

# PLANNERS SURVEYORS ENGINEERS BUILDING DESIGNERS //

**// CAPABILITY STATEMENT**





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# **COMPANY PROFILE //**



# ABOUT KLM SPATIAL //



KLM Spatial has provided industry-leading land development consulting services to Australia's private and public sectors for over 30 years.

Our team offers specialised skills and extensive expertise in Town Planning, Land Surveying, Building Design, Civil Engineering and Civil Construction Management.

KLM Spatial utilises innovative design and construction solutions to deliver high quality projects in a timely and cost effective manner.



Fully accredited Quality Management System

KLM Spatial possesses the skills and resources to ensure the delivery of projects of all sizes; from small to large scale residential, commercial and industrial developments and subdivisions in urban, regional and greenfield locations.

Our Quality Management System, which encompasses all our disciplines is fully accredited with 3rd Party Certification to ISO 9001 standards.

KLM Spatial draws upon decades of Land Development Intelligence to offer you innovative and practical solutions for all your land development needs. A wealth of experience combined with our intelligent approach ensures we provide solutions with insight, creativity and verve. Our 'one stop shop' service offering ensures seamless communication between Town Planning, Survey, Engineering and Building Design.



# ABOUT KLM SPATIAL //



KLM Spatial is an accredited Enviro-Development company.

We are proud to uphold a strong moral and ethical approach to land development balancing the financial, environmental, social and greater community benefit of our clients projects.

We strongly support our industry bodies and are active members and participants in;

- Urban Development Institute of Victoria (UDIA)
- Property Council of Australia

- Victorian Planning and Environmental Law Association (VPELA)
- Planning Institute of Australia (PIA)
- Association of Land Development Engineers (ALDE)
- Engineers Australia (EA)
- Institution of Surveyors Victoria (ISV)
- Association of Consulting Surveyors Victoria (ACSV)
- Design Matters.

At KLM Spatial the physical and mental health of our staff is of paramount importance. That is why we invest in the success of our employees and their personal growth by providing support in the form of a safe work environment, equipment fit for purpose, regular health checks and the services of an EAP.



# COMPANY TIMELINE //

1985

- The company was started in 1985, by former Managing Director Rud Lindley, who remains actively engaged in the business as a trusted advisor

2001

- KLM Spatial merged with HDV, a Dandenong based survey firm

2006

- KLM Spatial established the Town Planning Department
- 25 people employed

2012

- KLM Spatial initiated its succession plan bringing emerging leaders into key business management roles

2016

- New headquarters in Ordish Rd, Dandenong South
- KLM Spatial established the Building Design department

2018  
2019

- Founding Director Roger Green retired

2020

- KLM Spatial commenced its all encompassing strategic review outlining the objectives for the next 20 years

2021

- KLM Spatial grew to over 50 dedicated Survey, Civil Engineering, Town Planning, Building design personnel



# BOARD AND MANAGEMENT //



**Aaron Goodall**  
**Managing Director**

Aaron commenced his career at KLM Spatial in 2006. During his time at KLM Spatial Aaron has successfully expanded and managed the Town Planning Department and established and led the Building Design Department. In 2018 Aaron was elevated to the position of Executive Director. Aaron is a member of the Planning Institute of Australia and AICD and holds qualifications in Social Science and Law.

As the Managing Director, Aaron's pursuit of perfection for clients and the well being of staff is of paramount importance. Aaron is a strong leader and has built deep relationships with a range of developers and stakeholders throughout his time at KLM Spatial.

He remains actively involved in client projects given his broad knowledge. Aaron is an enthusiastic participant in the business community particularly in the south east of Melbourne.



**Damien Rivalland**  
**Executive Director and Survey Manager**

Damien has been working at KLM Spatial since 2005 and has been Director since 2018. Obtaining Registration as a Licensed Surveyor in 2008 and awarded J.G Gillespie Gold Medal, Damien has demonstrated academic excellence, Professional Achievement, Innovation, Leadership and Community Spirit. As a Licensed Surveyor, he has thorough working knowledge of all relevant legislation and governmental regulations and procedures acquired through his involvement in all facets of the subdivision process across a broad spectrum of projects. Having a passion for technology, Damien actively pursues the KLM Spatial vision of being a digital leader in Land Development.



**Ryan Flack**  
**Executive Director and Engineering Manager**

Ryan has over 20 years' experience in the co-ordination of design, approvals and construction phase of multi-disciplinary projects in the engineering and urban development industry. Ryan holds qualifications in Civil Engineering (BEng) and Business Administration (BBus). He is accredited with CPEng, is a member of AICD, and a contributor to the Association of Land Development Engineers (ALDE). Since joining KLMS in 2016, Ryan has taken on the roles of Engineering Manager and Director of KLM Spatial. He is responsible for overseeing a large and diverse team of civil designers, construction administration and project engineering professionals. Ryan remains hands-on in the delivery of projects and strategic advice to clients. His passion for collaboration and continual improvement is reflected in his leadership style and the organisational values of KLM Spatial.



# BOARD AND MANAGEMENT //



**Nick Jay**  
**Town Planning Manager**

Nick joined KLM Spatial in 2019, and quickly stepped into the role of Town Planning Manager. Nick has extensive expertise in the planning profession within Victoria both in the public and private sectors and brings a pragmatic, solutions-based approach to his projects. Nick's strength is his ability to identify value add opportunities to projects. He is a team player; an important skill set within a multi-disciplinary firm. Nick believes in providing a holistic planning approach to all projects, from inception to completion, no matter the project scale.



**Kirstin Jenkins**  
**Building Design Manager**

Kirstin is the Manager of the Building Design team at KLM Spatial. Kirstin has over 30 years experience in the building sector and is a registered Building Practitioner. Kirstin has a wealth of knowledge of design, building regulation and construction methodology. Kirstin is highly regarded for her leadership skills and ability to problem-solve in a clear and articulate manner. She is a strong collaborator who can bring together ideas, innovations and technical solutions to provide strong outcomes for her clients and stakeholders.



