

REPORT

**ADVERTISED
PLAN**

Sustainability Management Plan

79-81 Victoria Parade, Collingwood - Residential Development
Stockland

CONFIDENTIAL

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NDY
A TETRA TECH COMPANY

VERIFICATION

REVISION	DATE ISSUED	PREPARED BY	VERIFIED BY	AUTHORISED BY	COMMENT
1.0	7 November 2025	Hock Ter	Hock Ter	Ben White	Draft
2.0	12 December 2025	Hock Ter	Hock Ter	Ben White	Revised scheme - draft
3.0	16 December 2025	Hock Ter	Hock Ter	Ben White	Minor Update south tower yield - draft
4.0	17 December 2025	Hock Ter	Hock Ter	Ben White	Draft issue
5.0	26 March 2026	Isabella Ristevski	Hock Ter	Ben White	Final Issue
6.0	16 April 2026	Isabella Ristevski	Hock Ter	Ben White	Final for submission

STAKEHOLDERS

ROLE	ORGANISATION
Client	Stockland
Architect	John Wardle Architects
Town Planner	Urbis
Acoustics	Octave Acoustics
Services / ESD	NDY
Civil Engineer	TTW

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1 EXECUTIVE SUMMARY

This Sustainability Management Plan (SMP) has been prepared to provide an overview of the proposed sustainable design initiatives for the multi-residential development located at 79-81 Victoria Parade, Collingwood. The proposed development responds to the objectives stated in the Yarra City Council Planning Scheme, Clause 15.01-2L-02 "Environmentally Sustainable Development" and addresses the Council's commitment to encouraging best practice and improving sustainability of the built environment from the design stage through to construction and operation.

1.1 SUSTAINABILITY OBJECTIVES

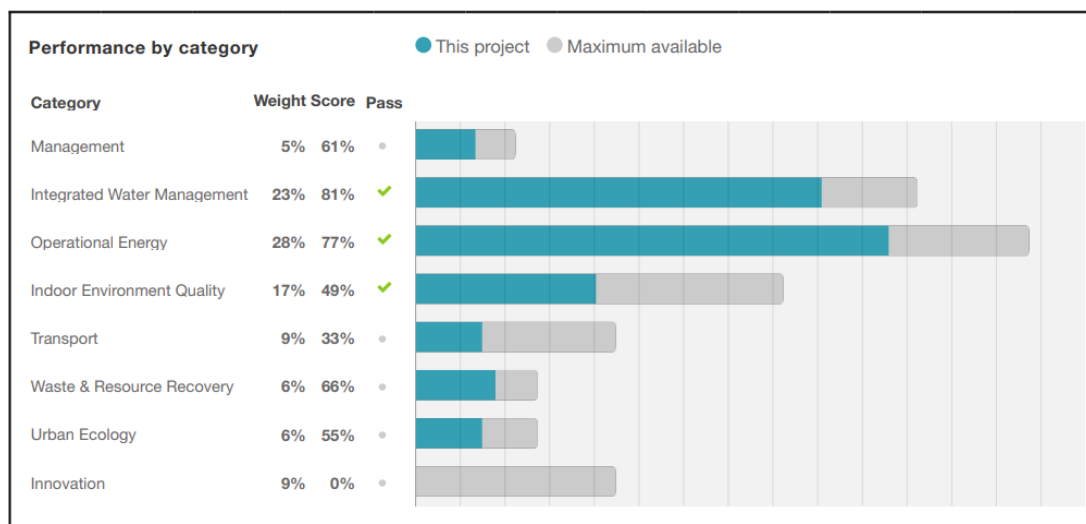
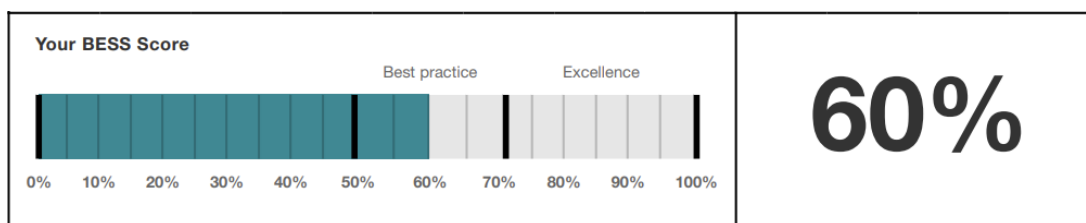
The proposed development demonstrates high sustainability credentials in line with the objectives identified within the Yarra City Council Planning Clause 15.01-2L-02 using the Built Environment Sustainability Scorecard (BESS) framework. Through early design input from sustainability professionals and through site-responsive design, the project aims to improve the efficient use of resources by reducing the energy and potable water demand of the building in operation.

The project will seek to encourage the use of sustainable building materials during construction and will provide convenient recycling to promote waste avoidance. The proposed development is designed to provide a healthy indoor environment for regular occupants and visitors.

Summary of the BESS assessment below demonstrating the development exceeds the best practice standards (50% BESS score). The current proposed BESS Summary achieved below:

BESS Report

Built Environment Sustainability Scorecard



2 INTRODUCTION

2.1 PROJECT DETAILS

The purpose of this report is to provide a Sustainability Management Plan at the proposed multi-residential development for the site located at 79-81 Victoria Parade, Collingwood.

The subject site is shown in Figure 1 below and is located at the corner of Victoria Parade and Wellington Street. This site is currently occupied by an existing commercial building.

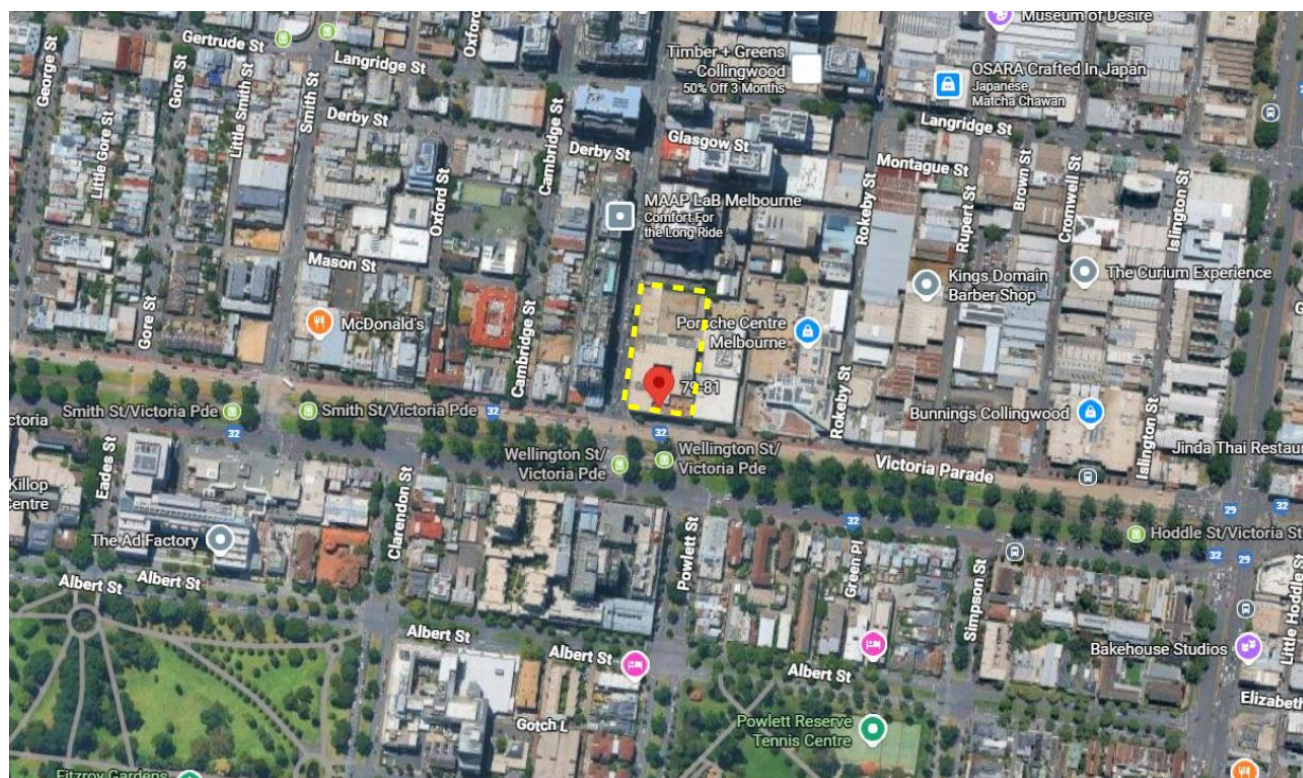


FIGURE 1 SITE IMAGE

The proposed development is a mixed-use residential development consisting of:

- Two residential buildings with a total of 478 apartments
- Retail tenancy spaces on ground level
- Residential amenities
- Two level of basements.

2.2 INFORMATION SOURCES

The following information sources have been used in the preparation of this report:

- Yarra City Council Planning Scheme: Clause 15.01-2L "Environmentally Sustainable Development"
- Yarra City Council Planning Scheme: Clause 53.18 "Stormwater Management in Urban Development"
- Architectural Town Planning drawings prepared by John Wardle Architects
- Discussions and workshops with the design team.

2.3 SUMMARY OF KEY ESD INITIATIVES

The following summarises some of the key ESD initiatives targeted by the project:

- The building will be 100% electric with no natural gas infrastructure installed as part of this project.
- Appropriate metering to enable close monitoring of utility usage.
- Implementation of Building Users Guide (BUG) to inform the occupants about how to use the space in an efficient manner.
- The project is committed to achieve 7.5-star NatHERS development average with no individual dwelling achieving lesser than 6.0-star rating.
- Provision of a 45 kW_p on-site renewable energy array via installation of photovoltaic panels on available roof area. The project team will work through the exact placement of the panels in detailed designed development.
- Appropriate use of passive design i.e. maximizing natural ventilation to residential areas and shading to façade using considered placement of balconies and overhangs.
- Potable water usage reduction via high efficiency WELS rated fixtures and appliances, rainwater harvesting system and closed loop fire pump testing system.
- Water Sensitive Urban Design (WSUD) in alignment with Best Practice Environmental Management Guidelines (BPEMG).
- Best practice stormwater quality achieved via rainwater harvesting.
- A portion of all car parking space will be nominated for EV charging.
- Provision of 3 car share spaces to reduce dependency on private vehicle use.
- Provision of convenient recycling to promote waste avoidance.
- Provision of on-site organic waste bins for waste separation.
- Provision of communal spaces for social interaction and relaxation.

Please refer to the following section for detailed summary of the proposed initiatives.

3 BESS SUSTAINABILITY INITIATIVES

3.1 MANAGEMENT

Effective management practices can improve the sustainability performance of a project by influencing areas where decision-making is critical. Projects should prioritise the implementation of processes and strategies that support positive sustainability outcomes during construction.

The development responds to these requirements through fundamental integration of a few measures.

INITIATIVE	DESCRIPTION
Thermal Performance Modelling – Residential	NDY has conducted an early design NatHERS modelling for a sample of thermally unique dwellings which demonstrated that the proposed development can achieve a 7.5-star NatHERS average rating with no individual dwelling lesser than 6.0-star NatHERS rating.
Metering – Residential	Utility meters shall be provided for all individual dwellings.
Metering – Common Areas	All major common area services shall be separately sub metered.
Building Users Guide (BUG)	BUG shall be produced and issued to occupants. The BUG should use non-technical language and be targeted to building occupants (and building managers where required) to communicate and facilitate more sustainable behaviour by building occupants.

3.2 WATER

Water is an increasingly important natural resource. Well managed, it can provide for a multitude of uses critical to our day to day lives, while also sustaining the environment on which we fundamentally depend.

A building's design has a significant impact on the water consumption of its occupants, along with the way water leaves the site through the sewer and stormwater systems. Minor changes to design can have long lasting benefits.

The development has applied the following key design measures in relation to water use:

INITIATIVE	DESCRIPTION
Rainwater Tank	Development to install a 30kL rainwater tank connected to Level 1 amenity WC for toilet flushing and landscape irrigation.
Potable Water Use Reduction	Building to demonstrate a minimum of 25% reduction in potable water use through efficient fixtures, appliances, and rainwater reuse. Fixtures to meet the following WELS rating: <ul style="list-style-type: none"> • Kitchen taps – ≥ 5 Star • Bathroom taps – ≥ 6 Star • Showers – ≥ 5 Star (≥4.5L/s, ≤6.0L/s) • Dishwashers – ≥4 Star • Toilet – ≥ 4 Star
Water Efficient Landscaping	All vegetation areas shall be connected to rainwater tank for irrigation.
Building Systems Water Use Reduction	Building shall minimise potable water use in building systems by avoiding water-based heat rejection system (i.e. chillers). In addition, the fire system test water shall be collected for re-use, either with the fire test system or for another fit-for purpose use.

3.3 ENERGY

Energy efficient design is the product of an effective response to environmental factors, early strategic thinking in design and a considered approach to construction.

Achieving a highly energy efficient building doesn't require a significant additional upfront cost. Often, it's just ensuring basic principles of passive design are integrated early on, and that ongoing energy use is considered when selecting building services and appliances.

An effective approach to energy efficiency is also often the simplest, cheapest way to reduce greenhouse gas emissions and ongoing operational costs.

A preliminary sample of NatHERS ratings have been undertaken; the outputs are included in Appendix C – BADS Cross Ventilation Assessment.

The development responds to these requirements through fundamental integration of several measures. These include:

INITIATIVE	DESCRIPTION
On-Site Solar PV Generation - Development	The proposed design incorporates a 45kWp solar photovoltaic system subject to available roof space and feasibility study during design development to maximise on-site renewable energy generation.
Electrification – Development	The development shall be designed to be all-electric to support the transition to renewable energy sources.
Thermal Performance Rating – Non-Residential DfS Method for Energy	<p>The non-residential spaces of the development shall achieve:</p> <ul style="list-style-type: none"> • All exposed floors and ceilings (forming part of the envelope) to demonstrate a minimum of 10% improvement in required NCC2022 insulation levels • Wall and glazing demonstrate meeting the required NCC2022 facade calculator • Heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available • All water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit • maximum illumination power density (W/m²) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1
Thermal Performance Rating – Residential	The project is committed to achieve 7.5-star NatHERS development average with no individual dwelling achieving lesser than 6.0-star rating. An early design modelling has been conducted and demonstrates that the project is capable of achieving a 7.5-star average NatHERS rating. Refer to Appendix D – Early NatHERS Energy Modelling for details.
Heating and Cooling System - Residential	<p>Type of heating system: reverse cycle space – Default MEPS</p> <p>Type of cooling system: refrigerative space – Default MEPS</p>
Domestic Hot Water - Residential	Type of Domestic Hot Water System: Centralised electric heat pump (Band 2)
Internal Lighting – Residential	The residential dwelling of the proposed development shall meet the maximum illumination power density (W/m ²) in at least 90% of the relevant building class at least 20% lower than required by Table J6.2a of the NCC 2019 Vol 1 (Class 2-9).
Car park Ventilation	CO monitoring provided to control the operation and speed of the ventilation fans.

3.4 STORMWATER

Best practice stormwater management means incorporating water sensitive urban design strategies such as rainwater tanks, raingardens, or landscaping to reduce the volume of run-off and the pollutant load on local waterways.

INITIATIVE	DESCRIPTION
Stormwater Treatment	<p>The proposed development demonstrates best practice stormwater management practice through achieving reduction targets as demonstrated by the MUSIC modelling results.</p> <p>The proposed development incorporates roof catchment to divert rainwater to a 30kL rainwater tank connected to Level 1 amenity WC for toilet flushing and landscape irrigation.</p> <p>Refer to the Project Civil's Stormwater Management Plan for the proposed stormwater treatment strategy and pollutant reduction.</p>

3.5 INDOOR ENVIRONMENTAL QUALITY

Best practice design for Indoor Environment Quality means that building occupants can enjoy a comfortable space with high air quality, adequate daylight and ventilation. Indoor environment quality is affected by building orientation and layout, window sizes and specification, shading devices, products used for construction and fitout and neighbouring structures.

INITIATIVE	DESCRIPTION
Daylight Access – Residential	<p>At least 80% of all living rooms and 100% of all bedrooms have demonstrated best practice daylight performance via the BESS built-in calculator and Deemed-to-satisfy (DtS) daylight criteria.</p> <p>Refer to Appendix B – Daylight Study Analysis for the daylight DTS calculations and results.</p>
Effective Natural Ventilation	<p>Each building is provided with 100% fresh air system which provides air to apartments via an opening above apartment entry doors, via common corridors. <i>Note: An additional fresh air system to single aspect dwellings is not proposed.</i></p> <p>Approximately 32% of residential dwellings have been designed to provide effective natural ventilation to provide fresh air and passive cooling opportunities. Refer to Appendix C – BADS Cross Ventilation Assessment for the architectural natural ventilation strategy.</p>

3.6 TRANSPORT

The sustainability of transport modes is related to both environmental, social and economic factors. Buildings, infrastructure, and behaviour conducive to sustainable transport modes can lead to reduced greenhouse gas emissions, less air pollution, lower living costs and improved health and well-being.

Each project has the capacity to influence the future travel habits of occupants. By making a conscious decision to incentivise sustainable transport modes long lasting benefits can be created for the occupants and wider society.

INITIATIVE	DESCRIPTION
Electric Vehicle Infrastructure	The development proposes a portion of car parking space with electric vehicle charging infrastructure and signage. To achieve this credit, provision of at least one electric vehicle parking with appropriate signage and charging infrastructure is required.
Car share scheme	The development proposes 3 car share parking spaces to encourage residents to utilise car share as more sustainable way to travel and reduce dependency on private vehicle ownership.
Bicycle Parking	The proposed development provides a total of 199 total bicycle parking spaces for the building users located in the basement levels, ground and mezzanine level. The number of bike parking spaces is proposed to meet anticipated demand from residents. One bike park per dwelling will be heavily underutilised.

3.7 WASTE

The project has applied the following key design measures to encourage and implement best practice waste management:

INITIATIVE	DESCRIPTION
Operational Waste – Convenience of Recycling	Best practice waste systems provide opportunities for users to separate their waste at the point of disposal. To maximise recycling rates, recycling bins must always be provided wherever general waste is disposed.
Operational waste – Food & Garden Waste	Provision of on-site organic waste bins for effective waste separation.

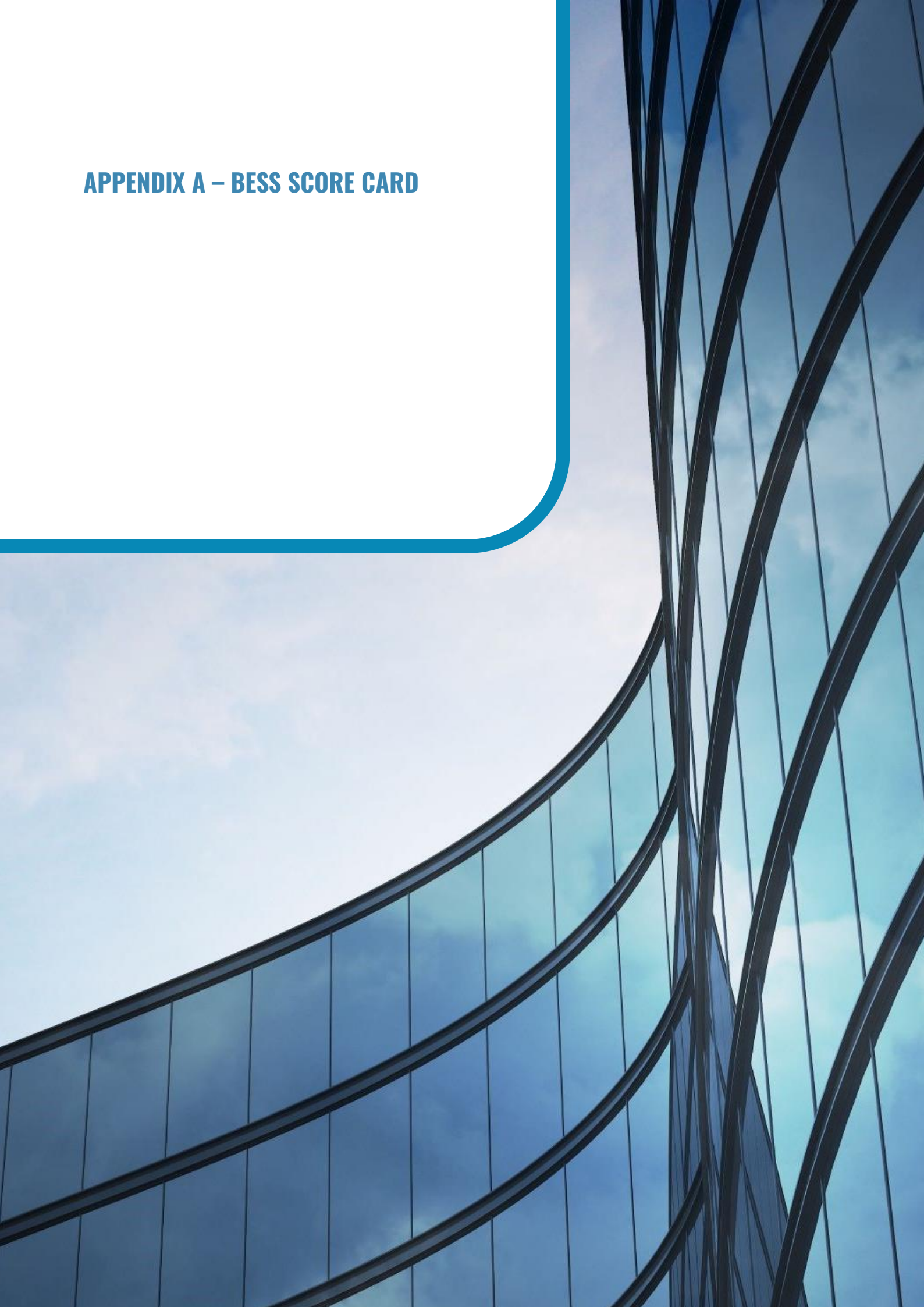
3.8 URBAN ECOLOGY

The impact of urban development on land use and biodiversity, and the best way to have a positive impact on this, varies dramatically according to context. Urban ecology is also critical to human health and to establishing resilience to urban heat impacts and the extreme heat that climate change is already bringing.

The project will include the following ecological initiatives:

INITIATIVE	DESCRIPTION
Vegetation	Provision of vegetation to at least 20% of site area.
Communal Spaces	The development will propose a variety of communal spaces for residential amenity that can be enjoyed by users for social interaction or for relaxation purpose, including gym, lounge spaces, co working space and outdoor areas.

APPENDIX A – BESS SCORE CARD



BESS Report

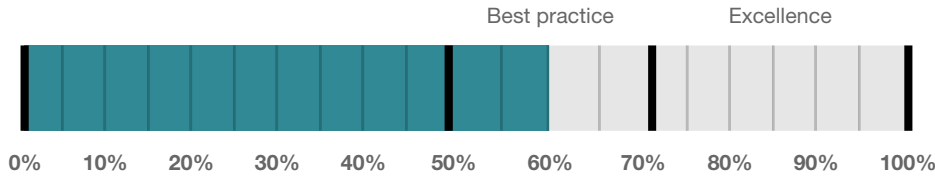
Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 79-81 Victoria Parade Collingwood Victoria 3066. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Yarra City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

Your BESS Score



60%

Project details

Name	79-81 Victoria Parade, Collingwood
Address	79-81 Victoria Parade Collingwood Victoria 3066
Project ID	5AEC691-R6
BESS Version	BESS-9
Date	16 April 2026
Software version	2.3.0-B.649

Site type	Mixed use development
Account	h.ter@ndy.com
Application no.	
Site area	5,244 m ²
Building floor area	39,636 m ²



Performance by category

● This project ● Maximum available

Category	Weight	Score	Pass	Visual
Management	5%	61%	●	[Bar chart showing 61% of 5% weight]
Integrated Water Management	23%	81%	✓	[Bar chart showing 81% of 23% weight]
Operational Energy	28%	77%	✓	[Bar chart showing 77% of 28% weight]
Indoor Environment Quality	17%	49%	✓	[Bar chart showing 49% of 17% weight]
Transport	9%	33%	●	[Bar chart showing 33% of 9% weight]
Waste & Resource Recovery	6%	66%	●	[Bar chart showing 66% of 6% weight]
Urban Ecology	6%	55%	●	[Bar chart showing 55% of 6% weight]
Innovation	9%	0%	●	[Bar chart showing 0% of 9% weight]

Buildings

Name	Height	Footprint	% of total footprint
South Tower	17	1,800 m ²	53%
North Tower	23	1,570 m ²	46%

Dwellings & Non Res Spaces

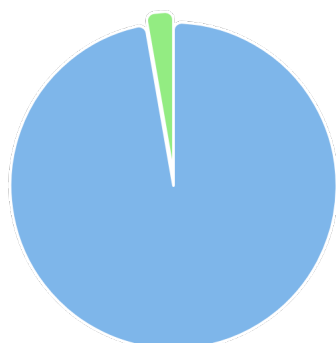
Dwellings

Name	Quantity	Area	Building	% of total area
Apartment				
2B2B	97	80.0 m ²	North Tower	19%
2B2B	54	80.0 m ²	South Tower	10%
2B2B Large	32	90.0 m ²	North Tower	7%
2B2B Large	32	90.0 m ²	South Tower	7%
3B3B	18	150 m ²	South Tower	6%
3B3B	18	150 m ²	North Tower	6%
1B1B	50	52.5 m ²	North Tower	6%
3B2B	15	108 m ²	North Tower	4%
3B2B	18	108 m ²	South Tower	4%
1B1B + Study	30	62.5 m ²	South Tower	4%
1B1B + Study	25	62.5 m ²	North Tower	3%
2B1B	15	65.0 m ²	North Tower	2%
2B1B	17	65.0 m ²	South Tower	2%
1B1B	21	52.5 m ²	South Tower	2%
Townhouse	5	95.0 m ²	North Tower	1%
Penthouse	2	240 m ²	North Tower	1%
Studio	15	40.0 m ²	North Tower	1%
Penthouse	2	240 m ²	South Tower	1%
Studio	12	40.0 m ²	South Tower	1%
Total	478	38,547 m²	97%	

Non-Res Spaces

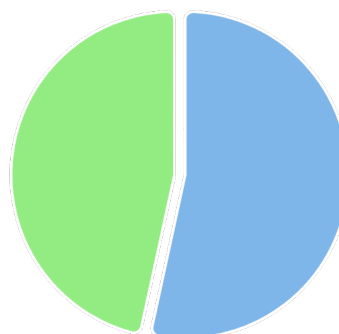
Name	Quantity	Area	Building	% of total area
Shop				
Retail Tenancy (1)	1	437 m ²	South Tower	1%
Retail Tenancy (3)	1	325 m ²	South Tower	< 1%
Retail Tenancy (2)	1	224 m ²	South Tower	< 1%
Retail Tenancy (1)	1	103 m ²	North Tower	< 1%
Total	4	1,089 m²	2%	

Project composition



● Apartment ● Shop

Building composition



● South Tower ● North Tower

Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Management 3.1	Annotation: Individual utility meters to be provided to all individual dwellings	To be printed	✓
Management 3.2	Annotation: Individual utility meters to be provided to all individual commercial tenancies	To be printed	✓
Management 3.3	Annotation: Sub-meters to be provided to all major common area services (list each)	To be printed	✓
Integrated Water Management 2.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)	To be printed	✓
Operational Energy 3.1	Carpark with natural ventilation or CO monitoring system	To be printed	✓
Operational Energy 4.2	Location and size of solar photovoltaic system	To be printed	✓
Indoor Environment Quality 1.1	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.	To be printed	✓
Indoor Environment Quality 1.2	If using BESS daylight calculator, references to floorplans and elevations showing window sizes and sky angles.		-
Transport 2.1	Location of electric vehicle charging infrastructure	To be printed	✓
Transport 2.2	Location of car share parking space(s)	To be printed	✓
Waste & Resource Recovery 2.1	Location of food and garden waste facilities	To be printed	✓
Waste & Resource Recovery 2.2	Location of recycling facilities	To be printed	✓
Urban Ecology 1.1	Location and size of communal spaces	To be printed	✓
Urban Ecology 2.1	Location and size of vegetated areas	To be printed	✓
Urban Ecology 2.2	Location and size of green roof	To be printed	✓

Supporting Documentation

Credit	Requirement	Response	Status
Management 2.2	Preliminary NatHERS assessments	To be printed Refer to submitted document	✓
Integrated Water Management 2.1	STORM report or MUSIC model	To be printed Refer to submitted document	✓
Operational Energy 1.1	Energy Report showing calculations of reference case and proposed buildings	To be printed Refer to submitted document	✓

Credit	Requirement	Response	Status
Operational Energy 3.1	Details of either the fully natural carpark ventilation or CO monitoring system proposed	To be printed Refer to submitted document	✓
Operational Energy 3.6	Average lighting power density and lighting type(s) to be used	To be printed Refer to submitted document	✓
Operational Energy 3.7	Average lighting power density and lighting type(s) to be used		-
Operational Energy 4.2	Specifications of the solar photovoltaic system(s)	To be printed Refer to submitted document	✓
Indoor Environment Quality 1.1	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.	To be printed Refer to submitted document	✓
Indoor Environment Quality 1.2	If using an alternative daylight modelling program, a short report detailing assumptions used and results achieved.		-
Indoor Environment Quality 1.4	A short report detailing assumptions used and results achieved.	To be printed Refer to submitted document	✓

Credit summary

Management Overall contribution 4.5%

		61%
1.1	Pre-Application Meeting	0%
2.2	Thermal Performance Modelling - Multi-Dwelling Residential	100%
2.3	Thermal Performance Modelling - Non-Residential	0%
3.1	Metering - Residential	100%
3.2	Metering - Non-Residential	100%
3.3	Metering - Common Areas	100%
4.1	Building Users Guide	100%

IWM Overall contribution 22.5%

		81%	✓ Pass
1.1	Potable Water Use	43%	✓ Achieved
2.1	Stormwater Treatment	100%	✓ Achieved
3.1	Water Efficient Landscaping	N/A	✦ Scoped Out
		Irrigation with non-potable water.	
4.1	Building Systems Water Use	100%	

Operational Energy Overall contribution 27.5%

		Minimum required 50%	77%	✓ Pass
1.1 Thermal Performance Rating - Non-Residential			37%	
1.2 Thermal Performance Rating - Residential			50%	✓ Achieved
2.1 Greenhouse Gas Emissions			54%	
2.2 Peak Demand			100%	
2.6 Electrification			100%	
2.7 Energy consumption			100%	
3.1 Carpark Ventilation			100%	
3.2 Hot Water - Non-Residential			100%	
3.4 Clothes Drying			0%	
3.6 Internal Lighting - Apartments			100%	
3.7 Internal Lighting - Non-Residential			100%	
4.1 Combined Heat and Power (cogeneration / trigeneration)			N/A	✦ Scoped Out
No cogeneration or trigeneration system in use.				
4.2 Renewable Energy Systems - Solar			97%	
4.4 Renewable Energy Systems - Other			N/A	✦ Scoped Out
No other (non-solar PV) renewable energy is in use.				

IEQ Overall contribution 16.5%

		Minimum required 50%	49%	✓ Pass
1.1 Daylight Access - Living Areas			66%	
1.2 Daylight Access - Bedrooms			100%	
1.3 Winter Sunlight			0%	
1.4 Daylight Access - Non-Residential			63%	✓ Achieved
2.1 Ventilation - Natural - Apartments			0%	
2.3 Ventilation - Non-Residential			50%	✓ Achieved
3.4 Thermal comfort - Shading - Non-Residential			0%	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential			0%	
4.1 Air Quality - Non-Residential			100%	

Transport Overall contribution 9.0%

		33%
1.1 Bicycle Parking - Residential		0%
1.2 Bicycle Parking - Residential Visitor		0%
1.3 Bicycle Parking - Convenience Residential		0% <input type="checkbox"/> Disabled
Credit 1.1 must be achieved first.		
1.4 Bicycle Parking - Non-Residential		0%
1.5 Bicycle Parking - Non-Residential Visitor		0%
1.6 End of Trip Facilities - Non-Residential		0% <input type="checkbox"/> Disabled
Credit 1.4 must be complete first.		
2.1 Electric Vehicle Infrastructure		100%
2.2 Car Share Scheme		100%
2.3 Motorbikes / Mopeds		0%

Waste & Resource Recovery Overall contribution 5.5%

		66%
1.1 Construction Waste - Building Re-Use		0%
2.1 Operational Waste - Food & Garden Waste		100%
2.2 Operational Waste - Convenience of Recycling		100%

Urban Ecology Overall contribution 5.5%

		55%
1.1 Communal Spaces		97%
2.1 Vegetation		75%
2.2 Green Roofs		100%
2.3 Green Walls and Facades		0%
2.4 Balconies, Courtyards & Roof terraces		0%
3.1 Food Production - Residential		0%
3.2 Food Production - Non-Residential		0%

Innovation Overall contribution 9.0%

		0%
1.1 Innovation		0%

Credit breakdown

Management Overall contribution 4.5%



		1.1 Pre-Application Meeting	0%
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Score Contribution	This credit contributes 37.5% towards the category score.
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?
Question	Criteria Achieved ?
Project	No

		2.2 Thermal Performance Modelling - Multi-Dwelling Residential	100%
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Score Contribution	This credit contributes 24.3% towards the category score.
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?
Question	Criteria Achieved ?
Apartment	Yes

		2.3 Thermal Performance Modelling - Non-Residential	0%
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Score Contribution	This credit contributes 0.7% towards the category score.
Criteria	Has a preliminary facade assessment been undertaken in accordance with NCC2022 Section J4D6?
Question	Criteria Achieved ?
Shop	No

Criteria	Has preliminary modelling been undertaken in accordance with either NCC2022 Section J (Energy Efficiency), NABERS or Green Star?
Question	Criteria Achieved ?
Shop	No

		3.1 Metering - Residential	100%
--	--	-----------------------------------	------

Score Contribution	This credit contributes 12.2% towards the category score.
Criteria	Have utility meters been provided for all individual dwellings?
Question	Criteria Achieved ?
Apartment	Yes

		3.2 Metering - Non-Residential	100%
--	--	---------------------------------------	------

Score Contribution	This credit contributes 0.3% towards the category score.
Criteria	Have utility meters been provided for all individual commercial tenants?
Question	Criteria Achieved ?
Shop	Yes

		3.3 Metering - Common Areas	100%
--	--	------------------------------------	------

Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Have all major common area services been separately submetered?
Question	Criteria Achieved ?
Apartment	Yes
Shop	Yes

4.1 Building Users Guide		100%
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Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	Yes

IWM Overall contribution 22.5%

		81% ✔ Pass
--	--	---

Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No


Stormwater profile	
Which stormwater modelling software are you using?:	MUSIC or other modelling software
STORM score achieved:	100
Flow:	26 %
Total Suspended Solids:	81 %
Total Phosphorus:	74 %
Total Nitrogen:	66 %

Rainwater tank profile	
What is the total roof area connected to the rainwater tank?:	
Rainwater Tank 1	2,300 m ²
	-
Tank Size:	
Rainwater Tank 1	30,000 Litres
	-
Irrigation area connected to tank:	
Rainwater Tank 1	700 m ²
	-
Is connected irrigation area a water efficient garden?:	
Rainwater Tank 1	No
	-
Other external water demand connected to tank?:	
Rainwater Tank 1	0.0 Litres/Day
	-

Fixtures, fittings & connections profile	
---	--

Building:	
Studio	South Tower
1B1B + Study	
Retail Tenancy (1)	
1B1B	
2B1B	
2B2B	
2B2B Large	
3B2B	
Penthouse	
Retail Tenancy (2)	
Retail Tenancy (3)	
3B3B	
Studio	North Tower
1B1B + Study	
1B1B	
2B1B	
2B2B	
3B2B	
3B3B	
Penthouse	
Townhouse	
Retail Tenancy (1)	
2B2B Large	
Showerhead: All	5 Star WELS (>= 4.5 but <= 6.0)
Bath:	
Studio	Scope out
1B1B + Study	
Retail Tenancy (1)	
1B1B	
2B1B	
2B2B	
Studio	
1B1B + Study	
1B1B	
2B1B	
2B2B	
3B2B	
Townhouse	
Retail Tenancy (1)	
Retail Tenancy (2)	
Retail Tenancy (3)	
2B2B Large	Medium Sized Contemporary Bath
3B2B	
Penthouse	
3B3B	
Penthouse	
3B3B	
2B2B Large	
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 6 Star WELS rating

Dishwashers: All	>= 4 Star WELS rating
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency:	
Studio	Occupant to Install
1B1B + Study	
Retail Tenancy (1)	
1B1B	
2B1B	
2B2B	
2B2B Large	
3B2B	
Penthouse	
Studio	
1B1B + Study	
1B1B	
2B1B	
2B2B	
3B2B	
3B3B	
Penthouse	
Townhouse	
3B3B	
2B2B Large	
Retail Tenancy (1)	Scope out
Retail Tenancy (2)	
Retail Tenancy (3)	

Which non-potable water source is the dwelling/space connected to?:	
Studio	Rainwater Tank 1
1B1B + Study	
Retail Tenancy (1)	
1B1B	
2B1B	
2B2B	
2B2B Large	
3B2B	
Penthouse	
Studio	
1B1B + Study	
1B1B	
2B1B	
2B2B	
3B2B	
3B3B	
Penthouse	
Townhouse	
Retail Tenancy (1)	
Retail Tenancy (2)	
Retail Tenancy (3)	
3B3B	-
2B2B Large	
Non-potable water source connected to Toilets: All	No
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No
1.1 Potable Water Use	43%  ✓ Achieved

Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.	
Output	Reference	
Project	62803 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	46049 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	45637 kL	
Output	% Reduction in Potable Water Consumption	
Project	27 %	
Output	% of connected demand met by rainwater	
Project	100 %	
Output	How often does the tank overflow?	
Project	Very Often	
Output	Opportunity for additional rainwater connection	
Project	28004 kL	
2.1 Stormwater Treatment		100%  Achieved
Score Contribution	This credit contributes 60% towards the category score.	
Criteria	Has best practice stormwater management been demonstrated?	
Output	Flow	
Project	26 %	
Output	Min Suspended Solids reduction	
Project	80 %	
Output	Total Suspended Solids reduction	
Project	81 %	
Output	Min Phosphorus reduction	
Project	45 %	
Output	Total Phosphorus reduction	
Project	74 %	
Output	Min Nitrogen reduction	
Project	45 %	
Output	Total Nitrogen reduction	
Project	66 %	
3.1 Water Efficient Landscaping		N/A  Scoped Out
	Irrigation with non-potable water.	
This credit was scoped out	Irrigation with non-potable water.	
4.1 Building Systems Water Use		100%

Score Contribution	This credit contributes 6.7% towards the category score.
Criteria	Where applicable, have measures been taken to reduce potable water consumption by >80% in the buildings air-conditioning chillers and when testing fire safety systems?
Question	Criteria Achieved ?
Project	Yes








