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NORTHCOTE VILLAGE - TOWN PLANNING SUBMISSION

	Sheet Number	Sheet Name
000 INFORMATION & PRELIMINARIES		
AR	000	COVER SHEET
AR	001	DEVELOPMENT SUMMARY
AR	002	ADGV SUMMARY - STAGE 1 (SHEET 1)
AR	003	ADGV SUMMARY - STAGE 1 (SHEET 2)
AR	004	ADGV SUMMARY - STAGE 1 (SHEET 3)
AR	005	ADGV SUMMARY - STAGE 1 (SHEET 4)
AR	006	ADGV SUMMARY - STAGE 2 (SHEET 1)
AR	007	ADGV SUMMARY - STAGE 2 (SHEET 2)
010 SITE		
AR	010	LOCATION PLAN
AR	011	EXISTING CONDITIONS - GROUND FLOOR
AR	013	STAGING PLAN
AR	020	STAGE 1 SITE PLAN PROPOSED
AR	021	STAGE 2 SITE PLAN PROPOSED
030 DEMOLITION		
AR	030	DEMOLITION PLAN
AR	031	DECOUPLING WORKS - LOWER GROUND
AR	035	DECOUPLING WORKS
AR	036	DECOUPLING WORKS
040 SHADOW DIAGRAMS		
AR	040	SHADOW STUDY - JUNE 22ND
AR	041	SHADOW STUDY - SEPT 22ND
AR	042	SHADOW STUDY - DEC 22ND
100 PLANS		
AR	100	FLOOR PLAN - BASEMENT 01
AR	101	FLOOR PLAN - GROUND LOWER (STAGE 1)
AR	102	FLOOR PLAN - GROUND LOWER (STAGE 2)
AR	103	FLOOR PLAN - GROUND UPPER (STAGE 1)
AR	104	FLOOR PLAN - GROUND UPPER (STAGE 2)
AR	105	FLOOR PLAN - LEVEL 01 (STAGE 1)
AR	106	FLOOR PLAN - LEVEL 01 (STAGE 2)
AR	107	FLOOR PLAN - LEVEL L02
AR	108	FLOOR PLAN - LEVEL L03
AR	109	FLOOR PLAN - LEVEL L04
AR	110	FLOOR PLAN - LEVEL L05
AR	111	FLOOR PLAN - LEVEL L06
AR	112	FLOOR PLAN - LEVEL L07
AR	113	FLOOR PLAN - LEVEL L08
AR	114	FLOOR PLAN - LEVEL L09
AR	115	FLOOR PLAN - LEVEL L10
AR	116	FLOOR PLAN - LEVEL L11
AR	117	FLOOR PLAN - LEVEL L12
AR	118	FLOOR PLAN - LEVEL L13
AR	119	FLOOR PLAN - LEVEL L14
AR	120	FLOOR PLAN - LEVEL L15
AR	121	FLOOR PLAN - LEVEL L16
AR	122	FLOOR PLAN - LEVEL L17
AR	123	FLOOR PLAN - LEVEL L18
AR	124	FLOOR PLAN - LEVEL L19
AR	125	FLOOR PLAN - LEVEL L20
AR	126	FLOOR PLAN - LEVEL L21
AR	127	FLOOR PLAN - LEVEL L22
AR	128	FLOOR PLAN - LEVEL L23
300 EXTERNAL ELEVATIONS		
AR	300	SOUTH ELEVATION - STAGE 2
AR	301	WEST ELEVATION - STAGE 2
AR	302	NORTH ELEVATION - STAGE 2
AR	303	EAST ELEVATION - STAGE 2
AR	304	PART ELEVATION 1 - STAGE 2
AR	305	PART ELEVATION 2 - STAGE 2
AR	306	WEST ELEVATION - STAGE 1
AR	307	SOUTH ELEVATION - STAGE 1
350 SECTIONS		
AR	350	OVERALL SECTION 01
AR	351	OVERALL SECTION 02
AR	352	OVERALL SECTION 03
AR	353	OVERALL SECTION 04
AR	355	INTERFACE SECTION
AR	356	INTERFACE SECTION - VEHICLE RAMPS
AR	357	INTERFACE SECTION - VEHICLE RAMPS
AR	358	INTERFACE SECTION - SEPERATION STREET
AR	359	INTERFACE SECTION - SEPERATION STREET
AR	360	INTERFACE SECTIONS - RESIDENTIAL RAMP
AR	361	INTERFACE SECTIONS - BLDG 3

NORTHCOTE VILLAGE - TOWN PLANNING SUBMISSION

	Sheet Number	Sheet Name
600 BUILDING ENVELOPE DETAILS		
AR	610	FACADE SYSTEM - BUILDING 01
AR	611	FACADE SYSTEM - BUILDING 02
AR	612	FACADE SYSTEM - BUILDING 02
AR	613	FACADE SYSTEM - BUILDING 03
AR	614	FACADE SYSTEM - RETAIL PODIUM
900 COMPLIANCE		
AR	900	ADGV - STAGE 1 - 1BED MPR
AR	901	ADGV - STAGE 1 - 1BED MPR
AR	902	ADGV - STAGE 1 - 1BED MPR
AR	903	ADGV - STAGE 1 - 1BED MPR
AR	904	ADGV - STAGE 1 - 1BED MPR
AR	905	ADGV - STAGE 1 - 1BED
AR	906	ADGV - STAGE 1 - 1BED
AR	907	ADGV - STAGE 1 - 1BED
AR	908	ADGV - STAGE 1 - 1BED
AR	909	ADGV - STAGE 1 - 1BED
AR	910	ADGV - STAGE 1 - 1BED
AR	911	ADGV - STAGE 1 - 1BED
AR	912	ADGV - STAGE 1 - 1BED
AR	913	ADGV - STAGE 1 - 2BED 1BATH
AR	914	ADGV - STAGE 1 - 2BED 1BATH
AR	915	ADGV - STAGE 1 - 2BED S
AR	916	ADGV - STAGE 1 - 2BED S
AR	917	ADGV - STAGE 1 - 2BED S
AR	918	ADGV - STAGE 1 - 2BED MPR
AR	919	ADGV - STAGE 1 - 2BED MPR
AR	920	ADGV - STAGE 1 - 2BED MPR
AR	921	ADGV - STAGE 1 - 2BED P
AR	922	ADGV - STAGE 1 - 2BED P
AR	923	ADGV - STAGE 1 - 2BED P
AR	924	ADGV - STAGE 1 - 2BED P
AR	925	ADGV - STAGE 1 - 2BED P
AR	926	ADGV - STAGE 1 - 3BED
AR	927	ADGV - STAGE 1 - 3BED
AR	928	ADGV - STAGE 1 - 3BED
AR	929	ADGV - STAGE 1 -STAGE 1 - 3BED
AR	930	ADGV - STAGE 1 - 3BED
AR	931	ADGV - STAGE 1 - 3BED
AR	932	ADGV - STAGE 1 - 3BED
AR	933	ADGV - STAGE 1 - 3BED
AR	934	ADGV - STAGE 1 - TOWNHOUSE
AR	935	ADGV - STAGE 1 - TOWNHOUSE
AR	936	ADGV - STAGE 1 - TOWNHOUSE
AR	937	ADGV - STAGE 1 - TOWNHOUSE
AR	938	ADGV - STAGE 1 - STUDIO
AR	939	ADGV - STAGE 1 - STUDIO
AR	940	ADGV - STAGE 1 - STUDIO
AR	941	ADGV - STAGE 1 - STUDIO
AR	942	ADGV - STAGE 1 - STUDIO
AR	943	ADGV - STAGE 1 - STUDIO
AR	944	ADGV - STAGE 1 - STUDIO
AR	950	ADGV - STAGE 2 - 1BED
AR	951	ADGV - STAGE 2 - 1BED
AR	952	ADGV - STAGE 2 - 1BED
AR	953	ADGV - STAGE 2 - 1BED MPR
AR	954	ADGV - STAGE 2 - 2BED 1BATH
AR	955	ADGV - STAGE 2 - 2BED S
AR	956	ADGV - STAGE 2 - 2BED S
AR	957	ADGV - STAGE 2 - 2BED S
AR	958	ADGV - STAGE 2 - 2BED S
AR	959	ADGV - STAGE 2 - 3BED S
AR	960	ADGV - STAGE 2 - 3BED S
AR	961	ADGV - STAGE 2 - 3BED S
AR	962	ADGV - STAGE 2 - 3BED S
AR	963	ADGV - STAGE 2 - STUDIO
AR	964	ADGV - STAGE 2 - STUDIO





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Rev.	Issue	Revision Description	Date	Appr by
2		DTP PLANNING UPDATE	30.07.2026	MW
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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: INFORMATION & PRELIMINARIES
COVER SHEET

Project No.: 2413

Scale @ A1

Date:

Drawing Status: FOR APPROVAL

Drawing No.: AR 000

Revision: 2

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STAGE 1 - APARTMENT MIX

B1 APARTMENT COUNT

PRODUCT TYPE	COUNT
1B1B+MPR	39
1B1BS	54
2B2B+MPR	33
2B2BP	30
2B2BS	27
3B2BS	20
STUDIO	3
TOTAL: 206	

B2 APARTMENT COUNT

PRODUCT TYPE	COUNT
1B1B+MPR	11
1B1BS	38
2B1BS	42
2B2B+MPR	2
2B2BP	40
2B2BS	52
3B2BS	12
STUDIO	5
TOTAL: 202	

B4 APARTMENT COUNT

PRODUCT TYPE	COUNT
1B1BS	2
STUDIO	22
TOTAL: 24	

B5 APARTMENT COUNT

PRODUCT TYPE	COUNT
1B1B+MPR	6
1B1BS	2
2B2B TH	2
3B2.5B TH	2
STUDIO	8
TOTAL: 20	

STAGE 2 - APARTMENT MIX

B3 APARTMENT COUNT

PRODUCT TYPE	COUNT
1B1B+MPR	4
1B1BS	90
2B1BS	14
2B2BS	72
3B2BS	8
STUDIO	4
TOTAL: 192	

B6 APARTMENT COUNT

PRODUCT TYPE	COUNT
2B2BS	4
STUDIO	22
TOTAL: 26	

STAGE 1 - APARTMENT SUMMARY

STAGE 1 - TOTAL APTS

PRODUCT TYPE	COUNT
1B1B+MPR	56
1B1BS	96
2B1BS	42
2B2B TH	2
2B2B+MPR	35
2B2BP	70
2B2BS	79
3B2.5B TH	2
3B2BS	32
STUDIO	38
TOTAL: 452	

STAGE 2 - APARTMENT SUMMARY

STAGE 2 - TOTAL APTS

PRODUCT TYPE	COUNT
1B1B+MPR	4
1B1BS	90
2B1BS	14
2B2BS	76
3B2BS	8
STUDIO	26
TOTAL: 218	

STAGE 1 - NSA

B1 NSA

LEVEL	AREA
03	402.8 m²
04	947.3 m²
05	831.6 m²
06	831.6 m²
07	831.6 m²
08	831.6 m²
09	831.6 m²
10	831.6 m²
11	831.6 m²
12 - N	837.2 m²
13 - N	837.2 m²
14 - S	837.2 m²
15 - N	837.2 m²
16 - N	837.2 m²
17 - N	837.2 m²
18 - N	833.0 m²
19 - N	803.6 m²
20 - N	484.3 m²
21 - N	484.3 m²
22 - N	484.3 m²
TOTAL: 206	15284.3 m²

B2 NSA

LEVEL	AREA
03	904.4 m²
04	1225.0 m²
05	1225.0 m²
06	1225.0 m²
07	1225.0 m²
08	1225.0 m²
09	1225.0 m²
10	1225.0 m²
11	1225.0 m²
12	1225.0 m²
13	1225.0 m²
14 - S	524.9 m²
15 - S	524.9 m²
16 - S	524.9 m²
TOTAL: 202	14729.0 m²

B4 NSA

LEVEL	AREA
01	513.6 m²
02	513.6 m²
TOTAL: 24	1027.2 m²

B5 NSA

LEVEL	AREA
01	460.1 m²
02	571.4 m²
03	309.9 m²
04	98.8 m²
TOTAL: 24	1440.2 m²

STAGE 2 - NSA

B3 NSA

LEVEL	AREA
01	244.2 m²
02	244.2 m²
03	300.5 m²
04	773.4 m²
05	773.4 m²
06	773.4 m²
07	773.4 m²
08	773.4 m²
09	773.4 m²
10	773.4 m²
11	773.4 m²
12	773.4 m²
13	773.4 m²
14 - W	773.4 m²
15 - W	773.4 m²
16 - W	773.4 m²
17 - N	472.9 m²
18 - N	472.9 m²
19 - N	510.9 m²
20 - N	510.9 m²
TOTAL: 192	12810.4 m²

B6 NSA

LEVEL	AREA
01	333.0 m²
02	292.2 m²
03	292.2 m²
04 - P	83.2 m²
GF UPPER	251.0 m²
TOTAL: 26	1251.6 m²

STAGE 1 - TOTAL NSA

STAGE 1 - NSA

AREA
32480.7 m²

STAGE 2 - TOTAL NSA

STAGE 2 - NSA

AREA
14062.0 m²

STAGE 1 - CAR PARK SCHEDULES

STAGE 1 - RESI CAR PARKING

TYPE	COUNT
01	
STANDARD 1200 x 2500 MOTORBIKE	4
STANDARD 2600 x 5500	103
STANDARD 2600 x 5500 CAR SHARE	1
STANDARD 2600 x 5500 EV	4
STANDARD 2600 x 5500 TANDEM	7
	119
02	
SMALL 2600 x 4900	1
STANDARD 1200 x 2500 MOTORBIKE	4
STANDARD 2600 x 5500	120
STANDARD 2600 x 5500 TANDEM	9
	134
TOTAL	253

STAGE 1 - RETAIL CAR PARKING

TYPE	COUNT
B01	
STANDARD 2600 x 5500	166
STANDARD 2600 x 5500 DDA	4
STANDARD 2600 x 5500 EV	4
STANDARD 3000 x 5500 DTB	6
	180
TOTAL	180

STAGE 2 - CAR PARK SCHEDULES

STAGE 2 - RESI CAR PARKING

TYPE	COUNT
GF LOWER	
SMALL 2600 x 4900	22
STANDARD 2600 x 5500	8
	30
GF UPPER	
SMALL 2600 x 4900	10
SMALL 2600 x 4900 Car Share	1
SMALL 2600 x 4900 EV	2
	13
01	
PARALLEL 2400 x 6700	1
SMALL 2600 x 4900	20
STANDARD 1200 x 2500 MOTORBIKE	2
STANDARD 2600 x 5500	12
	35
02	
PARALLEL 2400 x 6700	1
SMALL 2600 x 4900	22
STANDARD 1200 x 2500 MOTORBIKE	2
STANDARD 2600 x 5500	12
	37
TOTAL	115

STAGE 1 - BIKE PARKING SCHEDULES

STAGE 1 - RESI BIKE PARKING

TYPE	COUNT
GF LOWER	
BUILDING 1 RESIDENTIAL	208
BUILDING 1,2,4,5 RESIDENTIAL VISITOR	46
	254
02	
BUILDING 2,5 RESIDENTIAL	225
BUILDING 4 RESIDENTIAL	26
	251
TOTAL	505

STAGE 1 - RETAIL BIKE PARKING

TYPE	COUNT
B01	
RETAIL EMPLOYEE	28
	28
GF LOWER	
RETAIL VISITOR	10
	10
TOTAL	38

STAGE 2 - BIKE PARKING SCHEDULES

STAGE 2 - RESI BIKE PARKING

TYPE	COUNT
GF LOWER	
BUILDING 3,6 RESIDENTIAL	230
BUILDING 3,6 RESIDENTIAL VISITOR	22
	252
TOTAL	252

STAGE 1 - EXTERNAL STORAGE

LEVEL	STORAGE SIZE	VOLUME	COUNT
BUILDING 1, 4			
GF UPPER	STORAGE 1.2 x 2.1m	4.0 m³	128
01	STORAGE 1.2 x 2.1m	4.0 m³	26
02	STORAGE 1.2 x 2.1m	4.0 m³	28
			182
BUILDING 2, 5			
01	STORAGE 1.2 x 2.1m	4.0 m³	122
02	STORAGE 1.0 x 2.0m	2.0 m³	49
02	STORAGE 1.2 x 2.1m	4.0 m³	19
			190
TOTAL			372

STAGE 2 - EXTERNAL STORAGE

LEVEL	STORAGE SIZE	VOLUME	COUNT
BUILDING 3, 6			
GF LOWER	STORAGE 1.0 x 2.0m	2.0 m³	4
GF LOWER	STORAGE 1.2 x 2.1m	4.0 m³	5
GF UPPER	STORAGE 1.0 x 2.0m	2.0 m³	68
GF UPPER	STORAGE 1.2 x 2.1m	4.0 m³	26
01	STORAGE 1.2 x 2.1m	4.0 m³	37
02	STORAGE 1.2 x 2.1m	4.0 m³	71
			211
TOTAL			211

STAGE 1 - RETAIL SCHEDULES

STAGE 1 - RETAIL SCHEDULE

TYPE	AREA
GF LOWER	
COMMUNITY RETAIL	84 m²
RETAIL	236 m²
RETAIL	126 m²
RETAIL	141 m²
RETAIL	66 m²
RETAIL	65 m²
RETAIL	85 m²
RETAIL	66 m²
RETAIL	91 m²
RETAIL	58 m²
TOTAL	1017 m²

STAGE 1 - SUPERMARKET SCHEDULE

TYPE	AREA
GF LOWER	
SUPERMARKET BOH	1667 m²
SUPERMARKET	2831 m²
TOTAL	4498 m²

STAGE 2 - RETAIL SCHEDULES

STAGE 2 - RETAIL SCHEDULE

TYPE	AREA
GF LOWER	
B6 RETAIL	81 m²
TOTAL	81 m²

STAGE 1 - AMENITIES SCHEDULES

STAGE 1 - INTERNAL AMENITIES

TYPE	AREA
B01	
RETAIL AMENITIES	230 m²
GF LOWER	
B4/B5 AMENITIY	142 m²
01	
B4/B5 AMENITIY	114 m²
02	
B4/B5 AMENITIY	112 m²
03	
B1 AMENITY	642 m²
B2 AMENITY	413 m²
TOTAL	1652 m²

STAGE 1 - EXTERNAL AMENITIES

TYPE	AREA
03	
OUTDOOR AMENITIES	3777 m²
20 - N	
ROOF GARDEN / OUTDOOR AMENITIES	341 m²
TOTAL	4118 m²

STAGE 2 - AMENITIES SCHEDULES

STAGE 2 - INTERNAL AMENITIES

TYPE	AREA
03	
AMENITIES	557 m²
TOTAL	557 m²

STAGE 2 - EXTERNAL AMENITIES

TYPE	AREA
02	
ROOF GARDEN / OUTDOOR AMENITIES	53 m²
03	
OUTDOOR AMENITIES	1067 m²
17 - W	
ROOF GARDEN / OUTDOOR AMENITIES	326 m²
TOTAL	1447 m²

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1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: DEVELOPMENT SUMMARY

Project No.: 2413

Scale @ A1

Date:

Drawing Status: FOR APPROVAL

Drawing No.: AR 001

Revision: 2

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ADGV COMPLIANCE - STAGE 1 BUILDING 1

APARTMENT NO.	TYPE	D17 ACCESSIBLE	D19 PRIVATE OPEN SPACE	D24 FUNCTION LAYOUT MIN BEDROOM DIMENSIONS	D24 FUNCTION LAYOUT MIN LIVING DIMENSIONS	D25 ROOM DEPTH	D26 HABITABLE ROOMS	D27 CROSS VENTILATION	D25 CEILING HIEGHT	D20 STORAGE
03										
B1-301	B1_1B1BS_11	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-302	B1_STUDIO_04	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-303	B1_2B2B+MPR_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-304	B1_2B2B+MPR_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-305	B1_1B1B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-306	B1_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
04										
B1-401	B1_1B1BS_11	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-402	B1_STUDIO_04	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-403	B1_2B2B+MPR_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-404	B1_2B2B+MPR_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-405	B1_STUDIO_10	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-406	B1_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-407	B1_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-408	B1_1B1B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-409	B1_1B1B+MPR_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-410	B1_1B1BS_05	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-411	B1_1B1B+MPR_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-412	B1_2B2B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-413	B1_2B2BS_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-414	B1_1B1B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-415	B1_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
05										
B1-501	B1_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-502	B1_2B2BP_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-503	B1_2B2BP_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-504	B1_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-505	B1_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-506	B1_1B1B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-507	B1_1B1B+MPR_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-508	B1_1B1BS_05	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-509	B1_1B1B+MPR_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-510	B1_2B2B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-511	B1_2B2BS_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-512	B1_1B1B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-513	B1_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
06										
B1-601	B1_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-602	B1_2B2BP_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-603	B1_2B2BP_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-604	B1_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-605	B1_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-606	B1_1B1B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-607	B1_1B1B+MPR_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-608	B1_1B1BS_05	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-609	B1_1B1B+MPR_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-610	B1_2B2B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-611	B1_2B2BS_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-612	B1_1B1B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-613	B1_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
07										
B1-701	B1_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-702	B1_2B2BP_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-703	B1_2B2BP_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-704	B1_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-705	B1_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-706	B1_1B1B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-707	B1_1B1B+MPR_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-708	B1_1B1BS_05	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-709	B1_1B1B+MPR_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-710	B1_2B2B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-711	B1_2B2BS_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-712	B1_1B1B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-713	B1_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
08										
B1-801	B1_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-802	B1_2B2BP_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-803	B1_2B2BP_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-804	B1_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-805	B1_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-806	B1_1B1B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-807	B1_1B1B+MPR_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-808	B1_1B1BS_05	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-809	B1_1B1B+MPR_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-810	B1_2B2B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-811	B1_2B2BS_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-812	B1_1B1B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-813	B1_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
09										
B1-901	B1_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-902	B1_2B2BP_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-903	B1_2B2BP_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-904	B1_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-905	B1_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-906	B1_1B1B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-907	B1_1B1B+MPR_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-908	B1_1B1BS_05	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-909	B1_1B1B+MPR_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-910	B1_2B2B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-911	B1_2B2BS_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-912	B1_1B1B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-913	B1_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes

ADGV COMPLIANCE - STAGE 1 BUILDING 1

APARTMENT NO.	TYPE	D17 ACCESSIBLE	D19 PRIVATE OPEN SPACE	D24 FUNCTION LAYOUT MIN BEDROOM DIMENSIONS	D24 FUNCTION LAYOUT MIN LIVING DIMENSIONS	D25 ROOM DEPTH	D26 HABITABLE ROOMS	D27 CROSS VENTILATION	D25 CEILING HIEGHT	D20 STORAGE
10										
B1-1001	B1_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1002	B1_2B2BP_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1003	B1_2B2BP_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1004	B1_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1005	B1_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1006	B1_1B1B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1007	B1_1B1B+MPR_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1008	B1_1B1BS_05	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1009	B1_1B1B+MPR_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1010	B1_2B2B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1011	B1_2B2BS_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1012	B1_1B1B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1013	B1_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
11										
B1-1101	B1_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1102	B1_2B2BP_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1103	B1_2B2BP_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1104	B1_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1105	B1_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1106	B1_1B1B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1107	B1_1B1B+MPR_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1108	B1_1B1BS_05	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1109	B1_1B1B+MPR_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1110	B1_2B2B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1111	B1_2B2BS_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1112	B1_1B1B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1113	B1_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
12 - N										
B1-1201	B1_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1202	B1_2B2BP_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1203	B1_2B2BP_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1204	B1_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1205	B1_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1206	B1_1B1B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1207	B1_2B2B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1208	B1_2B2B+MPR_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1209	B1_2B2B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1210	B1_2B2BS_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1211	B1_2B2BS_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
13 - N										
B1-1301	B1_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1302	B1_2B2BP_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1303	B1_2B2BP_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1304	B1_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1305	B1_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1306	B1_1B1B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1307	B1_2B2B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1308	B1_2B2B+MPR_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1309	B1_2B2B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1310	B1_2B2BS_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1311	B1_2B2BS_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
14 - S										
B1-1401	B1_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1402	B1_2B2BP_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1403	B1_2B2BP_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1404	B1_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1405	B1_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1406	B1_1B1B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1407	B1_2B2B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1408	B1_2B2B+MPR_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1409	B1_2B2B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1410	B1_2B2BS_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1411	B1_2B2BS_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
15 - N										
B1-1501	B1_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1502	B1_2B2BP_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1503	B1_2B2BP_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1504	B1_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1505	B1_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1506	B1_1B1B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1507	B1_2B2B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1508	B1_2B2B+MPR_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1509	B1_2B2B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1510	B1_2B2BS_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1511	B1_2B2BS_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes

Standard (D7 or B36) - Communal Open Space Requirement:
Min. 30m² communal outdoor space. If the development contains 13 or more dwellings, the development should also provide an additional area of communal open space of 2.5m² per dwelling or 220m². This additional area may be indoors or outdoors.
The development includes 452 apartments in Stage 1 and 218 apartments in Stage 2. Therefore it requires a minimum communal open space area of 250m² for each stage. The proposed development has exceeded this by providing:

Total Internal Communal Space Stage 1: 1652m²
Total External Communal Space Stage 1: 4124m²

Total Internal Communal Space Stage 2: 557m²
Total External Communal Space Stage 2: 1447m²

Approximate area, refer to architectural plans.

