

# CAPABILITIES STATEMENT

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# ABOUT US

# 01

## An intelligent approach to land development. We Specialise in challenging greenfield and brownfield projects for residential, commercial, and industrial projects.

For over thirty years KLM Spatial has been investing in people and working strategically to deliver intelligent development proposals that transform empty paddocks into high quality environments for living and working. As a result, we've grown to become one of Victoria's most experienced multidisciplinary land development consultancies.

Our specialist teams provide expertise and experience across all development phases, including town planning, land surveying, civil engineering, urban, landscape and building design, and civil and building construction administration. Our projects include greenfield subdivisions for residential and industrial estates, brownfield developments, medium density housing developments, lifestyle developments and green energy and recycling plants.

Working with a range of government and corporate consortiums, we've delivered a diverse range of land development projects across Victoria, including award winning residential and industrial estates.

Our industry reputation has made us highly sought after for developments on challenging terrain or with complicated bureaucracy.

Clients benefit from our depth of knowledge, long standing relationships with regulatory and service

authorities and collaborative methodology. We call this successful mix of experience and collaboration, Land Development Intelligence. We're known for our persistence in navigating multilayered bureaucratic requirements and complex planning schemes, to get new projects off the ground. With over 80 percent of our projects made up of clients we've worked with previously, we're proud of the trust we inspire.

As an accredited EnviroDevelopment company, we take seriously our role in supporting land development projects that balance the financial, environmental and greater community benefit. We adhere to the highest standards for quality, health and safety and are fully accredited with certification to ISO 45001, ISO 14001 and ISO9001.

KLM Spatial has always grown its expertise and resources to meet the changing needs of clients. As a result, we've built a reputation as an agile consultancy, offering a truly comprehensive service for all types of land development projects.

We are looking to the future with a clear vision for continued growth. By investing in the skills and knowledge of our people, we will continue to set the highest standards for land development support for our clients.

Our cross disciplinary  
knowledge and  
relationships with  
local authorities are  
a big part of (almost)  
40 years of success.



# OUR STORY IN TIME

1985	2000	2010	2020	2023
KLM Land Development, principally an engineering consultancy, was created, founded on solid service-based principles.	KLM Spatial was created after merging with HDV, a Dandenong surveying firm, and continues steady and strategic growth in response to the needs of clients.	<p>KLM Spatial added additional land development services, creating the Town Planning and Building Design teams.</p> <p>KLM Spatial embarked on the process of identifying a new generation of leaders. This included appointing new and emerging leaders to key management positions as well as establishing a new generation of young shareholders.</p>	KLM Spatial undertook a comprehensive company review, outlining a new strategic direction for the next 20 years. In outlining its future direction and remaining true to its core values of organic, strategic and incremental growth, KLM Spatial identified a continued focus on servicing the changing needs of clients. The company identified a key strategic goal to become an industry leading company in Victoria for quality and safety, use of technology, digital, and upholding the highest environmental, ethical and cultural standards.	Major Projects, Urban and Landscape Design Teams established.

## INDUSTRY PARTICIPATION

We believe contributing to our industry is how we learn and make it stronger. We contribute and are active members and participants in our leading industry bodies.





Our power is our people. At the heart of KLM Spatial is a supportive, relaxed and respectful culture, built on a spirit of collaboration.

KLM Spatial is a 70 strong team of technical experts, comprising degree and trade qualified planners, engineers, surveyors, designers, project managers, and specialists. We foster a fun and collaborative culture, which is supported by our flat management structure. In a traditionally hierarchical and segmented industry, our people and our culture stands out.

### COLLABORATION

With almost 40 years of experience in land development, we understand that it takes multiple specialities working together to achieve the best result. Our teams work collaboratively across all stages of a project. Our open management structure means doors are kept open with an invitation to ask questions and a readiness to roll up our sleeves. Collaboration is fundamental to how we problem-solve and it's how we deliver more resilient outcomes.

### DIVERSITY

A natural outcome of our industry and our inclusive work culture is that we're a diverse team. We're represented by a broad range of skills and professions, we come from a variety of cultural backgrounds and we have a strong representation of women in our ranks. Our different perspectives and experiences makes us resilient and resourceful, driving us to more intelligent solutions.