Operational Energy Overall contribution 27.5%

		Minimum required 50%	77%	✔ Pass
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Project profile	
Use the BESS Deem to Satisfy (DtS) method for Non-residential spaces?:	Yes
Are you installing any renewable energy system(s) (other than solar photovoltaic)?:	No
Energy Supply:	All-electric
Solar Photovoltaic system profile	
System Size (lesser of inverter and panel capacity): Solar Photovoltaic system 1	45.0 kW peak
Orientation (which way is the system facing)?: Solar Photovoltaic system 1	North
Inclination (angle from horizontal): Solar Photovoltaic system 1	5.0 Angle (degrees)
Which Building Class does this apply to?: Solar Photovoltaic system 1	Apartment
Dwellings profile	
Building:	
Studio 1B1B + Study 1B1B 2B1B 2B2B 2B2B Large 3B2B Penthouse 3B3B	South Tower
Studio 1B1B + Study 1B1B 2B1B 2B2B 3B2B 3B3B Penthouse Townhouse 2B2B Large	North Tower
Below the floor is: All	Another Occupancy

Above the ceiling is:	
Studio	Another Occupancy
1B1B + Study	
1B1B	
2B1B	
2B2B	
2B2B Large	
3B2B	
Penthouse	
Studio	
1B1B + Study	
1B1B	
2B1B	
2B2B	
3B2B	
3B3B	
Penthouse	
Townhouse	
3B3B	
2B2B Large	Outside
Exposed sides:	
Studio	2
1B1B + Study	
1B1B	
2B1B	
2B2B	
2B2B Large	
Studio	
1B1B + Study	
1B1B	
2B1B	
2B2B	
Townhouse	
3B3B	
2B2B Large	
3B2B	3
Penthouse	
3B2B	
3B3B	
Penthouse	
NatHERS Annual Energy Loads - Heat: All	24.4 MJ/sqm
NatHERS Annual Energy Loads - Cool: All	21.2 MJ/sqm
NatHERS star rating: All	7.5
Type of Heating System: All	Reverse cycle space
Heating System Efficiency: All	Current Default / MEPS
Type of Cooling System: All	Refrigerative space
Cooling System Efficiency: All	Current Default / MEPS
Type of Hot Water System: All	Electric Heat Pump Band 2

Is the hot water system shared by multiple dwellings?:	
Studio	Yes
1B1B + Study	
1B1B	
2B1B	
2B2B	
2B2B Large	
3B2B	
Penthouse	
Studio	
1B1B + Study	
1B1B	
2B1B	
2B2B	
3B2B	
3B3B	
Penthouse	
3B3B	
2B2B Large	
Townhouse	N/A
% Contribution from solar hot water system: All	0 %
Clothes Line: All	No drying facilities
Clothes Dryer: All	Occupant to install
Non-residential Deemed-to-Satisfy profile	
Do all exposed floors and ceilings (forming part of the envelope) demonstrate meeting the required NCC2022 insulation levels (total R-value upwards and downwards)?:	Yes
Does all wall and glazing demonstrate meeting the required NCC2022 facade calculator (or better than the total allowance)?:	Yes
Are heating and cooling systems within one Star of the most efficient equivalent capacity unit available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) not less than 85% of the CoP & EER of the most efficient equivalent capacity unit available?:	Yes
Are water heating systems within one star of the best available, or 85% or better than the most efficient equivalent capacity unit?:	Yes
1.1 Thermal Performance Rating - Non-Residential	37%
Score Contribution	This credit contributes 1.3% towards the category score.
Criteria	What is the % reduction in heating and cooling energy consumption against the reference case (NCC2022 Section J)?
1.2 Thermal Performance Rating - Residential	50% ✔ Achieved
Score Contribution	This credit contributes 16% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating (Weighted)
Apartment	7.5 Stars

2.1 Greenhouse Gas Emissions			54%
Score Contribution	This credit contributes 17.3% towards the category score.		
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?		
Output	Reference Building with Reference Services (BCA only)		
Apartment	816,536 kg CO2		
Output	Proposed Building with Proposed Services (Actual Building)		
Apartment	728,742 kg CO2		
Output	% Reduction in GHG Emissions		
Apartment	10 %		
2.2 Peak Demand			100%
Score Contribution	This credit contributes 0.2% towards the category score.		
Criteria	What is the % reduction in the instantaneous (peak-hour) demand against the benchmark?		
2.6 Electrification			100%
Score Contribution	This credit contributes 17.5% towards the category score.		
Criteria	Is the development all-electric?		
Question	Criteria Achieved?		
Project	Yes		
2.7 Energy consumption			100%
Score Contribution	This credit contributes 23.3% towards the category score.		
Criteria	What is the % reduction in annual energy consumption against the benchmark?		
Output	Reference Building with Reference Services (BCA only)		
Apartment	7,771,263 MJ		
Output	Proposed Building with Proposed Services (Actual Building)		
Apartment	3,320,851 MJ		
Output	% Reduction in total energy		
Apartment	57 %		
3.1 Carpark Ventilation			100%
Score Contribution	This credit contributes 5.8% towards the category score.		
Criteria	If you have an enclosed carpark, is it: (a) fully naturally ventilated (no mechanical ventilation system) or (b) 40 car spaces or less with Carbon Monoxide monitoring to control the operation and speed of the ventilation fans?		
Question	Criteria Achieved ?		
Project	Yes		
3.2 Hot Water - Non-Residential			100%
Score Contribution	This credit contributes 0.2% towards the category score.		
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?		
3.4 Clothes Drying			0%



Score Contribution	This credit contributes 5.7% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?
Output	Reference
Apartment	192,642 kWh
Output	Proposed
Apartment	192,642 kWh
Output	Improvement
Apartment	0 %

3.6 Internal Lighting - Apartments		100%
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Score Contribution	This credit contributes 5.7% towards the category score.
Criteria	Is the maximum illumination power density (W/m2) in at least 90% of the relevant building class at least 20% lower than required by clause J7D3(1)(a) and Table J6.2a of the NCC 2022 Vol 1 (Class 2-9)?
Question	Criteria Achieved ?
Apartment	Yes

3.7 Internal Lighting - Non-Residential		100%
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
Score Contribution	This credit contributes 0.3% towards the category score.
Criteria	Does the maximum illumination power density (W/m2) in at least 90% of the area of the relevant building class meet the requirements in Table J7D3a of the NCC 2022 Vol 1?
Question	Criteria Achieved ?
Shop	Yes

4.1 Combined Heat and Power (cogeneration / trigeneration)		N/A  Scoped Out
No cogeneration or trigeneration system in use.		

This credit was scoped out	No cogeneration or trigeneration system in use.
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4.2 Renewable Energy Systems - Solar		97%
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Score Contribution	This credit contributes 5.8% towards the category score.
Criteria	What % of the estimated energy consumption of the building class it supplies does the solar power system provide?
Output	Solar Power - Energy Generation per year
Apartment	52,480 kWh
Output	% of Building's Energy
Apartment	5 %

4.4 Renewable Energy Systems - Other		N/A  Scoped Out
No other (non-solar PV) renewable energy is in use.		

This credit was scoped out	No other (non-solar PV) renewable energy is in use.
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IEQ Overall contribution 16.5%

		Minimum required 50%	49%	✔ Pass
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Use the BESS Deemed to Satisfy (DtS) method for daylight to Dwellings?: No

What approach do you want to use for daylight to Dwellings?: Use the built in calculation tools

Rooms

Room Designation:

Living DTS	Living
1B1B West (L2-L4) L	
2B2B South (L2-L4) L	
1B1B South (L2-L4) L	
Studio South (L2-L6) R	
1B1B South (L2-L6) R	
2B2B South (L2-L11) L	
2B1B South (L5-L11) L	
3B2B South (L12-L13) L	
3B3B West (L22) R	
1B1B North (L2-L13) L	
2B2B North (L2-L13) L	
2B2B North (L7-L21) R	
3B3B East (L23) R	
2B2B West (L2-L5) L	
2B2B West (L5) L	
3B3B West (L5) L	

Bedroom DTS Bedroom

Quantity:

Living DTS	358
Bedroom DTS	879
1B1B West (L2-L4) L	9
1B1B South (L2-L4) L	
2B2B South (L2-L4) L	6
Studio South (L2-L6) R	10
2B2B South (L2-L11) L	
1B1B South (L2-L6) R	5
2B1B South (L5-L11) L	7
3B2B South (L12-L13) L	2
3B3B West (L22) R	1
3B3B East (L23) R	
2B2B West (L5) L	
3B3B West (L5) L	
1B1B North (L2-L13) L	12
2B2B North (L2-L13) L	
2B2B North (L7-L21) R	30
2B2B West (L2-L5) L	4

Auto-Pass:

Living DTS	Yes
Bedroom DTS	
1B1B West (L2-L4) L	No
2B2B South (L2-L4) L	
1B1B South (L2-L4) L	
Studio South (L2-L6) R	
1B1B South (L2-L6) R	
2B2B South (L2-L11) L	
2B1B South (L5-L11) L	
3B2B South (L12-L13) L	
3B3B West (L22) R	
1B1B North (L2-L13) L	
2B2B North (L2-L13) L	
2B2B North (L7-L21) R	
3B3B East (L23) R	
2B2B West (L2-L5) L	
2B2B West (L5) L	
3B3B West (L5) L	

Room Floor Area:

Living DTS	0.0 m ²
Bedroom DTS	
1B1B West (L2-L4) L	29.8 m ²
2B2B South (L2-L4) L	30.2 m ²
1B1B South (L2-L4) L	
Studio South (L2-L6) R	24.4 m ²
1B1B South (L2-L6) R	32.1 m ²
2B2B South (L2-L11) L	29.1 m ²
2B1B South (L5-L11) L	21.2 m ²
3B2B South (L12-L13) L	35.9 m ²
3B3B West (L22) R	36.2 m ²
1B1B North (L2-L13) L	29.6 m ²
2B2B North (L2-L13) L	28.6 m ²
2B2B North (L7-L21) R	29.2 m ²
3B3B East (L23) R	50.8 m ²
2B2B West (L2-L5) L	32.9 m ²
2B2B West (L5) L	34.7 m ²
3B3B West (L5) L	38.3 m ²

Vertical Angle:

Living DTS	0.0 Angle (degrees)
Bedroom DTS	
1B1B West (L2-L4) L	24.2 Angle (degrees)
2B2B South (L2-L4) L	34.0 Angle (degrees)
1B1B South (L2-L4) L	24.0 Angle (degrees)
Studio South (L2-L6) R	31.8 Angle (degrees)
1B1B South (L2-L6) R	32.0 Angle (degrees)
2B2B South (L2-L11) L	28.4 Angle (degrees)
3B3B West (L5) L	
2B1B South (L5-L11) L	28.1 Angle (degrees)
3B2B South (L12-L13) L	19.0 Angle (degrees)
3B3B West (L22) R	25.0 Angle (degrees)
1B1B North (L2-L13) L	25.4 Angle (degrees)
2B2B North (L2-L13) L	
2B2B North (L7-L21) R	25.8 Angle (degrees)
3B3B East (L23) R	25.3 Angle (degrees)
2B2B West (L2-L5) L	35.1 Angle (degrees)
2B2B West (L5) L	33.6 Angle (degrees)

Horizontal Angle:

Living DTS	0.0 Angle (degrees)
Bedroom DTS	
1B1B West (L2-L4) L	88.2 Angle (degrees)
2B2B South (L2-L4) L	83.4 Angle (degrees)
1B1B South (L2-L4) L	111 Angle (degrees)
Studio South (L2-L6) R	94.1 Angle (degrees)
1B1B South (L2-L6) R	157 Angle (degrees)
2B2B South (L2-L11) L	69.7 Angle (degrees)
2B1B South (L5-L11) L	68.1 Angle (degrees)
3B2B South (L12-L13) L	49.1 Angle (degrees)
3B3B West (L22) R	115 Angle (degrees)
1B1B North (L2-L13) L	63.0 Angle (degrees)
2B2B North (L2-L13) L	117 Angle (degrees)
2B2B North (L7-L21) R	63.4 Angle (degrees)
3B3B East (L23) R	96.9 Angle (degrees)
2B2B West (L2-L5) L	119 Angle (degrees)
2B2B West (L5) L	145 Angle (degrees)
3B3B West (L5) L	146 Angle (degrees)

Window Area:

Living DTS	0.0 m ²
Bedroom DTS	
1B1B West (L2-L4) L	9.2 m ²
2B2B South (L2-L4) L	8.9 m ²
1B1B South (L2-L4) L	
1B1B South (L2-L6) R	
Studio South (L2-L6) R	11.0 m ²
2B2B South (L2-L11) L	8.5 m ²
2B1B South (L5-L11) L	9.1 m ²
3B2B South (L12-L13) L	9.0 m ²
3B3B West (L22) R	12.2 m ²
1B1B North (L2-L13) L	8.6 m ²
2B2B North (L2-L13) L	8.3 m ²
2B2B North (L7-L21) R	8.9 m ²
3B3B East (L23) R	17.6 m ²
2B2B West (L2-L5) L	7.1 m ²
2B2B West (L5) L	10.2 m ²
3B3B West (L5) L	11.8 m ²

Window Orientation:

Living DTS	-
Bedroom DTS	
1B1B West (L2-L4) L	West
3B3B West (L22) R	
2B2B West (L2-L5) L	
2B2B West (L5) L	
3B3B West (L5) L	
2B2B South (L2-L4) L	South
1B1B South (L2-L4) L	
Studio South (L2-L6) R	
1B1B South (L2-L6) R	
2B2B South (L2-L11) L	
2B1B South (L5-L11) L	
3B2B South (L12-L13) L	
1B1B North (L2-L13) L	North
2B2B North (L2-L13) L	
2B2B North (L7-L21) R	
3B3B East (L23) R	East



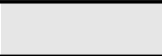
Glass Type:	
Living DTS	-
Bedroom DTS	
1B1B West (L2-L4) L	Green Double (VLT 0.58)
2B2B South (L2-L4) L	
1B1B South (L2-L4) L	
Studio South (L2-L6) R	
1B1B South (L2-L6) R	
2B2B South (L2-L11) L	
2B1B South (L5-L11) L	
3B2B South (L12-L13) L	
3B3B West (L22) R	
1B1B North (L2-L13) L	
2B2B North (L2-L13) L	
2B2B North (L7-L21) R	
3B3B East (L23) R	
2B2B West (L2-L5) L	
2B2B West (L5) L	
3B3B West (L5) L	
Daylight Criteria Achieved?:	
Living DTS	Yes
Bedroom DTS	
2B2B South (L2-L4) L	
1B1B South (L2-L4) L	
Studio South (L2-L6) R	
1B1B South (L2-L6) R	
2B1B South (L5-L11) L	
3B3B West (L22) R	
2B2B North (L2-L13) L	
3B3B East (L23) R	
2B2B West (L2-L5) L	
2B2B West (L5) L	
3B3B West (L5) L	
1B1B West (L2-L4) L	No
2B2B South (L2-L11) L	
3B2B South (L12-L13) L	
1B1B North (L2-L13) L	
2B2B North (L7-L21) R	
1.1 Daylight Access - Living Areas	
	66%
Score Contribution	This credit contributes 28.6% towards the category score.
Criteria	What % of living areas achieve the daylight criteria?
Output	Calculated percentage
Apartment	86 %
1.2 Daylight Access - Bedrooms	
	100%
Score Contribution	This credit contributes 28.6% towards the category score.
Criteria	What % of bedrooms achieve the daylight criteria?
Output	Calculated percentage
Apartment	100 %

1.3 Winter Sunlight		0%
Score Contribution	This credit contributes 9.5% towards the category score.	
Criteria	Do 70% of dwellings receive at least 3 hours of direct sunlight in all Living areas between 9am and 3pm in mid-winter?	
Question	Criteria Achieved ?	
Apartment	No	
1.4 Daylight Access - Non-Residential		63% ✔ Achieved
Score Contribution	This credit contributes 1.6% towards the category score.	
Criteria	What % of the nominated floor area has at least 2% daylight factor?	
Question	Percentage Achieved?	
Shop	63 %	
2.1 Ventilation - Natural - Apartments		0%
Score Contribution	This credit contributes 28.6% towards the category score.	
Criteria	What % of dwellings are effectively naturally ventilated?	
Question	Percentage Achieved?	
Apartment	32 %	
2.3 Ventilation - Non-Residential		50% ✔ Achieved
Score Contribution	This credit contributes 1.6% towards the category score.	
Criteria	What % of the regular use areas are effectively naturally ventilated?	
Question	Percentage Achieved?	
Shop	0 %	
Criteria	What increase in outdoor air is available to regular use areas compared to the minimum required by AS 1668.2:2012?	
Question	Percentage Achieved?	
Shop	50 %	
Criteria	What CO2 concentrations are the ventilation systems designed to achieve, to monitor and to maintain?	
Question	Value	
Shop	800 ppm	
3.4 Thermal comfort - Shading - Non-Residential		0%
Score Contribution	This credit contributes 0.8% towards the category score.	
Criteria	What percentage of east, north and west glazing to regular use areas is effectively shaded?	
Question	Percentage Achieved?	
Shop	44 %	
3.5 Thermal Comfort - Ceiling Fans - Non-Residential		0%

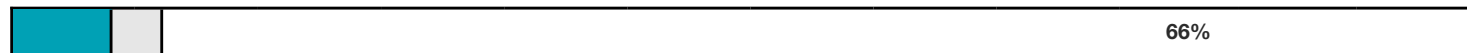
Score Contribution	This credit contributes 0.3% towards the category score.	
Criteria	What percentage of regular use areas in tenancies have ceiling fans?	
Question	Percentage Achieved?	
Shop	0 %	
4.1 Air Quality - Non-Residential		100%
Score Contribution	This credit contributes 0.3% towards the category score.	
Criteria	Do all paints, sealants and adhesives meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Shop	Yes	
Criteria	Does all carpet meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Shop	Yes	
Criteria	Does all engineered wood meet the maximum total indoor pollutant emission limits?	
Question	Criteria Achieved ?	
Shop	Yes	

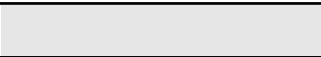


Transport Overall contribution 9.0%

		33%
1.1 Bicycle Parking - Residential		0%
Score Contribution	This credit contributes 21.7% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there for residents?	
Question	Bicycle Spaces Provided ?	
Apartment	189	
Output	Min Bicycle Spaces Required	
Apartment	478	
1.2 Bicycle Parking - Residential Visitor		0%
Score Contribution	This credit contributes 21.7% towards the category score.	
Criteria	How many secure bicycle spaces are there for visitors?	
Question	Visitor Bicycle Spaces Provided ?	
Apartment	10	
Output	Min Visitor Bicycle Spaces Required	
Apartment	96	
1.3 Bicycle Parking - Convenience Residential		0% <input checked="" type="checkbox"/> Disabled
		Credit 1.1 must be achieved first.
This credit is disabled	Credit 1.1 must be achieved first.	
1.4 Bicycle Parking - Non-Residential		0%
Score Contribution	This credit contributes 0.6% towards the category score.	
Criteria	Have the planning scheme requirements for employee bicycle parking been exceeded by at least 50% (or a minimum of 2 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Shop	No	
Question	Bicycle Spaces Provided ?	
Shop	-	
1.5 Bicycle Parking - Non-Residential Visitor		0%
Score Contribution	This credit contributes 0.3% towards the category score.	
Criteria	Have the planning scheme requirements for visitor bicycle parking been exceeded by at least 50% (or a minimum of 1 where there is no planning scheme requirement)?	
Question	Criteria Achieved ?	
Shop	No	
Question	Bicycle Spaces Provided ?	
Shop	-	
1.6 End of Trip Facilities - Non-Residential		0% <input checked="" type="checkbox"/> Disabled
		Credit 1.4 must be complete first.
This credit is disabled	Credit 1.4 must be complete first.	

2.1 Electric Vehicle Infrastructure		100%
Score Contribution	This credit contributes 22.3% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	Yes	
2.2 Car Share Scheme		100%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Has a formal car sharing scheme been integrated into the development?	
Question	Criteria Achieved ?	
Project	Yes	
2.3 Motorbikes / Mopeds		0%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Are a minimum of 5% of vehicle parking spaces designed and labelled for motorbikes (must be at least 5 motorbike spaces)?	
Question	Criteria Achieved ?	
Project	No	

Waste & Resource Recovery Overall contribution 5.5%



1.1 Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	
2.1 Operational Waste - Food & Garden Waste		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	Yes	
2.2 Operational Waste - Convenience of Recycling		100%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Are the recycling facilities at least as convenient for occupants as facilities for general waste?	
Question	Criteria Achieved ?	
Project	Yes	

Urban Ecology Overall contribution 5.5%

		55%
1.1 Communal Spaces		97%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Is there at least the following amount of common space measured in square meters : * 1m ² for each of the first 50 occupants * Additional 0.5m ² for each occupant between 51 and 250 * Additional 0.25m ² for each occupant above 251?	
Question	Common space provided	
Apartment	1,718 m ²	
Shop	0.0 m ²	
Output	Minimum Common Space Required	
Apartment	376 m ²	
Shop	79 m ²	
2.1 Vegetation		75%
Score Contribution	This credit contributes 44.6% towards the category score.	
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?	
Question	Percentage Achieved ?	
Project	20 %	
2.2 Green Roofs		100%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Does the development incorporate a green roof?	
Question	Criteria Achieved ?	
Project	Yes	
2.3 Green Walls and Facades		0%
Score Contribution	This credit contributes 11.1% towards the category score.	
Criteria	Does the development incorporate a green wall or green façade?	
Question	Criteria Achieved ?	
Project	No	
2.4 Balconies, Courtyards & Roof terraces		0%
Score Contribution	This credit contributes 10.8% towards the category score.	
Criteria	Is there a tap and floor waste on every balcony and courtyard (including any roof terraces)?	
Question	Criteria Achieved ?	
Apartment	No	
3.1 Food Production - Residential		0%

Score Contribution	This credit contributes 10.8% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Apartment	0.0 m ²
Output	Min Food Production Area
Apartment	239 m ²

3.2 Food Production - Non-Residential	0%
--	----

Score Contribution	This credit contributes 0.3% towards the category score.
Criteria	What area of space per occupant is dedicated to food production?
Question	Food Production Area
Shop	0.0 m ²
Output	Min Food Production Area
Shop	28 m ²

Innovation Overall contribution 9.0%

	0%
--	----

1.1 Innovation	0%
-----------------------	----

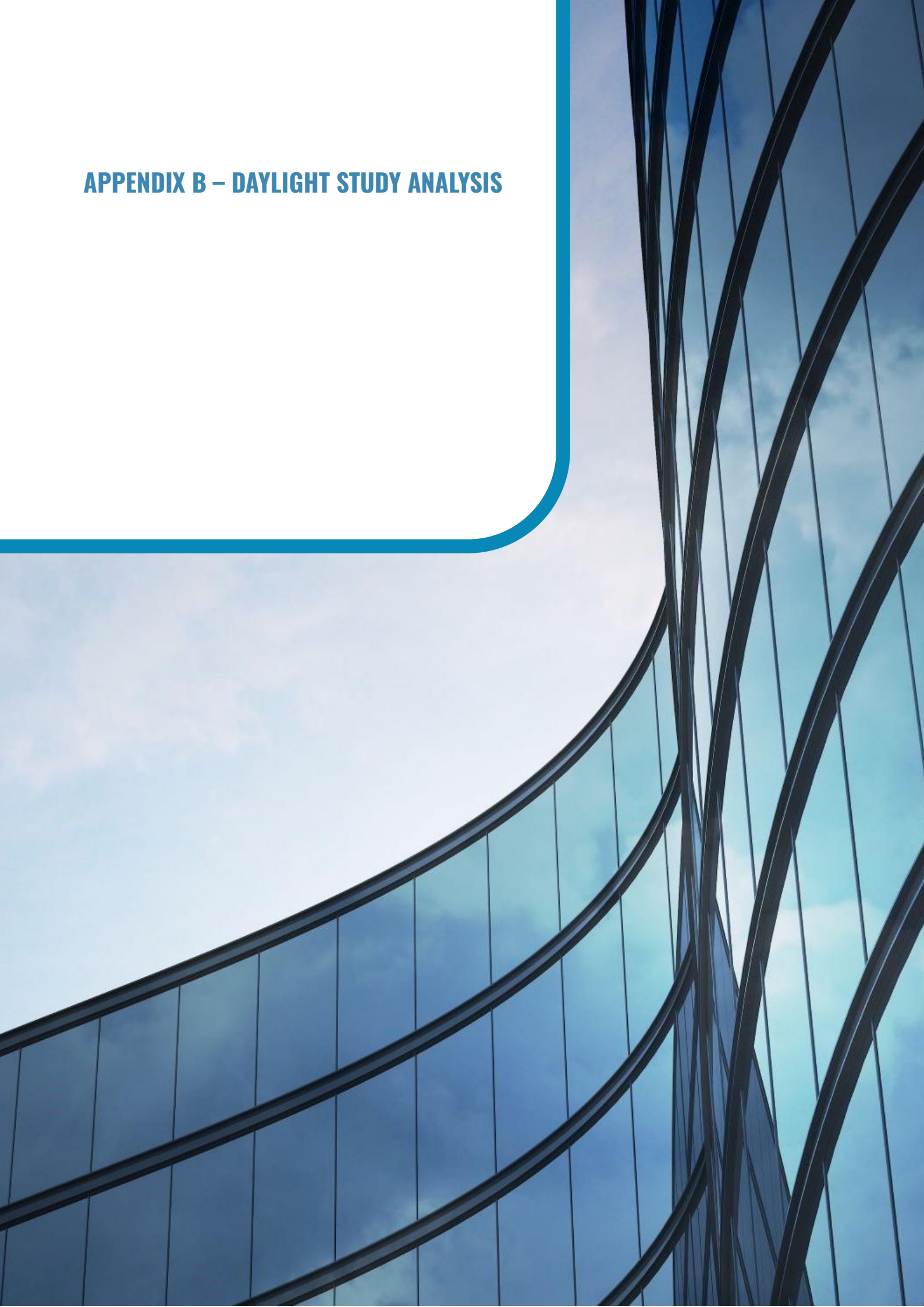
Score Contribution	This credit contributes 100% towards the category score.
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?

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APPENDIX B – DAYLIGHT STUDY ANALYSIS



NDY have undertaken an early design daylight study analysis using the Council's approved BESS built-in daylight calculator tool. Refer to Figure below for the calculation and results. The calculation indicates that at least 80% of all living and 100% of all bedrooms meet the BESS daylight criteria. A markup of the floorplans has been provided in the following page indicating the bedrooms/living room assessed.

1.1 Daylight Access - Living Areas 🔍

What % of living areas achieve the daylight criteria?

This credit is evaluated using information provided in the [Dwellings daylight profile](#)

66%

28.6% weight

1.2 Daylight Access - Bedrooms 🔍

What % of bedrooms achieve the daylight criteria?

This credit is evaluated using information provided in the [Dwellings daylight profile](#)

100%

28.6% weight

Dwellings daylight profile 🔍

Please provide the following room profiling information. Enter all living areas and bedrooms for your project. Rooms can be entered in groups of living areas or bedrooms where they share the same characteristics, or where they all meet the Autopass criteria.

[View Tool Notes](#)

1357 Total rooms **879** Bedrooms **478** Living Rooms **3502** Total floor area (Square Metres)

Room Designation	Living	Living DTS
		1B1B West (L2-L4) L 2B2B South (L2-L4) L 1B1B South (L2-L4) L Studio South (L2-L6) R 1B1B South (L2-L6) R 2B2B South (L2-L11) L 2B1B South (L5-L11) L 3B2B South (L12-L13) L 3B3B West (L22) R 1B1B North (L2-L13) L 2B2B North (L2-L13) L 2B2B North (L7-L21) R 3B3B East (L23) R 2B2B West (L2-L5) L 2B2B West (L5) L 3B3B West (L5) L
	Bedroom	Bedroom DTS
Quantity	358	Living DTS
	879	Bedroom DTS
	9	1B1B West (L2-L4) L 1B1B South (L2-L4) L
	6	2B2B South (L2-L4) L
	10	Studio South (L2-L6) R 2B2B South (L2-L11) L
	5	1B1B South (L2-L6) R
	7	2B1B South (L5-L11) L
	2	3B2B South (L12-L13) L
	1	3B3B West (L22) R 3B3B East (L23) R 2B2B West (L5) L 3B3B West (L5) L
	12	1B1B North (L2-L13) L 2B2B North (L2-L13) L
	30	2B2B North (L7-L21) R
	4	2B2B West (L2-L5) L
Auto-Pass ?	Yes	Living DTS Bedroom DTS

Edit

79-81 Victoria Parade, Collingwood - Residential Development | Sustainability Management Plan Report **10**

Final Issue | 5.0 | 16-Apr-26 | \\ft.local\NDY\mel\w\M392xx\M39290\002\G-\24_Reports\rp251107m0001

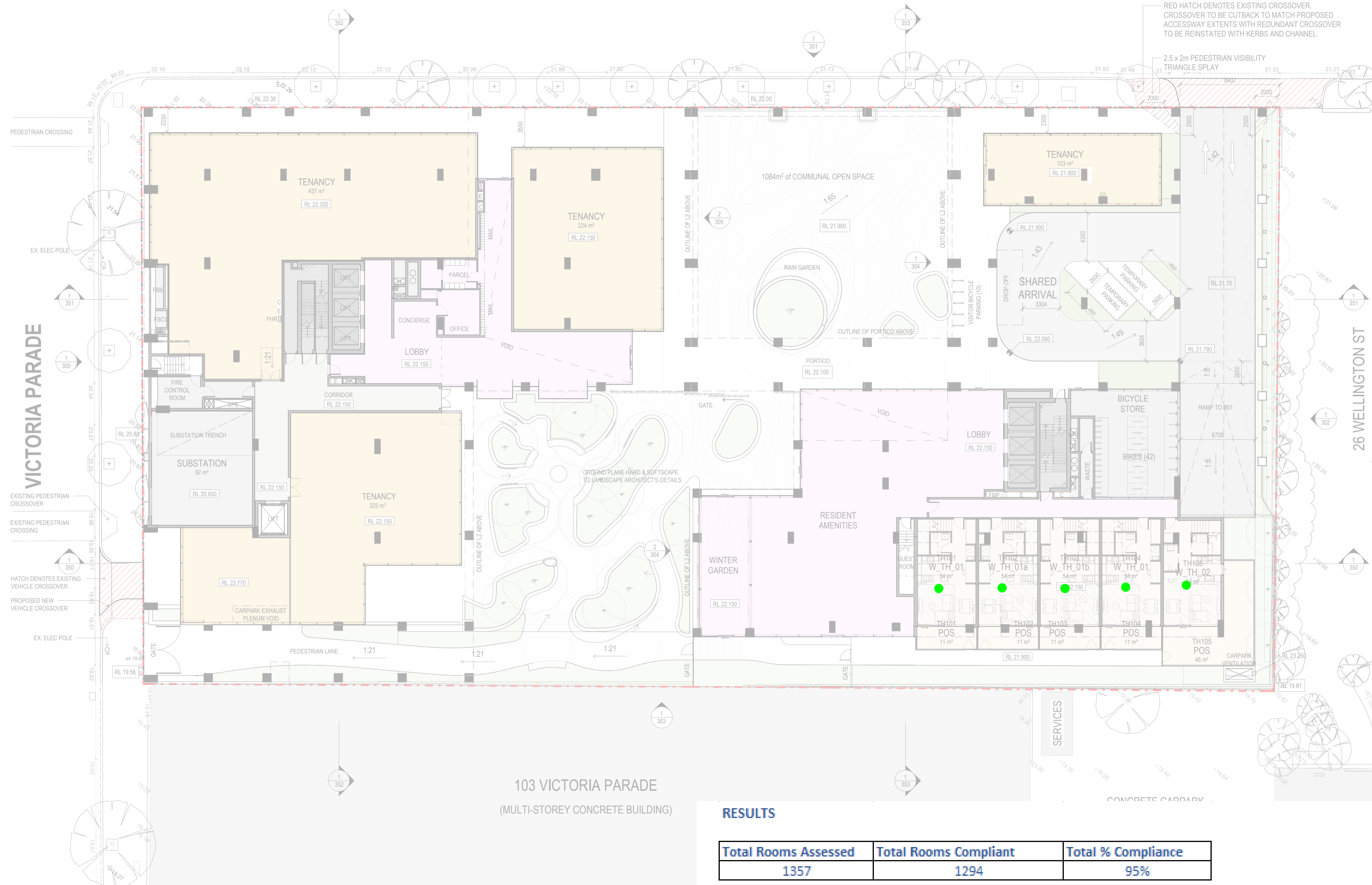
	No	1B1B West (L2-L4) L 2B2B South (L2-L4) L 1B1B South (L2-L4) L Studio South (L2-L6) R 1B1B South (L2-L6) R 2B2B South (L2-L11) L 2B1B South (L5-L11) L 3B2B South (L12-L13) L 3B3B West (L22) R 1B1B North (L2-L13) L 2B2B North (L2-L13) L 2B2B North (L7-L21) R 3B3B East (L23) R 2B2B West (L2-L5) L 2B2B West (L5) L 3B3B West (L5) L	
Room Floor Area	0.0	Living DTS Bedroom DTS	
	29.8	1B1B West (L2-L4) L	
	30.2	2B2B South (L2-L4) L 1B1B South (L2-L4) L	
	24.4	Studio South (L2-L6) R	
	32.1	1B1B South (L2-L6) R	
	29.1	2B2B South (L2-L11) L	
	21.2	2B1B South (L5-L11) L	
	35.9	3B2B South (L12-L13) L	Square Metres
	36.2	3B3B West (L22) R	
	29.6	1B1B North (L2-L13) L	
	28.6	2B2B North (L2-L13) L	
	29.2	2B2B North (L7-L21) R	
	50.8	3B3B East (L23) R	
	32.9	2B2B West (L2-L5) L	
34.7	2B2B West (L5) L		
38.3	3B3B West (L5) L		
Vertical Angle	0.0	Living DTS Bedroom DTS	
	24.2	1B1B West (L2-L4) L	
	34.0	2B2B South (L2-L4) L	
	24.0	1B1B South (L2-L4) L	
	31.8	Studio South (L2-L6) R	
	32.0	1B1B South (L2-L6) R	
	28.4	2B2B South (L2-L11) L 3B3B West (L5) L	
	28.1	2B1B South (L5-L11) L	Angle (degrees)
	19.0	3B2B South (L12-L13) L	
	25.0	3B3B West (L22) R	
	25.4	1B1B North (L2-L13) L 2B2B North (L2-L13) L	
	25.8	2B2B North (L7-L21) R	
	25.3	3B3B East (L23) R	
	35.1	2B2B West (L2-L5) L	
33.6	2B2B West (L5) L		
Horizontal Angle	0.0	Living DTS Bedroom DTS	
	88.2	1B1B West (L2-L4) L	
	83.4	2B2B South (L2-L4) L	
	111	1B1B South (L2-L4) L	
	94.1	Studio South (L2-L6) R	
	157	1B1B South (L2-L6) R	
	69.7	2B2B South (L2-L11) L	

	68.1	2B1B South (L5-L11) L	
	49.1	3B2B South (L12-L13) L	Angle (degrees)
	115	3B3B West (L22) R	
	63.0	1B1B North (L2-L13) L	
	117	2B2B North (L2-L13) L	
	63.4	2B2B North (L7-L21) R	
	96.9	3B3B East (L23) R	
	119	2B2B West (L2-L5) L	
	145	2B2B West (L5) L	
	146	3B3B West (L5) L	
Window Area	0.0	Living DTS Bedroom DTS	
	9.2	1B1B West (L2-L4) L	
	8.9	2B2B South (L2-L4) L 1B1B South (L2-L4) L 1B1B South (L2-L6) R	
	11.0	Studio South (L2-L6) R	
	8.5	2B2B South (L2-L11) L	
		9.1	2B1B South (L5-L11) L
	9.0	3B2B South (L12-L13) L	Square Metres
	12.2	3B3B West (L22) R	
	8.6	1B1B North (L2-L13) L	
	8.3	2B2B North (L2-L13) L	
	8.9	2B2B North (L7-L21) R	
	17.6	3B3B East (L23) R	
	7.1	2B2B West (L2-L5) L	
	10.2	2B2B West (L5) L	
	11.8	3B3B West (L5) L	
Window Orientation		Living DTS Bedroom DTS	
	West	1B1B West (L2-L4) L 3B3B West (L22) R 2B2B West (L2-L5) L 2B2B West (L5) L 3B3B West (L5) L	
	South	2B2B South (L2-L4) L 1B1B South (L2-L4) L Studio South (L2-L6) R 1B1B South (L2-L6) R 2B2B South (L2-L11) L 2B1B South (L5-L11) L 3B2B South (L12-L13) L	
	North	1B1B North (L2-L13) L 2B2B North (L2-L13) L 2B2B North (L7-L21) R	
	East	3B3B East (L23) R	
Glass Type		Living DTS Bedroom DTS	
	Green Double (VLT 0.58)	1B1B West (L2-L4) L 2B2B South (L2-L4) L 1B1B South (L2-L4) L Studio South (L2-L6) R 1B1B South (L2-L6) R 2B2B South (L2-L11) L 2B1B South (L5-L11) L 3B2B South (L12-L13) L 3B3B West (L22) R 1B1B North (L2-L13) L 2B2B North (L2-L13) L 2B2B North (L7-L21) R 3B3B East (L23) R 2B2B West (L2-L5) L 2B2B West (L5) L 3B3B West (L5) L	
Daylight Criteria Achieved?	Yes	Living DTS Bedroom DTS 2B2B South (L2-L4) L 1B1B South (L2-L4) L Studio South (L2-L6) R 1B1B South (L2-L6) R 2B1B South (L5-L11) L 3B3B West (L22) R 2B2B North (L2-L13) L 3B3B East (L23) R 2B2B West (L2-L5) L 2B2B West (L5) L 3B3B West (L5) L	
	No	1B1B West (L2-L4) L 2B2B South (L2-L11) L 3B2B South (L12-L13) L 1B1B North (L2-L13) L 2B2B North (L7-L21) R	

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

- Living/bed rooms meets all DtS criteria ("Auto-Pass")
- Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BE tool Notes
- Living/bed rooms assessed using BESS built-in calculator and are compliant with BESS daylight requirements.
- Living/bed rooms assessed using BESS built-in calculator and are not fully compliant with BESS daylight requirements.



RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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Rev.	Issue	Revision Description	Date	Appr by
8	TOWN PLANNING ISSUE UPDATES		14.04.2026	SG
7	TOWN PLANNING ISSUE UPDATES		13.04.2026	SG
6	TOWN PLANNING ISSUE		20.03.2026	SG
5	DRAFT 100% TOWN PLANNING ISSUE		11.03.2026	SG
4	DRAFT 80% TOWN PLANNING ISSUE		18.12.2025	SG
3	DRAFT 80% TOWN PLANNING ISSUE		12.12.2025	SG
2	DRAFT TOWN PLANNING ISSUE		24.11.2025	SG
1	FOR INFORMATION		24.10.2025	

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wardle.studio
ABN 83 006 814 268

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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L1 PLAN

Project No. **2518** Scale @ A1 **1 : 200**

Date

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 102** Revision **8**

BESS Daylight Assessment (Residential space)

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

BESS Daylight Assessment Legend

- Living/bed rooms meets all DtS criteria ("Auto-Pass")
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- Living/bed rooms assessed using BESS built-in calculator and are not fully compliant with BESS daylight requirements.

