

# DEVELOPMENT SUMMARY

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2-28 MONTAGUE STREET & 80 MUNRO STREET, SOUTH MELBOURNE

DEVELOPMENT SUMMARY

SITE AREA: 9718.8 M2

STAGE 1

LEVEL	GBA (including terrace)	GFA	SERVICED APARTMENTS OFFICE SOCIAL HOUSING HOTEL CHILDCARE RETAIL AMENITY / LOBBY RESTAURANT NSA TOTAL											TERRACES	OTHER AREAS			
			RESI	APARTMENTS	OFFICE	SOCIAL HOUSING	HOTEL	CHILDCARE	RETAIL	AMENITY / LOBBY	RESTAURANT	NSA TOTAL	TERRACES	PARKING	SERVICES / STORAGE / BIKE PARKING	CORE/CIRC		
BASEMENT 2	3257	3257														2,919	250	88
BASEMENT 1	3257	3257														2,949	200	89
GROUND	2,394	2,094								610	308			918		510	527	139
LEVEL 1	2,442	2,091		591									591	351	965	231	304	
LEVEL 2	2,310	2,091		591									591	219	965	231	304	
LEVEL 3	2,310	2,091		591									591	219	965	231	304	
LEVEL 4	2,310	2,091		591									591	219	965	231	304	
LEVEL 5	2,310	872											577	1638			95	
LEVEL 6	877	781	654										654	96			127	
LEVEL 7	877	781	654										654	96			127	
LEVEL 8	877	781	654										654	96			127	
LEVEL 9	877	781	654										654	96			127	
LEVEL 10	877	781	654										654	96			127	
LEVEL 11	877	781	654										654	96			127	
LEVEL 12	877	781	654										654	96			127	
LEVEL 13	877	781	654										654	96			127	
LEVEL 14	877	781	654										654	96			127	
LEVEL 15	877	781	654										654	96			127	
LEVEL 16	877	781	654										654	96			127	
LEVEL 17	877	781	654										654	96			127	
LEVEL 18	877	791	665										665	86			126	
LEVEL 19	877	791	665										665	86			126	
LEVEL 20	877	791	665										665	86			126	
LEVEL 21	877	791	665										665	86			126	
LEVEL 22	877	791	665										665	86			126	
LEVEL 23	877	791	665										665	86			126	
LEVEL 24	877	791	665										665	86			126	
LEVEL 25	877	791	665										665	86			126	
LEVEL 26	877	791	665										665	86			126	
LEVEL 27	877	791	665										665	86			126	
LEVEL 28	877	791	665										665	86			126	
LEVEL 29	877	791	665										665	86			126	
LEVEL 30	877	791	665										665	86			126	
LEVEL 31	877	791	665										665	86			126	
LEVEL 32	877	791	665										665	86			126	
LEVEL 33	877	791	665										665	86			126	
LEVEL 34	877	791	665										665	86			126	
LEVEL 35	877	791	665										665	86			126	
LEVEL 36	877	791	665										665	86			126	
LEVEL 37	877	791	665										665	86			126	
TOTALS	48,355	42,922	20,484	2,364	0	0	0	0	577	610	885	0	24,920	5,433	10,238	1,921	5699	

STAGE 2

LEVEL	GBA (including terrace)	GFA	SERVICED APARTMENTS OFFICE SOCIAL HOUSING HOTEL CHILDCARE RETAIL AMENITY / LOBBY RESTAURANT NSA TOTAL											TERRACES	OTHER AREAS			
			RESI	APARTMENTS	OFFICE	SOCIAL HOUSING	HOTEL	CHILDCARE	RETAIL	AMENITY / LOBBY	RESTAURANT	NSA TOTAL	TERRACES	PARKING	SERVICES / STORAGE / BIKE PARKING	CORE/CIRC		
BASEMENT 2	3108	3108														1,808	307	89
BASEMENT 1	3108	3108														1,808	307	89
GROUND	2,286	2,286								1,670	340			2010			144	132
LEVEL 1	2,150	2,150	600										600	344	1,228	55	283	
LEVEL 2	2,166	2,166	600										600	190	1,228	55	283	
LEVEL 3	2,166	2,166	600										600	190	1,228	55	283	
LEVEL 4	2,166	2,166	600										600	190	1,228	55	283	
LEVEL 5	2,356	896											601	1660			95	
LEVEL 6	925	831	692										692	94			139	
LEVEL 7	925	831	692										692	94			139	
LEVEL 8	925	831	692										692	94			139	
LEVEL 9	925	831	692										692	94			139	
LEVEL 10	925	831	692										692	94			139	
LEVEL 11	925	843	706										706	82			137	
LEVEL 12	925	843	706										706	82			137	
LEVEL 13	925	843	706										706	82			137	
LEVEL 14	925	843	706										706	82			137	
LEVEL 15	925	843	706										706	82			137	
LEVEL 16	925	843	706										706	82			137	
LEVEL 17	925	843	706										706	82			137	
LEVEL 18	925	843	706										706	82			137	
LEVEL 19	925	843	706										706	82			137	
LEVEL 20	925	843	706										706	82			137	
LEVEL 21	925	843	706										706	82			137	
LEVEL 22	925	843	706										706	82			137	
LEVEL 23	925	843	706										706	82			137	
LEVEL 24	925	843	706										706	82			137	
LEVEL 25	925	843	706										706	82			137	
LEVEL 26	925	843	706										706	82			137	
LEVEL 27	925	843	706										706	82			137	
LEVEL 18	925	831											831				94	
LEVEL 19	925	831											831				94	
LEVEL 20	925	831											831				94	
LEVEL 21	925	831											831				94	
LEVEL 22	925	831											831				94	
LEVEL 23	925	831											831				94	
LEVEL 24	925	831											831				94	
LEVEL 25	925	831											831				94	
LEVEL 26	925	831											831				94	
LEVEL 27	925	831											831				94	
TOTALS	37,678	34,060	8,402	2,400	0	0	0	6,248	0	2,574	1,772	831	22,227	3,618	6,720	671	4442	

