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**ADVERTISED
PLAN**

1-5 KINTORE STREET
1-5 KINTORE STREET, SPRINGVALE VIC 3171

TOWN PLANNING
MULTI-RESIDENTIAL SOCIAL HOUSING

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TOWN PLANNING

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Drawing List - Town Planning		
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TP1	FOR PLANNING	14.11.2024	CP
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REVISION	DESCRIPTION	DATE	BY
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CUBINT
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PROJECT ADDRESS
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VIC 3171

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PROJECT
1-5 KINTORE STREET

DRAWING TITLE
COVER

DRAWN BY	OW	CHECKED BY	CP	PROJECT No	23023
SCALE		DATE	14.11.2024		

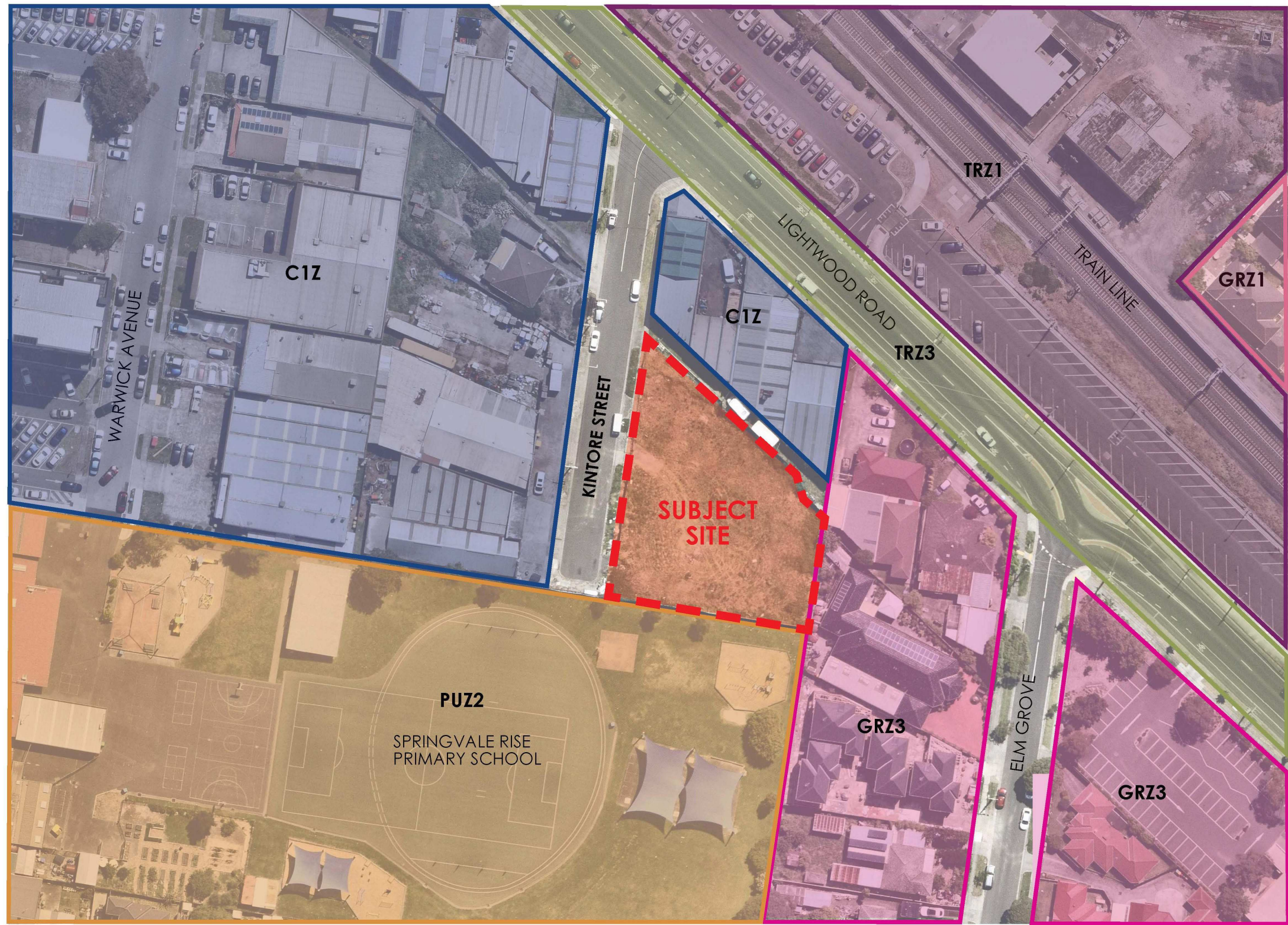
FILE REF

DRAWING No

TP-000

REVISION

TP 1



- Subject Site
- TRZ1 Transport Zone 1 - State Transport Infrastructure
- TRZ3 Transport Zone 3 - Significant Municipal Road
- C1Z Commercial Zone 1
- GRZ1 General Residential Zone 1
- GRZ3 General Residential Zone 3
- PUZ2 Public Use Zone - Education

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LOCALITY PLAN - NTS

ADVERTISED PLAN

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PROJECT ADDRESS 1-5 KINTORE STREET, SPRINGVALE VIC 3171		

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PROJECT
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DRAWING TITLE
LOCALITY PLAN

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FILE REF			

DRAWING No: TP-010	REVISION: TP 1
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STREET VIEW 01



STREET VIEW 02



STREET VIEW 03

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TOWN PLANNING

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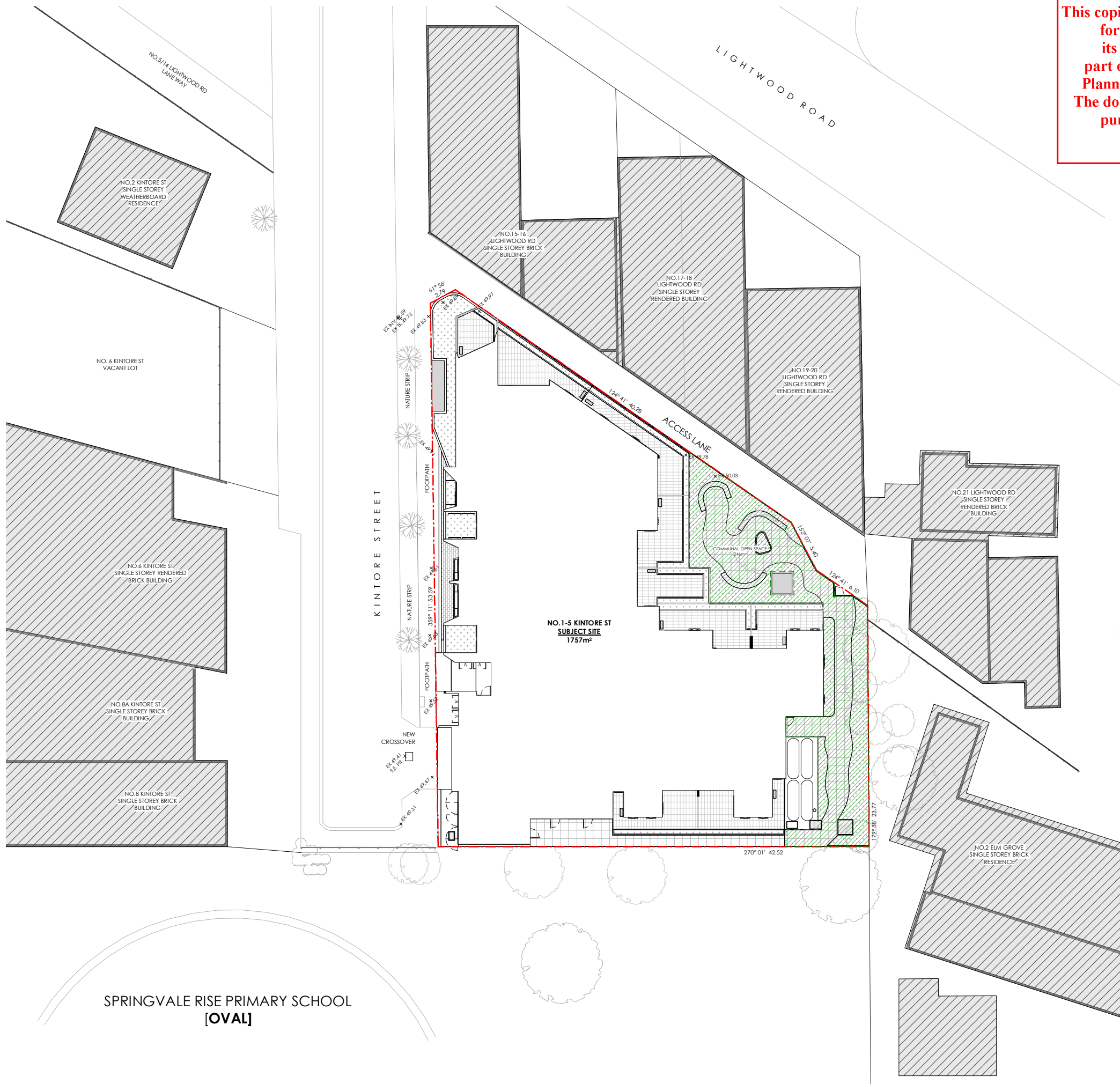
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PROJECT
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DRAWING TITLE
 EXISTING SITE ANALYSIS

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TP-011	TP 1



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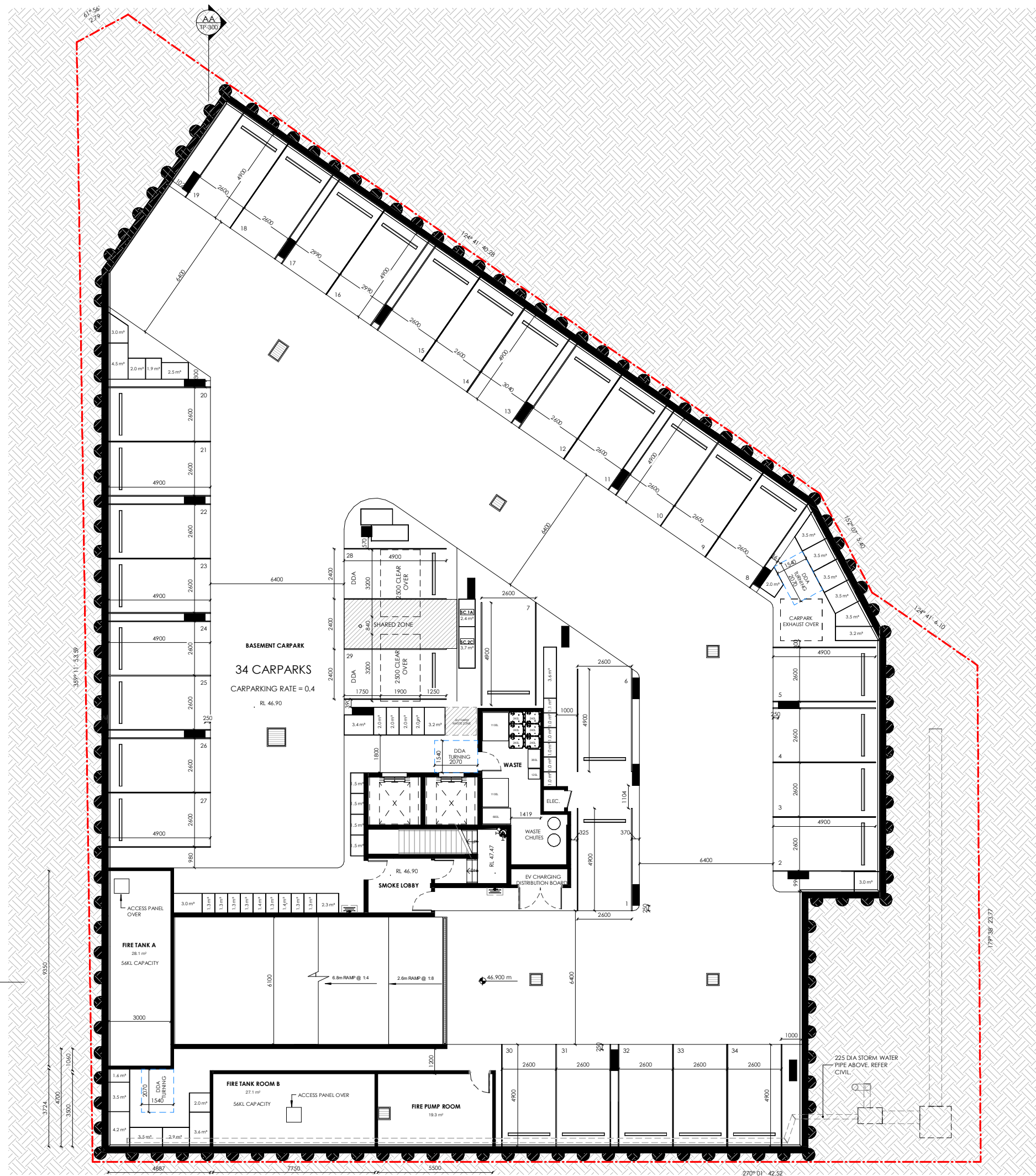
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SITE PLAN

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TP-020

REVISION
TP 1

SPRINGVALE RISE PRIMARY SCHOOL [OVAL]



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PROJECT
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DRAWING TITLE
PLAN - BASEMENT 01

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SCALE 1:100

FILE REF

DRAWING No	REVISION
TP-100	TP 1

ADVERTISED PLAN

LEGEND

- TITLE BOUNDARY
- - - NATURAL GROUND LINE
- × EX 49.23 EXISTING GROUND LEVEL
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT

