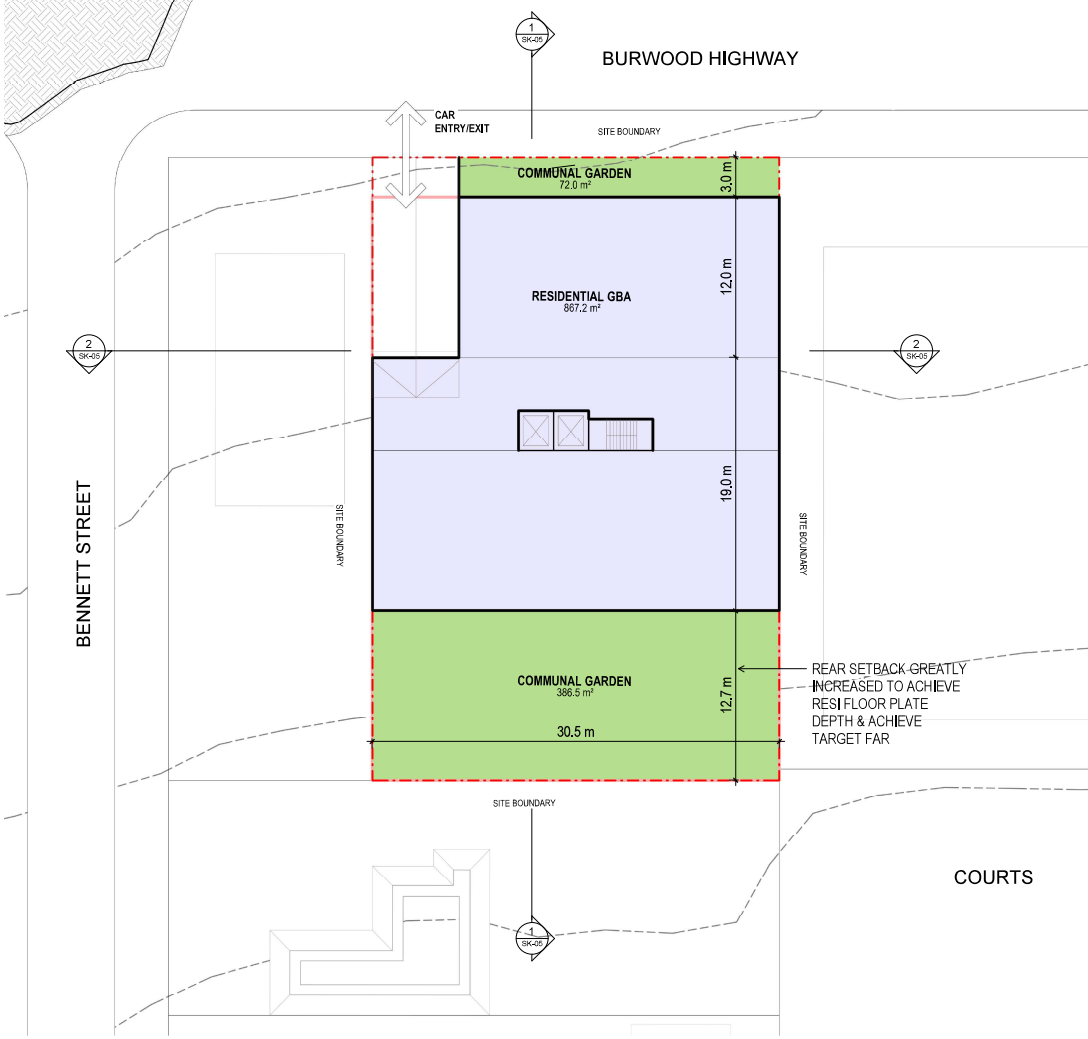


Rev Date Description

Drawing Title
BASEMENT 1-2.5

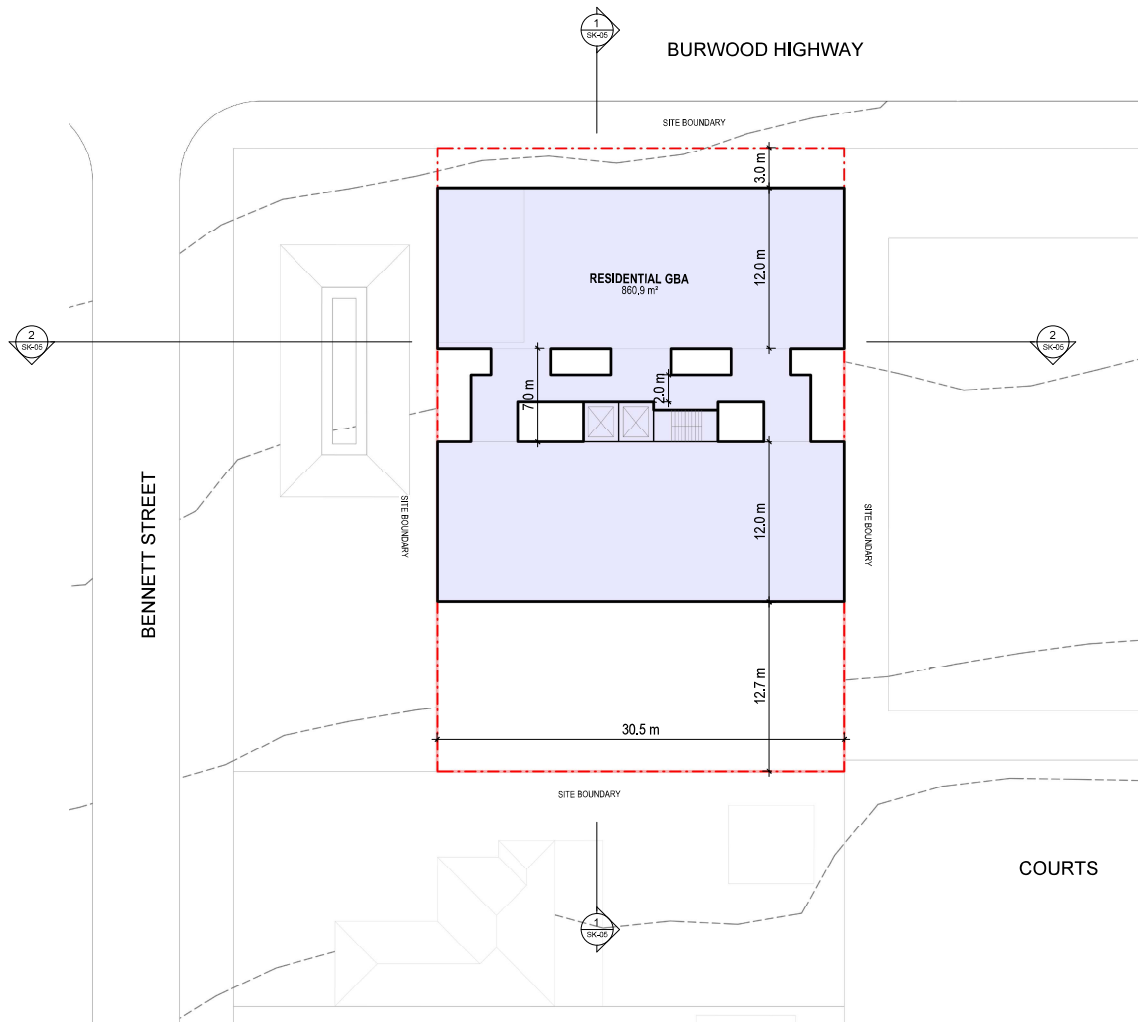
Status

Project No
2751.01
Drawing No
SK-01
Revision



Project Title		S.R.L.		SCHEME 9 - BURWOOD - UPLIFT SCHEME		hayball		Melbourne		Sydney		Brisbane		Canberra		Drawn By		Author		Rev		Date		Description		Drawing Title		Status		Project No		Revision	
								Level 1		Level 1		Level 1		Level 1		24/02/2025 4:31:50 PM		24/02/2025 4:31:50 PM		1: 2000@ A1						GROUND FLOOR PLAN				2751.01			
								250 Pinner Lane		1147 Ransgrove Street		250 Queen Street		2211 Linden Street																Drawing No		SK-02	
								T 461 3 9939 3844		T 461 3 9939 3844		T 461 3 9939 3844		T 461 3 9939 3844																			
								ABN 8400334361		ABN 8400334361		ABN 8400334361		ABN 8400334361																			
								100W Oving Street		100W Oving Street		100W Oving Street		100W Oving Street																			
								TAS Hayball		TAS Hayball		TAS Hayball		TAS Hayball																			

