8 LOUISE STREET, MELBOURNE
TOWN PLANNING RFI
NOVEMBER 2021

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CONTENTS

4 ARTIST IMPRESSIONS

7 DEVELOPMENT SUMMARY

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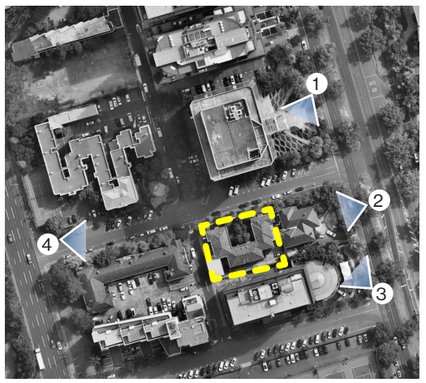
ARTIST IMPRESSIONS

VIEW 01

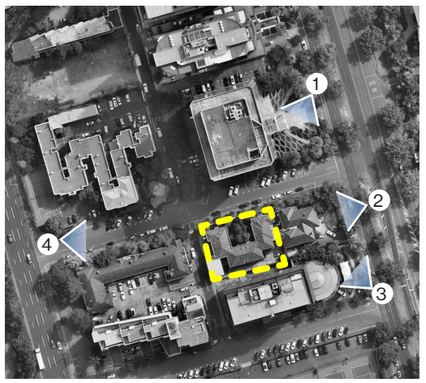
FROM 482-486 ST KILDA ROAD



ARTIST IMPRESSIONS

VIEW 02

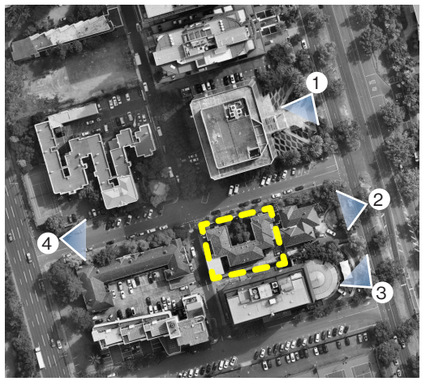
FROM 490 ST KILDA ROAD



ARTIST IMPRESSIONS

VIEW 03

FROM 492 ST KILDA ROAD



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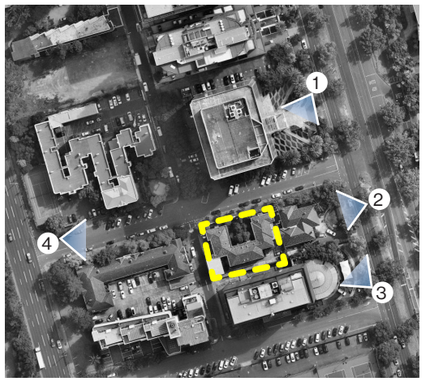
ARTIST IMPRESSIONS

VIEW 04

FROM CORNER OF QUEENS ROAD AND LOUISE ST



DEVELOPMENT SUMMARY

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DEVELOPMENT SUMMARY

The proposal seeks to gain approval for 104 apartments. 13 one bedroom, 69 two bedroom, 16 three bedroom and 6 four bedroom apartments resulting in a 12.5%, 66.3%, 15.4% and 5.8% split respectively

Existing Details

Address

8 Louise Street Melbourne

Site Area

1200sqm Approx.

Site Frontage

40m Louise Street approx.

30m Queens Lane approx.