L STORAGE SCHEDULE		BIKE PARKING SCHEDULE		BIKE PARKING SCHEDULE	
STORAGE TYPE	COUNT	BIKE RACK TYPE	TOTAL	BIKE RACK TYPE	TOTAL
OVERBONNET	151	B2		L1 MEZZ - N	
OVERBONNET	114	HORIZONTAL BIKE	8	HORIZONTAL BIKE	22
	265	VERTICAL BIKE (FLOOR MOUNTED)	19	VERTICAL BIKE (WALL MOUNTED)	17
			27		39
WORKER		B1		L1 MEZZ - S	
STORAGE LOCKER	33	HORIZONTAL BIKE	6	HORIZONTAL BIKE	26
STORAGE LOCKER	10		6	VERTICAL BIKE (WALL MOUNTED)	49
STORAGE LOCKER	59	L1			75
STORAGE LOCKER	45	HORIZONTAL BIKE	14	TOTAL BIKE	199
WORKER	147	HORIZONTAL BIKE (VISITOR)	10		
		VERTICAL BIKE (FLOOR MOUNTED)	14		
		VERTICAL BIKE (WALL MOUNTED)	14		
			52		

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3		DRAFT 80% TOWN PLANNING ISSUE	12.12.2025	SG
2		DRAFT TOWN PLANNING ISSUE	24.11.2025	SG
1		FOR INFORMATION	24.10.2025	



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Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL MEZZANINE PLAN

Project No. **2518** Scale @ A1 **1 : 200**

Date

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 103** Revision **9**

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FILE: Autodesk Docs\Stockland Collingwood 2518_Stockland_ARCHITECTURAL_MASTER_R2514

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

- Living/bed rooms meets all DtS criteria ("Auto-Pass")
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Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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5	DRAFT FLOOR PLATE UPDATE		27.02.2026	SG
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2	DRAFT TOWN PLANNING ISSUE		24.11.2025	SG
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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L2 PLAN

Project No. **2518** Scale @ A1
Date **1 : 200**

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 104** Revision **9**

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

- Living/bed rooms meets all DtS criteria ("Auto-Pass")
- Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BE tool Notes
- Living/bed rooms assessed using BESS built-in calculator and are compliant with BESS daylight requirements.
- Living/bed rooms assessed using BESS built-in calculator and are not fully compliant with BESS daylight requirements.



RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L3 PLAN

Project No. **2518** Scale @ A1 **1 : 200**

Date

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 105** Revision **8**

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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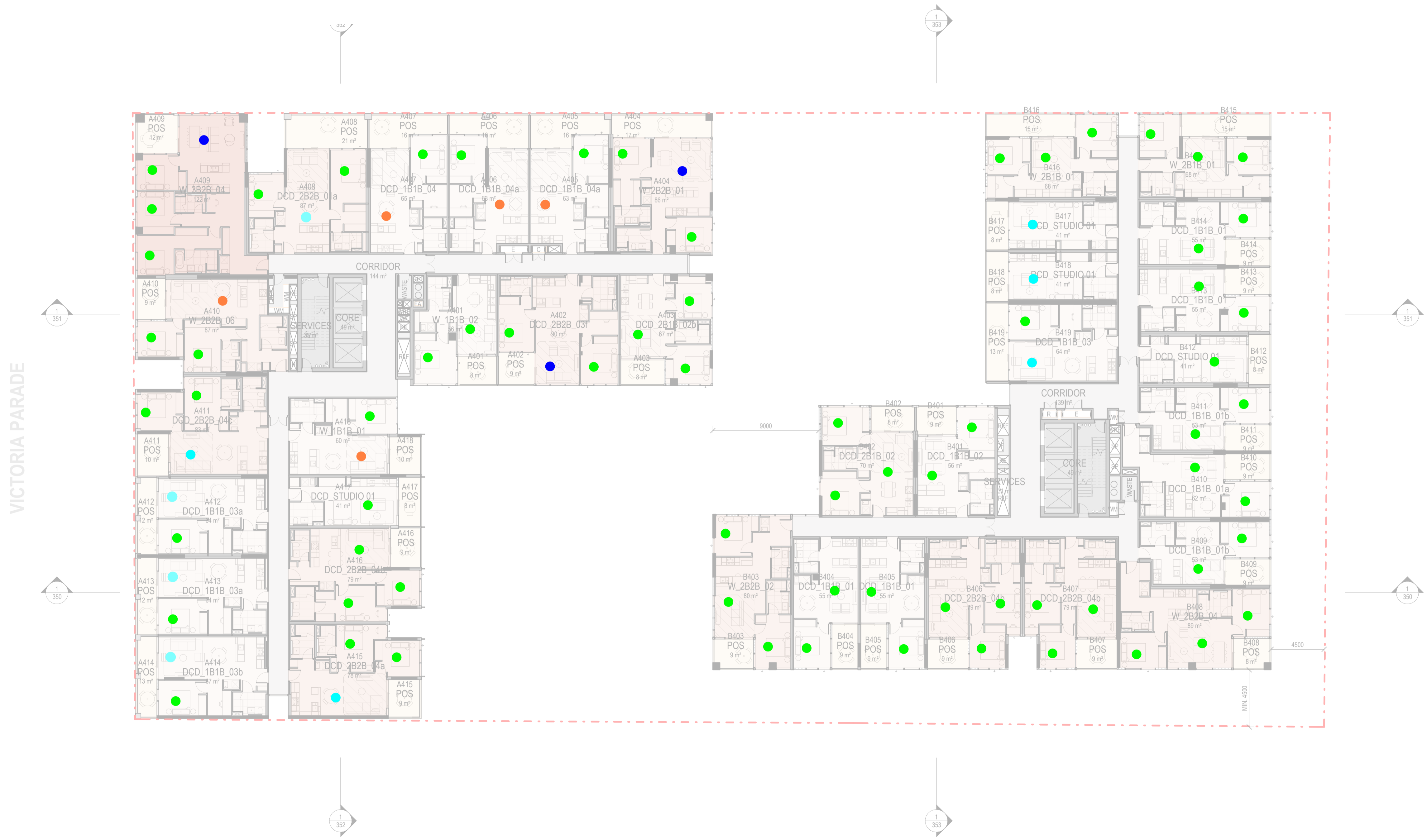
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Project STOCKLAND COLLINGWOOD
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title FLOOR PLANS
LEVEL L4 PLAN

Project No. 2518 Scale @ A1
Date 1 : 200

Drawing Status TOWN PLANNING ISSUE
Drawing No. AR 106 **Revision** 8

RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

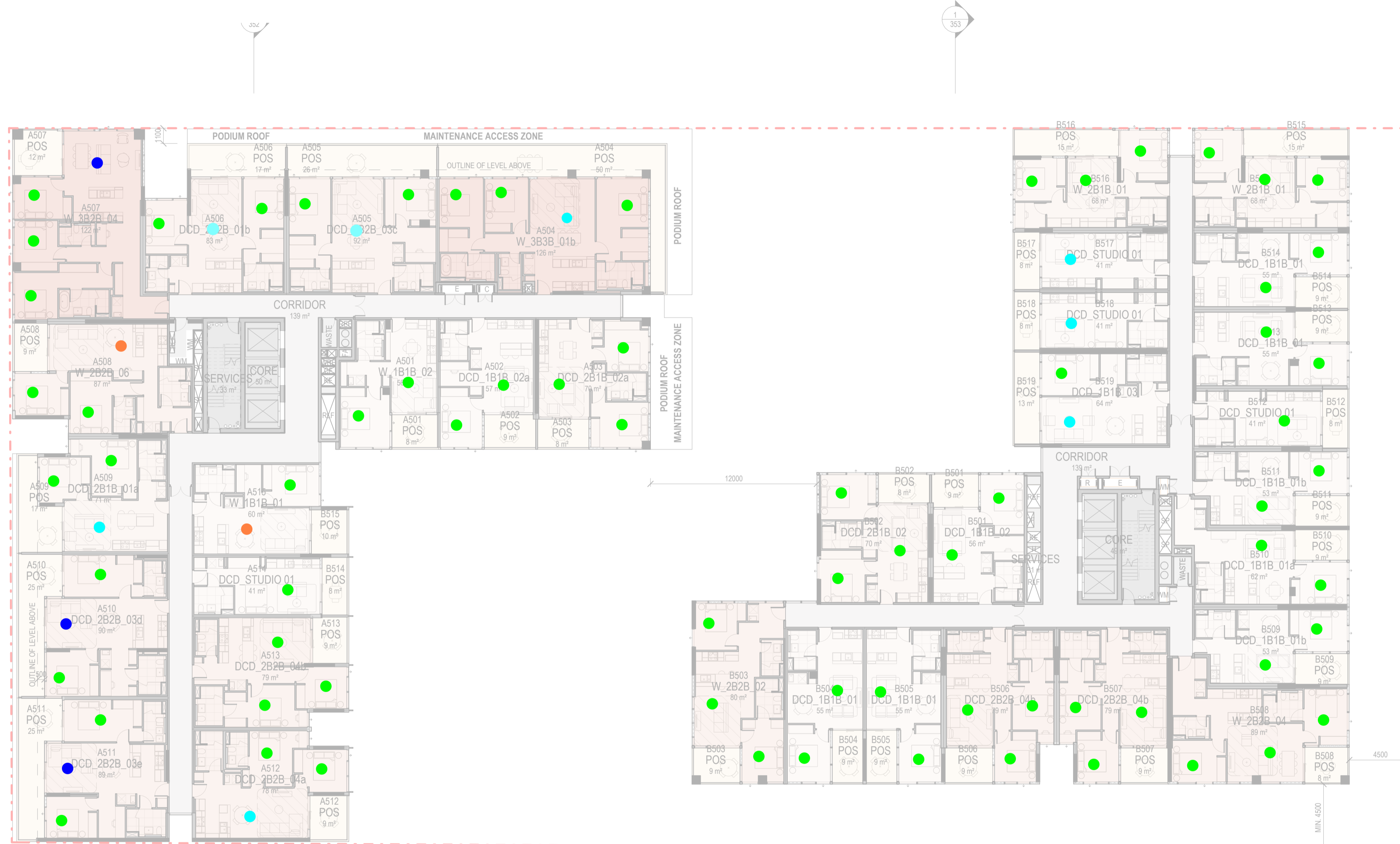
Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

- Living/bed rooms meets all DtS criteria ("Auto-Pass")
- Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BE tool Notes
- Living/bed rooms assessed using BESS built-in calculator and are compliant with BESS daylight requirements.
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RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L5 PLAN

Project No. **2518** Scale @ A1
Date **1 : 200**

Drawing Status **TOWN PLANNING ISSUE**
Drawing No. **AR 107** Revision **9**

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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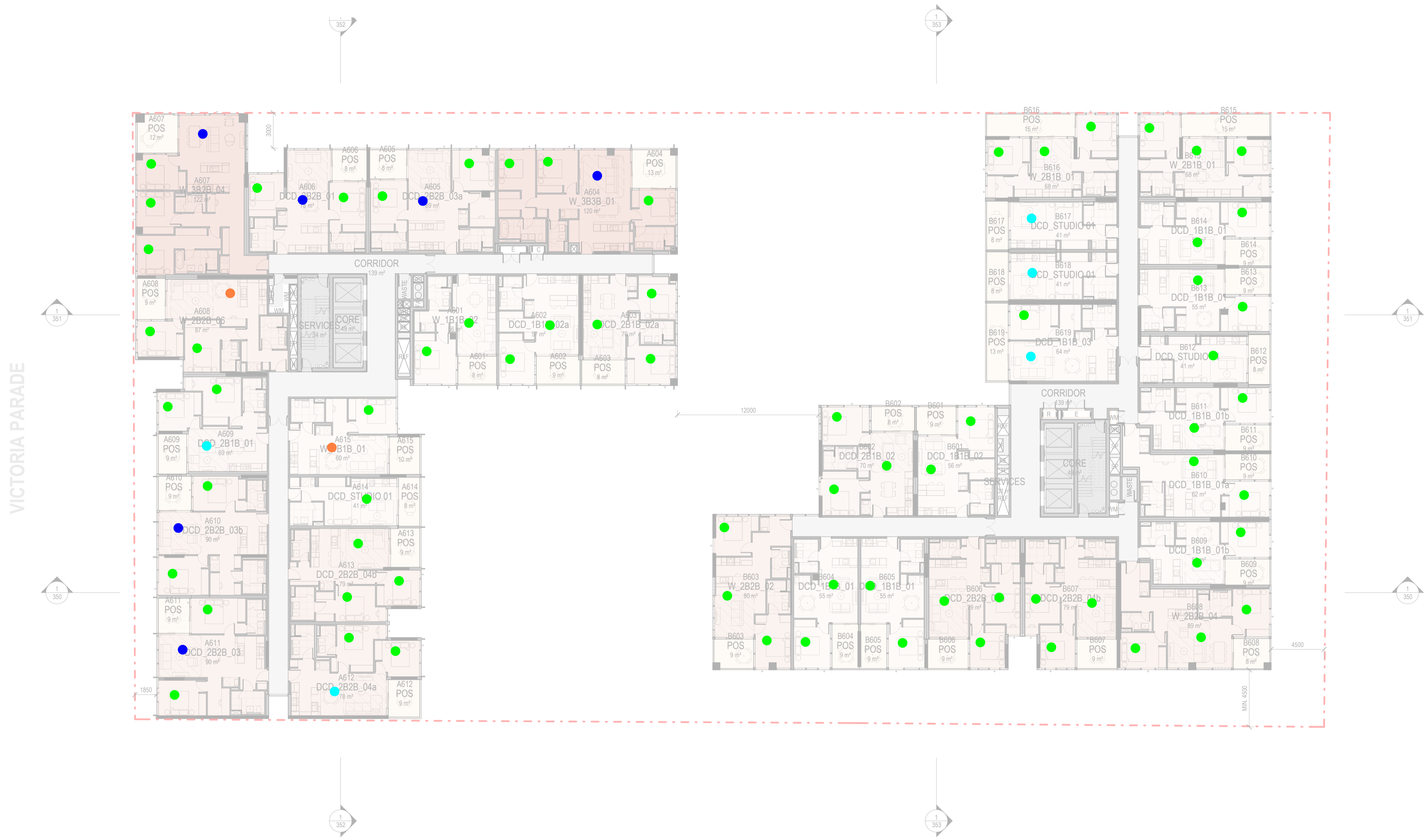
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Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L6 PLAN

Project No. **2518** Scale @ A1
Date **1 : 200**

Drawing Status **TOWN PLANNING ISSUE**
Drawing No. **AR 108** Revision **8**

RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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Project STOCKLAND COLLINGWOOD
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title FLOOR PLANS
LEVEL L7 PLAN

Project No. 2518 Scale @ A1
Date 1 : 200

Drawing Status TOWN PLANNING ISSUE

Drawing No. AR 109 **Revision** 9

RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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Project **STOCKLAND COLLINGWOOD**
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COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L8 PLAN

Project No. **2518** Scale @ A1 **1 : 200**

Date

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 110** Revision **8**

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

- Living/bed rooms meets all DtS criteria ("Auto-Pass")
- Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BE tool Notes
- Living/bed rooms assessed using BESS built-in calculator and are compliant with BESS daylight requirements.
- Living/bed rooms assessed using BESS built-in calculator and are not fully compliant with BESS daylight requirements.



RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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7	TOWN PLANNING ISSUE UPDATES		25.03.2026	SG
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5	DRAFT 100% TOWN PLANNING ISSUE		11.03.2026	SG
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3	DRAFT 80% TOWN PLANNING ISSUE		12.12.2025	SG
2	DRAFT TOWN PLANNING ISSUE		24.11.2025	SG
1	FOR INFORMATION		24.10.2025	

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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L9 PLAN

Project No. **2518** Scale @ A1
Date **1 : 200**

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 111** Revision **8**

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

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BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L10 PLAN

Project No. **2518** Scale @ A1 **1 : 200**

Date

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 112** Revision **8**

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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- Living/bed rooms assessed using BESS built-in calculator and are compliant with BESS daylight requirements.
- Living/bed rooms assessed using BESS built-in calculator and are not fully compliant with BESS daylight requirements.



RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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Project **STOCKLAND COLLINGWOOD**
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COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L11 PLAN

Project No. **2518** Scale @ A1
Date **1 : 200**

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 113** Revision **8**

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L12 PLAN

Project No. **2518** Scale @ A1
Date **1 : 200**

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 114** Revision **9**

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L13 PLAN

Project No. **2518** Scale @ A1 **1 : 200**

Date

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 115** Revision **8**



RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L14 PLAN

Project No. **2518** Scale @ A1
Date **1 : 200**

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 116** Revision **9**



RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L15 PLAN

Project No. **2518** Scale @ A1
Date **1 : 200**

Drawing Status **TOWN PLANNING ISSUE**
Drawing No. **AR 117** Revision **8**



RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

- Living/bed rooms meets all DtS criteria ("Auto-Pass")
- Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BE tool Notes
- Living/bed rooms assessed using BESS built-in calculator and are compliant with BESS daylight requirements.
- Living/bed rooms assessed using BESS built-in calculator and are not fully compliant with BESS daylight requirements.



RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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9		TOWN PLANNING ISSUE UPDATES	14.04.2026	SG
8		TOWN PLANNING ISSUE UPDATES	25.03.2026	SG
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6		DRAFT 100% TOWN PLANNING ISSUE	11.03.2026	SG
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2		DRAFT TOWN PLANNING ISSUE	24.11.2025	SG
1		FOR INFORMATION	24.10.2025	

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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L16 PLAN

Project No. **2518** Scale @ A1
Date **1 : 200**

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 118** Revision **9**

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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- Living/bed rooms assessed using BESS built-in calculator and are compliant with BESS daylight requirements.
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RESULTS

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1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L17 PLAN

Project No. **2518** Scale @ A1
Date **1 : 200**

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 119** Revision **9**

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
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Title **FLOOR PLANS**
LEVEL L18 PLAN

Project No. **2518** Scale @ A1
Date **1 : 200**

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 120** Revision **8**

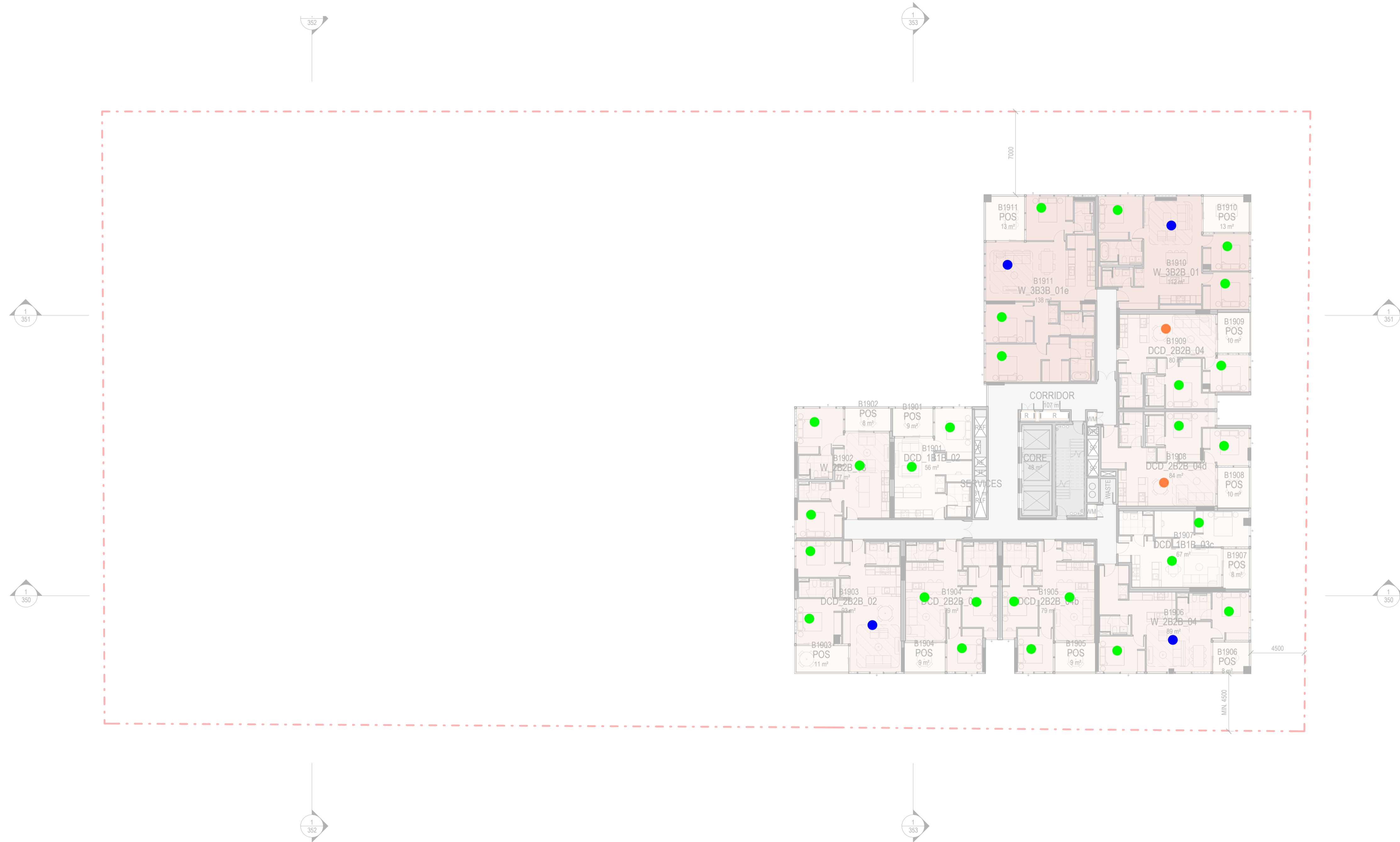
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FILE: Autodesk Docs\Stockland Collingwood 2518_Stockland_ARCHITECTURAL_MASTER_R2514

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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Project **STOCKLAND COLLINGWOOD**
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COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L19 PLAN

Project No. **2518** Scale @ A1 **1 : 200**

Date

Drawing Status **TOWN PLANNING ISSUE**

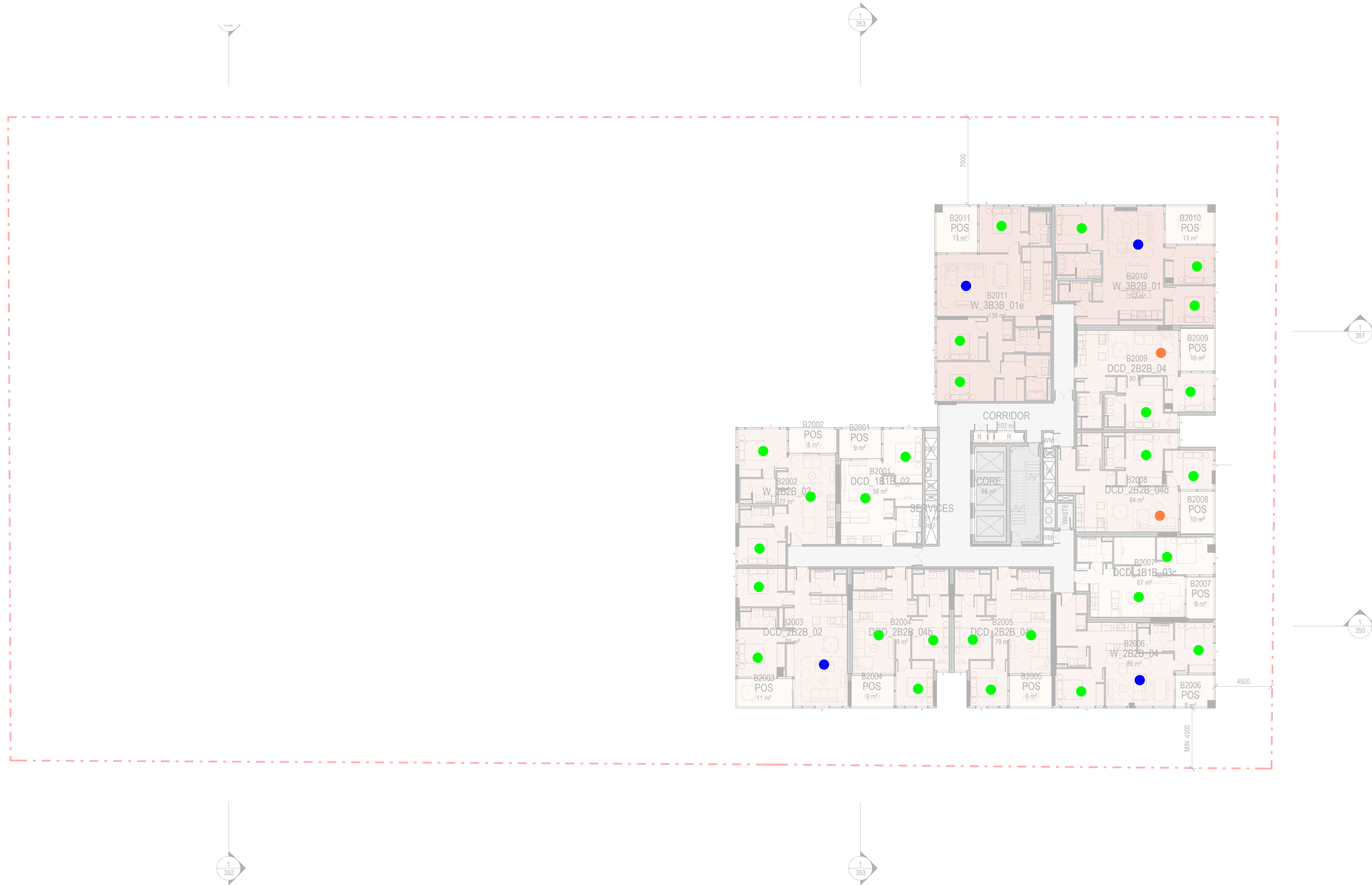
Drawing No. **AR 121** Revision **7**

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FILE: Autodesk Docs\Stockland Collingwood 2518_Stockland_ARCHITECTURAL_MASTER_P2514

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L20 PLAN

Project No. **2518** Scale @ A1
Date **1 : 200**

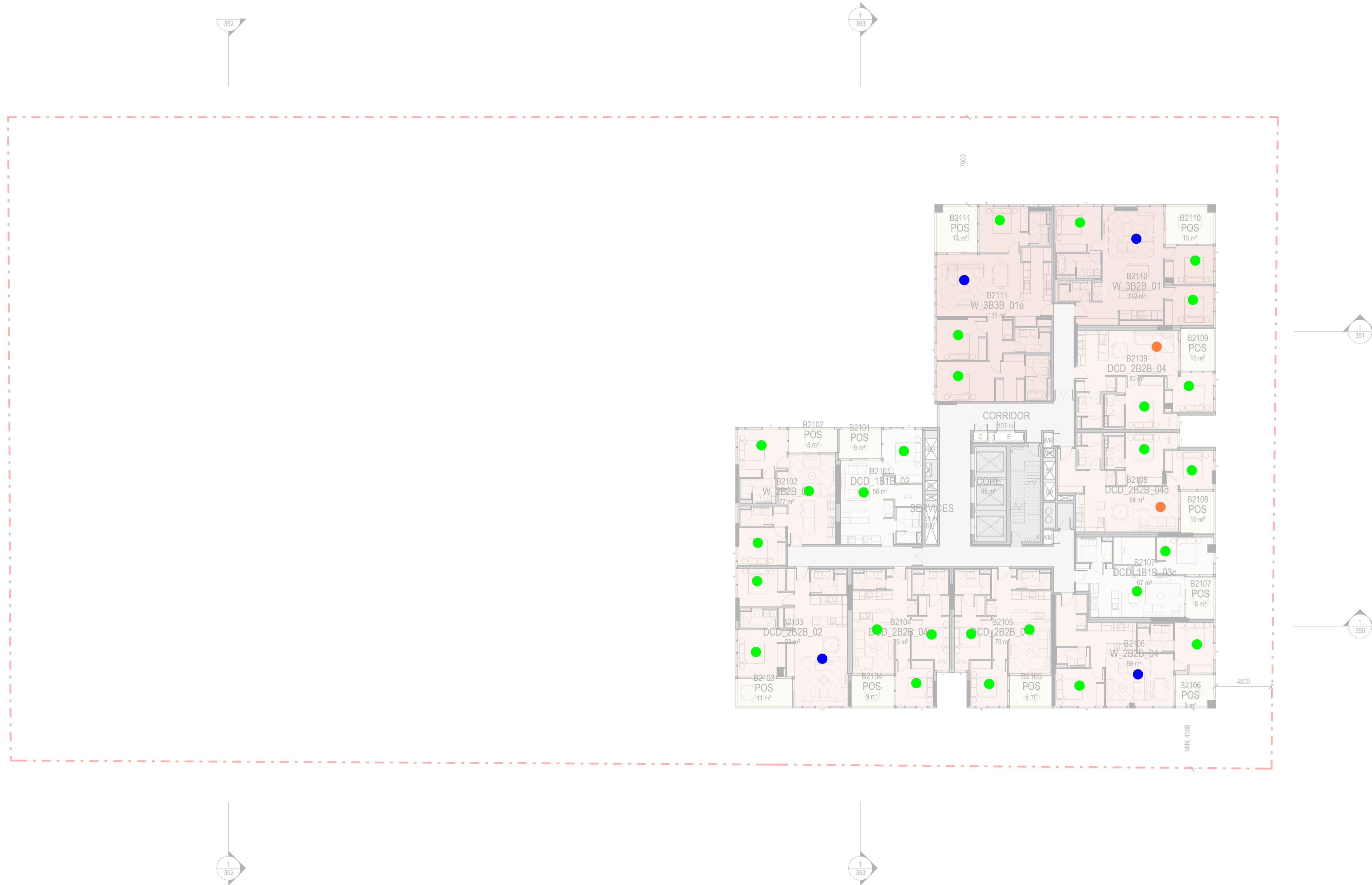
Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 122** Revision **7**

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L21 PLAN

Project No. **2518** Scale @ A1 **1 : 200**

Date

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 123** Revision **7**

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

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RESULTS

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1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L22 PLAN

Project No. **2518** Scale @ A1
Date **1 : 200**

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 124** Revision **9**

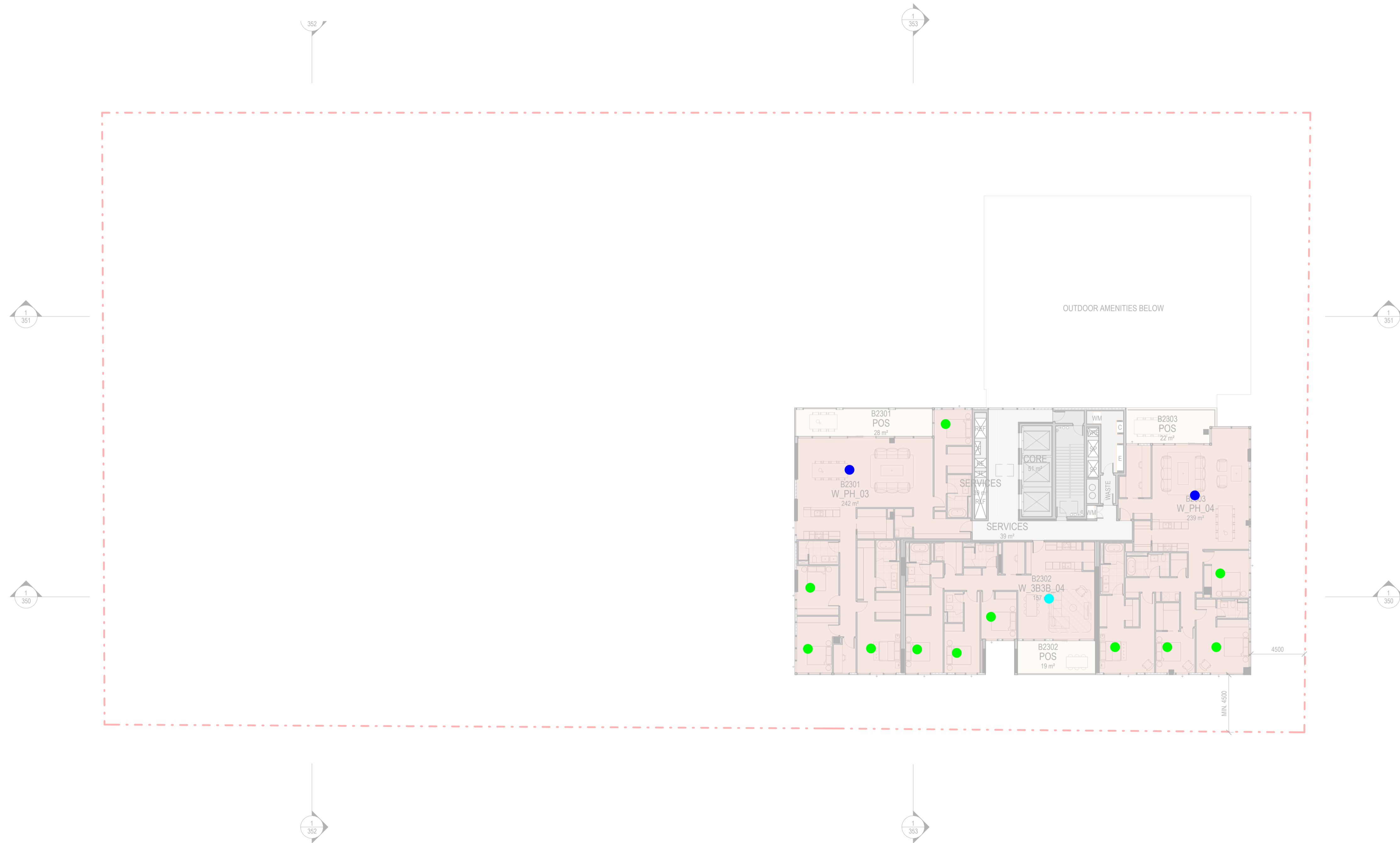
PRINTED: 14/01/2026 9:48:17 AM
FILE: Autodesk Docs\Stockland Collingwood 2518_Stockland_ARCHITECTURAL_MASTER_P2514

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

BESS Daylight Assessment (Residential space)

BESS Daylight Assessment Legend

- Living/bed rooms meets all DtS criteria ("Auto-Pass")
- Living/bed rooms with windows in more than one aspect and therefore deemed to have adequate daylight ("Auto-Pass"). Refer BE tool Notes
- Living/bed rooms assessed using BESS built-in calculator and are compliant with BESS daylight requirements.
- Living/bed rooms assessed using BESS built-in calculator and are not fully compliant with BESS daylight requirements.