**Gabriela Prodan**  
**Business Accountant**

Gabriela (Gabbi) is a qualified accountant and Certified Public Accountant (Associate CPA). Gabbi has led the finance team at KLM Spatial since 2018 and brings with her over 15 years experience in the financial sector. Gabbi manages KLM Spatial's day to day finances and is instrumental in the financial planning of KLM Spatial and a trusted advisor to the KLM Spatial Board.



# BOARD AND MANAGEMENT //



**Wayne Armstrong**  
**Team Leader Civil Construction**

Wayne has over 30 years construction and management experience within the land development, road construction and re-construction industry. Wayne has an excellent understanding of subdivisions construction through his leadership and management of road infrastructure and associated civils, major Melbourne Water wetland and drainage scheme construction. Wayne has past experience as a site foreman and works manager on Grennfilds project as well as in Design/Construct contracts for VicRoads. He has considerable construction experience and is able to guide a project to ensure compliance with VicRoads, Melbourne Water, South East Water, Council and other Authority requirements. Wayne has also acquired skills in quality control to meet industry standards.



**Roger Wills**  
**Team Leader Project Engineering**

Roger brings over 30 years experience in his role as the Project Engineering Team Leader. Roger is a highly experienced engineer, having worked in land development for many years. Roger is experienced with all State and local authority requirements relating to civil infrastructure and has particular expertise in relation to industrial/commercial development. Roger has forged relationships with a number of key personnel in the industry which is invaluable to the approval and delivery phases of projects.



**Yok Lan Wong**  
**Team Leader Civil Design**

Yok Lan (Yok) has over 45 years civil engineering design experience within the land development sector. Yok has an excellent understanding of design requirements and efficiencies to enable not only compliance with regulatory and statutory requirements but also to ensure an efficient construction methodology. Yok is the leading design engineer at KLM Spatial overseeing all significant design inputs, particularly larger multi stage subdivisions which requires collaboration with other teams and departments in KLM Spatial.

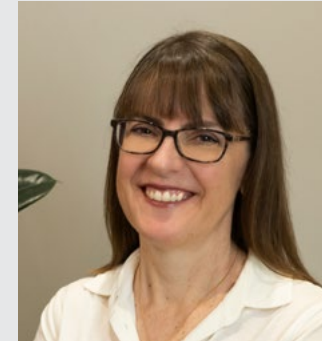


# BOARD AND MANAGEMENT //



**Katelyn Nash**  
**Senior Project Consultant**

Katelyn's skill base is demonstrated by the diverse range of project experience including strategic planning, statutory planning, environmental effects statement, infrastructure development, appraisal of development options, property development feasibility and due diligence, planning advisory and stakeholder engagement. Katelyn's strength is her ability to effectively and proactively manage projects with innovative solutions. This is further strengthened by Katelyn's knowledge of planning systems in all states and her ability to undertake projects on a national basis. Katelyn is particularly interested in partnering with clients to achieve their goals.



**Louise Lowe**  
**Senior Project Consultant**

Louise has 20 years' experience in the planning profession in urban and regional Victoria, with emphasis upon complex growth area developments. Louise excels in the coordination and delivery of significant land development projects. Louise has an extensive background in the project management of multi-disciplinary teams needed to deliver and negotiate complex project outcomes. Louise is also experienced in the preparation of Planning Schemes, Municipal Strategic Statements and Urban Design Frameworks. Louise has a particular interest in partnering with clients to realise their land use potential. Louise has a sound understanding of the delivery process and the complexities in land development.



An aerial photograph of a suburban neighborhood. The houses are mostly single-story with various roof colors. In the center, there is a large green area with a proposed development overlay. The overlay shows a series of rectangular plots, some with green roofs, and a network of roads and paths. The text 'INNOVATION //' is overlaid in the top left corner.

# INNOVATION //

It is a KLM Spatial imperative to be at the forefront of design innovation. KLM is proud to invest in the new wave of digital transformation to enable your project to stand out from the crowd.

Our innovative approach is a product of our experienced staff and an understanding of the various disciplines involved in land development.

Our specialised staff utilise the latest software and technology to provide our clients with practical, cost effective solutions.

Our clients can walk through their land subdivision, residential or industrial development before the design is completed and before construction commences via our up to the minute Virtual Reality facility.

KLM Spatial utilises the latest UAV and scanning technology, giving you an advantage of speed and accuracy of data that few other consultancy's can replicate.



A modern, multi-story residential building with a stepped facade. The building features a mix of dark grey and light grey horizontal siding, with large windows and balconies. The ground floor has dark grey panels and large glass doors. The building is set against a clear blue sky. The text is overlaid on the right side of the image.

**Collaborate with passion and intelligence  
to plan, design and create quality spaces  
for people to live, work and play. //**

PURPOSE STATEMENT





# OUR VALUES //

## Have Fun

Our passion for delivering great client outcomes is second only to ensuring we have fun doing it. A relaxed and supportive environment, we love to laugh and celebrate successes.

## Family

Families are unique, diverse collectives built on a foundation of trust and loyalty. Just like family we might have differences of opinion but when push comes to shove, we are there for one another. We always have each others back.

## Respect

Is earned at every level of our organisation. Core to our reputation we pride ourselves on respecting diversity in thought, beliefs, experience and expertise through dignity and fairness. It brings richness to our company and is the basis of our success.

## Integrity

The integrity of our product is a reflection of the integrity of our people. We back our people to be honest and do the right thing; the truth always shines through.

## Pride

In our company, our product, our people and our contribution to our clients and the legacy we leave in their communities. We always deliver our best.

## Quality

Our brand is built on the quality of our product and our commitment to being at the leading edge of service delivery. A challenge we are happy to accept. Close enough is never good enough.

## Courage

We move our business forward with clarity and purpose, giving us the confidence to make bold moves, to try something new, to fail, to learn and to back our ideas with courage and conviction.

## Knowledge

We are inquisitive and always on the search for more knowledge to feed our endless desire to do things better, to innovate and deliver the highest quality outcomes for ourselves and our clients. We will never stop learning.

