

**DEVELOPMENT SUMMARY**

1-5 Kintore St, Springvale



23023

14/11/2024

TP1

Landscaping		
Site Area (m <sup>2</sup> )	1757	100%
Site Coverage (m <sup>2</sup> )	1042	59%
Pervious Area (m <sup>2</sup> )	212	12%
Deep Soil Area (m <sup>2</sup> )	192	11%
Communal Open Space (m <sup>2</sup> )	246	14%

Car Parking								
Level		Description			Carparks (Provided)	Carparks (Required)	Bicycle Parks (Provided)	Bicycle Parks (Required)
Basement 1		Residential			34	100		
Ground		Residential					42	26
<b>Total</b>								

Commercial			
Level	Unit	Description	NLA (m <sup>2</sup> )
Ground	T01	Office/Resident Support	134
<b>Total</b>			134

Residential						
Level	Unit	Type	Description	NLA (m <sup>2</sup> )	P.O.S (m <sup>2</sup> )	GFA (m <sup>2</sup> )
Ground Floor	G.01	1C	1 BED 1 BATH	47.6	30.8	
	G.02	1D	1 BED 1 BATH	55.0	25.0	
	G.03	1G	1 BED 1 BATH	63.6	28.1	
	G.04	2A	2 BED 1 BATH	75.9	26.1	
	G.05	1I	1 BED 1 BATH	68.0	11.6	
	G.06	1J	1 BED 1 BATH	54.6	32.8	
	G.07	1K	1 BED 1 BATH	57.4	31.9	
	G.08	1B	1 BED 1 BATH	52.5	28.5	
	G.09	1B	1 BED 1 BATH	53.9	25.5	
<b>Subtotal</b>	<b>9</b>			<b>528.5</b>	<b>240.3</b>	<b>965</b>
Level 1	1.01	1C	1 BED 1 BATH	47.2	10.2	
	1.02	1D	1 BED 1 BATH	54.6	9.5	
	1.03	2A	2 BED 1 BATH	73.9	9.5	
	1.04	2A	2 BED 1 BATH	72.9	9.5	
	1.05	2A	2 BED 1 BATH	72.9	9.5	
	1.06	2A	2 BED 1 BATH	74.6	9.5	
	1.07	1A	1 BED 1 BATH	51.1	8.1	
	1.08	1A	1 BED 1 BATH	49.7	8.0	
	1.09	1A	1 BED 1 BATH	49.7	8.0	
	1.10	1A	1 BED 1 BATH	50.4	8.0	
	1.11	3A	3 BED 2 BATH	91.2	10.6	
	1.12	2B	2 BED 1 BATH	71.8	8.3	
	1.13	1B	1 BED 1 BATH	52.5	9.5	
	1.14	1B	1 BED 1 BATH	53.9	9.5	
<b>Subtotal</b>	<b>14</b>			<b>866.4</b>	<b>127.7</b>	<b>1005.1</b>
Level 2	2.01	1C	1 BED 1 BATH	47.2	10.2	
	2.02	1D	1 BED 1 BATH	54.6	9.5	
	2.03	2A	2 BED 1 BATH	73.9	9.5	
	2.04	2A	2 BED 1 BATH	72.9	9.5	
	2.05	2A	2 BED 1 BATH	72.9	9.5	
	2.06	2A	2 BED 1 BATH	74.6	9.5	
	2.07	1A	1 BED 1 BATH	51.1	8.1	
	2.08	1A	1 BED 1 BATH	49.7	8.0	
	2.09	1A	1 BED 1 BATH	49.7	8.0	
	2.1	1A	1 BED 1 BATH	50.4	8.0	
	2.11	3A	3 BED 2 BATH	91.2	10.6	
	2.12	2B	2 BED 1 BATH	71.8	8.3	
	2.13	1B	1 BED 1 BATH	52.5	9.5	
	2.14	1B	1 BED 1 BATH	53.9	9.5	
<b>Subtotal</b>	<b>14</b>			<b>866.4</b>	<b>127.7</b>	<b>1005.1</b>