Standard (D20 or B44) Table D8 - Storage Requirement
Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

All apartments meet the Total Min Storage requirement.
External storage has been provided in the podium as additional storage for residents

Standard D24 Functional Layout Requirement:
Table D7 - Bedroom Dimensions
Main Bedroom
Min Width 3.4m
Min Depth: 3.0m
Secondary Bedroom
Min Width: 3m
Min Area: 3m
Table D8 - Living Area Dimensions
1 Bed Type
Min Width 3.3m
Min Area: 10m2
2-3 Bedroom
Min Width: 3.6m
Min Area: 12m2

Standard D19 Private Open Space Requirement:

Table D5 - Balcony Size
1 Bed 8m² min. 1.8m depth
2 Bed 8m² min. 2.0m depth
3 Bed 12m² min. 2.4m depth

Standard (D17 or B41) Accessibility Requirement:
Min. 50% of total dwellings to can accommodate the accessibility requirements.
All apartment entry doors and main bedroom doors to have a clear opening width of 850mm
Table D4 - Bathroom Design
Apartment design to accomodate either Option A or Option B. Subject to further design development.
All adaptable bathrooms to have a clear 850mm wide door option

Standard (D25 or B47) Room Depth
Single AspectvRequirement:
Where a habitable room is an open plan layout (combined living area, dining area and kitchen) with a ceiling height of 2.7m, the room depth can be extended to 9m as described in the standard.
Ceiling Height Requirement:
The ceiling height is at least 2.7m measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen

Standard (D27 or B49) Cross Ventilation Requirement:
Min. 40% of dwellings should achieve effective cross ventilation
A maximum breeze path through the dwelling of 18m
a minimum breeze path through the dwelling of 5m

Standard (D26 or B48) Habitable Rooms Requirement:
Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky

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Rev.	Issue	Revision Description	Date	Appr by
2		DTP PLANNING UPDATE	30.07.2026	MW
1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client
TIME AND PLACE

Project
NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title
ADGV SUMMARY - STAGE 1 (SHEET 1)

Project No.
2413

Scale @ A1
1 : 20

Date

Drawing Status
FOR APPROVAL

Drawing No.
AR 002

Revision
2

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ADGV COMPLIANCE - STAGE 1 BUILDING 1

APARTMENT NO.	TYPE	D17 ACCESSIBLE	D19 PRIVATE OPEN SPACE	D24 FUNCTION LAYOUT MIN BEDROOM DIMENSIONS	D24 FUNCTION LAYOUT MIN LIVING DIMENSIONS	D25 ROOM DEPTH	D26 HABITABLE ROOMS	D27 CROSS VENTILATION	D25 CEILING HIEGHT	D20 STORAGE
16 - N										
B1-1601	B1_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1602	B1_2B2BP_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1603	B1_2B2BP_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1604	B1_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1605	B1_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1606	B1_1B1B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1607	B1_2B2B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1608	B1_2B2B+MPR_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1609	B1_2B2B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1610	B1_2B2BS_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1611	B1_2B2BS_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
17 - N										
B1-1701	B1_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1702	B1_2B2BP_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1703	B1_2B2BP_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1704	B1_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1705	B1_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1706	B1_1B1B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1707	B1_2B2B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1708	B1_2B2B+MPR_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1709	B1_2B2B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1710	B1_2B2BS_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1711	B1_2B2BS_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
18 - N										
B1-1801	B1_3B2BS_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B1-1802	B1_3B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B1-1803	B1_3B2BS_07	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B1-1804	B1_2B2B+MPR_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1805	B1_2B2B+MPR_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1806	B1_2B2B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1807	B1_2B2BS_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1808	B1_3B2BS_08	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
19 - N										
B1-1901	B1_3B2BS_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B1-1902	B1_3B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B1-1903	B1_3B2BS_07	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B1-1904	B1_2B2BP_10	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1905	B1_2B2BP_09	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1906	B1_2B2BP_08	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B1-1907	B1_2B2BP_07	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B1-1908	B1_3B2BS_08	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
20 - N										
B1-2001	B1_3B2BS_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B1-2002	B1_3B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B1-2003	B1_3B2BS_07	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B1-2004	B1_3B2BS_08	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
21 - N										
B1-2101	B1_3B2BS_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B1-2102	B1_3B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B1-2103	B1_3B2BS_07	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B1-2104	B1_3B2BS_08	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
22 - N										
B1-2201	B1_3B2BS_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B1-2202	B1_3B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B1-2203	B1_3B2BS_07	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B1-2204	B1_3B2BS_08	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
206										

ADGV COMPLIANCE - STAGE 1 BUILDING 2

APARTMENT NO.	TYPE	D17 ACCESSIBLE	D19 PRIVATE OPEN SPACE	D24 FUNCTION LAYOUT MIN BEDROOM DIMENSIONS	D24 FUNCTION LAYOUT MIN LIVING DIMENSIONS	D25 ROOM DEPTH	D26 HABITABLE ROOMS	D27 CROSS VENTILATION	D25 CEILING HIEGHT	D20 STORAGE
03										
B2-301	B2_2B2B+MPR_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-302	B5_STUDIO_05d	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-303	B5_STUDIO_05b	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-304	B5_STUDIO_05b	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-305	B5_STUDIO_05	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-306	B2_STUDIO_06	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-307	B2_1B1BS_07	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-308	B2_2B2BS_02b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-309	B2_2B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-310	B2_1B1B+MPR_09	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-311	B2_2B2B+MPR_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-312	B2_1B1BS_14	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-313	B2_2B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-314	B2_2B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
04										
B2-401	B2_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-402	B2_2B2BP_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-403	B2_2B2BP_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-404	B2_1B1BS_07	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-405	B2_2B2BS_02b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-406	B2_2B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-407	B2_2B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-408	B2_2B2BS_07	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-409	B2_1B1B+MPR_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-410	B2_1B1BS_08	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-411	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-412	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-413	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-414	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-415	B2_2B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-416	B2_2B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-417	B2_2B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
05										
B2-501	B2_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-502	B2_2B2BP_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-503	B2_2B2BP_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-504	B2_1B1BS_07	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-505	B2_2B2BS_02b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-506	B2_2B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-507	B2_2B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-508	B2_2B2BS_07	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-509	B2_1B1B+MPR_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-510	B2_1B1BS_08	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-511	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-512	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-513	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-514	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-515	B2_2B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-516	B2_2B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-517	B2_2B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
06										
B2-601	B2_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-602	B2_2B2BP_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-603	B2_2B2BP_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-604	B2_1B1BS_07	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-605	B2_2B2BS_02b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-606	B2_2B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-607	B2_2B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-608	B2_2B2BS_07	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-609	B2_1B1B+MPR_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-610	B2_1B1BS_08	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-611	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-612	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-613	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-614	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-615	B2_2B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-616	B2_2B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-617	B2_2B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
07										
B2-701	B2_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-702	B2_2B2BP_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-703	B2_2B2BP_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-704	B2_1B1BS_07	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-705	B2_2B2BS_02b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-706	B2_2B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-707	B2_2B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-708	B2_2B2BS_07	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-709	B2_1B1B+MPR_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-710	B2_1B1BS_08	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-711	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-712	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-713	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-714	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-715	B2_2B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-716	B2_2B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-717	B2_2B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes

Standard (D7 or B36) - Communal Open Space Requirement:
Min. 30m² communal outdoor space. If the development contains 13 or more dwellings, the development should also provide an additional area of communal open space of 2.5m² per dwelling or 220m². This additional area may be indoors or outdoors.
The development includes 452 apartments in Stage 1 and 218 apartments in Stage 2. Therefore it requires a minimum communal open space area of 250m² for each stage. The proposed development has exceeded this by providing:

Total Internal Communal Space Stage 1: 1652m²
Total External Communal Space Stage 1: 4124m²

Total Internal Communal Space Stage 2: 557m²
Total External Communal Space Stage 2: 1447m²

Approximate area, refer to architectural plans.

Standard (D20 or B44) Table D6 - Storage Requirement
Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

All apartments meet the Total Min Storage requirement.
External storage has been provided in the podium as additional storage for residents

Standard D24 Functional Layout Requirement:
Table D7 - Bedroom Dimensions
Main Bedroom
Min Width 3.4m
Min Depth: 3.0m
Secondary Bedroom
Min Width: 3.m
Min Area: 3m
Table D8 - Living Area Dimensions
1 Bed Type
Min Width 3.3m
Min Area: 10m2
2-3 Bedroom
Min Width: 3.6m
Min Area: 12m2

Standard D19 Private Open Space Requirement:

Table D5 - Balcony Size
1 Bed 8m² min. 1.8m depth
2 Bed 8m² min. 2.0m depth
3 Bed 12m² min. 2.4m depth

Standard (D17 or B41) Accessibility Requirement:
Min. 50% of total dwellings to can accommodate the accessibility requirements.
All apartment entry doors and main bedroom doors to have a clear opening width of 850mm
Table D4 - Bathroom Design
Apartment design to accomodate either Option A or Option B. Subject to further design development.
All adaptable bathrooms to have a clear 850mm wide door option

Standard (D25 or B47) Room Depth Single AspectvRequirement:
Where a habitable room is an open plan layout (combined living area, dining area and kitchen) with a ceiling height of 2.7m, the room depth can be extended to 9m as described in the standard.
Ceiling Height Requirement:
The ceiling height is at least 2.7m measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen

Standard (D27 or B49) Cross Ventilation Requirement:
Min. 40% of dwellings should achieve effective cross ventilation
A maximum breeze path through the dwelling of 18m a minimum breeze path through the dwelling of 5m

Standard (D26 or B48) Habitable Rooms Requirement:
Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky

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Rev.	Issue	Revision Description	Date	Appr by
2		DTP PLANNING UPDATE	30.07.2026	MW
1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client
TIME AND PLACE

Project
NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title
ADGV SUMMARY - STAGE 1 (SHEET 2)

Project No.
2413

Scale @ A1
1 : 20

Date

Drawing Status
FOR APPROVAL

Drawing No.
AR 003

Revision
2

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

ADGV COMPLIANCE - STAGE 1 BUILDING 2

APARTMENT NO.	TYPE	D17 ACCESSIBLE	D19 PRIVATE OPEN SPACE	D24 FUNCTION LAYOUT MIN BEDROOM DIMENSIONS	D24 FUNCTION LAYOUT MIN LIVING DIMENSIONS	D25 ROOM DEPTH	D26 HABITABLE ROOMS	D27 CROSS VENTILATION	D25 CEILING HIEGHT	D20 STORAGE
08										
B2-801	B2_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-802	B2_2B2BP_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-803	B2_2B2BP_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-804	B2_1B1BS_07	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-805	B2_2B2BS_02b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-806	B2_2B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-807	B2_2B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-808	B2_2B2BS_07	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-809	B2_1B1B+MPR_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-810	B2_1B1BS_08	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-811	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-812	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-813	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-814	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-815	B2_2B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-816	B2_2B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-817	B2_2B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
09										
B2-901	B2_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-902	B2_2B2BP_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-903	B2_2B2BP_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-904	B2_1B1BS_07	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-905	B2_2B2BS_02b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-906	B2_2B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-907	B2_2B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-908	B2_2B2BS_07	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-909	B2_1B1B+MPR_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-910	B2_1B1BS_08	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-911	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-912	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-913	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-914	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-915	B2_2B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-916	B2_2B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-917	B2_2B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
10										
B2-1001	B2_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1002	B2_2B2BP_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1003	B2_2B2BP_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1004	B2_1B1BS_07	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1005	B2_2B2BS_02b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1006	B2_2B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1007	B2_2B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1008	B2_2B2BS_07	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1009	B2_1B1B+MPR_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1010	B2_1B1BS_08	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1011	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1012	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1013	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1014	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1015	B2_2B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1016	B2_2B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1017	B2_2B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
11										
B2-1101	B2_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1102	B2_2B2BP_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1103	B2_2B2BP_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1104	B2_1B1BS_07	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1105	B2_2B2BS_02b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1106	B2_2B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1107	B2_2B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1108	B2_2B2BS_07	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1109	B2_1B1B+MPR_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1110	B2_1B1BS_08	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1111	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1112	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1113	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1114	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1115	B2_2B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1116	B2_2B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1117	B2_2B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
12										
B2-1201	B2_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1202	B2_2B2BP_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1203	B2_2B2BP_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1204	B2_1B1BS_07	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1205	B2_2B2BS_02b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1206	B2_2B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1207	B2_2B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1208	B2_2B2BS_07	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1209	B2_1B1B+MPR_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1210	B2_1B1BS_08	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1211	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1212	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1213	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1214	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1215	B2_2B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1216	B2_2B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1217	B2_2B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes

ADGV COMPLIANCE - STAGE 1 BUILDING 2

APARTMENT NO.	TYPE	D17 ACCESSIBLE	D19 PRIVATE OPEN SPACE	D24 FUNCTION LAYOUT MIN BEDROOM DIMENSIONS	D24 FUNCTION LAYOUT MIN LIVING DIMENSIONS	D25 ROOM DEPTH	D26 HABITABLE ROOMS	D27 CROSS VENTILATION	D25 CEILING HIEGHT	D20 STORAGE
13										
B2-1301	B2_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1302	B2_2B2BP_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1303	B2_2B2BP_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1304	B2_1B1BS_07	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1305	B2_2B2BS_02b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1306	B2_2B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1307	B2_2B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1308	B2_2B2BS_07	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1309	B2_1B1B+MPR_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1310	B2_1B1BS_08	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1311	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1312	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1313	B2_2B2BP_05	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1314	B2_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1315	B2_2B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B2-1316	B2_2B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B2-1317	B2_2B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
14 - S										
B2-1401	B2_3B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B2-1402	B2_3B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B2-1403	B2_1B1BS_09	No	Yes	Yes	Yes	Yes	Yes	No	2900	Yes
B2-1404	B2_3B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B2-1405	B2_3B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B2-1406	B2_1B1BS_10	Yes	Yes	Yes	Yes	Yes	Yes	No	2900	Yes
15 - S										
B2-1501	B2_3B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B2-1502	B2_3B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B2-1503	B2_1B1BS_09	No	Yes	Yes	Yes	Yes	Yes	No	2900	Yes
B2-1504	B2_3B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B2-1505	B2_3B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B2-1506	B2_1B1BS_10	Yes	Yes	Yes	Yes	Yes	Yes	No	2900	Yes
16 - S										
B2-1601	B2_3B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B2-1602	B2_3B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B2-1603	B2_1B1BS_09	No	Yes	Yes	Yes	Yes	Yes	No	2900	Yes
B2-1604	B2_3B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B2-1605	B2_3B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B2-1606	B2_1B1BS_10	Yes	Yes	Yes	Yes	Yes	Yes	No	2900	Yes

202

Standard (D7 or B36) - Communal Open Space
Requirement:
Min. 30m² communal outdoor space. If the development contains 13 or more dwellings, the development should also provide an additional area of communal open space of 2.5m² per dwelling or 220m². This additional area may be indoors or outdoors.
The development includes 452 apartments in Stage 1 and 218 apartments in Stage 2. Therefore it requires a minimum communal open space area of 250m² for each stage. The proposed development has exceeded this by providing:

Total Internal Communal Space Stage 1: 1652m²
Total External Communal Space Stage 1: 4124m²

Total Internal Communal Space Stage 2: 557m²
Total External Communal Space Stage 2: 1447m²

Approximate area, refer to architectural plans.

Standard (D20 or B44)
Table D6 - Storage
Requirement
Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

All apartments meet the Total Min Storage requirement.
External storage has been provided in the podium as additional storage for residents

Standard D24
Functional Layout
Requirement:
Table D7 - Bedroom Dimensions
Main Bedroom
Min Width 3.4m
Min Depth: 3.0m
Secondary Bedroom
Min Width: 3.m
Min Area: 3m
Table D8 - Living Area Dimensions
1 Bed Type
Min Width 3.3m
Min Area: 10m2
2-3 Bedroom
Min Width: 3.6m
Min Area: 12m2

Standard D19
Private Open Space
Requirement:

Table D5 - Balcony Size
1 Bed 8m² min. 1.8m depth
2 Bed 8m² min. 2.0m depth
3 Bed 12m² min. 2.4m depth

Standard (D17 or B41)
Accessibility
Requirement:
Min. 50% of total dwellings to can accommodate the accessibility requirements.
All apartment entry doors and main bedroom doors to have a clear opening width of 850mm
Table D4 - Bathroom Design
Apartment design to accomodate either Option A or Option B. Subject to further design development.
All adaptable bathrooms to have a clear 850mm wide door option

Standard (D25 or B47)
Room Depth
Single AspectvRequirement:
Where a habitable room is an open plan layout (combined living area, dining area and kitchen) with a ceiling height of 2.7m, the room depth can be extended to 9m as described in the standard.
Ceiling Height Requirement:
The ceiling height is at least 2.7m measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen

Standard (D27 or B49)
Cross Ventilation
Requirement:
Min. 40% of dwellings should achieve effective cross ventilation
A maximum breeze path through the dwelling of 18m a minimum breeze path through the dwelling of 5m

Standard (D26 or B48)
Habitable Rooms
Requirement:
Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky

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Rev.	Issue	Revision Description	Date	Appr by
2		DTP PLANNING UPDATE	30.07.2026	MW
1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title
ADGV SUMMARY - STAGE 1 (SHEET 3)

Project No. 2413

Scale @ A1 1 : 20

Date

Drawing Status
FOR APPROVAL

Drawing No. AR 004

Revision 2

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ADGV COMPLIANCE - STAGE 1 BUILDING 4

APARTMENT NO.	TYPE	D17 ACCESSIBLE	D19 PRIVATE OPEN SPACE	D24 FUNCTION LAYOUT MIN BEDROOM DIMENSIONS	D24 FUNCTION LAYOUT MIN LIVING DIMENSIONS	D25 ROOM DEPTH	D26 HABITABLE ROOMS	D27 CROSS VENTILATION	D25 CEILING HIEGHT	D20 STORAGE
01										
B4-101	B4_STUDIO_03	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-102	B4_STUDIO_02	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-103	B4_STUDIO_09	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-104	B4_1B1BS_12	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-105	B4_STUDIO_08	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-106	B4_STUDIO_12	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-107	B4_STUDIO_12	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-108	B4_STUDIO_07	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-109	B4_STUDIO_07	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-110	B4_STUDIO_07	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-111	B4_STUDIO_05c	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-112	B4_STUDIO_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
02										
B4-201	B4_STUDIO_03	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-202	B4_STUDIO_02	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-203	B4_STUDIO_09	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-204	B4_1B1BS_12	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-205	B4_STUDIO_08	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-206	B4_STUDIO_12	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-207	B4_STUDIO_12	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-208	B4_STUDIO_07	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-209	B4_STUDIO_07	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-210	B4_STUDIO_07	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-211	B4_STUDIO_05c	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B4-212	B4_STUDIO_01	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
24										

ADGV COMPLIANCE - STAGE 1 BUILDING 5

APARTMENT NO.	TYPE	D17 ACCESSIBLE	D19 PRIVATE OPEN SPACE	D24 FUNCTION LAYOUT MIN BEDROOM DIMENSIONS	D24 FUNCTION LAYOUT MIN LIVING DIMENSIONS	D25 ROOM DEPTH	D26 HABITABLE ROOMS	D27 CROSS VENTILATION	D25 CEILING HIEGHT	D20 STORAGE
01										
B5-101	B5_1B1B+MPR_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B5-102	B5_1B1B+MPR_06b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B5-103	B5_STUDIO_05d	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B5-104	B5_STUDIO_05b	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B5-105	B5_STUDIO_05e	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B5-106	B5_1B1BS_13	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B5-107	B5_1B1B+MPR_08	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B5-109	B5_STUDIO_11	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B5-110	B5_STUDIO_11b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
02										
B5-201	B5_1B1B+MPR_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B5-202	B5_1B1B+MPR_06c	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B5-203	B5_STUDIO_05d	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B5-204	B5_STUDIO_05b	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B5-205	B5_STUDIO_05b	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B5-206	B5_1B1BS_15	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B5-207	B5_1B1B+MPR_07	No	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B5-208	B5_2B2B_TH_01		Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B5-209	B5_2B2B_TH_02		Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B5-210	B5_3B2.5B_TH_03		Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
03										
B5-208	B5_2B2B_TH_01		Yes	Yes	Yes	Yes	Yes		2700	Yes
B5-209	B5_2B2B_TH_02		Yes	Yes	Yes	Yes	Yes		2700	Yes
B5-210	B5_3B2.5B_TH_03		Yes	Yes	Yes	Yes	Yes		2700	Yes
B5-301	B5_3B2.5B_TH_04		Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
04										
B5-301	B5_3B2.5B_TH_04		Yes	Yes	Yes	Yes	Yes		2700	Yes
24										

ACCESSIBILITY D17 - STAGE 1

SOU COMPLIANT	COMPLIANT %
380	84.1%

CROSS VENT D27 - STAGE 1

SOU COMPLIANT	COMPLIANT %
210	46.5%

Standard (D7 or B36) - Communal Open Space Requirement:
Min. 30m² communal outdoor space. If the development contains 13 or more dwellings, the development should also provide an additional area of communal open space of 2.5m² per dwelling or 220m². This additional area may be indoors or outdoors.
The development includes 452 apartments in Stage 1 and 218 apartments in Stage 2. Therefore it requires a minimum communal open space area of 250m² for each stage. The proposed development has exceeded this by providing:

Total Internal Communal Space Stage 1: 1652m²
Total External Communal Space Stage 1: 4124m²

Total Internal Communal Space Stage 2: 557m²
Total External Communal Space Stage 2: 1447m²

Approximate area, refer to architectural plans.

Standard (D20 or B44)
Table D6 - Storage Requirement
Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

All apartments meet the Total Min Storage requirement.
External storage has been provided in the podium as additional storage for residents

Standard D24
Functional Layout Requirement:
Table D7 - Bedroom Dimensions
Main Bedroom
Min Width 3.4m
Min Depth: 3.0m
Secondary Bedroom
Min Width: 3m
Min Area: 3m
Table D8 - Living Area Dimensions
1 Bed Type
Min Width 3.3m
Min Area: 10m2
2-3 Bedroom
Min Width: 3.6m
Min Area: 12m2

Standard D19
Private Open Space Requirement:

Table D5 - Balcony Size
1 Bed 8m² min. 1.8m depth
2 Bed 8m² min. 2.0m depth
3 Bed 12m² min. 2.4m depth

Standard (D17 or B41)
Accessibility Requirement:
Min. 50% of total dwellings to can accommodate the accessibility requirements.
All apartment entry doors and main bedroom doors to have a clear opening width of 850mm
Table D4 - Bathroom Design
Apartment design to accomodate either Option A or Option B. Subject to further design development.
All adaptable bathrooms to have a clear 850mm wide door option

Standard (D25 or B47)
Room Depth
Single Aspect/rRequirement:
Where a habitable room is an open plan layout (combined living area, dining area and kitchen) with a ceiling height of 2.7m, the room depth can be extended to 9m as described in the standard.
Ceiling Height Requirement:
The ceiling height is at least 2.7m measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen

Standard (D27 or B49)
Cross Ventilation Requirement:
Min. 40% of dwellings should achieve effective cross ventilation
A maximum breeze path through the dwelling of 18m a minimum breeze path through the dwelling of 5m

Standard (D26 or B48)
Habitable Rooms Requirement:
Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky

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Rev.	Issue	Revision Description	Date	Appr by
2		DTP PLANNING UPDATE	30.07.2026	MW
1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: ADGV SUMMARY - STAGE 1 (SHEET 4)

Project No.: 2413
Scale @ A1: 1 : 20
Date:
Drawing Status: FOR APPROVAL
Drawing No.: AR 005
Revision: 2

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ADGV COMPLIANCE - STAGE 2 BUILDING 3

APARTMENT NO.	TYPE	D17 ACCESSIBLE	D19 PRIVATE OPEN SPACE	D24 FUNCTION LAYOUT MIN BEDROOM DIMENSIONS	D24 FUNCTION LAYOUT MIN LIVING DIMENSIONS	D25 ROOM DEPTH	D26 HABITABLE ROOMS	D27 CROSS VENTILATION	D25 CEILING HIEGHT	D20 STORAGE
01										
B3-101	B3_1B1B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-102	B3_1B1B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-103	B3_STUDIO_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-104	B3_STUDIO_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
02										
B3-201	B3_1B1B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-202	B3_1B1B+MPR_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-203	B3_STUDIO_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-204	B3_STUDIO_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
03										
B3-301	B3_2B1BS_01	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-302	B3_2B2BS_05	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-303	B3_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-304	B3_2B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
04										
B3-401	B3_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-402	B3_2B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-403	B3_2B2BS_02	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-404	B3_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-405	B3_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-406	B3_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-407	B3_2B1BS_01	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-408	B3_2B2BS_05	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-409	B3_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-410	B3_2B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-411	B3_1B1BS_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-412	B3_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
05										
B3-501	B3_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-502	B3_2B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-503	B3_2B2BS_02	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-504	B3_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-505	B3_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-506	B3_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-507	B3_2B1BS_01	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-508	B3_2B2BS_05	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-509	B3_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-510	B3_2B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-511	B3_1B1BS_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-512	B3_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
06										
B3-601	B3_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-602	B3_2B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-603	B3_2B2BS_02	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-604	B3_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-605	B3_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-606	B3_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-607	B3_2B1BS_01	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-608	B3_2B2BS_05	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-609	B3_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-610	B3_2B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-611	B3_1B1BS_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-612	B3_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
07										
B3-701	B3_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-702	B3_2B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-703	B3_2B2BS_02	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-704	B3_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-705	B3_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-706	B3_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-707	B3_2B1BS_01	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-708	B3_2B2BS_05	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-709	B3_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-710	B3_2B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-711	B3_1B1BS_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-712	B3_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
08										
B3-801	B3_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-802	B3_2B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-803	B3_2B2BS_02	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-804	B3_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-805	B3_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-806	B3_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-807	B3_2B1BS_01	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-808	B3_2B2BS_05	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-809	B3_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-810	B3_2B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-811	B3_1B1BS_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-812	B3_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
09										
B3-901	B3_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-902	B3_2B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-903	B3_2B2BS_02	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-904	B3_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-905	B3_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-906	B3_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-907	B3_2B1BS_01	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-908	B3_2B2BS_05	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-909	B3_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-910	B3_2B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-911	B3_1B1BS_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-912	B3_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes

ADGV COMPLIANCE - STAGE 2 BUILDING 3

APARTMENT NO.	TYPE	D17 ACCESSIBLE	D19 PRIVATE OPEN SPACE	D24 FUNCTION LAYOUT MIN BEDROOM DIMENSIONS	D24 FUNCTION LAYOUT MIN LIVING DIMENSIONS	D25 ROOM DEPTH	D26 HABITABLE ROOMS	D27 CROSS VENTILATION	D25 CEILING HIEGHT	D20 STORAGE
10										
B3-1001	B3_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1002	B3_2B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1003	B3_2B2BS_02	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1004	B3_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1005	B3_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1006	B3_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1007	B3_2B1BS_01	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1008	B3_2B2BS_05	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1009	B3_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1010	B3_2B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1011	B3_1B1BS_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1012	B3_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
11										
B3-1101	B3_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1102	B3_2B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1103	B3_2B2BS_02	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1104	B3_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1105	B3_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1106	B3_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1107	B3_2B1BS_01	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1108	B3_2B2BS_05	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1109	B3_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1110	B3_2B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1111	B3_1B1BS_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1112	B3_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
12										
B3-1201	B3_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1202	B3_2B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1203	B3_2B2BS_02	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1204	B3_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1205	B3_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1206	B3_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1207	B3_2B1BS_01	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1208	B3_2B2BS_05	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1209	B3_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1210	B3_2B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1211	B3_1B1BS_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1212	B3_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
13										
B3-1301	B3_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1302	B3_2B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1303	B3_2B2BS_02	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1304	B3_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1305	B3_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1306	B3_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1307	B3_2B1BS_01	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1308	B3_2B2BS_05	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1309	B3_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1310	B3_2B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1311	B3_1B1BS_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1312	B3_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
14 - W										
B3-1401	B3_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1402	B3_2B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1403	B3_2B2BS_02	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1404	B3_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1405	B3_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1406	B3_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1407	B3_2B1BS_01	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1408	B3_2B2BS_05	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1409	B3_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1410	B3_2B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1411	B3_1B1BS_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1412	B3_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
15 - W										
B3-1501	B3_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1502	B3_2B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1503	B3_2B2BS_02	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1504	B3_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1505	B3_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1506	B3_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1507	B3_2B1BS_01	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1508	B3_2B2BS_05	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1509	B3_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1510	B3_2B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1511	B3_1B1BS_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1512	B3_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes

Standard (D7 or B36) - Communal Open Space Requirement:
Min. 30m² communal outdoor space. If the development contains 13 or more dwellings, the development should also provide an additional area of communal open space of 2.5m² per dwelling or 220m². This additional area may be indoors or outdoors.
The development includes 452 apartments in Stage 1 and 218 apartments in Stage 2. Therefore it requires a minimum communal open space area of 250m² for each stage. The proposed development has exceeded this by providing:

Total Internal Communal Space Stage 1: 1652m²
Total External Communal Space Stage 1: 4124m²

Total Internal Communal Space Stage 2: 557m²
Total External Communal Space Stage 2: 1447m²

Approximate area, refer to architectural plans.