## Collaboration

A problem shared is a problem halved. Our collective capabilities can solve any problem. It is the glue that binds us together and separates us from our competitors.

## Commitment

Our promise is our commitment to see things through. We own it, we are reliable and always deliver. We are committed to our clients, to our company and to our people's success.

## Creativity

Be better, go further, unleash our people to deliver industry leading expertise and practical outcomes for our clients



# OUR SERVICES //





# PLANNERS //

## **Planning Applications**

KLM Spatial is experienced in navigating the complexities of the planning system to ensure the right approvals are obtained in the most efficient and timely manner. Our breadth of experience extends into facilitating planning applications for all types of land use, development and subdivision proposals. Our long-standing relationships with Local and State authorities ensure we understand all relevant local issues and can navigate the most efficient approval pathway.

Our point of difference in this realm is our multi-disciplinary approach which enables us to provide a collaborative approach throughout the application process.

## **Planning Due Diligence and Feasibility Reviews**

KLM Spatial provides comprehensive and practical due diligence, feasibility and detailed property planning reports. These reports can be invaluable to identify planning and other general development related issues and costs for your property and, more importantly, how these issues can be overcome. We understand the risks associated with land development and seek to offer mitigation measures to reduce these risks.

Being part of a multi-disciplinary practice enables us to provide highest and best use feasibility reviews for land and specific proposals. We assess the land use development potential by identifying the opportunities and obstacles which could affect the desired outcome.

## **Appeals representation and advocacy**

Whether you have had your application refused by Council, are dissatisfied with some of the conditions on your planning permit or you are an objector to a development proposal (Third Party Representation), KLM Spatial can assist.

We have extensive knowledge of the appeal process and the confusing legal framework which applies to it. If you are unsure what your prospects are in winning an appeal, we would be pleased to help you better understand your options.

## **Strategic Planning**

KLM Spatial has the in-house skills and experience in facilitating the preparation and implementation of Structure Plans and Development Plans as well as identifying the technical framework to enact these documents. We have experience in representation at Panels as well as liaising with Local and State authorities.

## **Urban Design and Master Planning**

KLM Spatial has extensive experience in the preparation of Structure and Development Plans, Master Planning, Subdivision Design and Urban Design Frameworks. This is complemented by our multi-disciplinary practice which ensures that the plans we create can be delivered; a fundamental point of difference for our service offerings and significant value add.





# SURVEYORS //

Land Surveying is one of KLM Spatial's foundation disciplines that not only delivers direct client solutions but also underpins many of the other services we offer. Our team consists of highly experienced Licensed Surveyors, recognised by their peers as skilled professionals with integrity, supported by qualified technicians, utilising the latest technology, to provide practical, cost effective and agile solutions. We are committed to delivering diverse outcomes for all projects and are specialists in all fields of surveying.

## Cadastral Surveys

Land Tenure is a cornerstone of economic stability and underpins the confidence of financial institutions in our property and titling system.

KLM Spatial specialises in the diversity of cadastral surveys applicable to the registration of rights, responsibilities and ownership associated with property. Our comprehensive knowledge and understanding of the complexities of land titling and the

development process positions us to deliver professional and expedient solutions.

The subdivision process requires an understanding of Planning Schemes, Council systems, Service Authority requirements, the civil design and construction processes and Land Registry regulation. With these fundamentals in mind, KLM Spatial can provide an integrated and holistic approach to every land development project.

Our services include, but are not limited to:

- Commercial and Industrial Subdivisions
- Estate Subdivisions
- Medium Density Residential Subdivisions
- Mixed Use Development
- Highrise Apartment Subdivisions
- Boundary Definition and Land Titling Advice

## Site Mapping

Successful delivery of all projects relies heavily on suitable data to support both design and construction. At KLM Spatial we pride ourselves on providing survey solutions that will deliver appropriate and cost effective data for each critical phase of your project.

Our Services include:

- Conventional Topographic Surveys
- Neighbourhood and Site Description Surveys
- UAV/Drone and Aerial Mapping
- Surface Scanning
- Digital Surface representation and Volumetric Surveys
- Development of Geographic Information Systems
- High Precision Surveying and Machine Alignment
- 3D Modelling and Virtual Reality

Authorities understand the importance of accurately mapping underground services and impose strict requirements on the

recording of their constructed assets. KLM Spatial is experienced and recognised by authorities for accurate data capture and for providing results in the variety of required formats. We observe rigorous procedures to ensure compliance with internal and authority imposed OH&S requirements and are Confined Space accredited.

Our Asset location services include:

- Data acquisition and delivery in all ASPEC formats. (Council As-Constructed Survey)
- Melbourne Water As-Constructed Surveys
- Water & Sewerage Asset Recording to Water Authority specifications
- Underground services surveys utilising non-destructive excavation and cable detectors



# CIVIL ENGINEERING //

## Planning Phase Services

KLM Spatial prides itself on combining the knowledge of complementary disciplines in creating development plans that are efficient, practical, and able to be delivered on the ground.

Our Project Engineering team provides technical support and advice at the planning and development proposal phase, to ensure engineering challenges are considered and addressed at conception, when there is most opportunity to influence critical project outcomes. The aim of this service is to avoid nasty surprises when the project is in full momentum.

Our typical service includes briefing sub-consultants such as geotechnical, electrical, telecommunications, hydrological and structural engineering specialists as required to ensure a co-ordinated technical outcome that minimises uncertainty around engineering issues.

We also draw on a significant volume of industry-relevant costing information from our construction phase service to provide Preliminary Opinions of Probable Cost that can help to make informed decisions around staging, cash flow and financing early in the project.

## Civil Design

One of the foundations of KLM Spatial's business has always been to provide civil engineering design to unlock the potential of a development site for access, drainage and essential services.

Our team holds the necessary experience and accreditation to undertake design for municipal road and drainage, DoT road and drainage, MRWA and regional water authority assets, Melbourne Water regional drainage infrastructure, wetlands, pump stations, AS3500 plumbing code works and a range of other site specific design solutions.