OUR PEOPLE

02

# OUR MANAGEMENT TEAM

## LEADERSHIP TEAM



**AARON GOODALL**  
Managing Director

**DAMIEN RIVALLAND**  
Executive Director & Urban & Landscape Design Manager

**RYAN FLACK**  
Executive Director & Engineering Manager

**KATELYN NASH**  
Executive Director & Major Projects Manager

## MANAGEMENT TEAM



**LOUISE LOWE**  
Town Planning



**KATELYN NASH**  
Major Projects



**DAMIEN RIVALLAND**  
Urban & Landscape Design



**JASON HAY**  
Surveying



**RYAN FLACK**  
Engineering



**KIRSTIN JENKINS**  
Building Design



**MICHELLE WALLACE**  
Finance





# OUR APPROACH

# 03

## Working intelligently and collaboratively to plan and design better spaces for living.

Our approach is built on our deep industry ties, collaborative methodology, and pragmatic negotiation skills. It's what we call Land Development Intelligence. The value of our pragmatic and intelligent approach for clients is a more predictable, quality controlled planning process, with fewer frustrations and costly delays.

Our fully integrated, end-to-end planning and project facilitation process, draws on the expertise of our in-house teams and our relationships with external specialists and authorities. We've found that this is the best way to identify problems early and avoid costly amendments.

From the outset our teams work closely together to strategise the permit application, concept plan, design and construction phases. This ensures that permit and authority conditions have the least impact on subdivision or development. We join forces with a range of external

resources to complete site investigations and provide expert advice - from Geotech specialists and traffic engineers to arborists and lawyers. Our construction teams have a network of experienced builders and civil construction companies available to help with a range of works, and can scope and obtain tenders customised to each project's needs and timelines.

We continually build on and apply our knowledge to all aspects of development proposals - whether for the purposes of better financial, engineering, or environmental outcomes. As a result our development plans are always comprehensive and strive to integrate social and environmental needs with commercial necessities. We never shy away from difficult conversations or from making recommendations if we believe we can improve the outcome. This results in stronger development plans that significantly reduce many of the risks associated with large projects.

OUR INDUSTRY RESOURCES		
Geotechnical Hydraulic Services Hydrologists Electrical Services Underground Detection Services Bushfire Risk Specialists	Geotech Structural Engineers Traffic engineers Environmental Engineers Quantity Surveyors Building Surveyor	Lawyers Telecommunications Underground Detection Arborists Accountants Archaeologists

A more predictable, quality controlled planning process, with fewer frustrations and costly delays.



# Specialists in greenfield residential and industrial subdivision

From residential and industrial subdivision to medium density housing and lifestyle developments, our specialty is intelligent planning and high quality delivery on all projects.

KLM Spatial assists with all aspects of planning, surveying, engineering, and design for a range of development and subdivision projects. We take clients through the complex planning, design, and subdivision process, reducing risk and ensuring all approvals are in place ready for the construction phase to begin. Our projects include large scale residential subdivisions, as well as smaller, medium density projects.

## WE SPECIALISE IN THE FOLLOWING PROJECTS

- Greenfield residential, industrial and commercial subdivision
- Brownfield residential, industrial and commercial subdivision and development
- Medium density development
- Lifestyle development
- Sustainable energy and recycling facilities

# GREENFIELD RESIDENTIAL SUBDIVISIONS



Greenfield residential subdivisions make up the majority of end-to-end consulting projects completed by KLM Spatial. Our highly technical teams work collaboratively to plan and design new estates, maximising prevailing views and solving any issues associated with sloping or challenging sites. We work with relevant authorities to secure all approvals and ensure all paperwork is in place. Our most recent project in Melbourne’s south east, has been Mt Pleasant Estate - a large 520 lot subdivision in Pakenham.

## CAPABILITIES

- Master planning
- Surveying
- Planning permits
- Civil engineering
- Urban design
- Contract administration
- Subdivision
- Building design

# INDUSTRIAL SUBDIVISION & DEVELOPMENT



KLM Spatial help negotiate the complex planning requirements for the subdivision and development of new industrial parks. We collaborate internally and with external specialists, taking clients from master planning and town planning permits all the way through to the design of buildings. Power Park in Dandenong South, is an example of a recent project KLMS completed, seamlessly blending design and function in an environmentally conscious development.