Standard (D20 or B44) Table D6 - Storage Requirement
Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

All apartments meet the Total Min Storage requirement.
External storage has been provided in the podium as additional storage for residents

Standard D24 Functional Layout Requirement:
Table D7 - Bedroom Dimensions
Main Bedroom
Min Width 3.4m
Min Depth: 3.0m
Secondary Bedroom
Min Width: 3.m
Min Area: 3m
Table D8 - Living Area Dimensions
1 Bed Type
Min Width 3.3m
Min Area: 10m2
2-3 Bedroom
Min Width: 3.6m
Min Area: 12m2

Standard D19 Private Open Space Requirement:

Table D5 - Balcony Size
1 Bed 8m² min. 1.8m depth
2 Bed 8m² min. 2.0m depth
3 Bed 12m² min. 2.4m depth

Standard (D17 or B41) Accessibility Requirement:
Min. 50% of total dwellings to can accommodate the accessibility requirements.
All apartment entry doors and main bedroom doors to have a clear opening width of 850mm
Table D4 - Bathroom Design
Apartment design to accomodate either Option A or Option B. Subject to further design development.
All adaptable bathrooms to have a clear 850mm wide door option

Standard (D25 or B47) Room Depth
Single AspectvRequirement:
Where a habitable room is an open plan layout (combined living area, dining area and kitchen) with a ceiling height of 2.7m, the room depth can be extended to 9m as described in the standard.
Ceiling Height Requirement:
The ceiling height is at least 2.7m measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen

Standard (D27 or B49) Cross Ventilation Requirement:
Min. 40% of dwellings should achieve effective cross ventilation
A maximum breeze path through the dwelling of 18m a minimum breeze path through the dwelling of 5m

Standard (D26 or B48) Habitable Rooms Requirement:
Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky

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General Notes

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Rev.	Issue	Revision Description	Date	Appr by
2		DTP PLANNING UPDATE	30.07.2026	MW
1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: ADGV SUMMARY - STAGE 2 (SHEET 1)

Project No.: 2413
Scale @ A1: 1 : 20
Date:
Drawing Status: FOR APPROVAL
Drawing No.: AR 006
Revision: 2

PRINTED: 30/07/2026 1:05:09 PM
FILE: Autodesk Docs://Northcote Village (2413_Northcote_MASTER A_R25.rvt

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

ADGV COMPLIANCE - STAGE 2 BUILDING 3

APARTMENT NO.	TYPE	D17 ACCESSIBLE	D19 PRIVATE OPEN SPACE	D24 FUNCTION LAYOUT MIN BEDROOM DIMENSIONS	D24 FUNCTION LAYOUT MIN LIVING DIMENSIONS	D25 ROOM DEPTH	D26 HABITABLE ROOMS	D27 CROSS VENTILATION	D25 CEILING HIEGHT	D20 STORAGE
16 - W										
B3-1601	B3_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1602	B3_2B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1603	B3_2B2BS_02	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1604	B3_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1605	B3_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1606	B3_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1607	B3_2B1BS_01	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1608	B3_2B2BS_05	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1609	B3_2B2BS_04	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1610	B3_2B2BS_03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1611	B3_1B1BS_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1612	B3_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
17 - N										
B3-1701	B3_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1702	B3_2B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1703	B3_2B2BS_02	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1704	B3_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1705	B3_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1706	B3_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1707	B3_1B1BS_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1708	B3_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
18 - N										
B3-1801	B3_1B1BS_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1802	B3_2B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1803	B3_2B2BS_02	No	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B3-1804	B3_1B1BS_02	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1805	B3_1B1BS_04	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1806	B3_1B1BS_06	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1807	B3_1B1BS_05	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B3-1808	B3_1B1BS_03	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
19 - N										
B3-1901	B3_3B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B3-1902	B3_3B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B3-1903	B3_3B2BS_03	No	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B3-1904	B3_3B2BS_04	No	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
20 - N										
B3-2001	B3_3B2BS_01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B3-2002	B3_3B2BS_02	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B3-2003	B3_3B2BS_03	No	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
B3-2004	B3_3B2BS_04	No	Yes	Yes	Yes	Yes	Yes	Yes	2900	Yes
192										

ADGV COMPLIANCE - STAGE 2 BUILDING 6

APARTMENT NO.	TYPE	D17 ACCESSIBLE	D19 PRIVATE OPEN SPACE	D24 FUNCTION LAYOUT MIN BEDROOM DIMENSIONS	D24 FUNCTION LAYOUT MIN LIVING DIMENSIONS	D25 ROOM DEPTH	D26 HABITABLE ROOMS	D27 CROSS VENTILATION	D25 CEILING HIEGHT	D20 STORAGE
01										
B6-101	B6_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B6-102	B6_STUDIO_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-103	B6_STUDIO_01b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-104	B6_STUDIO_01b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-105	B6_STUDIO_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-106	B6_STUDIO_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-107	B6_STUDIO_01b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
02										
B6-201	B6_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B6-202	B6_STUDIO_01b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-203	B6_STUDIO_01b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-204	B6_STUDIO_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-205	B6_STUDIO_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-206	B6_STUDIO_01b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
03										
B6-301	B6_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
B6-302	B6_STUDIO_01b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-303	B6_STUDIO_01b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-304	B6_STUDIO_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-305	B6_STUDIO_01	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-306	B6_STUDIO_01b	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
04 - P										
B6-401	B6_2B2BS_06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	2700	Yes
GF UPPER										
B6-001	B6_STUDIO_01c	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-002	B6_STUDIO_01d	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-003	B6_STUDIO_01d	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-004	B6_STUDIO_01c	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-005	B6_STUDIO_01c	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
B6-006	B6_STUDIO_01d	Yes	Yes	Yes	Yes	Yes	Yes	No	2700	Yes
26										

ACCESSIBILITY D17 - STAGE 2

SOU COMPLIANT	COMPLIANT %
171	78.4%

CROSS VENT D27 - STAGE 2

SOU COMPLIANT	COMPLIANT %
98	45.0%

Standard (D7 or B36) - Communal Open Space
Requirement:
Min. 30m² communal outdoor space. If the development contains 13 or more dwellings, the development should also provide an additional area of communal open space of 2.5m² per dwelling or 220m². This additional area may be indoors or outdoors.
The development includes 452 apartments in Stage 1 and 218 apartments in Stage 2. Therefore it requires a minimum communal open space area of 250m² for each stage. The proposed development has exceeded this by providing:

Total Internal Communal Space Stage 1: 1652m²
Total External Communal Space Stage 1: 4124m²

Total Internal Communal Space Stage 2: 557m²
Total External Communal Space Stage 2: 1447m²

Approximate area, refer to architectural plans.

Standard (D20 or B44)
Table D6 - Storage
Requirement
Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

All apartments meet the Total Min Storage requirement.
External storage has been provided in the podium as additional storage for residents

Standard D24
Functional Layout
Requirement:
Table D7 - Bedroom Dimensions
Main Bedroom
Min Width 3.4m
Min Depth: 3.0m
Secondary Bedroom
Min Width: 3m
Min Area: 3m
Table D8 - Living Area Dimensions
1 Bed Type
Min Width 3.3m
Min Area: 10m2
2-3 Bedroom
Min Width: 3.6m
Min Area: 12m2

Standard D19
Private Open Space
Requirement:

Table D5 - Balcony Size
1 Bed 8m² min. 1.8m depth
2 Bed 8m² min. 2.0m depth
3 Bed 12m² min. 2.4m depth

Standard (D17 or B41)
Accessibility
Requirement:
Min. 50% of total dwellings to can accommodate the accessibility requirements.
All apartment entry doors and main bedroom doors to have a clear opening width of 850mm
Table D4 - Bathroom Design
Apartment design to accomodate either Option A or Option B. Subject to further design development.
All adaptable bathrooms to have a clear 850mm wide door option

Standard (D25 or B47)
Room Depth
Single Aspect/rRequirement:
Where a habitable room is an open plan layout (combined living area, dining area and kitchen) with a ceiling height of 2.7m, the room depth can be extended to 9m as described in the standard.
Ceiling Height Requirement:
The ceiling height is at least 2.7m measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen

Standard (D27 or B49)
Cross Ventilation
Requirement:
Min. 40% of dwellings should achieve effective cross ventilation
A maximum breeze path through the dwelling of 18m a minimum breeze path through the dwelling of 5m

Standard (D26 or B48)
Habitable Rooms
Requirement:
Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: ADGV SUMMARY - STAGE 2 (SHEET 2)

Project No.: 2413
Scale @ A1: 1 : 20
Date:
Drawing Status: FOR APPROVAL
Drawing No.: AR 007
Revision: 2

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: SITE LOCATION PLAN

Project No.: 2413

Scale @ A1: 1 : 1000

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 010

Revision: 2

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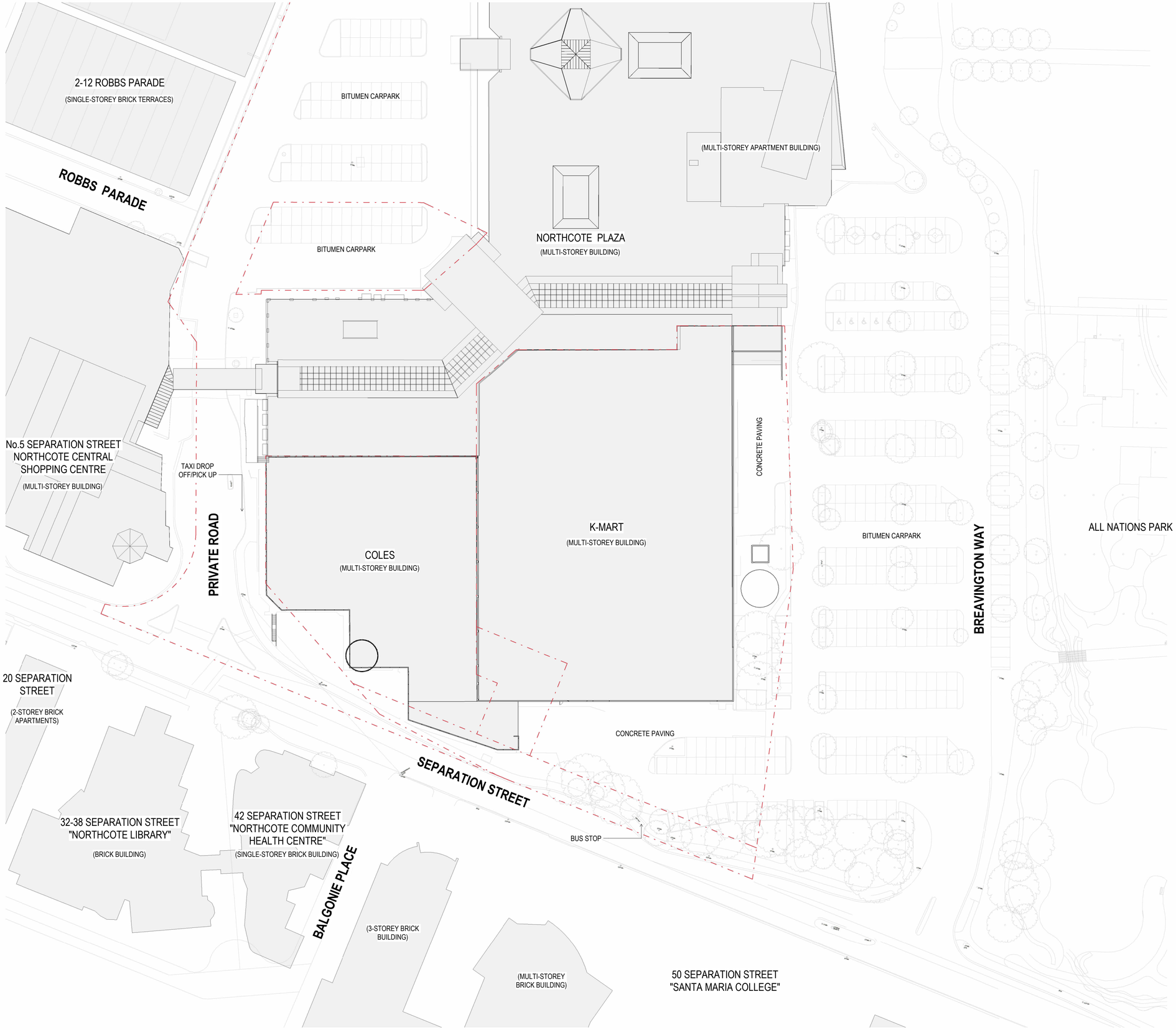

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: SITE
EXISTING CONDITIONS - GROUND FLOOR

Project No.: 2413

Scale @ A1: 1 : 500

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 011

Revision: 2

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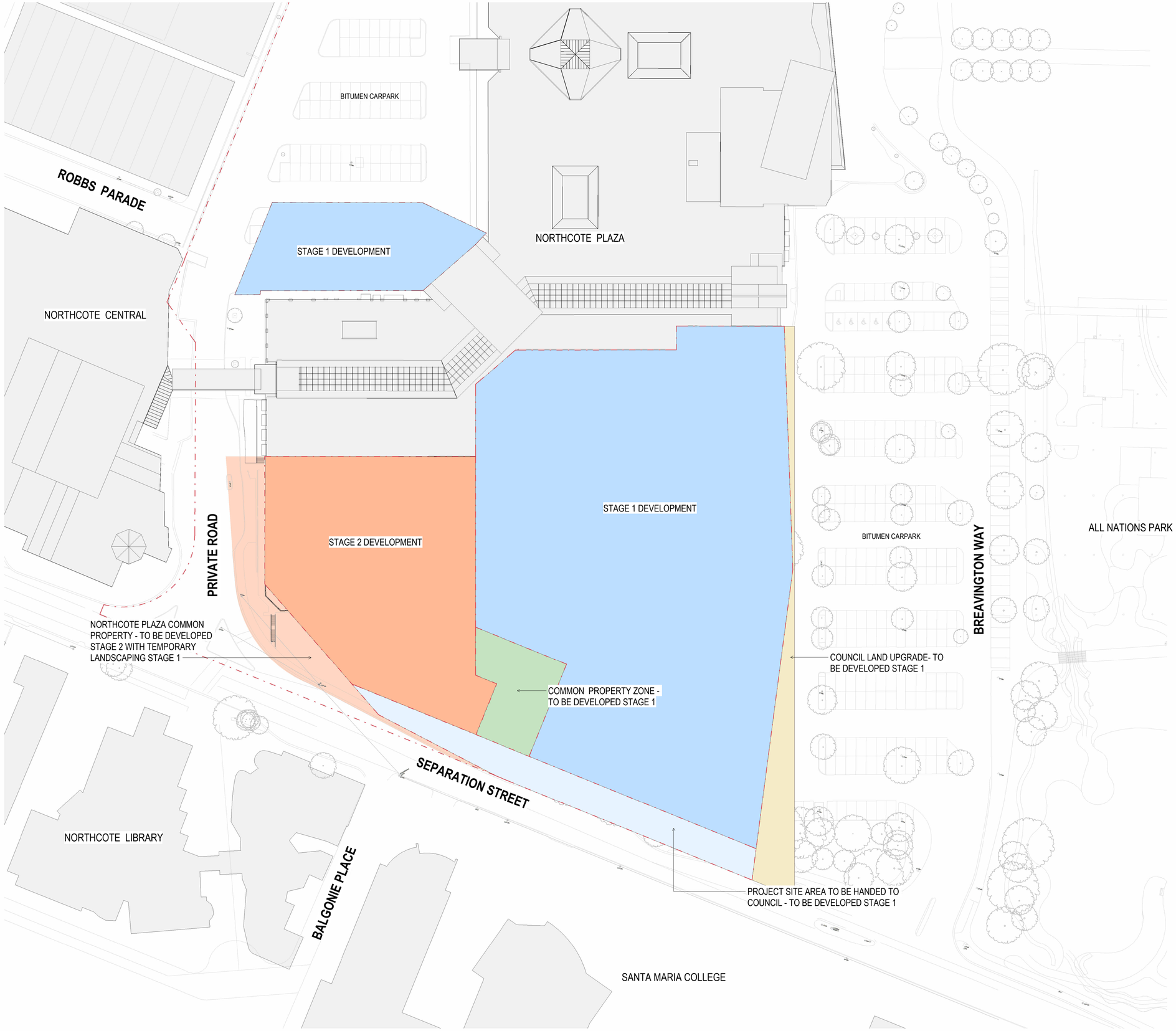

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Title: SITE
STAGING PLAN

Project No.: 2413

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Date: JUNE 2026

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Drawing No.: AR 013

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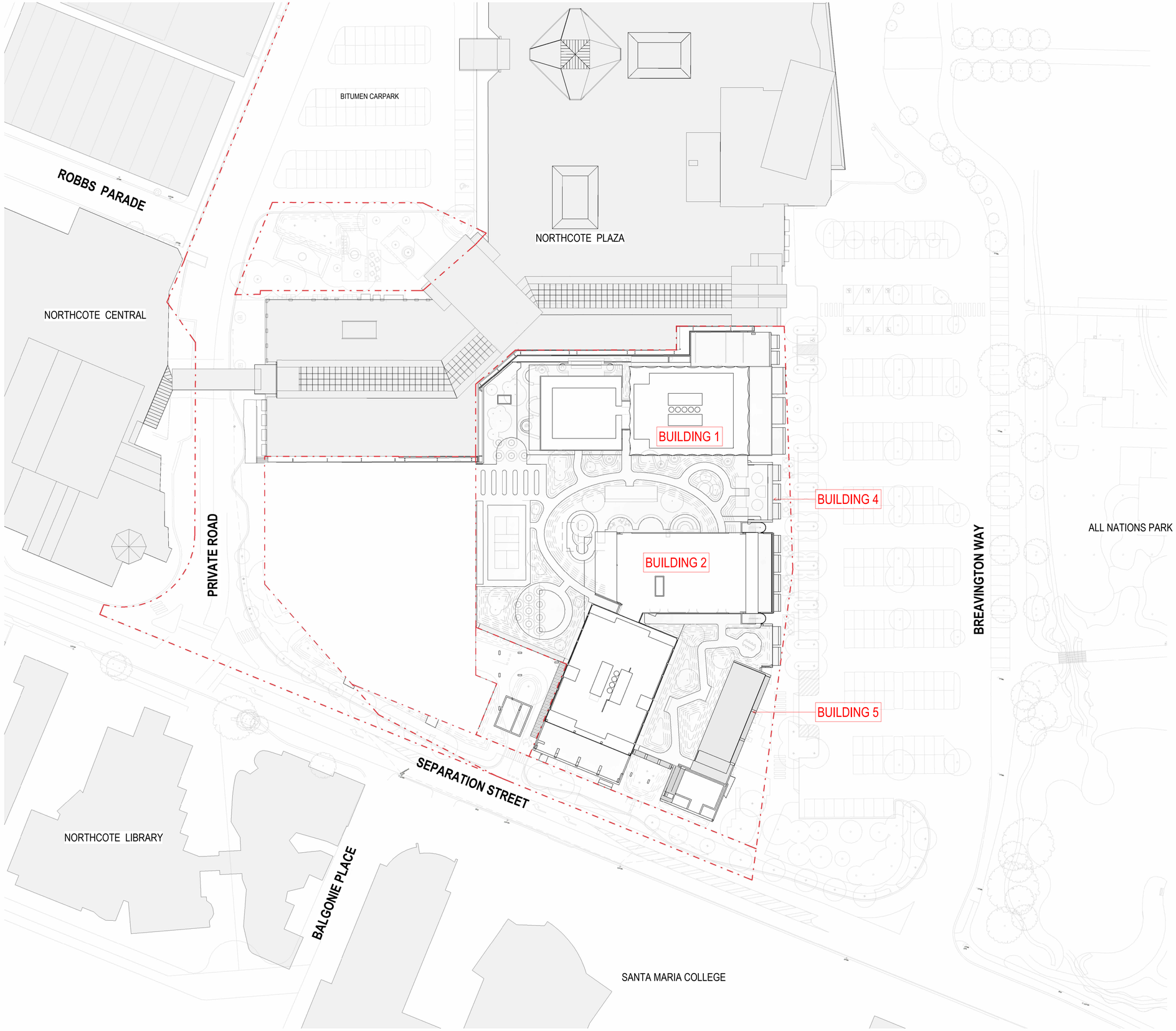

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: SITE
STAGE 1 SITE PLAN PROPOSED

Project No.: 2413

Scale @ A1: 1 : 500

Date: JUNE 2026

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Drawing No.: AR 020

Revision: 2

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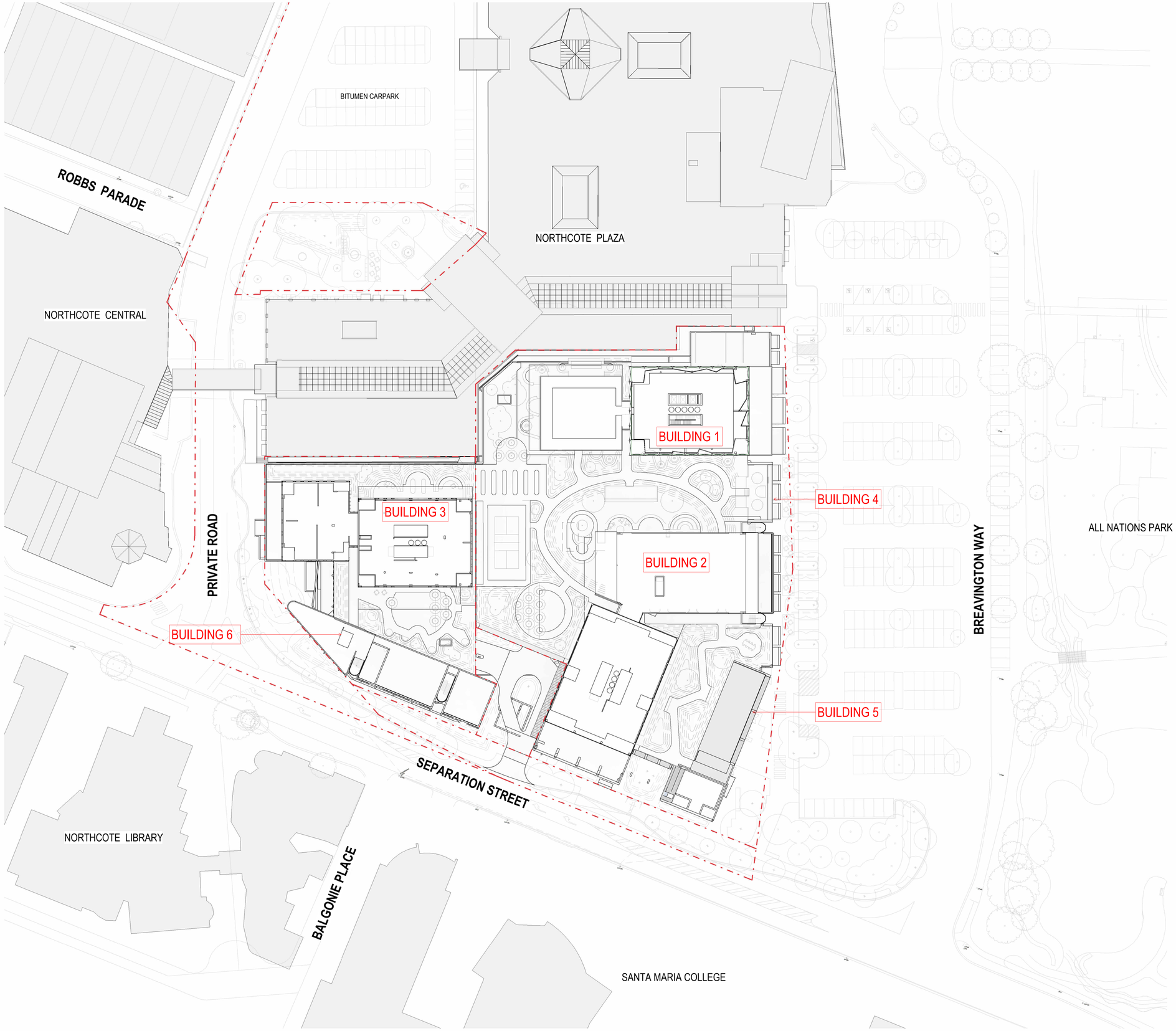

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Title: SITE
STAGE 2 SITE PLAN PROPOSED

Project No.: 2413

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Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 021

Revision: 2

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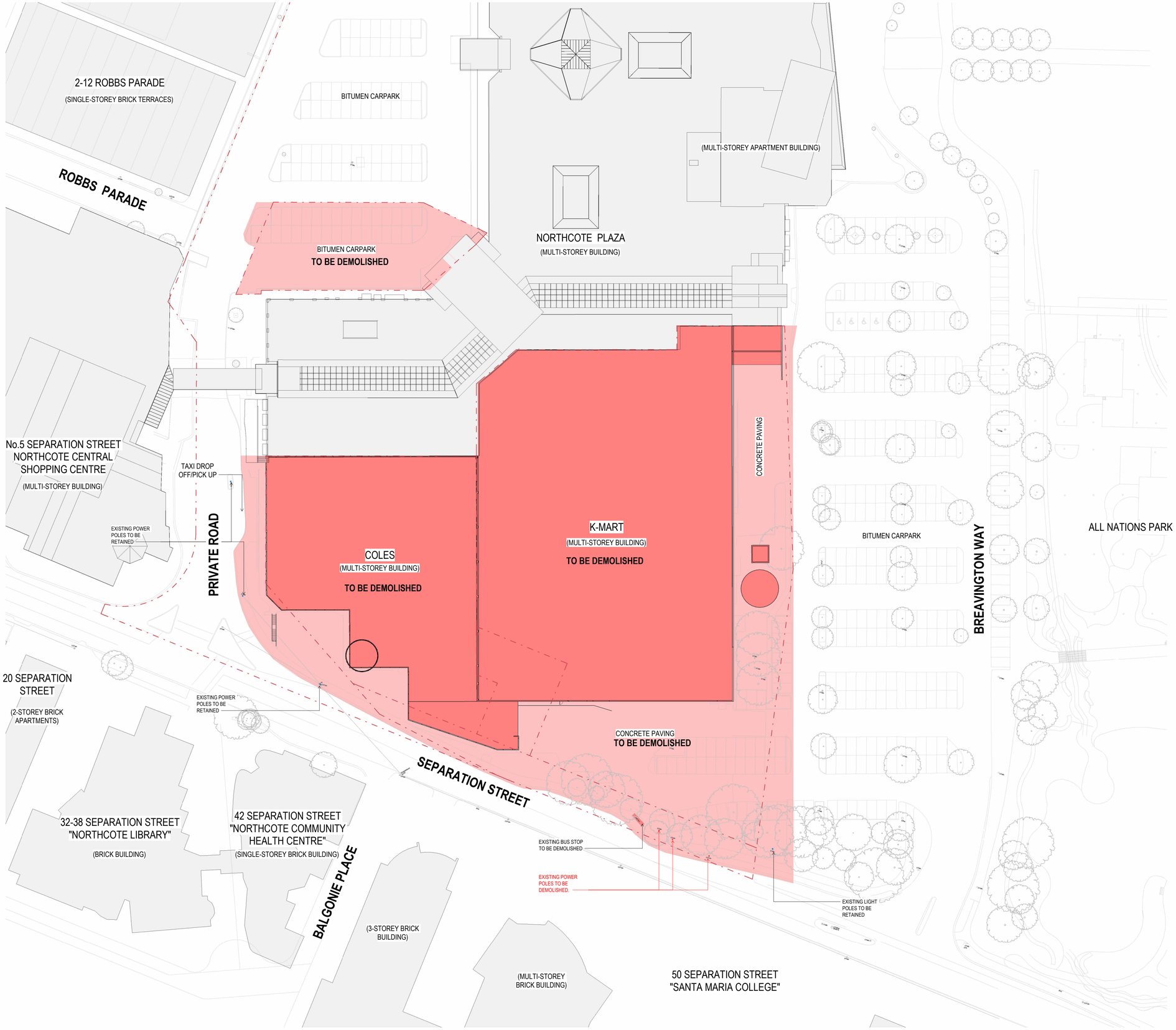