## Project Administration

Navigating a project through the many regulatory procedures imposed by third parties in the public sector and service authorities is an increasingly complex task. KLM Spatial's project administration service is set up to guide our clients through this aspect of the project, monitoring the necessary applications, agreements, deeds, fees, bonds, levies, and reimbursements that may apply to the project. This is an important task that if overlooked, can cause delay and cost to the project. Our skill, experience, and established relationships with authority personnel can help streamline the process for our clients.

## Construction Phase Services

KLM Spatial provides specialised contract administration staff to undertake scheduling, tendering, contract preparation, works inspections, water authority audit regimes, assessment of claims and end of defects liability period procedures to ensure site works are managed in a professional and effective manner. We have strong relationships with many of the civil contractors in the industry to ensure site issues are resolved efficiently when they arise.



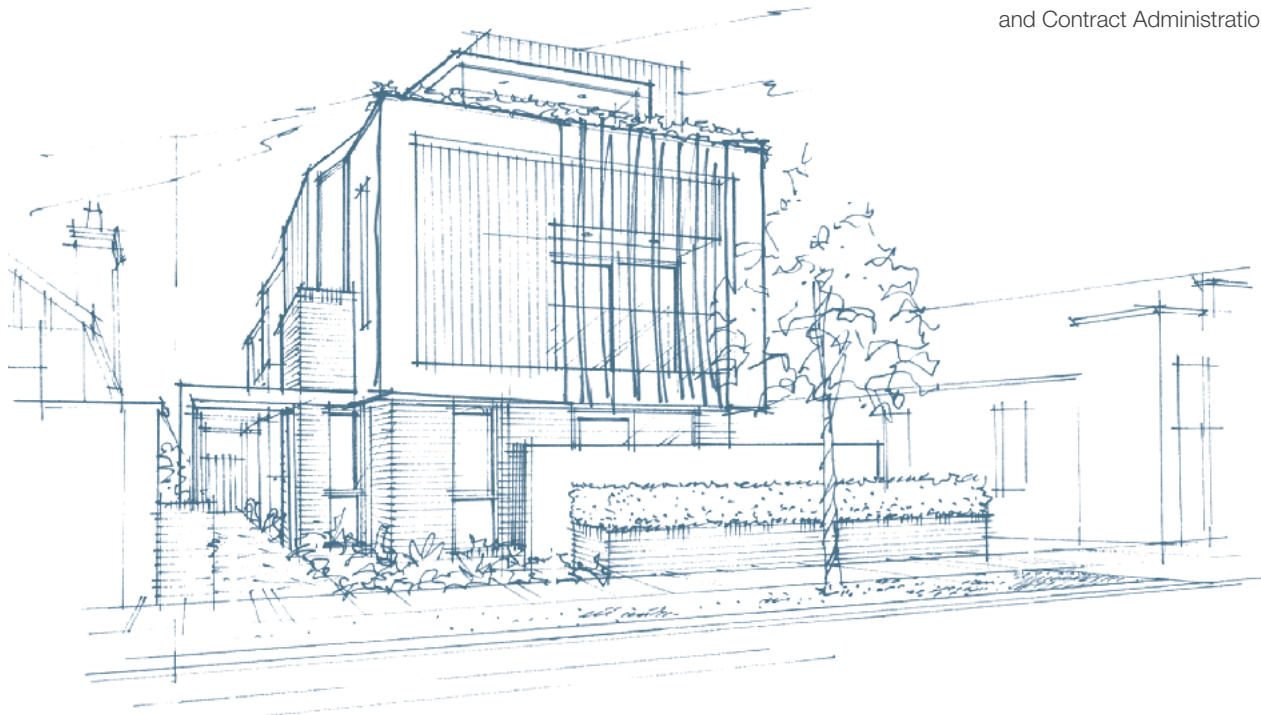
# BUILDING DESIGNERS //

The KLM Spatial Building Design team offers a complete package of building design services including Concept Plans, Planning Drawings, Working Drawings, Interior Design and Contract Administration.

Our team has extensive experience designing a range of buildings including:

- Single dwellings and dual occ's
- Town houses
- Apartments
- Warehouses
- Industrial buildings
- Retail and commercial
- Medical, educational and recreational premises

Our Building Designers often form part of the initial phase of consultation; collaborating with our town planners, surveyors and engineers. It is not uncommon for our Building Designers to be involved in land subdivision meetings to ensure that your building design requirements are considered in the early phases of the urban design process.





# OUR SERVICES //



## Greenfield Subdivision and Development

KLM Spatial can master plan, perform survey, get your town planning permits and associated approvals, undertake the civil engineering and urban design of roads, parks and services, do contract administration and subdivide your new residential community. We can also design the buildings and prepare working drawings of the houses that will make the estate a home.



## Industrial Subdivision and Development

KLM Spatial can master plan, perform survey, get your town planning permits and associated approvals, undertake civil engineering design the roads and services, do contract administration and subdivide your new quality industrial park. We can also design the buildings and prepare working drawings to ensure that the industrial buildings are fit for purpose and look great.



## Infill Subdivision and Development

KLM Spatial can undertake the urban, building and civil engineering design for your new infill development. We can perform survey, subdivide, get your town planning permits and associated approvals, undertake the contract administration or work closely with your chosen builder to ensure a quality development remains for generations.

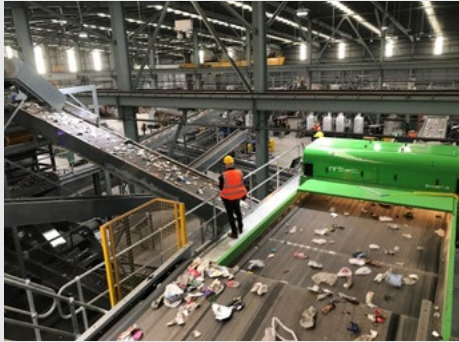


## Medium Density

Whether it is a two unit development or a multi storey apartment development, KLM Spatial can undertake the urban, building and civil engineering design. We can perform survey, get your town planning permits and associated approvals, undertake the subdivision, work closely with your chosen builder to ensure a quality development fit for purpose and for the right market price.