## CAPABILITIES

- Master planning
- Surveying
- Planning permits
- Civil engineering
- Urban design
- Contract administration
- Subdivision
- Building design

# MEDIUM DENSITY DEVELOPMENT



KLM Spatial are end-to-end consultants for a range of medium density developments in suburban locations. Often subject to strict planning requirements, we guide clients through all aspects of the planning process, securing permits and designing quality homes that blend with the local character and natural surrounding

## CAPABILITIES

- Master planning
- Surveying
- Planning permits
- Civil engineering
- Urban design
- Contract administration
- Subdivision
- Building design

# LIFESTYLE DEVELOPMENT



Alternative living communities provide community-focused living for downsizers, over 55s and retirees. KLM Spatial provide end-to-end consulting services for the development of a range of these types of developments. Our internal teams work in collaboration to complete master plans, all permits and the design of buildings.

## CAPABILITIES

- Master planning
- Surveying
- Planning permits
- Civil engineering
- Urban design
- Contract administration
- Subdivision
- Building design

# SUSTAINABLE ENERGY & RECYCLING FACILITIES



KLM Spatial provide a full consultancy service for research and development of materials recycling facilities, transfer stations and renewable energy plants. We guide clients through the planning scheme, securing all permits, providing expert advice and assisting with surveying, subdivision and site works.

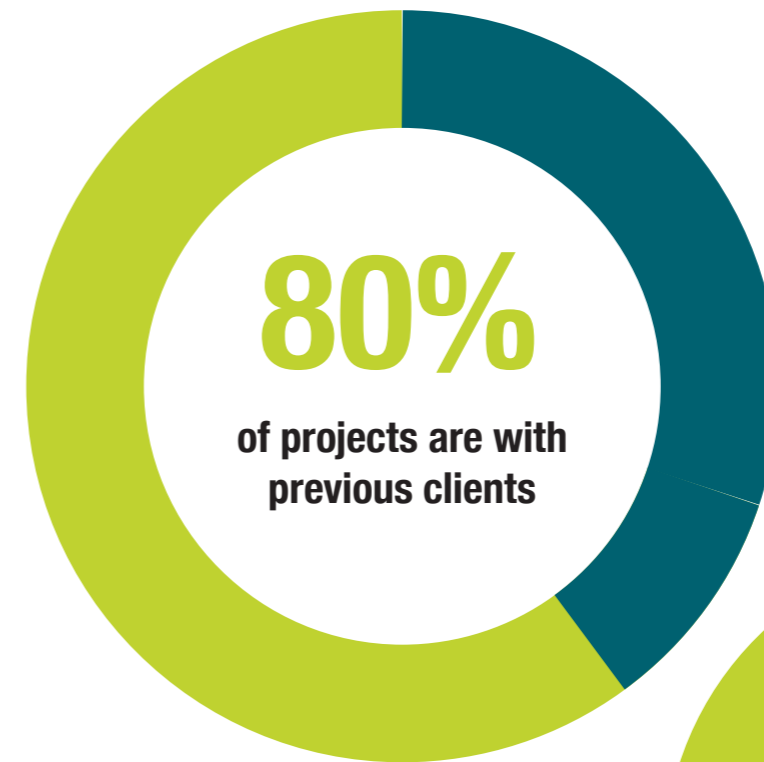
## CAPABILITIES

- Master planning
- Surveying
- Planning permits
- Civil engineering
- Urban design
- Contract administration
- Subdivision
- Building design