ADDRESS	8 Louise Street, Melbourne
PROJECT STATUS	Town Planning
DATE	16/11/2021

Building Plot	980
Site Coverage	80.3%
Basement Coverage	93.1%

PROJECT SUMMARY - APARTMENTS AND PARKING

LEVEL	1 BED + 1 BATH	2 BED + 1 BATH	2 BED + 2 BATH	3BED + 2 BATH	4 BED + 3.5 BATH	TOTAL APARTMENTS	RETAIL CARS	RESIDENTIAL CARS	TOTAL CARS	RESIDENTIAL BICYCLES	VISITOR BICYCLES	RETAIL BICYCLES	TOTAL BICYCLES
BASEMENT 03								32	32	34			34
BASEMENT 02								31	31	28			28
BASEMENT 01								26	26			10	10
GROUND													
LEVEL 01	2		6			8							
LEVEL 02	1	1	5	1		8							
LEVEL 03	1	1	3	2		7							
LEVEL 04	1	1	4	1		7							
LEVEL 05	1	1	4	1		7							
LEVEL 06	1	1	4	1		7							
LEVEL 07	1	1	4	1		7							
LEVEL 08	1	1	4	1		7							
LEVEL 09	1	1	4	1		7							
LEVEL 10	1	1	4	1		7							
LEVEL 11	1	1	4	1		7							
LEVEL 12	1	1	4	1		7							
LEVEL 13		1	3	2		6							
LEVEL 14		1	3	2		6							
LEVEL 15					3	3							
LEVEL 16					3	3							
SUBTOTAL	**13**	**13**	**56**	**16**	**6**	**104**	**0**	**89**	**89**	**62**	**0**	**10**	**72**
PERCENTAGE	**12.5%**	**12.5%**	**53.8%**	**15.4%**	**5.8%**								

PROJECT SUMMARY - AREAS

LEVEL	SERVICES/STAIR (m2)	CORRIDOR/LOBBY	PARKING /COMMON	COMMUNAL	RETAIL NLA (M2)	RESIDENTIAL NSA (m2)	TERRACE / P.O.S (m2)	TOTAL NSA + NLA (EX BALC) (m2)	TOTAL GFA (m2) (EX BALC)	NET-GROSS EFFICIENCY
BASEMENT 03	49	20	985					0	1054	
BASEMENT 02	62	20	963					0	1045	
BASEMENT 01	163	20	862					0	1045	
GROUND	247	87	183	252	175		116	0	944	
LEVEL 01	51	43				600	84	600	694	86.46%
LEVEL 02	51	41				623	88	623	715	87.13%
LEVEL 03	51	34				526	107	526	611	86.09%
LEVEL 04	51	34				506	64	506	591	85.62%
LEVEL 05	51	34				506	64	506	591	85.62%
LEVEL 06	51	34				506	64	506	591	85.62%
LEVEL 07	51	34				506	64	506	591	85.62%
LEVEL 08	51	34				506	64	506	591	85.62%
LEVEL 09	51	34				506	64	506	591	85.62%
LEVEL 10	51	34				506	64	506	591	85.62%
LEVEL 11	51	34				506	64	506	591	85.62%
LEVEL 12	51	34				506	64	506	591	85.62%
LEVEL 13	51	34				515	71	515	600	85.83%
LEVEL 14	51	34				515	75	515	600	85.83%
LEVEL 15	52	27				529	75	529	608	87.01%
LEVEL 16	52	27				529	78	529	608	87.01%
ROOF	695							0	695	
SUBTOTAL	**2034**	**693**	**2993**	**252**	**175**	**8391**	**1270**	**8391**	**14538**	**85.99%**

PROJECT SUMMARY - CAR SPACE ALLOCATION AND BADS

CAR ALLOCATION	ACCESSIBLITY	CROSS VENTILATION
0	1	4
0	3	4
0	4	4
7	5	4
7	5	4
7	5	4
7	5	4
7	5	4
7	5	4
7	5	4
7	5	4
7	5	4
7	5	4
7	5	4
7	5	4
6	2	3
6	2	3
89	**67**	**62**
	64.42%	59.62%

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DEVELOPMENT SUMMARY

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Existing Details

Address

8 Louise Street Melbourne

Site Area

1200sqm Approx.

Site Frontage

40m Louise Street approx.

30m Queens Lane approx.

GROUND FLOOR - COMMERCIAL

NUMBER	TYPE	BATHROOMS	ORIENTATION	CAR ALLOCATION	AREA (m2)	COURTYARD
G 01	RETAIL		N	0	175	0
1				**0**	**175**	**0**

LEVEL 01

NUMBER	BEDROOMS	BATHROOMS	ORIENTATION	CAR ALLOCATION	AREA (m2)	TERRACE	TYPE	ACCESSIBILITY	CROSS VENTILATION	INTERNAL STORAGE	EXTERNAL STORAGE	TOTAL STORAGE	EXT. STORE LOCATION
1 01	2	2	N/W	0	84	11	C1		Y	17.0		17.0	
1 02	2	2	N	0	83	11	C2	B		14.3		14.3	
1 03	1	1	N	0	58	11	A1			12.6		12.6	
1 04	2	2	N/E	0	81	15	C3		Y	14.2		14.2	
1 05	2	2	S/E	0	69	9	C4		Y	14.1		14.1	
1 06	1	1	S	0	52	8	A2			11.5		11.5	
1 07	2	2	S/W	0	94	10	C5		Y	14.7		14.7	
1 08	2	2	W	0	79	9	C6			14.1	4.6	18.7	G01
8	**14**	**14**		**0**	**600**	**84**		**1**	**4**				