# OUR SERVICES //



## Waste and Recycling

Whether you want to undertake R&D in new sustainable practices, operate a transfer station, undertake material recycling or run an industry leading renewables plant, we can assist.



## Energy

KLM Spatial is quickly becoming an industry leader in the consulting services space for new sustainable energy operations. With past experience in stretching from wind farms to large scale batteries we have the knowledge to assist.



## Lifestyle Developments

KLM Spatial has been working with industry leading firms who have created this new housing model. We can master plan, perform survey, get your town planning permits and associated approvals, undertake civil engineering design of the roads and services, do contract administration and subdivide your new lifestyle village. We can also design the buildings and prepare working drawings to ensure that they are comfortable and functional for the mature age customer.



## Small Business

Our Town Planning and Building Design team are the ones to call about getting a planning permit or building permit. Whether you are establishing a new premises, renting a new building, need to understand the subtle requirements of planning schemes or need town planning permits to match with building permits we can help.





3

**OUR  
PROJECTS //**



# Mt Pleasant

Mulcahy Road Pakenham

Expertise: Town Planning, Survey & Engineering //

KLM Spatial are the Survey, Town Planning and Engineering consultants for the Mt Pleasant Estate located on the sloping northern side of Pakenham.

The land which holds exquisite views will have a subdivision of 520 lots ranging in size to suit a variety of families. The resulting subdivision layout has been painstakingly planned to take advantage of its location and siting to ensure that resultant lots make the most of the topography and views. A technically skilled consultancy team led by KLM Spatial were selected to assist in the design rationale, practicality and detail of the proposal. These

consultants include structural engineering, environmental engineering, traffic engineering, ecological, arboricultural, archaeological and landscaping professionals.

Mt Pleasant was one of the first layouts prepared by KLM Spatial which enabled our client, via our state-of-the-art Virtual Reality skills and software, to walk through the subdivision and experience the layout and design prior to construction. The Virtual Reality also enabled purchasers to select lots safe in the knowledge that it was the land they wanted to own and to create a home.





520 lots over challenging topography, two fully constructed dwellings for social housing, two pedestrian bridges over Toomuc Creek, 10 year re-vegetation improvement programme for Toomuc Creek





# Alira at Berwick

Centre Road Berwick

Expertise: Town Planning, Survey & Engineering //

KLM Spatial was engaged by Moremac and the landowners to create the 'Alira' residential estate, and are providing Town Planning, Survey, Engineering Civil Design, Construction Administration and Project Co-ordination services to provide for waterfront living in south east Melbourne's affluent Berwick.

When complete, Alira at Berwick will provide for nearly 600 homes surrounded by 15 hectares of waterways, parkland and wetland reserves.





# Power Park

Dandenong South

Expertise: Town Planning, Survey & Engineering //

KLM Spatial supported Goodmans in the delivery of the Power Park estate in Dandenong South. KLM Spatial were the lead civil engineers, town planners and surveyors who worked collaboratiely to enable this contemporary, state of the art and environmentally concsious industrial precinct strategically located in the new industrial core

of Dandenong South. The estate, which houses a number of international companies, contains architecturally designed industrial buildings, pays respect to a number of mature River Red Gums and provides excellent connectivity to Dandenong-Frankston Road and the broader road network, including Eastlink.









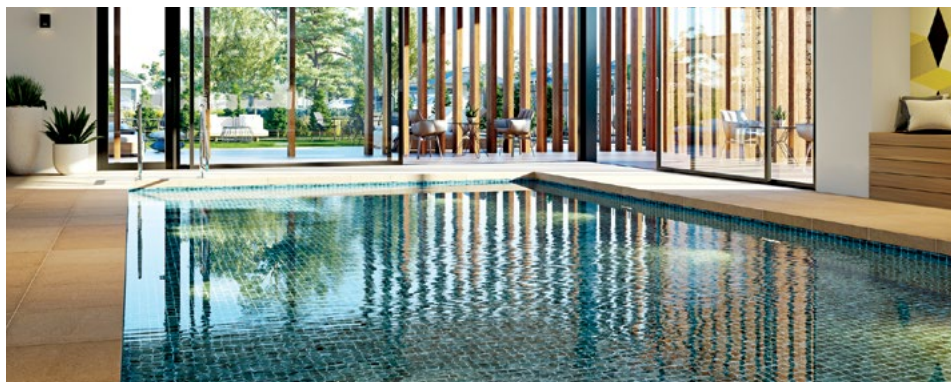
# Lifestyle Communities

Hastings, Bittern & Lyndarum (Wollert) and Officer

Expertise: Survey & Engineering //

KLM Spatial has been engaged by Lifestyle Communities to provide ongoing survey, engineering design and construction management as they continue to create award winning and outstanding quality communities with resort-style facilities.

KLM Spatial is pleased to have assisted the publicly listed Lifestyle Communities in the evolution of their niche residential accommodation for the over 50's.





# Wantirna Rise

## Mountain Highway Wantirna

Expertise: Town Planning, Survey & Engineering //

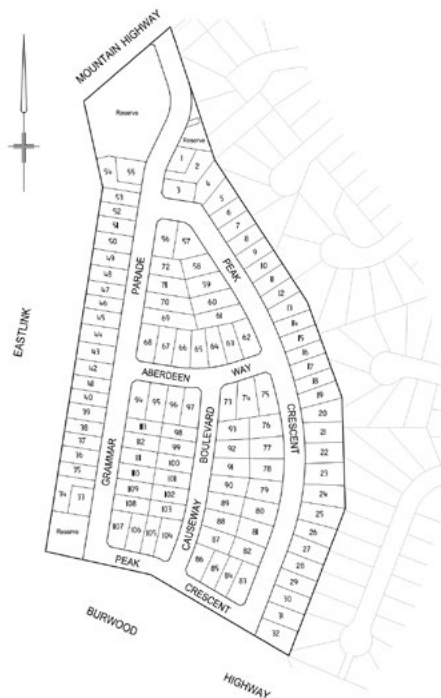
Collaborative Partners: JM Landesign //

Wantirna Rise is a 113 lot residential subdivision adjacent to Eastlink and the Burwood Highway.