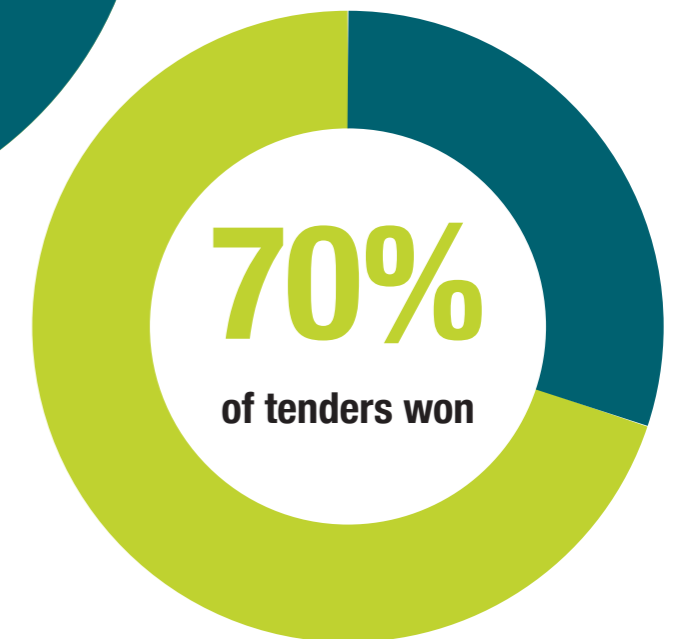
# RESULTS DASHBOARD

# 05



# 4.9/5

**CLIENT  
SATISFACTION  
SCORE 5 YEARS  
RUNNING**



"This is a great result, thanks to all involved in getting this amendment approved so expeditiously. Pleasantly surprised with the extent of knowledge and relationship with authorities – we don't go to tender for planning services anymore now."

"Amazing effort Team, Always good to be reminded why we keep on choosing KLM. I love this plan!"

"Communication is really good – exceptional updates. We never have to chase them for anything."

# QUALITY SAFETY, & ENVIRONMENT

# 06

## QUALITY

Our ISO9001 accreditation is a reflection of our commitment to delivering consistency and the highest standards across all phases of a project. We maintain the highest standards of communication and transparency, we maintain efficiencies, and have effective complaint resolution processes. We achieve this through an open management structure, constant process improvement and a collaborative work environment.

## HEALTH & SAFETY

At KLM Spatial the physical and mental health of all our staff and our external consultants is of paramount importance. We work to ensure compliance at all times, and train our staff to maintain the highest standards of risk assessment and safety. We invest in the success of our employees and their personal growth by providing a safe work environment, equipment fit for purpose, regular health checks and the services of an EAP. We are accredited to ISO45001.

## ENVIRONMENT

From its earliest days, KLM Spatial has always considered the environmental impact of land development projects to be important, in order to safeguard the current and future health of communities. We are proud of our commitment to environmental design principles, and wherever possible recommending and using materials that improve the impact of land development projects on the environment.

We are certified with EnviroDevelopment for outstanding environmental performance. We believe that developments that respect the natural environment, and adopt sustainable energy and water systems, do not need to be at odds with commercial success or timely delivery.

Increasingly, development projects are required to meet a range of environmental standards. Consumers are demanding homes and workspaces that can demonstrate these systems, and commercially successful developments are more likely to include multiple sustainable features. We are one of the earliest development companies in Victoria to have been recognised and awarded for developments which consider the complex interplay between environmental factors and smart design. We are uniquely positioned to provide our clients with industry leading advice and recommendations for incorporating the best sustainable solutions. Our projects always meet industry standards and we are certified to ISO14001.

## ACCREDITATION





OUR SERVICES

07





# MAJOR PROJECTS

Our major projects team are experts in providing strategy, oversight and advice for residential, commercial and industrial land development projects.

Our strength lies not only in our experience and knowledge of statutory requirements, but also an intimate understanding of the non-statutory environment which influences land development proposals. With an established presence over many years in the south east of Melbourne, and our close relationships with local authorities, we are able to strategise, negotiate and drive successful land development projects, reducing risk, minimising costs, condensing timelines, and streamlining the process.

Our point of difference is our fully integrated approach to each project. This involves close collaboration and input between multiple in-house teams, as well as external contractors, to more effectively plan, anticipate and solve potential problems.

From as early as pre purchase, we assist clients with making decisions on the strategic direction of a project. This includes preliminary recommendations on the best strategy for subdivision and development and key matters to be resolved that will determine a successful outcome. This process continues throughout the life of the project, drawing on multiple disciplines and expertise at each stage.

Our clients range from seasoned developers to those entering the development space for the first time. We provide a level of service tailored to each client. Every project is bespoke and is driven by finding the most efficient and practical solutions that will achieve the project vision. In many circumstances our team can manage a project from beginning to end, working on behalf of the client, with minimal client involvement. This is due to the high level of oversight and knowledge clients have come to expect.