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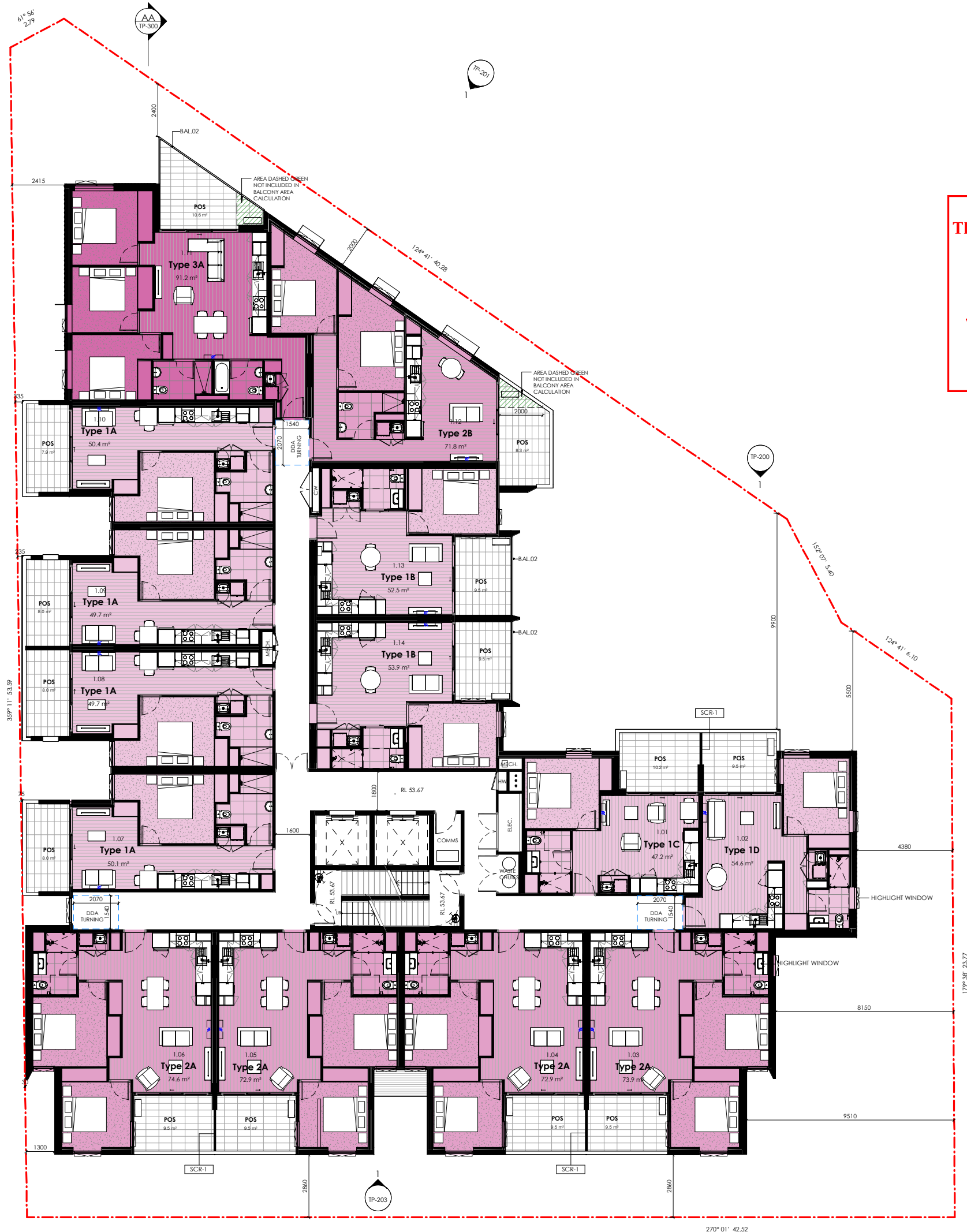
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1-5 KINTORE STREET

DRAWING TITLE
PLAN - GROUND

DRAWN BY: WJ	CHECKED BY: CP
SCALE: As indicated	DATE: 14.11.2024
PROJECT No: 23023	

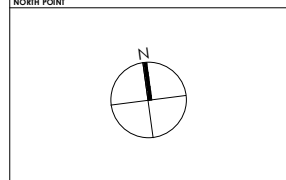
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LEGEND

- TITLE BOUNDARY
- - - NATURAL GROUND LINE
- × EX 49.23 EXISTING GROUND LEVEL
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT

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PROJECT
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DRAWING TITLE
PLAN - LEVEL 01-03

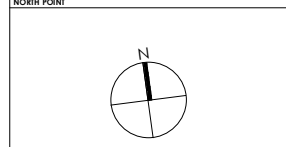
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- LEGEND**
- TITLE BOUNDARY
 - - - NATURAL GROUND LINE
 - × EX 49.23 EXISTING GROUND LEVEL
 - 1 BED APARTMENT
 - 2 BED APARTMENT
 - 3 BED APARTMENT

TOWN PLANNING

REVISION	DESCRIPTION	DATE	BY
1	FOR PLANNING	14.11.2024	CP

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PROJECT
1-5 KINTORE STREET

DRAWING TITLE
PLAN - LEVEL 04-05

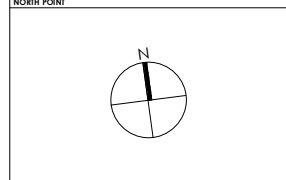
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- LEGEND**
- TITLE BOUNDARY
 - - - NATURAL GROUND LINE
 - × EX 49.23 EXISTING GROUND LEVEL
 - 1 BED APARTMENT
 - 2 BED APARTMENT
 - 3 BED APARTMENT

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TANGO PROJECTS

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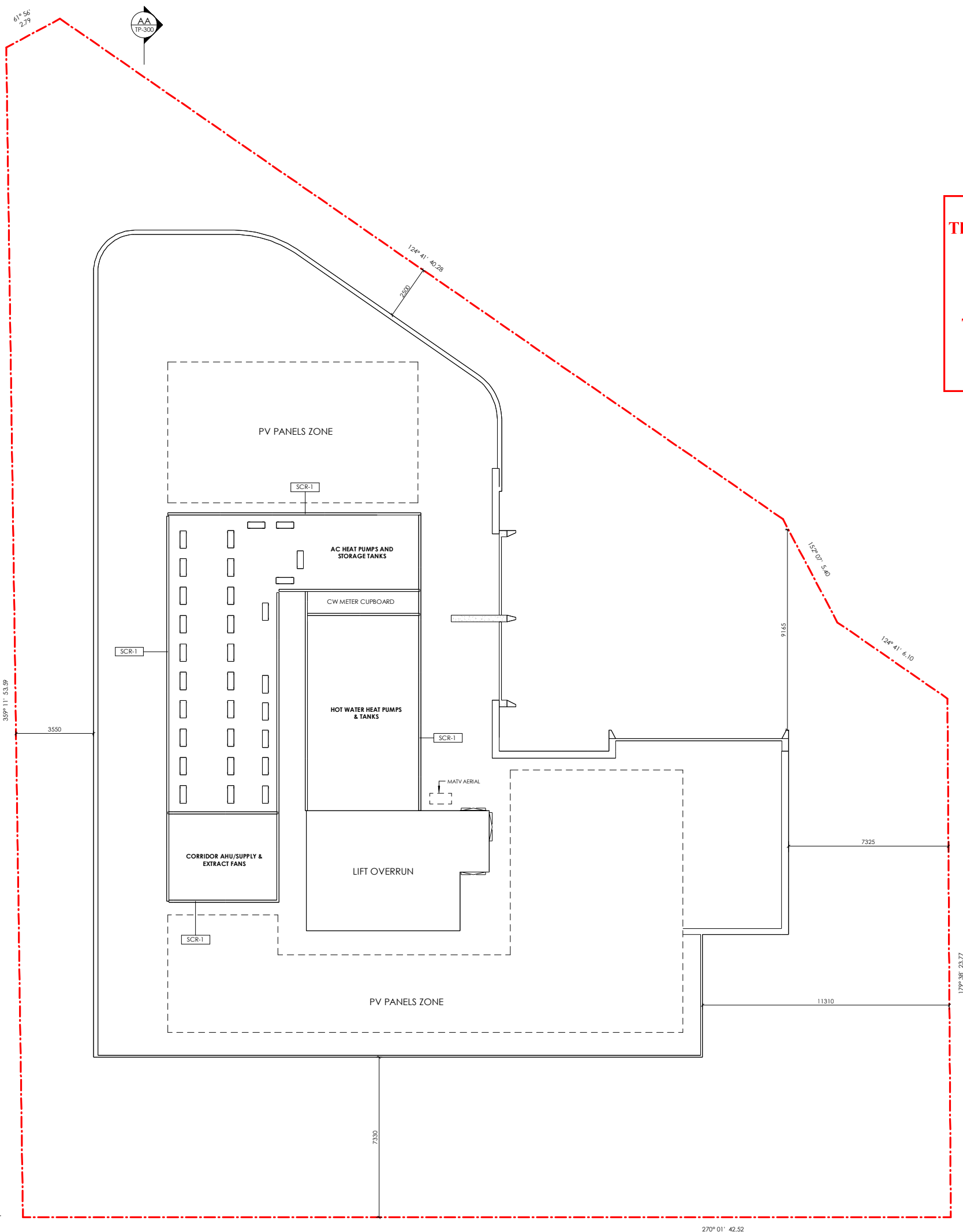
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PROJECT
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DRAWING TITLE
PLAN - LEVEL 06

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TP-104	TP 1



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PROJECT
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DRAWING TITLE
 PLAN - ROOF & PLANT

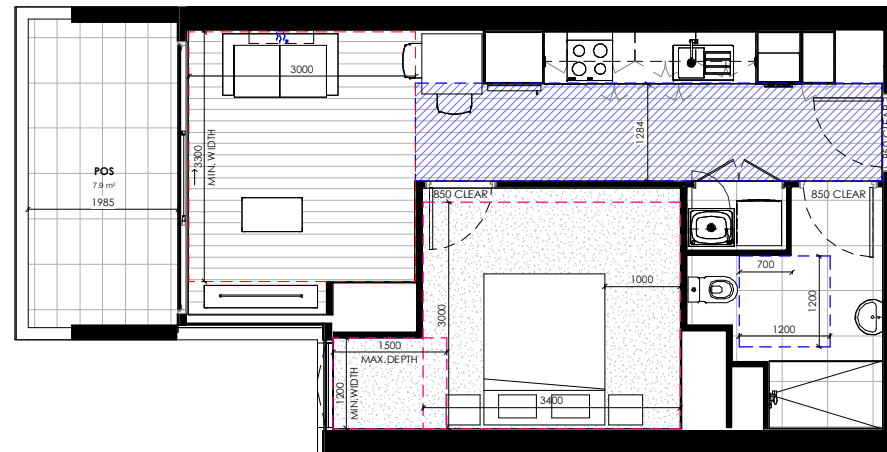
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ADVERTISED PLAN



1 Apt Type 1A
1:50

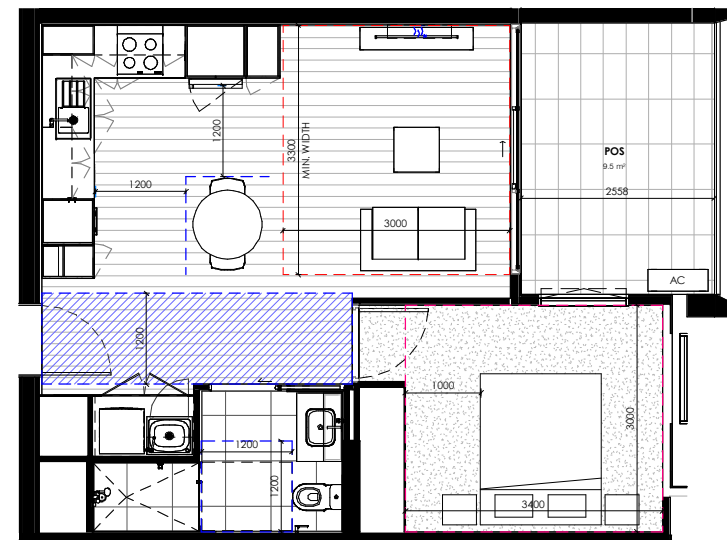
APARTMENT TYPE 1A
1 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BADS ADAPTABLE	YES
NATURAL VENTILATION	NO
LIVING ROOM DEPTH MIN. 3.3m	YES
BEDROOM 3m x 3.4m	YES
BALCONY ORIENTATION	WEST
BALCONY MIN. 8m ²	YES

Apartment Type 1A	
Level	Number

LEVEL 01	1.07
LEVEL 01	1.08
LEVEL 01	1.09
LEVEL 01	1.10
LEVEL 02	2.07
LEVEL 02	2.08
LEVEL 02	2.09
LEVEL 02	2.10
LEVEL 03	3.07
LEVEL 03	3.08
LEVEL 03	3.09
LEVEL 03	3.10
LEVEL 04	4.06
LEVEL 04	4.07
LEVEL 04	4.08
LEVEL 04	4.09
LEVEL 05	5.06
LEVEL 05	5.07
LEVEL 05	5.08
LEVEL 05	5.09

Type 1A: 20



2 Apt Type 1B
1:50

APARTMENT TYPE 1B
1 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	GOLD
BADS ADAPTABLE	YES
NATURAL VENTILATION	NO
LIVING ROOM DEPTH MIN. 3.3m	YES
BEDROOM 3m x 3.4m	YES
BALCONY ORIENTATION	WEST
BALCONY MIN. 8m ²	YES