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: DEMOLITION & ENABLING WORKS
DEMOLITION PLAN

Project No.: 2413

Scale @ A1: 1 : 500

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 030

Revision: 2

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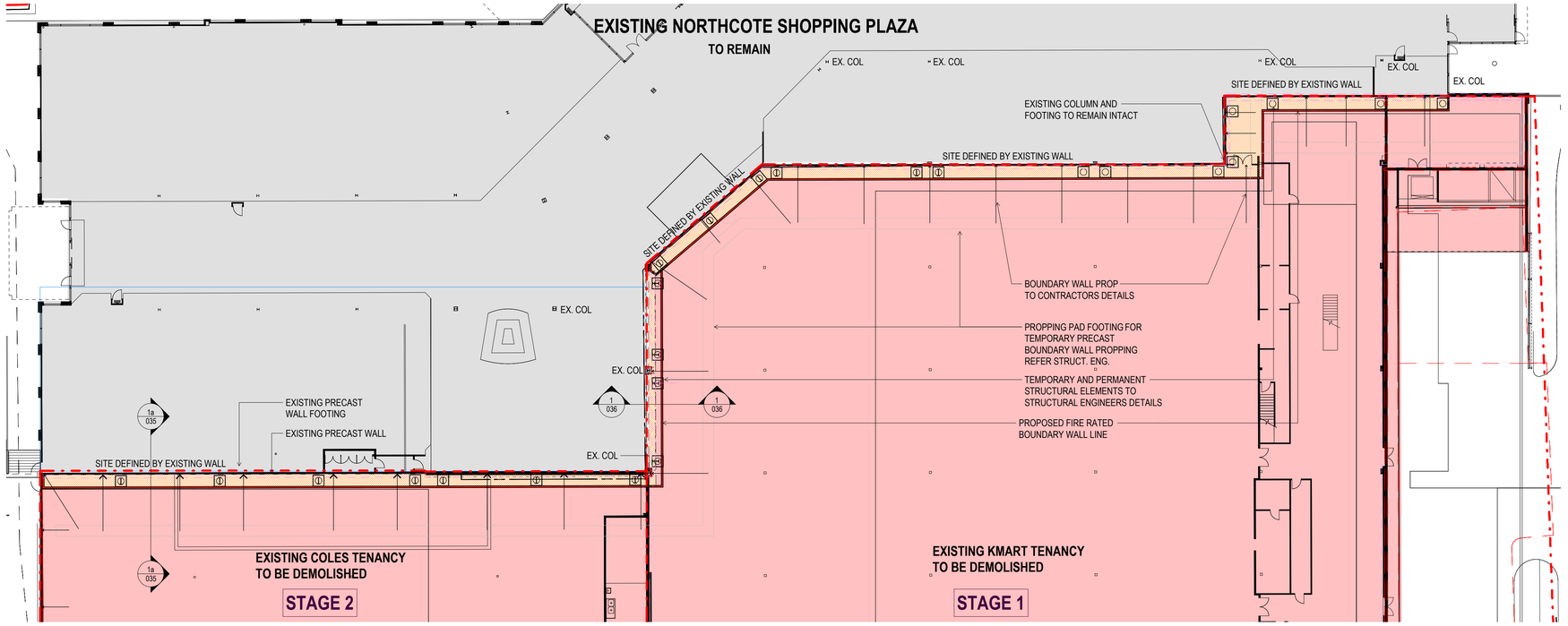
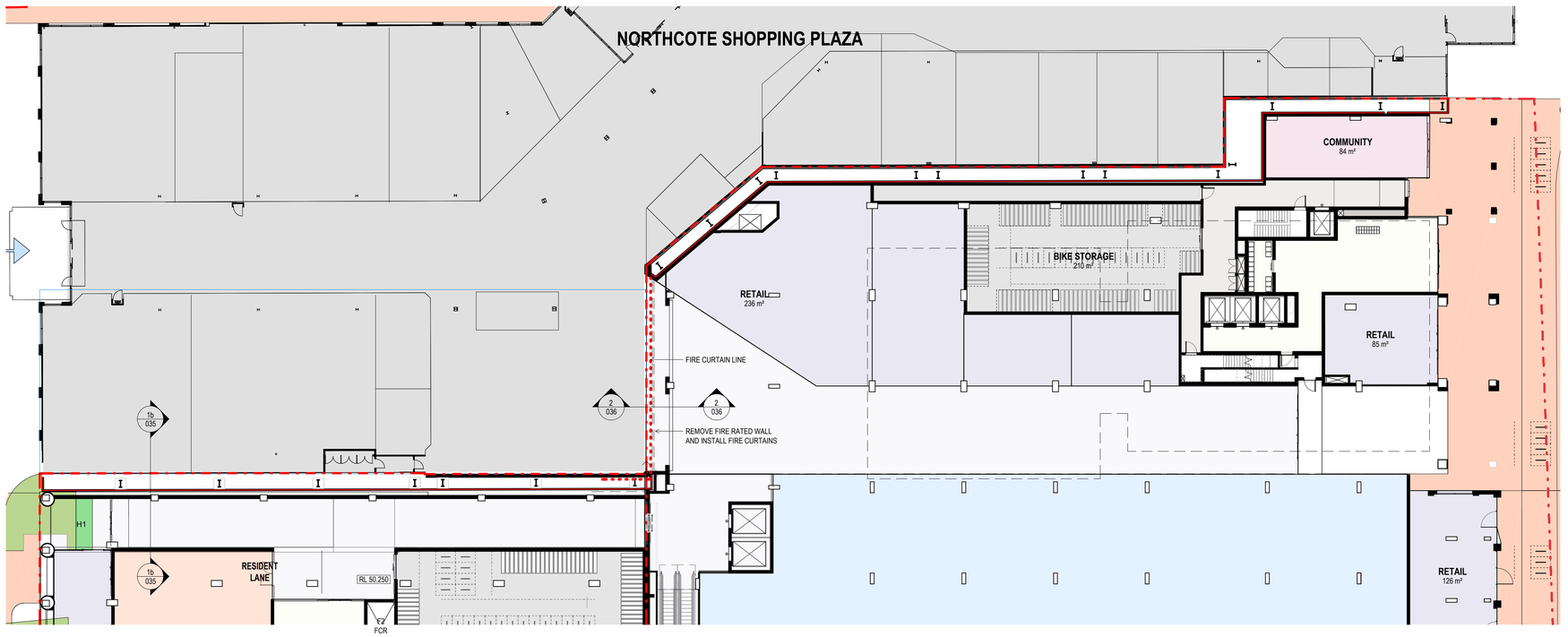


1 STAGE 0.5 DEMOLITION AND DECOUPLING WORKS - PLAZA / LOWER GROUND
*016 Scale 1 : 250



2 STAGE 2 FINAL CONDITION - LOWER GROUND
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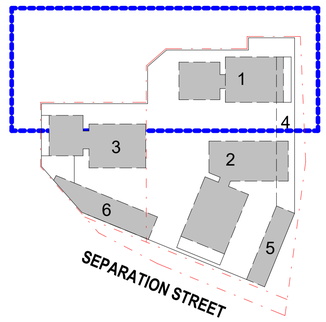

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Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title DEMOLITION & ENABLING WORKS
DECOUPLING WORKS - LOWER GROUND

Project No. 2413

Scale @ A1 1 : 250

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 031

Revision 2

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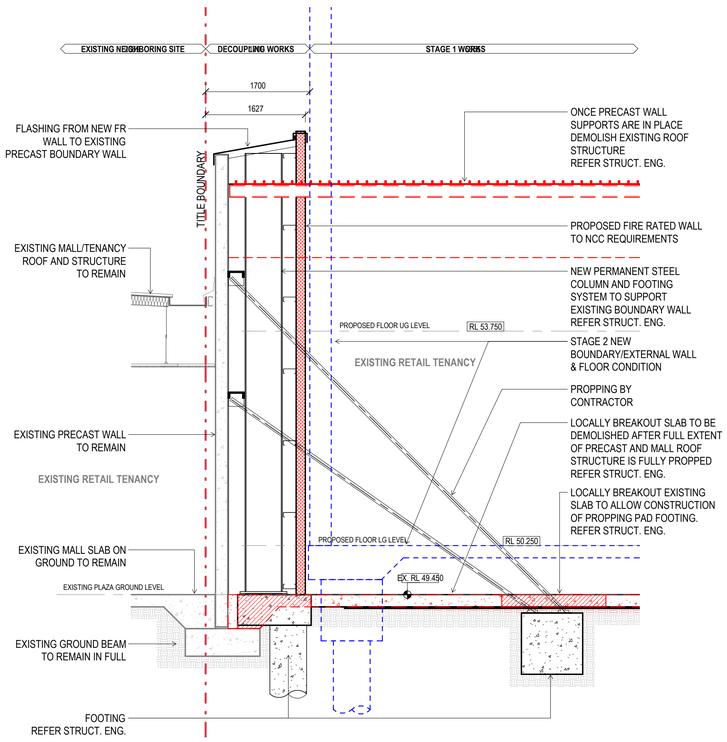
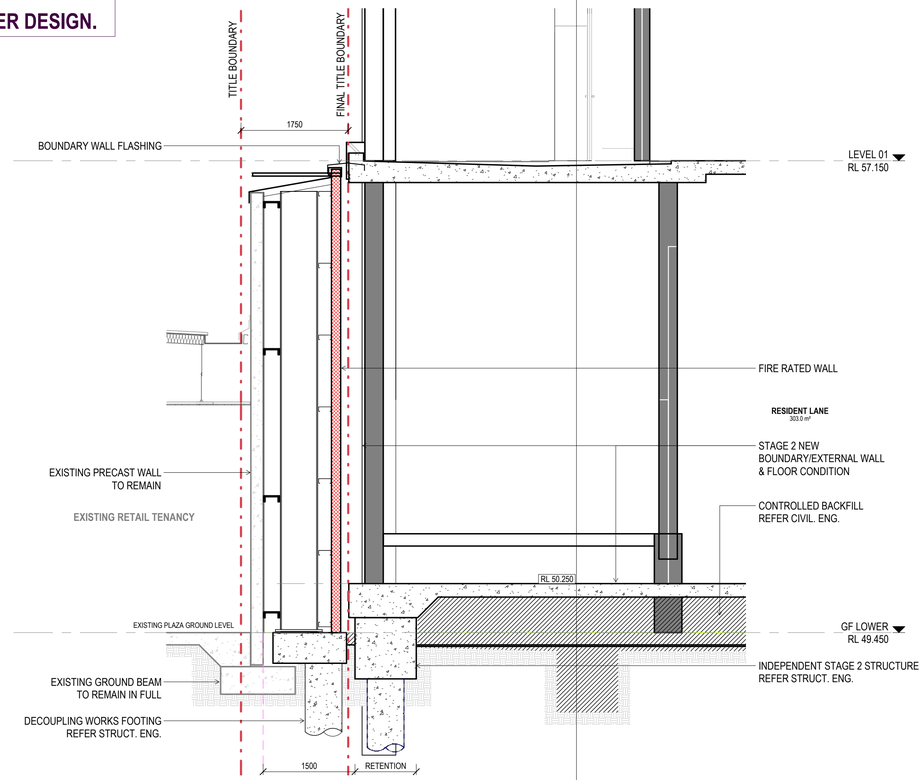


1a / 031 DECOUPLING - SECTION 1
Scale 1 : 50



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25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: DEMOLITION & ENABLING WORKS
DECOUPLING WORKS

Project No.: 2413
Scale @ A1: 1 : 50
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 035
Revision: 2

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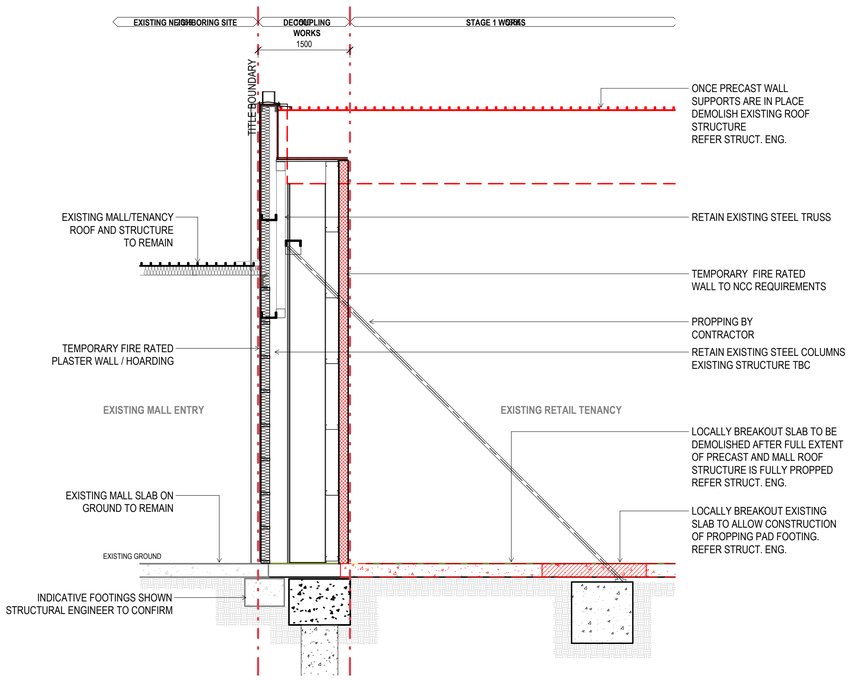

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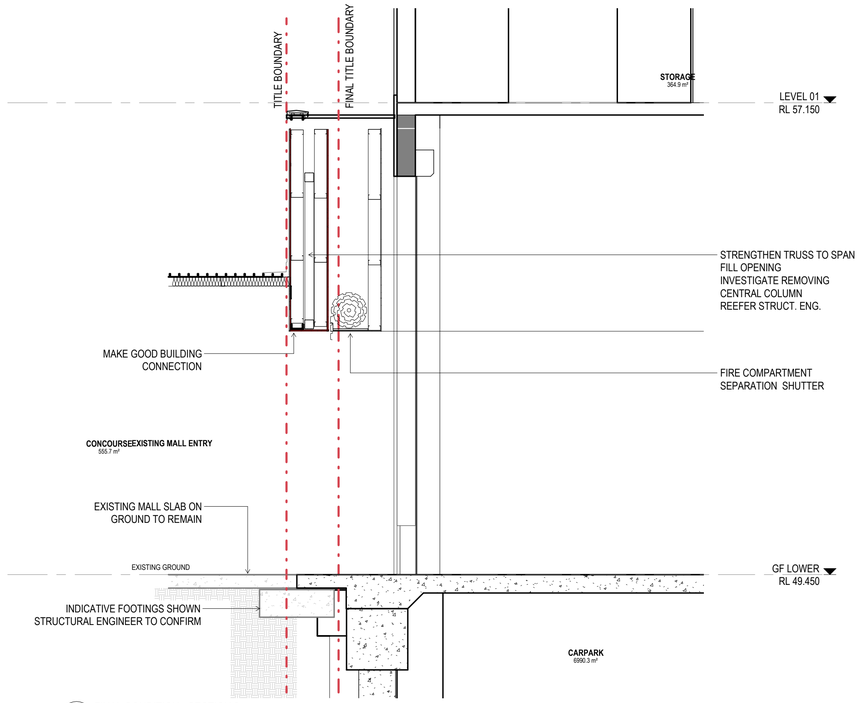
Scale 1 : 50



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2		DTP PLANNING UPDATE	30.07.2026	MW
1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: DEMOLITION & ENABLING WORKS
DECOUPLING WORKS

Project No.: 2413
Scale @ A1: 1 : 50
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 036
Revision: 2

PRINTED: 30/07/2026 1:15:46 PM
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1 Shadow Study - June 22nd 12pm
*059 Scale 1 : 1250



3 Shadow Study - June 22nd 12.30pm
*059 Scale 1 : 1250



5 Shadow Study - June 22nd 1pm
*059 Scale 1 : 1250



6 Shadow Study - June 22nd 2pm
*059 Scale 1 : 1250



7 Shadow Study - June 22nd 3pm
Scale 1 : 1250



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Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title SHADOW STUDIES
SHADOW STUDY - JUNE 22ND

Project No. 2413

Scale @ A1 1 : 1250

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 040

Revision 2

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1 *059 Shadow Study - Sept 22nd 10am
Scale 1 : 1250



2 *059 Shadow Study - Sept 22nd 11am
Scale 1 : 1250



3 *059 Shadow Study - Sept 22nd 12pm
Scale 1 : 1250



4 *059 Shadow Study - Sept 22nd 1pm
Scale 1 : 1250



5 *059 Shadow Study - Sept 22nd 2pm
Scale 1 : 1250

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: SHADOW STUDIES
SHADOW STUDY - SEPT 22ND

Project No.: 2413

Scale @ A1: 1 : 1250

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 041

Revision: 2

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1 *059 Shadow Study - Dec 22nd 10am
Scale 1 : 1250



2 *059 Shadow Study - Dec 22nd 11am
Scale 1 : 1250



3 *059 Shadow Study - Dec 22nd 12pm
Scale 1 : 1250



4 *059 Shadow Study - Dec 22nd 1pm
Scale 1 : 1250



5 *059 Shadow Study - Dec 22nd 2pm
Scale 1 : 1250

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: SHADOW STUDIES
SHADOW STUDY - DEC 22ND

Project No.: 2413

Scale @ A1: 1 : 1250

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 042

Revision: 2

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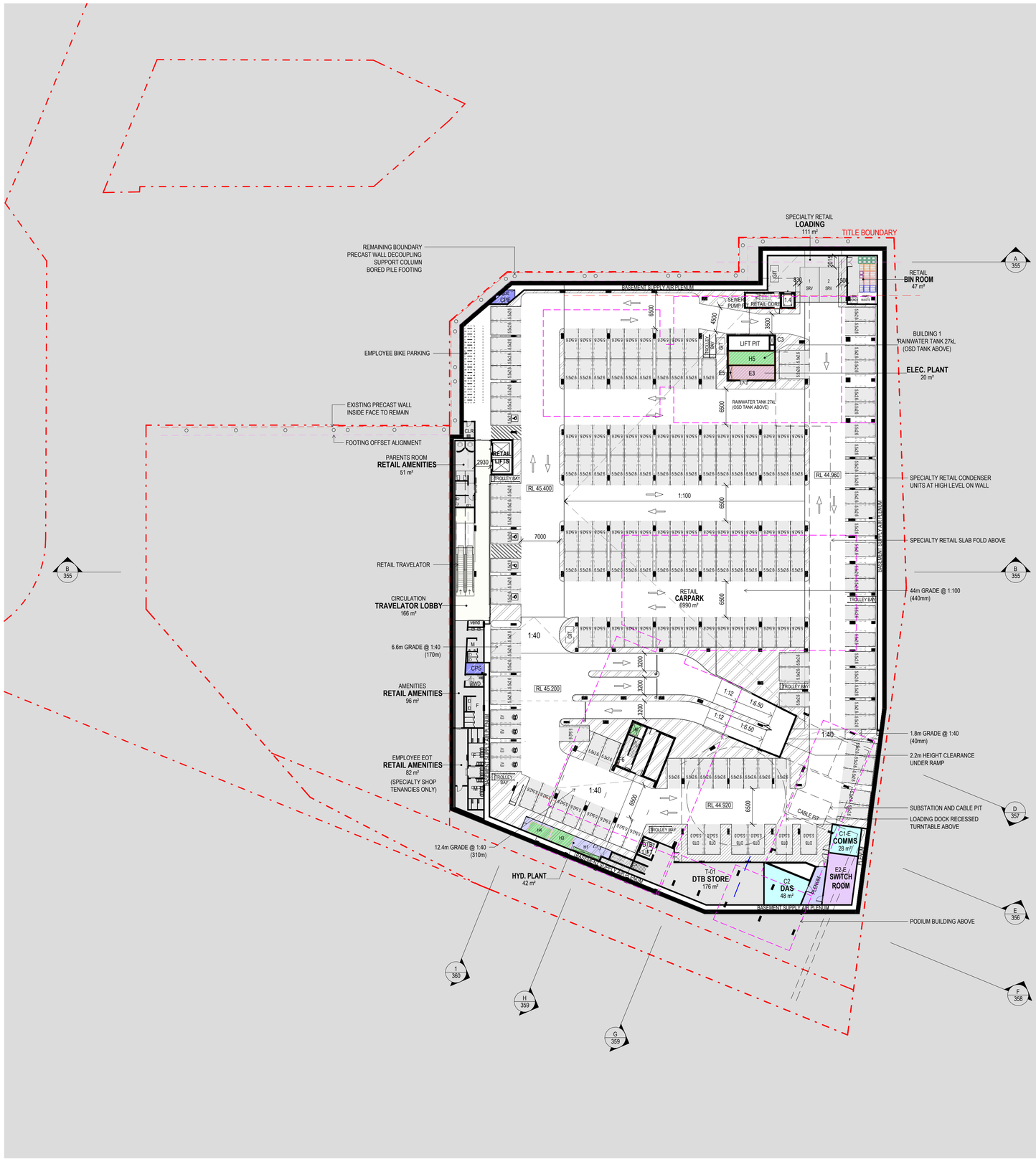

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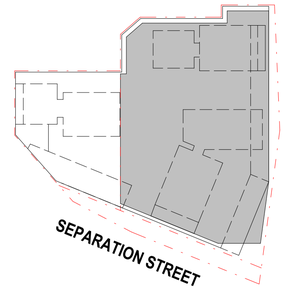

BASEMENT 1 RETAIL CAR PARK

TYPE	BAY SIZE	COUNT
B01		
ACCESSIBLE	2600x5500	4
DTB	3000x5500	6
ELECTRIC VEHICLE	2600x5500	4
STANDARD	2600x5500	166

TOTAL: 180

Rev.	Issue	Revision Description	Date	Appr by
12		DTP PLANNING UPDATE	30.07.2026	MW
11		DTP PLANNING SUBMISSION	17.06.2026	DM
10		DTP PLANNING SUBMISSION	05.06.2026	MW PL
9		CONSULTANT BACKGROUND ISSUE	28.05.26	DM
8		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
7		COORDINATION ISSUE	16.05.26	MW PL
6		WOOLWORTHS UPDATE	15.05.26	MW PL
5		COORDINATION ISSUE	17.04.26	MW PL
4		OVGA REVIEW 3	27.03.26	MW PL
3		COORDINATION ISSUE	20.03.26	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
1		OVGA REVIEW	05.11.25	MW PL

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Project
NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title
FLOOR PLANS
FLOOR PLAN - BASEMENT 01

Project No.
2413

Scale @ A1
1 : 400

Date
JUNE 2026

Drawing Status
FOR APPROVAL

Drawing No.
AR 100

Revision
12

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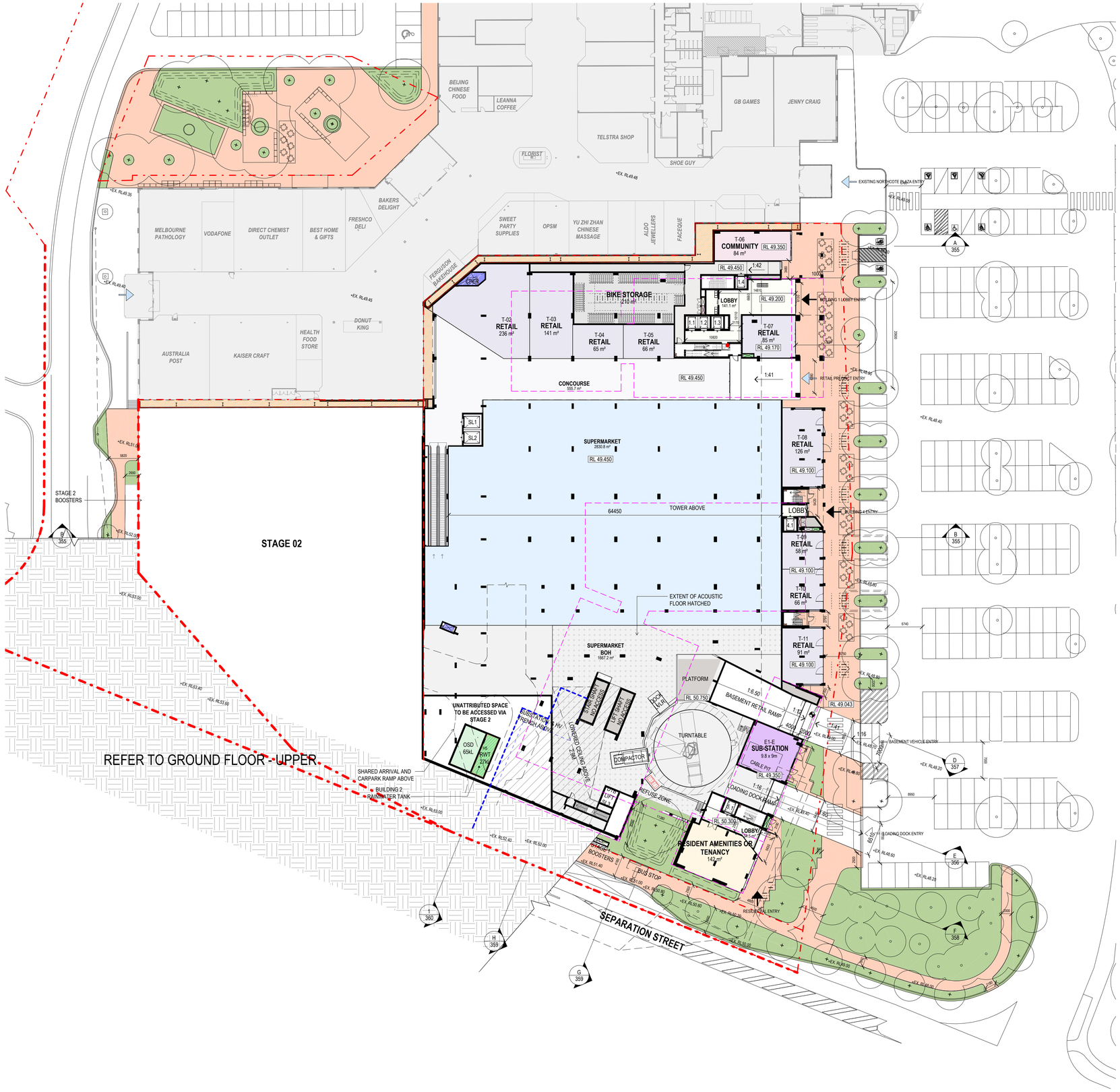

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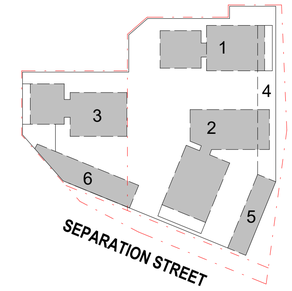

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10		DTP PLANNING UPDATE	30.07.2026	MW
9		DTP PLANNING SUBMISSION	17.06.2026	DM
8		DTP PLANNING SUBMISSION	05.06.2026	MW PL
7		CONSULTANT BACKGROUND ISSUE	28.05.26	DM
6		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
5		COORDINATION ISSUE	16.05.26	MW PL
4		COORDINATION ISSUE	17.04.26	MW PL
3		COORDINATION ISSUE	20.03.26	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
1		OVGA REVIEW	05.11.25	MW PL

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - GROUND LOWER (STAGE 1)

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 101
Revision: 10

PRINTED: 30/07/2026 1:20:18 PM
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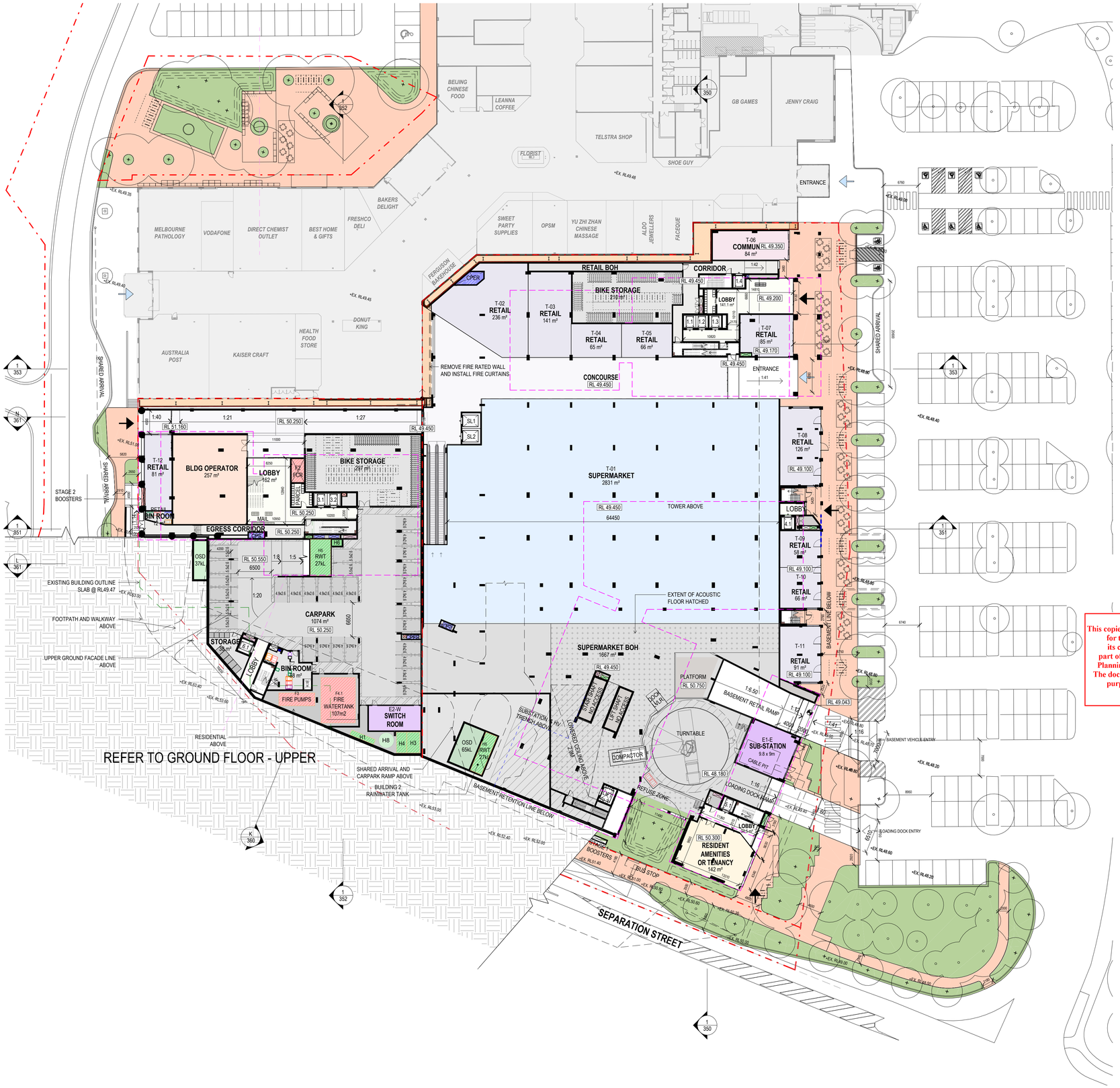

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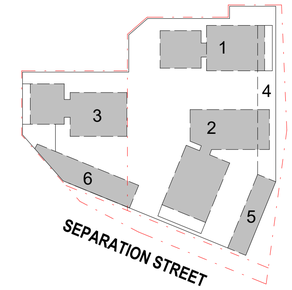