RESULTS

Total Rooms Assessed	Total Rooms Compliant	Total % Compliance
1357	1294	95%

Living		Bed	
DtS Compliant	BESS Calculator Compliant	DtS Compliant	BESS Calculator Compliant
358	57	879	-

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Rev.	Issue	Revision Description	Date	Appr by
8	TOWN PLANNING ISSUE UPDATES		14.04.2026	SG
7	TOWN PLANNING ISSUE		20.03.2026	SG
6	DRAFT 100% TOWN PLANNING ISSUE		11.03.2026	SG
5	DRAFT FLOOR PLATE UPDATE		27.02.2026	SG
4	DRAFT 80% TOWN PLANNING ISSUE		18.12.2025	SG
3	DRAFT 80% TOWN PLANNING ISSUE		12.12.2025	SG
2	DRAFT TOWN PLANNING ISSUE		24.11.2025	SG
1	FOR INFORMATION		24.10.2025	

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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L23 PLAN

Project No. **2518** Scale @ A1 **1 : 200**

Date

Drawing Status **TOWN PLANNING ISSUE**


Drawing No. **AR 125** Revision **8**

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FILE: Autodesk Docs\Stockland Collingwood 2518_Stockland_ARCHITECTURAL_MASTER_02514

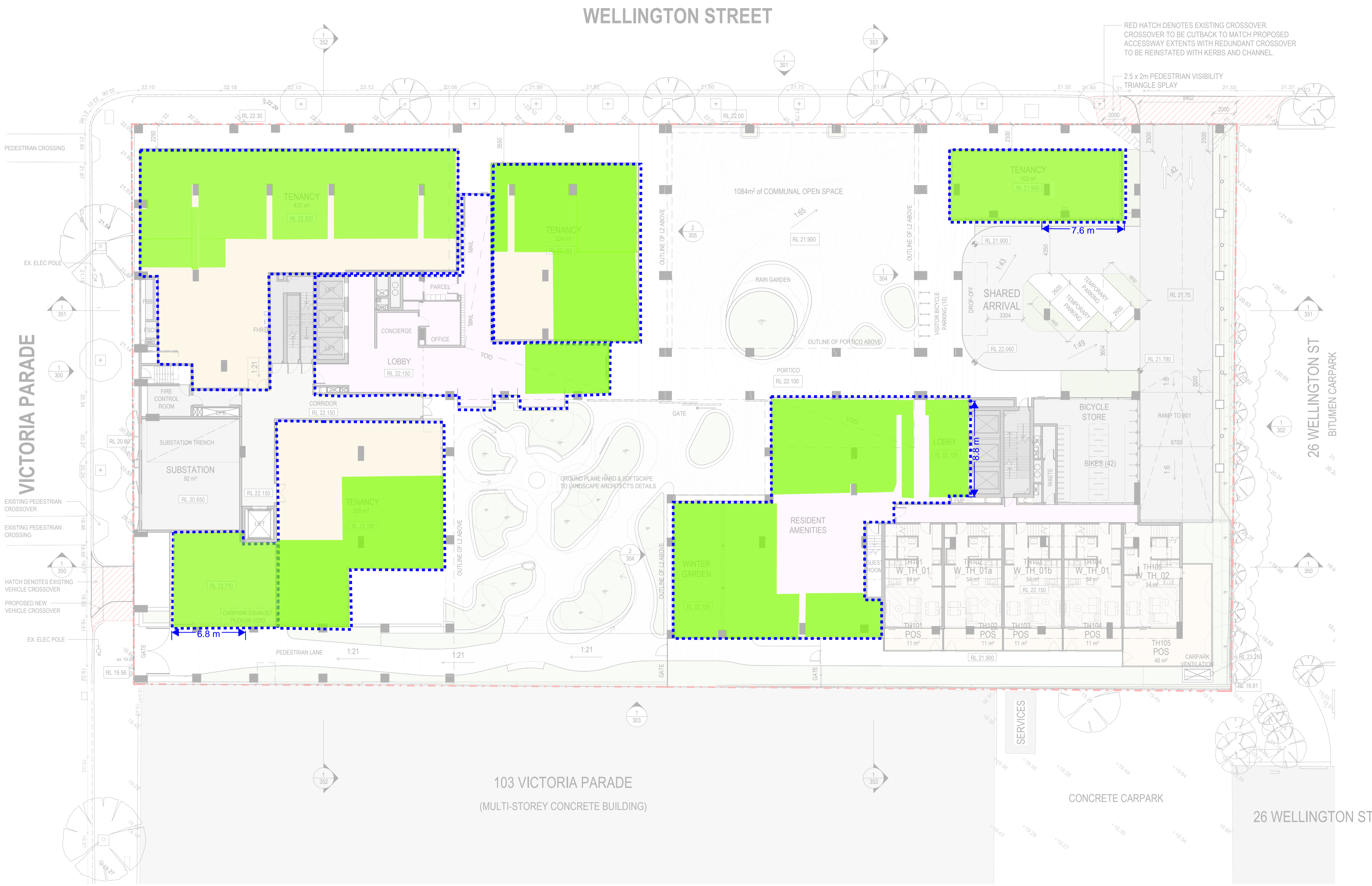
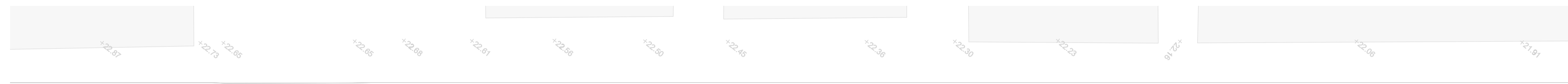
Green Star Daylight Hand Calculations (Non-residential space)

Non-residential spaces

 Nominated Area = 1773 sqm

 Compliance Area = 1117 sqm

% Compliance Area = 63.0%



103 VICTORIA PARADE
(MULTI-STOREY CONCRETE BUILDING)

CONCRETE CARPARK

26 WELLINGTON ST

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5	DRAFT 100% TOWN PLANNING ISSUE		11.03.2026	SG
4	DRAFT 80% TOWN PLANNING ISSUE		18.12.2025	SG
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2	DRAFT TOWN PLANNING ISSUE		24.11.2025	SG
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LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L1 PLAN

Project No. **2518** Scale @ A1 **1 : 200**

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 102** Revision **8**

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 FILE: Autodesk Docs\Stockland Collingwood 2518_Stockland_ARCHITECTURAL_MASTER_R25.rvt
 THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

Green Star Daylight Hand Calculations (Non-residential space)

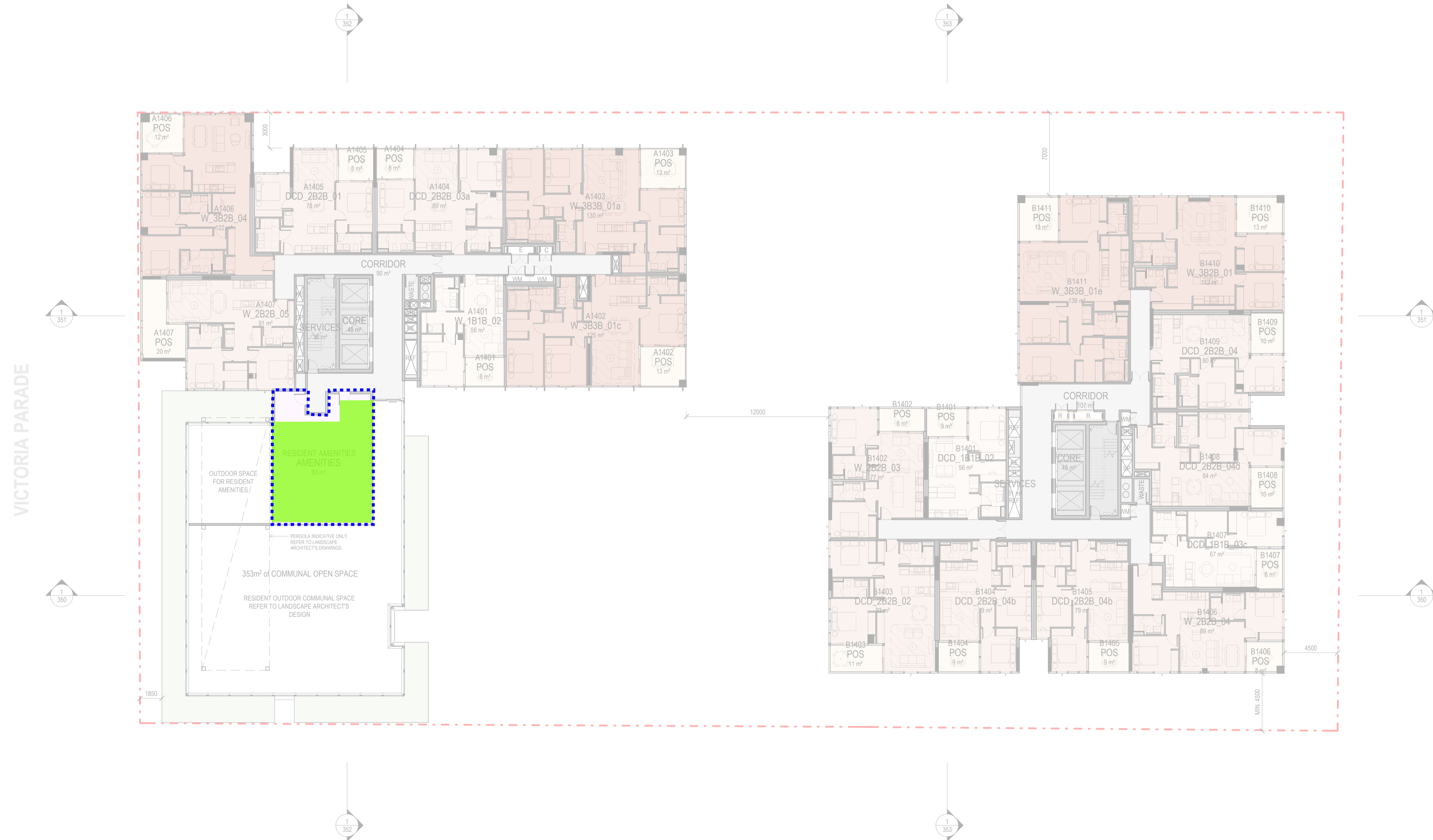
Non-residential spaces

 Nominated Area = 1773 sqm

 Compliance Area = 1117 sqm

% Compliance Area = 63.0%

WELLINGTON STREET



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9		TOWN PLANNING ISSUE UPDATES	14.04.2026	SG
8		TOWN PLANNING ISSUE UPDATES	25.03.2026	SG
7		TOWN PLANNING ISSUE	20.03.2026	SG
6		DRAFT 100% TOWN PLANNING ISSUE	11.03.2026	SG
5		DRAFT FLOOR PLATE UPDATE	27.02.2026	SG
4		DRAFT 80% TOWN PLANNING ISSUE	18.12.2025	SG
3		DRAFT 80% TOWN PLANNING ISSUE	12.12.2025	SG
2		DRAFT TOWN PLANNING ISSUE	24.11.2025	SG
1		FOR INFORMATION	24.10.2025	

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Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **FLOOR PLANS**
LEVEL L14 PLAN

Project No. **2518** Scale @ A1 **1 : 200**

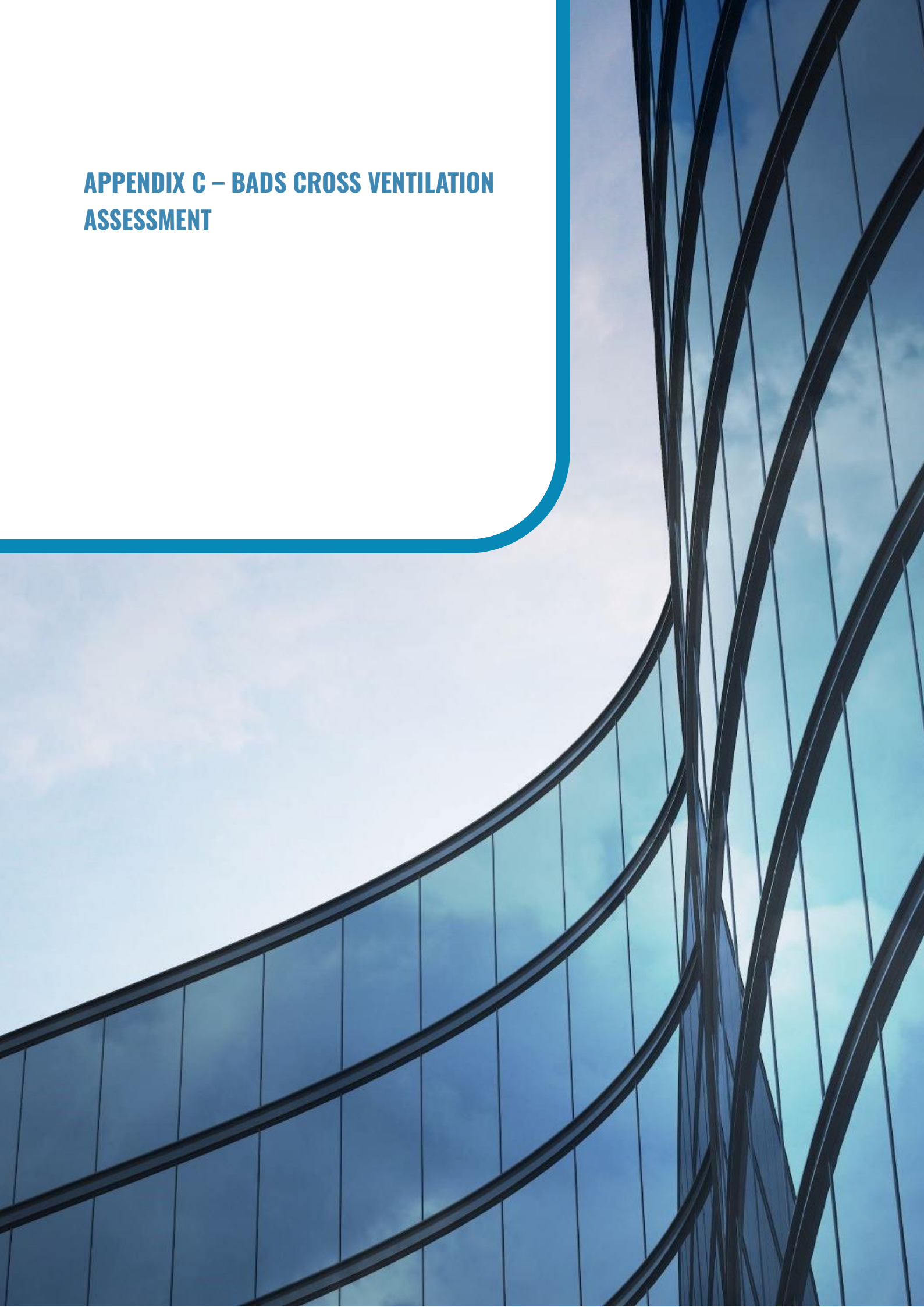
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Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 116** Revision **9**

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FILE: Autodesk Docs\Stockland Collingwood 2518_Stockland_ARCHITECTURAL_MASTER_R25.rvt

APPENDIX C – BADS CROSS VENTILATION ASSESSMENT



DCD_STUDIO 01...

APT. NO. APT TYPE

BUILDING A

A217	DCD_STUDIO 01
A317	DCD_STUDIO 01
A417	DCD_STUDIO 01
A514	DCD_STUDIO 01
A614	DCD_STUDIO 01
A714	DCD_STUDIO 01
A814	DCD_STUDIO 01
A914	DCD_STUDIO 01
A1014	DCD_STUDIO 01
A1114	DCD_STUDIO 01
A1212	DCD_STUDIO 01
A1312	DCD_STUDIO 01

BUILDING B

B212	DCD_STUDIO 01
B217	DCD_STUDIO 01
B218	DCD_STUDIO 01
B312	DCD_STUDIO 01
B317	DCD_STUDIO 01
B318	DCD_STUDIO 01
B412	DCD_STUDIO 01
B417	DCD_STUDIO 01
B418	DCD_STUDIO 01
B512	DCD_STUDIO 01
B517	DCD_STUDIO 01
B518	DCD_STUDIO 01
B612	DCD_STUDIO 01
B617	DCD_STUDIO 01
B618	DCD_STUDIO 01

TOTAL OF APARTMENTS: 27

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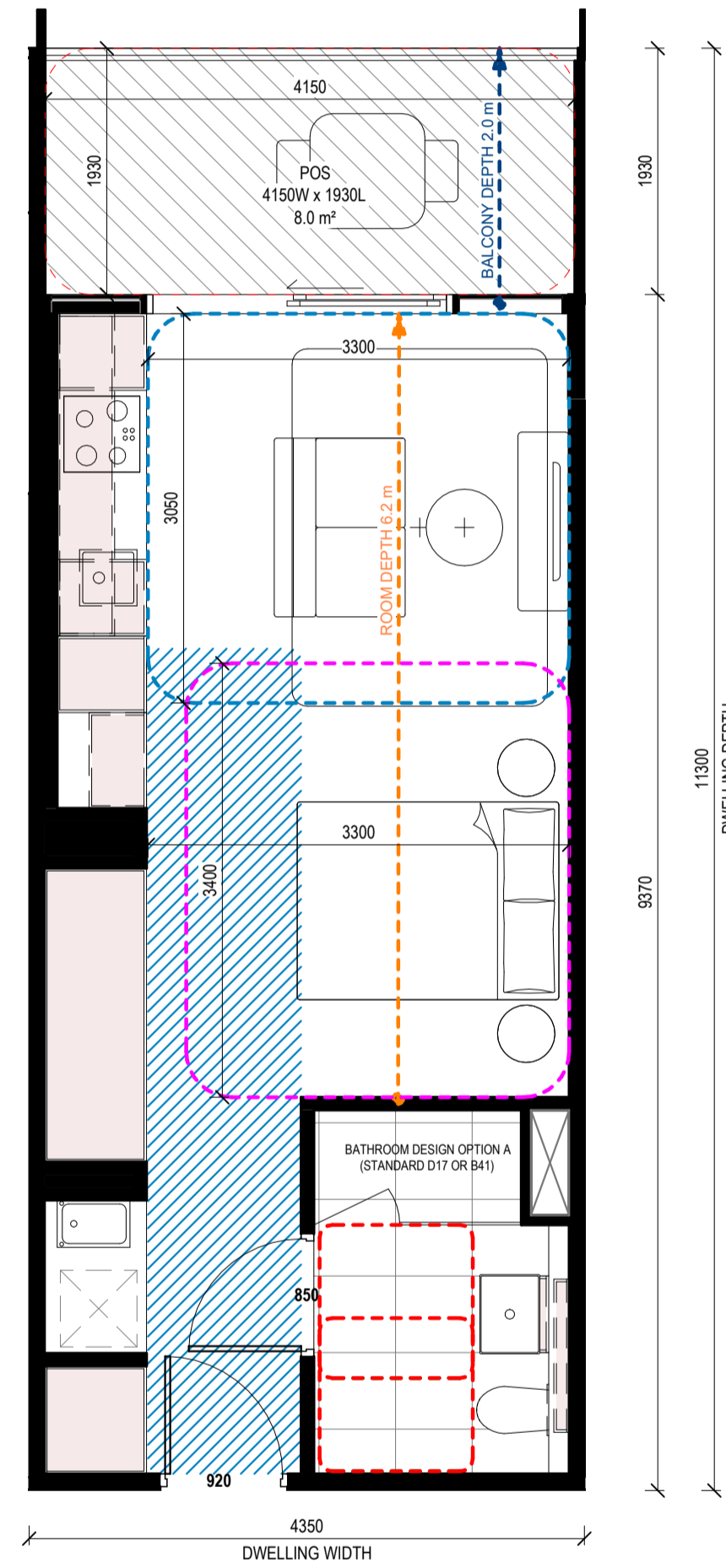
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1 DCD_STUDIO 01
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA

CLEAR CIRCULATION AREA:
MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM

- OPTION A
1200mm W x 1200mm D
- OPTION B
1000mm W x 2700mm min. D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
- LIVABLE HOUSING DESIGN GUIDE (SILVER)
900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS

- MASTER BEDROOM
3400mm W x 3000mm D
- SECONDARY BEDROOM
3000mm W x 3000mm D

LIVING AREA DIMENSIONS

- 1 BEDROOM
MIN. WIDTH 3.3m
MIN. AREA 10sqm
- 2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN. AREA 12sqm

STORAGE

- 1 BEDROOM
MIN. 10m³ (6m³ WITHIN APT)
- 2 BEDROOM
MIN. 14m³ (9m³ WITHIN APT)
- 3 BEDROOM
MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH

- BALCONY DEPTH
XX m
- BREEZE PATH
XX m
- ROOM DEPTH
XX m

PRIVATE OUTDOOR SPACE (POS)

- 1 BEDROOM
8sqm (MIN. 1800mm DEPTH)
- 2 BEDROOM
8sqm (MIN. 2000mm DEPTH)
- 3 BEDROOM
12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE

- APARTMENTS HAVE BEEN DESIGNED TO ACCOMMODATE PARTS OF THE APARTMENT DESIGN GUIDELINES FOR VICTORIA AS OUTLINED IN THE DESIGN STANDARDS SUMMARY.
- APARTMENT TYPE POS VARIES REFER TO OVERALL PLANS

Rev.	Issue	Revision Description	Date	Appr by
4		TOWN PLANNING ISSUE UPDATES	14.04.2026	SG
3		TOWN PLANNING ISSUE UPDATES	25.03.2026	SG
2		TOWN PLANNING ISSUE	20.03.2026	SG
1		DRAFT 80% TOWN PLANNING ISSUE	18.12.2025	SG

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LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - DCD_STUDIO_01

Project No. **2518** Scale @ A1
As indicated

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 940** Revision
4

DCD_1B1B_01 SCHEDULE

APT.NO.	APT TYPE
BUILDING B	
B204	DCD_1B1B_01
B205	DCD_1B1B_01
B209	DCD_1B1B_01b
B210	DCD_1B1B_01a
B211	DCD_1B1B_01b
B213	DCD_1B1B_01
B214	DCD_1B1B_01
B304	DCD_1B1B_01
B305	DCD_1B1B_01
B309	DCD_1B1B_01b
B310	DCD_1B1B_01a
B311	DCD_1B1B_01b
B313	DCD_1B1B_01
B314	DCD_1B1B_01
B404	DCD_1B1B_01
B405	DCD_1B1B_01
B409	DCD_1B1B_01b
B410	DCD_1B1B_01a

DCD_1B1B_01 SCHEDULE

APT.NO.	APT TYPE
B411	DCD_1B1B_01b
B413	DCD_1B1B_01
B414	DCD_1B1B_01
B504	DCD_1B1B_01
B505	DCD_1B1B_01
B509	DCD_1B1B_01b
B510	DCD_1B1B_01a
B511	DCD_1B1B_01b
B513	DCD_1B1B_01
B514	DCD_1B1B_01
B604	DCD_1B1B_01
B605	DCD_1B1B_01
B609	DCD_1B1B_01b
B610	DCD_1B1B_01a
B611	DCD_1B1B_01b
B613	DCD_1B1B_01
B614	DCD_1B1B_01

TOTAL OF APARTMENTS: 35

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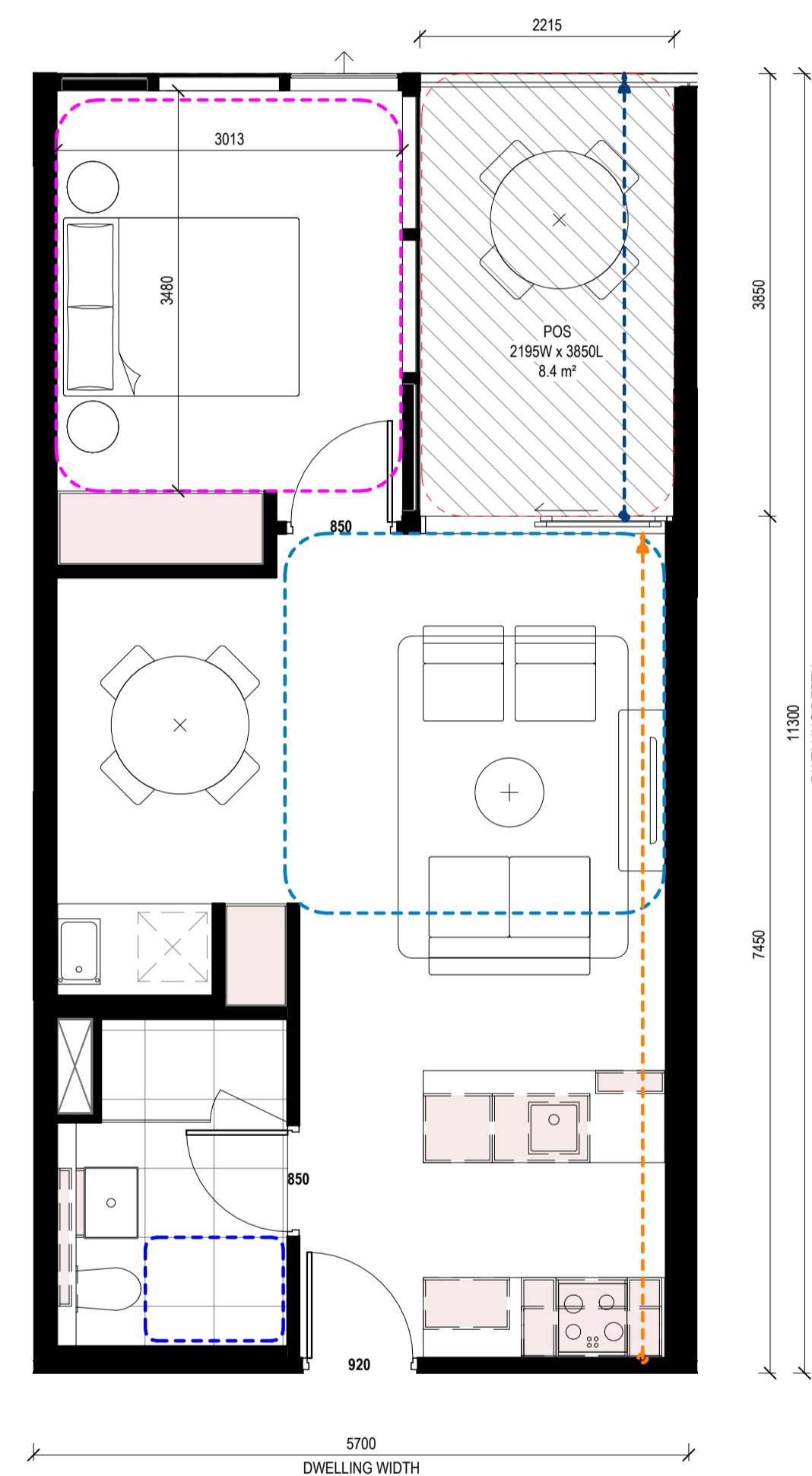
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1 DCD_1B1B_01
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

- CIRCULATION AREA**
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH
- ADAPTABLE BATHROOM**
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D
- BEDROOM DIMENSIONS**
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D
- LIVING AREA DIMENSIONS**
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm
- STORAGE**
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)
- DEPTH AND PATH**
PRIVATE OPEN SPACE (POS)
BREEZE PATH: CROSS VENTILATION
ROOM DEPTH: LIVING ROOM DEPTH
- PRIVATE OUTDOOR SPACE (POS)**
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA
GENERAL NOTE
• APARTMENTS HAVE BEEN DESIGNED TO ACCOMMODATE PARTS OF THE APARTMENT DESIGN GUIDELINES FOR VICTORIA AS OUTLINED IN THE DESIGN STANDARDS SUMMARY.
• APARTMENT TYPE POS VARIES REFER TO OVERALL PLANS

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1		DRAFT 80% TOWN PLANNING ISSUE	18.12.2025	SG

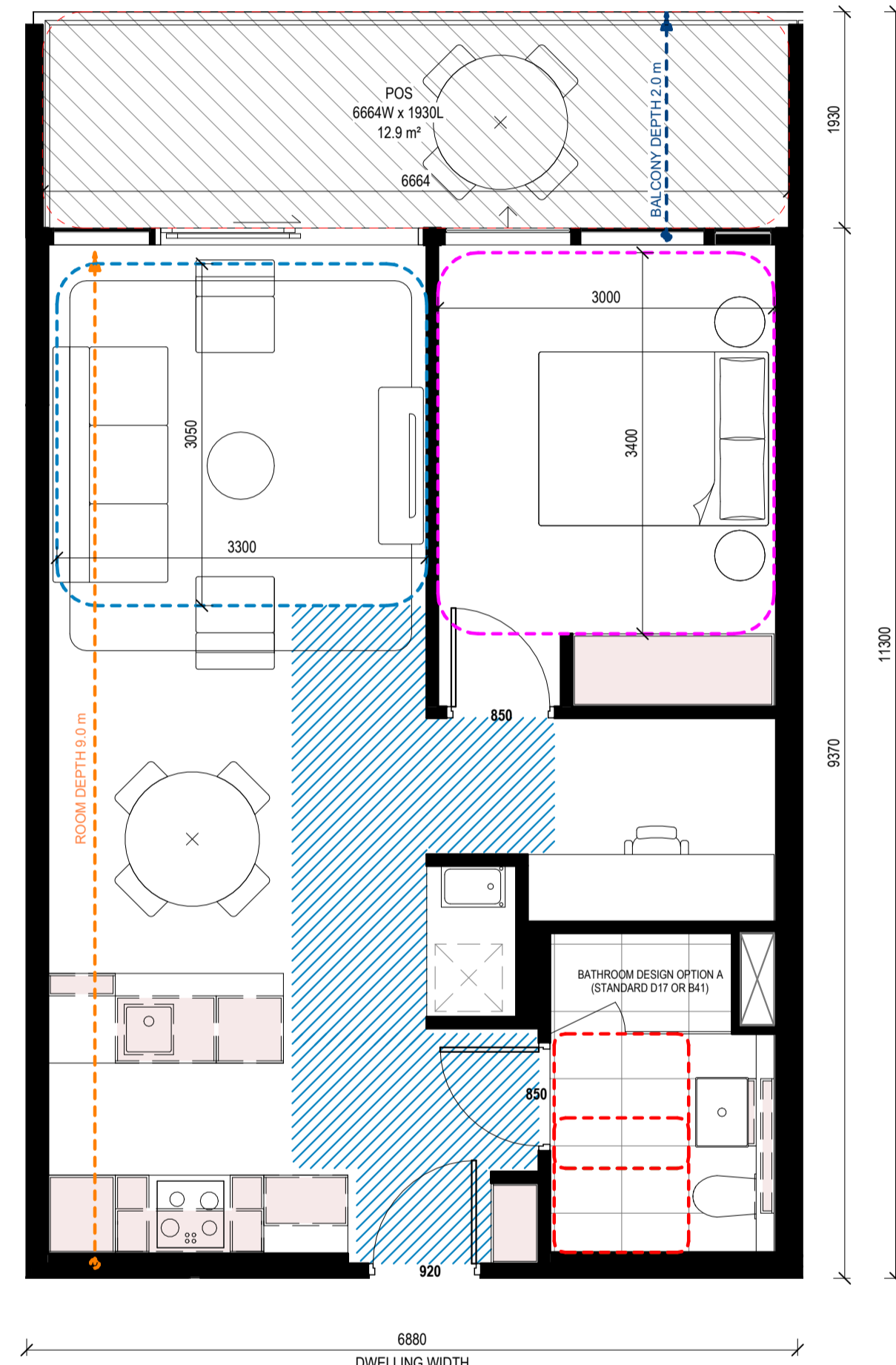
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LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **ADGV COMPLIANCE PLANS - DCD_1B1B_01**

Project No. **2518** Scale @ A1
Drawing Status **TOWN PLANNING ISSUE**
Drawing No. **AR 941** Revision **4**



SUBTYPES	DWELLING WIDTH (MM)	DWELLING DEPTH (MM)	BALCONY DEPTH (MM)	BALCONY AREA (SQM)
DCD_1B1B_03a	6750.0	11300.0	1800.0	12.0
DCD_1B1B_03b	7050.0	11300.0	1800.0	13.0
DCD_1B1B_03c	6820.0	11300.0	2335.0	8.0

1 DCD_1B1B_03
Scale 1:50

DCD_1B1B_03 SCHEDULE

APT.NO.	APT TYPE
BUILDING A	
A212	DCD_1B1B_03a
A213	DCD_1B1B_03a
A214	DCD_1B1B_03b
A312	DCD_1B1B_03a
A313	DCD_1B1B_03a
A314	DCD_1B1B_03b
A412	DCD_1B1B_03a
A413	DCD_1B1B_03a
A414	DCD_1B1B_03b
BUILDING B	
B219	DCD_1B1B_03
B319	DCD_1B1B_03
B419	DCD_1B1B_03
B519	DCD_1B1B_03
B619	DCD_1B1B_03
B707	DCD_1B1B_03c
B807	DCD_1B1B_03c
B907	DCD_1B1B_03c
B1007	DCD_1B1B_03c
B1107	DCD_1B1B_03c
B1207	DCD_1B1B_03c
B1307	DCD_1B1B_03c
B1407	DCD_1B1B_03c
B1507	DCD_1B1B_03c
B1607	DCD_1B1B_03c
B1707	DCD_1B1B_03c
B1807	DCD_1B1B_03c
B1907	DCD_1B1B_03c
B2007	DCD_1B1B_03c
B2107	DCD_1B1B_03c
TOTAL OF APARTMENTS: 29	

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APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH
PRIVATE OPEN SPACE (POS)
BREEZE PATH
CROSS VENTILATION
LIVING ROOM DEPTH

PRIVATE OUTDOOR SPACE (POS)
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

GENERAL NOTE
APARTMENTS HAVE BEEN DESIGNED TO ACCOMMODATE PARTS OF THE APARTMENT DESIGN GUIDELINES FOR VICTORIA AS OUTLINED IN THE DESIGN STANDARDS SUMMARY.
APARTMENT TYPE POS VARIES REFER TO OVERALL PLANS

Rev.	Issue	Revision Description	Date	Appr by
4		TOWN PLANNING ISSUE UPDATES	14.04.2026	SG
3		TOWN PLANNING ISSUE UPDATES	25.03.2026	SG
2		TOWN PLANNING ISSUE	20.03.2026	SG
1		DRAFT 80% TOWN PLANNING ISSUE	18.12.2025	SG

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Client: **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project: **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title: **ADGV COMPLIANCE PLANS - DCD_1B1B_03**

Project No. **2518** Scale @ A1
Date: **As indicated**

Drawing Status: **TOWN PLANNING ISSUE**

Drawing No. **AR 943** Revision: **4**

DCD_1B1B_04 SCHEDULE

APT.NO.	APT TYPE
BUILDING A	
A205	DCD_1B1B_04a
A206	DCD_1B1B_04a
A207	DCD_1B1B_04
A303	DCD_1B1B_04a
A306	DCD_1B1B_04a
A307	DCD_1B1B_04
A405	DCD_1B1B_04a
A406	DCD_1B1B_04a
A407	DCD_1B1B_04
TOTAL OF APARTMENTS: 9	

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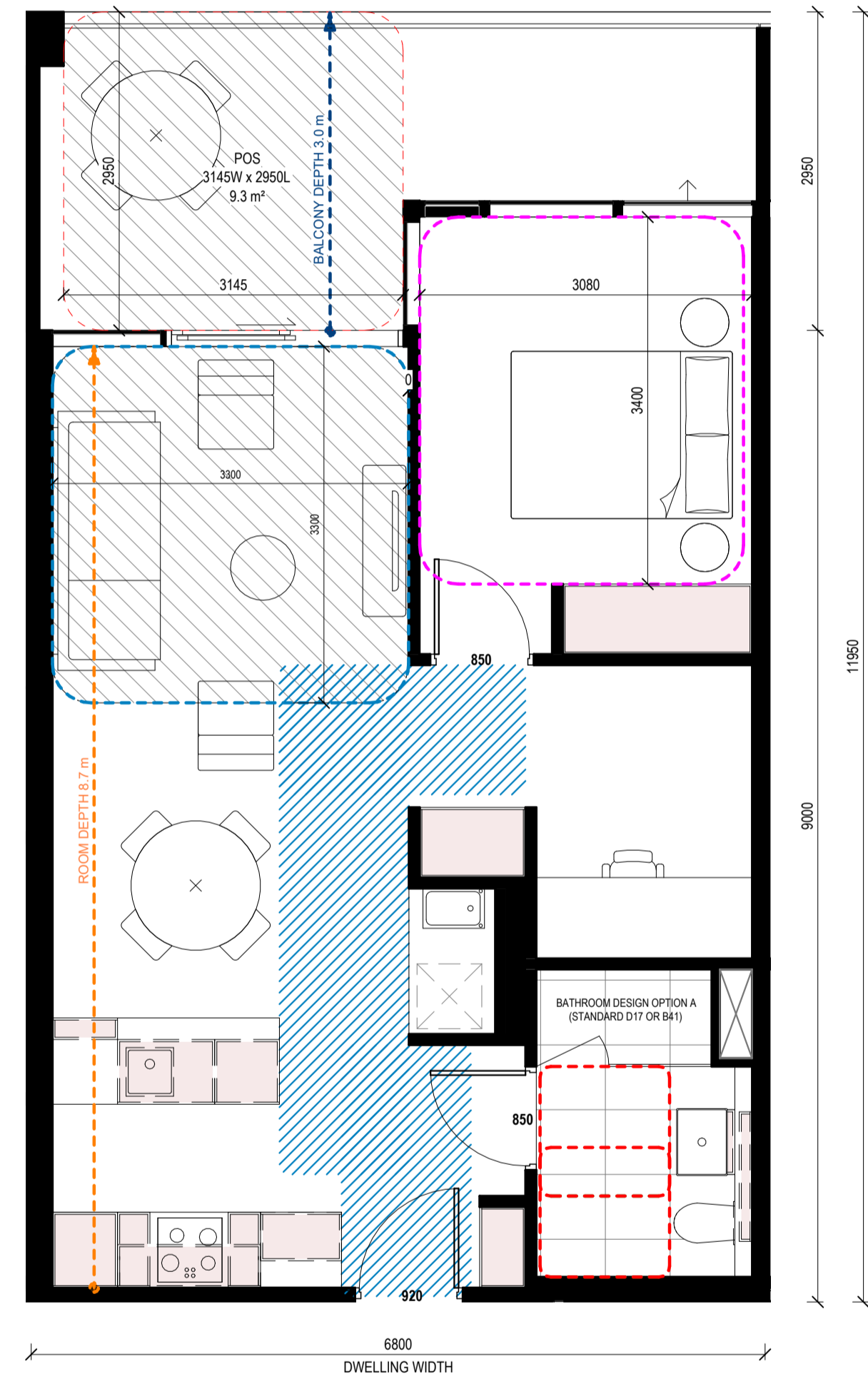
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SUBTYPES	DWELLING WIDTH (MM)	DWELLING DEPTH (MM)	BALCONY DEPTH (MM)	BALCONY AREA (SQM)
DCD_1B1B_04a	6891.0	12000.0	3000.0	17.0

1 DCD_1B1B_04
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH
BALCONY DEPTH: XX m
BREEZE PATH: XX m
ROOM DEPTH: XX m

PRIVATE OUTDOOR SPACE (POS)
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE
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4		TOWN PLANNING ISSUE UPDATES	14.04.2026	SG
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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - DCD_1B1B_04

Project No. **2518** Scale @ A1
As indicated

Date
Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 944** Revision
4

DCD_2B1B_01 SCHEDULE

APT.NO.	APT TYPE
BUILDING A	
A509	DCD_2B1B_01a
A609	DCD_2B1B_01
A709	DCD_2B1B_01
A809	DCD_2B1B_01
A909	DCD_2B1B_01
A1009	DCD_2B1B_01
A1109	DCD_2B1B_01

TOTAL OF APARTMENTS: 7

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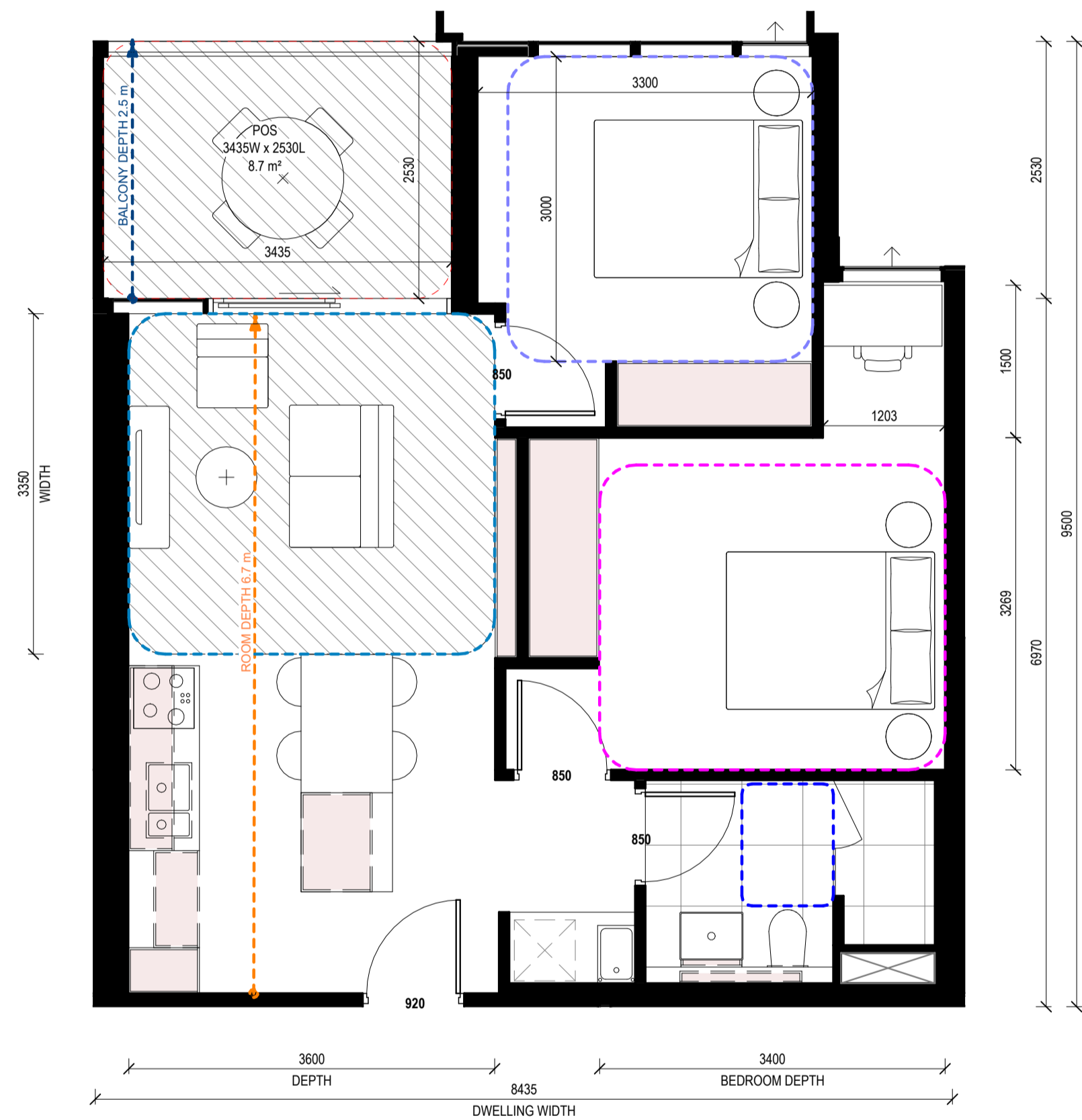
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SUBTYPES	DWELLING WIDTH (MM)	DWELLING DEPTH (MM)	BALCONY DEPTH (MM)	BALCONY AREA (SQM)
DCD_2B1B_01a	8435.0	11000.0	3280.0	17.0