Apartment Type 1B	
Level	Number

LEVEL 01	1.13
LEVEL 01	1.14
LEVEL 02	2.13
LEVEL 02	2.14
LEVEL 03	3.13
LEVEL 03	3.14
LEVEL 04	4.12
LEVEL 04	4.13
LEVEL 05	5.12
LEVEL 05	5.13
LEVEL 06	6.09
LEVEL 06	6.10
GROUND	G.08
GROUND	G.09

Type 1B: 14

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LEGEND

- 1200mm ACCESSIBLE PATHWAY
- NATURAL VENTILATION PATH

TOWN PLANNING

REVISION	DESCRIPTION	DATE	BY
TP1	FOR PLANNING	14.11.2024	CP

CUBIT
TANGO PROJECTS

PROJECT ADDRESS
1-5 KINTORE STREET, SPRINGVALE
VIC 3171

ARCHITECT AND LEAD CONSULTANT



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PROJECT
1-5 KINTORE STREET

DRAWING TITLE
PLAN - APT TYPES - Sheet 01

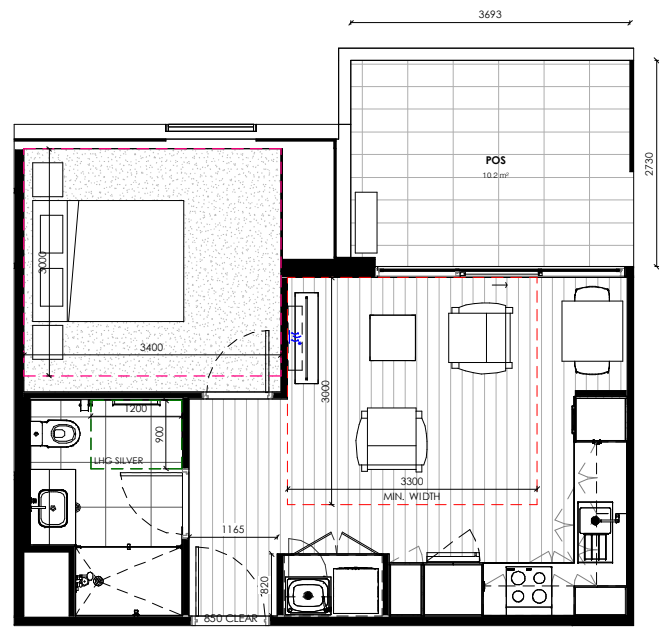
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OW	CP	14.11.2024	23023

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1 Apt Type 1C
1:50

APARTMENT TYPE 1C
1 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BADS ADAPTABLE	NO
NATURAL VENTILATION	NO
LIVING ROOM DEPTH MIN. 3.3m	YES
BEDROOM 3m x 3.4m	YES
BALCONY ORIENTATION	NORTH
BALCONY MIN. 8m²	YES

Apartment Type 1C	
Level	Number
LEVEL 01	1.01
LEVEL 02	2.01
LEVEL 03	3.01
GROUND	G.01

Type 1C: 4



2 Apt Type 1D
1:50

APARTMENT TYPE 1D
1 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BADS ADAPTABLE	NO
NATURAL VENTILATION	YES
LIVING ROOM DEPTH MIN. 3.3m	YES
BEDROOM 3m x 3.4m	YES
BALCONY ORIENTATION	NORTH
BALCONY MIN. 8m²	YES

Apartment Type 1D	
Level	Number
LEVEL 01	1.02
LEVEL 02	2.02
LEVEL 03	3.02
GROUND	G.02

Type 1D: 4

NORTH POINT

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LEGEND

- 1200mm ACCESSIBLE PATHWAY
- NATURAL VENTILATION PATH

TOWN PLANNING

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PROJECT
1-5 KINTORE STREET

DRAWING TITLE
PLAN - APT TYPES - Sheet 02

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PROJECT No: 23023	FILE #P

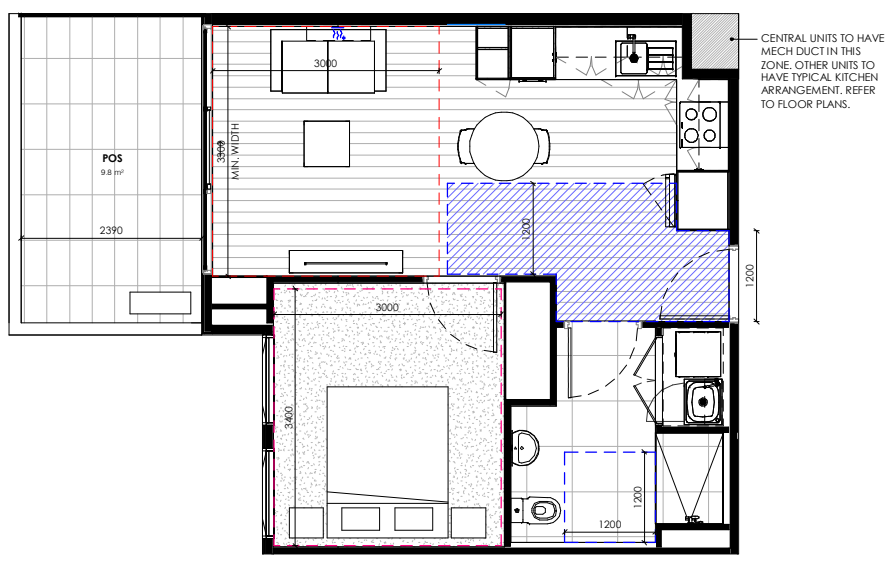
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- LEGEND**
- 1200mm ACCESSIBLE PATHWAY
 - NATURAL VENTILATION PATH



CENTRAL UNITS TO HAVE MECH DUCT IN THIS ZONE. OTHER UNITS TO HAVE TYPICAL KITCHEN ARRANGEMENT. REFER TO FLOOR PLANS.

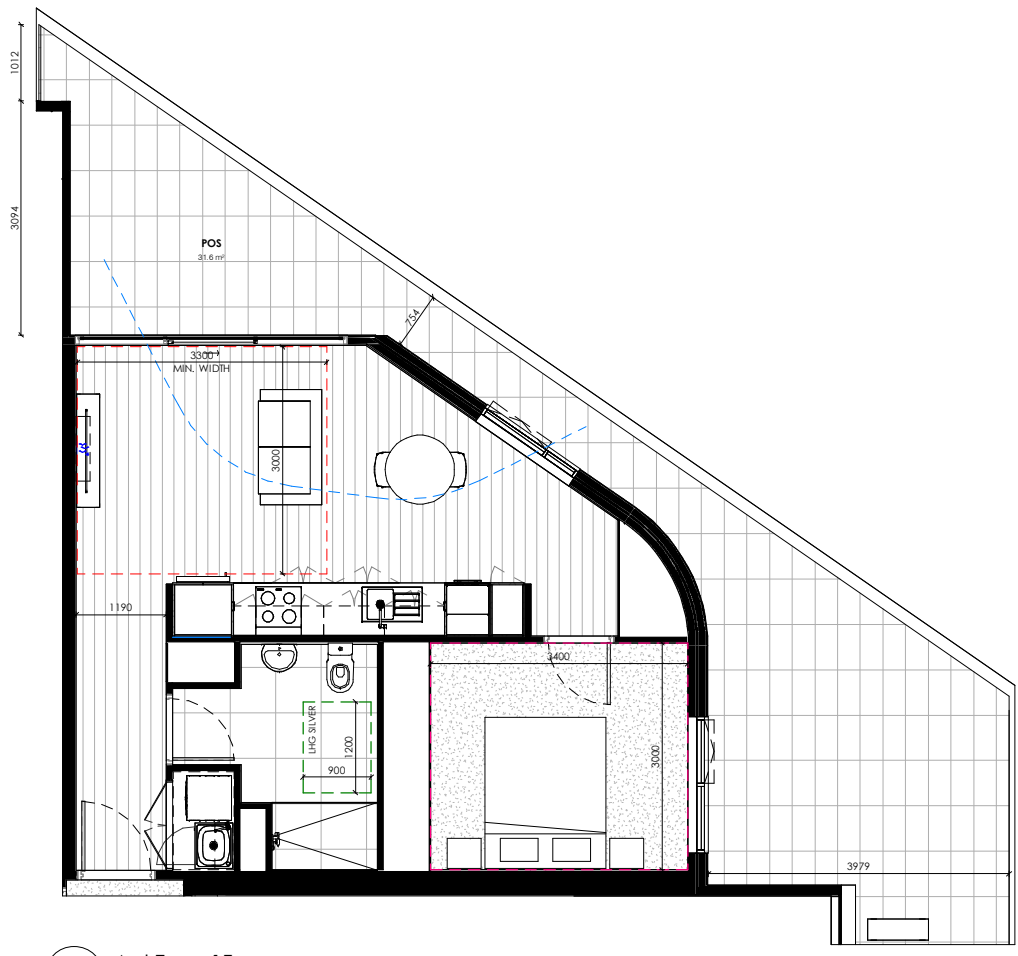
1 Apt Type 1E
1:50

APARTMENT TYPE 1E
1 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BADS ADAPTABLE	YES
NATURAL VENTILATION	NO
LIVING ROOM DEPTH MIN. 3.3m	YES
BEDROOM 3m x 3.4m	YES
BALCONY MIN. 8m ²	NO

Apartment Type 1E	
Level	Number
LEVEL 06	6.04
LEVEL 06	6.05
LEVEL 06	6.06

Type 1E: 3



2 Apt Type 1F
1:50

APARTMENT TYPE 1F
1 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BADS ADAPTABLE	NO
NATURAL VENTILATION	YES
LIVING ROOM DEPTH MIN. 3.3m	YES
MASTER BEDROOM 3m x 3.4m	YES
BALCONY MIN. 8m ²	YES

Apartment Type 1F	
Level	Number
LEVEL 06	6.08

Type 1F: 1

TOWN PLANNING

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PROJECT
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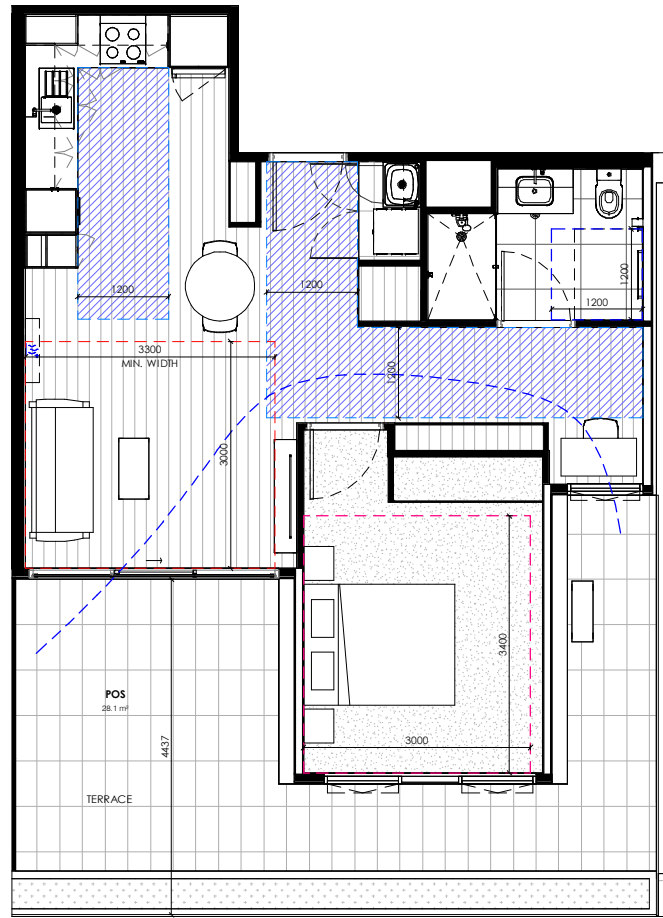
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PLAN - APT TYPES - Sheet 03

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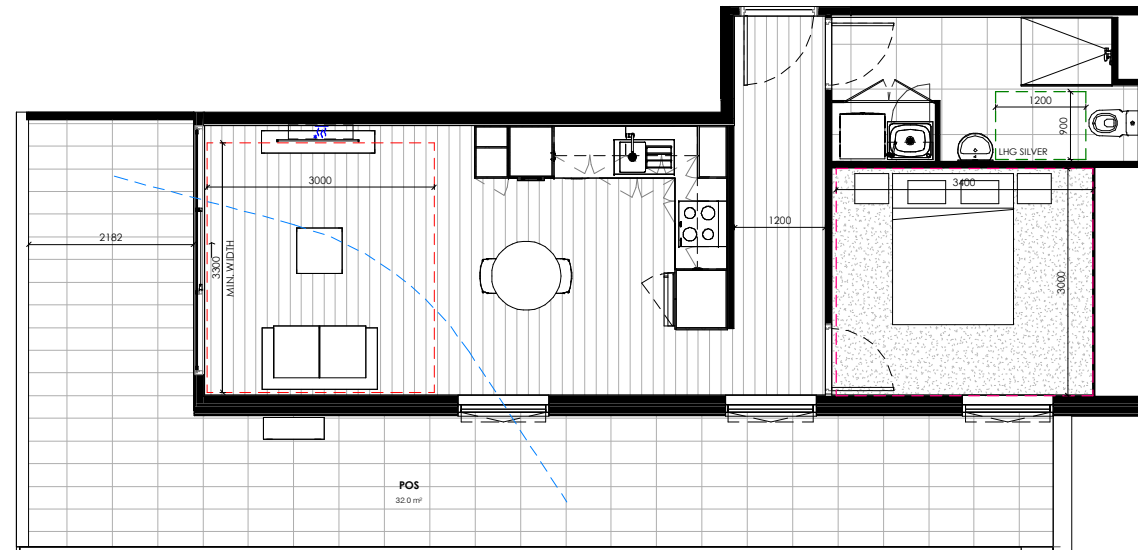
PLANTER BOX