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



Project Title
S.R.L.
SCHEME 9 - BURWOOD - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
200 Sydney Lane 1117 Bankers Quay 200 Queen Street 2211 London Street
Melbourne VIC 3000 Sydney NSW 2015 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: 8400334361 Incorporated in Australia ACT: David Trotter 27324
HOBAS CIVIL ENGINEERING 2025 25/01/2025 25/01/2025 25/01/2025
TAS: Hayball 7337 VIC: Hayball 20076

Drawn By
Checked By
Date Printed
Scale
1:2000 A1
0 2 4 6 8 10 m

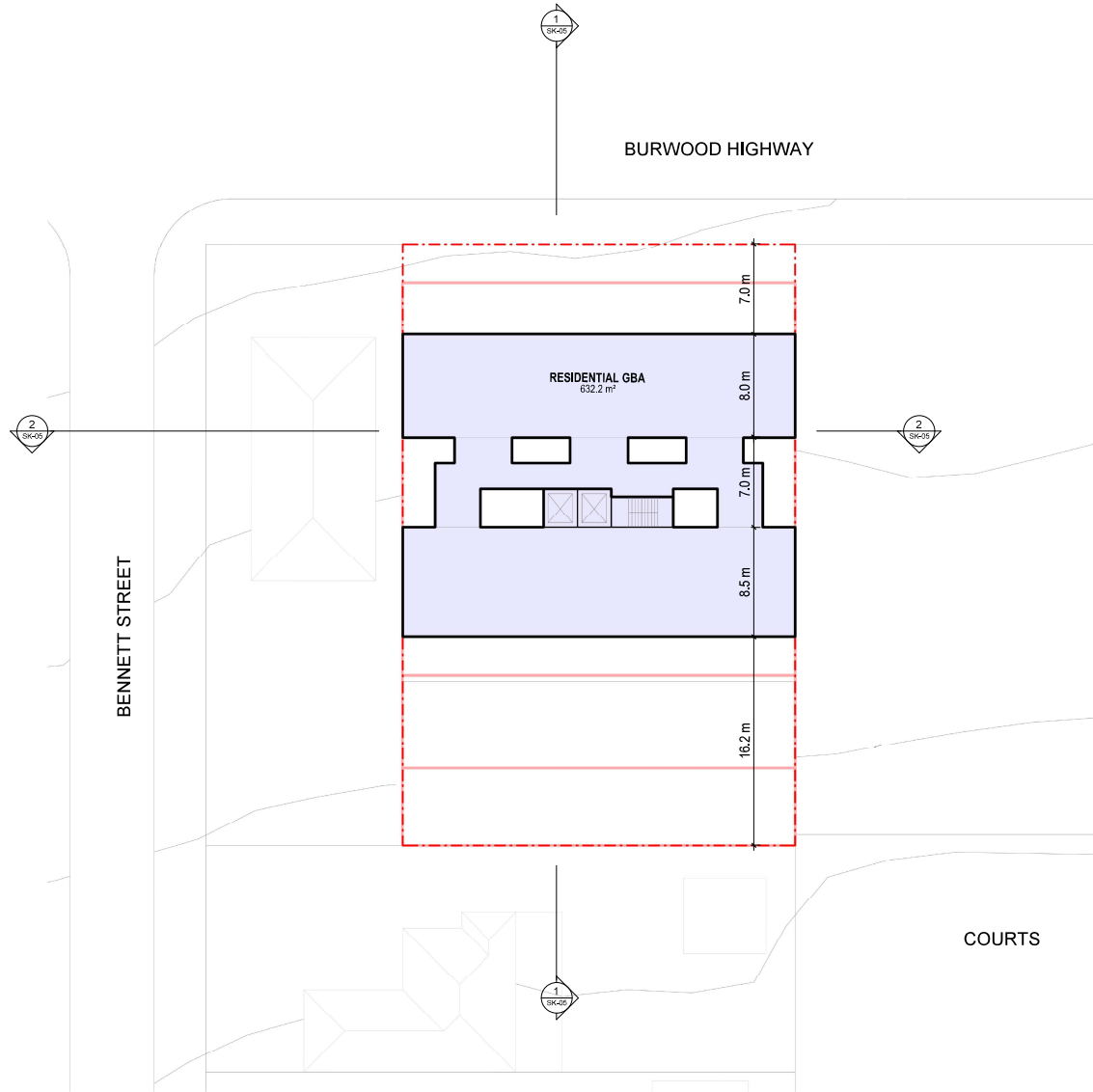
Rev Date Description

Drawing Title
LEVEL 1-5 PLAN

Status

Project No
2751.01
Drawing No
SK-03

Revision



Project Title
S.R.L.
SCHEME 9 - BURWOOD - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 200 Fintona Lane, Level 1, 1147 Bankers Quay, Level 1, 200 Queen Street, Level 1, 2211 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 9869 9329
ABN: 84003943611 Incorporated in Australia ACT: David Tarrant 2732,
HOBAS David Tarrant 9329, QLD: Chris Brown 4041, VIC: Hayball 3335,
TAS: Hayball 7337, VIC: Hayball 3337