LEVEL LOWER GROUND CAR PARK	
STAGE 2	COUNT
RESIDENTIAL (STAGE 2)	30

TOTAL: 30

ADVERTISED PLAN

Rev.	Issue	Revision Description	Date	Appr by
12		DTP PLANNING UPDATE	30.07.2026	MW
11		DTP PLANNING SUBMISSION	17.06.2026	DM
10		DTP PLANNING SUBMISSION	05.06.2026	MW PL
9		CONSULTANT BACKGROUND ISSUE	28.05.26	DM
8		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
7		COORDINATION ISSUE	16.05.26	MW PL
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5		COORDINATION ISSUE	17.04.26	MW PL
4		OVGA REVIEW 3	27.03.26	MW PL
3		COORDINATION ISSUE	20.03.26	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - GROUND LOWER (STAGE 2)

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 102
Revision: 12

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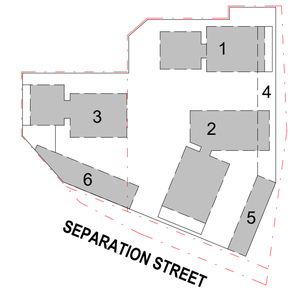

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1		COORDINATION ISSUE	16.05.26	MW PL

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Project
NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title
FLOOR PLANS
FLOOR PLAN - GROUND UPPER (STAGE 1)

Project No.
2413

Scale @ A1
1 : 400

Date
JUNE 2026

Drawing Status
FOR APPROVAL

Drawing No.
AR 103

Revision
5

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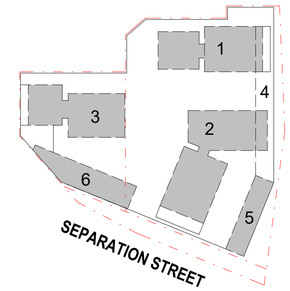

LEVEL UPPER GROUND CAR PARK	
STAGE 2	COUNT
RESIDENTIAL (STAGE 2)	13

TOTAL: 13

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11		DTP PLANNING UPDATE	30.07.2026	MW
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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title FLOOR PLANS
FLOOR PLAN - GROUND UPPER (STAGE 2)

Project No. 2413

Scale @ A1 1 : 400

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 104

Revision 11

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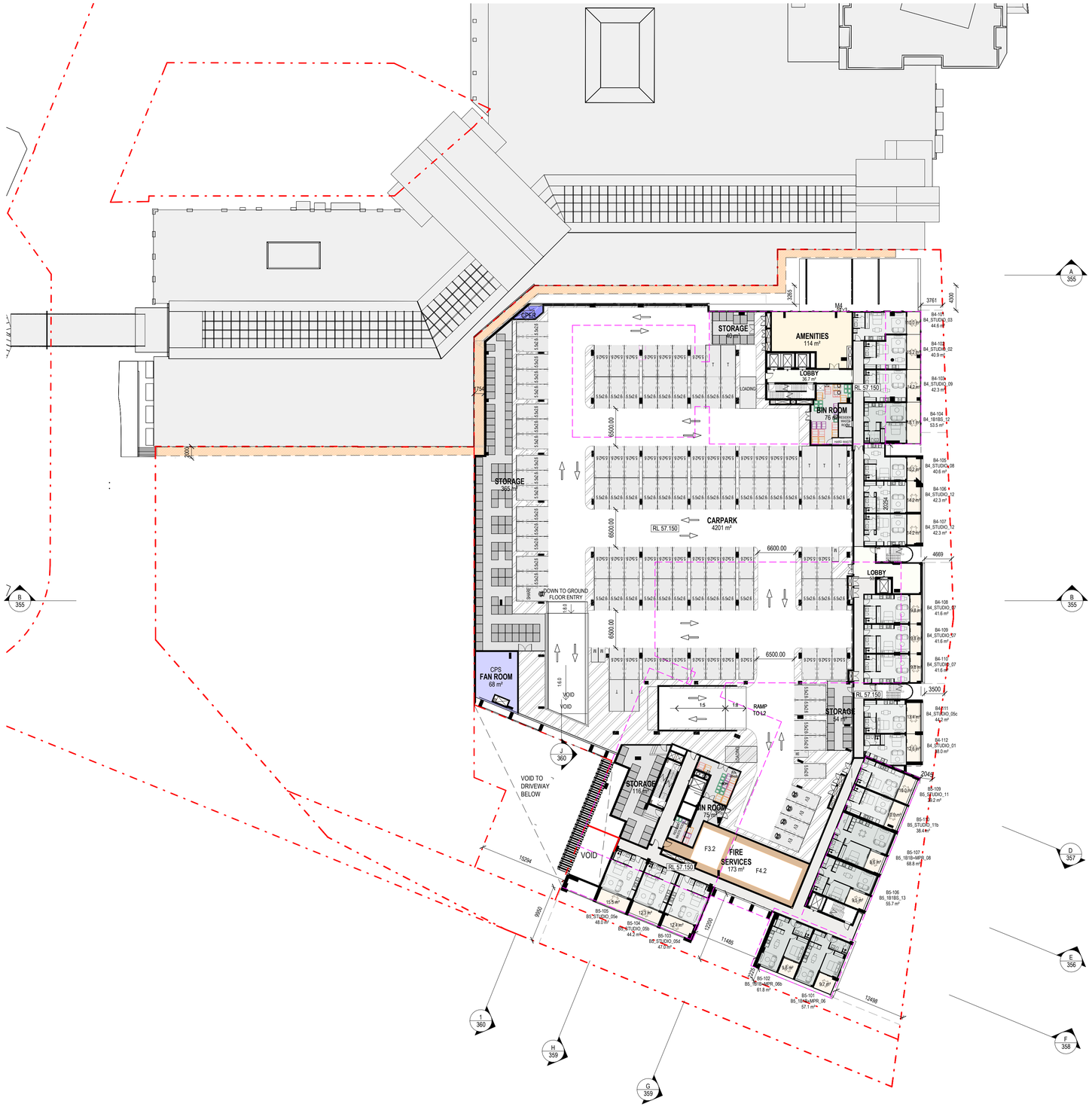

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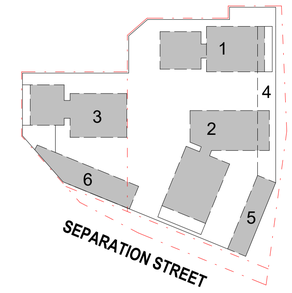

LEVEL L01 CAR PARK
Stage 1
RESIDENTIAL (STAGE 1)
119
Grand total: 119

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Rev.	Issue	Revision Description	Date	Appr by
11		DTP PLANNING UPDATE	24.09.2026	MW
10		DTP PLANNING UPDATE	30.07.2026	MW
9		DTP PLANNING SUBMISSION	05.06.2026	MW PL
8		CONSULTANT BACKGROUND ISSUE	28.05.26	DM
7		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
6		COORDINATION ISSUE	16.05.26	MW PL
5		COORDINATION ISSUE	17.04.26	MW PL
4		OVGA REVIEW 3	27.03.26	MW PL
3		COORDINATION ISSUE	20.03.26	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
1		OVGA REVIEW	05.11.25	MW PL

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL 01 (STAGE 1)

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 105
Revision: 11

PRINTED: 24/09/2026 2:16:10 PM
FILE: Autodesk Docs://Northcote Village (2413_Northcote_MASTER)R_A_R25.rvt

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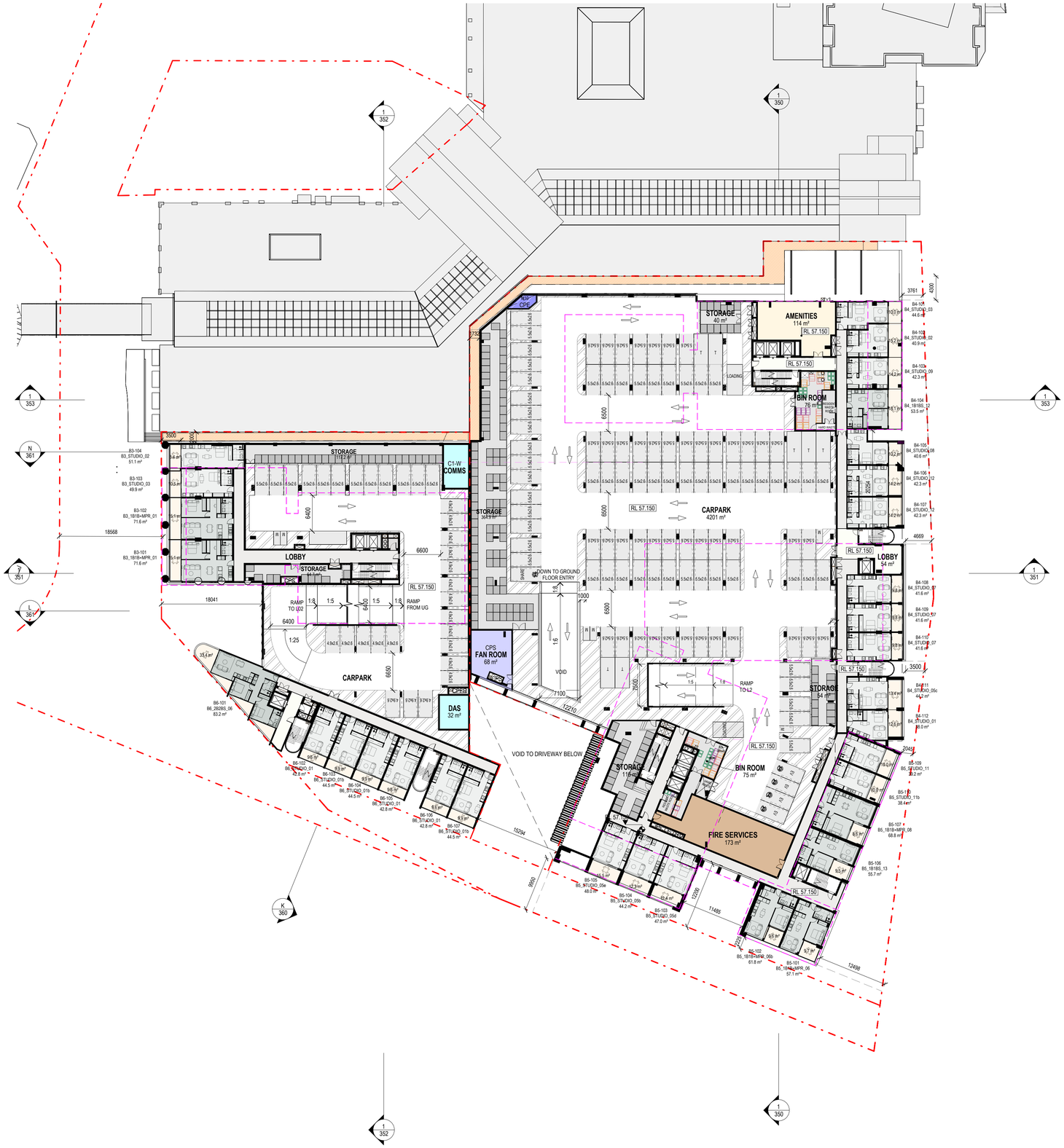

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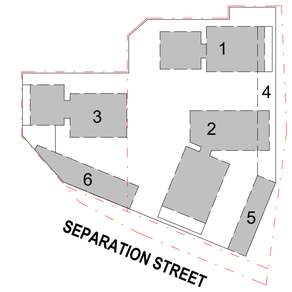

LEVEL L01 CAR PARK
Stage 1 & 2
RESIDENTIAL (STAGE 1)
119
RESIDENTIAL (STAGE 2)
35
Grand total: 154

Rev.	Issue	Revision Description	Date	Appr by
11		DTP PLANNING UPDATE	24.09.2026	MW
10		DTP PLANNING UPDATE	30.07.2026	MW
9		DTP PLANNING SUBMISSION	05.06.2026	MW PL
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1		OVGA REVIEW	05.11.25	MW PL

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL 01 (STAGE 2)

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 106
Revision: 11

PRINTED: 24/09/2026 2:57:52 PM
FILE: Autodesk Docs://Northcote Village (2413_Northcote_MASTER/A_R25.rvt

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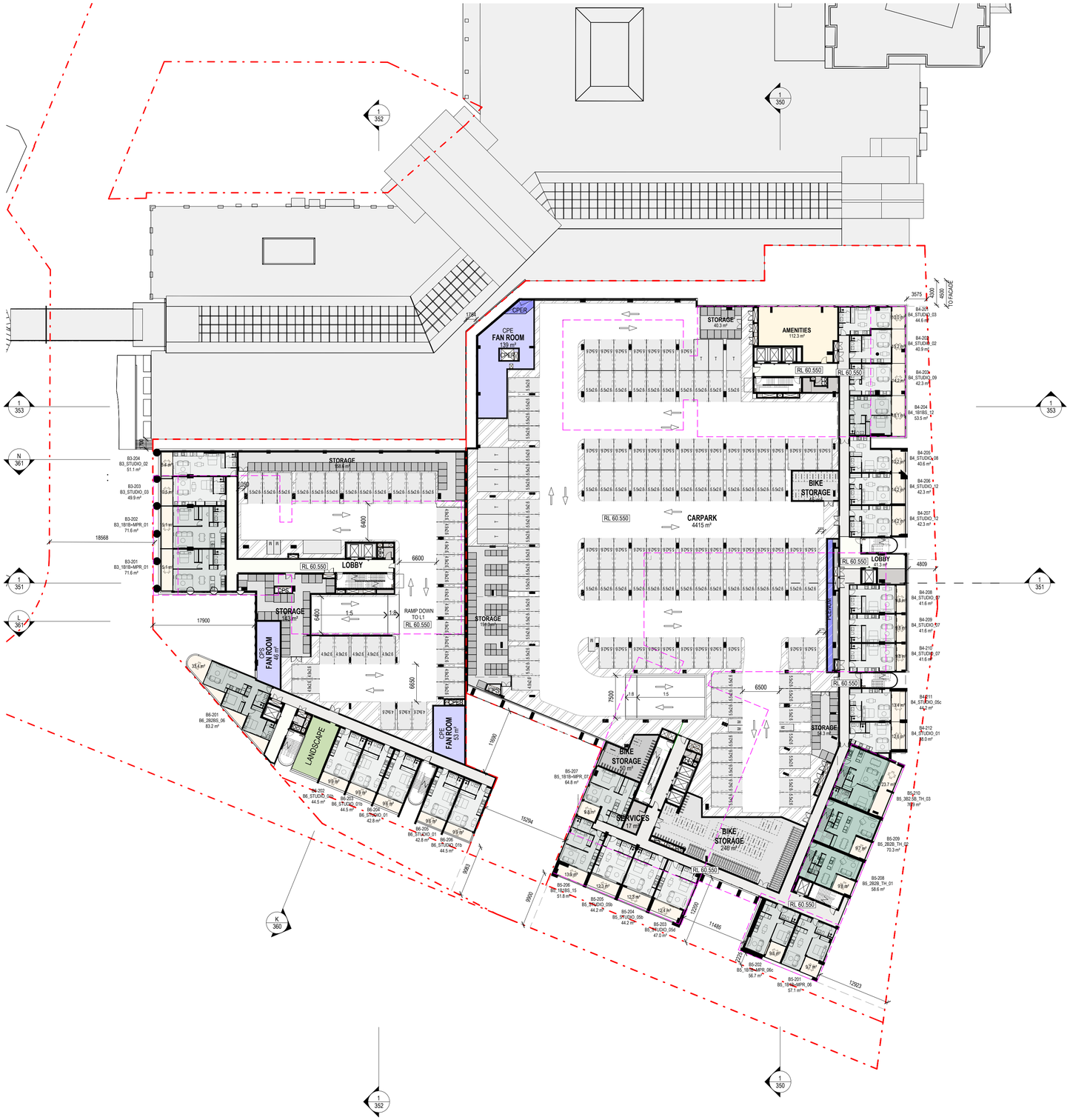

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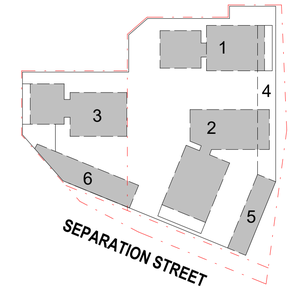

LEVEL L02 CAR PARK

Stage 1 & 2

RESIDENTIAL (STAGE 1)

134

RESIDENTIAL (STAGE 2)

37

Grand total: 171

Rev.	Issue	Revision Description	Date	Appr by
11		DTP PLANNING UPDATE	24.09.2026	MW
10		DTP PLANNING UPDATE	30.07.2026	MW
9		DTP PLANNING SUBMISSION	05.06.2026	MW PL
8		CONSULTANT BACKGROUND ISSUE	28.05.26	DM
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1		OVGA REVIEW	05.11.25	MW PL

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L02

Project No. 2413

Scale @ A1 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No. AR 107

Revision 11

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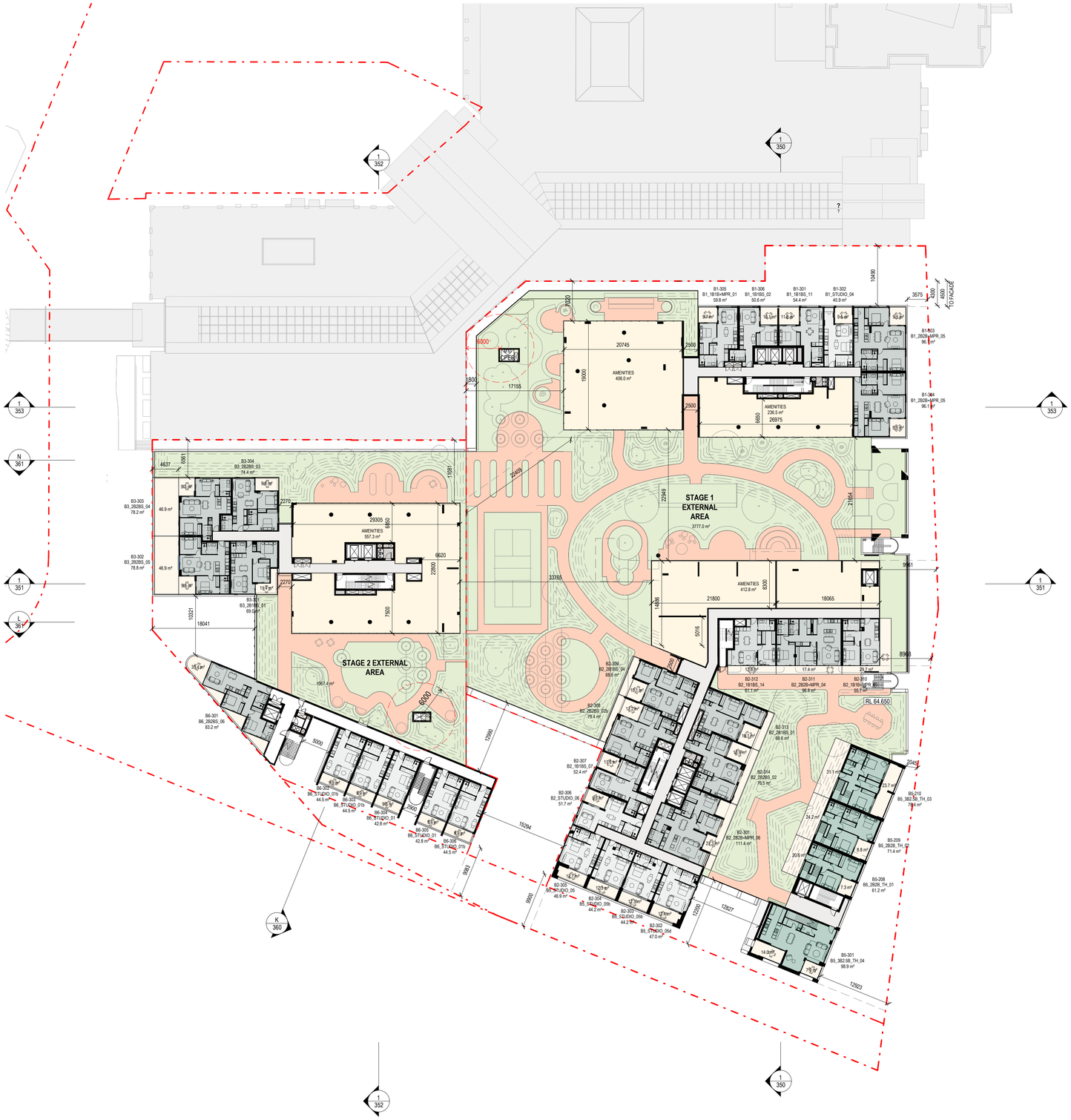

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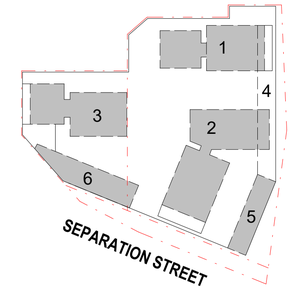

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4		COORDINATION ISSUE	17.04.26	MW PL
3		OVGA REVIEW 3	27.03.26	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
1		OVGA REVIEW	05.11.25	MW PL

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L03

Project No.: 2413

Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 108

Revision: 10

PRINTED: 24/09/2026 2:17:54 PM
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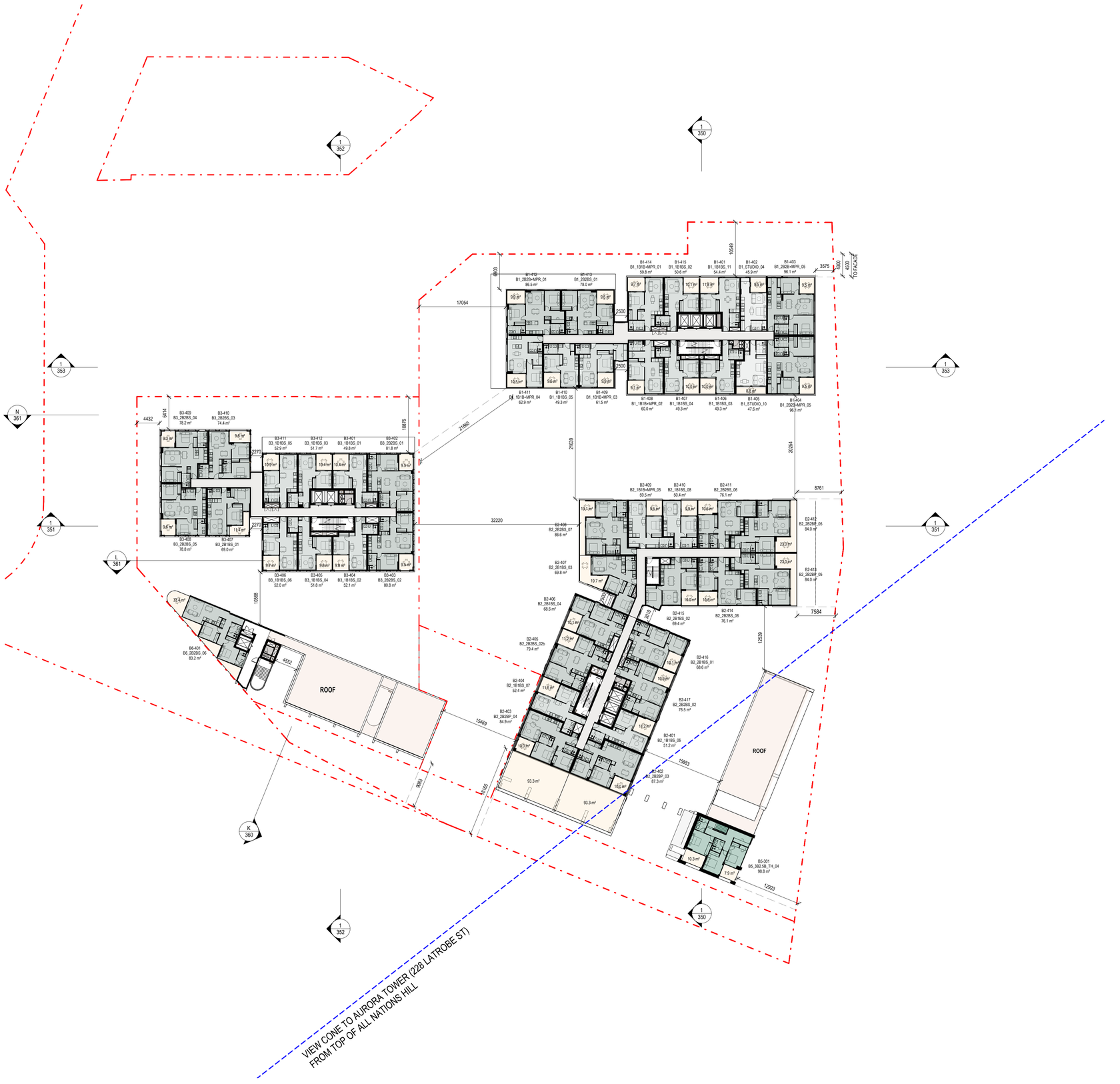

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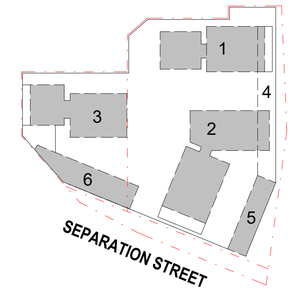

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Rev.	Issue	Revision Description	Date	Appr by
8		DTP PLANNING UPDATE	30.07.2026	MW
7		DTP PLANNING SUBMISSION	05.06.2026	MW PL
6		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
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3		OVGA REVIEW 3	27.03.26	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
1		OVGA REVIEW	05.11.25	MW PL

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L04

Project No.: 2413
Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 109
Revision: 8

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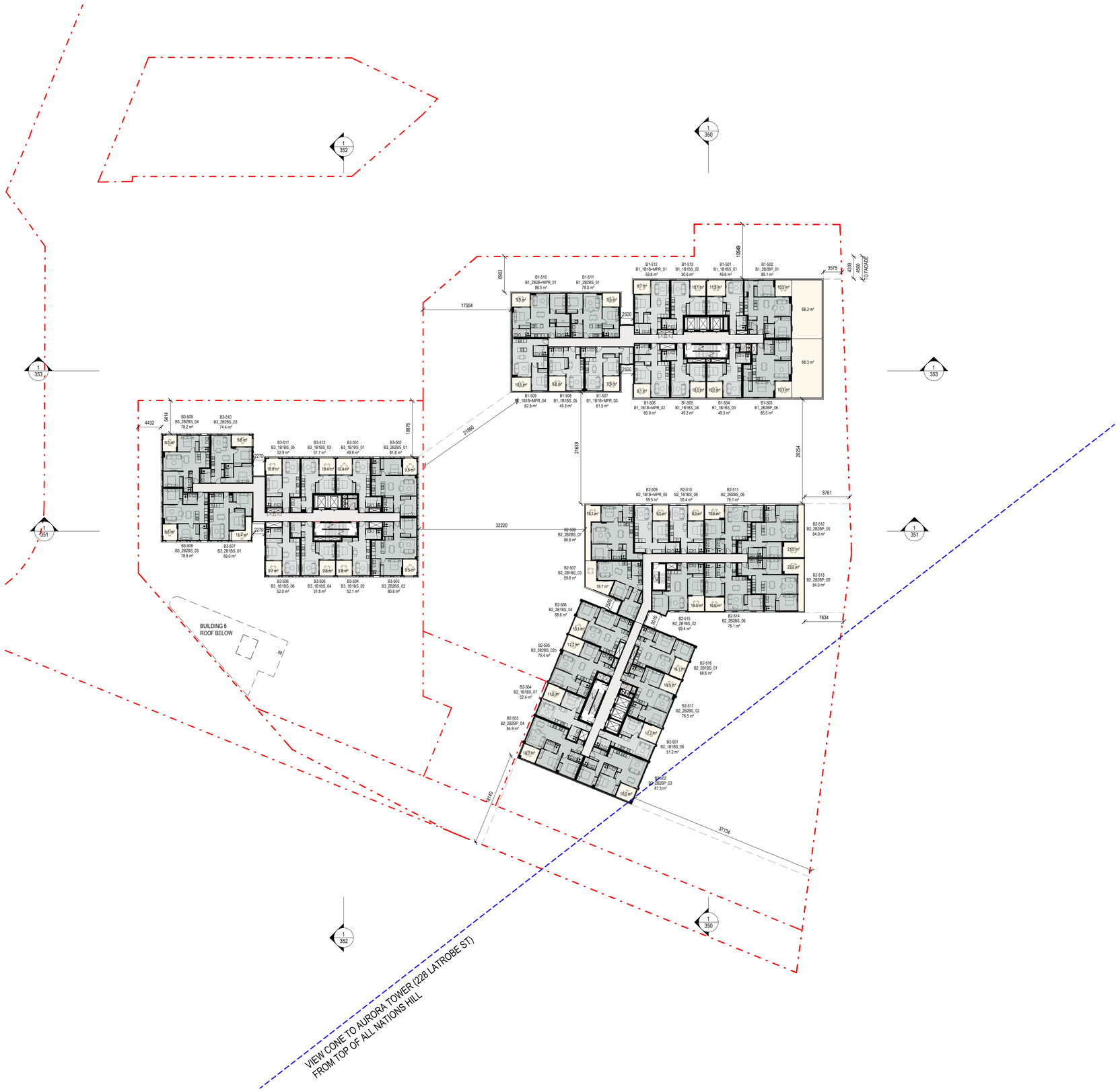