1 DCD_2B1B_01
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

- CIRCULATION AREA**
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH
- ADAPTABLE BATHROOM**
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D
- BEDROOM DIMENSIONS**
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D
- LIVING AREA DIMENSIONS**
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm
- STORAGE**
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)
- DEPTH AND PATH**
BALCONY DEPTH: XX m
BREEZE PATH: XX m
ROOM DEPTH: XX m
- PRIVATE OUTDOOR SPACE (POS)**
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE
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4		TOWN PLANNING ISSUE UPDATES	14.04.2026	SG
3		TOWN PLANNING ISSUE UPDATES	25.03.2026	SG
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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - DCD_2B1B_01

Project No. **2518** Scale @ A1
As indicated

Date
Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 945** Revision
4

DCD_2B1B_02 SCHEDULE

APT. NO. APT TYPE

BUILDING A

A203	DCD_2B1B_02b
A303	DCD_2B1B_02b
A403	DCD_2B1B_02b
A503	DCD_2B1B_02a
A603	DCD_2B1B_02a
A703	DCD_2B1B_02a
A803	DCD_2B1B_02a
A903	DCD_2B1B_02a
A1003	DCD_2B1B_02a
A1103	DCD_2B1B_02a

BUILDING B

B202	DCD_2B1B_02
B302	DCD_2B1B_02
B402	DCD_2B1B_02
B502	DCD_2B1B_02
B602	DCD_2B1B_02

TOTAL OF APARTMENTS: 15

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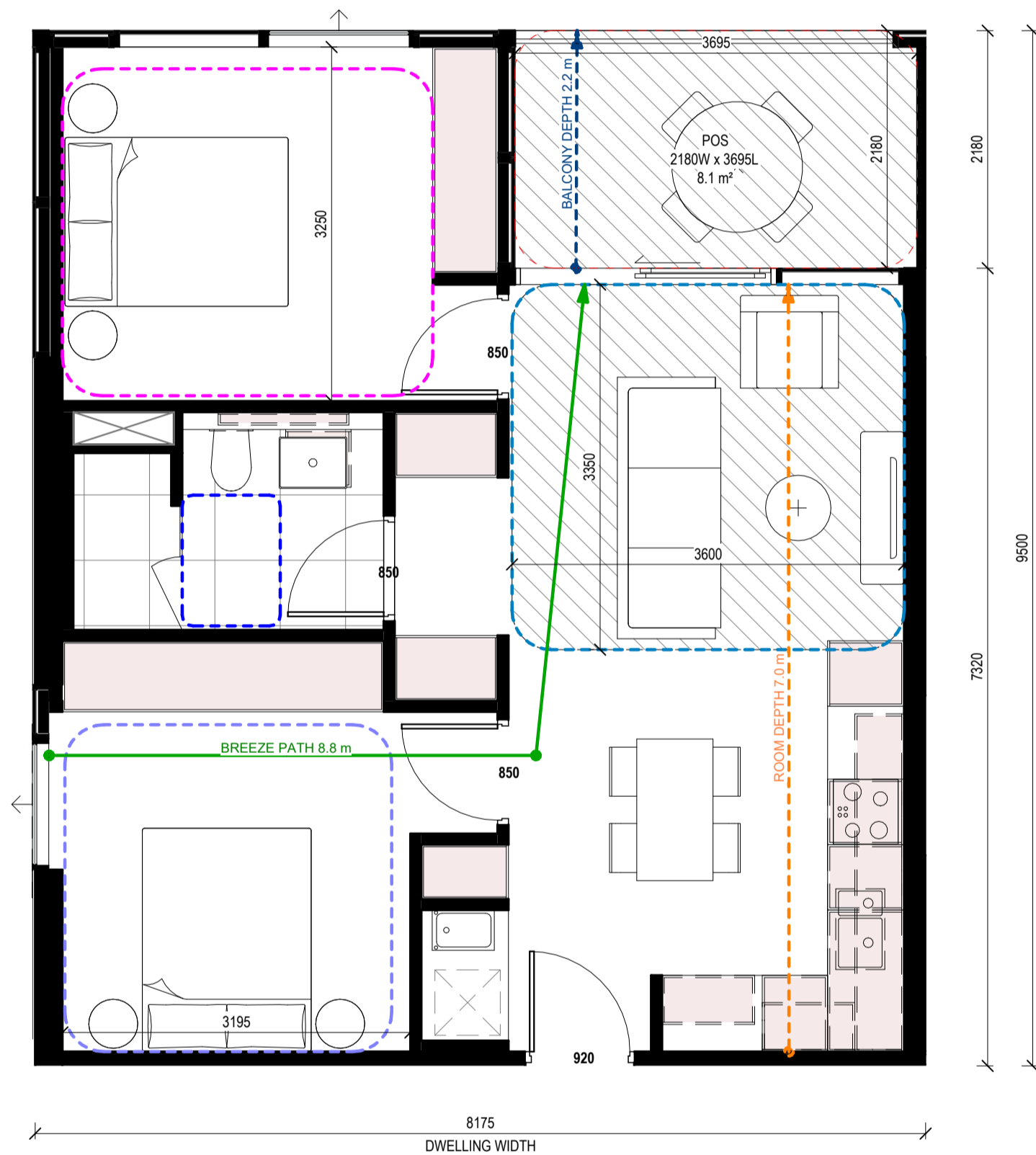
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SUBTYPES	DWELLING WIDTH (MM)	DWELLING DEPTH (MM)	BALCONY DEPTH (MM)	BALCONY AREA (SQM)
DCD_2B1B_02a	8258.0	9500.0	2500.0	10.0
DCD_2B1B_02b	7933.0	9500.0	2300.0	9.0

1 DCD_2B1B_02
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA

CLEAR CIRCULATION AREA:
MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM

OPTION A
1200mm W x 1200mm D

OPTION B
1000mm W x 2700mm min. D
(NOTE: BATHROOM DOOR TO HAVE
REMOVABLE HINGES)

LIVABLE HOUSING DESIGN GUIDE (SILVER)
900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS

MASTER BEDROOM
3400mm W x 3000mm D

SECONDARY BEDROOM
3000mm W x 3000mm D

LIVING AREA DIMENSIONS

1 BEDROOM
MIN. WIDTH 3.3m
MIN. AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN. AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m² (6m² WITHIN APT)
2 BEDROOM
MIN. 14m² (9m² WITHIN APT)
3 BEDROOM
MIN. 18m² (12m² WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m

BREEZE PATH
XX m

ROOM DEPTH
XX m

PRIVATE OUTDOOR SPACE (POS)

1 BEDROOM
8sqm (MIN. 1800mm DEPTH)

2 BEDROOM
8sqm (MIN. 2000mm DEPTH)

3 BEDROOM
12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE

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Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - DCD_2B1B_02

Project No. **2518** Scale @ A1
As indicated

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 946** Revision
4

DCD_2B2B_01 SCHEDULE

APT.NO.	APT TYPE
BUILDING A	
A208	DCD_2B2B_01a
A308	DCD_2B2B_01a
A408	DCD_2B2B_01a
A506	DCD_2B2B_01b
A606	DCD_2B2B_01
A706	DCD_2B2B_01
A806	DCD_2B2B_01
A906	DCD_2B2B_01
A1006	DCD_2B2B_01
A1106	DCD_2B2B_01
A1205	DCD_2B2B_01
A1305	DCD_2B2B_01
A1405	DCD_2B2B_01
A1505	DCD_2B2B_01

TOTAL OF APARTMENTS: 14

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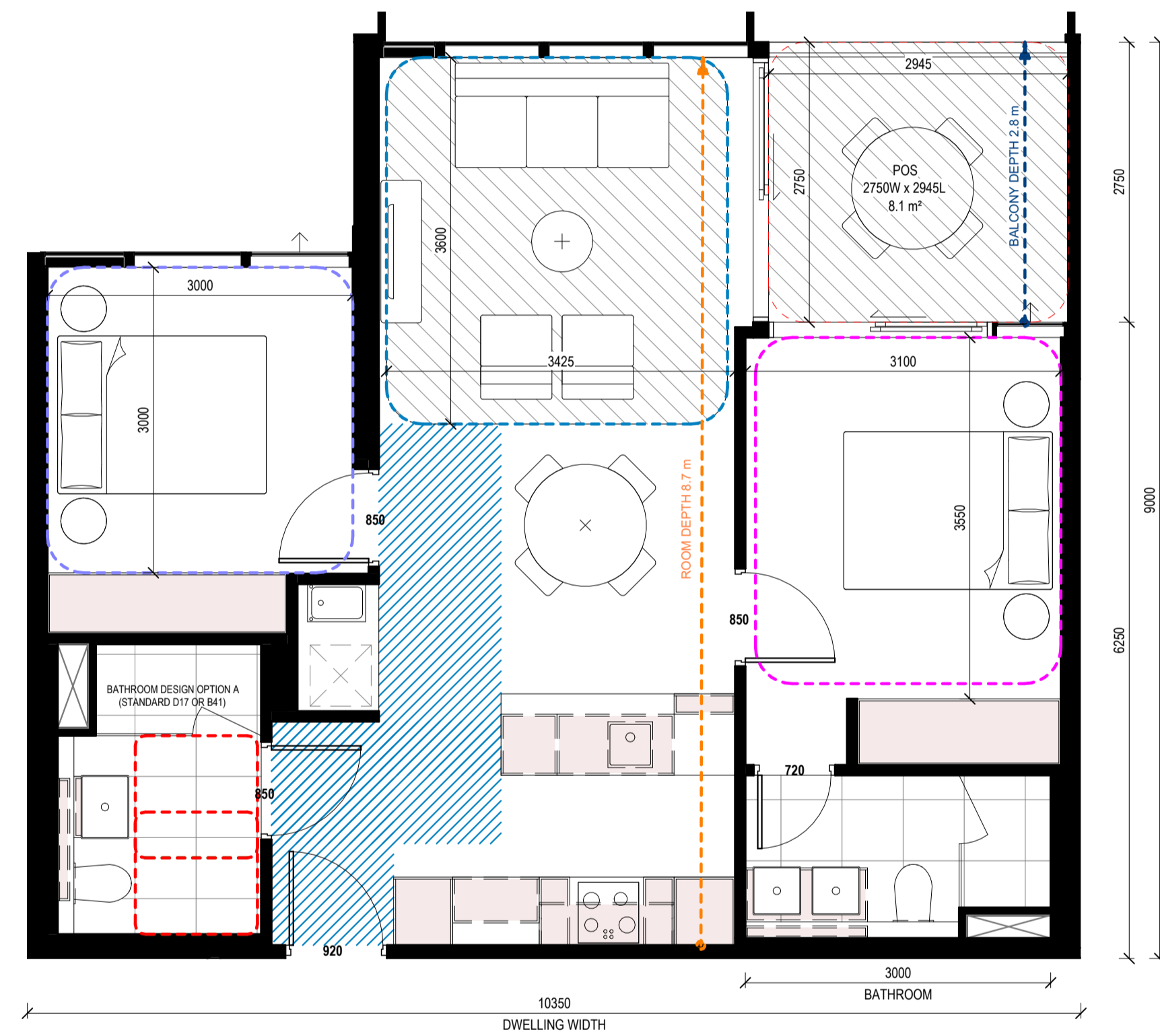
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SUBTYPES	DWELLING WIDTH (MM)	DWELLING DEPTH (MM)	BALCONY DEPTH (MM)	BALCONY AREA (SQM)
DCD_2B2B_01a	10350.0	12000.0	3000.0	21.0
DCD_2B2B_01b	10350.0	10150.0	2400.0	17.0

1 DCD_2B2B_01
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

- CIRCULATION AREA**
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH
- ADAPTABLE BATHROOM**
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D
- BEDROOM DIMENSIONS**
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D
- LIVING AREA DIMENSIONS**
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm
- STORAGE**
1 BEDROOM: MIN. 10m² (6m² WITHIN APT)
2 BEDROOM: MIN. 14m² (9m² WITHIN APT)
3 BEDROOM: MIN. 18m² (12m² WITHIN APT)
- DEPTH AND PATH**
PRIVATE OPEN SPACE (POS)
BREEZE PATH
CROSS VENTILATION
LIVING ROOM DEPTH
- PRIVATE OUTDOOR SPACE (POS)**
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE
• APARTMENTS HAVE BEEN DESIGNED TO ACCOMMODATE PARTS OF THE APARTMENT DESIGN GUIDELINES FOR VICTORIA AS OUTLINED IN THE DESIGN STANDARDS SUMMARY.
• APARTMENT TYPE POS VARIES REFER TO OVERALL PLANS

Rev.	Issue	Revision Description	Date	Appr by
4		TOWN PLANNING ISSUE UPDATES	14.04.2026	SG
3		TOWN PLANNING ISSUE UPDATES	25.03.2026	SG
2		TOWN PLANNING ISSUE	20.03.2026	SG
1		DRAFT 80% TOWN PLANNING ISSUE	18.12.2025	SG

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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - DCD_2B2B_01

Project No. **2518** Scale @ A1
As indicated

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 947** Revision
4

DCD_2B2B_02 SCHEDULE

APT. NO.	APT TYPE
BUILDING B	
B703	DCD_2B2B_02
B803	DCD_2B2B_02
B903	DCD_2B2B_02
B1003	DCD_2B2B_02
B1103	DCD_2B2B_02
B1203	DCD_2B2B_02
B1303	DCD_2B2B_02
B1403	DCD_2B2B_02
B1503	DCD_2B2B_02
B1603	DCD_2B2B_02
B1703	DCD_2B2B_02
B1803	DCD_2B2B_02
B1903	DCD_2B2B_02
B2003	DCD_2B2B_02
B2103	DCD_2B2B_02
B2202	DCD_2B2B_02

TOTAL OF APARTMENTS: 16

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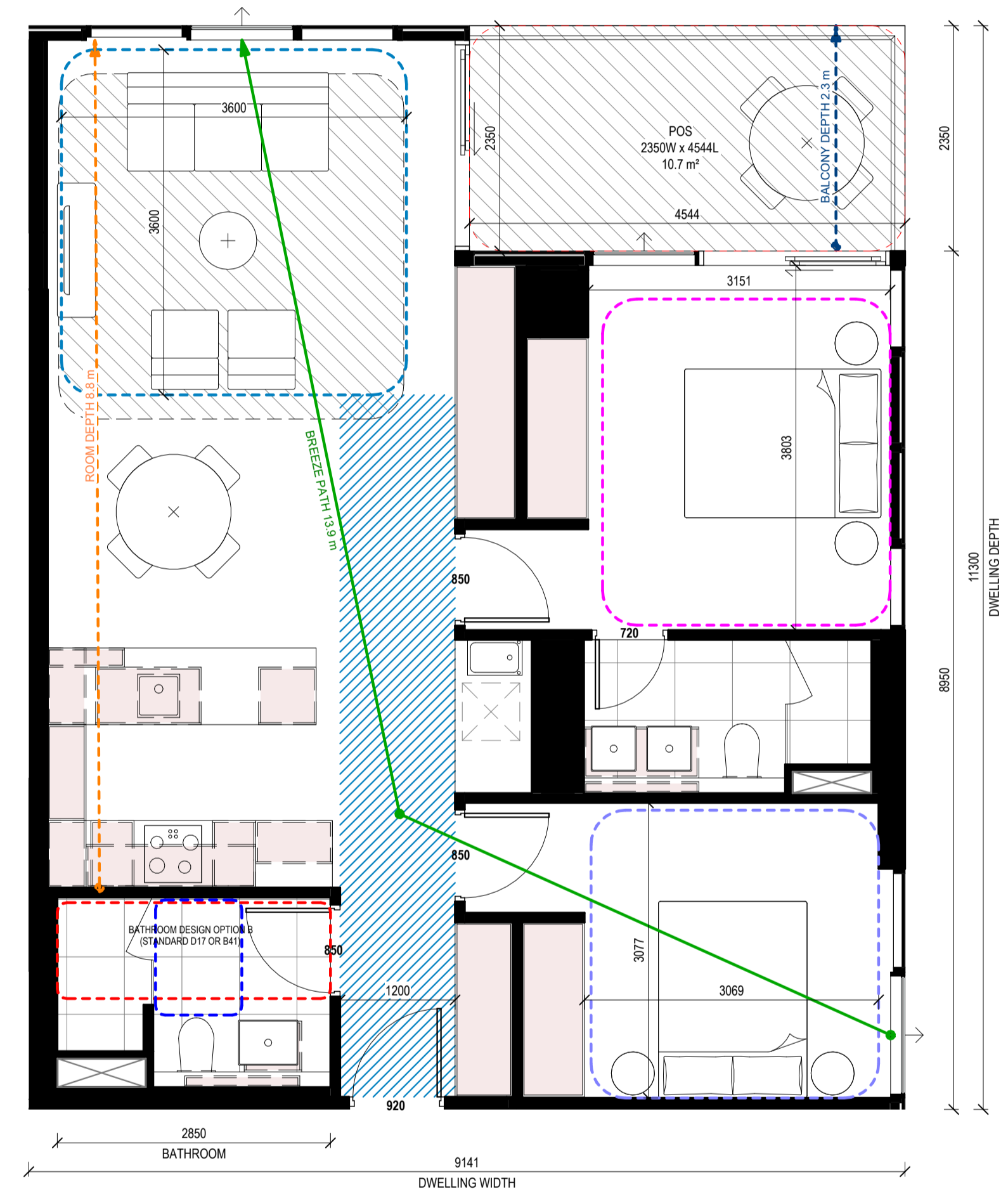
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2850 BATHROOM
9141 DWELLING WIDTH
11300 DWELLING DEPTH
2850
4544
3151
3803
720
850
850
1200
3077
3069
920

1 DCD_2B2B_02
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH
BALCONY DEPTH: XX m
BREEZE PATH: XX m
ROOM DEPTH: XX m

PRIVATE OUTDOOR SPACE (POS)
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE
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APARTMENT TYPE POS VARIES REFER TO OVERALL PLANS

Rev.	Issue	Revision Description	Date	Appr by
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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **ADGV COMPLIANCE PLANS - DCD_2B2B_02**

Project No. **2518** Scale @ A1 **As indicated**

Date

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 948** Revision **4**

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

PRINTED: 14/02/2026 9:46:10 AM
FILE: Autodesk Docs\Stockland Collingwood 2518_Stockland_ARCHITECTURAL_MASTER_P2514

DCD_2B2B_03 SCHEDULE

APT.NO.	APT TYPE
BUILDING A	
A202	DCD_2B2B_03f
A302	DCD_2B2B_03f
A402	DCD_2B2B_03f
A505	DCD_2B2B_03c
A510	DCD_2B2B_03d
A511	DCD_2B2B_03e
A605	DCD_2B2B_03a
A610	DCD_2B2B_03b
A611	DCD_2B2B_03
A705	DCD_2B2B_03a
A710	DCD_2B2B_03b
A711	DCD_2B2B_03
A805	DCD_2B2B_03a
A810	DCD_2B2B_03b
A811	DCD_2B2B_03
A905	DCD_2B2B_03a
A910	DCD_2B2B_03b
A911	DCD_2B2B_03
A1005	DCD_2B2B_03a
A1010	DCD_2B2B_03b
A1011	DCD_2B2B_03
A1105	DCD_2B2B_03a
A1110	DCD_2B2B_03b
A1111	DCD_2B2B_03
A1204	DCD_2B2B_03a
A1209	DCD_2B2B_03
A1304	DCD_2B2B_03a
A1309	DCD_2B2B_03
A1404	DCD_2B2B_03a
A1504	DCD_2B2B_03a
TOTAL OF APARTMENTS: 30	

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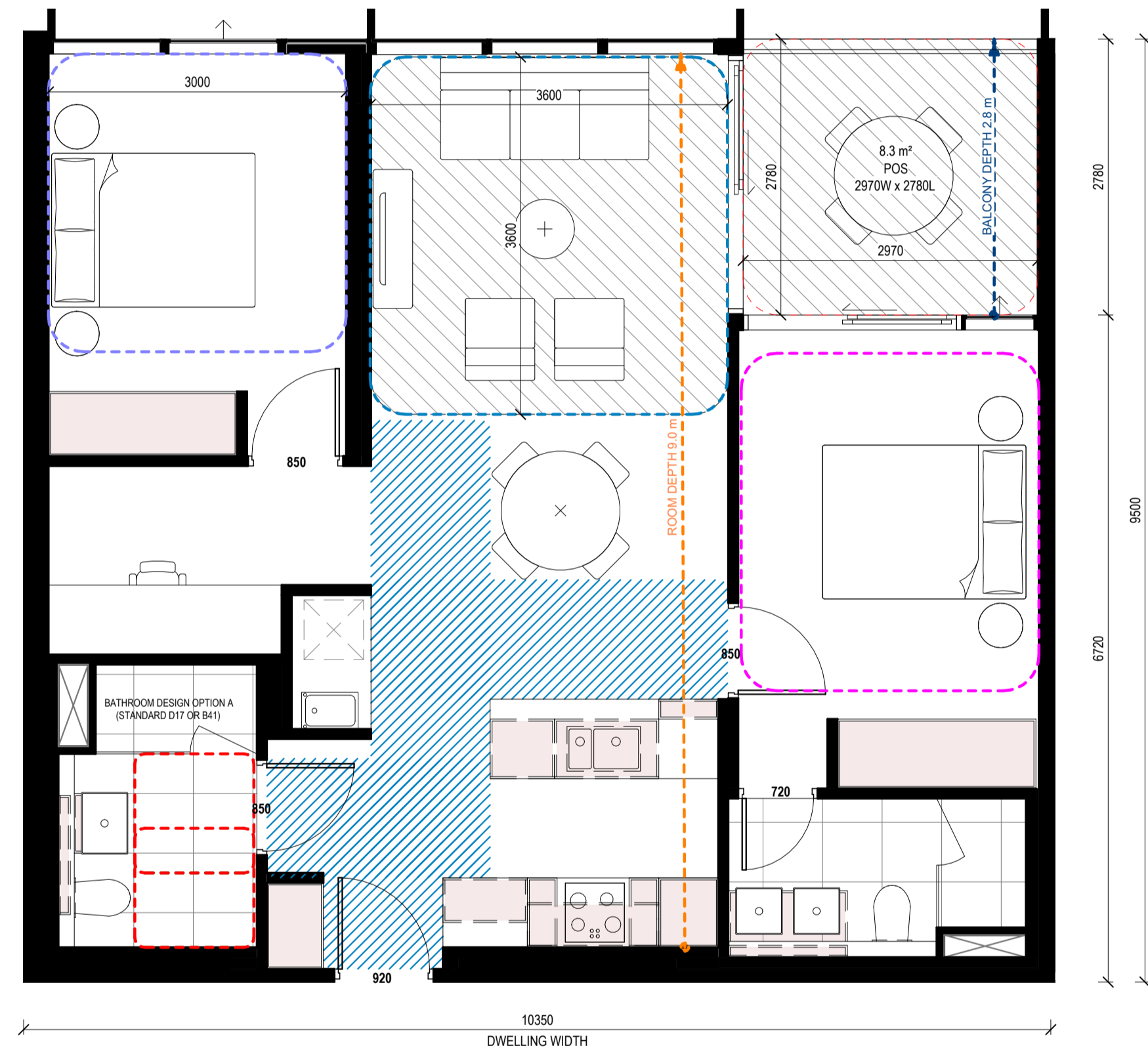
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SUBTYPES	DWELLING WIDTH (MM)	DWELLING DEPTH (MM)	BALCONY DEPTH (MM)	BALCONY AREA (SQM)
DCD_2B2B_03a	10900.0	9000.0	2600.0	8.0
DCD_2B2B_03b	10425.0	9500.0	2930.0	9.0
DCD_2B2B_03c	10900.0	10900.0	2400.0	26.0
DCD_2B2B_03d	10425.0	11000.0	3280.0	25.0
DCD_2B2B_03e	10350.0	11000.0	3280.0	25.0
DCD_2B2B_03f	10350.0	9500.0	2780.0	9.0

1 DCD_2B2B_03
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH
BALCONY DEPTH: XX m
BREEZE PATH: XX m
ROOM DEPTH: XX m

PRIVATE OUTDOOR SPACE (POS)
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE
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Rev.	Issue	Revision Description	Date	Appr by
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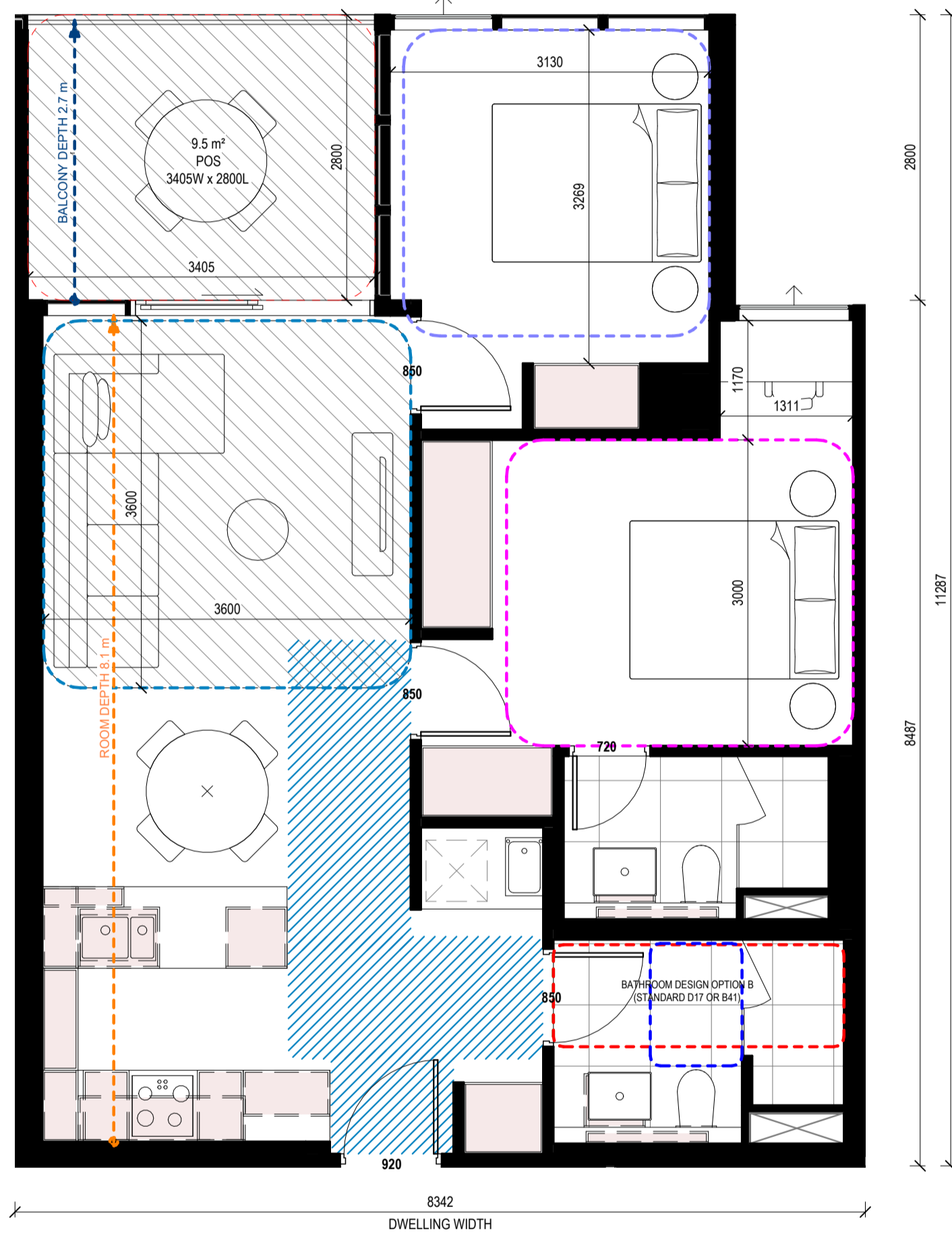
Project: **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title: **ADGV COMPLIANCE PLANS - DCD_2B2B_03**

Project No. **2518** Scale @ A1
Date: **As indicated**

Drawing Status: **TOWN PLANNING ISSUE**

Drawing No. **AR 949** Revision: **4**



SUBTYPES	DWELLING WIDTH (MM)	DWELLING DEPTH (MM)	BALCONY DEPTH (MM)	BALCONY AREA (SQM)
DCD_2B2B_04a	8106.0	11300.0	2800.0	9.0
DCD_2B2B_04b	8150.0	11300.0	2600.0	9.0
DCD_2B2B_04c	8660.0	11300.0	2800.0	10.0
DCD_2B2B_04d	8270.0	12610.0	2800.0	10.0

1 DCD_2B2B_04
Scale 1:50

DCD_2B2B_04 SCHEDULE

APT.NO.	APT TYPE
BUILDING A	
A211	DCD_2B2B_04c
A215	DCD_2B2B_04a
A216	DCD_2B2B_04b
A311	DCD_2B2B_04c
A315	DCD_2B2B_04a
A316	DCD_2B2B_04b
A411	DCD_2B2B_04c
A415	DCD_2B2B_04a
A416	DCD_2B2B_04b
A512	DCD_2B2B_04a
A513	DCD_2B2B_04b
A612	DCD_2B2B_04a
A613	DCD_2B2B_04b
A712	DCD_2B2B_04a
A713	DCD_2B2B_04b
A812	DCD_2B2B_04a
A813	DCD_2B2B_04b
A912	DCD_2B2B_04a
A913	DCD_2B2B_04b
A1012	DCD_2B2B_04a
A1013	DCD_2B2B_04b
A1112	DCD_2B2B_04a
A1113	DCD_2B2B_04b
A1210	DCD_2B2B_04a
A1211	DCD_2B2B_04b
A1310	DCD_2B2B_04a
A1311	DCD_2B2B_04b
BUILDING B	
B206	DCD_2B2B_04b
B207	DCD_2B2B_04b
B306	DCD_2B2B_04b
B307	DCD_2B2B_04b
B406	DCD_2B2B_04b

DCD_2B2B_04 SCHEDULE

APT.NO.	APT TYPE
B407	DCD_2B2B_04b
B506	DCD_2B2B_04b
B507	DCD_2B2B_04b
B606	DCD_2B2B_04b
B607	DCD_2B2B_04b
B704	DCD_2B2B_04b
B705	DCD_2B2B_04b
B708	DCD_2B2B_04d
B709	DCD_2B2B_04
B804	DCD_2B2B_04b
B805	DCD_2B2B_04b
B808	DCD_2B2B_04d
B809	DCD_2B2B_04
B904	DCD_2B2B_04b
B905	DCD_2B2B_04b
B908	DCD_2B2B_04d
B909	DCD_2B2B_04
B1004	DCD_2B2B_04b
B1005	DCD_2B2B_04b
B1008	DCD_2B2B_04d
B1009	DCD_2B2B_04
B1104	DCD_2B2B_04b
B1105	DCD_2B2B_04b
B1108	DCD_2B2B_04d
B1109	DCD_2B2B_04
B1204	DCD_2B2B_04b
B1205	DCD_2B2B_04b
B1208	DCD_2B2B_04d
B1209	DCD_2B2B_04
B1304	DCD_2B2B_04b
B1305	DCD_2B2B_04b
B1306	DCD_2B2B_04d
B1309	DCD_2B2B_04
B1404	DCD_2B2B_04b

DCD_2B2B_04 SCHEDULE

APT.NO.	APT TYPE
B1405	DCD_2B2B_04b
B1408	DCD_2B2B_04d
B1409	DCD_2B2B_04
B1504	DCD_2B2B_04b
B1505	DCD_2B2B_04b
B1508	DCD_2B2B_04d
B1509	DCD_2B2B_04
B1604	DCD_2B2B_04b
B1605	DCD_2B2B_04b
B1608	DCD_2B2B_04d
B1609	DCD_2B2B_04
B1704	DCD_2B2B_04b
B1705	DCD_2B2B_04b
B1708	DCD_2B2B_04d
B1709	DCD_2B2B_04
B1804	DCD_2B2B_04b
B1805	DCD_2B2B_04b
B1808	DCD_2B2B_04d
B1809	DCD_2B2B_04
B1904	DCD_2B2B_04b
B1905	DCD_2B2B_04b
B1908	DCD_2B2B_04d
B1909	DCD_2B2B_04
B2004	DCD_2B2B_04b
B2005	DCD_2B2B_04b
B2008	DCD_2B2B_04d
B2009	DCD_2B2B_04
B2104	DCD_2B2B_04b
B2105	DCD_2B2B_04b
B2108	DCD_2B2B_04d
B2109	DCD_2B2B_04
B2203	DCD_2B2B_04b
B2204	DCD_2B2B_04b

TOTAL OF APARTMENTS: 99

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APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH
BALCONY DEPTH: XX m
BREEZE PATH: XX m
ROOM DEPTH: XX m

PRIVATE OUTDOOR SPACE (POS)
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
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NOTE: PLANTERS NOT INCLUDED IN AREA

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Client: **STOCKLAND**
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Project: **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title: **ADGV COMPLIANCE PLANS - DCD_2B2B_04**

Project No. **2518** Scale @ A1
Date: **As indicated**

Drawing Status: **TOWN PLANNING ISSUE**

Drawing No. **AR 950** Revision: **4**

W_1B1B_01 SCHEDULE

APT NO.	APT TYPE
BUILDING A	
A218	W_1B1B_01
A318	W_1B1B_01
A418	W_1B1B_01
A515	W_1B1B_01
A615	W_1B1B_01
A715	W_1B1B_01
A815	W_1B1B_01
A915	W_1B1B_01
A1015	W_1B1B_01
A1115	W_1B1B_01
A1213	W_1B1B_01
A1313	W_1B1B_01
TOTAL OF APARTMENTS: 12	

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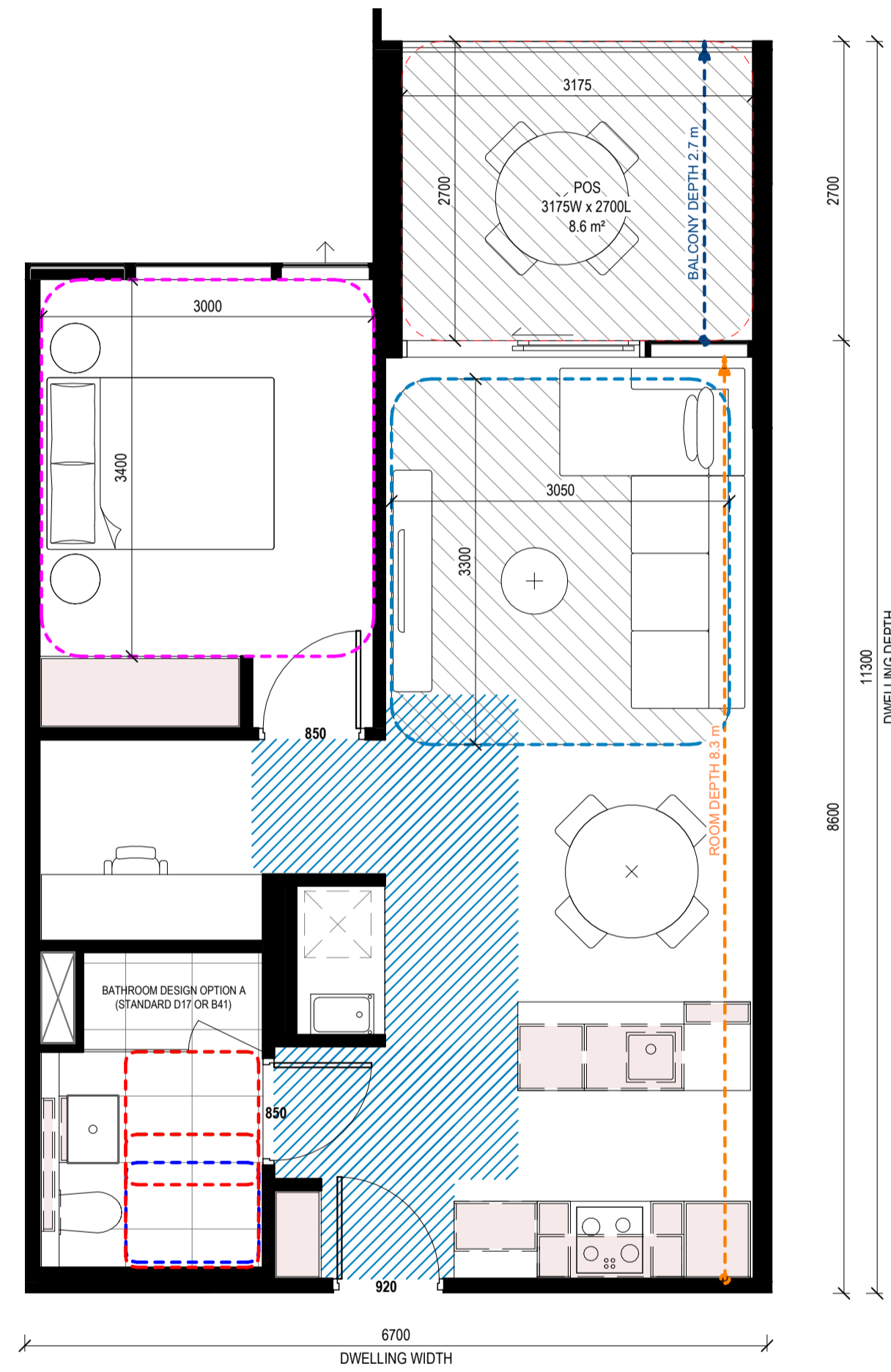
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1 W_1B1B_01
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

- CIRCULATION AREA**
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH
- ADAPTABLE BATHROOM**
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS

- MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS

- 1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE

- 1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH

- BALCONY DEPTH: XX m
BREEZE PATH: XX m
ROOM DEPTH: XX m

PRIVATE OUTDOOR SPACE (POS)

- 1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE

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- APARTMENT TYPE POS VARIES REFER TO OVERALL PLANS

Rev.	Issue	Revision Description	Date	Appr by
4		TOWN PLANNING ISSUE UPDATES	14.04.2026	SG
3		TOWN PLANNING ISSUE UPDATES	25.03.2026	SG
2		TOWN PLANNING ISSUE	20.03.2026	SG
1		DRAFT 80% TOWN PLANNING ISSUE	18.12.2025	SG

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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

