

City of Port Phillip
Advertised Plan 1 of 1

17016 28-32 ALBERT ROAD, SOUTH MELBOURNE, VIC

DATE 25/05/2022
STAGE TP - S87A
REV S

Notes and Disclaimer:
1. This scheme has been produced without planning advice or preliminary meetings with the responsible authorities and as such may not comply with building or other statutory regulations. It represents a possible development that may be achieved with full consultation and liaison with state government and other relevant authorities, however no warranty is given that the yield or layouts will be acceptable to the authorities or other interested parties. Hence Elenberg Fraser presents this information as a possible solution only, subject to council approval.
2. This scheme and schedule have been prepared for preliminary feasibility purposes only. The information herein is based on the limited information available at the time of preparation and is believed to be correct at the time of preparation however is not guaranteed.
3. The layouts contained herein were prepared without structural or services advice hence no allowance has been made at this stage.
4. Changes to the layouts and associated figures will be made during the development of the project hence recipients must rely on their own enquiries to satisfy themselves in all aspects.
5. Apartment areas have been measured to the centreline of party and/or bounding walls. Areas do not allow for services, risers, or structure.

DEVELOPMENT SUMMARY

17016_28-32 ALBERT ROAD, SOUTH MELBOURNE, VIC

No.	LEVELS	APARTMENTS /FLOOR	APARTMENTS TOTAL	HOTEL KEYS /FLOOR	HOTEL KEYS TOTAL	GFA RESIDENTIAL /FLOOR	GFA HOTEL /FLOOR	PUBLIC LINK AREA / FLOOR	TOTAL GFA	NSA RESIDENTIAL /FLOOR	NSA HOTEL /FLOOR	TOTAL NSA + NLA	EFFICIENCY /FLOOR	TERRACE/WINTER GARDEN AREA /FLOOR	TOTAL TERRACE/WINTER GARDEN AREA	GFA CARPARK /FLOOR	TOTAL GFA CARPARK	RESIDENT BIKE SPACES	TOTAL STORAGE SPACES	CAR SPACES /FLOOR	CAR SPACES TOTAL	
1	B3															970	970		14	23	23	
1	B2															970	970		14	23	23	
1	B1															970	970		14	23	23	
1	LG					249	277	49	575							382	382	28				
1	G					131	668	139	938		478	478	51%			39	39					
1	L01					61	872		933		820	820	88%									
1	L02			13	13	61	589		650		413	413	64%	20	20							
3	L03 - L05			13	39	61	589		1950		413	1239	64%									
1	L06			9	9	61	442		503		297	297	59%	145	145							
3	L07-09			9	27	61	442		1509		297	891	59%									
1	L10	3	3			447	26		473	353		353	75%	30	30							
4	L11 - L14	4	16			465			1860	372		1488	80%	37	148							
6	L15 - L20	3	18			472			2832	386		2316	82%	30	180							
2	L21-22	2	4			479			958	391		782	82%	25	50							
1	L23	2	2			451			451	368		368	82%	22	22							
1	L24	1	1			418			418	355		355	85%	59	59							
1	L25	/	/			371			371	290		290	78%	24	24							
1	ROOF					442			442													
26	TOTALS		44		88	8266	5967	188	14863	5952	4138	10090			678		3331	28	42		69	
												68%										157%

CARPARK RATIO

APARTMENT SUMMARY

No.	LEVELS	A1 1 BED 1 BATH [52 SQM]	A2 1 BED 1 BATH + 1 STUDY [76 SQM]	A3 1 BED 1 BATH [53 SQM]	B1 2 BED 2 BATH [87 SQM]	C1 3 BED 2.5 BATH [181 SQM]	C2 3 BED 2 BATH [152 SQM]	C3 3 BED 2 BATH [156 SQM]	C4 3 BED 2.5 BATH [224 SQM]	D1 4 BED 2 BATH [179 SQM]	D2 4 BED 2.5 BATH [212 SQM]	D4 4 BED 4.5 BATH [645 SQM]
1	L10	1	1						1			
4	L11 - L14	1		1	1							
6	L15 - L20			1		1						
2	L21 - 22								1	1		
1	L23						1			1		1
1	L24											/
1	L25											/
	TOTALS	5	1	10	4	10	6	1	1	2	3	1
		11%	2%	23%	9%	23%	14%	2%	2%	5%	7%	2%