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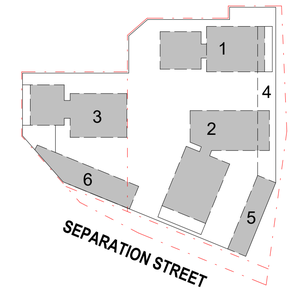

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6		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
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2		OVGA REVIEW 2	13.02.26	MW PL
1		OVGA REVIEW	05.11.25	MW PL

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L05

Project No.: 2413
Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 110
Revision: 8

PRINTED: 30/07/2026 1:21:43 PM
FILE: Autodesk Docs://Northcote Village (2413_Northcote_MASTRER A_R25.rvt

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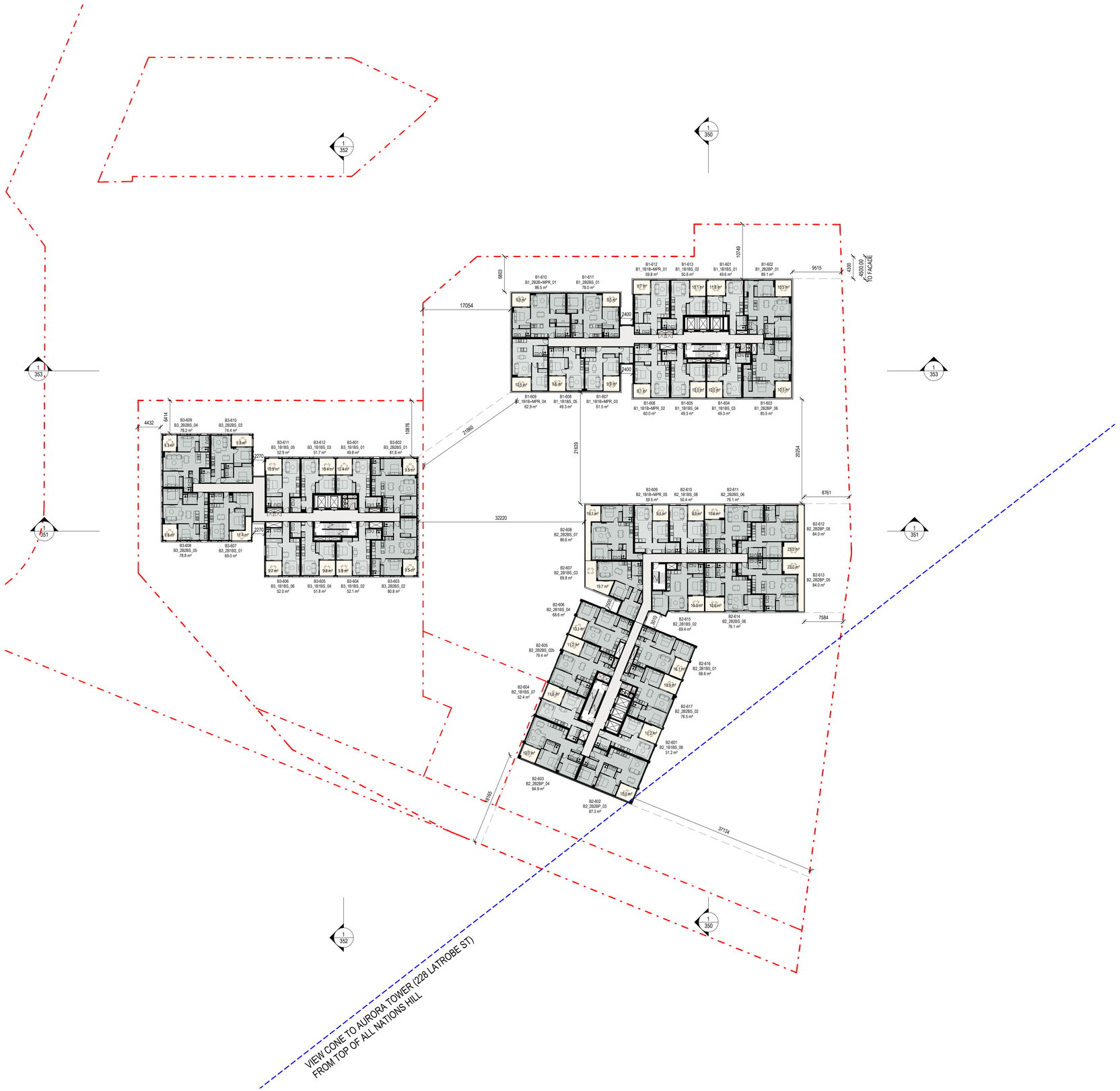

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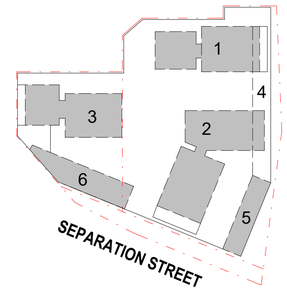

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L06

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 111
Revision: 8

PRINTED: 30/07/2026 1:21:58 PM
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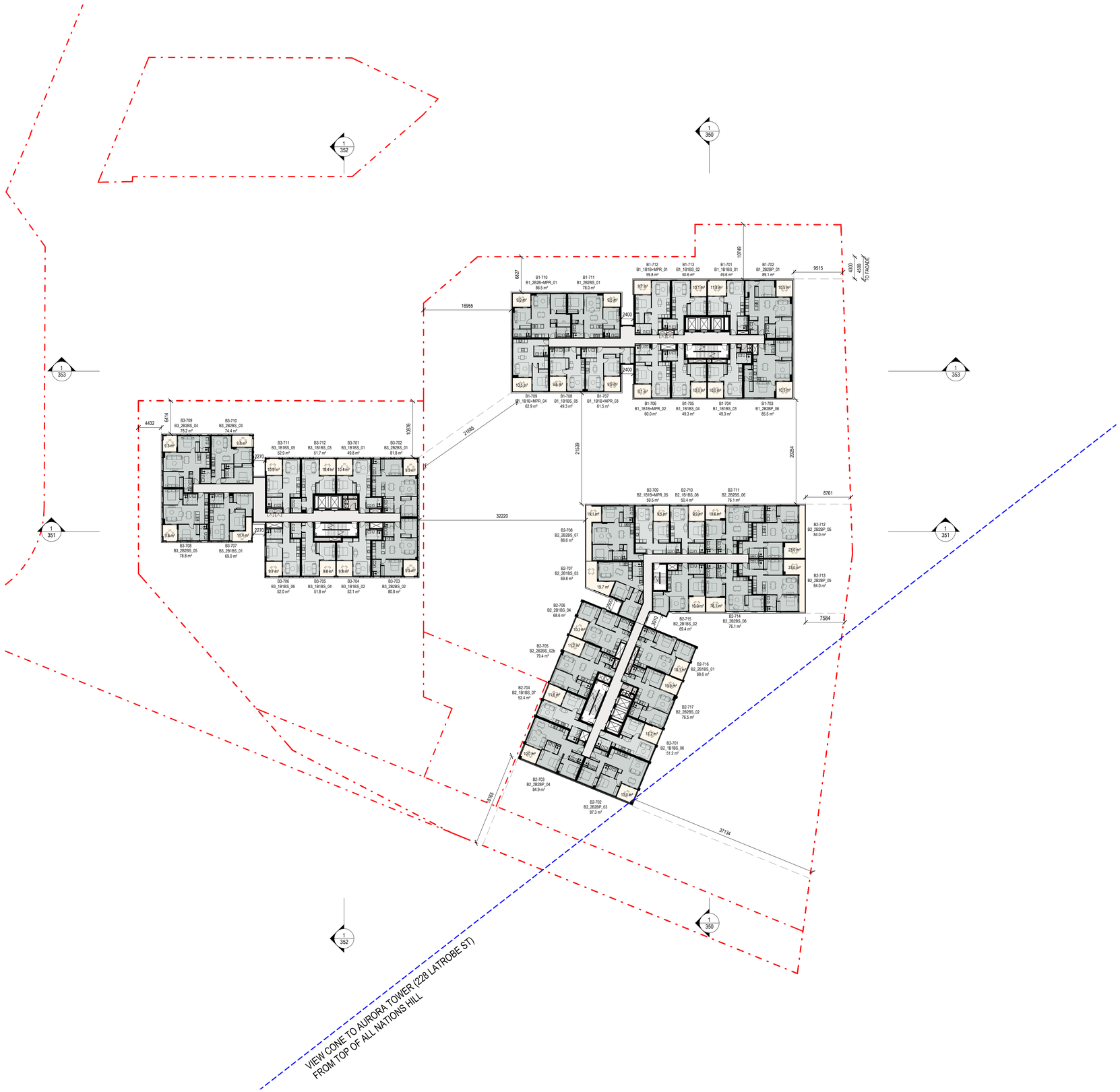

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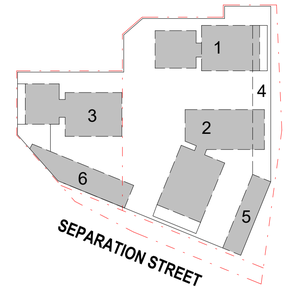

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Rev.	Issue	Revision Description	Date	Appr by
8		DTP PLANNING UPDATE	30.07.2026	MW
7		DTP PLANNING SUBMISSION	05.06.2026	MW PL
6		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
5		COORDINATION ISSUE	16.05.26	MW PL
4		COORDINATION ISSUE	22.04.26	MW PL
3		OVGA REVIEW 3	27.03.26	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
1		OVGA REVIEW	05.11.25	MW PL

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L07

Project No.: 2413
Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 112
Revision: 8

PRINTED: 30/07/2026 1:23:03 PM
FILE: Autodesk Docs://Northcote Village (2413_Northcote_MASTER A_R25.rvt

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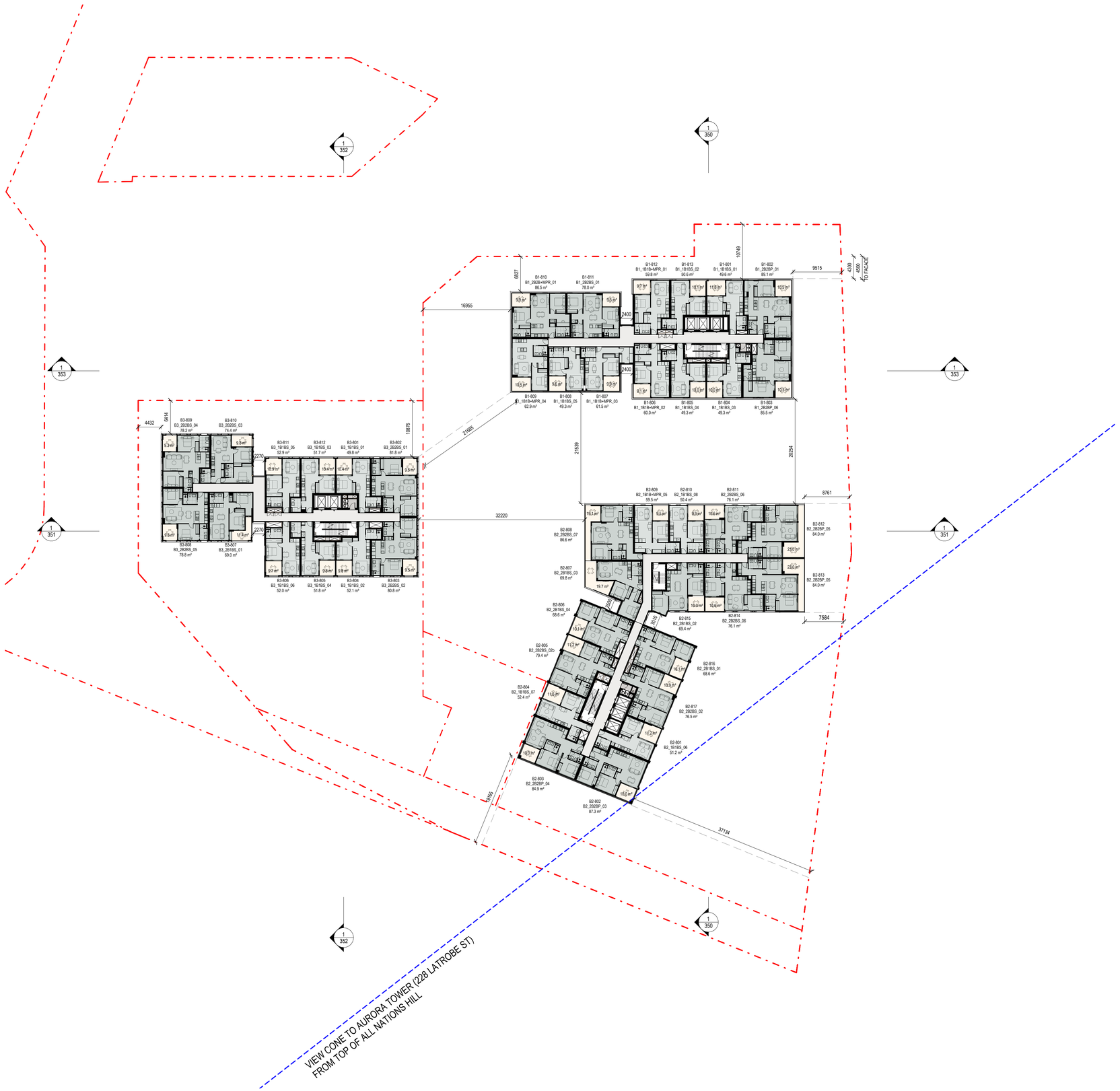

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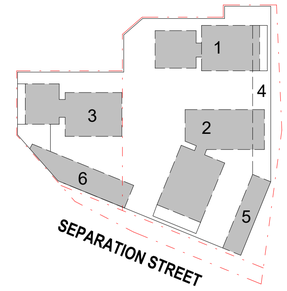

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L08

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 113
Revision: 8

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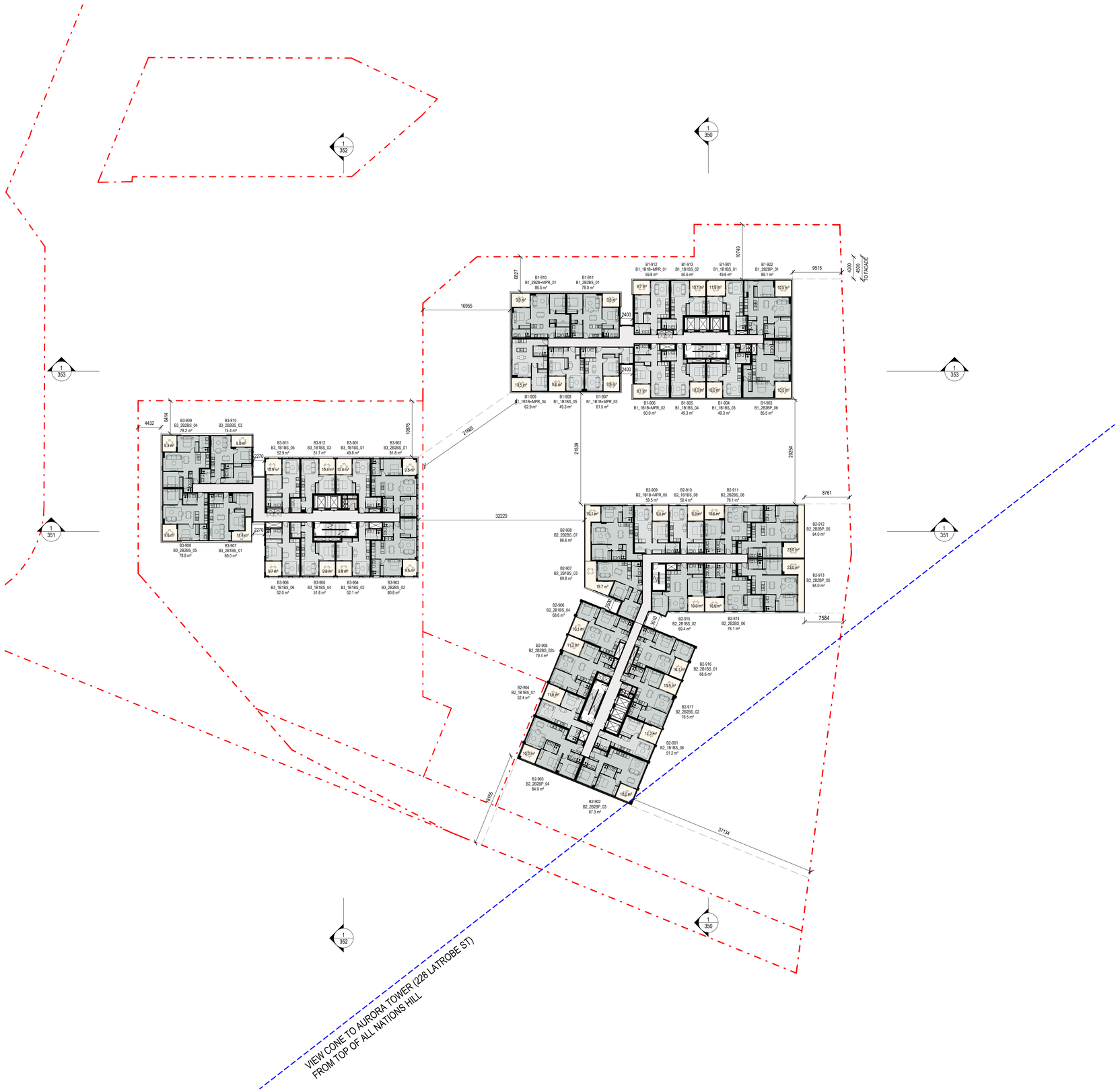

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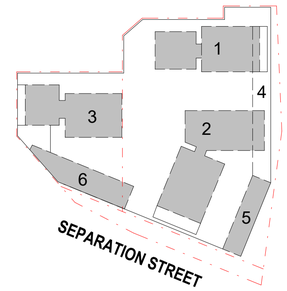

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L09

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 114
Revision: 8

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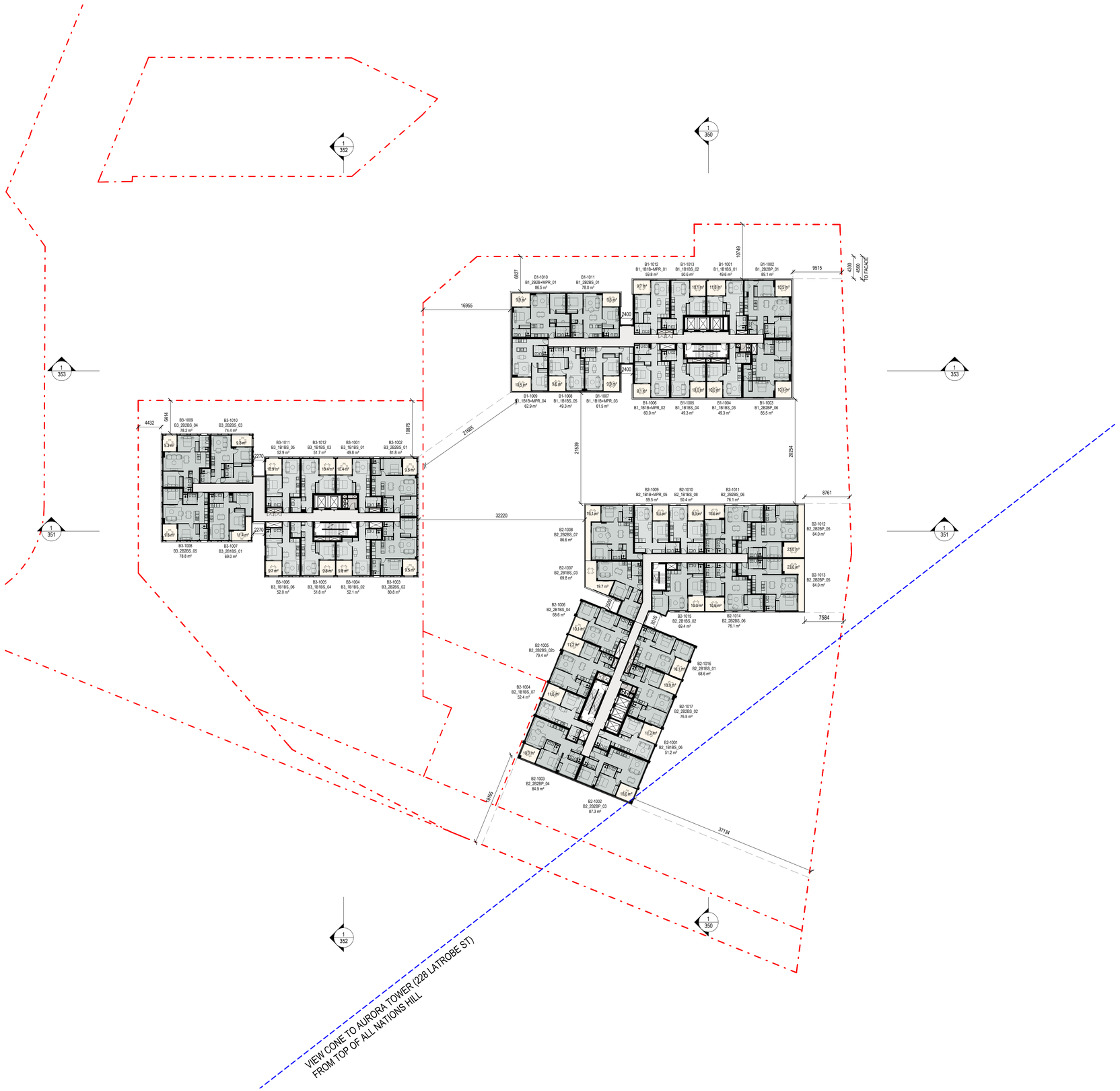

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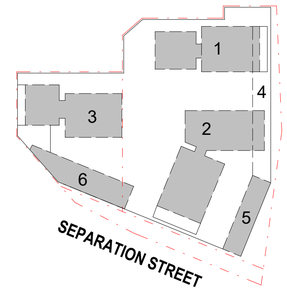

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L10

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 115
Revision: 8

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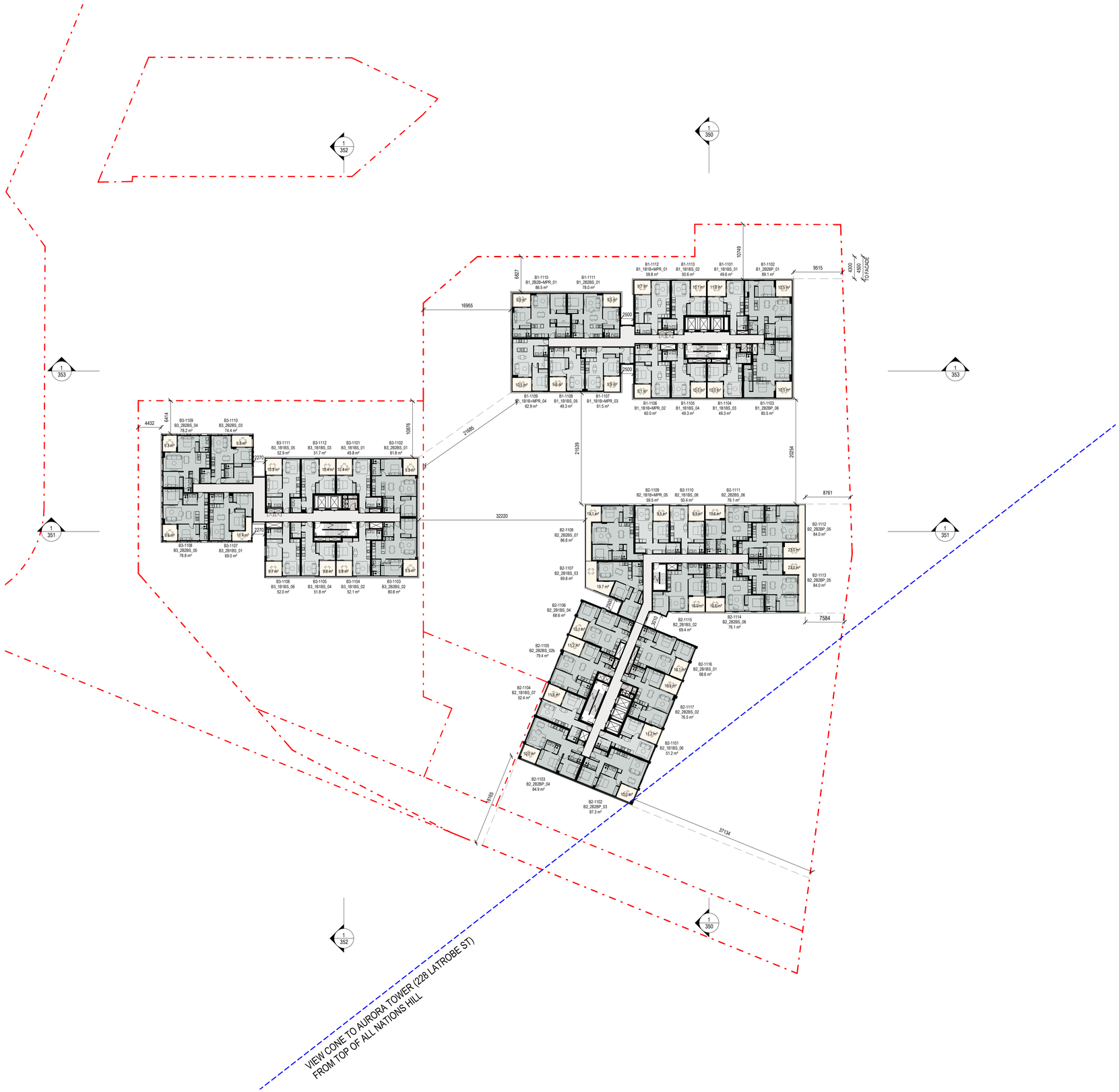

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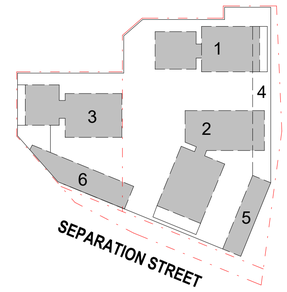

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L11

Project No.: 2413
Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 116
Revision: 8