1 Apt Type 1G
1:50

APARTMENT TYPE 1G
1 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	GOLD
BADS ADAPTABLE	YES
NATURAL VENTILATION	YES
LIVING ROOM DEPTH MIN. 3.3m	YES
MASTER BEDROOM 3m x 3.4m	YES
BALCONY MIN. 8m ²	YES

Apartment Type 1G	
Level	Number
GROUND	G.03
Type 1G: 1	



2 Apt Type 1H
1:50

APARTMENT TYPE 1H
1 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BADS ADAPTABLE	NO
NATURAL VENTILATION	YES
LIVING ROOM DEPTH MIN. 3.3m	YES
MASTER BEDROOM 3m x 3.4m	YES
BALCONY MIN. 8m ²	YES

Apartment Type 1H	
Level	Number
LEVEL 06	6.03
Type 1H: 1	

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TOWN PLANNING

REVISION	DESCRIPTION	DATE	BY
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TANGO PROJECTS

PROJECT ADDRESS
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VIC 3171

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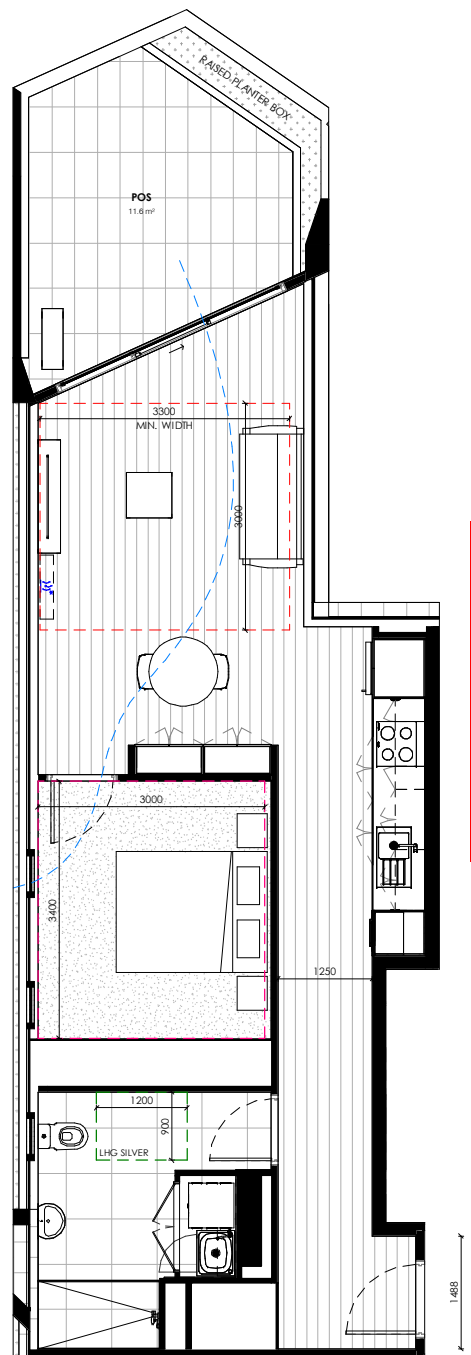
PROJECT
1-5 KINTORE STREET

DRAWING TITLE
PLAN - APT TYPES - Sheet 04

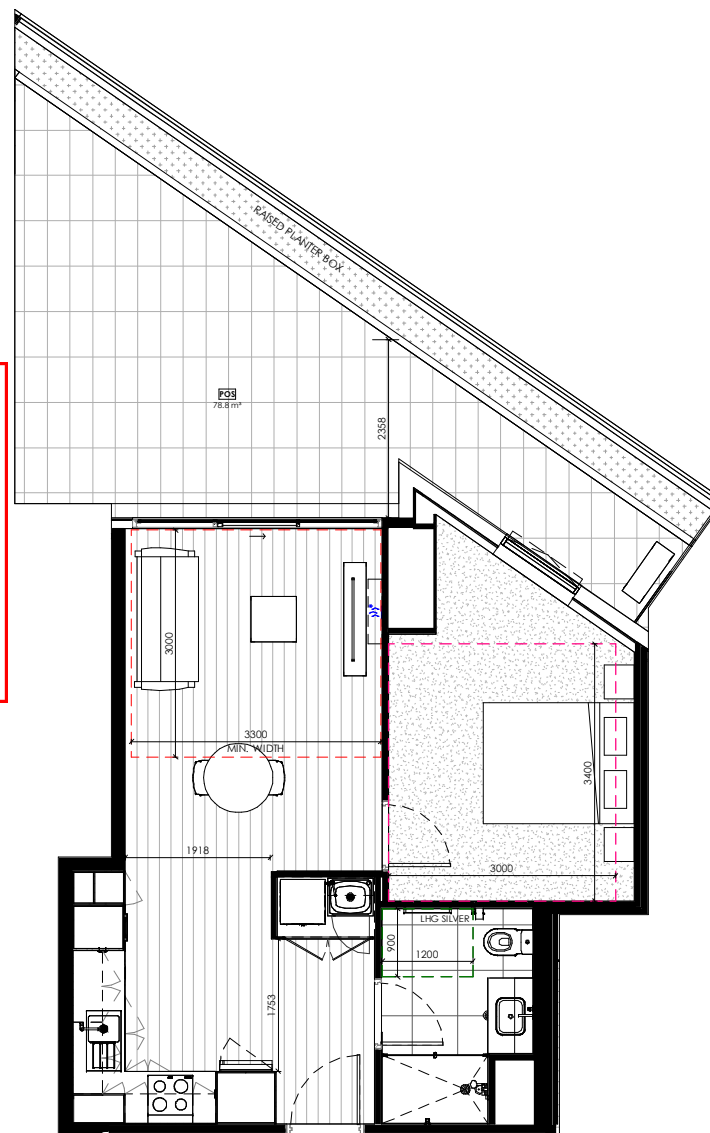
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1 Apt Type 1I
1:50

APARTMENT TYPE 1I
1 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BADS ADAPTABLE	NO
NATURAL VENTILATION	YES
LIVING ROOM DEPTH MIN. 3.3m	YES
MASTER BEDROOM 3m x 3.4m	YES
BALCONY MIN. 8m ²	YES

Apartment Type 1I	
Level	Number
GROUND	G.05
Type 1I: 1	

2 Apt Type 1J
1:50

APARTMENT TYPE 1J
1 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BADS ADAPTABLE	NO
NATURAL VENTILATION	NO
LIVING ROOM DEPTH MIN. 3.3m	YES
MASTER BEDROOM 3m x 3.4m	YES
BALCONY MIN. 8m ²	YES

Apartment Type 1J	
Level	Number
GROUND	G.06
Type 1J: 1	

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PROJECT
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PLAN - APT TYPES - Sheet 05

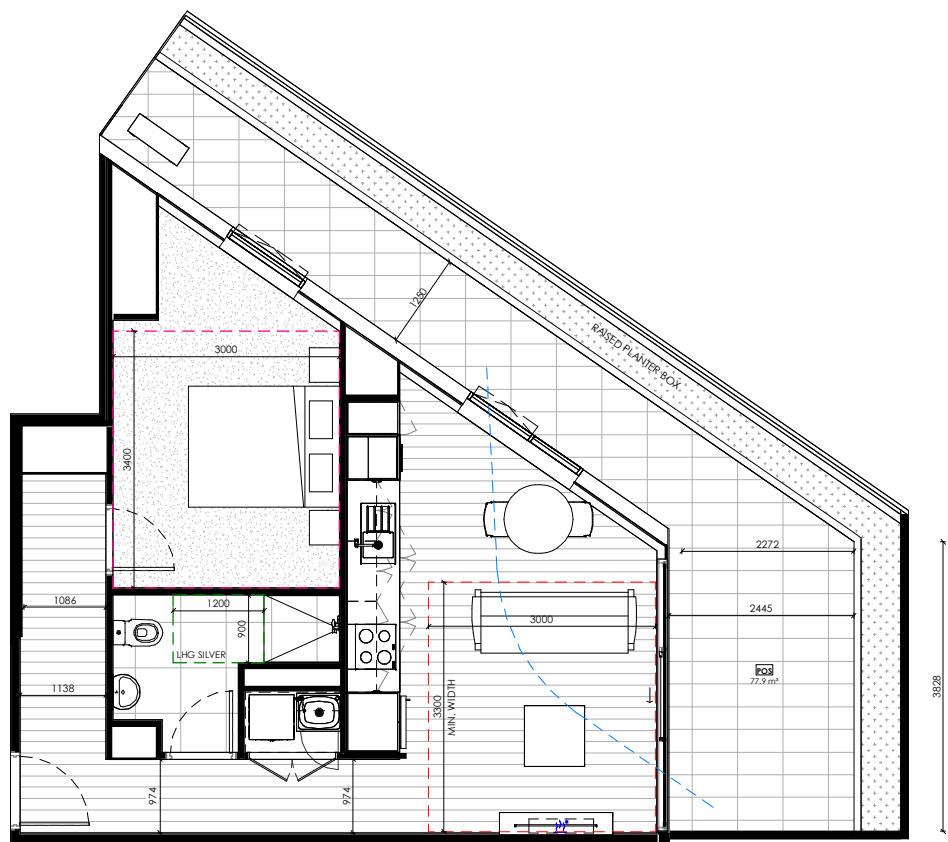
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1 Apt Type 1K
1:50

APARTMENT TYPE 1K
1 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BADS ADAPTABLE	NO
NATURAL VENTILATION	YES
LIVING ROOM DEPTH MIN. 3.3m	YES
MASTER BEDROOM 3m x 3.4m	YES
BALCONY MIN. 8m ²	YES

Apartment Type 1K	
Level	Number
GROUND	G.07

Type 1K: 1

TOWN PLANNING

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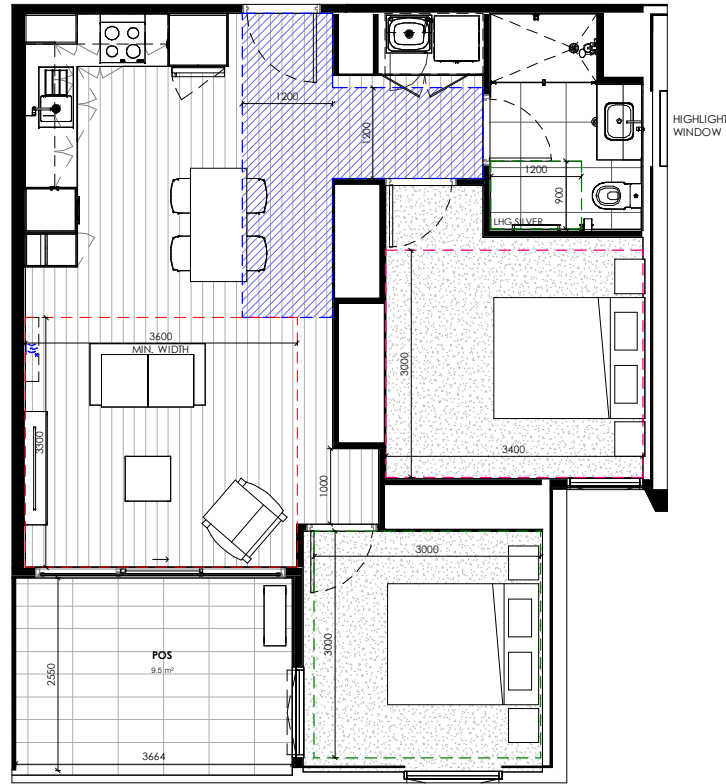
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PLAN - APT TYPES - Sheet 06

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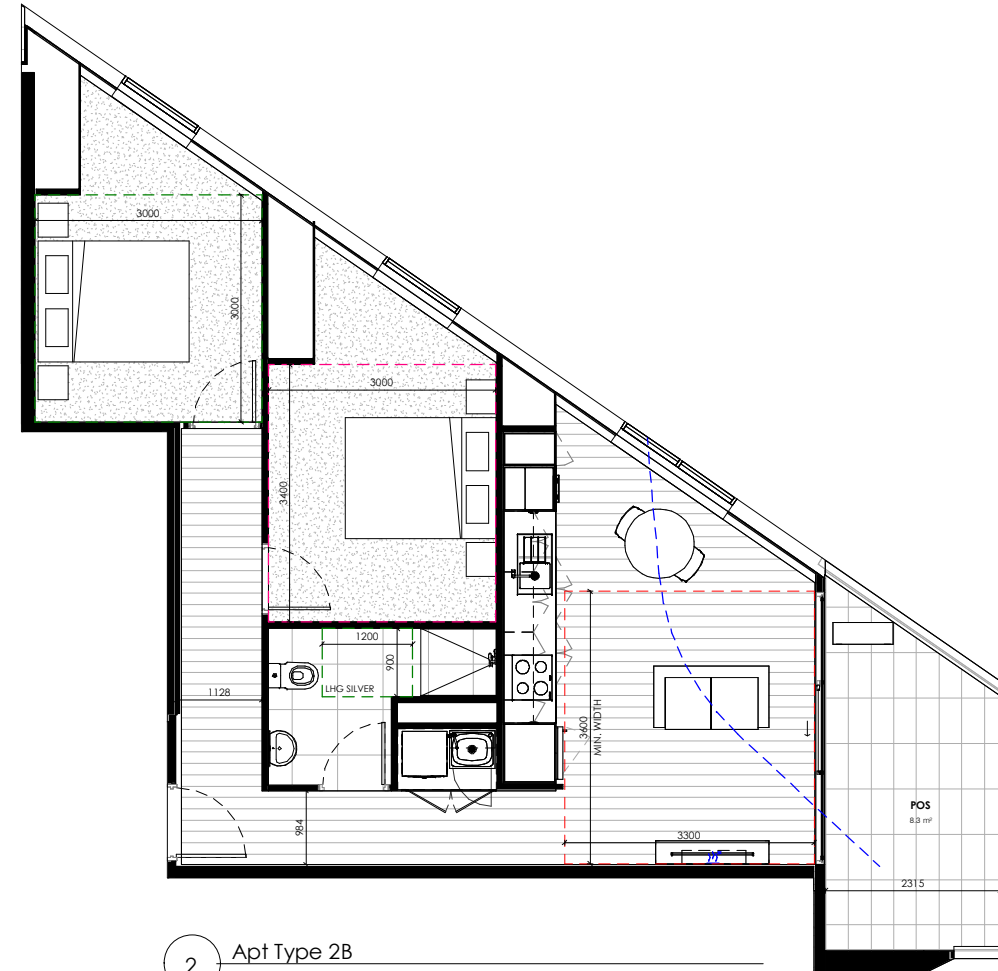
1 Apt Type 2A
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APARTMENT TYPE 2A
2 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BATHS ADAPTABLE	YES
NATURAL VENTILATION	YES (CORNER UNITS)
LIVING ROOM DEPTH MIN. 3.6m	YES
MASTER BEDROOM 3m x 3.4m	YES
SECONDARY BEDROOM 3m x 3m	YES
BALCONY ORIENTATION	SOUTH
BALCONY MIN. 8m ²	YES