Every project is driven by finding the most efficient and practical solutions.

## OUR SERVICES INCLUDE:

- Due diligence and pre-purchase advice
- Specialist and integrated land development advice
- Highest and best use analysis
- Strategic development analysis and positioning
- Peer review of use or development strategies and proposals
- Master planning
- Project coordination
- Major development and subdivision applications
- Planning permit condition resolution and advice
- Planning scheme amendments and submissions facilitation and representation
- Stakeholder consultations
- External consultant facilitation
- Community engagement
- Advocacy

# TOWN PLANNING

Our Town Planning team at KLM Spatial works alongside construction managers and other land development disciplines, to ensure the planning outcomes we deliver are practical and address client needs. We stand apart from other planning consultants as we live and breathe development and fully understand the construction process.

We are adept at understanding new projects and asking clients the 'right' questions, to develop the best strategy for achieving project approval. This may include consideration of staging or separating various project elements, and identifying any risks or roadblocks early on.

We present information to Council and other authorities, in an easily understood and straightforward manner. KLM Spatial is well regarded by authorities, providing the opportunity for genuine negotiations on projects. Our Planning Team includes individuals with extensive experience across a wide range of

sectors including: greenfields residential subdivision and development, greenfields industrial development and subdivision, medium density development, commercial development such as retail, petrol stations, medical and childcare centres, self-storage facilities, education facilities, resource recovery and materials recycling, large scale battery storage facilities, and, rural development projects.

We coordinate multidisciplinary teams to ensure all aspects of the development project are addressed at the appropriate time, and have well-established relationships with a wide range of specialist consultants including traffic, archaeological, environmental, ecological, bushfire, acoustic, hydrogeological, ecological, and sustainable development.

Our depth of understanding of the construction process enables us to ask the right questions and identify roadblocks early on, setting us apart from other planning consultants.

## OUR SERVICES INCLUDE:

- Due diligence investigation and initial advice,
- Planning permits from inception to condition resolution,
- Precinct Structure Plan (PSP) review and representation to ensure the practicality of future development frameworks,
- Planning scheme amendments preparation and review
- Design guidelines
- Environmental management plans
- Management of sub-consultants

# SURVEYING



Our highly experienced surveying team provide strategic surveying services for a variety of residential and commercial land development projects, including residential estates, medium density housing, high-rise apartments, and mixed-use developments. We specialise in land cadastral surveys, site mapping, and data gathering. We help draft plans to assist with the design of subdivision projects and the development of strategic and urban plans, which ultimately lead to the development and registration of a Plan of Subdivision for the issue of new land titles.

Detailed surveying data and site mapping are critical to support and provide direction for the planning, engineering, urban design and building process during development projects. Our surveying team is onsite from the beginning of a project to identify and map the significant features and levels of a site. We then work collaboratively with our urban designers, town planners and engineers. We develop

proposed subdivision plans, peg out new land lots, and complete ‘as constructed’ surveys for the installation of services (including within buildings).

Working in a collaborative environment with other departments means our surveyors are not only highly experienced in all aspects of surveying, but have a broad knowledge of all aspects of urban design and the regulatory environment. This gives a more informed and strategic direction for projects. The benefit for clients is that projects are delivered more efficiently, progress with less risk, and are of higher quality.

We are known for our successful land development projects on challenging sites. Whether heavily vegetated or sloping, our collaborative and interdisciplinary knowledge gives clients a real advantage, with more responsive survey planning and troubleshooting delivering better solutions.

We are recognised  
by authorities for our  
accurate data and  
our rigour in ensuring  
compliance.

This is based on our intimate knowledge of the complexities of land titling, the subdivision process, and planning schemes. We use satellite GNSS (GPS), UAV /drone and 3D laser scanning technology and invest in the latest survey technology to ensure that surveys and site mapping are as accurate as possible.

## OUR SERVICES INCLUDE:

- Land Subdivision including Certification and Statement of Compliance
- Site Mapping (Feature & Level) Surveys
- Title Boundary Re-establishment Surveys
- Construction Setout
- A-Spec and As Constructed (Asset recording)
- Underground Services Location & Mapping
- Area and Lease plans
- Volume Surveys
- Built Form (building) subdivisions
- Laser Scanning Surveys
- 3D modeling from point clouds, including Revit
- Land Acquisition Plans
- Land & Lease Survey
- Environmental management plans
- Management of sub-consultants

# ENGINEERING



Our highly experienced engineering team works collaboratively across all stages of land development projects to plan and implement roads, drainage, and utilities infrastructure. Our projects include new residential subdivisions, medium density housing, lifestyle developments and industrial estates.