STAGE 3

COMMERCIAL

LEVEL	GBA (including terrace)	GFA	SERVICED APARTMENTS OFFICE SOCIAL HOUSING HOTEL CHILDCARE RETAIL AMENITY / LOBBY RESTAURANT NSA TOTAL											TERRACES	OTHER AREAS			
			RESI	APARTMENTS	OFFICE	SOCIAL HOUSING	HOTEL	CHILDCARE	RETAIL	AMENITY / LOBBY	RESTAURANT	NSA TOTAL	TERRACES	PARKING	SERVICES / STORAGE / BIKE PARKING	CORE/CIRC		
BASEMENT 2	2996	2996														2,380	481	135
BASEMENT 1	2996	2996														2,426	435	135
GROUND	2,517	2,517								1,076	382			1658			473	427
LEVEL 1	2,824	2,417											1,392	507	455	292	308	
LEVEL 2	2,679	2,507		897									897	172	1,194	108	308	
LEVEL 3	2,679	2,507		897									897	172	1,194	108	308	
LEVEL 4	2,679	2,507		897									897	172	1,194	108	308	
LEVEL 5	2,880	2,680											2,507				83	
LEVEL 6	2,666	1,179											1,096	1,487			83	
LEVEL 7	1,453	1,345											1,345				108	
LEVEL 8	1,453	1,345											1,345				108	
LEVEL 9	1,453	1,345											1,345				108	
LEVEL 10	1,453	1,345											1,345				108	

**STAGE 1**

LEVEL	SERVICED APARTMENTS	APARTMENTS					TOTAL	SOCIAL HOUSING		AFFORDABLE HOUSING		HOTEL KEYS		
		1 BED	1 BED	2 BED + 1 BATH	2 BED + 2 BATH	3 BED + 2 BATH		1 BED	2BED + 2 BATH TOTAL	1 BED	2BED + 2 BATH TOTAL	STANDARD4.2X7.5M SUITE	PREMIUM6.3X7.5M	TOTAL
BASEMENT 2														
BASEMENT 1														
GROUND														
LEVEL 1	16													
LEVEL 2	16													
LEVEL 3	16													
LEVEL 4	16													
LEVEL 5														
LEVEL 6		1		3	4		8			1	1	2		
LEVEL 7		2		3	5		10							
LEVEL 8		2		3	5		10							
LEVEL 9		2		3	5		10							
LEVEL 10		2		3	5		10							
LEVEL 11		2		3	5		10							
LEVEL 12		2		3	5		10							
LEVEL 13		2		3	5		10							
LEVEL 14		2		3	5		10							
LEVEL 15		2		3	5		10							
LEVEL 16		2		3	5		10							
LEVEL 17		2		3	5		10							
LEVEL 18						3	3							
LEVEL 19						3	3							
LEVEL 20						3	3							
LEVEL 21						3	3							
LEVEL 22						3	3							
LEVEL 23						3	3							
LEVEL 24						3	3							
LEVEL 25						3	3							
LEVEL 26						3	3							
LEVEL 27						3	3							
LEVEL 28						3	3							
LEVEL 29						3	3							
LEVEL 30						3	3							
LEVEL 31						3	3							
LEVEL 32						3	3							
LEVEL 33						3	3							
LEVEL 34						3	3							
LEVEL 35						3	3							
LEVEL 36						3	3							
LEVEL 37						3	3							
TOTALS	64	23	36	185	67	251			1	1	2			
		36	9%	14%	54%	23%	100%		50%	50%				