Apartment Type 2A	
Level	Number
LEVEL 01	1.03
LEVEL 01	1.04
LEVEL 01	1.05
LEVEL 01	1.06
LEVEL 02	2.03
LEVEL 02	2.04
LEVEL 02	2.05
LEVEL 02	2.06
LEVEL 03	3.03
LEVEL 03	3.04
LEVEL 03	3.05
LEVEL 03	3.06
GROUND	G.04

Type 2A: 13



2 Apt Type 2B
1:50

APARTMENT TYPE 2B
2 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BATHS ADAPTABLE	NO
NATURAL VENTILATION	YES
LIVING ROOM DEPTH MIN. 3.6m	YES
MASTER BEDROOM 3m x 3.4m	YES
SECONDARY BEDROOM	YES
BALCONY ORIENTATION	EAST
BALCONY MIN. 8m ²	YES

Apartment type 2B	
Level	Number
LEVEL 01	1.12
LEVEL 02	2.12
LEVEL 03	3.12
LEVEL 04	4.11
LEVEL 05	5.11

Type 2B: 5

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LEGEND

- 1200mm ACCESSIBLE PATHWAY
- NATURAL VENTILATION PATH

TOWN PLANNING

REVISION	DESCRIPTION	DATE	BY
TP1	FOR PLANNING	14.11.2024	CP

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TANGO PROJECTS

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PROJECT
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PLAN - APT TYPES - Sheet 07

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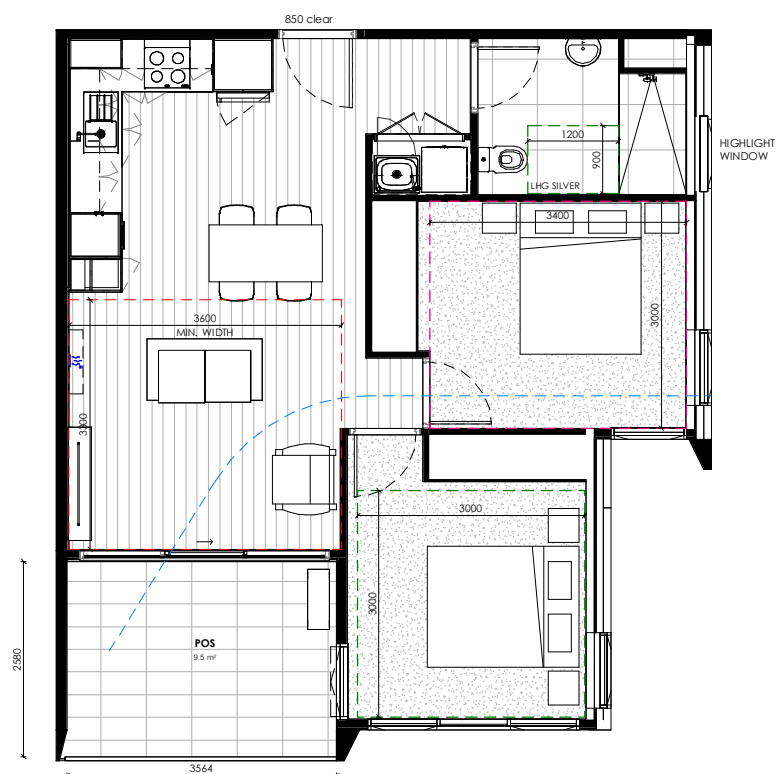
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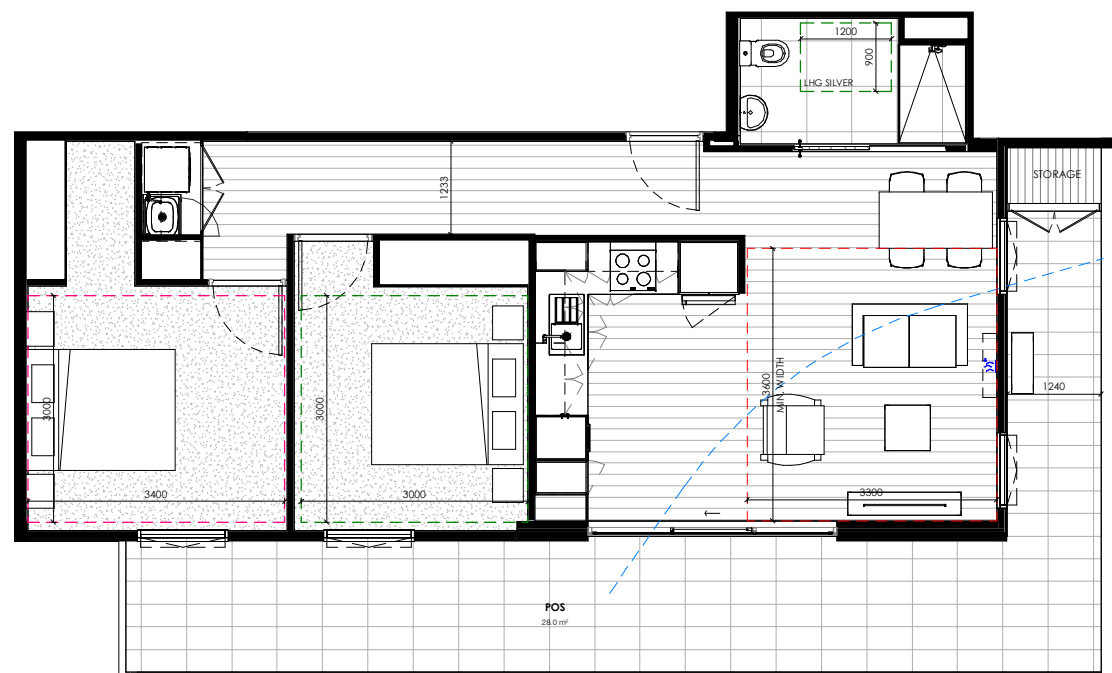
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LEGEND

- 1200mm ACCESSIBLE PATHWAY
- NATURAL VENTILATION PATH



1 Apt Type 2C
1:50



2 Apt Type 2D
1:50

APARTMENT TYPE 2C

2 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BADS ADAPTABLE	NO
NATURAL VENTILATION	YES (CORNER UNITS)
LIVING ROOM DEPTH MIN. 3.6m	YES
MASTER BEDROOM 3m x 3.4m	YES
SECONDARY BEDROOM	YES
BALCONY ORIENTATION	SOUTH
BALCONY MIN. 8m²	YES

Apartment Type 2C	
Level	Number
LEVEL 04	4.02
LEVEL 04	4.03
LEVEL 04	4.04
LEVEL 04	4.05
LEVEL 05	5.02
LEVEL 05	5.03
LEVEL 05	5.04
LEVEL 05	5.05

Type 2C: 8

APARTMENT TYPE 2D

2 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BADS ADAPTABLE	NO
NATURAL VENTILATION	YES
LIVING ROOM DEPTH MIN. 3.6m	YES
MASTER BEDROOM 3m x 3.4m	YES
SECONDARY BEDROOM	YES
BALCONY ORIENTATION	SOUTH/EAST
BALCONY MIN. 8m²	YES

Apartment Type 2D	
Level	Number
LEVEL 06	6.02

Type 2D: 1

TOWN PLANNING

REVISION	DESCRIPTION	DATE	BY
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TANGO PROJECTS

PROJECT ADDRESS
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PROJECT
1-5 KINTORE STREET

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PLAN - APT TYPES - Sheet 08

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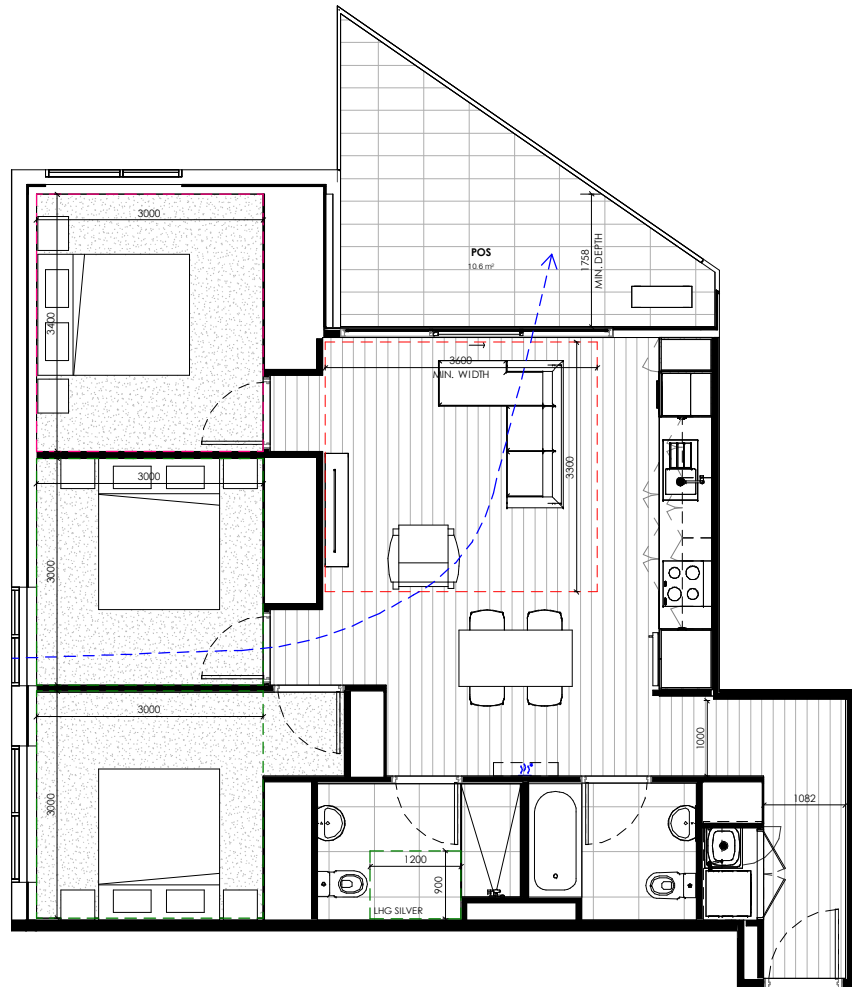
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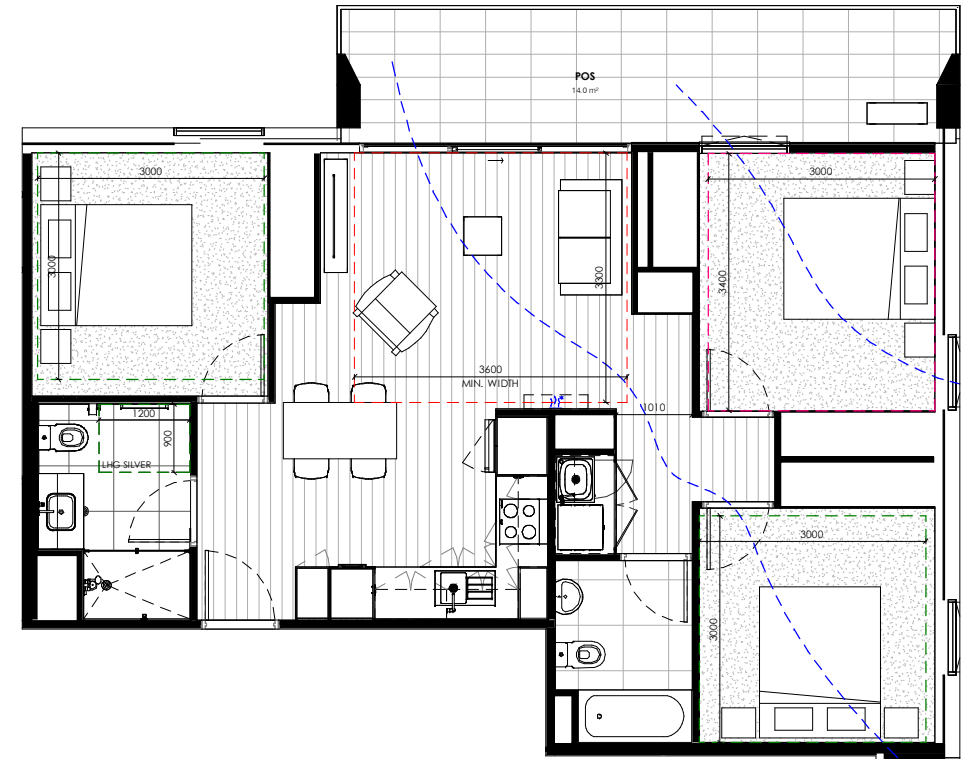
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1 Apt Type 3A
1:50