The subdivision was designed to be respectful of the surrounding character and mindful of the development outcomes to be delivered on the individual allotments. Extensive consultation with Council and various government bodies and authorities overcame the plethora of

complicated land development matters that needed to be addressed in order to realise the resultant subdivision.

A highly regarded and technically skilled consultant team was selected to assist in the design and subdivision delivery including hydrological, traffic, landscaping, geotechnical, ecological and environmental.





# Box Street

Doveton

Expertise: Town Planning, Survey & Engineering //

Collaborative Partners: MPS Architects //

KLM Spatial was engaged to prepare and facilitate a planning permit application, subdivision and undertake the engineering design for over 220 town houses on the former Doveton Secondary College site.

Bound by tight planning controls, built form requirements and environmental considerations the resultant development demonstrates the capabilities of KLM Spatial to achieve a well planned residential estate.





# Photinia Street

Doveton

Expertise: Town Planning, Survey & Engineering //

Collaborative Partners: Rothelowman //

KLM Spatial was engaged to prepare and facilitate a planning permit application, subdivide and undertake the engineering design for over 65 town houses on the former Doveton Secondary College site which was nominated as surplus to the Stage Governments requirements.

“Kinsfolk” is an architecturally designed estate that takes full advantage of the site, cleverly solves topography issues, accommodates mature vegetation whilst providing a modern living alternative to the surrounding suburb of Dandenong. ‘Kinsfolk’ is yet another example of how a well planned redevelopment can in fact lead to an excellent residential estate.





# Sarah Lands

Perry Road Keysborough

Expertise: Town Planning, Survey & Engineering //

KLM Spatial led the delivery of a 72 residential lot subdivision in the heart of Keysborough.

The subdivision created residential lots with an average area of 453m<sup>2</sup>, ranging from 363m<sup>2</sup> to 799m<sup>2</sup>. KLM Spatial was tasked with ensuring that the subdivision design created a special relationship between the future homes and areas of public open space and parkland.

The exceptional quality in delivery of that subdivision, parkland and open space, then created the opportunity for KLM Spatial to also provide for the adjacent development of town houses.

The overall development is a testament of how land subdivisions and unit developments can enhance liveability and create a sense of place.





# PFD Headquarters

Hendersons Road Knoxfield

Expertise: Town Planning, Survey & Engineering //

Collaborative Partners: Watson Young Architects and TM Insight //

PFD Food Services were keen to invest in a substantial new State and Warehouse Distribution Centre consolidating its Melbourne operations within the one complex. The head office provides state-of-the-art coolstore facilities, and a new dry goods warehouse with a combined total floor area of over 30,000m<sup>2</sup>.

KLM Spatial was the lead Town Planning consultant charged with the coordination of external professional inputs required in the successful delivery of the planning permit and endorsed plans.

The new PFD complex places a high emphasis on safe operations, green initiatives, simplified processes and improved efficiencies to take the company into the future. A range of 'green' ecologically sustainable initiatives have been employed including harvesting water to be used for the refrigeration system, truck washing, amenities and plant watering; heat reclamation from the refrigeration systems to be utilised for under floor heating, construction material selection based on low embodied energy content and high recycle potential at the end of life, solar panels and energy efficient LED lighting.





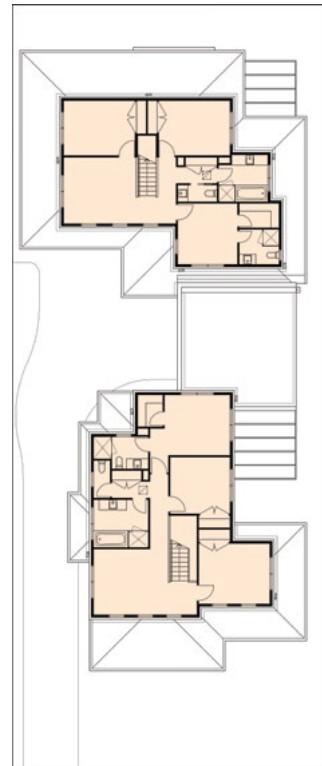
# Townhouse Development

Mount Waverley

Expertise: Town Planning, Survey & Building Design //

KLM Spatial was engaged to prepare building designs and obtain approval for the residential infill of a site in Mount Waverley of two contemporary styled two storey dwellings. Ensuring that the development respected the neighbourhood character, each dwelling includes spacious setbacks, front setback

landscaping, private gardens, four excellent sized bedrooms and luxurious living areas. The designs are a testament to the unique ability of KLM Spatial's Building Design team to ensure efficient floor plans and minimisation of material use whilst still providing for a quality design finish and perfectly functioning homes.





# Spectrum Business Park

Ricketts Road Mount Waverley

Expertise: Town Planning, Survey & Engineering //

KLM Spatial supported Shannon Properties in the delivery of the subdivision of the commercial and industrial development at Ricketts Road Mount Waverley, comprising 31 lots for the purpose of 28 warehouses with ancillary office space, an 80 seat cafe/restaurant and two (2) showrooms.

The site, a former expired industrial site, is situated within the Monash Technology Precinct which is recognised as one of the most important technology based precincts in Australia.

The precinct performs a specialised function outside of retailing, commercial and residential uses. It contains some of the nation's most prestigious research organisations and high-technology industries. Business and related research facilities located in the precinct play a major role in the economic and commercial profile of the city. Aside from a host of high technology and research and development uses, the precinct is also home to a large number of office, industry and warehouse uses of quality built form, set in streetscapes of exceptional amenity streetscapes.