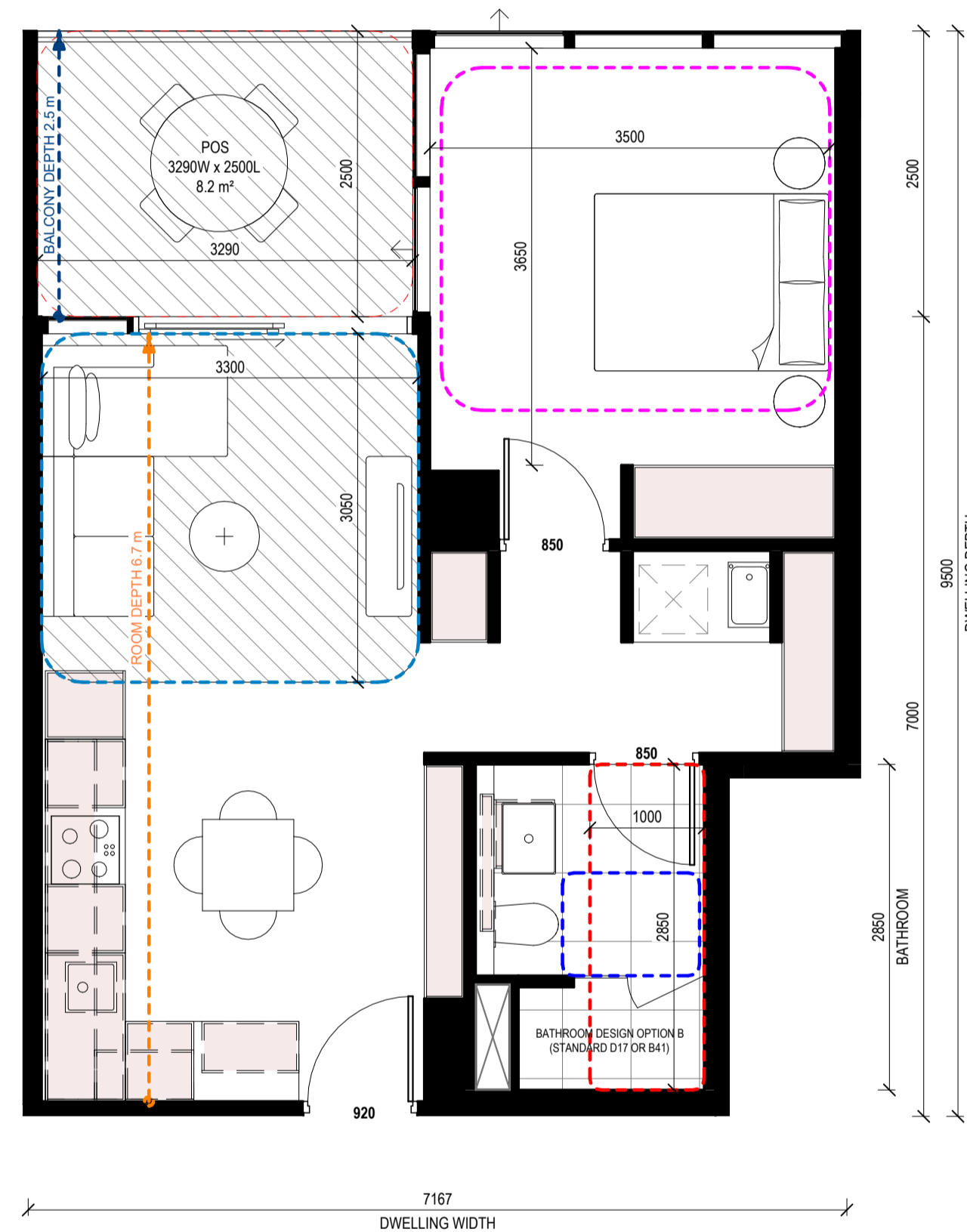
Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - W_1B1B_01

Project No. **2518** Scale @ A1
As indicated

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 951** Revision
4



1 W_1B1B_02
Scale 1:50

W_1B1B_02 SCHEDULE

APT NO.	APT TYPE
BUILDING A	
A201	W_1B1B_02
A301	W_1B1B_02
A401	W_1B1B_02
A501	W_1B1B_02
A601	W_1B1B_02
A701	W_1B1B_02
A801	W_1B1B_02
A901	W_1B1B_02
A1001	W_1B1B_02
A1101	W_1B1B_02
A1201	W_1B1B_02
A1301	W_1B1B_02
A1401	W_1B1B_02
A1501	W_1B1B_02

TOTAL OF APARTMENTS: 14

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APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
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2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH
PRIVATE OPEN SPACE (POS)
CROSS VENTILATION
LIVING ROOM DEPTH

PRIVATE OUTDOOR SPACE (POS)
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE
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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - W_1B1B_02

Project No. **2518** Scale @ A1
As indicated

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 952** Revision
4

W_2B1B_01 SCHEDULE

APT NO.	APT TYPE
BUILDING B	
B215	W_2B1B_01
B216	W_2B1B_01
B315	W_2B1B_01
B316	W_2B1B_01
B415	W_2B1B_01
B416	W_2B1B_01
B515	W_2B1B_01
B516	W_2B1B_01
B615	W_2B1B_01
B616	W_2B1B_01

TOTAL OF APARTMENTS: 10

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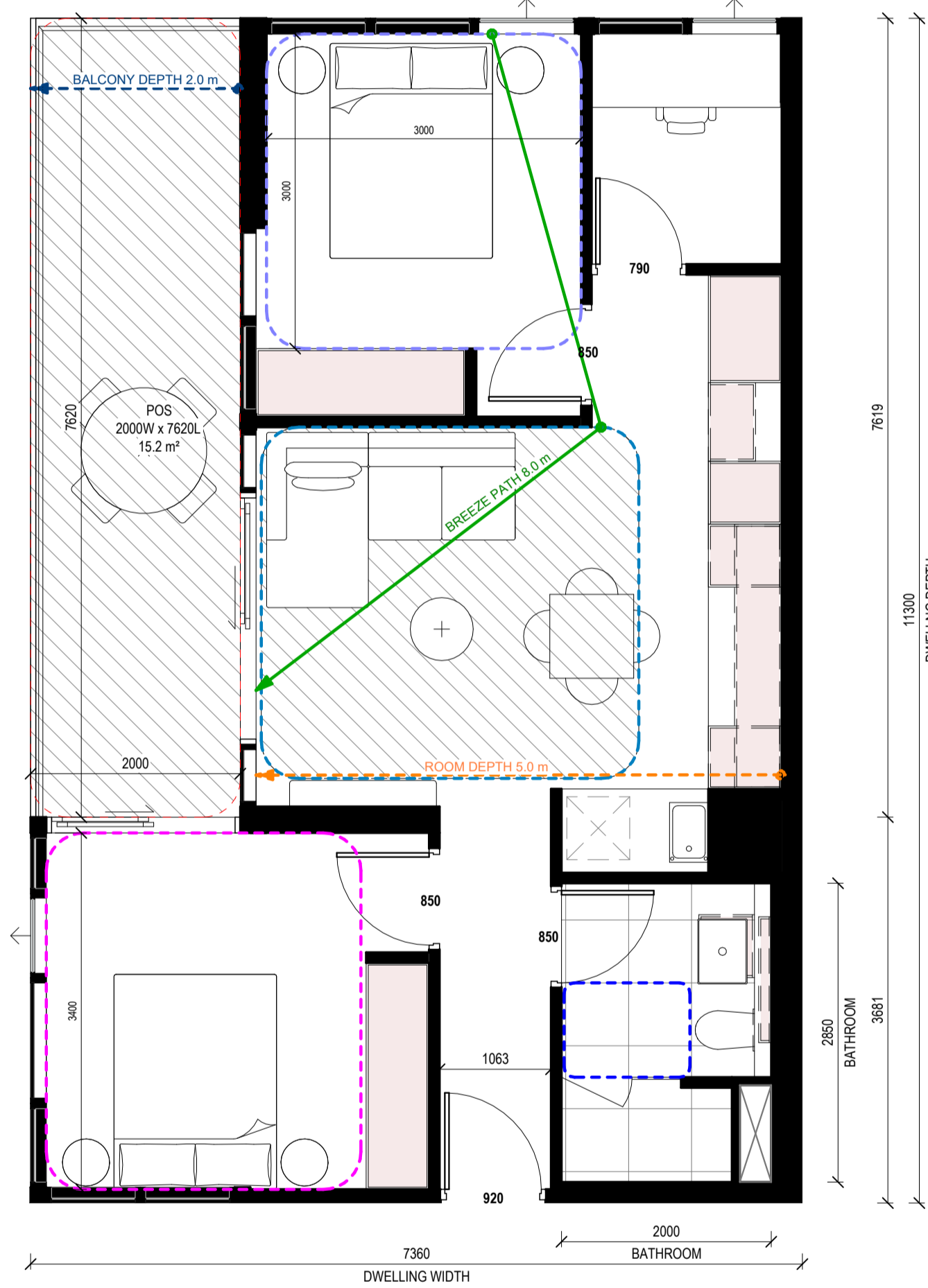
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1 W_2B1B_01
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

- CIRCULATION AREA**
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH
- ADAPTABLE BATHROOM**
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS

- MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS

- 1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE

- 1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH

- BALCONY DEPTH: XX m
BREEZE PATH: XX m
ROOM DEPTH: XX m

PRIVATE OUTDOOR SPACE (POS)

- 1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE

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LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - W_2B1B_01

Project No. **2518** Scale @ A1
As indicated

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 953** Revision
4

W_2B2B_01 SCHEDULE

APT.NO.	APT TYPE
BUILDING A	
A204	W_2B2B_01
A304	W_2B2B_01
A404	W_2B2B_01
TOTAL OF APARTMENTS: 3	

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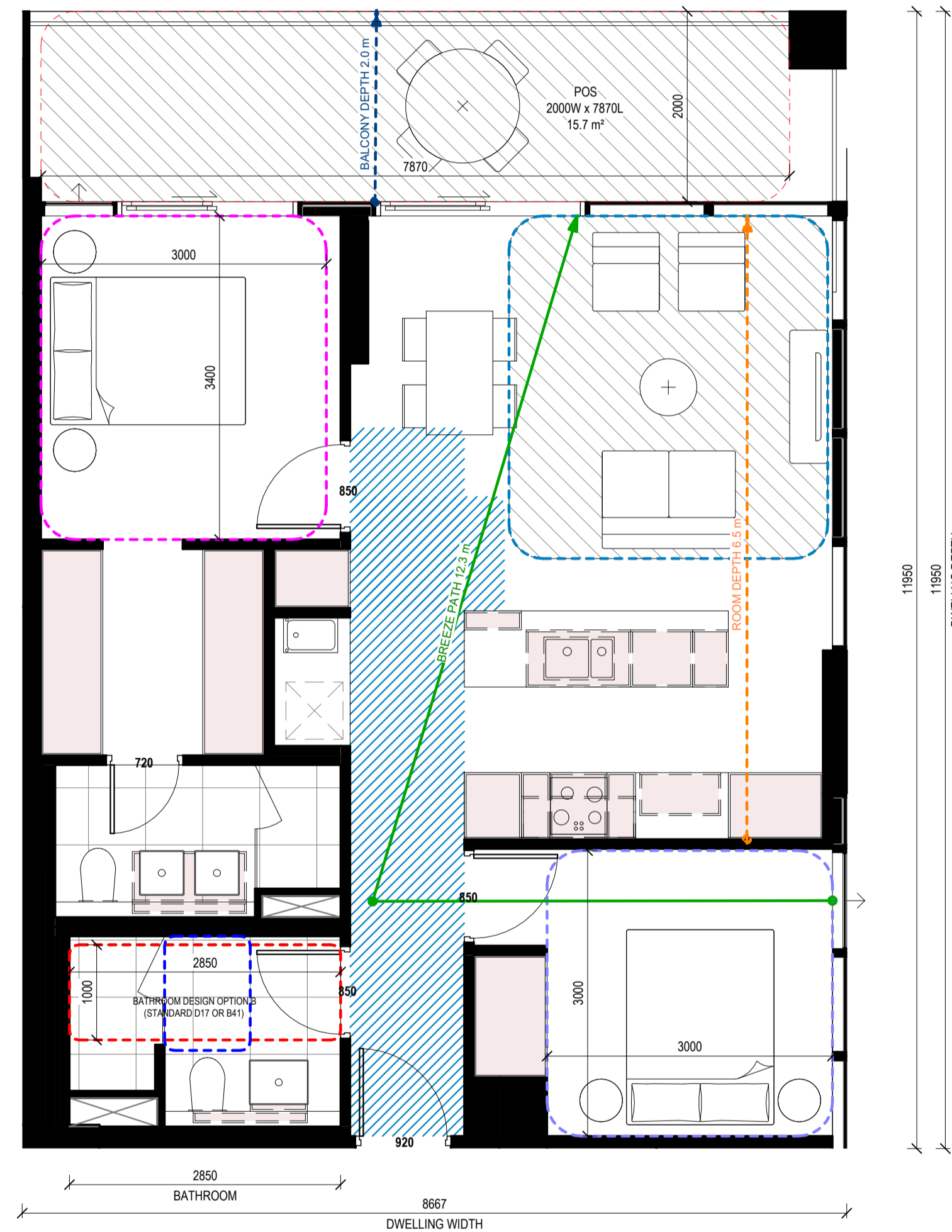
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1 W_2B2B_01
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH
BALCONY DEPTH: XX m
BREEZE PATH: XX m
ROOM DEPTH: XX m

PRIVATE OUTDOOR SPACE (POS)
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE
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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **ADGV COMPLIANCE PLANS - W_2B2B_01**

Project No. **2518** Scale @ A1 **As indicated**

Date

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 954** Revision **4**

W_2B2B_02 SCHEDULE

APT. NO.	APT TYPE
BUILDING B	
B203	W_2B2B_02
B503	W_2B2B_02
B403	W_2B2B_02
B603	W_2B2B_02
B303	W_2B2B_02

TOTAL OF APARTMENTS: 5

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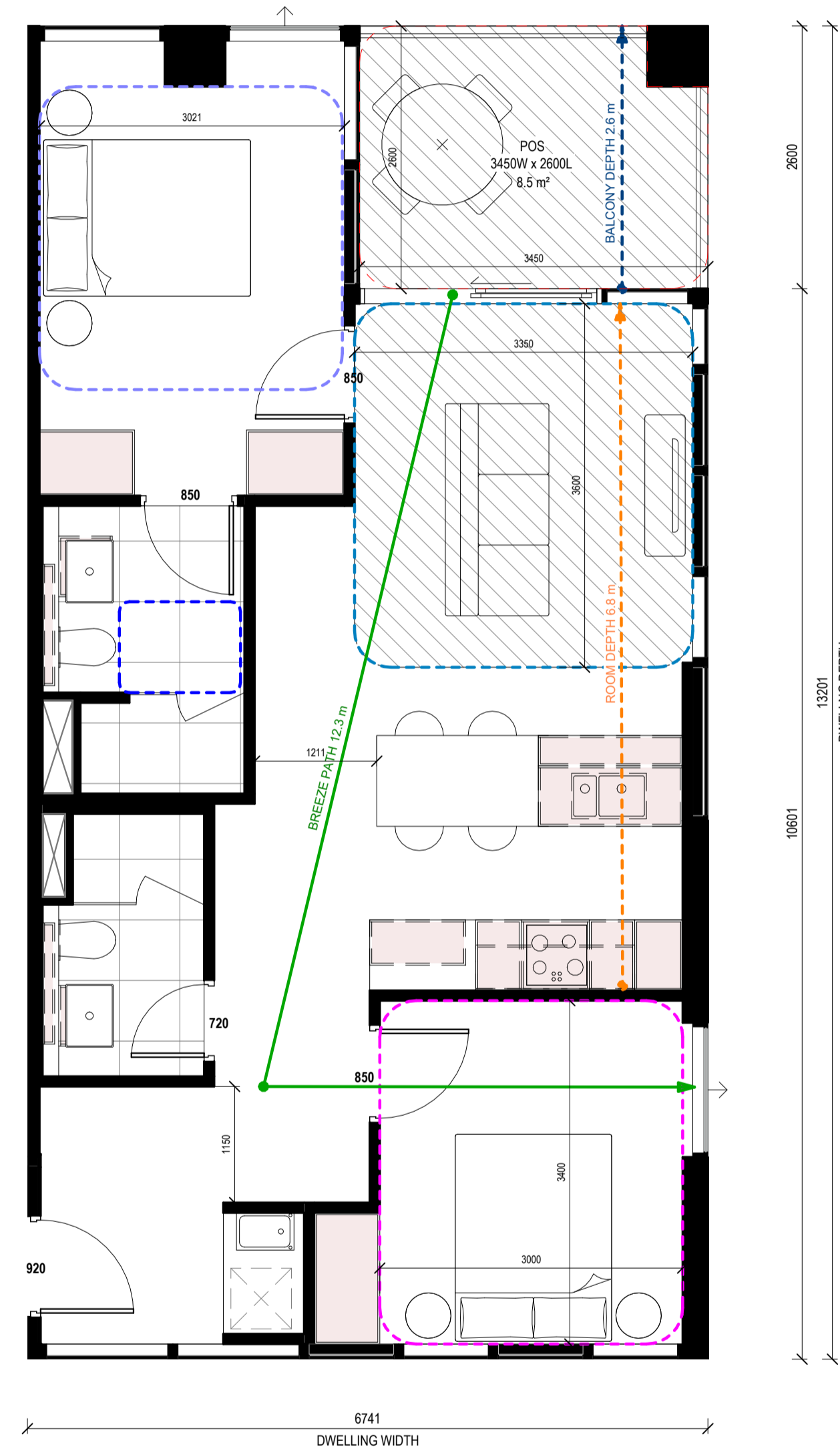
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1 W_2B2B_02
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA

CLEAR CIRCULATION AREA:
MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM

- OPTION A
1200mm W x 1200mm D
- OPTION B
1000mm W x 2700mm min. D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
- LIVABLE HOUSING DESIGN GUIDE (SILVER)
900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS

- MASTER BEDROOM
3400mm W x 3000mm D
- SECONDARY BEDROOM
3000mm W x 3000mm D

LIVING AREA DIMENSIONS

- 1 BEDROOM
MIN. WIDTH 3.3m
MIN. AREA 10sqm
- 2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN. AREA 12sqm

STORAGE

- 1 BEDROOM
MIN. 10m³ (6m³ WITHIN APT)
- 2 BEDROOM
MIN. 14m³ (9m³ WITHIN APT)
- 3 BEDROOM
MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH

- PRIVATE OPEN SPACE (POS)
- CROSS VENTILATION
- LIVING ROOM DEPTH

PRIVATE OUTDOOR SPACE (POS)

- 1 BEDROOM
8sqm (MIN. 1800mm DEPTH)
- 2 BEDROOM
8sqm (MIN. 2000mm DEPTH)
- 3 BEDROOM
12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE

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79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - W_2B2B_02

Project No. **2518** Scale @ A1
As indicated

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 955** Revision
4

W_2B2B_03 SCHEDULE

APT.NO.	APT TYPE
BUILDING B	
B702	W_2B2B_03
B802	W_2B2B_03
B902	W_2B2B_03
B1002	W_2B2B_03
B1102	W_2B2B_03
B1202	W_2B2B_03
B1302	W_2B2B_03
B1402	W_2B2B_03
B1502	W_2B2B_03
B1602	W_2B2B_03
B1702	W_2B2B_03
B1802	W_2B2B_03
B1902	W_2B2B_03
B2002	W_2B2B_03
B2102	W_2B2B_03

TOTAL OF APARTMENTS: 15

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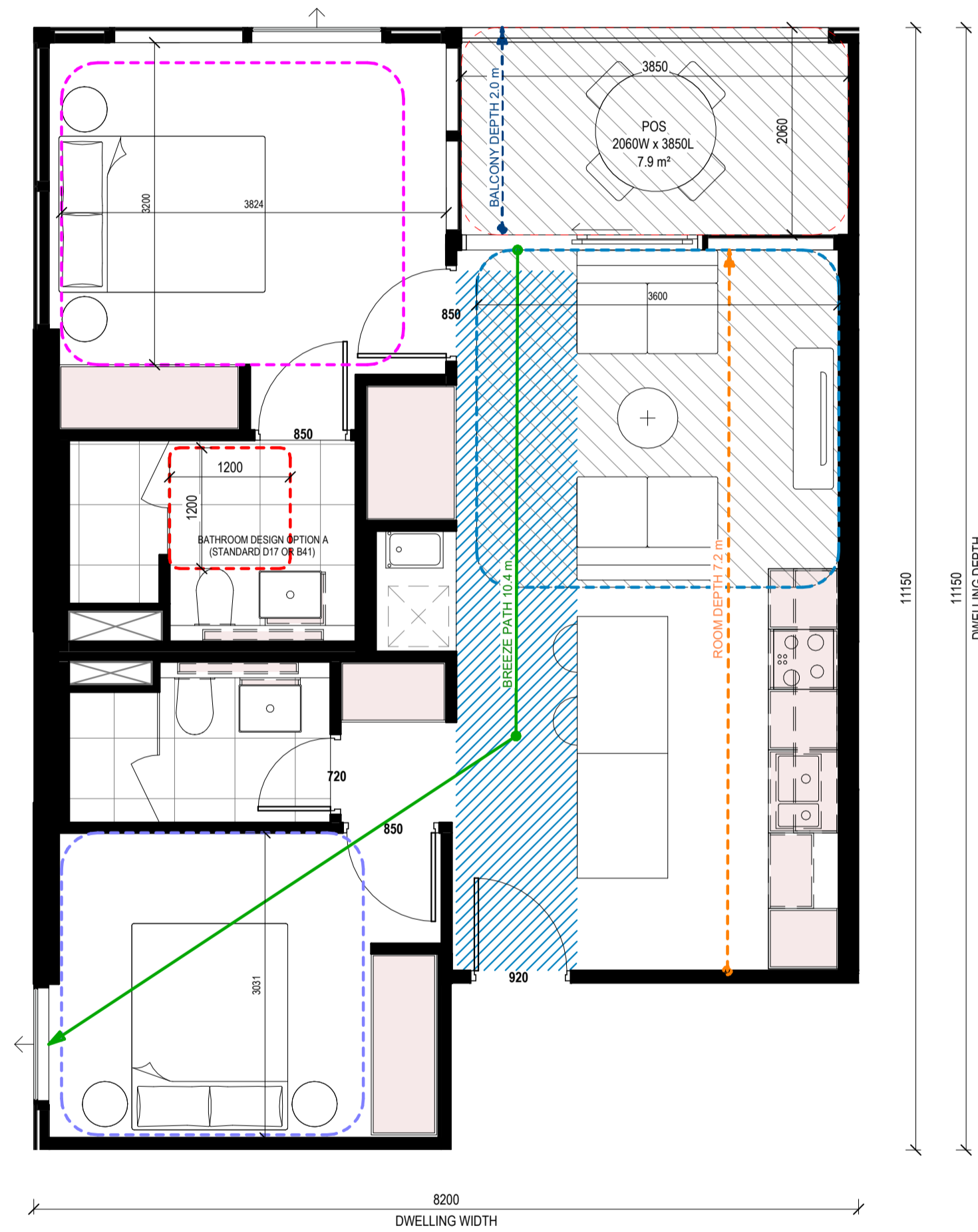
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1 W_2B2B_03
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA

CLEAR CIRCULATION AREA:
MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM

OPTION A
1200mm W x 1200mm D

OPTION B
1000mm W x 2700mm min. D
(NOTE: BATHROOM DOOR TO HAVE
REMOVABLE HINGES)

LIVABLE HOUSING DESIGN GUIDE (SILVER)
900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS

MASTER BEDROOM
3400mm W x 3000mm D

SECONDARY BEDROOM
3000mm W x 3000mm D

LIVING AREA DIMENSIONS

1 BEDROOM
MIN. WIDTH 3.3m
MIN. AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN. AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH

PRIVATE OPEN SPACE (POS)

CROSS VENTILATION

LIVING ROOM DEPTH

PRIVATE OUTDOOR SPACE (POS)

1 BEDROOM
8sqm (MIN. 1800mm DEPTH)

2 BEDROOM
8sqm (MIN. 2000mm DEPTH)

3 BEDROOM
12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE

• APARTMENTS HAVE BEEN DESIGNED TO ACCOMMODATE PARTS OF THE APARTMENT DESIGN GUIDELINES FOR VICTORIA AS OUTLINED IN THE DESIGN STANDARDS SUMMARY.
• APARTMENT TYPE POS VARIES REFER TO OVERALL PLANS

Rev.	Issue	Revision Description	Date	Appr by
4		TOWN PLANNING ISSUE UPDATES	14.04.2026	SG
3		TOWN PLANNING ISSUE UPDATES	25.03.2026	SG
2		TOWN PLANNING ISSUE	20.03.2026	SG
1		DRAFT 80% TOWN PLANNING ISSUE	18.12.2025	SG

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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

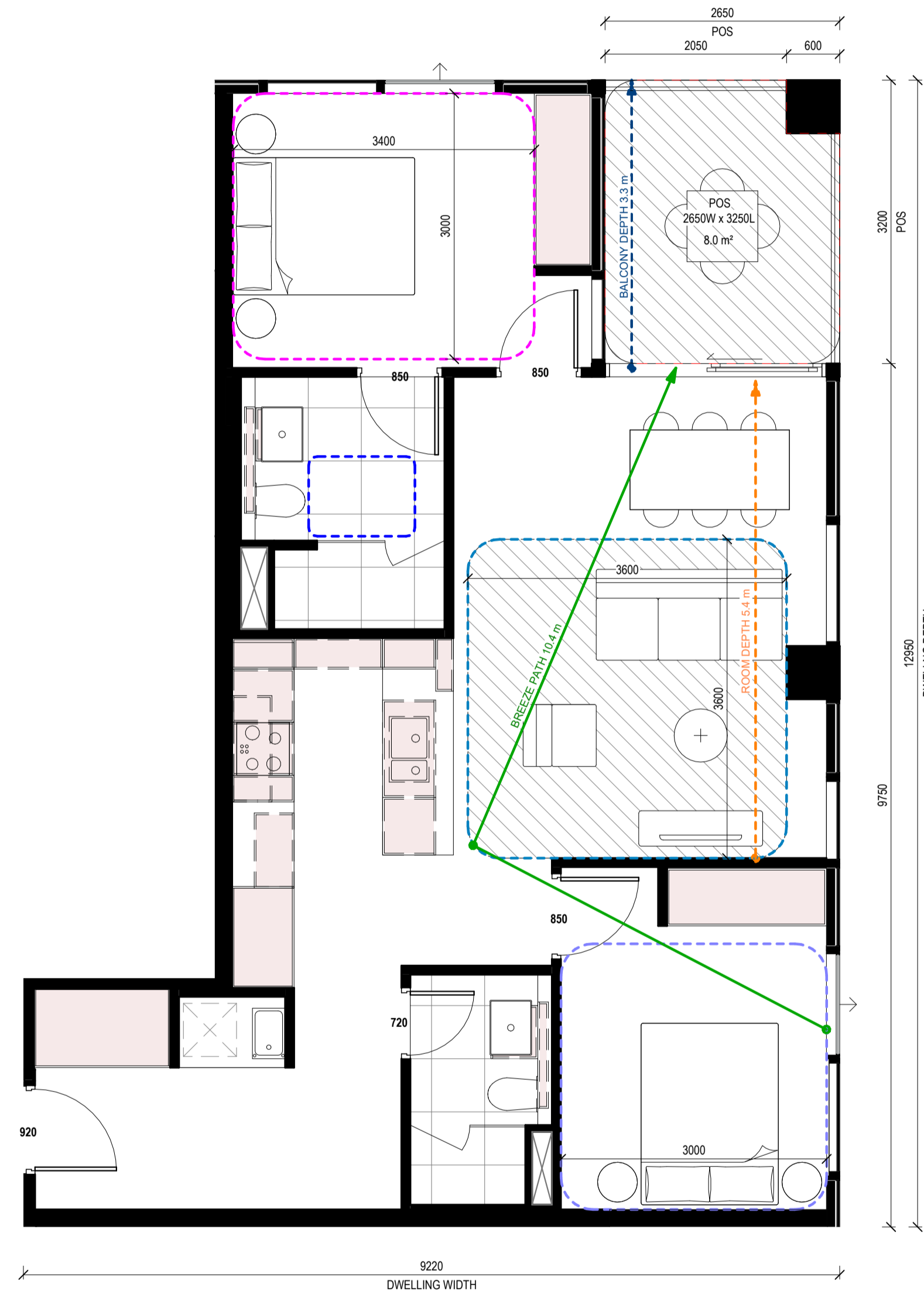
Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - W_2B2B_03

Project No. **2518** Scale @ A1
As indicated

Date
Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 956** Revision
4



1 W_2B2B_04
Scale 1:50

W_2B2B_04 SCHEDULE

APT. NO.	APT TYPE
BUILDING B	
B208	W_2B2B_04
B308	W_2B2B_04
B408	W_2B2B_04
B508	W_2B2B_04
B608	W_2B2B_04
B706	W_2B2B_04
B806	W_2B2B_04
B906	W_2B2B_04
B1006	W_2B2B_04
B1106	W_2B2B_04
B1206	W_2B2B_04
B1306	W_2B2B_04
B1406	W_2B2B_04
B1506	W_2B2B_04
B1606	W_2B2B_04
B1706	W_2B2B_04
B1806	W_2B2B_04
B1906	W_2B2B_04
B2006	W_2B2B_04
B2106	W_2B2B_04
B2205	W_2B2B_04

TOTAL OF APARTMENTS: 21

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APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA

CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM

- OPTION A
1200mm W x 1200mm D
- OPTION B
1000mm W x 2700mm min. D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
- LIVABLE HOUSING DESIGN GUIDE (SILVER)
900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS

- MASTER BEDROOM
3400mm W x 3000mm D
- SECONDARY BEDROOM
3000mm W x 3000mm D

LIVING AREA DIMENSIONS

- 1 BEDROOM
MIN. WIDTH 3.3m
MIN. AREA 10sqm
- 2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN. AREA 12sqm

STORAGE

- 1 BEDROOM
MIN. 10m³ (6m³ WITHIN APT)
- 2 BEDROOM
MIN. 14m³ (9m³ WITHIN APT)
- 3 BEDROOM
MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH

- BALCONY DEPTH
XX m
- BREEZE PATH
XX m
- ROOM DEPTH
XX m

PRIVATE OUTDOOR SPACE (POS)

- 1 BEDROOM
8sqm (MIN. 1800mm DEPTH)
- 2 BEDROOM
8sqm (MIN. 2000mm DEPTH)
- 3 BEDROOM
12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE

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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - W_2B2B_04

Project No. **2518** Scale @ A1
As indicated

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 957** Revision
4

W_2B2B_05 SCHEDULE

APT. NO. APT TYPE

BUILDING A

A1407 W_2B2B_05

A1507 W_2B2B_05

TOTAL OF APARTMENTS: 2

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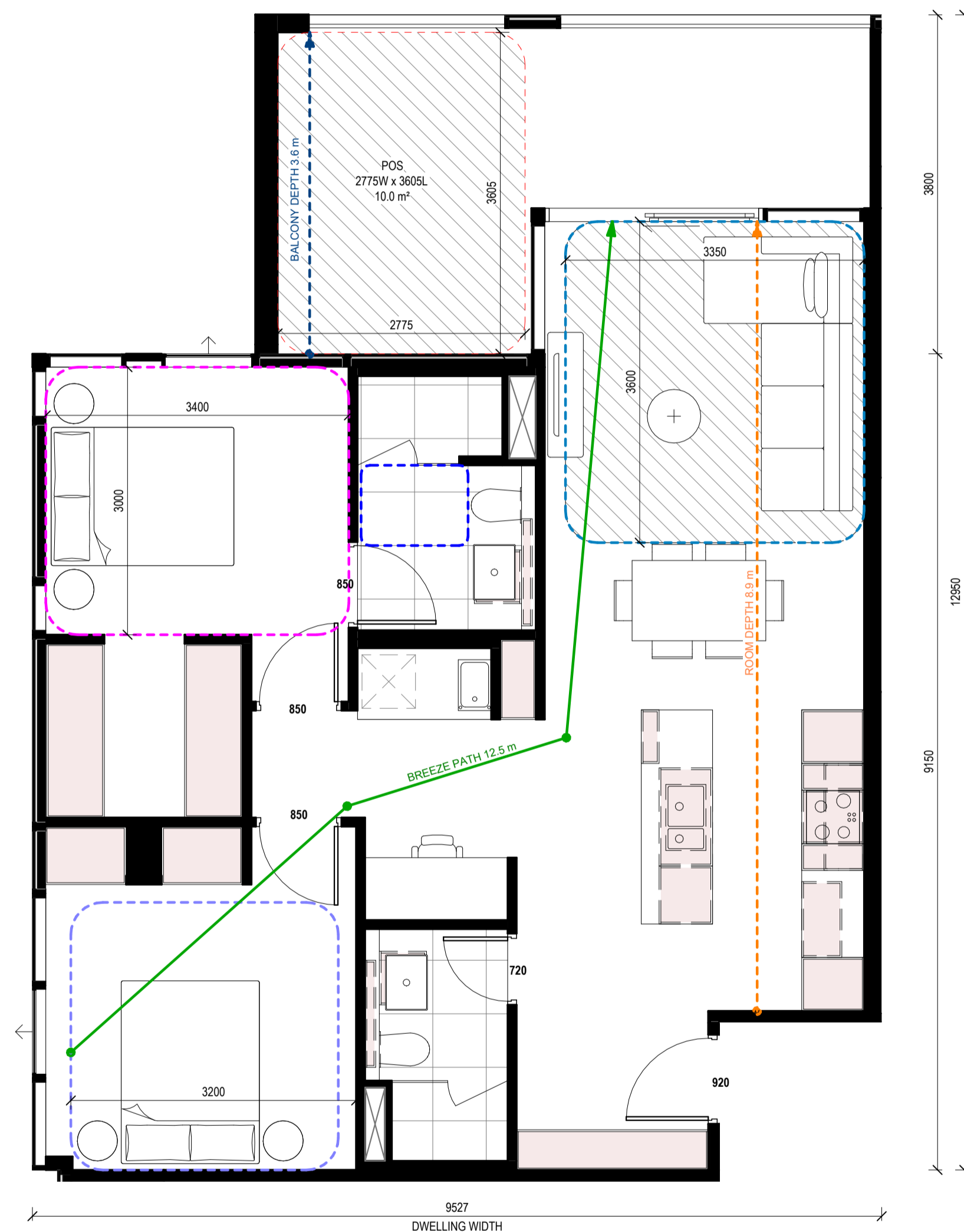
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1 DCD_2B2B_05
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA

CLEAR CIRCULATION AREA:
MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM

OPTION A
1200mm W x 1200mm D

OPTION B
1000mm W x 2700mm min. D
(NOTE: BATHROOM DOOR TO HAVE
REMOVABLE HINGES)

LIVABLE HOUSING DESIGN GUIDE (SILVER)
900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS

MASTER BEDROOM
3400mm W x 3000mm D

SECONDARY BEDROOM
3000mm W x 3000mm D

LIVING AREA DIMENSIONS

1 BEDROOM
MIN. WIDTH 3.3m
MIN. AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN. AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH

PRIVATE OPEN SPACE (POS)

CROSS VENTILATION

LIVING ROOM DEPTH

PRIVATE OUTDOOR SPACE (POS)

1 BEDROOM
8sqm (MIN. 1800mm DEPTH)

2 BEDROOM
8sqm (MIN. 2000mm DEPTH)

3 BEDROOM
12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE

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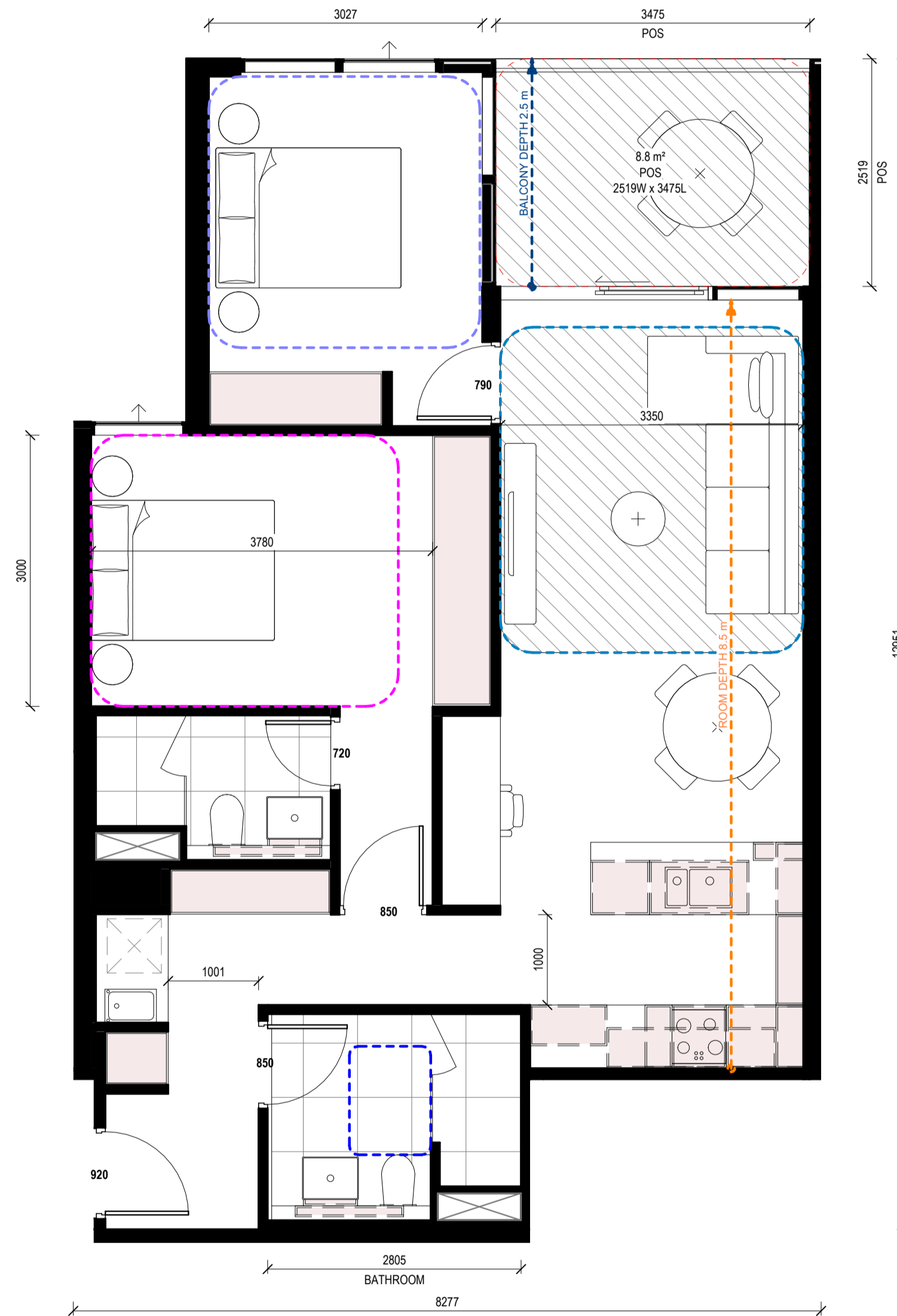
Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - W_2B2B_05

Project No. **2518** Scale @ A1
As indicated

Date
Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 958** Revision
4



1 W_2B2B_06
Scale 1:50

W_2B2B_06 SCHEDULE

APT. NO.	APT TYPE
BUILDING A	
A210	W_2B2B_06
A310	W_2B2B_06
A410	W_2B2B_06
A508	W_2B2B_06
A608	W_2B2B_06
A708	W_2B2B_06
A808	W_2B2B_06
A908	W_2B2B_06
A1008	W_2B2B_06
A1108	W_2B2B_06
TOTAL OF APARTMENTS: 10	

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APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH
BALCONY DEPTH: PRIVATE OPEN SPACE (POS)
BREEZE PATH: CROSS VENTILATION
ROOM DEPTH: LIVING ROOM DEPTH

PRIVATE OUTDOOR SPACE (POS)
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE
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APARTMENT TYPE POS VARIES REFER TO OVERALL PLANS

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LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **ADGV COMPLIANCE PLANS - W_2B2B_06**