Drawn By
Checked By
Date Printed
Scale
1:2000@ A1



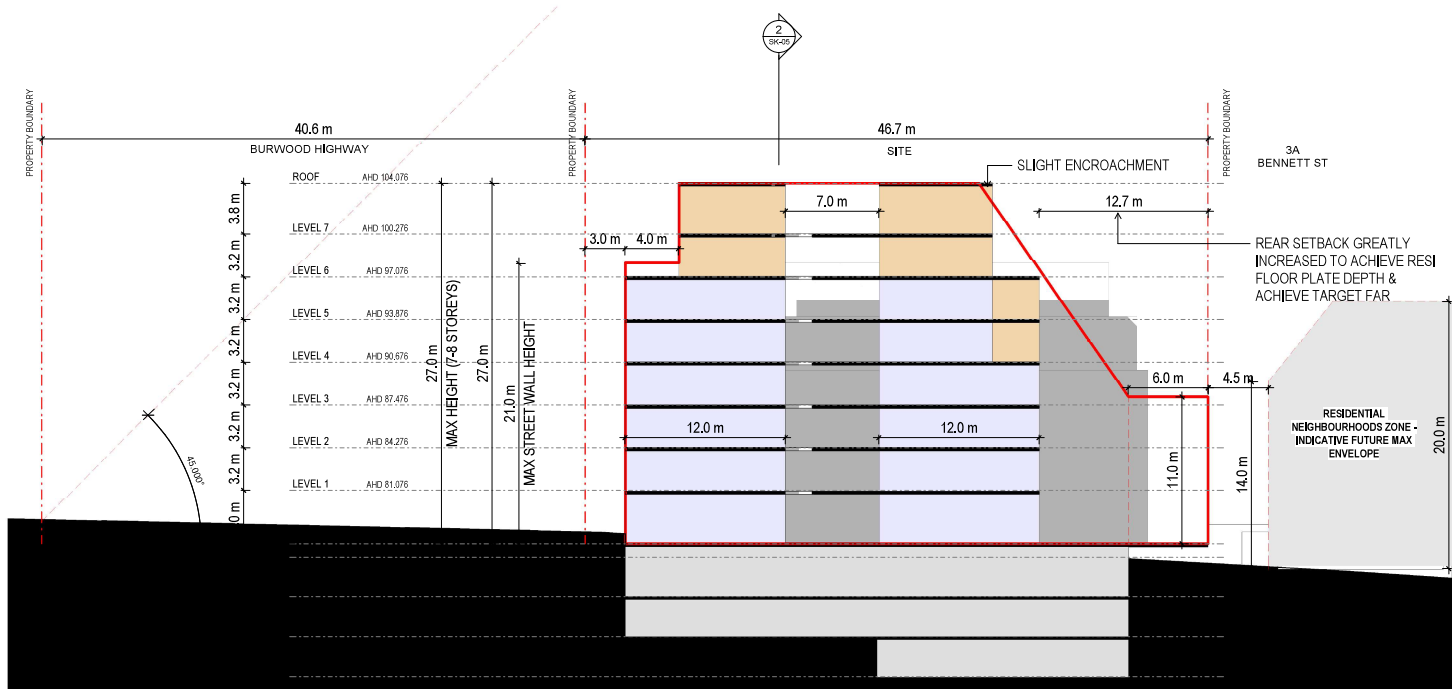
Rev Date Description

Drawing Title
LEVEL 6-7 PLAN

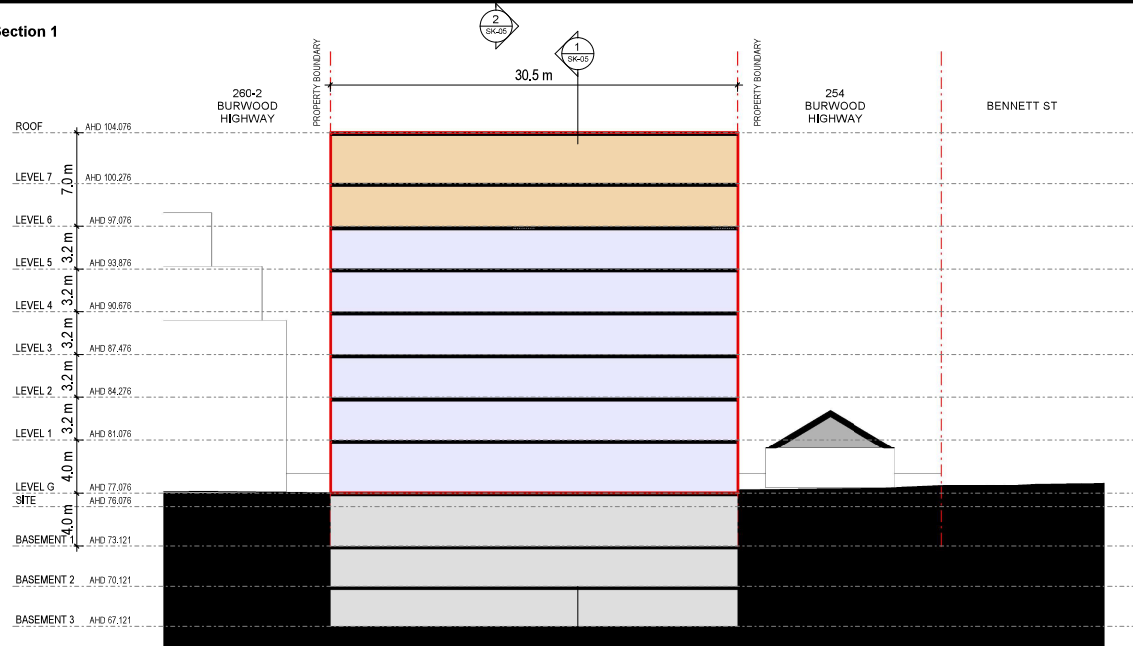
Status

Project No
2751.01
Drawing No
SK-04

Revision



Section 1



Section 2

Project Title
S.R.L.
SCHEME 9 - BURWOOD - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
200 Finner Lane 11-17 Barragamba Street 200 Queen Street 201 Union Street
Melbourne VIC 3000 Sydney NSW 1510 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9939 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9866 9329
ABN 8400394351 Incorporated in British ACT, David Tarrant 27/01/2020
100% Owner Tarrant 9/29/2020 ASIO: Chris Brown 4/01/2020 Hayball 10/01/2020
TAS: Hayball 7/10/2020 VIC: Hayball 10/01/2020