# Wilton Estate

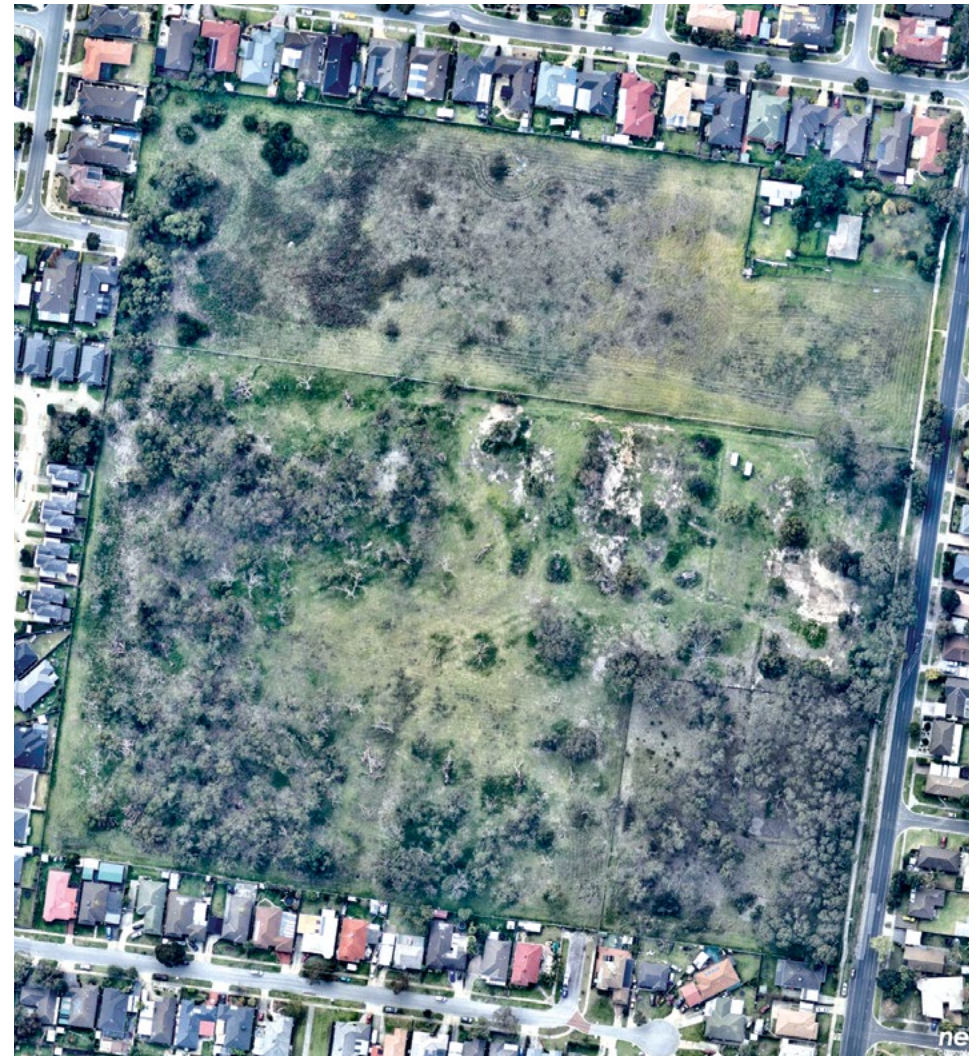
195 McCormicks Road, Carrum Downs

Expertise: Town Planning, Survey & Engineering //

KLM Spatial were the lead Survey, Town Planning and Engineering consultants for Abiwood's Wilton Estate located in Carrum Downs. The proposed 80+ lot residential subdivision at 195 McCormicks Road, responds to the site's features, characteristics and constraints. The resulting layout has been strategically planned to be a pre-eminent residential development, well integrated into the surrounding neighbourhood and designed

to take advantage of the site's natural setting and pleasant landscape.

A highly regarded and technically skilled consultancy team led by KLM Spatial was selected to assist in the subdivision delivery. These consultants formed part of the project management team and included structural engineering, environmental engineering, traffic engineering, ecological, arboricultural, archaeological and landscaping professionals.





# Dandenong CBD

Dandenong

Expertise: Survey & Engineering //

KLM Spatial were engaged to undertake Survey and Engineering services for the Award winning revitalisation of Central Dandenong. The Dandenong CBD now accommodates some of the State Government key bodies in contemporary commercial buildings; all made possible by the design of services below ground level.

This project began with preliminary site investigations and mapping surveys in 2007. Since that time KLM Spatial has been engaged in ongoing activities for civil design for roads, pavements and public infrastructure, civil construction estimating, civil construction administration, construction surveys and auditing of construction compliance and resolution of land tenure issues for both Crown and Freehold land.





Revitalising Central Dandenong initiative funded by the State Government in partnership with the City of Greater Dandenong is a \$290 million investment.