Project No. **2518** Scale @ A1
Date **As indicated**

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 959** Revision **4**

W_3B2B_01 SCHEDULE

APT.NO.	APT TYPE
BUILDING B	
B710	W_3B2B_01
B810	W_3B2B_01
B910	W_3B2B_01
B1010	W_3B2B_01
B1110	W_3B2B_01
B1210	W_3B2B_01
B1310	W_3B2B_01
B1410	W_3B2B_01
B1510	W_3B2B_01
B1610	W_3B2B_01
B1710	W_3B2B_01
B1810	W_3B2B_01
B1910	W_3B2B_01
B2010	W_3B2B_01
B2110	W_3B2B_01

TOTAL OF APARTMENTS: 15

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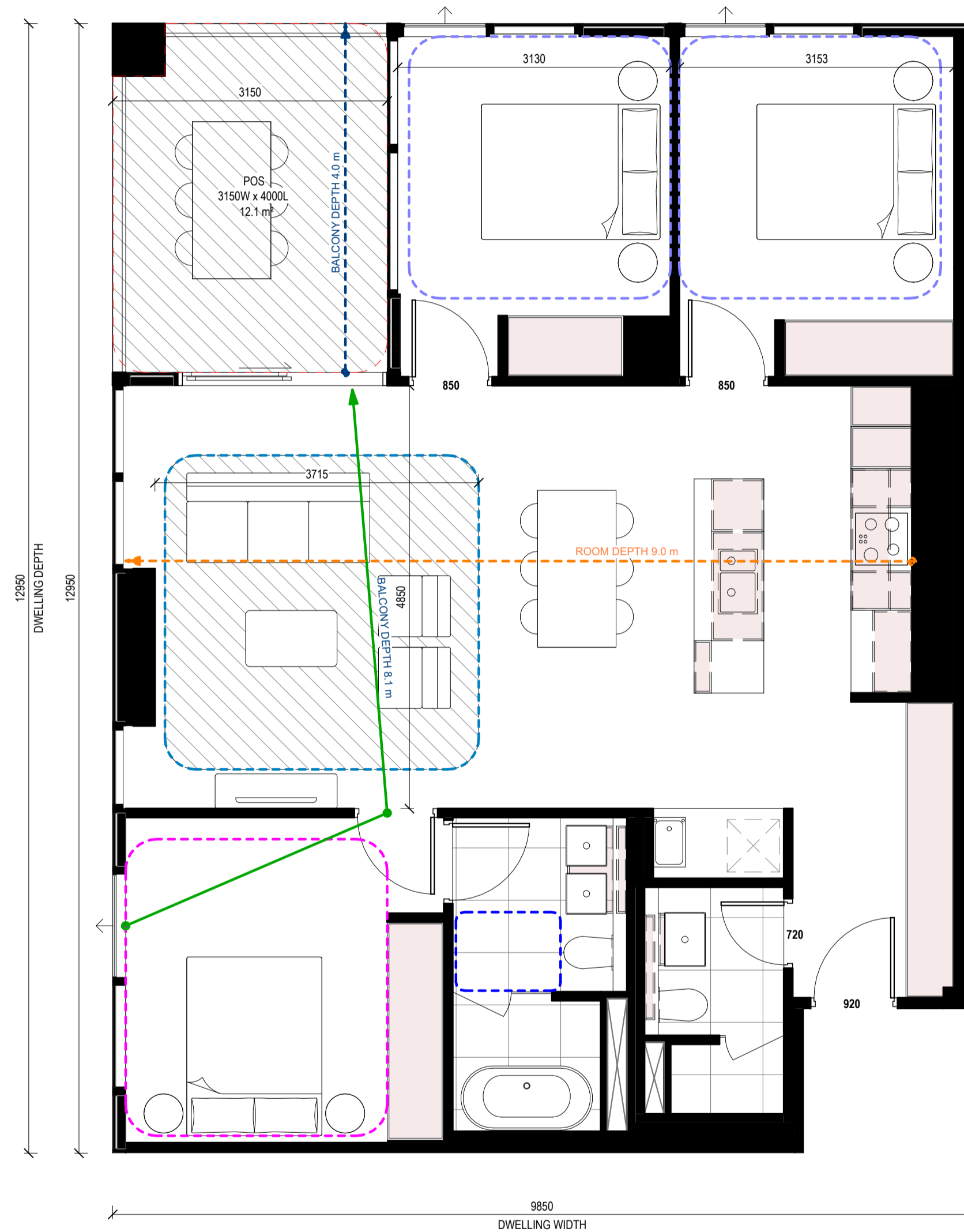
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2 W_3B2B_01 2
045 Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA

CLEAR CIRCULATION AREA:
MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM

OPTION A
1200mm W x 1200mm D

OPTION B
1000mm W x 2700mm min. D
(NOTE: BATHROOM DOOR TO HAVE
REMOVABLE HINGES)

LIVABLE HOUSING DESIGN GUIDE (SILVER)
900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS

MASTER BEDROOM
3400mm W x 3000mm D

SECONDARY BEDROOM
3000mm W x 3000mm D

LIVING AREA DIMENSIONS

1 BEDROOM
MIN. WIDTH 3.3m
MIN. AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN. AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH

PRIVATE OPEN SPACE (POS)

CROSS VENTILATION

LIVING ROOM DEPTH

PRIVATE OUTDOOR SPACE (POS)

1 BEDROOM
8sqm (MIN. 1800mm DEPTH)

2 BEDROOM
8sqm (MIN. 2000mm DEPTH)

3 BEDROOM
12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

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Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - W_3B2B_01

Project No. **2518** Scale @ A1
As indicated

Date
Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 960** Revision
4

W_3B2B_02 SCHEDULE

APT. NO. APT TYPE

BUILDING A

A1207 W_3B2B_02

A1307 W_3B2B_02

TOTAL OF APARTMENTS: 2

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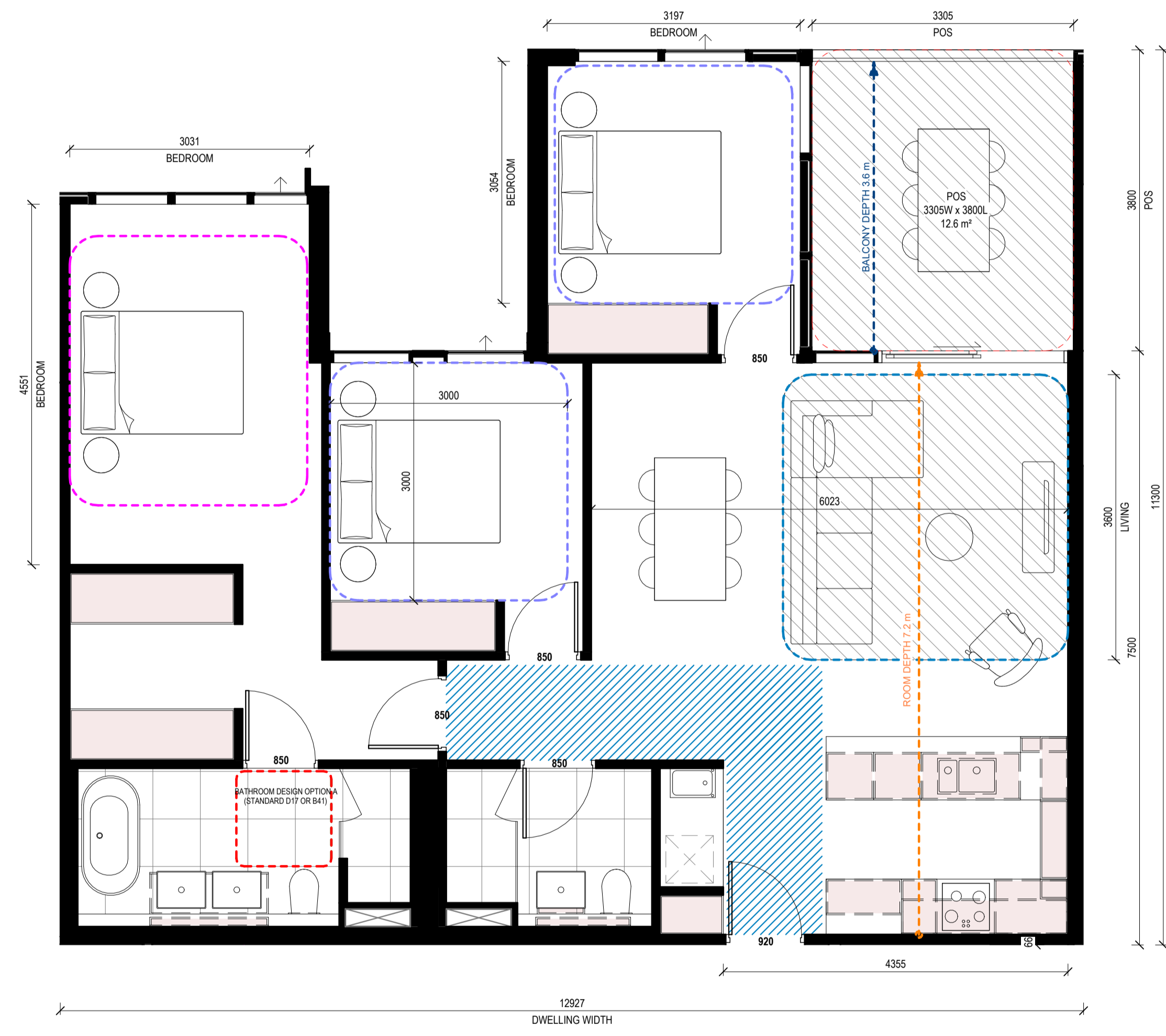
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1 W_3B2B_02
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH
BALCONY DEPTH: XX m
BREEZE PATH: XX m
ROOM DEPTH: XX m

PRIVATE OUTDOOR SPACE (POS)
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE
• APARTMENTS HAVE BEEN DESIGNED TO ACCOMMODATE PARTS OF THE APARTMENT DESIGN GUIDELINES FOR VICTORIA AS OUTLINED IN THE DESIGN STANDARDS SUMMARY.
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Rev.	Issue	Revision Description	Date	Appr by
4		TOWN PLANNING ISSUE UPDATES	14.04.2026	SG
3		TOWN PLANNING ISSUE UPDATES	25.03.2026	SG
2		TOWN PLANNING ISSUE	20.03.2026	SG
1		DRAFT 80% TOWN PLANNING ISSUE	18.12.2025	SG

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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **ADGV COMPLIANCE PLANS - W_3B2B_02**

Project No. **2518** Scale @ A1
Date **As indicated**

Drawing Status **TOWN PLANNING ISSUE**
Drawing No. **AR 961** Revision **4**

W_3B2B_03 SCHEDULE

APT. NO. APT TYPE

BUILDING A

A1208 W_3B2B_03

A1308 W_3B2B_03

TOTAL OF APARTMENTS: 2

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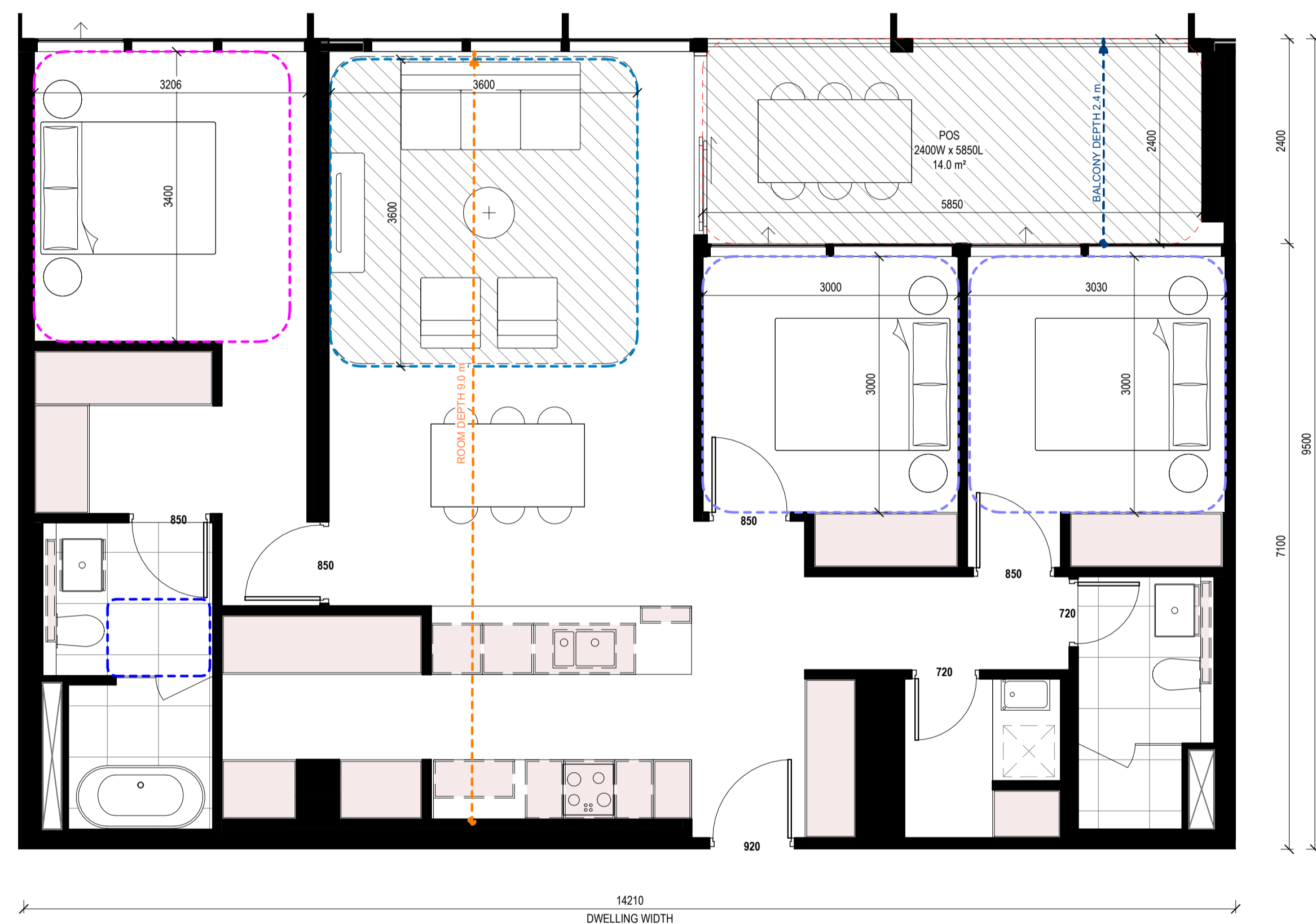
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1 W_3B2B_03
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA

CLEAR CIRCULATION AREA:
MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM

OPTION A
1200mm W x 1200mm D

OPTION B
1000mm W x 2700mm min. D
(NOTE: BATHROOM DOOR TO HAVE
REMOVABLE HINGES)

LIVABLE HOUSING DESIGN GUIDE (SILVER)
900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS

MASTER BEDROOM
3400mm W x 3000mm D

SECONDARY BEDROOM
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MIN. AREA 10sqm

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STORAGE

1 BEDROOM
MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH

PRIVATE OPEN SPACE (POS)

CROSS VENTILATION

LIVING ROOM DEPTH

PRIVATE OUTDOOR SPACE (POS)

1 BEDROOM
8sqm (MIN. 1800mm DEPTH)

2 BEDROOM
8sqm (MIN. 2000mm DEPTH)

3 BEDROOM
12sqm (MIN. 2400mm DEPTH)

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LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - W_3B2B_03

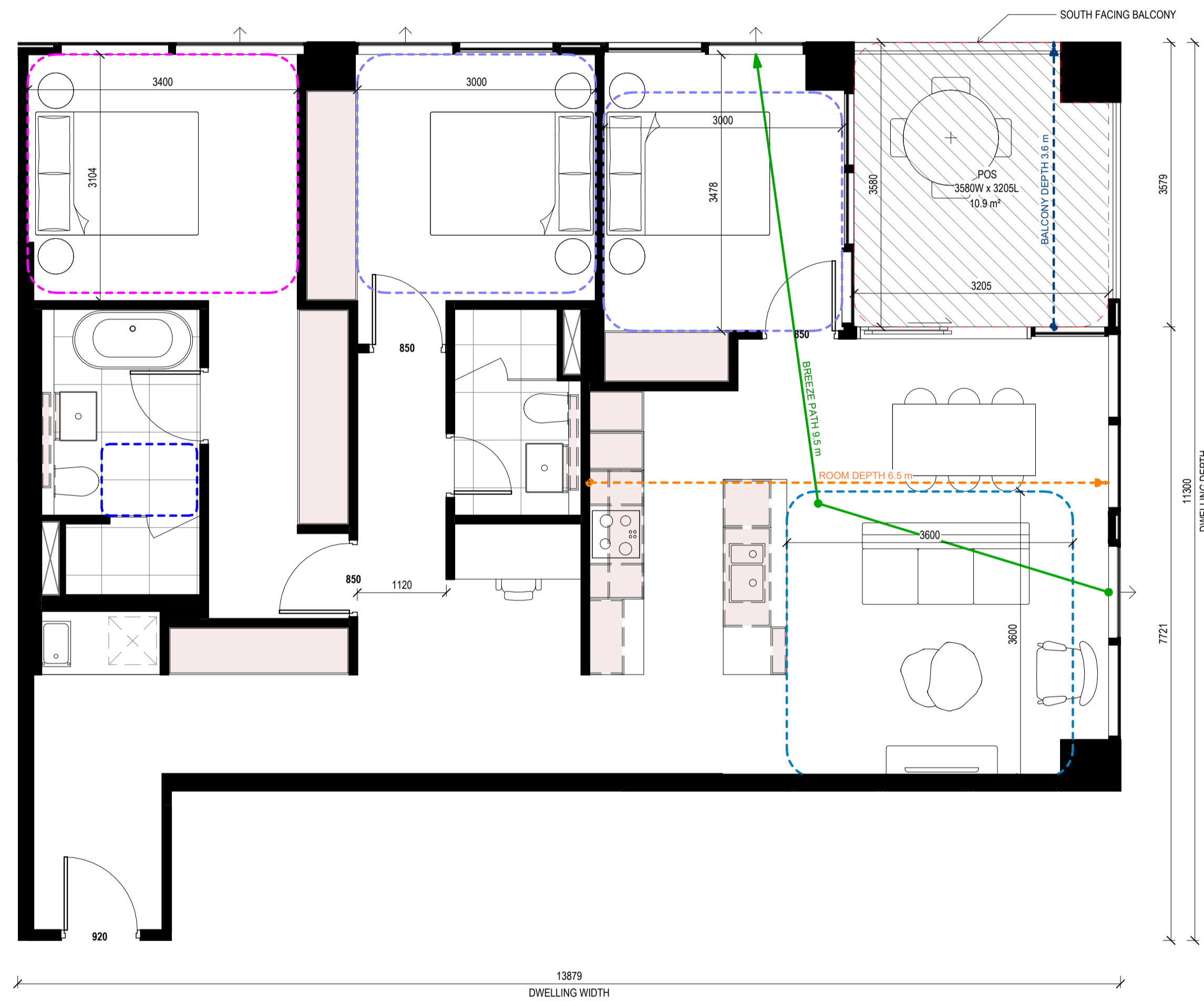
Project No. **2518** Scale @ A1
As indicated

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 962** Revision
4

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

PRINTED: 14/01/2026 09:56:41 PM
FILE: Autodesk Docs\Stockland Collingwood 2518_Stockland_ARCHITECTURAL_MASTER_P2514



1 W_3B2B_04
Scale 1:50

W_3B2B_04 SCHEDULE

APT. NO.	APT TYPE
BUILDING A	
A209	W_3B2B_04
A309	W_3B2B_04
A409	W_3B2B_04
A507	W_3B2B_04
A607	W_3B2B_04
A707	W_3B2B_04
A807	W_3B2B_04
A907	W_3B2B_04
A1007	W_3B2B_04
A1107	W_3B2B_04
A1206	W_3B2B_04
A1306	W_3B2B_04
A1406	W_3B2B_04
A1506	W_3B2B_04

TOTAL OF APARTMENTS: 14

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APARTMENT DESIGN GUIDELINES LEGEND

- CIRCULATION AREA**
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH
- ADAPTABLE BATHROOM**
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D
- NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER
- BEDROOM DIMENSIONS**
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D
- LIVING AREA DIMENSIONS**
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm
- STORAGE**
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)
- DEPTH AND PATH**
BALCONY DEPTH: XX m
BREEZE PATH: XX m
ROOM DEPTH: XX m
- PRIVATE OUTDOOR SPACE (POS)**
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
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3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

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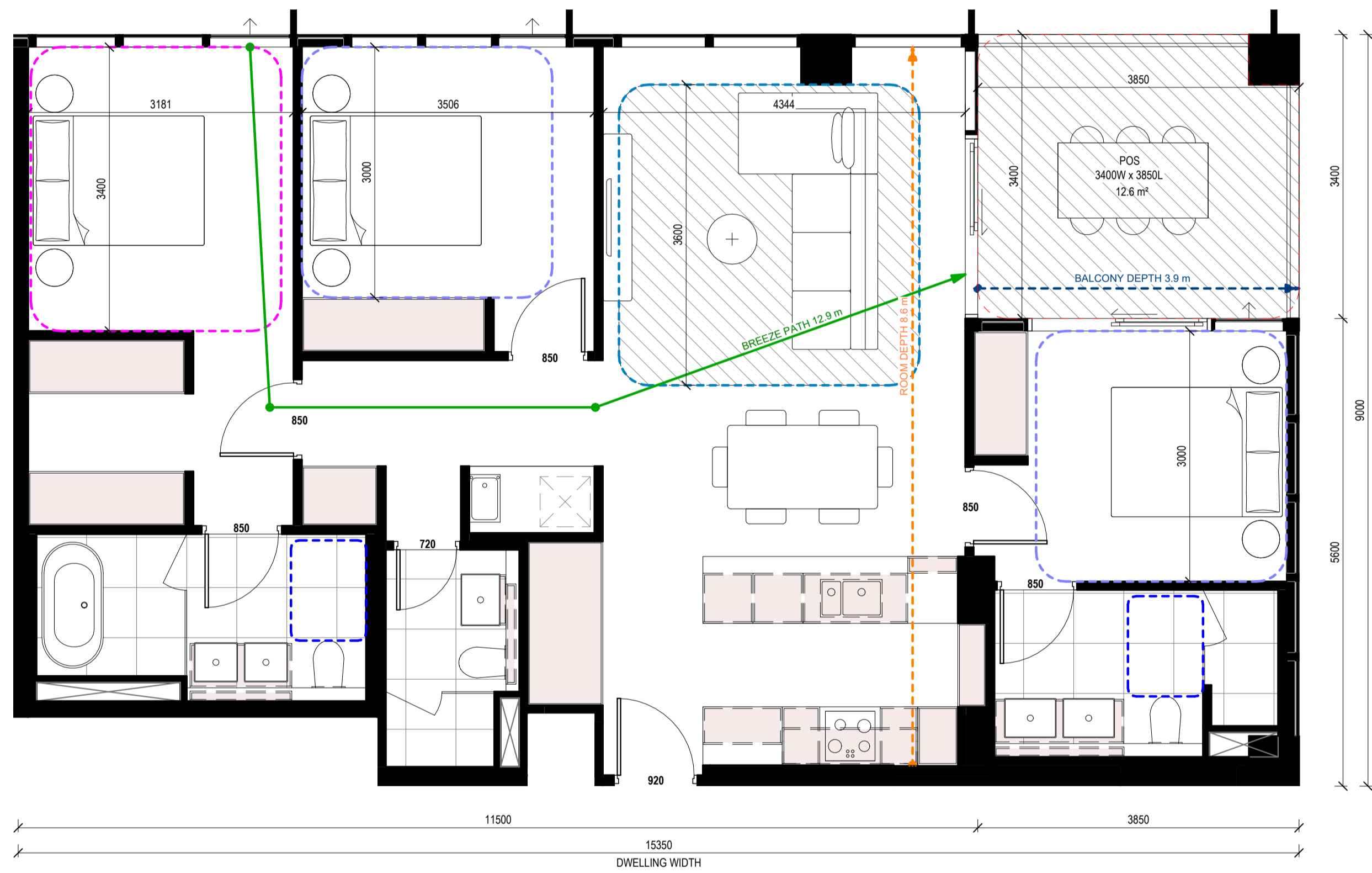
Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - W_3B2B_04

Project No. **2518** Scale @ A1
As indicated

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 963** Revision
4



SUBTYPES	DWELLING WIDTH (MM)	DWELLING DEPTH (MM)	BALCONY DEPTH (MM)	BALCONY AREA (SQM)
W_3B3B_01a	15350.0	10650.0	3400.0	13.0
W_3B3B_01b	16550.0	10900.0	2400.0	50.0
W_3B3B_01c	15269.0	9500.0	3400.0	13.0
W_3B3B_01d	15270.0	9500.0	3400.0	13.0
W_3B3B_01e	15880.0	9500.0	3400.0	13.0

1 W_3B3B_01
Scale 1:50

W_3B3B_01 SCHEDULE

APT.NO.	APT TYPE
BUILDING A	
A504	W_3B3B_01b
A604	W_3B3B_01
A704	W_3B3B_01
A804	W_3B3B_01
A904	W_3B3B_01
A1004	W_3B3B_01
A1104	W_3B3B_01
A1202	W_3B3B_01d
A1203	W_3B3B_01
A1302	W_3B3B_01d
A1303	W_3B3B_01
A1402	W_3B3B_01c
A1403	W_3B3B_01a
A1502	W_3B3B_01c
A1503	W_3B3B_01a
BUILDING B	
B711	W_3B3B_01e
B811	W_3B3B_01e
B911	W_3B3B_01e
B1011	W_3B3B_01e
B1111	W_3B3B_01e
B1211	W_3B3B_01e
B1311	W_3B3B_01e
B1411	W_3B3B_01e
B1511	W_3B3B_01e
B1611	W_3B3B_01e
B1711	W_3B3B_01e
B1811	W_3B3B_01e
B1911	W_3B3B_01e
B2011	W_3B3B_01e
B2111	W_3B3B_01e

TOTAL OF APARTMENTS: 30

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APARTMENT DESIGN GUIDELINES LEGEND

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CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
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NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
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SECONDARY BEDROOM: 3000mm W x 3000mm D

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1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

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1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH
BALCONY DEPTH: XX m
BREEZE PATH: XX m
ROOM DEPTH: XX m

PRIVATE OUTDOOR SPACE (POS)
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
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3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

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79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **ADGV COMPLIANCE PLANS - W_3B3B_01**

Project No. **2518** Scale @ A1
As indicated

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 964** Revision **4**

W_3B3B_02 SCHEDULE

APT NO. APT TYPE

BUILDING B

B2201 W_3B3B_02

TOTAL OF APARTMENTS: 1

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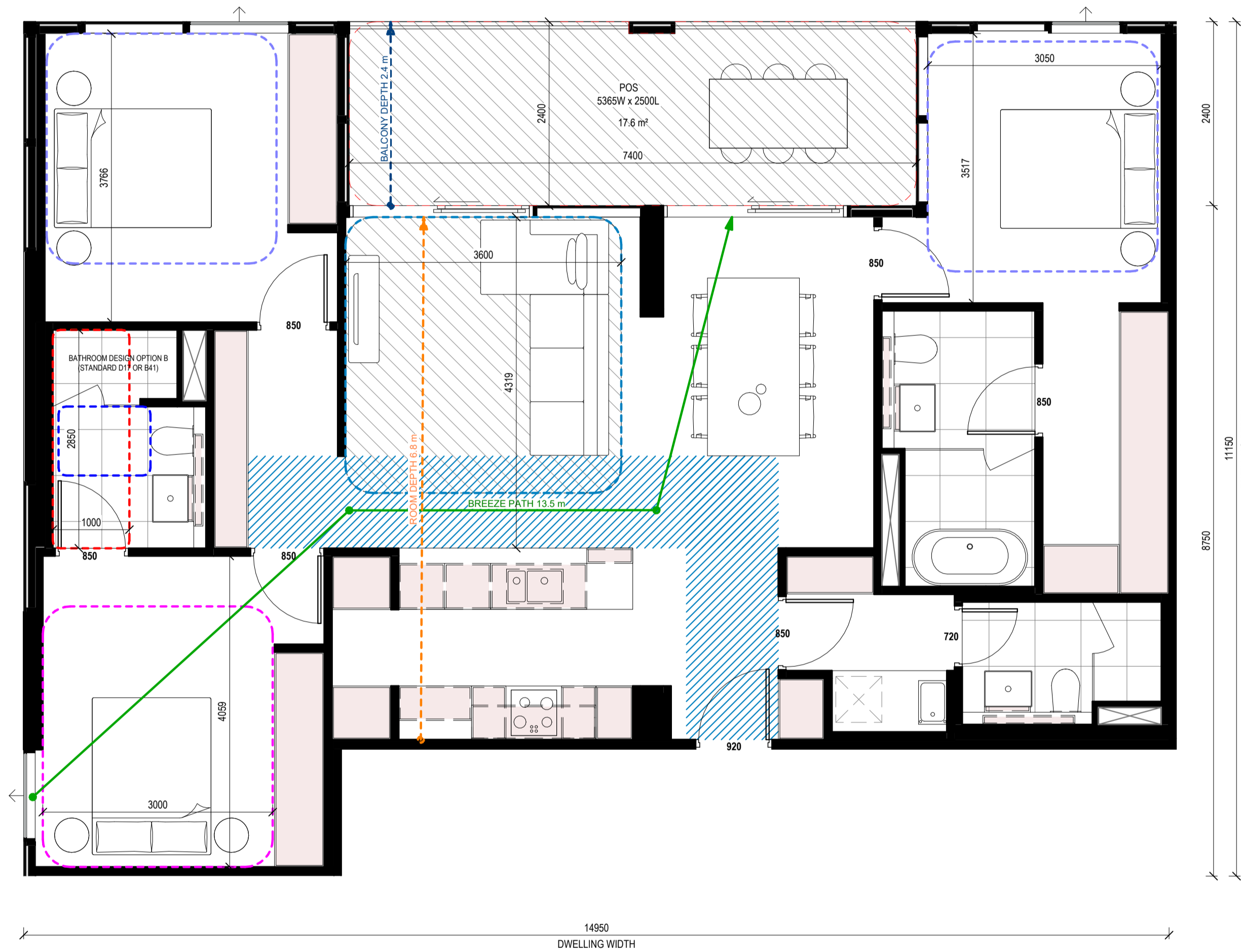
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1 W_3B3B_02
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

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CLEAR CIRCULATION AREA:
MIN. OF 1.2 M WIDTH

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• APARTMENT TYPE POS VARIES REFER TO OVERALL PLANS

Rev.	Issue	Revision Description	Date	Appr by
4	TOWN PLANNING ISSUE UPDATES		14.04.2026	SG
3	TOWN PLANNING ISSUE UPDATES		25.03.2026	SG
2	TOWN PLANNING ISSUE		20.03.2026	SG
1	DRAFT 80% TOWN PLANNING ISSUE		18.12.2025	SG

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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - W_3B3B_02

Project No. **2518** Scale @ A1
As indicated

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 965** Revision **4**

W_3B3B_03 SCHEDULE

APT NO. APT TYPE

BUILDING B

B2206 W_3B3B_03

TOTAL OF APARTMENTS: 1

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1 W_3B3B_03
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH
PRIVATE OPEN SPACE (POS)
CROSS VENTILATION
LIVING ROOM DEPTH

PRIVATE OUTDOOR SPACE (POS)
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE
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• APARTMENT TYPE POS VARIES REFER TO OVERALL PLANS

Rev.	Issue	Revision Description	Date	Appr by
4	TOWN PLANNING ISSUE UPDATES		14.04.2026	SG
3	TOWN PLANNING ISSUE UPDATES		25.03.2026	SG
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1	DRAFT 80% TOWN PLANNING ISSUE		18.12.2025	SG

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LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **ADGV COMPLIANCE PLANS - W_3B3B_03**

Project No. **2518** Scale @ A1
Date **As indicated**

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 966** Revision **4**

W_3B3B_04 SCHEDULE

APT NO. APT TYPE

BUILDING B

B2302 W_3B3B_04

TOTAL OF APARTMENTS: 1

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1 W_3B3B_04
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA

CLEAR CIRCULATION AREA:
MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM

OPTION A
1200mm W x 1200mm D

OPTION B
1000mm W x 2700mm min. D
(NOTE: BATHROOM DOOR TO HAVE
REMOVABLE HINGES)

LIVABLE HOUSING DESIGN GUIDE (SILVER)
900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS

MASTER BEDROOM
3400mm W x 3000mm D

SECONDARY BEDROOM
3000mm W x 3000mm D

LIVING AREA DIMENSIONS

1 BEDROOM
MIN. WIDTH 3.3m
MIN. AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN. AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH

PRIVATE OPEN SPACE (POS)

CROSS VENTILATION

LIVING ROOM DEPTH

PRIVATE OUTDOOR SPACE (POS)

1 BEDROOM
8sqm (MIN. 1800mm DEPTH)

2 BEDROOM
8sqm (MIN. 2000mm DEPTH)

3 BEDROOM
12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE

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4	TOWN PLANNING ISSUE	ISSUE UPDATES	14.04.2026	SG
3	TOWN PLANNING ISSUE	ISSUE UPDATES	25.03.2026	SG
2	TOWN PLANNING ISSUE	ISSUE	20.03.2026	SG
1	DRAFT 80% TOWN PLANNING ISSUE		18.12.2025	SG

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79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - W_3B3B_04

Project No. **2518** Scale @ A1
As indicated

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 967** Revision
4

W_3B3B_05 SCHEDULE

APT NO. APT TYPE

BUILDING A

A1603 W_3B3B_05

TOTAL OF APARTMENTS: 1

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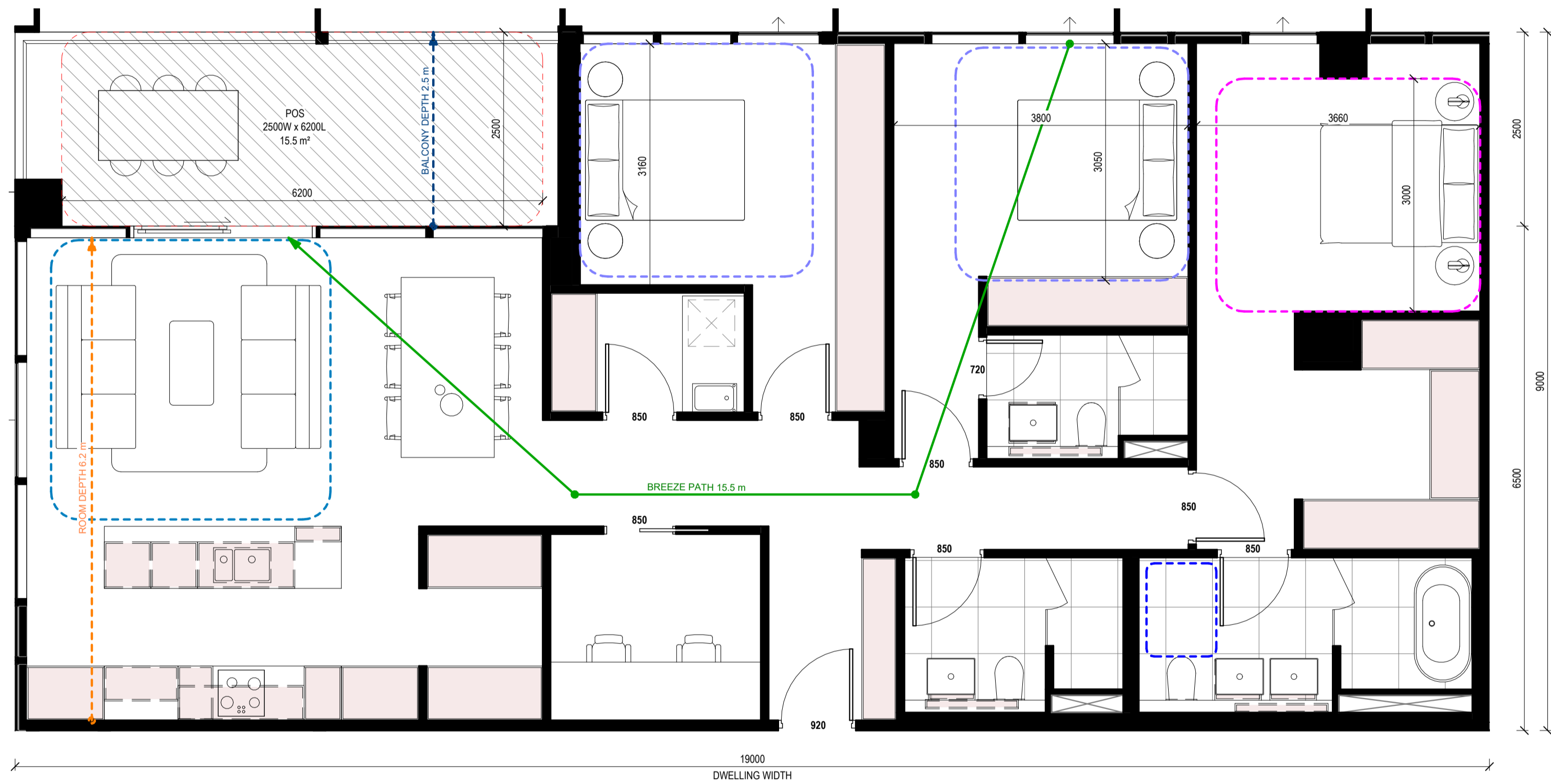
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1 W_3B3B_05
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

- CIRCULATION AREA**
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH
- ADAPTABLE BATHROOM**
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS

- MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS

- 1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE

- 1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH

- BALCONY DEPTH: PRIVATE OPEN SPACE (POS)
BREEZE PATH: CROSS VENTILATION
ROOM DEPTH: LIVING ROOM DEPTH

PRIVATE OUTDOOR SPACE (POS)

- 1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE

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- APARTMENT TYPE VARIES REFER TO OVERALL PLANS

Rev.	Issue	Revision Description	Date	Appr by
4		TOWN PLANNING ISSUE UPDATES	14.04.2026	SG
3		TOWN PLANNING ISSUE UPDATES	25.03.2026	SG
2		TOWN PLANNING ISSUE	20.03.2026	SG
1		DRAFT 80% TOWN PLANNING ISSUE	18.12.2025	SG

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LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
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COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - W_3B3B_05