**STAGE 2**

LEVEL	SERVICED APARTMENTS	APARTMENTS					TOTAL	SOCIAL HOUSING		AFFORDABLE HOUSING		HOTEL KEYS		
		1 BED	1 BED	2 BED + 1 BATH	2 BED + 2 BATH	3 BED + 2 BATH		1 BED	2BED + 2 BATH TOTAL	1BED	2BED + 2 BATH TOTAL	STANDARD4.2X7.5M SUITE	PREMIUM6.3X7.5M	TOTAL
BASEMENT 2														
BASEMENT 1														
GROUND														
LEVEL 1	14													
LEVEL 2	14													
LEVEL 3	14													
LEVEL 4	14													
LEVEL 5														
LEVEL 6		4		5			9			1	1	2		
LEVEL 7		5		6			11							
LEVEL 8		5		6			11							
LEVEL 9		5		6			11							
LEVEL 10		5		6			11							
LEVEL 11		2		3	3		8							
LEVEL 12		2		3	3		8							
LEVEL 13		2		3	3		8							
LEVEL 14		2		3	3		8							
LEVEL 15		2		3	3		8							
LEVEL 16		2		3	3		8							
LEVEL 17		2		3	3		8							
LEVEL 18														
LEVEL 19												14	4	18
LEVEL 20												14	4	18
LEVEL 21												14	4	18
LEVEL 22												14	4	18
LEVEL 23												14	4	18
LEVEL 24												14	4	18
LEVEL 25												14	4	18
LEVEL 26												14	4	18
LEVEL 27												14	4	18
TOTALS	56	38		50	21	109			1	1	2	112	32	144
		33%		48%	19%	100%			50%	50%		78%	22%	100%

**STAGE 3**

COMMERCIAL

LEVEL	SERVICED APARTMENTS	APARTMENTS					TOTAL	SOCIAL HOUSING		AFFORDABLE HOUSING		HOTEL KEYS		
		1 BED	1 BED	2 BED + 1 BATH	2 BED + 2 BATH	3 BED + 2 BATH		1 BED	2BED + 2 BATH TOTAL	1 BED	2BED + 2 BATH TOTAL	STANDARD4.2X7.5M SUITE	PREMIUM6.3X7.5M	TOTAL
BASEMENT 2														
BASEMENT 1														
GROUND														
LEVEL 1	20							14	6	20				
LEVEL 2	20													
LEVEL 3	20													
LEVEL 4	20													
LEVEL 5														
LEVEL 6														
LEVEL 7														
LEVEL 8														
LEVEL 9														
LEVEL 10														
LEVEL 11														
LEVEL 12														
LEVEL 13														
LEVEL 14														
TOTALS	60							14	6	20				
								70%	30%					

**TOTALS**

EXC-COMMERCIAL

LEVEL	SERVICED APARTMENTS	APARTMENTS					TOTAL	SOCIAL HOUSING		AFFORDABLE HOUSING		HOTEL KEYS			
		1 BED	1 BED	2 BED + 1 BATH	2 BED + 2 BATH	3 BED + 2 BATH		1 BED	2BED + 2 BATH TOTAL	1 BED	2BED + 2 BATH TOTAL	STANDARD4.2X7.5M SUITE	PREMIUM6.3X7.5M	TOTAL	
TOTALS	180	61	36	185	78	360	14	6	20	2	2	4	112	32	144
		17%	10%	51%	22%	100%							78%	22%	100%

<b>SOCIAL &amp; AFFORDABLE HOUSING</b>	
TOTAL APARTMENT COUNT	384
TOTAL SOCIAL & AFFORDABLE HOUSING	24
	6%

APARTMENTS + SOCIAL HOUSING + AFFORDABLE HOUSING			
1 BED	2 BED	3 BED	TOTAL
77	229	78	384
20%	60%	20%	100%

Notes:  
 1. This scheme and schedule have been prepared for planning permission purposes only.  
 2. The design has been prepared with limited structural and services advice and coordination.  
 3. Changes to the layouts and associated figures will be made during the design development phase.  
 Definitions:  
 1. NGA - Apartment areas have been measured according to the Property Council of Australia method of measurement.  
 2. GFA has been measured to the external face of all built areas, including balconies, roof terraces, and site extensions accommodating planter boxes and privacy screens. GBA includes non-trafficable green roofs.  
 4. Basement GFA has been measured to the external face of all shoring walls, including services, plant rooms, vertical circulation, and lifts.

**COX Architecture**  
 Level 2, 167 Flinders Lane,  
 Melbourne, VIC 3000, Australia  
 T + 61 3 9650 3288  
 F + 61 3 9650 2747  
 www.coxarchitecture.com.au



Client

GURNER TIM

Project No.

317001.00

Project

2-28 MONTAGUE ST &  
 80 MUNRO ST, SOUTH MELB.

Drawing Title

DEVELOPMENT SUMMARY  
 - STAGES, TOTALS, AFFORDABLE/  
 SOCIAL HOUSING

Drawing Control Status:

Co-ordinated	Drawn:
Project Architect:	Scale:
Project Director: PETE SULLIVAN	Date: 03/04/2020
Drawing Number:	Revision:
	North:
	DEV SUM 02