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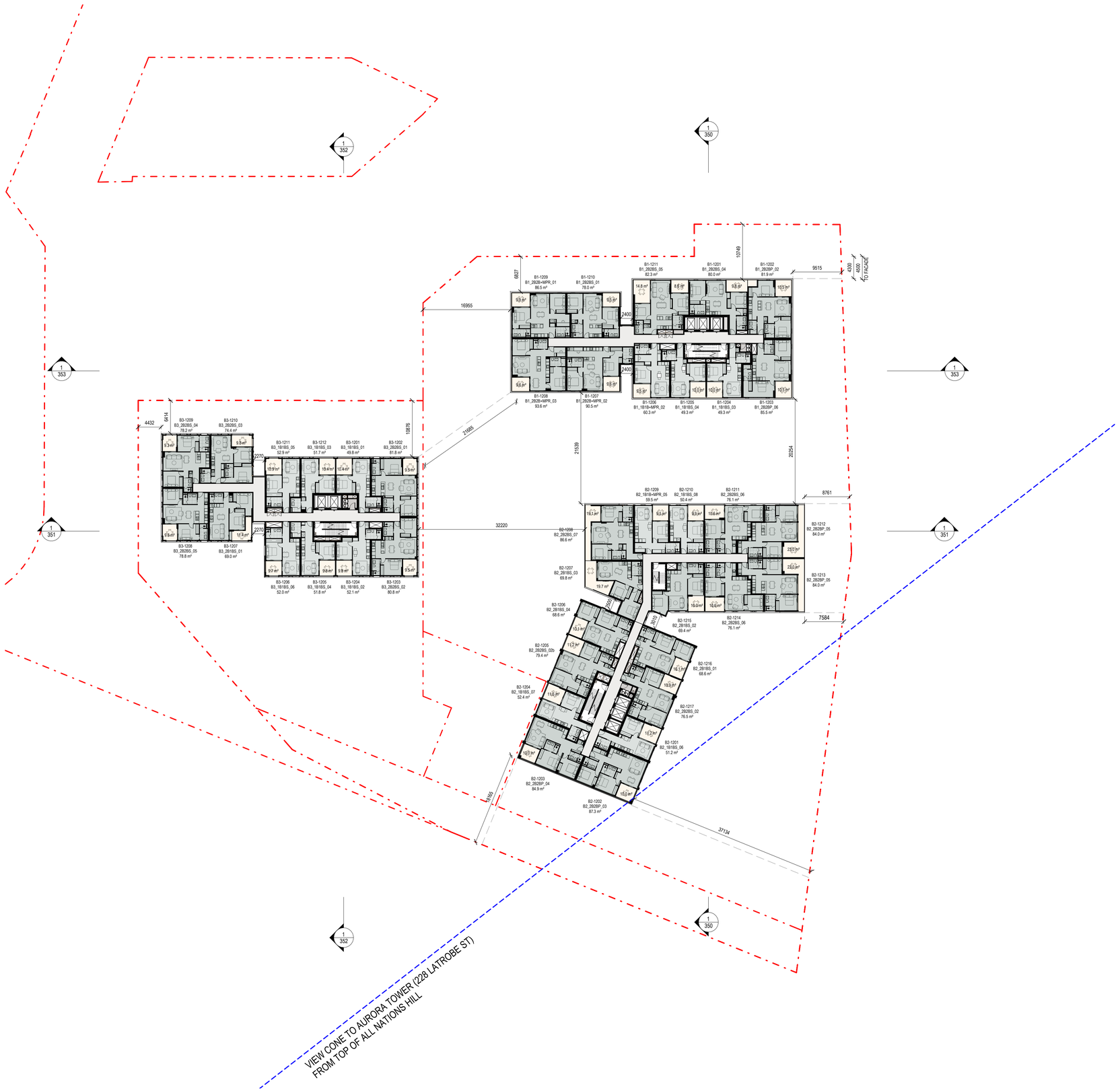

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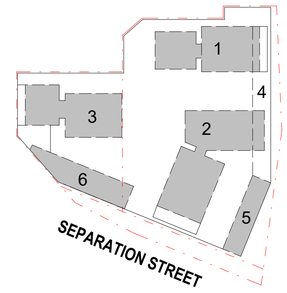

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L12

Project No.: 2413

Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 117

Revision: 8

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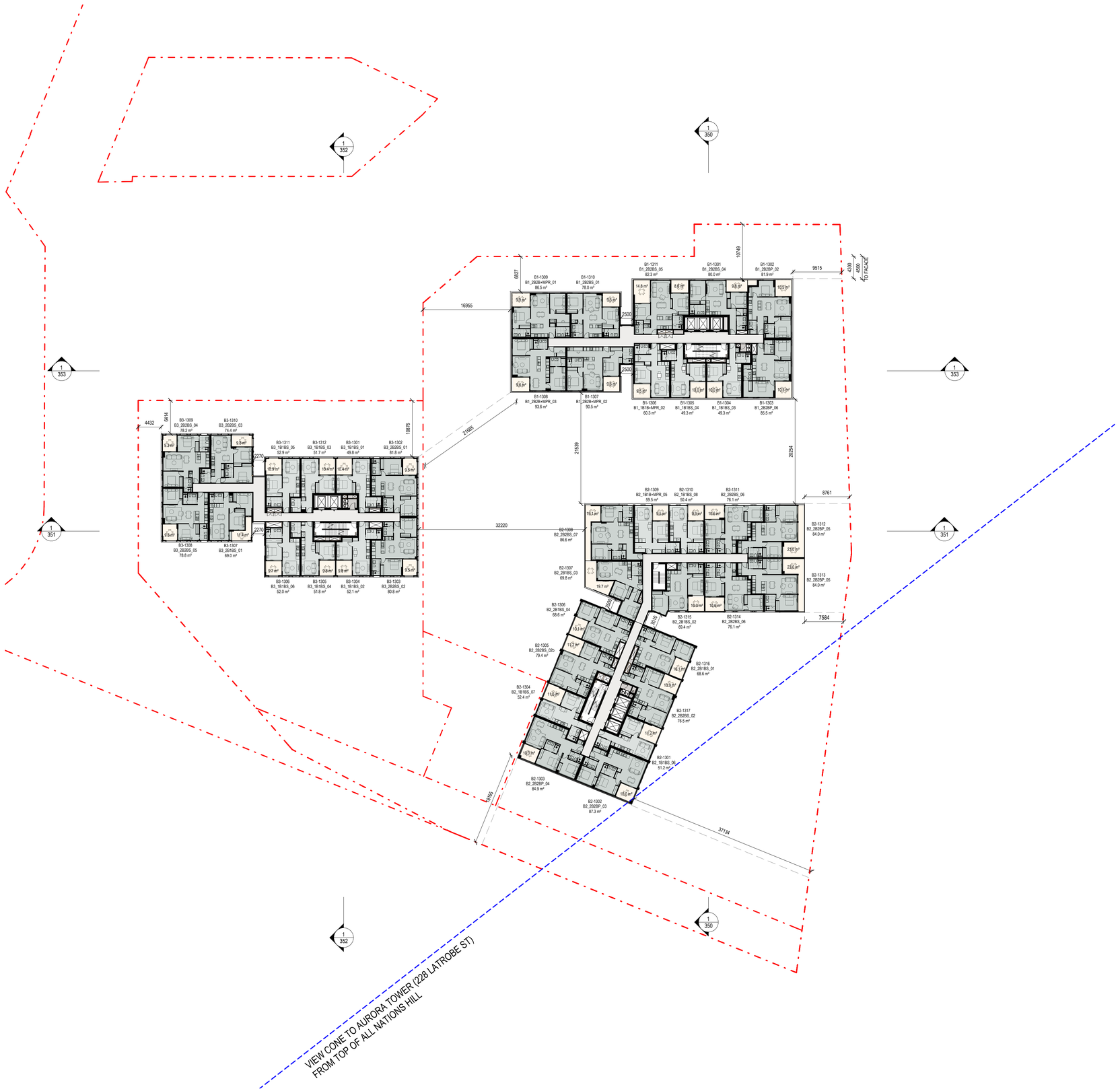

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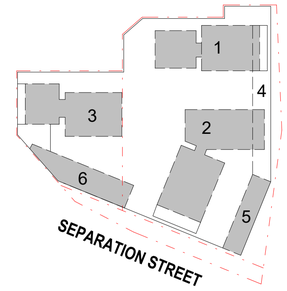

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L13

Project No.: 2413
Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 118
Revision: 8

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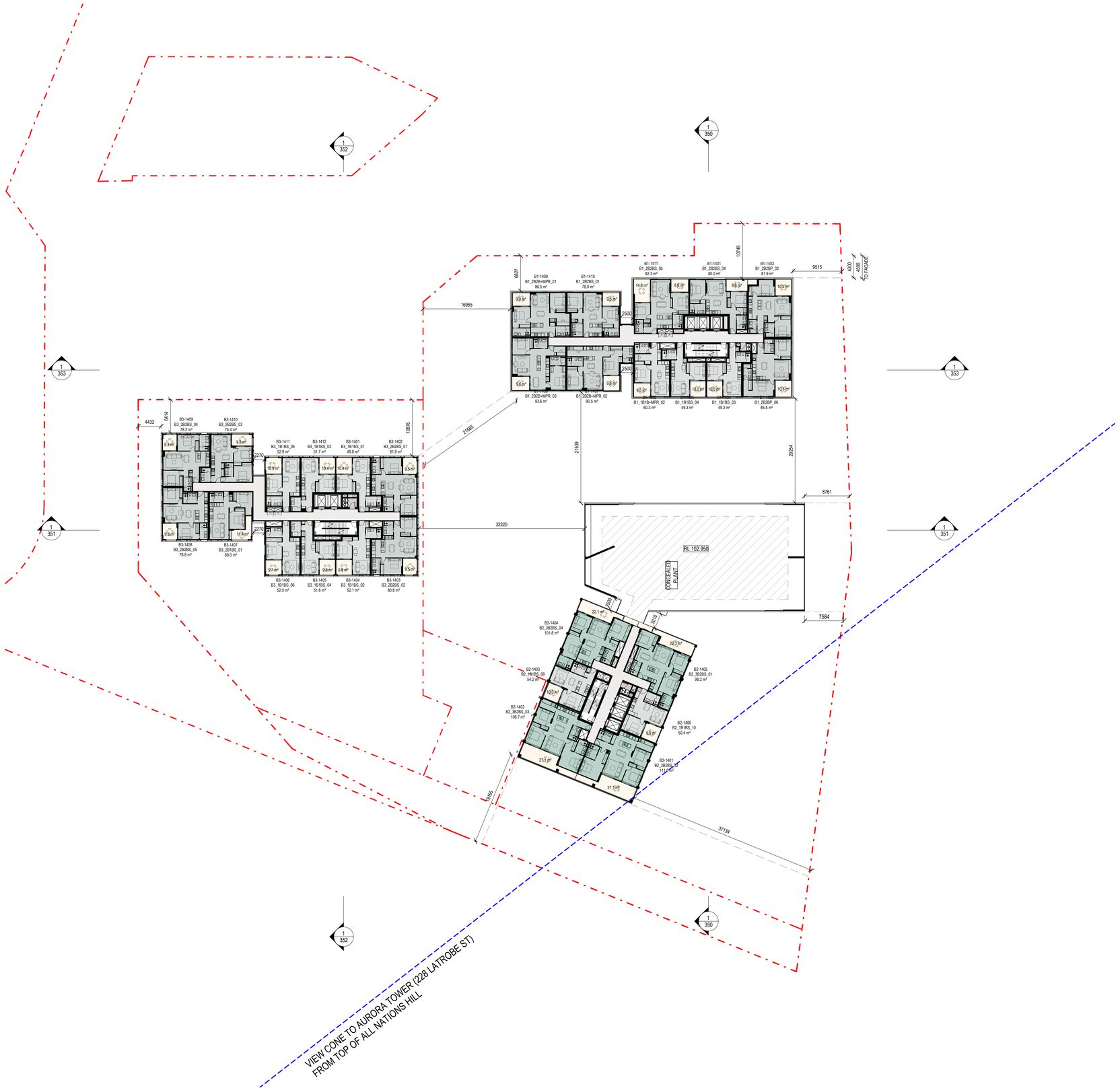

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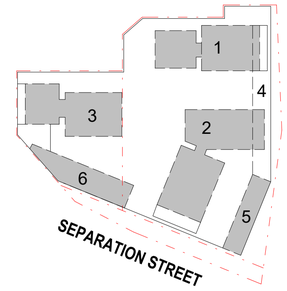

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L14

Project No.: 2413

Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 119

Revision: 8

PRINTED: 30/07/2026 1:23:39 PM
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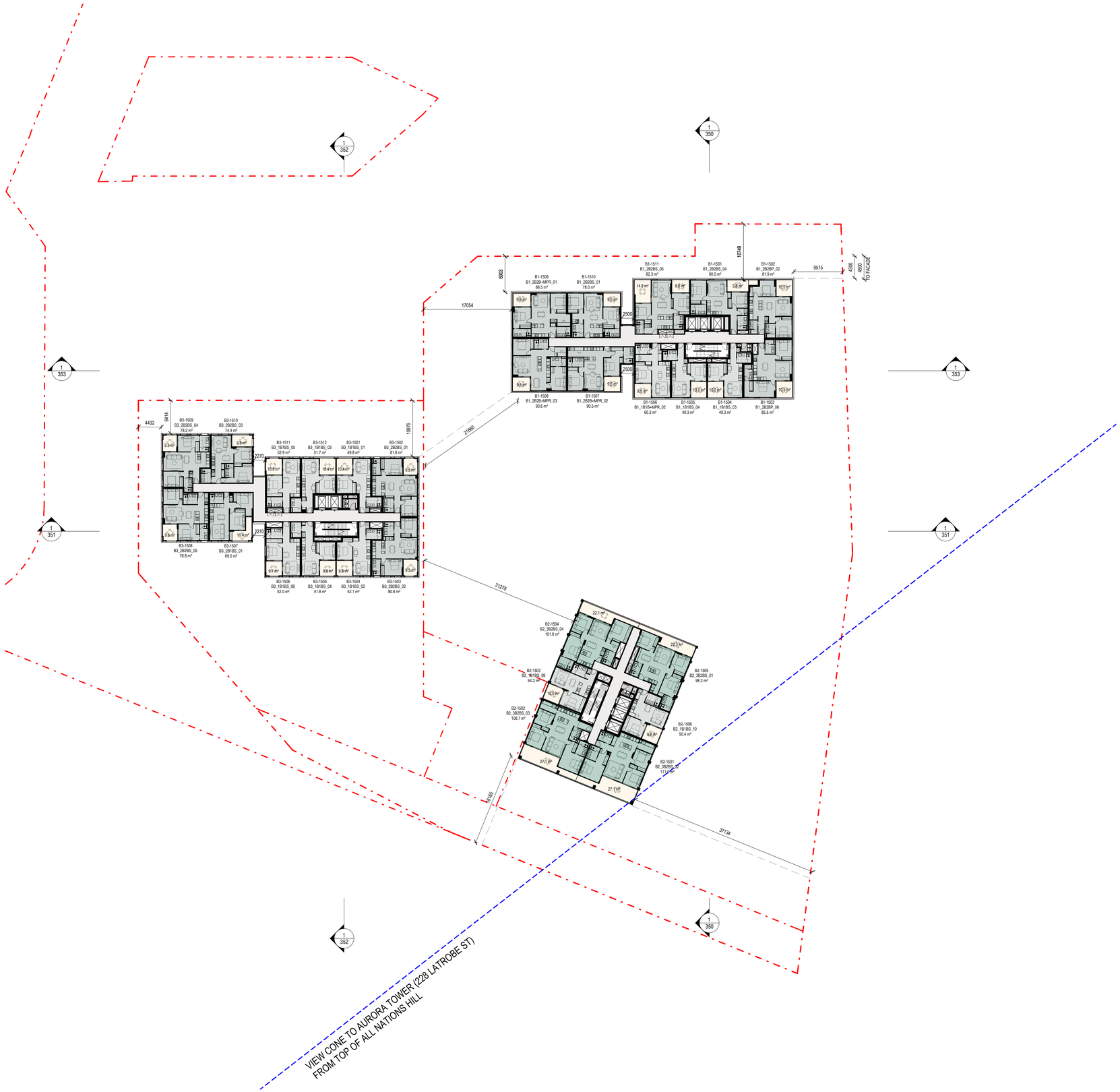

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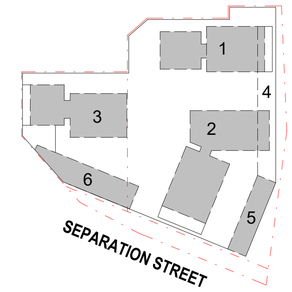

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7		DTP PLANNING SUBMISSION	05.06.2026	MW PL
6		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
5		COORDINATION ISSUE	16.05.26	MW PL
4		COORDINATION ISSUE	22.04.26	MW PL
3		OVGA REVIEW 3	27.03.26	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
1		OVGA REVIEW	05.11.25	MW PL

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L15

Project No.: 2413

Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 120

Revision: 8

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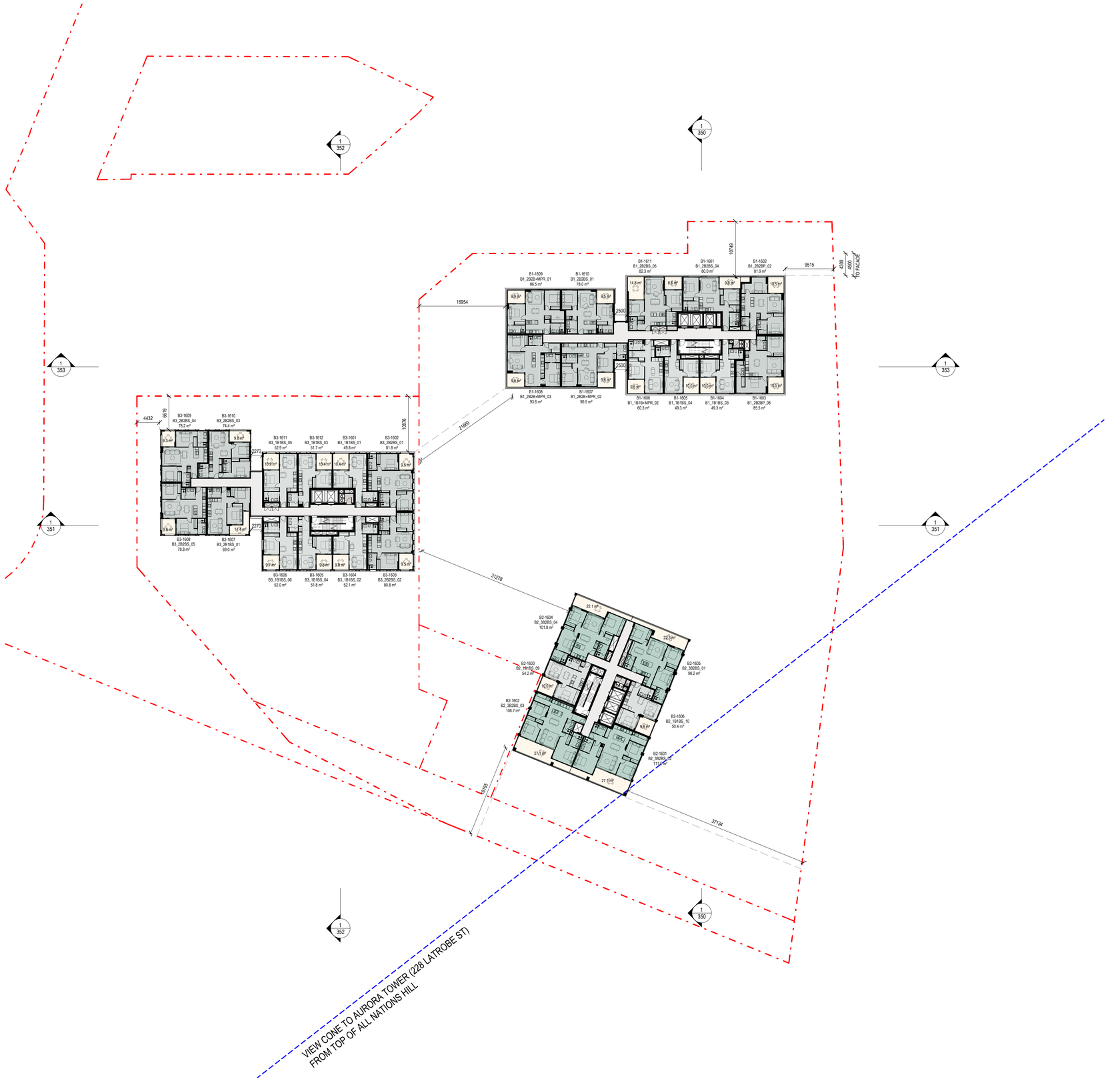

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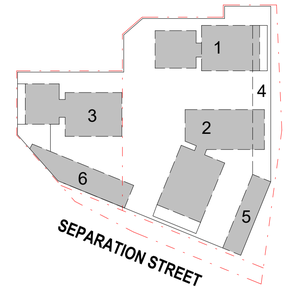

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1		OVGA REVIEW	05.11.25	MW PL

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L16

Project No.: 2413

Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 121

Revision: 8

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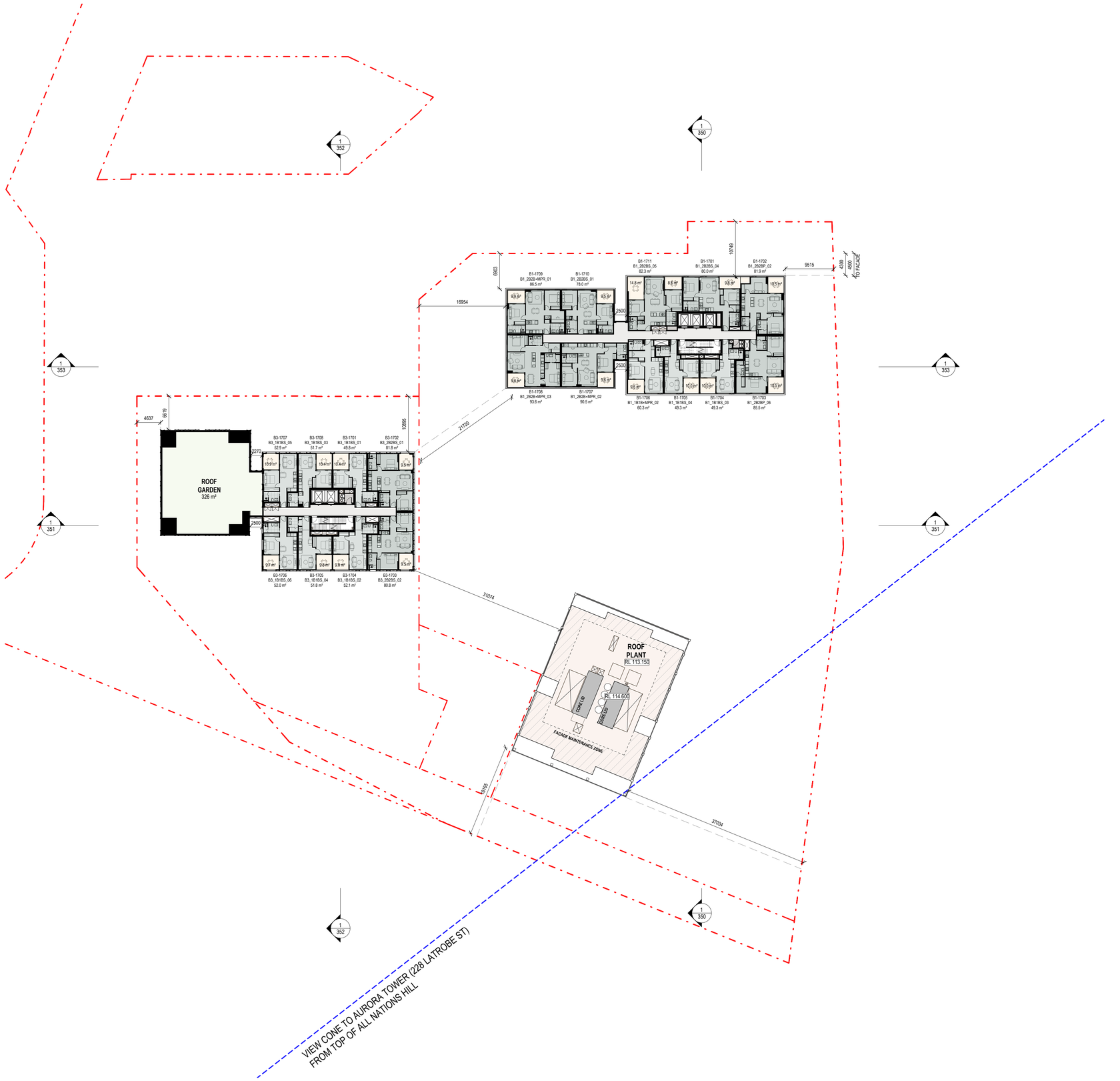

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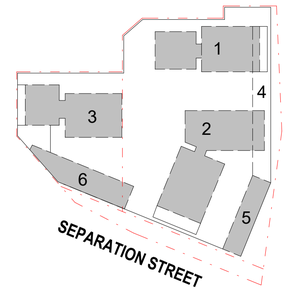

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1		OVGA REVIEW	05.11.25	MW PL

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L17

Project No.: 2413

Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 122

Revision: 8

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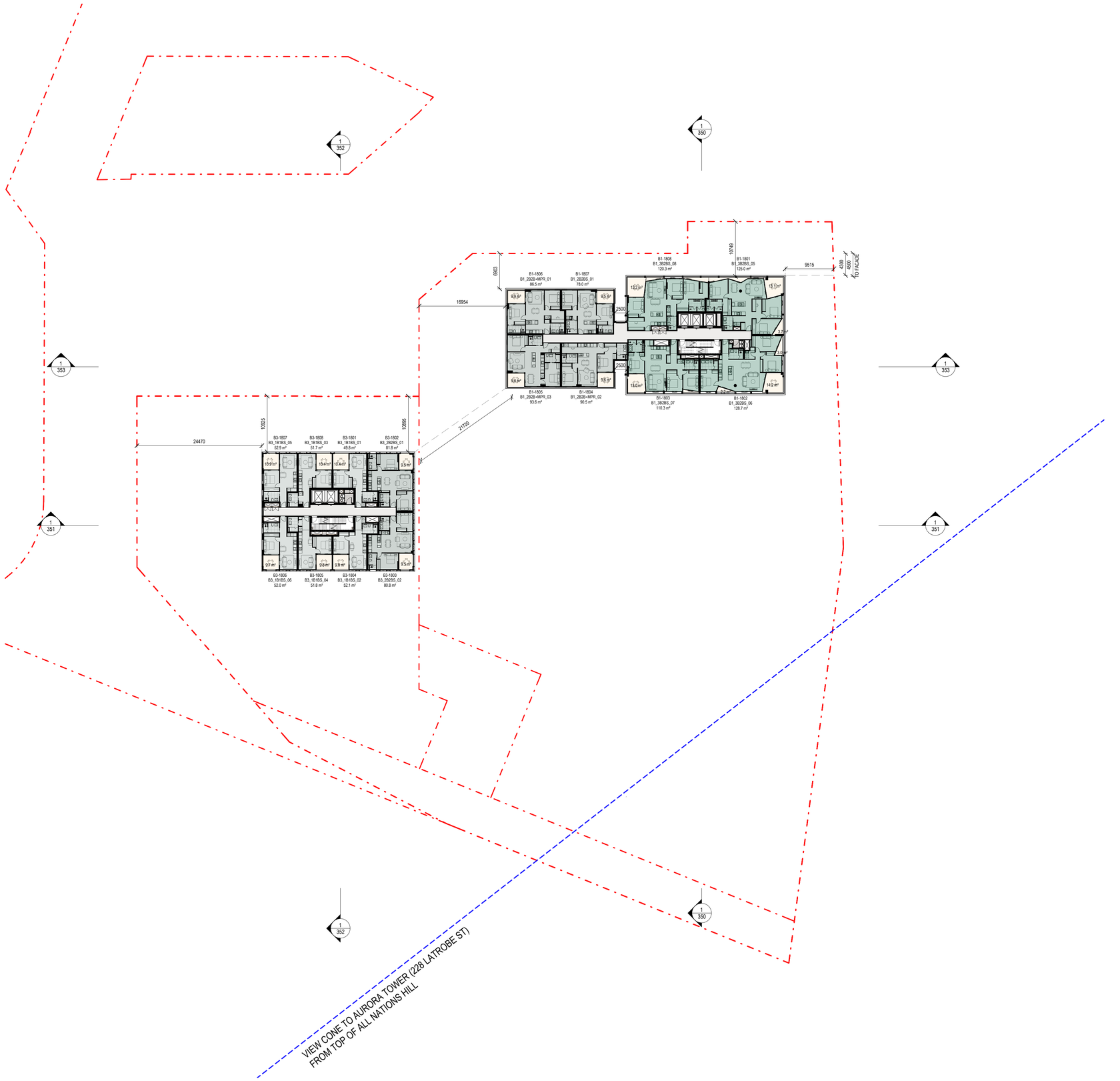

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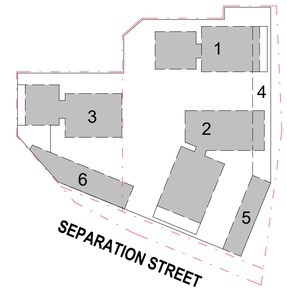