Project No. **2518** Scale @ A1
As indicated

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 968** Revision **4**

W_3B3B_06 SCHEDULE

APT NO. APT TYPE

BUILDING A

A1602 W_3B3B_06

TOTAL OF APARTMENTS: 1

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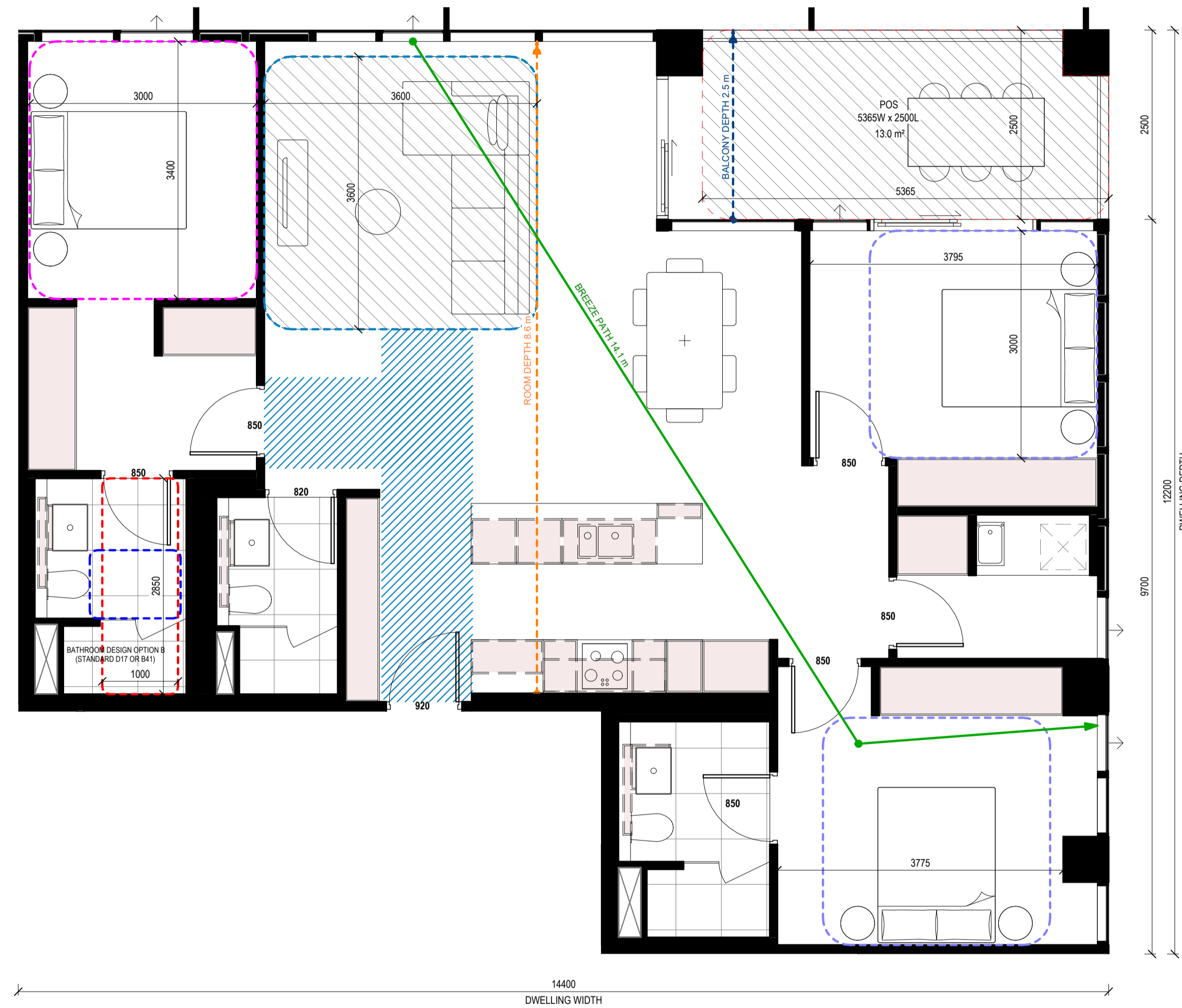
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1 W_3B3B_06
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH
PRIVATE OPEN SPACE (POS)
CROSS VENTILATION
LIVING ROOM DEPTH

PRIVATE OUTDOOR SPACE (POS)
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE
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4	TOWN PLANNING ISSUE UPDATES		14.04.2026	SG
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LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **ADGV COMPLIANCE PLANS - W_3B3B_06**

Project No. **2518** Scale @ A1 **As indicated**

Date

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 969** Revision **4**

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED

W_3B3B_07 SCHEDULE

APT NO. APT TYPE

BUILDING A

A1601 W_3B3B_07

TOTAL OF APARTMENTS: 1

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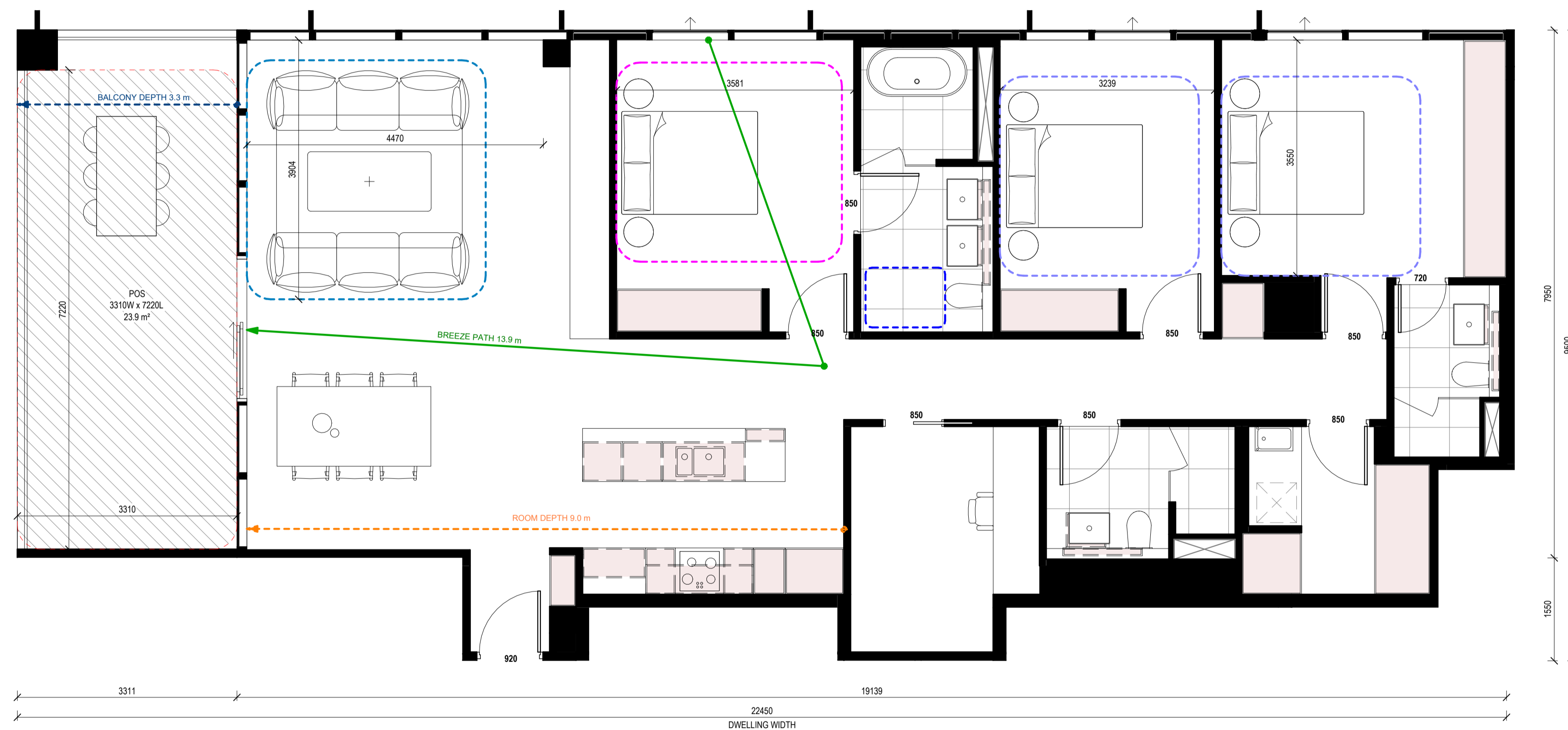
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APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
 CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
 OPTION A: 1200mm W x 1200mm D
 OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
 LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
 MASTER BEDROOM: 3400mm W x 3000mm D
 SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS
 1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
 2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE
 1 BEDROOM: MIN. 10m² (6m² WITHIN APT)
 2 BEDROOM: MIN. 14m² (9m² WITHIN APT)
 3 BEDROOM: MIN. 18m² (12m² WITHIN APT)

DEPTH AND PATH
 BALCONY DEPTH: XX m
 BREEZE PATH: XX m
 ROOM DEPTH: XX m

PRIVATE OUTDOOR SPACE (POS)
 1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
 2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
 3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE
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Client: **STOCKLAND**
 LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project: **STOCKLAND COLLINGWOOD**
 79-81 VICTORIA PARADE
 COLLINGWOOD 3066

Title: **ADGV COMPLIANCE PLANS - W_3B3B_07**

Project No. **2518** Scale @ A1
 Date: **As indicated**

Drawing Status: **TOWN PLANNING ISSUE**

Drawing No. **AR 970** Revision: **4**

1 W_3B3B_07
 Scale 1:50

PRINTED: 14/04/2026 9:46:01 PM
 FILE: Autodesk Docs\Stockland Collingwood 2518_Stockland_ARCHITECTURAL_MASTER_R25.rvt

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS 100mm WHEN SHEET IS PRINTED TO SCALE AS INDICATED



1 W_PH_01
Scale 1:50

W_PH_01 SCHEDULE

APT NO.	APT TYPE
BUILDING A	
A1701	W_PH_01
TOTAL OF APARTMENTS: 1	

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APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH
BALCONY DEPTH: XX m
BREEZE PATH: XX m
ROOM DEPTH: XX m

PRIVATE OUTDOOR SPACE (POS)
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE
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APARTMENT TYPE POS VARIES REFER TO OVERALL PLANS

Rev.	Issue	Revision Description	Date	Appr by
4	TOWN PLANNING ISSUE UPDATES		14.04.2026	SG
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1	DRAFT 80% TOWN PLANNING ISSUE		18.12.2025	SG

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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **ADGV COMPLIANCE PLANS - W_PH_01**

Project No. **2518** Scale @ A1
Date **As indicated**

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 971** Revision **4**

PRINTED: 14/04/2026 09:46:01 PM
FILE: Autodesk Docs\Stockland Collingwood 2518_Stockland_ARCHITECTURAL_MASTER_R25.rvt

W_PH_02 SCHEDULE

APT NO. APT TYPE

BUILDING A

A1702 W_PH_02

TOTAL OF APARTMENTS: 1

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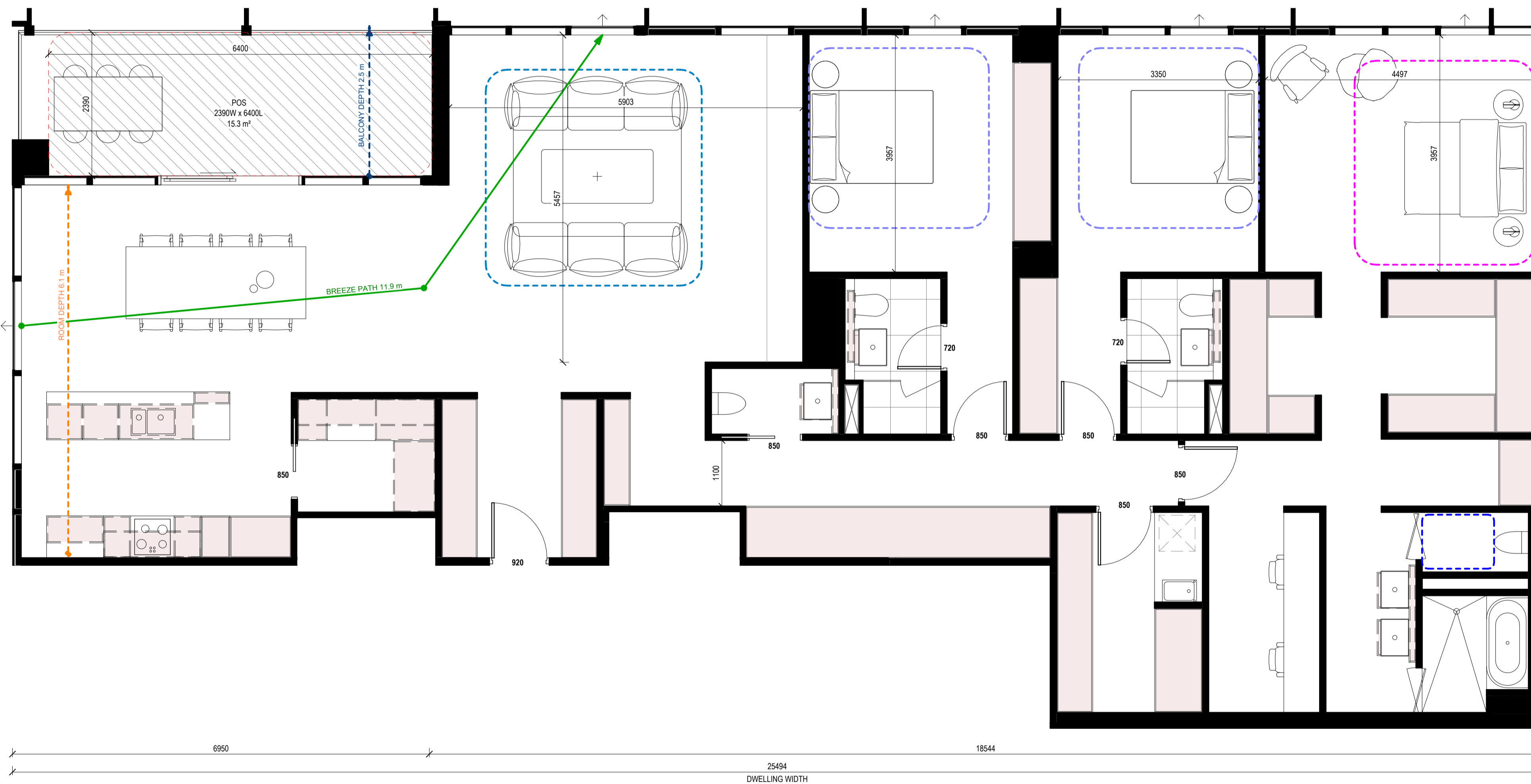
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APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
 CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
 OPTION A: 1200mm W x 1200mm D
 OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
 LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
 MASTER BEDROOM: 3400mm W x 3000mm D
 SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS
 1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
 2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE
 1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
 2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
 3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH
 BALCONY DEPTH: XX m
 BREEZE PATH: XX m
 ROOM DEPTH: XX m

PRIVATE OUTDOOR SPACE (POS)
 1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
 2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
 3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

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1		DRAFT 80% TOWN PLANNING ISSUE	18.12.2025	SG

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 LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project: **STOCKLAND COLLINGWOOD**
 79-81 VICTORIA PARADE
 COLLINGWOOD 3066

Title: **ADGV COMPLIANCE PLANS - W_PH_02**

Project No. **2518** Scale @ A1
 Date: **As indicated**

Drawing Status: **TOWN PLANNING ISSUE**

Drawing No. **AR 972** Revision: **4**

1 W_PH_02
 Scale 1:50

W_PH_03 SCHEDULE

APT NO. APT TYPE

BUILDING B

B2301 W_PH_03

TOTAL OF APARTMENTS: 1

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APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE
1 BEDROOM: MIN. 10m² (6m² WITHIN APT)
2 BEDROOM: MIN. 14m² (9m² WITHIN APT)
3 BEDROOM: MIN. 18m² (12m² WITHIN APT)

DEPTH AND PATH
BALCONY DEPTH: XX m
BREEZE PATH: XX m
ROOM DEPTH: XX m

PRIVATE OUTDOOR SPACE (POS)
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

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LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project: **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title: **ADGV COMPLIANCE PLANS - W_PH_03**

Project No. **2518** Scale @ A1
Date: **As indicated**

Drawing Status: **TOWN PLANNING ISSUE**

Drawing No. **AR 973** Revision: **4**

1 W_PH_03
Scale 1:50

W_PH_04 SCHEDULE

APT NO. APT TYPE

BUILDING B

B2303 W_PH_04

TOTAL OF APARTMENTS: 1

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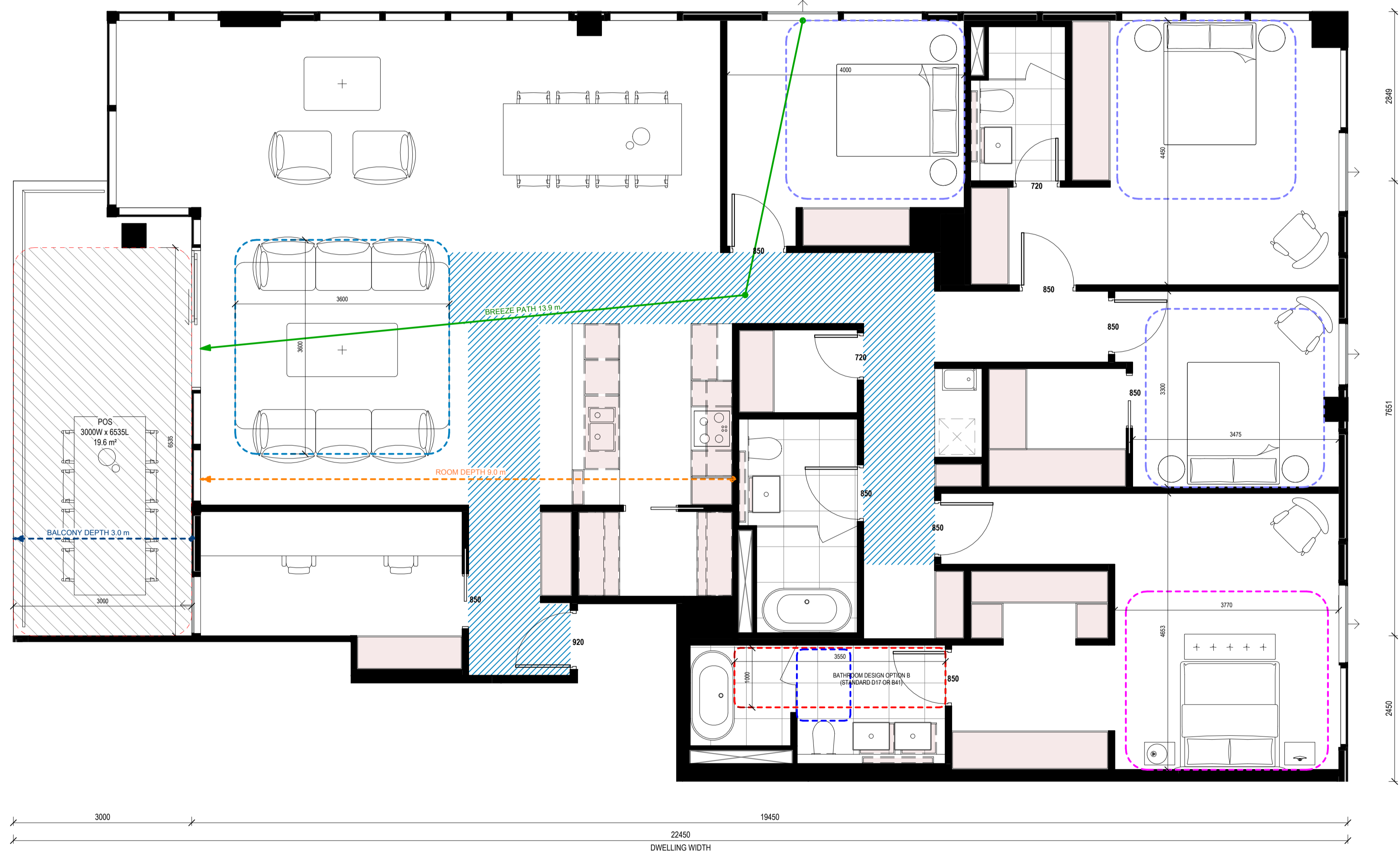
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APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D

LIVING AREA DIMENSIONS
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm

STORAGE
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH
PRIVATE OPEN SPACE (POS)
BREEZE PATH
ROOM DEPTH

PRIVATE OUTDOOR SPACE (POS)
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE
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Client: **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project: **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title: **ADGV COMPLIANCE PLANS - W_PH_04**

Project No. **2518** Scale @ A1
Drawing Status: **TOWN PLANNING ISSUE**
Drawing No. **AR 974** Revision: **4**

1 W_PH_04
Scale 1:50

W_TH_01 SCHEDULE

APT NO.	APT TYPE
BUILDING B	
TH101	W_TH_01
TH102	W_TH_01a
TH103	W_TH_01b
TH104	W_TH_01
TOTAL OF APARTMENTS: 4	

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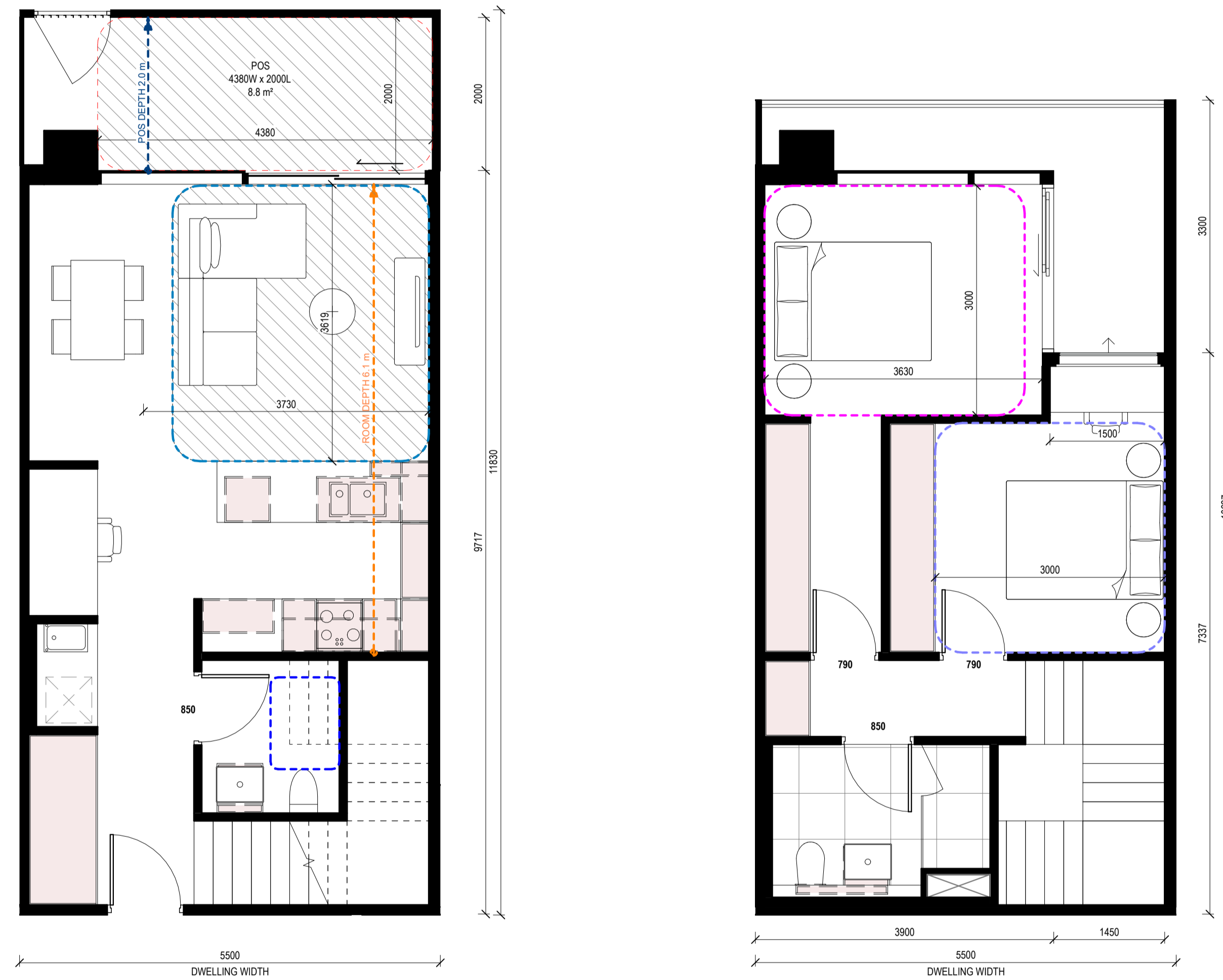
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SUBTYPES	DWELLING WIDTH (MM)	DWELLING DEPTH (MM)	BALCONY DEPTH (MM)	BALCONY AREA (SQM)
W_TH 01a	5500.0	11730.0	2000.0	11.0
W_TH 01b	5500.0	11730.0	2000.0	11.0

1 W_TH_01 LEVEL 1
Scale 1:50

2 W_TH_01 LEVEL MEZZ
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

- CIRCULATION AREA**
CLEAR CIRCULATION AREA: MIN. OF 1.2 M WIDTH
- ADAPTABLE BATHROOM**
OPTION A: 1200mm W x 1200mm D
OPTION B: 1000mm W x 2700mm min. D (NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
LIVABLE HOUSING DESIGN GUIDE (SILVER): 900mm W x 1200mm D
- BEDROOM DIMENSIONS**
MASTER BEDROOM: 3400mm W x 3000mm D
SECONDARY BEDROOM: 3000mm W x 3000mm D
- LIVING AREA DIMENSIONS**
1 BEDROOM: MIN. WIDTH 3.3m, MIN. AREA 10sqm
2 OR MORE BEDROOM: MIN. WIDTH 3.6m, MIN. AREA 12sqm
- STORAGE**
1 BEDROOM: MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM: MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM: MIN. 18m³ (12m³ WITHIN APT)
- DEPTH AND PATH**
BALCONY DEPTH: XX m
BREEZE PATH: XX m
ROOM DEPTH: XX m
- PRIVATE OUTDOOR SPACE (POS)**
1 BEDROOM: 8sqm (MIN. 1800mm DEPTH)
2 BEDROOM: 8sqm (MIN. 2000mm DEPTH)
3 BEDROOM: 12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

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Client **STOCKLAND**
LEVEL 36, 525 COLLINS STREET, MELBOURNE 3000

Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title **ADGV COMPLIANCE PLANS - W_TH_01**

Project No. **2518** Scale @ A1
As indicated

Drawing Status **TOWN PLANNING ISSUE**

Drawing No. **AR 975** Revision **4**

W_TH_02 SCHEDULE

APT NO. APT TYPE

BUILDING B

TH105 W_TH_02

TOTAL OF APARTMENTS: 1

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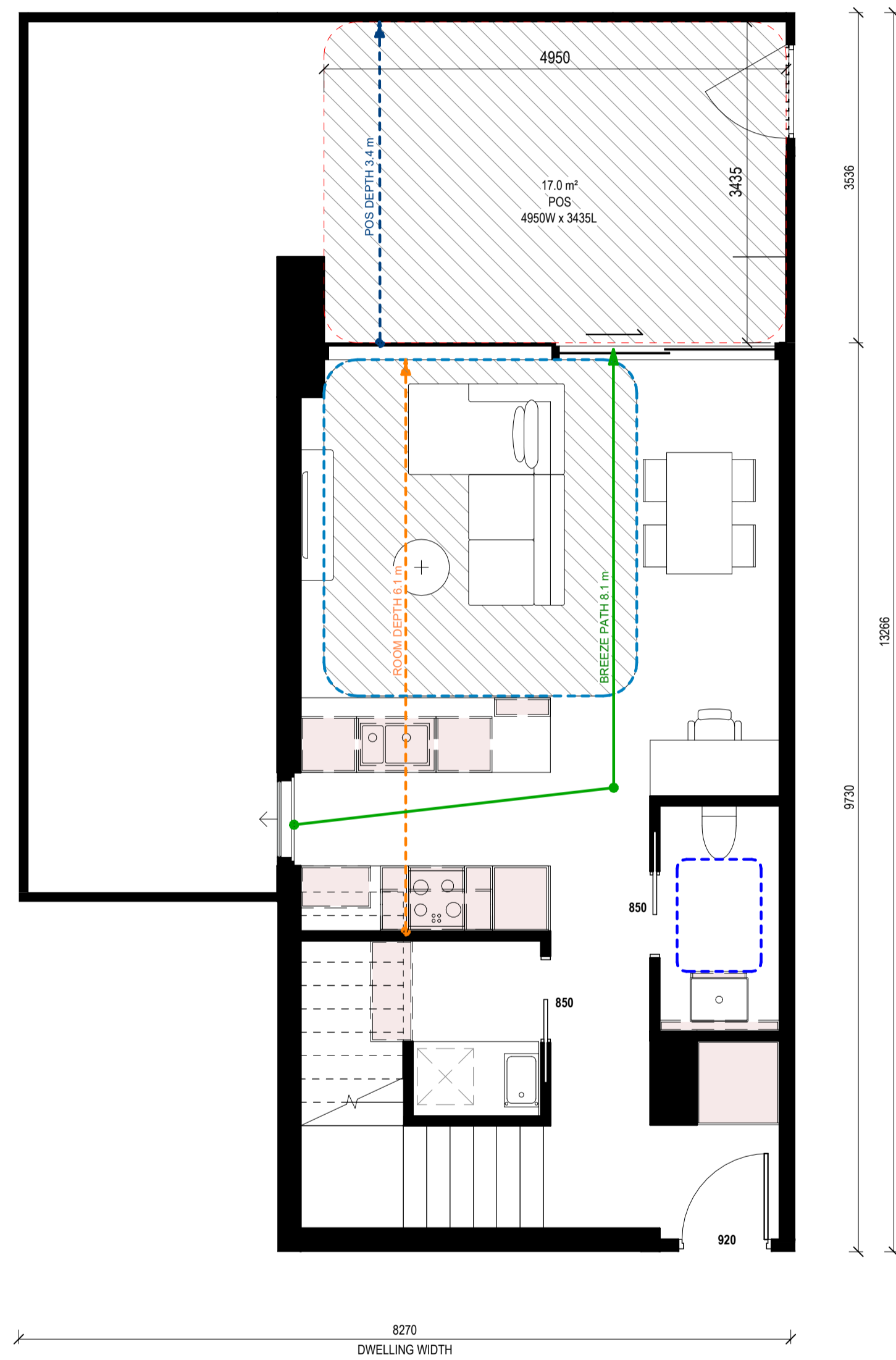
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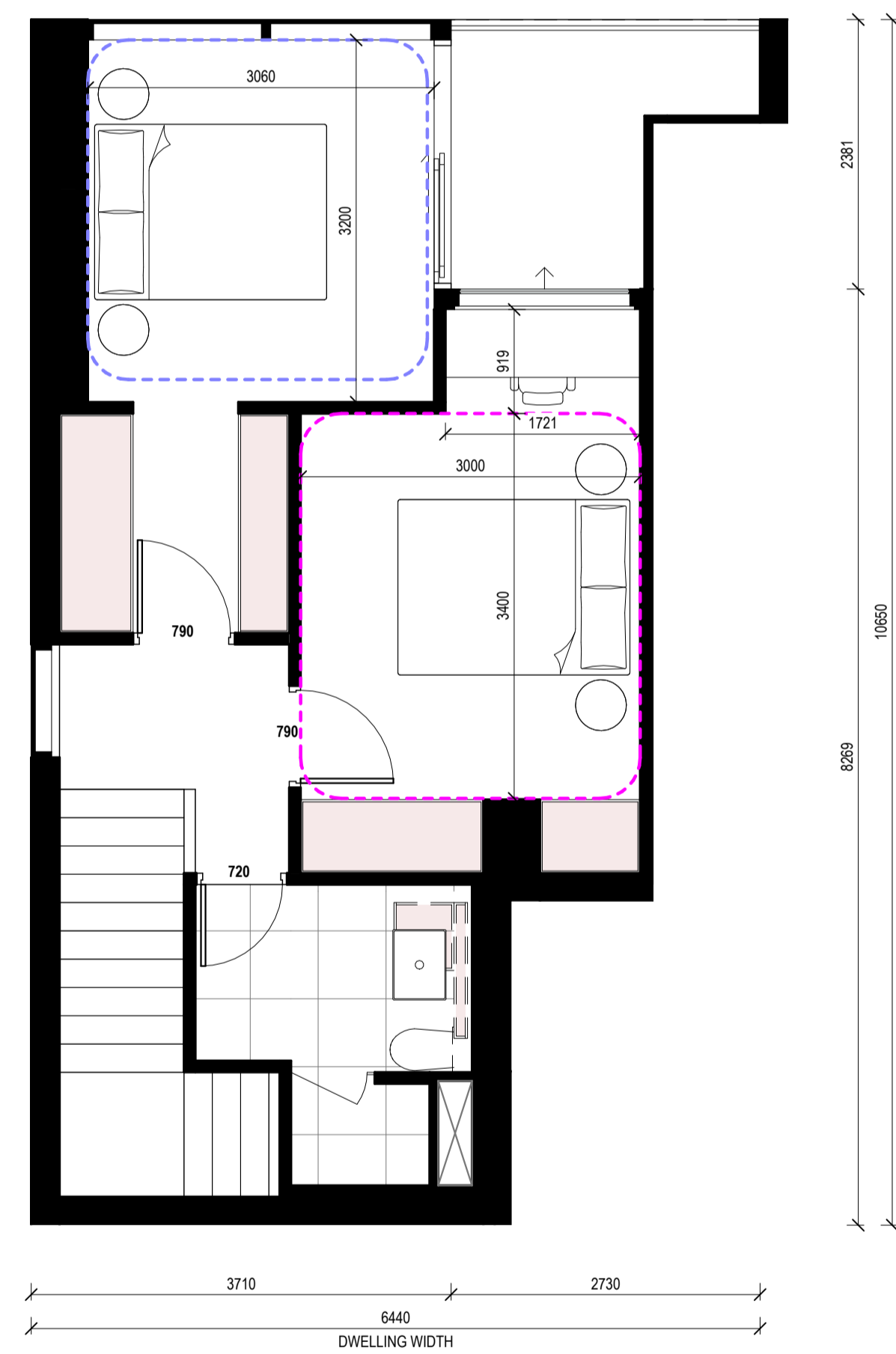
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1 W_TH_02 LEVEL 1
Scale 1:50



2 W_TH_02 LEVEL MEZZ
Scale 1:50

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA

CLEAR CIRCULATION AREA:
MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM

OPTION A
1200mm W x 1200mm D

OPTION B
1000mm W x 2700mm min. D
(NOTE: BATHROOM DOOR TO HAVE
REMOVABLE HINGES)

LIVABLE HOUSING DESIGN GUIDE (SILVER)
900mm W x 1200mm D

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS

MASTER BEDROOM
3400mm W x 3000mm D

SECONDARY BEDROOM
3000mm W x 3000mm D

LIVING AREA DIMENSIONS

1 BEDROOM
MIN. WIDTH 3.3m
MIN. AREA 10sqm

2 OR MORE BEDROOM
MIN. WIDTH 3.6m
MIN. AREA 12sqm

STORAGE

1 BEDROOM
MIN. 10m² (6m² WITHIN APT)
2 BEDROOM
MIN. 14m² (9m² WITHIN APT)
3 BEDROOM
MIN. 18m² (12m² WITHIN APT)

DEPTH AND PATH

PRIVATE OPEN SPACE (POS)

CROSS VENTILATION

LIVING ROOM DEPTH

PRIVATE OUTDOOR SPACE (POS)

1 BEDROOM
8sqm (MIN. 1800mm DEPTH)

2 BEDROOM
8sqm (MIN. 2000mm DEPTH)

3 BEDROOM
12sqm (MIN. 2400mm DEPTH)

NOTE: PLANTERS NOT INCLUDED IN AREA

GENERAL NOTE

• APARTMENTS HAVE BEEN DESIGNED TO ACCOMMODATE PARTS OF THE APARTMENT DESIGN GUIDELINES FOR VICTORIA AS OUTLINED IN THE DESIGN STANDARDS SUMMARY.
• APARTMENT TYPE POS VARIES REFER TO OVERALL PLANS

Rev.	Issue	Revision Description	Date	Appr by
4	TOWN PLANNING ISSUE UPDATES		14.04.2026	SG
3	TOWN PLANNING ISSUE UPDATES		25.03.2026	SG
2	TOWN PLANNING ISSUE		20.03.2026	SG
1	DRAFT 80% TOWN PLANNING ISSUE		18.12.2025	SG

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Project **STOCKLAND COLLINGWOOD**
79-81 VICTORIA PARADE
COLLINGWOOD 3066

Title
ADGV COMPLIANCE PLANS - W_TH_02

Project No. **2518** Scale @ A1
As indicated

Drawing Status
TOWN PLANNING ISSUE

Drawing No. **AR 976** Revision
4

APPENDIX D – EARLY NATHERS ENERGY MODELLING



NDY has undertaken an early design NatHERS assessment for the residential apartments to inform the design team on the indicative design thermal performance. The NatHERS modelling was conducted using the approved Firstrate5 software v5.5.5 (3.22) approved for use to demonstrate compliance with the Town Planning and NCC requirement. The modelling assumptions and assessment results are summarised in the Tables below. The NatHERS modelling for the modelled thermally unique dwellings demonstrates that the project's target of average NatHERS rating 7.5-stars with no individual dwelling lesser than 6-stars is achievable. The performance requirement outlined below are indicative at this stage and will be further refined in design development to meet the project's targeted NatHERS rating.

TABLE 1 ESTIMATED THERMAL PERFORMANCE REQUIREMENTS

BUILDING ELEMENT	MATERIAL	THERMAL PERFORMANCE
Roof/ceiling Construction	Concrete	_Minimum R6.0 added insulation at ceiling level for top floor apartments. _Minimum R5.0 added insulation at ceiling level where balconies above.
Floor construction	Concrete	_Minimum R2.0 added insulation to underside of apartment floor slab where cantilevered over outside environment.
External wall	Lightweight	_Minimum R2.5 added insulation with R0.2 thermal break
Internal wall	Lightweight / concrete	_Minimum R0.6 added insulation to walls adjacent to core stairs. _Minimum R2.0 added insulation to walls adjacent to service risers and common corridor _Minimum R2.0 added insulation to party walls.
Windows	Awning windows	Total system U-value ≤ 2.89 Total system SHGC: $0.35 \pm 5\%$
	Fixed windows	Total system U-value ≤ 2.56 Total system SHGC: $0.40 \pm 5\%$
	Sliding doors	Total system U-value ≤ 3.23 Total system SHGC: $0.38 \pm 5\%$

TABLE 2 MODELLING PARAMETER ASSUMPTION

PARAMETER	ASSUMPTION
Floor to ceiling	2,700 mm floor to ceiling
Ceiling penetration	1 downlight per 5sqm (sealed) 1 exhaust to all wet areas & kitchen (sealed)
Floor covering	Carpet (Bedroom, WIR) Tiles (wet areas) Timber throughout
Glazing height	As per elevations

TABLE 3 PRELIMINARY ENERGY RATING

THERMALLY UNIQUE DWELLING TYPE	NO. OF TYPICAL UNITS	HEATING LOAD (MJ/M2)	COOLING LOAD (MJ/M2)	ANNUAL LOAD (MJ/M2)	NATHERS STAR RATING
A1208_2B2B_03b_South	6	38.5	12.2	50.7	7.6
A1303_3B3B_01_West	9	27.9	30.9	58.8	7.2
A1406_3B2B_04_SW	14	34.5	26.8	61.3	7.0
A1504_2B2B_03a_West	10	23.3	36.3	59.6	7.1
A1701_PH01	1	27.1	36.9	64.0	6.9
B513_1B1B-01_North	25	10.7	20.2	30.9	8.7
B616_2B1B_01_West	5	34.0	29.4	63.4	6.9
B618_Studio_01_South	10	12.7	16.4	29.1	8.8
B2110_3B2B_01_NW	15	21.4	24.2	45.6	7.9
B2111_3B3B_01e_SW	15	30.1	20.8	50.9	7.6
B2203_2B2B-04b_West	42	27.2	14.3	41.5	8.1
WEIGHTED SAMPLE AVERAGE	152	24.4	21.2	45.6	7.8

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