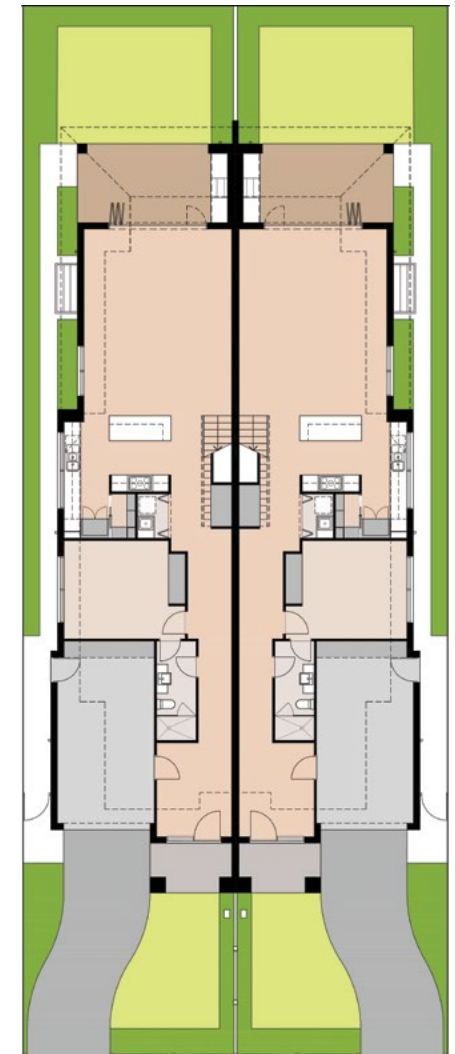
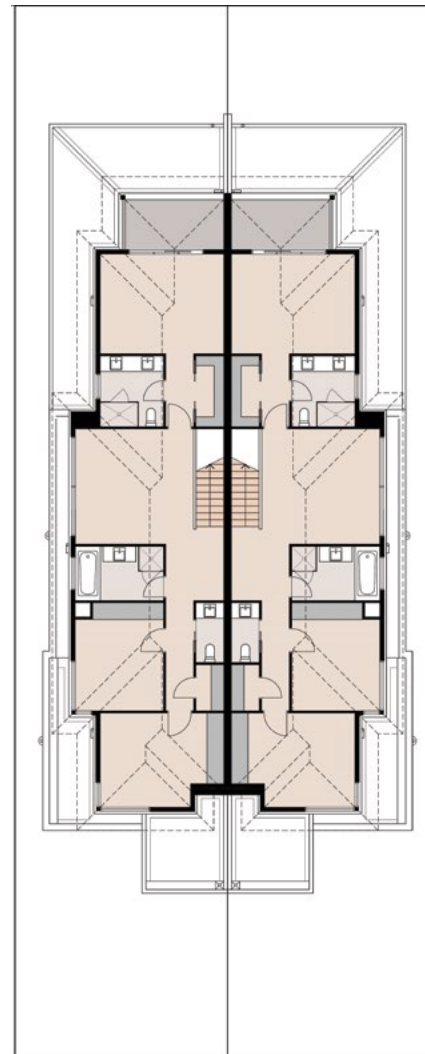
# Townhouse Development

Burwood East

Expertise: Town Planning, Survey, Engineering & Building Design //

KLM Spatial was engaged to prepare building designs and obtain approval for two contemporary styled terraced townhouses in the affluent Melbourne suburb of Burwood East. Each two storey dwelling includes spacious private gardens, four excellent

sized bedrooms and luxurious living areas. The two homes were designed in consultation with the developer to ensure that the layout, floor plan, and material selection appealed to the neighbourhood character and market demands.





# Apartment Development

Malvern

Expertise: Town Planning, Survey & Building Design //

KLM Spatial was engaged to prepare an apartment development for a site in Malvern. The design of the development responds to the site's unique characteristics, including its three street frontages and location in a 'substantial change area', enabling its intensification whilst also respecting the existing neighbourhood character. Upon completion, the architectural design quality will represent the future design interests of the neighbourhood. Each unit includes spacious living areas and bedrooms as well as roof terraces providing excellent vistas.





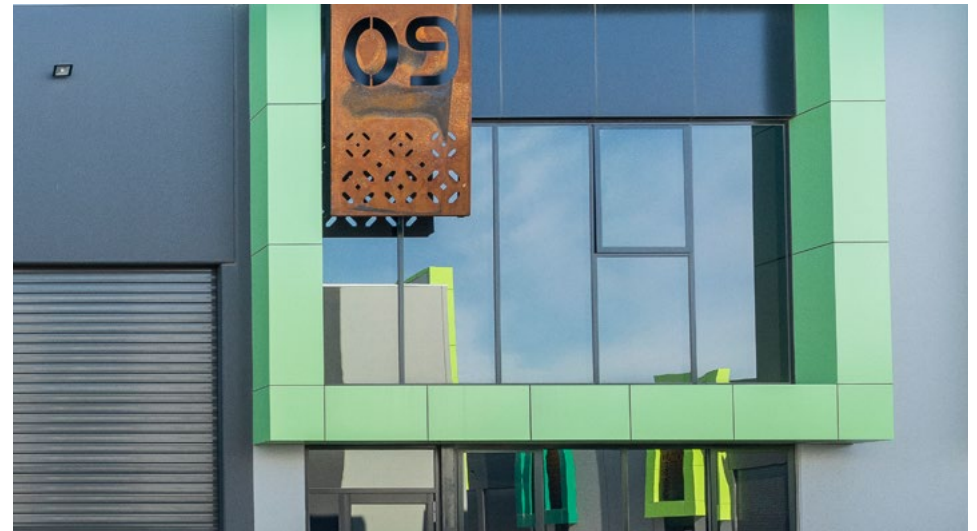
# Industrial Development

Epping

Expertise: Town Planning, Survey, Engineering & Building Design //

KLM Spatial was engaged to prepare building designs and obtain approval for a 27 industrial, warehouse and commercial unit development. This development was one of the first designs prepared by KLM Spatial which enabled our client, via our state-of-the-art Virtual Reality skills and software, to walk through

the development and experience the layout, design, floor area and functionality prior to its construction. KLM Spatial now leads the land development industry with our VR capabilities which have been rolled out to other forms of development and subdivisions.





# Technology Circuit

Wedgewood Road Hallam

Expertise: Survey & Engineering //

KLM Spatial was tasked with giving the former quarry in Hallam a new life. Surrounded by an established industrial estate, this subdivision required significant technical expertise and understanding of the complexities associated with land development and earth moving.

KLM Spatial takes pride in addressing and solving engineering complexities through innovative solutions crafted by our survey and engineering teams. Technology Circuit stands out as a fine example of KLM Spatial's solutions and how waste land can be converted into a functional industrial hub.





# KLM Spatial Headquarters

Ordish Road Dandenong South

Expertise: Town Planning, Survey & Engineering //

The purpose built KLM Spatial Head Office is nestled in a bushland setting, surrounded by outstanding remnant River Red gums immediately opposite the new Logis Business Park and seconds from Eastlink in the vibrant industrial heart of Dandenong South.

The site stood vacant for far too long before KLM Spatial navigated a course through complicated town planning limitations,

covenants, native vegetation restrictions, vehicle access and flooding issues.

The contemporary architectural approach, mini business park layout and sophistication of the landscape design ensures that the development enhances its key location at the entrance to the Dandenong South Industrial Area.







**Where old meets new; KLM Spatial's Head Office is a contemporary building nestled amongst ancient River Red gums.**



## KLM SPATIAL

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