By working collaboratively and being involved from the beginning of a project, our civil engineering designs provide the foundation for smarter land developments. Our solutions are responsive to the regulatory framework and create the foundations for healthier and happier communities. Where possible we specify sustainable products and implement green solutions that save water, maintain green streetscapes and protect local environments.

During the pre-acquisition and planning phases our engineers provide important strategic advice that may impact the project design and costs. Being involved early in a project is crucial for identifying challenges and allowing enough time to find the best solution. This puts the project on the strongest

footing and inevitably leads to more efficient projects that reduce overall costs and avoid delays.

Our team develops and administers tenders and contracts prior to construction. During the construction phase our team monitors engineering works onsite, keeping track of progress and auditing works in accordance with our accredited QA systems. Should challenges arise, we are able to respond quickly, communicating with our design team to update plans and troubleshoot problems, efficiently managing solutions to ensure the project can progress.

Our key strength lies in our established relationships with authorities, as well as our understanding of the variety of engineering challenges typically faced by development projects. We remain focused on delivering engineering projects end-to-end across the land development space. As a result, we are highly sought after for our breadth of knowledge and experience. All engineering advice and design is authorised by a Registered Engineer to ensure lawful compliance with The Professional Engineers Registration Act 2019.

## OUR SERVICES INCLUDE:

- Engineering
- Feasibility cost estimating and due diligence
- Strategic planning and development servicing strategies
- Subdivision design and master planning
- Appointment and management of subconsultants
- Concept designs
- Functional Layout Plans (FLP)
- Sewer/Drainage catchment designs and catchment analysis
- Road and drainage design
- Water and sewer design - Authority Accredited
- Pressure sewerage services
- Wetlands and bioretention system design
- Retarding basins design
- Water sensitive urban design
- Intersection design
- Liaison with councils and approval authorities
- Tender preparation, assessment and recommendations
- Construction surveillance
- Contract administration
- Assessment and evaluation of project status
- Project team coordination
- Client communication and reporting
- Financial reporting and bank funding reconciliations

Our engineering solutions are responsive to the regulatory framework and create the foundations for healthier and happier communities.



# URBAN DESIGN

Our Urban Design team develop concept and land use plans for a range of large and medium sized development projects, including residential subdivisions, commercial and industrial developments and multiuse sites.

Our approach to urban design is highly practical, with a strong emphasis on collaboration and consultation, to ensure that all the complex planning and site elements are considered. We work holistically, bringing together all relevant data and consulting with a range of external experts. From the beginning of each project, our team collaborates with our Major Projects, Planning and Engineering teams. We also call on the expertise of traffic engineers, hydrologists, arborists, bush fire experts and ecologists.

We excel through the high level of technical and engineering knowledge we bring to every project. That means carefully considering technical and engineering solutions for drainage, road layouts, and utilities infrastructure, as a significant part of the larger urban design process. This leads to concept plans which from

an engineering and practical perspective are achievable, and so are less likely to require retrospective changes as the project gets underway. This built-in efficiency results in fewer delays and more economical projects.

We work hard to balance the technical requirements and the physical limitations of a site, with the larger social, landscape and building design vision. We use sustainable design principles that work with existing landscape features and support the development of healthy communities and communities. This includes optimising existing environmental systems and flora and fauna, and creating meaningful open spaces, based on climate and biodiversity positive principles.

We excel through the high level of technical and engineering knowledge we bring to every project.

## OUR SERVICES INCLUDE:

- Concept and urban design plans for new subdivisions
- Land use plans
- Detailed development and subdivision plans
- Strategic planning & design documents
- Design response plans
- 3D Renders
- Marketing plans
- Visualisation documents
- Precinct Structure Plan submissions
- Site analysis and opportunities plans

# LANDSCAPE DESIGN

Our highly experienced Landscape Design team works with our in-house teams and external consultants to develop full and detailed landscape design concepts and plans for new residential estates, medium density housing projects, lifestyle developments, and commercial and industrial projects.