2 Apt Type 3B
1:50

APARTMENT TYPE 3A 3 BED 2 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BADS ADAPTABLE	NO
NATURAL VENTILATION	YES
LIVING ROOM DEPTH MIN. 3.6m	YES
MASTER BEDROOM 3m x 3.4m	YES
SECONDARY BEDROOM	YES
BALCONY ORIENTATION	NORTH
BALCONY MIN. 8m ²	YES

Apartment Type 3A	
Level	Number
LEVEL 01	1.11
LEVEL 02	2.11
LEVEL 03	3.11
LEVEL 04	4.10
LEVEL 05	5.10

Type 3A: 5

APARTMENT TYPE 3B 3 BED 2 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BADS ADAPTABLE	NO
NATURAL VENTILATION	YES
LIVING ROOM DEPTH MIN. 3.6m	YES
MASTER BEDROOM 3m x 3.4m	YES
SECONDARY BEDROOM	YES
BALCONY ORIENTATION	NORTH
BALCONY MIN. 8m ²	YES

Apartment Type 3B	
Level	Number
LEVEL 04	4.01
LEVEL 05	5.01
LEVEL 06	6.01

Type 3B: 3

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LEGEND

- 1200mm ACCESSIBLE PATHWAY
- NATURAL VENTILATION PATH

TOWN PLANNING

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TANGO PROJECTS

PROJECT ADDRESS
1-5 KINTORE STREET, SPRINGVALE
VIC 3171

ARCHITECT AND LEAD CONSULTANT



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PROJECT
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DRAWING TITLE
PLAN - APT TYPES - Sheet 09

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PROJECT No	23023		

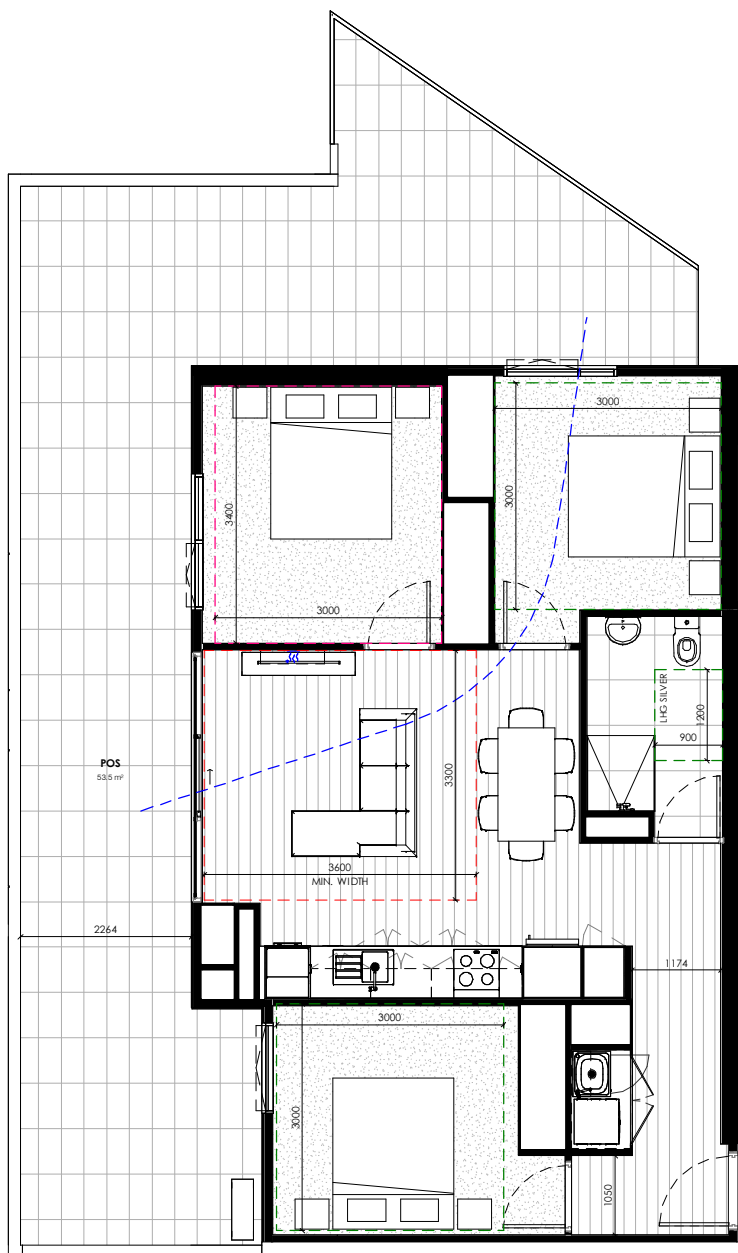
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TP-158	TP1

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LEGEND

-  1200mm ACCESSIBLE PATHWAY
-  NATURAL VENTILATION PATH



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ADVERTISED PLAN

1 Apt Type 3C
1:50

APARTMENT TYPE 3C
3 BED 1 BATH

LIVEABLE HOUSING GUIDELINES	SILVER
BADS ADAPTABLE	NO
NATURAL VENTILATION	YES
LIVING ROOM DEPTH MIN. 3.6m	YES
MASTER BEDROOM 3m x 3.4m	YES
SECONDARY BEDROOM	YES
BALCONY MIN. 12m ²	YES

Apartment Type 3C	
Level	Number
LEVEL 06	6.07
Type 3C: 1	

TOWN PLANNING

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PROJECT
1-5 KINTORE STREET

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PLAN - APT TYPES - Sheet 10

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PROJECT
1-5 KINTORE STREET

DRAWING TITLE
NORTH ELEVATION

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WJ	CP	14.11.2024	23023

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PROJECT
1-5 KINTORE STREET

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PROJECT
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PROJECT
1-5 KINTORE STREET

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PROJECT No: 23023	FILE REF:

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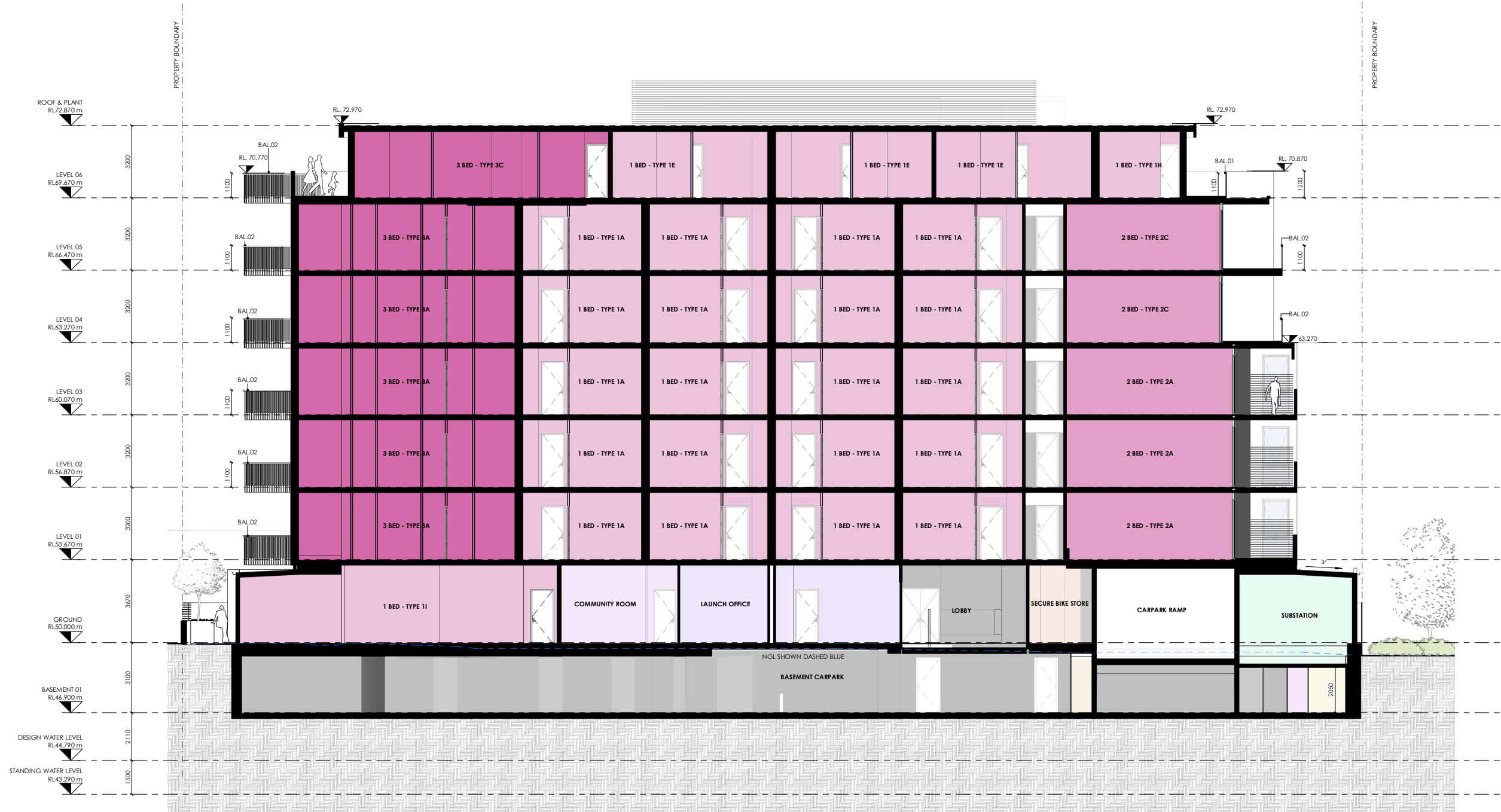
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 1-5 KINTORE STREET

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 WEST ELEVATION

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FILE REF	Drawing Number: 23023 - 1 (Block West Elevation - Advised)		
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TP-204	TP 1		

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- LEGEND**
- TITLE BOUNDARY
 - NATURAL GROUND LINE
 - × EX 49.23 EXISTING GROUND LEVEL
 - 1 BED APARTMENT
 - 2 BED APARTMENT
 - 3 BED APARTMENT

TOWN PLANNING

REVISION	DESCRIPTION	DATE	BY
1	FOR PLANNING	14.11.2024	CP

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PROJECT
 1-5 KINTORE STREET

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 SECTION AA

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SCALE: As indicated

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TP-300	TP 1

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LEGEND

- TITLE BOUNDARY
- NATURAL GROUND LINE
- × EX 49.23 EXISTING GROUND LEVEL
- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT

TOWN PLANNING

NO.	REVISION	DESCRIPTION	DATE	BY
1	FOR PLANNING		14.11.2024	CP

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TANGO PROJECTS

PROJECT ADDRESS
1-5 KINTORE STREET, SPRINGVALE
VIC 3171

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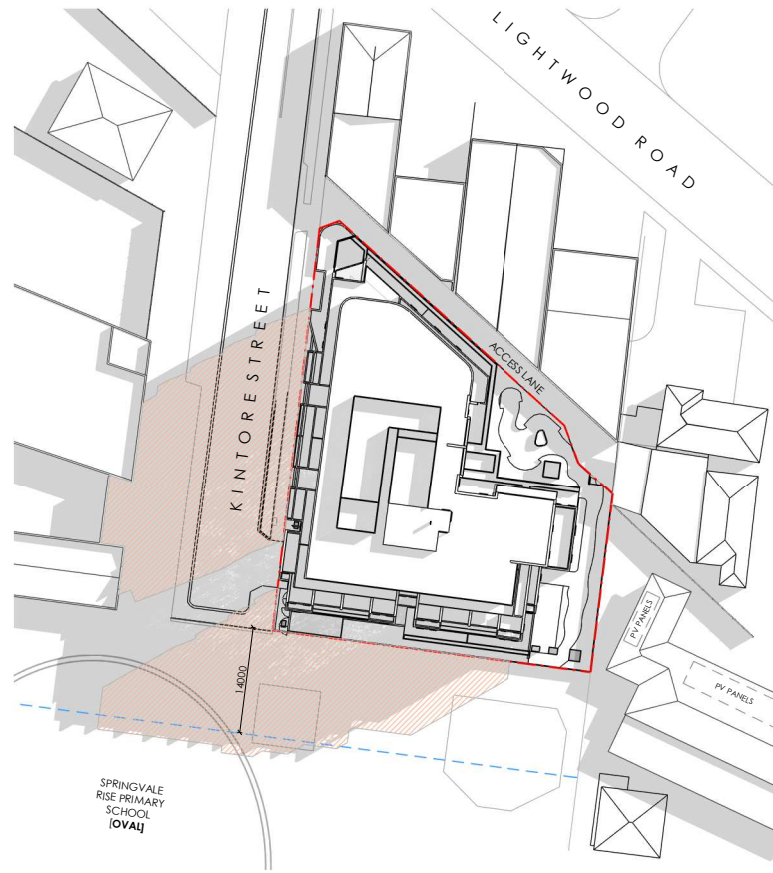
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1-5 KINTORE STREET