Drawn By
Checked By
Date Printed
Scale
1:2000 A1
0 2 4 6 8 10 m

Rev Date Description

Drawing Title
SECTIONS SHEET 1

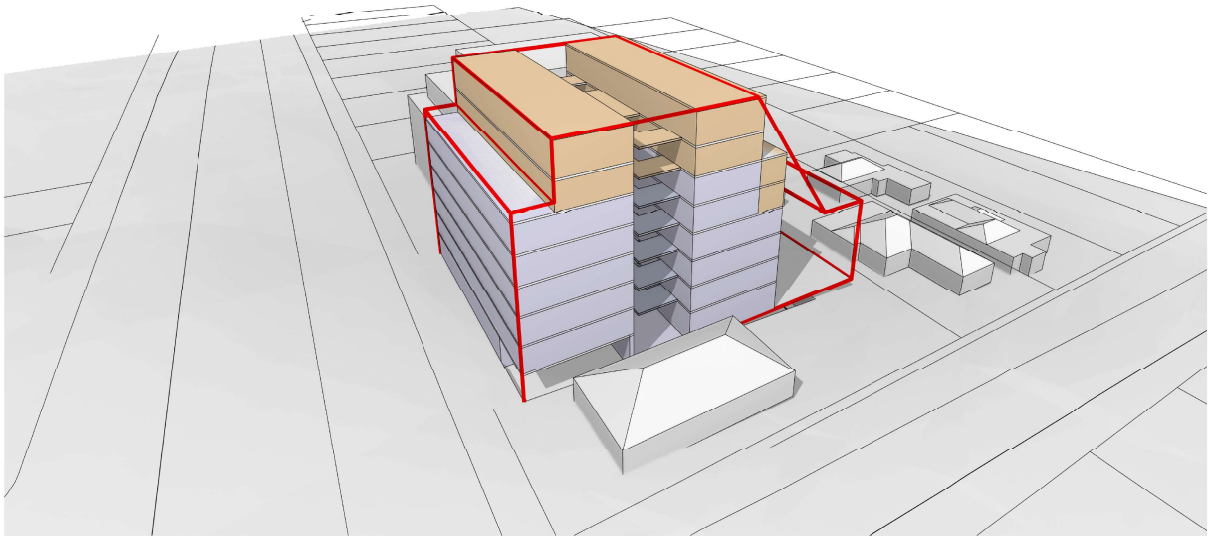
Status

Project No
2751.01
Drawing No
SK-05

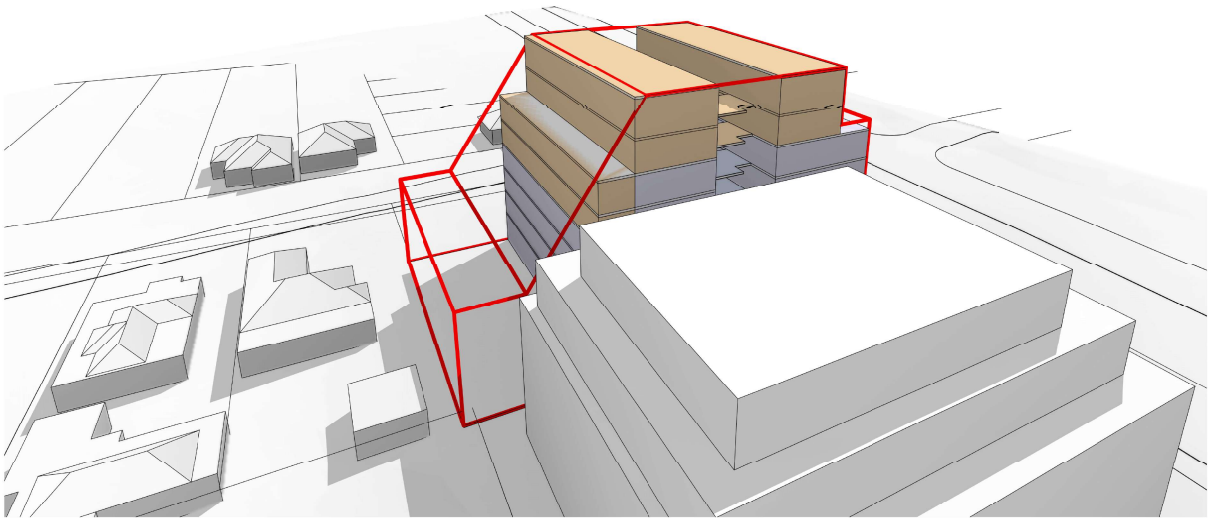
Revision

Legend

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



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Scheme 10 - Burwood

Compliant Scheme

Main Streets (Area A)
Site Area: 1248m²

Requirements:

- Preferred Max Height: 25m
- Max Density (FAR): 4:1
- Deep Soil: n/a
- Min Car spaces: 42

Proposed Option Summary:

- Height: 21m (6 Storeys)
- Building Density (FAR): 4:1
- Total Building Area (GBA): 4943m²
- Deep Soil: n/a
- Car Spaces provided: 55

Area Summary:

- Retail (NLA): 0m²
- Office (NLA): 670m²
- Residential (NSA)*: 3156m²

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

- Built Form Envelope FAR*: 5.9

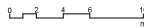
*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above, FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

*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.