We prepare designs for public open spaces, including parks and streetscapes, as well as private gardens for individual housing lots and private developments. Our designs include all hard landscaping elements - playgrounds, furniture and exercise parks - as well as preparing detailed planting layouts.

Landscape plans are developed in a phased approach. From the earliest planning stage we ensure that the purpose and function of recreational areas and open spaces are considered. This occurs by working with our Town Planning and Urban Design teams in the development of the project master plan. More

detailed landscape plans are developed later. These include planting layouts with details of individual tree placements, as well as the selection of plant species.

Our strength lies in our multidisciplinary approach. We work closely with our building designers, town planners and engineers to develop designs that are holistic and achieve multiple project goals. This is reflected in designs in which the built environment and surrounding landscaping are seamlessly integrated, highly functional, and work together harmoniously.

We take pride in designing sustainable landscapes that respond to the challenges of climate change and biodiversity loss. Wherever possible we use native plant species to create landscapes that have low water needs, attract native species and support healthy environments for people. Our clients benefit from projects which produce significant long term value, through lower maintenance costs, increased beauty, and increased property values.

We take pride in  
designing sustainable  
landscapes that  
respond to the  
challenges of  
climate change.

## OUR SERVICES INCLUDE:

- Concept and detailed landscape plans
- Vegetation offset plans
- Contract documentation & administration
- Strategic planning & design documents
- Landscape guidelines
- Landscape modeling
- Site investigation, analysis & feasibility
- Marketing plans
- Landscape plans for new subdivisions
- Landscape construction administration
- Master plans
- Landscape plans for town planning permits
- Visualisation documents
- Landscape Master Plan reports
- 3D Renders

# BUILDING DESIGN



Our commitment to sustainable and energy efficient building design, along with our focus on innovative materials, sets us apart.

Our innovative building design team specialises in designing attractive, highly functional buildings, for residential, industrial and commercial projects. Collaborating with all internal and external stakeholders ensures a holistic and inclusive approach from project inception to completion.

The projects we create are a blend of creativity, technical expertise and strong project management to achieve success. Our designs include residential and medium density developments, lifestyle developments, industrial and commercial developments.

Our clients receive assistance and support from the pre-purchase stage through to project completion. Prior to purchase, our team will prepare a feasibility plan, in order to assist clients to identify suitable sites that best fit their development goals. We assess factors such as land contours, tree placements on prospective sites and surrounding properties, as well

as any other potential factors that can arise. This helps to determine site suitability for meeting the client's requirements and built form expectations.

Our established connections and local experience within Melbourne and surrounds, enable us to align building designs within the local development context. This contributes to expedited permit applications and quicker resolution of any required amendments. Our approach minimises unnecessary delays in both the town planning and building permit phases, ensuring a more efficient project timeline.

For our busy clients, we can provide interior design services for all types of developments, enhancing both the internal and external aesthetics as well as functionality of the spaces. We manage the tender process to ensure the selection of the right contractors and throughout construction, we oversee the building contract, monitor progress and advise clients of project developments.

Prioritising efficiency and intelligent design, especially in challenging scenarios is our primary focus regardless of project size. We excel in addressing orientation challenges, particularly in existing residential subdivisions. Our strategic design locates buildings to harness passive solar principles, optimizing functionality and performance.

Our commitment to sustainable and energy efficient building design, along with our focus on innovative materials, sets us apart. We incorporate passive solar and water saving principles into our designs to minimise environmental impact. We also support the use of cutting-edge building materials that enhance sustainability, efficiency and fire safety, while ensuring year-round comfort and reduced operating costs.

## OUR SERVICES INCLUDE:

- Due diligence and pre-purchase advice
- Preliminary assessment advice
- Concept development plans
- Town planning drawings
- Working drawings
- Internal drawings
- Interior design
- Development applications
- Planning permit condition resolution
- Building permit facilitation
- Contract administration
- External consultant facilitation
- Green travel plans
- SDA reports
- Waste management plans

OUR WORK

08



# MT PLEASANT ESTATE, PAKENHAM

## RESIDENTIAL DEVELOPMENT

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.

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.