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SECTION BB

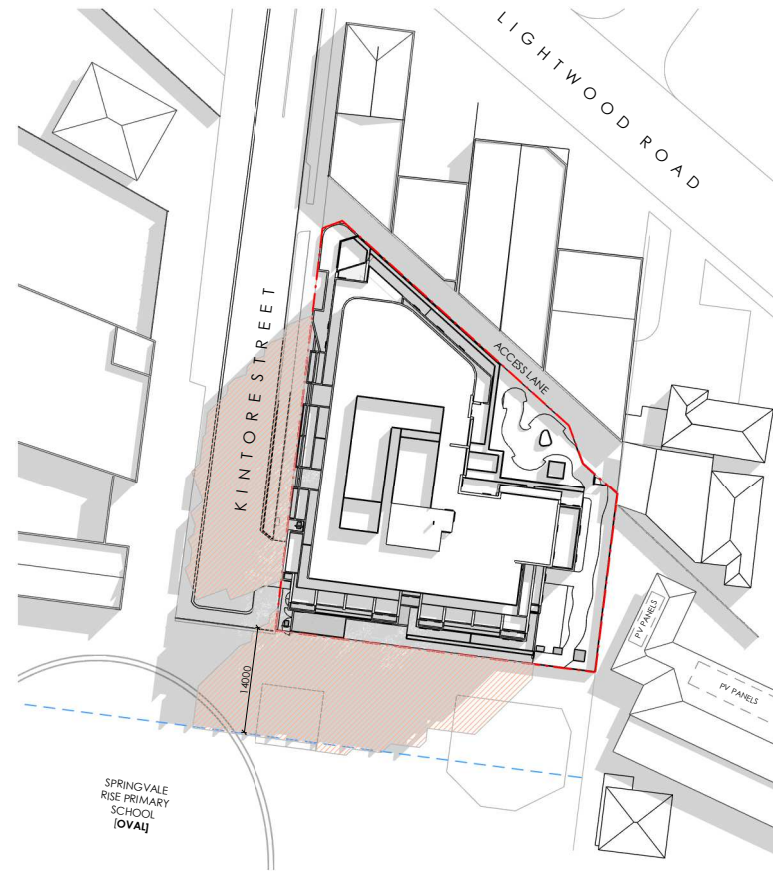
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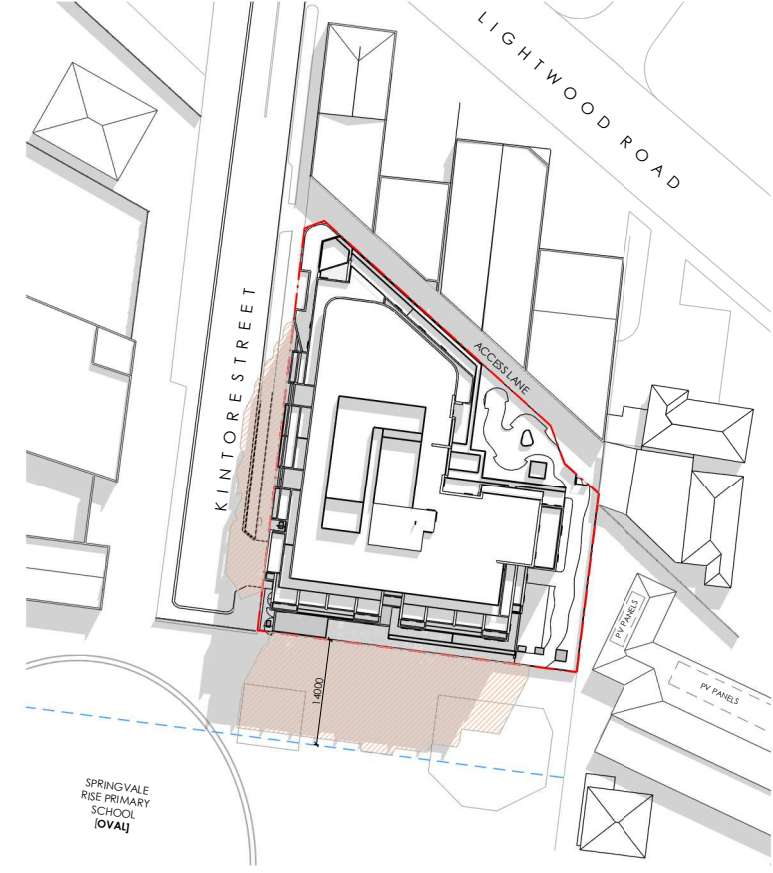
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1 SHADOW STUDY - SEPTEMBER 21 - 10AM
1 : 500



2 SHADOW STUDY - SEPTEMBER 21 - 11AM
1 : 500



3 SHADOW STUDY - SEPTEMBER 21 - 12PM
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SHADOWS CAST BY APPROVED SCHEME

TOWN PLANNING

NO.	REVISION	DESCRIPTION	DATE	BY

FOR PLANNING 14.11.2024 CP
 TANGO PROJECTS

PROJECT ADDRESS
 1-5 KINTORE STREET, SPRINGVALE
 VIC 3171



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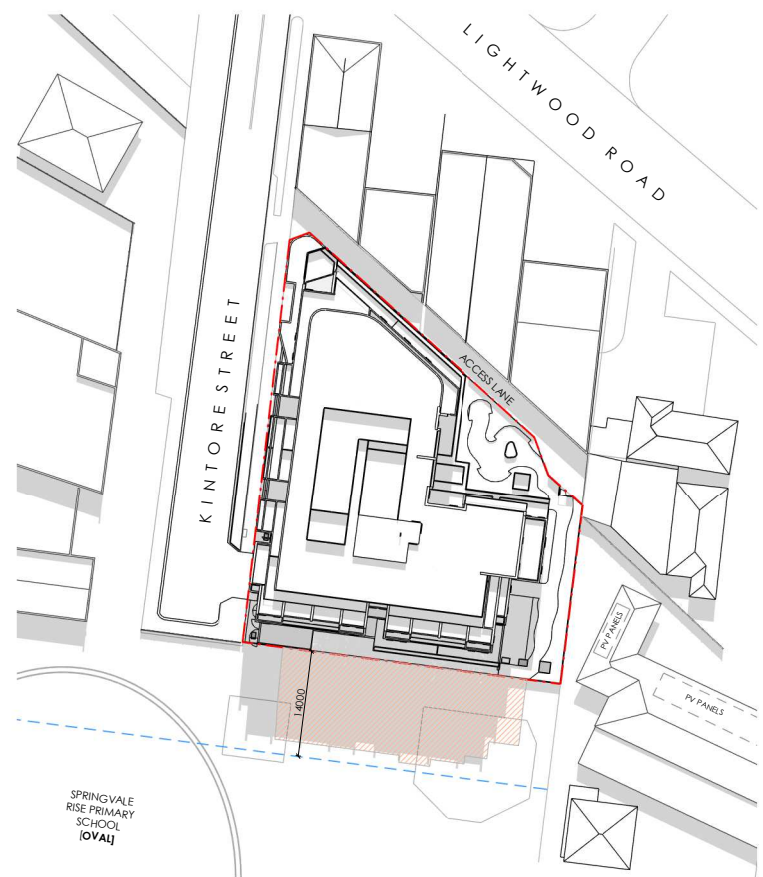
PROJECT
 1-5 KINTORE STREET

DRAWING TITLE
 SHADOW DIAGRAMS

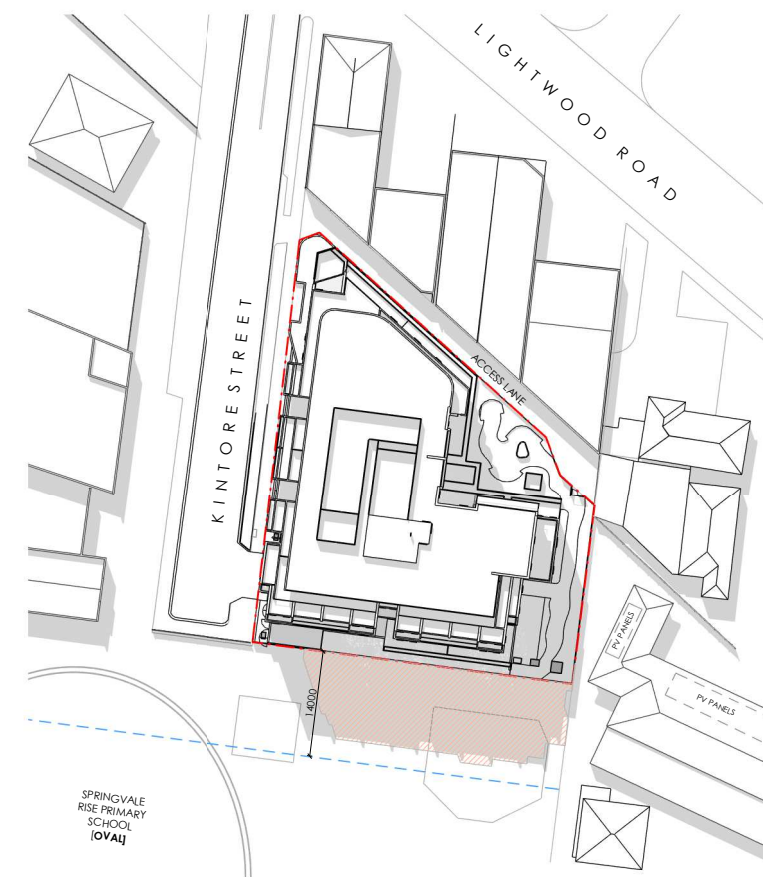
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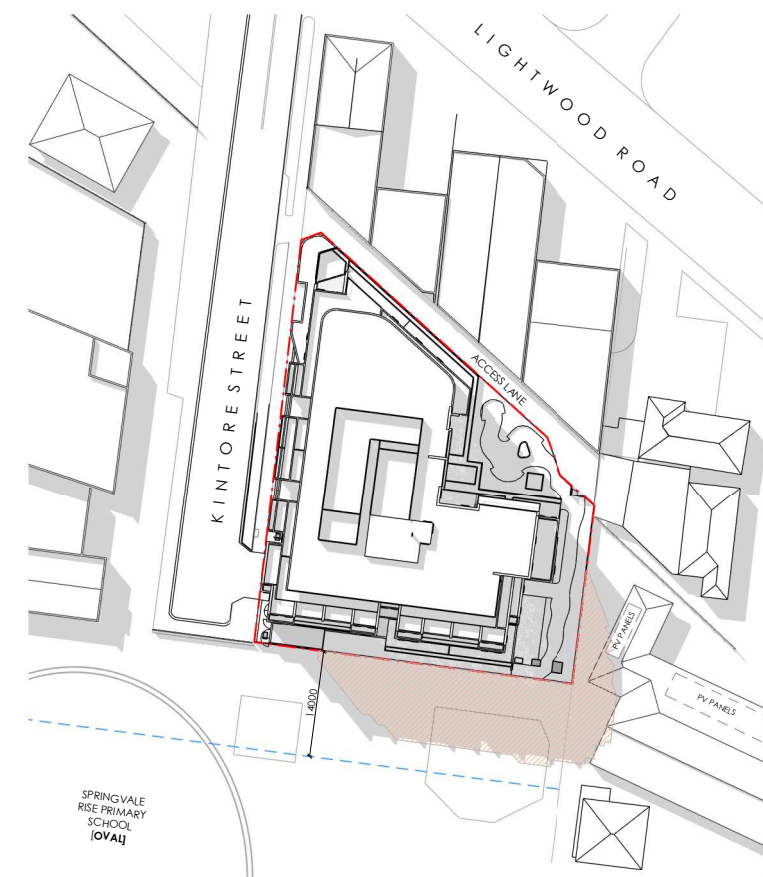
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1 SHADOW STUDY - SEPTEMBER 21 - 1PM
 1:500



2 SHADOW STUDY - SEPTEMBER 21 - 2PM
 1:500



3 SHADOW STUDY - SEPTEMBER 21 - 3PM
 1:500

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TOWN PLANNING

NO.	DATE	DESCRIPTION	BY

TP1 FOR PLANNING 14.11.2024 CP

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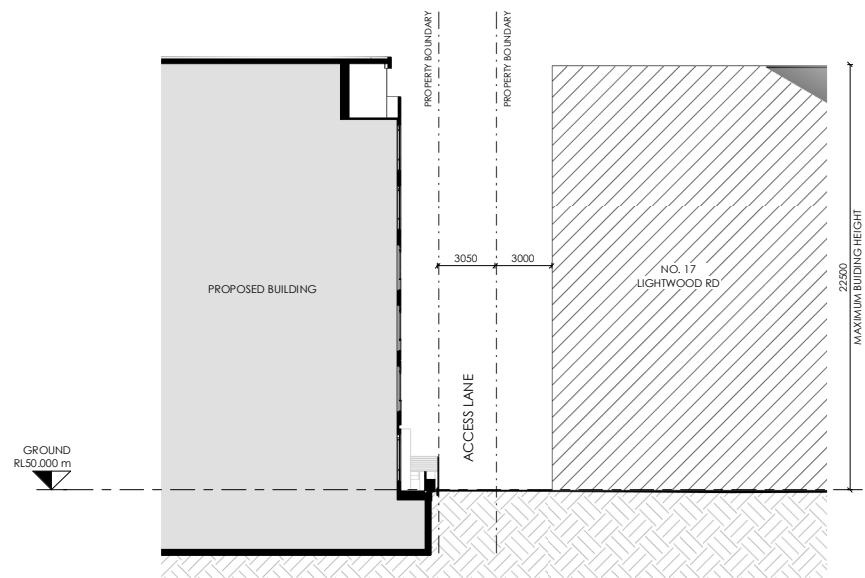
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 SHADOW DIAGRAMS