LEVEL 02

NUMBER	BEDROOMS	BATHROOMS	ORIENTATION	CAR ALLOCATION	AREA (m2)	TERRACE	TYPE	ACCESSIBILITY	CROSS VENTILATION	INTERNAL STORAGE	EXTERNAL STORAGE	TOTAL STORAGE	EXT. STORE LOCATION
2 01	3	2	N/W	0	98	13	D1		Y	19.8		19.8	
2 02	2	2	N	0	76	12	C7	A		14.3		14.3	
2 03	2	2	N	0	74	14	C8	A		11.0	6.8	17.8	G02
2 04	2	2	N/E	0	82	13	C9	B	Y	14.4		14.4	
2 05	2	1	S/E	0	65	9	B1		Y	14.1		14.1	
2 06	1	1	S	0	54	8	A2			11.5		11.5	
2 07	2	2	S/W	0	97	10	C5		Y	14.7		14.7	
2 08	2	2	W	0	77	9	C6			14.1	4.5	18.6	G03
8	**16**	**14**		**0**	**623**	**88**		**3**	**4**				

LEVEL 03

NUMBER	BEDROOMS	BATHROOMS	ORIENTATION	CAR ALLOCATION	AREA (m2)	TERRACE	TYPE	ACCESSIBILITY	CROSS VENTILATION	INTERNAL STORAGE	EXTERNAL STORAGE	TOTAL STORAGE	EXT. STORE LOCATION
3 01	3	2	N/W	0	98	40	D2	B	Y	18.0		18.0	
3 02	2	2	N	0	73	8	C10	A		14.2		14.2	
3 03	2	2	N	0	69	8	C11	A		11.3	3.7	15.0	G04
3 04	2	2	N/E	0	81	10	C12	B	Y	11.1	4.1	15.2	G05
3 05	2	1	S/E	0	62	8	B2		Y	11.1	6.1	17.2	G06
3 06	1	1	S	0	50	8	A3			10.2		10.2	
3 07	3	2	S/W	0	93	25	D3		Y	18.2		18.2	
7	**15**	**12**		**0**	**526**	**107**		**4**	**4**				

LEVEL 04-07

NUMBER	BEDROOMS	BATHROOMS	ORIENTATION	CAR ALLOCATION	AREA (m2)	TERRACE	TYPE	ACCESSIBILITY	CROSS VENTILATION	INTERNAL STORAGE	EXTERNAL STORAGE	TOTAL STORAGE	EXT. STORE LOCATION
4 01	3	2	N/W	2	95	13	D4	B	Y	17.3	6.2	23.5	2 X OVER BONNET
4 02	2	2	N	1	70	8	C13	A		10.9	3.1	14.0	OVER BONNET
4 03	2	2	N	1	70	8	C13	A		10.9	3.1	14.0	OVER BONNET
4 04	2	2	N/E	1	81	10	C12	B	Y	11.1	3.1	14.2	OVER BONNET
4 05	2	1	S/E	1	62	8	B2		Y	11.1	3.1	14.2	OVER BONNET
4 06	1	1	S	0	50	8	A3			10.2		10.2	
4 07	2	2	S/W	1	78	9	C14	A	Y	11.6	3.1	14.7	OVER BONNET
7	**14**	**12**		**7**	**506**	**64**		**5**	**4**				

LEVEL 08-12

NUMBER	BEDROOMS	BATHROOMS	ORIENTATION	CAR ALLOCATION	AREA (m2)	TERRACE	TYPE	ACCESSIBILITY	CROSS VENTILATION	INTERNAL STORAGE	EXTERNAL STORAGE	TOTAL STORAGE	EXT. STORE LOCATION
8 01	3	2	N/W	2	95	13	D4	B	Y	17.3	6.2	23.5	2 X OVER BONNET
8 02	2	2	N	1	70	8	C13	A		10.9	3.1	14.0	OVER BONNET
8 03	2	2	N	1	70	8	C13	A		10.9	3.1	14.0	OVER BONNET
8 04	2	2	N/E	1	81	10	C12	B	Y	11.1	3.1	14.2	OVER BONNET
8 05	2	1	S/E	1	62	8	B2		Y	11.1	3.1	14.2	OVER BONNET
8 06	1	1	S	0	50	8	A4			10.3	3.1	13.4	OVER BONNET
8 07	2	2	S/W	1	78	9	C14	A	Y	11.6	3.1	14.7	OVER BONNET
7	**14**	**12**		**7**	**506**	**64**		**5**	**4**				