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<b>Level 3</b>	3.01	1C	1 BED 1 BATH	47.2	10.2	
	3.02	1D	1 BED 1 BATH	54.6	9.5	
	3.03	2A	2 BED 1 BATH	73.9	9.5	
	3.04	2A	2 BED 1 BATH	72.9	9.5	
	3.05	2A	2 BED 1 BATH	72.9	9.5	
	3.06	2A	2 BED 1 BATH	74.6	9.5	
	3.07	1A	1 BED 1 BATH	51.1	8.1	
	3.08	1A	1 BED 1 BATH	49.7	8.0	
	3.09	1A	1 BED 1 BATH	49.7	8.0	
	3.10	1A	1 BED 1 BATH	50.4	8.0	
	3.11	3A	3 BED 2 BATH	91.2	10.6	
	3.12	2B	2 BED 1 BATH	71.8	8.3	
	3.13	1B	1 BED 1 BATH	52.5	9.5	
	3.14	1B	1 BED 1 BATH	53.9	9.5	
<b>Subtotal</b>	<b>14</b>			<b>866.4</b>	<b>127.7</b>	<b>1005.1</b>
<b>Level 4</b>	4.01	3B	3 BED 2 BATH	91.0	12.5	
	4.02	2C	2 BED 1 BATH	66.8	9.5	
	4.03	2C	2 BED 1 BATH	65.8	9.5	
	4.04	2C	2 BED 1 BATH	65.8	9.5	
	4.05	2C	2 BED 1 BATH	67.3	9.5	
	4.06	1A	1 BED 1 BATH	50.1	8.2	
	4.07	1A	1 BED 1 BATH	50.3	8.2	
	4.08	1A	1 BED 1 BATH	50.3	8.2	
	4.09	1A	1 BED 1 BATH	50.4	8.1	
	4.10	3A	3 BED 2 BATH	91.2	11.8	
	4.11	2B	2 BED 1 BATH	71.9	8.3	
	4.12	1B	1 BED 1 BATH	52.5	9.5	
	4.13	1B	1 BED 1 BATH	54.1	9.5	
<b>Subtotal</b>	<b>13</b>			<b>827.5</b>	<b>122.3</b>	<b>964.3</b>
<b>Level 5</b>	5.01	3B	3 BED 2 BATH	91.0	12.5	
	5.02	2C	2 BED 1 BATH	66.8	9.5	
	5.03	2C	2 BED 1 BATH	65.8	9.5	
	5.04	2C	2 BED 1 BATH	65.8	9.5	
	5.05	2C	2 BED 1 BATH	67.3	9.5	
	5.06	1A	1 BED 1 BATH	50.1	8.2	
	5.07	1A	1 BED 1 BATH	50.3	8.2	
	5.08	1A	1 BED 1 BATH	50.3	8.2	
	5.09	1A	1 BED 1 BATH	50.4	8.1	
	5.10	3A	3 BED 2 BATH	91.2	11.8	
	5.11	2B	2 BED 1 BATH	71.9	8.3	
	5.12	1B	1 BED 1 BATH	52.5	9.5	
	5.13	1B	1 BED 1 BATH	54.1	9.5	
<b>Subtotal</b>	<b>13</b>			<b>827.5</b>	<b>122.3</b>	<b>964.3</b>
<b>Level 6</b>	6.01	3B	3 BED 2 BATH	91.7	13.5	
	6.02	2D	2 BED 1 BATH	76.4	28	
	6.03	1H	1 BED 1 BATH	58.6	32	
	6.04	1E	1 BED 1 BATH	48.4	18.1	
	6.05	1E	1 BED 1 BATH	47.8	9.8	
	6.06	1E	1 BED 1 BATH	47.8	9.8	
	6.07	3C	3 BED 1 BATH	80.8	53.5	
	6.08	1F	1 BED 1 BATH	55.4	28.8	
	6.09	1B	1 BED 1 BATH	53	9.5	
	6.10	1B	1 BED 1 BATH	54.1	9.5	
<b>Subtotal</b>	<b>10</b>			<b>614</b>	<b>212.5</b>	<b>727</b>
<b>Total Units</b>	<b>87</b>			<b>5396.7</b>	<b>1080.5</b>	<b>6635.9</b>

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<b>Mix</b>					
			1 BED 1 BATH	51	59%
			2 BED 1 BATH	27	31%
			3 BED 1 BATH	1	1%
			3 BED 2 BATH	8	9%
			<b>Total</b>	<b>87</b>	<b>100%</b>

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Overall Project Standards		
D14	Building Setback	Building setbacks comply with local council requirements
D7	Communal Open Space	Scheme complies with minimum Communal Open Space requirement of 125 square metres
D8	Solar Access to Communal Open Space	North facing Communal Open Space allows for sufficient solar access
D10	Landscaping	Complies with deep soil planting and canopy cover area requirements.
D18	Building Entry & Circulation	Comply. Main Entry of building is centrally located, easily identified and unobstructed for surveillance.
D16	Noise Impacts	Service shafts and service room to be acoustically treated to satisfy building code.
D6	Energy Efficiency	Refer to Sustainability Management Plan
D23	Waste & Recycling	Refer to Waste Management Report
D13	Integrated Water & Stormwater Management	Refer to Sustainability Management Plan

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