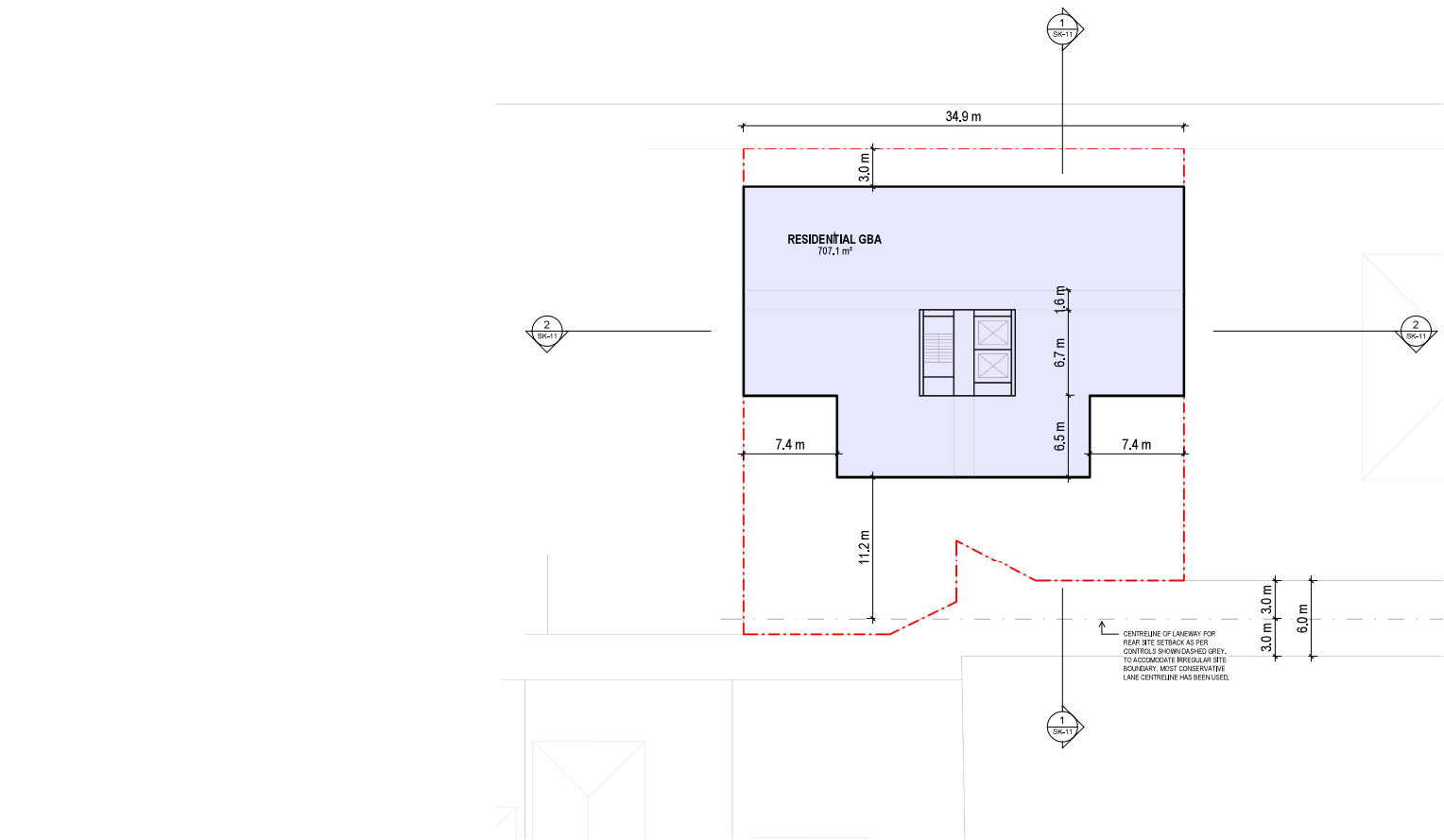


The information presented herein is preliminary. It will require further advice from a professional planning consultant and other consultants and is subject to approval from the relevant Statutory Authorities. Accurate survey information will be required from a licensed land surveyor. Any information 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	hAYBALL	Melbourne	Sydney	Brisbane	Canberra	Drawn By	Author	Rev	Date	Description	Drawing Title	Status	Project No	Revision
S.R.L.		Level 1 250 Windsor Lane Melbourne VIC 3000 T +61 3 9599 3844	Ground Floor 11-17 Bankers Quay Sydney NSW 1510 T +61 2 9660 9329	Level 1 250 Queen Street Brisbane QLD 4000 T +61 7 3231 9921	Level 1 2211 London Street Canberra ACT 2601 T +61 2 9869 9329	Checked By Date Printed	24/02/2025 4:37:57 PM				SITE PLAN		2751.02	
SCHEME 10 - BURWOOD - COMPLIANT SCHEME		ABN: 84003943611 Incorporated in Australia ACT: David Trotter 27210 HOB: David Trotter 9239 QLD: Chris Brown 4641 WA: Hayball 5205 TAS: Hayball 7337 VIC: Hayball 52070											Drawing No SK-00	