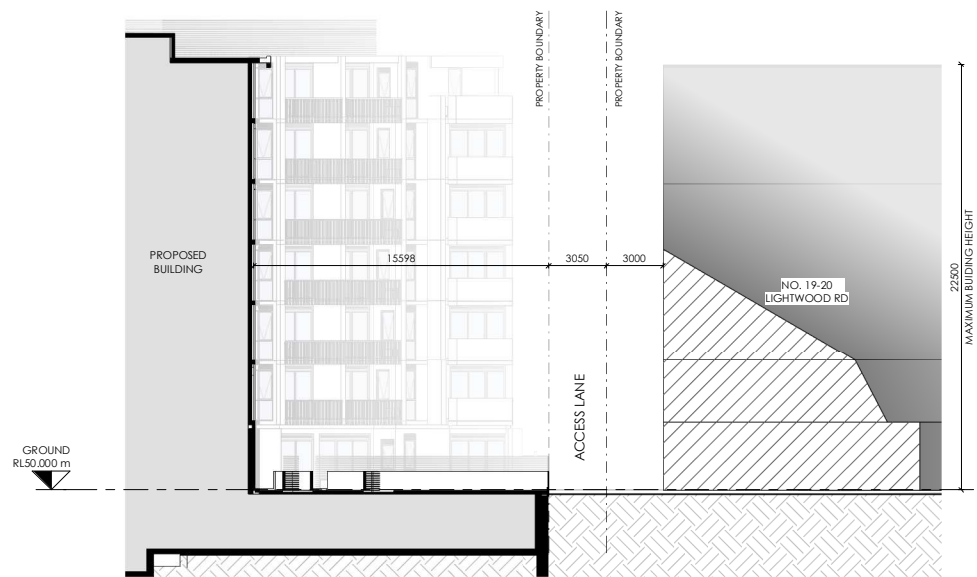
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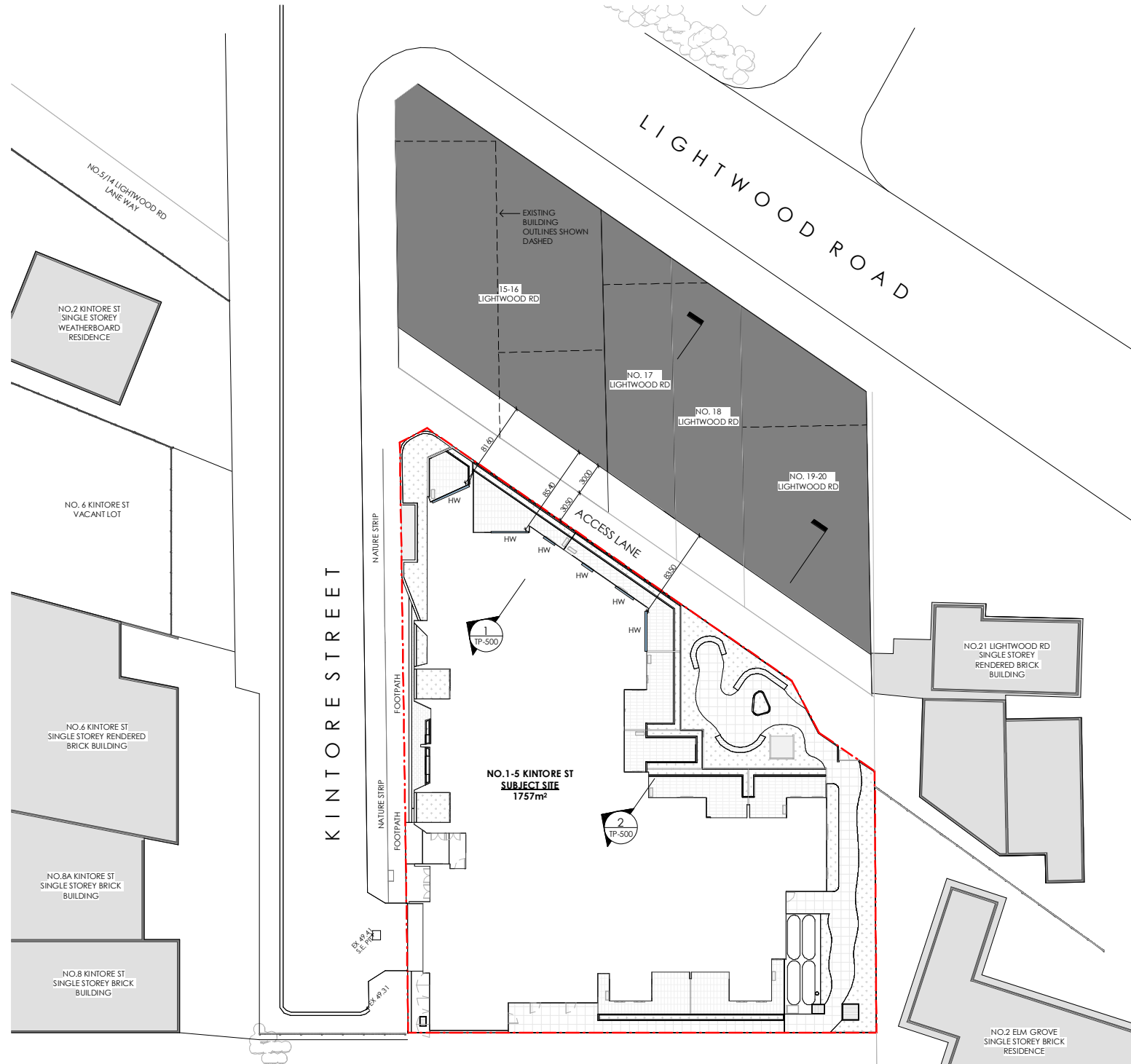
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1 SITE SECTION 01
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2 SITE SECTION 02
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3 CONTEXT KEY PLAN
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PROJECT
1-5 KINTORE STREET

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EQUITABLE DEVELOPMENT
ANALYSIS

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SCALE As Indicated	DATE 14.11.2024
PROJECT No 23023	FILE REF

DRAWING No TP-500	REVISION TP 1
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VIEW 01 - WESTERN FACADE VIEWED FROM KINTORE ST

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PROJECT
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DRAWING TITLE
3D VIEW 01

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SCALE	DATE	14.11.2024			

DRAWING No	TP-800	REVISION	TP 1
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VIEW 02 - WESTERN & SOUTHERN FACADES VIEWED FROM KINTORE ST

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PROJECT
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DRAWING TITLE
3D VIEW 02

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SCALE	DATE	14.11.2024	FILE REF		

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VIEW 03 - SOUTHERN FACADE VIEWED FROM SPRINGVALE RISE PRIMARY SCHOOL OVAL

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PROJECT
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VIEW 04 - NORHTERN & EASTERN FACADES VIEWED FROM LIGHTWOOD RD

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PROJECT
1-5 KINTORE STREET

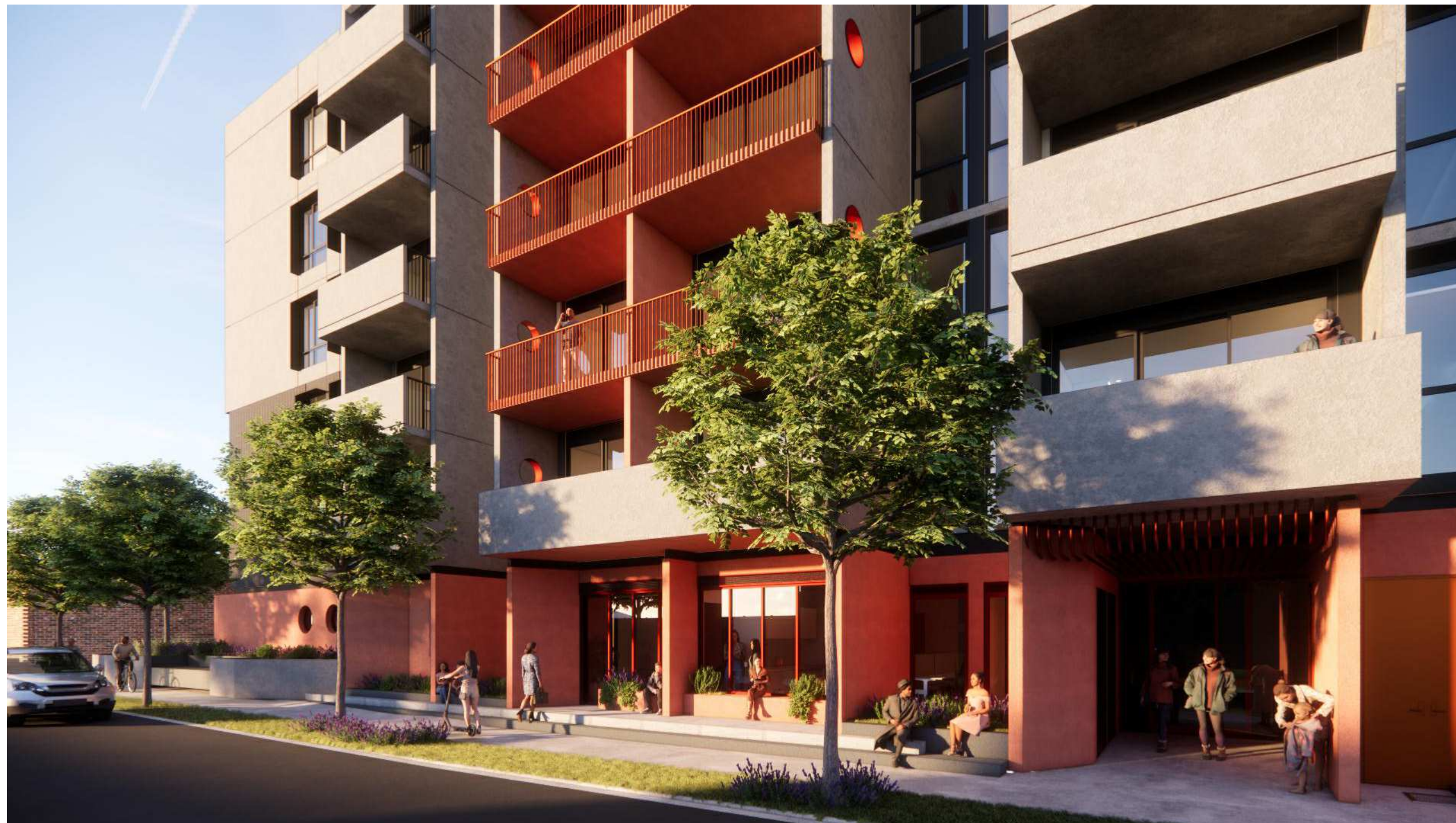
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3D VIEW 04

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SCALE	DATE	DATE	14.11.2024		

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Drawing Title: 23023 - 1-5 Kintore Street Springvale - 0406001

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VIEW 05 - WESTERN FACADE MAIN ENTRY VIEWED FROM KINTORE ST

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VIEW 06 - WESTERN FACADE LAUNCH OFFICE SPACE VIEWED FROM KINTORE ST

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3D VIEW 06

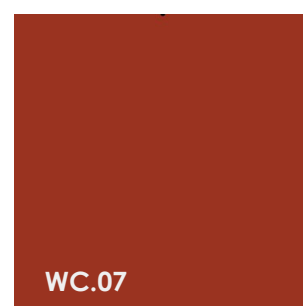
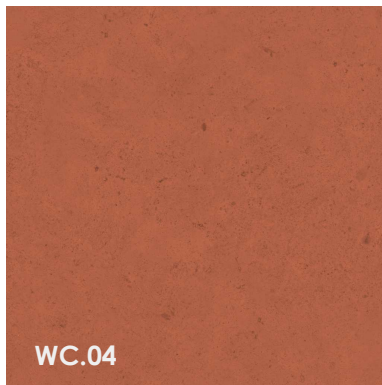
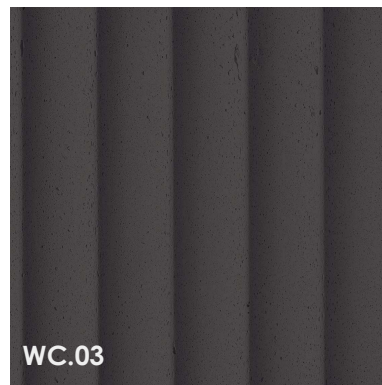
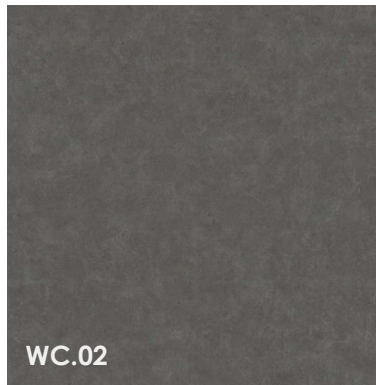
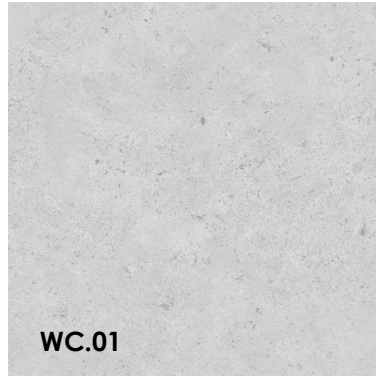
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TP-805 TP 1

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MATERIALS

- WC.01 - LIGHT GREY CONCRETE
- WC.02 - DARK GREY CONCRETE
- WC.03 - DARK GREY FLUTED CONCRETE
- WC.04 - FEATURE TERRACOTTA CONCRETE
- WC.05 - CONCRETE - CHARCOAL FINISH
- WC.06 - PREFINISHED METAL - RED FINISH
- GL.01 - GLASS - CLEAR
- BAL.01 - METAL RAILING BALUSTRADE - CHARCOAL FINISH
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