LEVEL 13

NUMBER	BEDROOMS	BATHROOMS	ORIENTATION	CAR ALLOCATION	AREA (m2)	TERRACE	TYPE	ACCESSIBILITY	CROSS VENTILATION	INTERNAL STORAGE	EXTERNAL STORAGE	TOTAL STORAGE	EXT. STORE LOCATION
13 01	3	2	N/W	2	100	16	D5	B	Y	18.2	6.2	24.4	2 X OVER BONNET
13 02	2	2	N	1	70	11	C13	A		10.9	3.1	14.0	OVER BONNET
13 03	2	2	N	1	70	11	C13	A		10.9	3.1	14.0	OVER BONNET
13 04	2	2	N/E	1	81	9	C12	B	Y	11.1	3.1	14.2	OVER BONNET
13 05	2	1	S/E	1	62	10	B2		Y	11.1	3.1	14.2	OVER BONNET
13 06	3	2	S/W	1	132	14	D6	B	Y	24.9	6.2	31.1	2 X OVER BONNET
6	**14**	**11**		**7**	**515**	**71**		**5**	**4**				

LEVEL 14

NUMBER	BEDROOMS	BATHROOMS	ORIENTATION	CAR ALLOCATION	AREA (m2)	TERRACE	TYPE	ACCESSIBILITY	CROSS VENTILATION	INTERNAL STORAGE	EXTERNAL STORAGE	TOTAL STORAGE	EXT. STORE LOCATION
14 01	3	2	N/W	2	100	17	D5	B	Y	18.2	6.2	24.4	2 X OVER BONNET
14 02	2	2	N	1	70	12	C13	A		10.9	3.1	14.0	OVER BONNET
14 03	2	2	N	1	70	12	C13	A		10.9	3.1	14.0	OVER BONNET
14 04	2	2	N/E	1	81	10	C12	B	Y	11.1	3.1	14.2	OVER BONNET
14 05	2	1	S/E	1	62	10	B2		Y	11.1	3.1	14.2	OVER BONNET
14 06	3	2	S/W	1	132	14	D6	B	Y	24.9	6.2	31.1	2 X OVER BONNET
6	**14**	**11**		**7**	**515**	**75**		**5**	**4**				

LEVEL 15

NUMBER	BEDROOMS	BATHROOMS	ORIENTATION	CAR ALLOCATION	AREA (m2)	TERRACE	TYPE	ACCESSIBILITY	CROSS VENTILATION	INTERNAL STORAGE	EXTERNAL STORAGE	TOTAL STORAGE	EXT. STORE LOCATION
15 01	4	3	W/S	2	176	28	E1	A	Y	29.7	6.2	35.9	2 X OVER BONNET
15 02	4	3	N/W	2	150	24	E2	B	Y	21.0	6.2	27.2	2 X OVER BONNET
15 03	4	3	N/E/S	2	203	23	E3		Y	36.8	6.2	43.0	2 X OVER BONNET
3	**12**	**9**		**6**	**529**	**75**		**2**	**3**				

LEVEL 16

NUMBER	BEDROOMS	BATHROOMS	ORIENTATION	CAR ALLOCATION	AREA (m2)	TERRACE	TYPE	ACCESSIBILITY	CROSS VENTILATION	INTERNAL STORAGE	EXTERNAL STORAGE	TOTAL STORAGE	EXT. STORE LOCATION
16 01	4	3	W/S	2	176	30	E1	A	Y	29.7	6.2	35.9	2 X OVER BONNET
16 02	4	3	N/W	2	150	25	E2	B	Y	21.0	6.2	27.2	2 X OVER BONNET
16 03	4	3	N/E/S	2	203	23	E3		Y	36.8	6.2	43.0	2 X OVER BONNET
3	**12**	**9**		**6**	**529**	**78**		**2**	**3**				

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