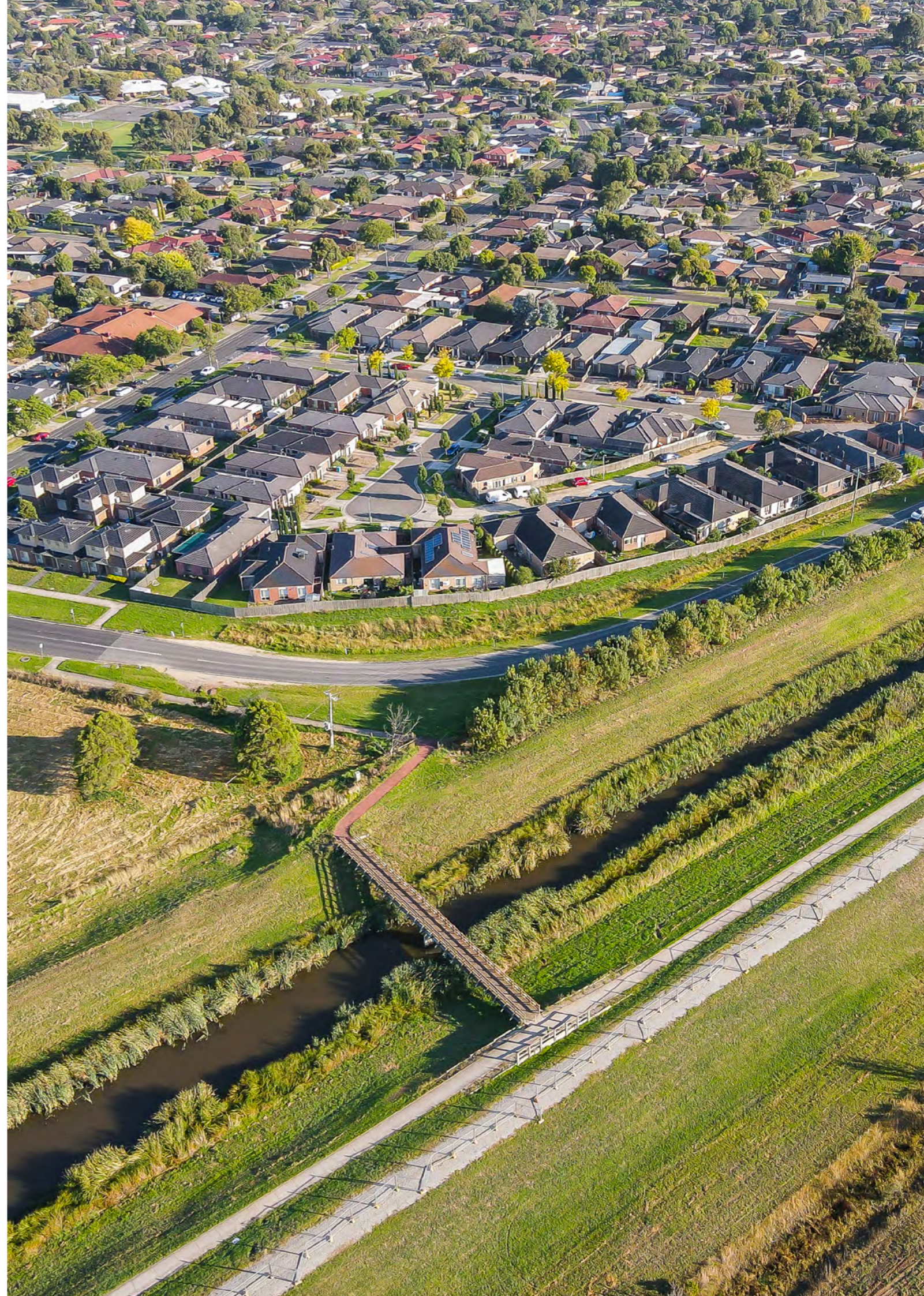


# ALIRA ESTATE, BERWICK

## RESIDENTIAL DEVELOPMENT

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

## COMMERCIAL DEVELOPMENT

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 collaboratively to enable this contemporary, state of the art and environmentally conscious 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.





# Land Development Intelligence<sup>®</sup>



[KLMS.COM.AU](http://KLMS.COM.AU)