Project Title
S.R.L.
SCHEME 10 - BURWOOD - COMPLIANT
SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
250 Windsor Lane 11-17 Bankers Quay Street 250 Queen Street 2211 London Circuit
Melbourne VIC 3000 Sydney NSW 2015 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: 84003943651 Incorporated in British ACT: David Trotter (2732),
HOB: David Trotter (2732) A/C: Chad Brown (4641), Dan Hayball (5155),
TAS: Hayball P337, VIC: Hayball 00076

Drawn By
Checked By
Date Printed
Scale
1:2000@ A1
Author
Checked
24/02/2025 4:38:03 PM
1:2000@ A1
0 2 4 6 8 10 m

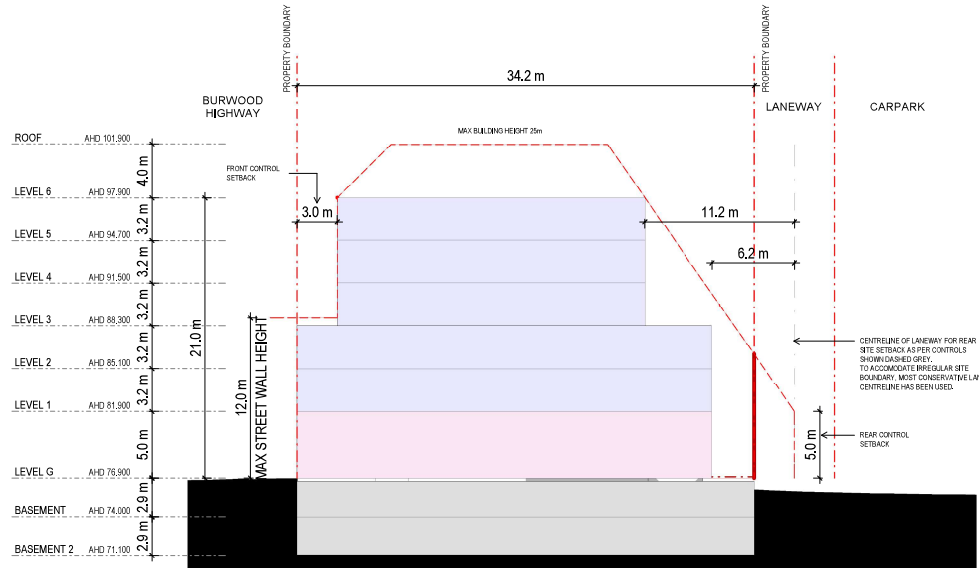
Rev Date Description

Drawing Title
LEVEL 3-5 PLAN

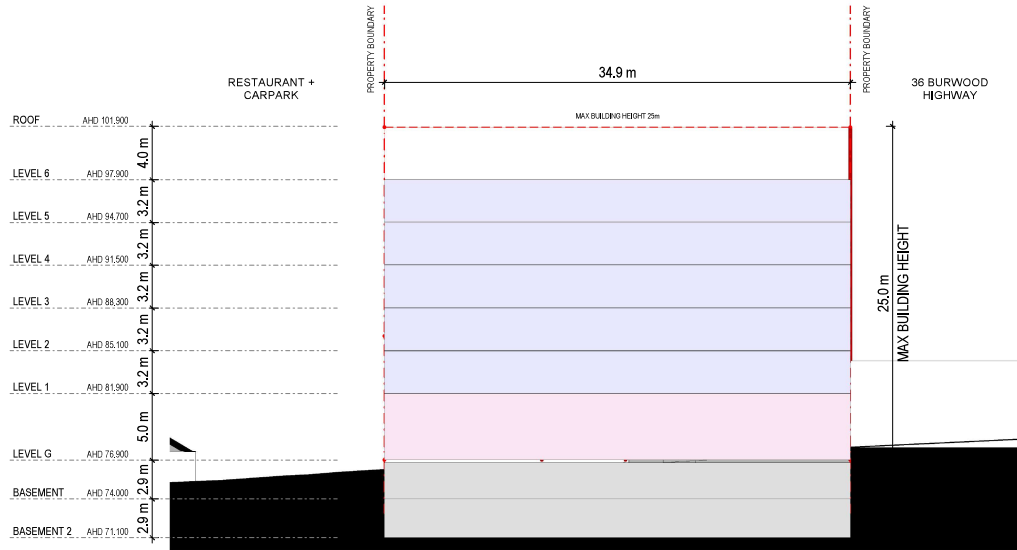
Status

Project No
2751.02
Drawing No
SK-08

Revision



Section 1



Section 2