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L18

Project No.: 2413

Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 123

Revision: 8

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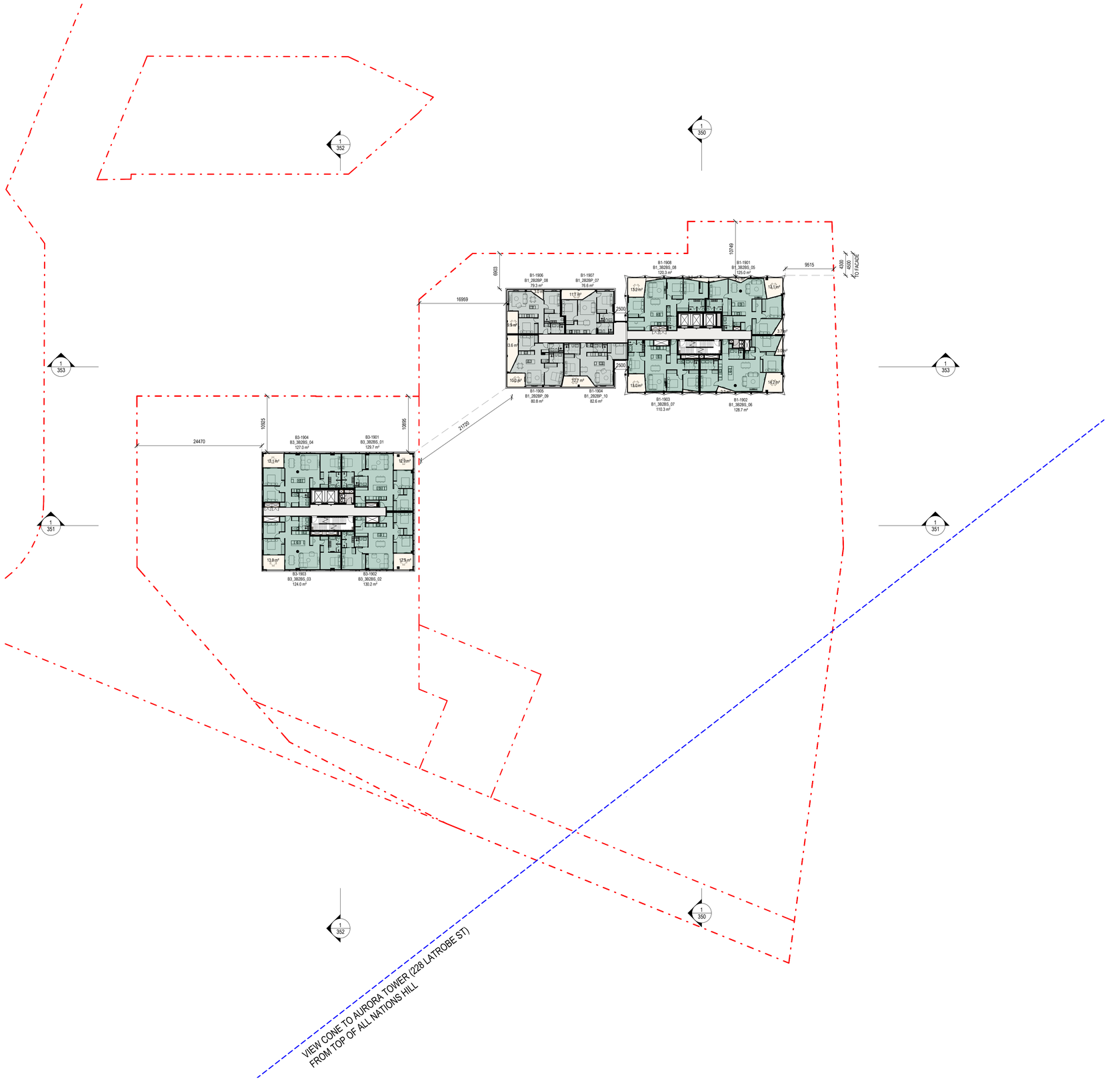

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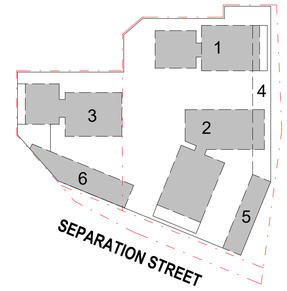

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L19

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 124
Revision: 8

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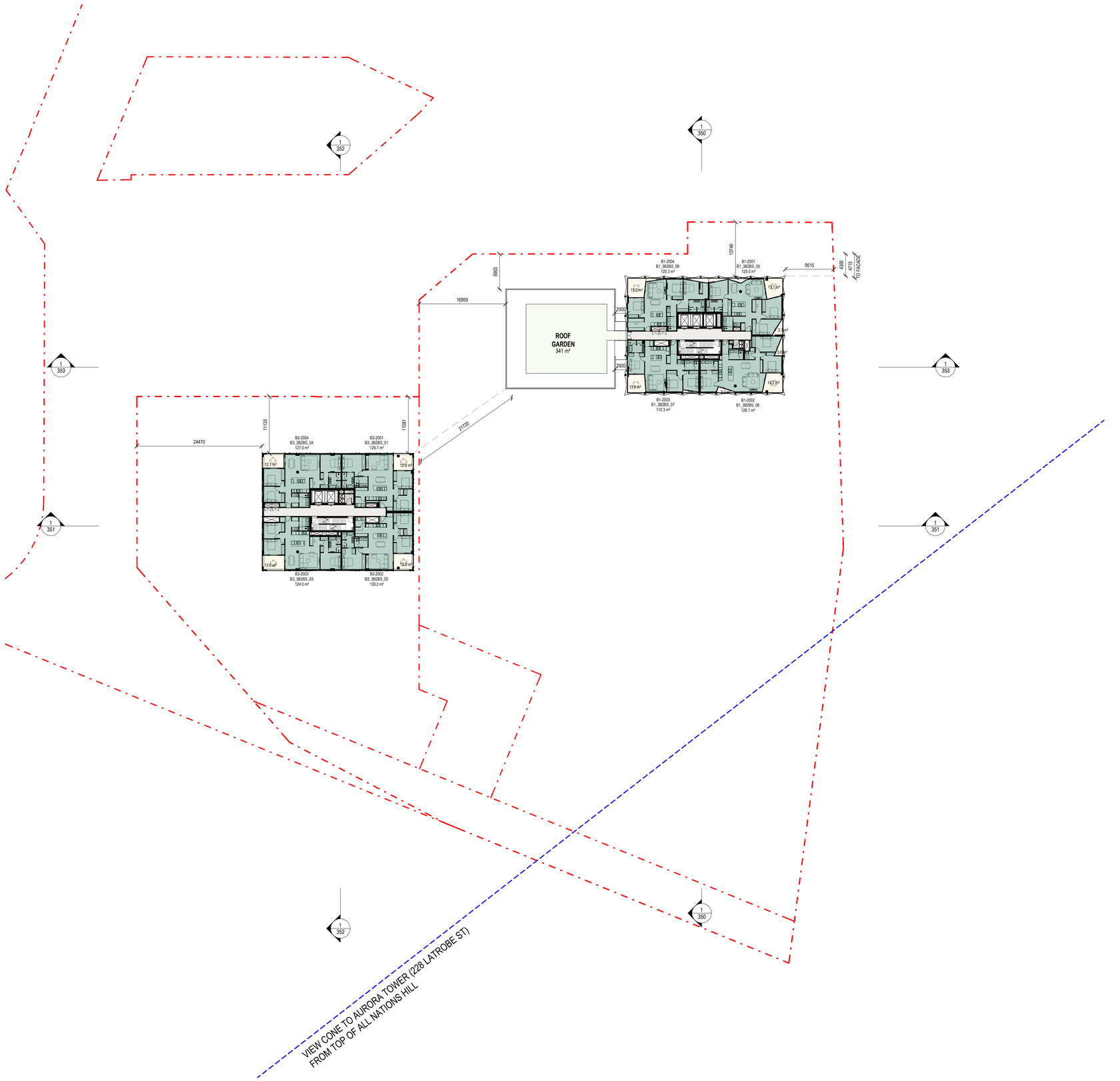

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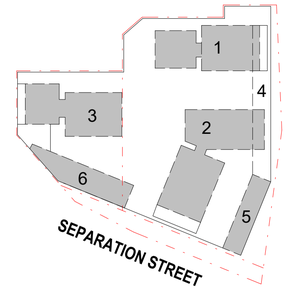

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L20

Project No.: 2413

Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 125

Revision: 8

PRINTED: 30/07/2026 1:23:02 PM
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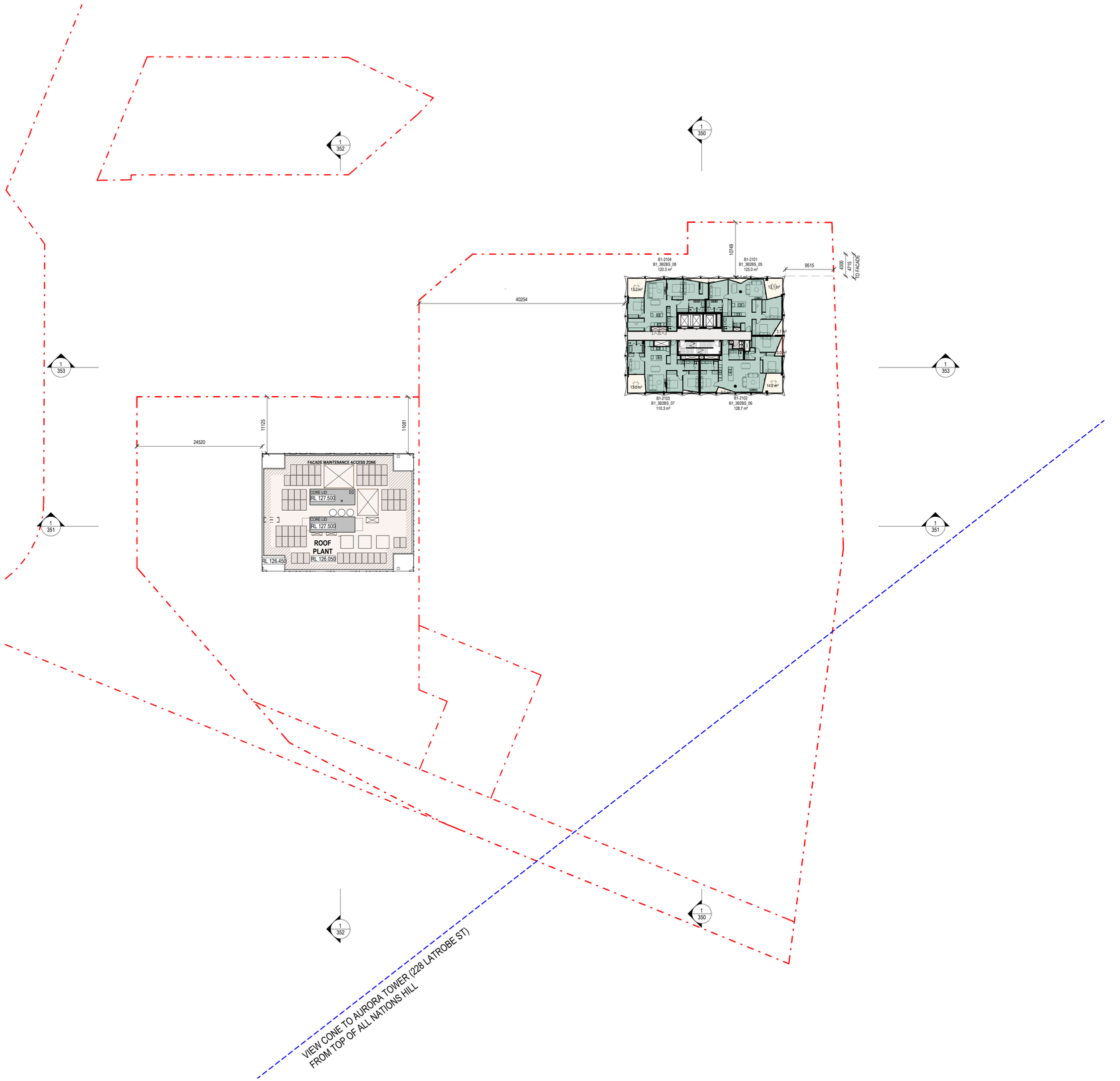

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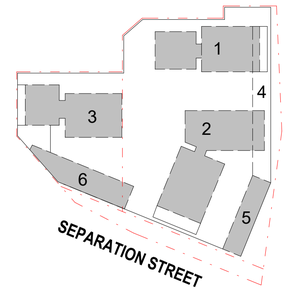

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L21

Project No.: 2413

Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 126

Revision: 8

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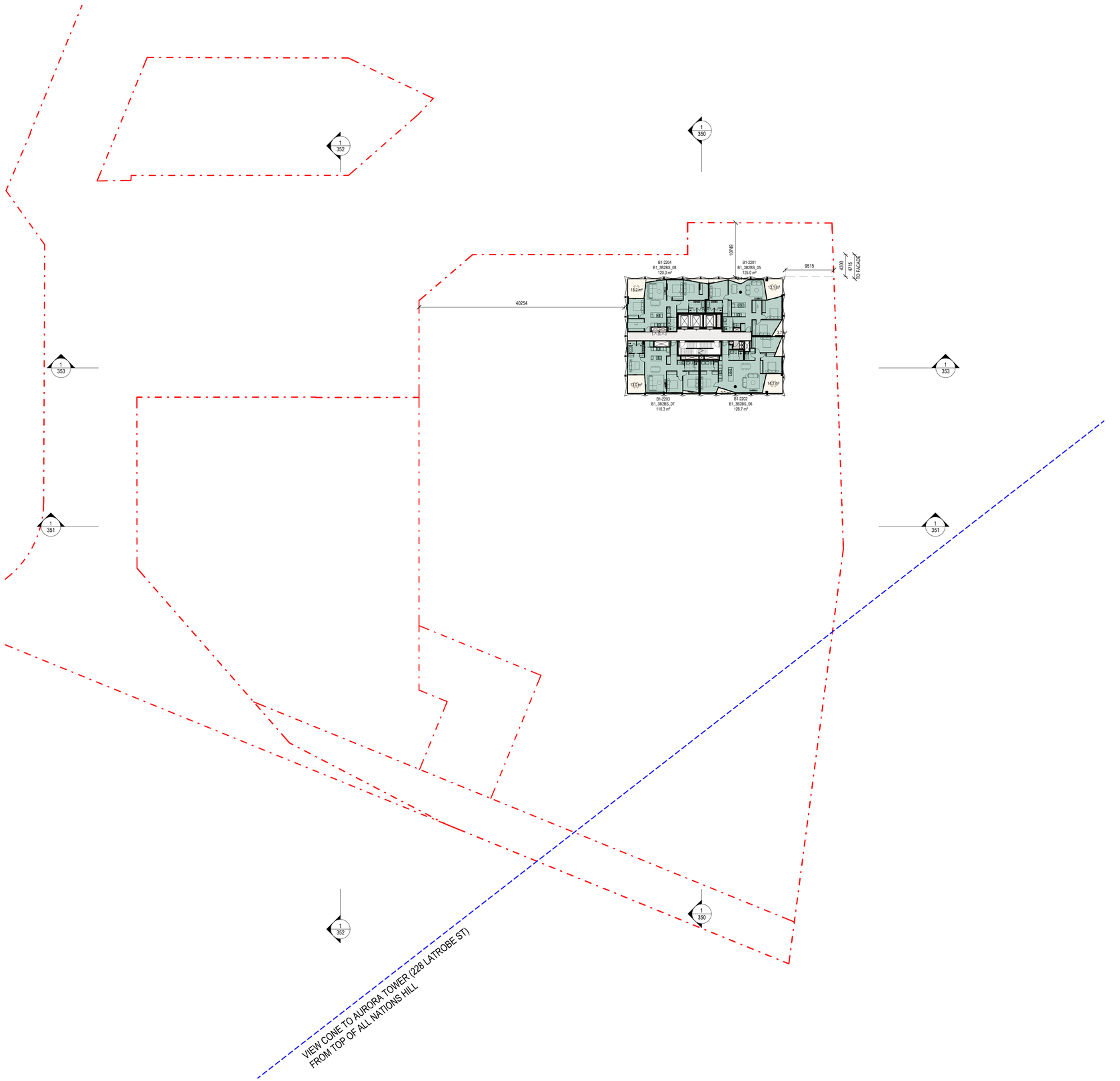

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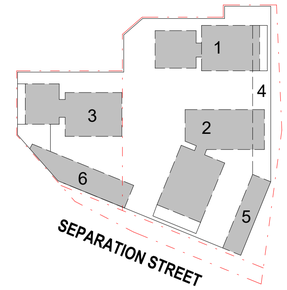

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L22

Project No.: 2413

Scale @ A1: 1 : 400

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 127

Revision: 8

PRINTED: 30/07/2026 1:23:06 PM
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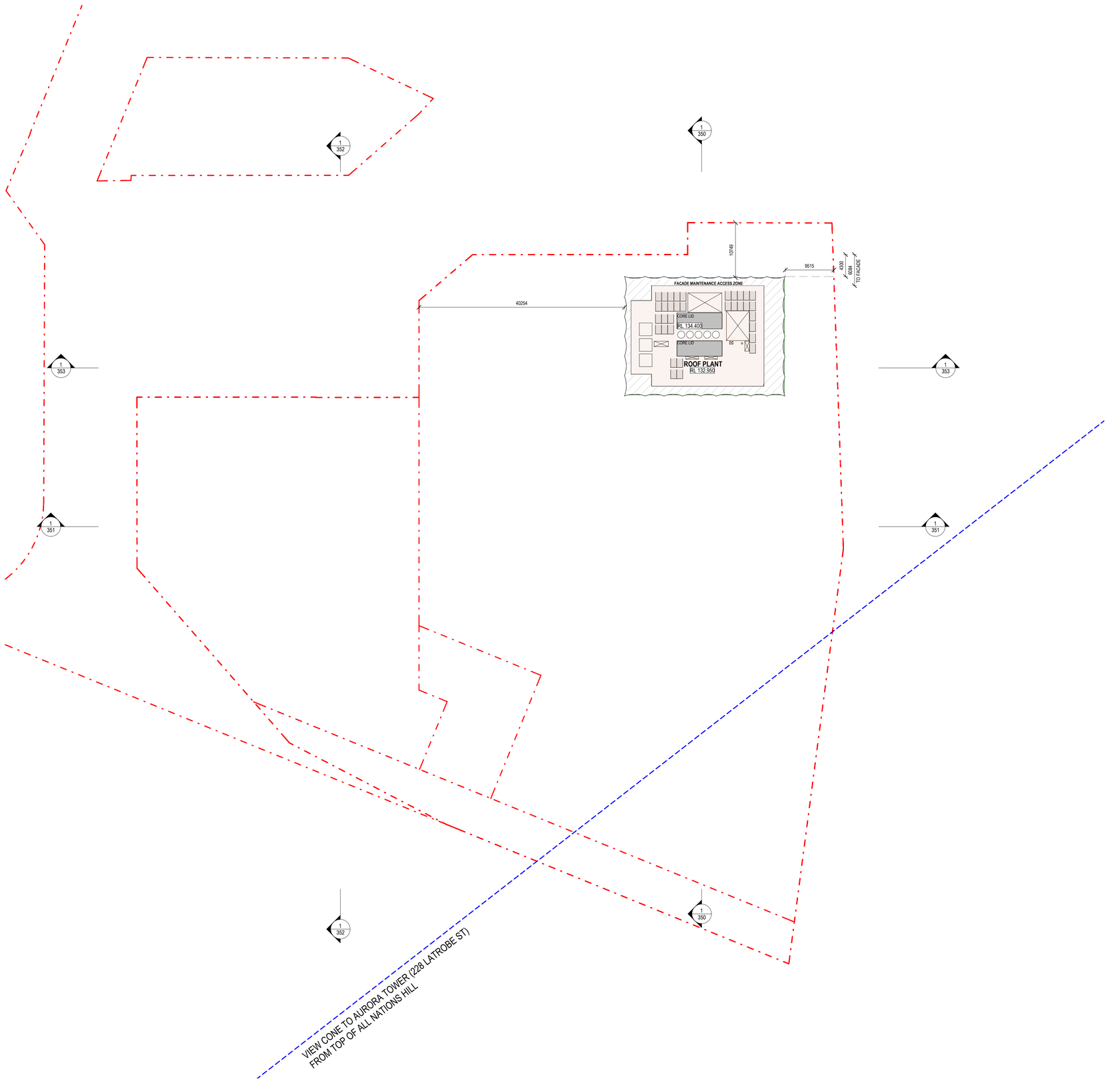

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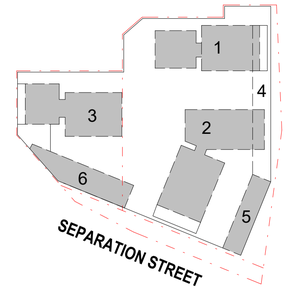

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Rev.	Issue	Revision Description	Date	Appr by
8		DTP PLANNING UPDATE	30.07.2026	MW
7		DTP PLANNING SUBMISSION	05.06.2026	MW PL
6		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
5		COORDINATION ISSUE	16.05.26	MW PL
4		COORDINATION ISSUE	22.04.26	MW PL
3		OVGA REVIEW 3	27.03.26	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
1		OVGA REVIEW	05.11.25	MW PL

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FLOOR PLANS
FLOOR PLAN - LEVEL L23

Project No.: 2413
Scale @ A1: 1 : 400
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 128
Revision: 8

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

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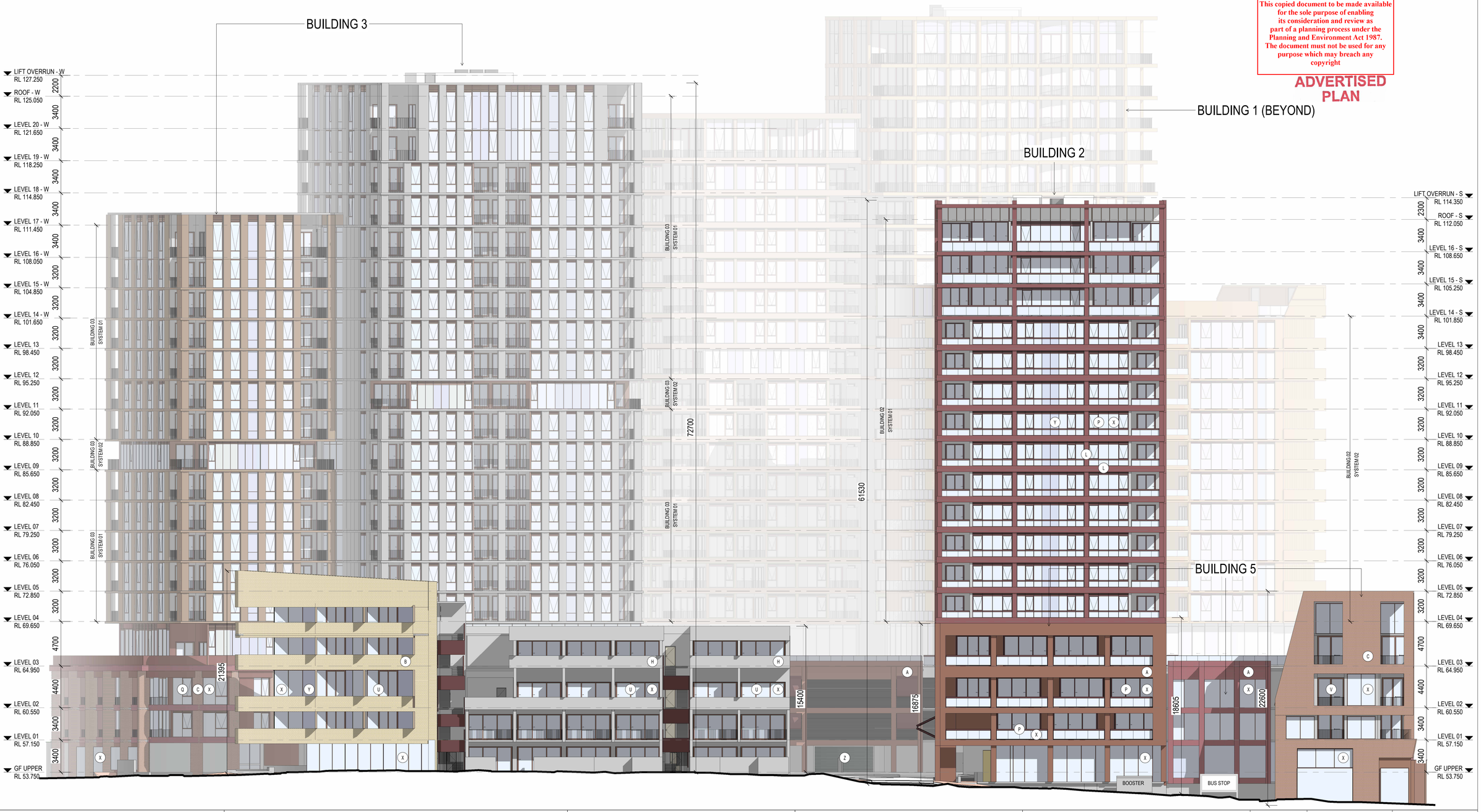

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4		DTP PLANNING UPDATE	30.07.2026	MW
5		DTP PLANNING UPDATE	24.09.2026	MW

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: OVERALL ELEVATIONS
SOUTH ELEVATION - STAGE 2

Project No. 2413 | Scale @ A1 1 : 200
Date JUNE 2026 | Co-Ord JL
Drwn HD | Chck MW
Drawing Status: FOR APPROVAL
Drawing No. AR 300 | Revision 5

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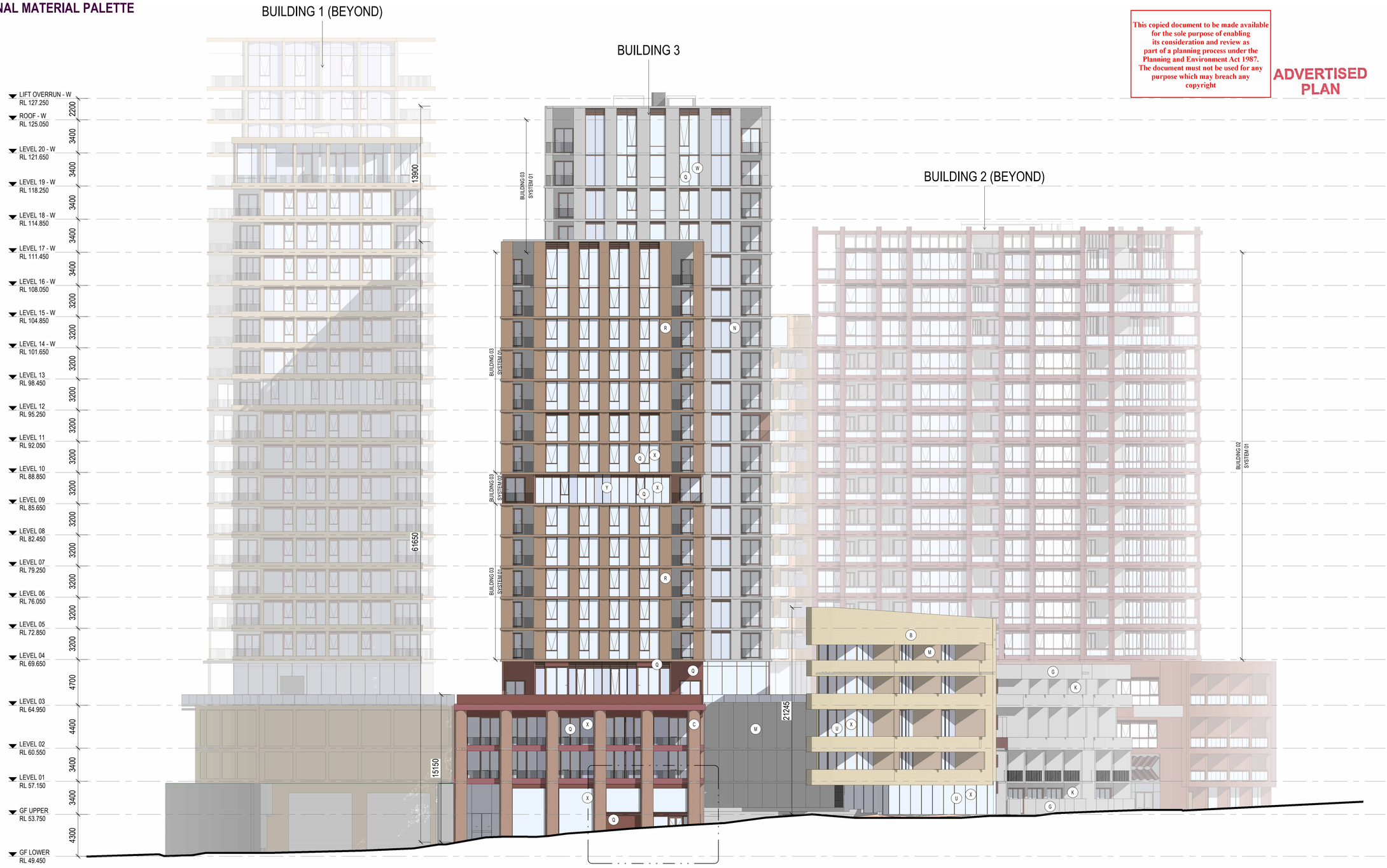

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5		DTP PLANNING UPDATE	24.09.2026	MW

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: OVERALL ELEVATIONS
WEST ELEVATION - STAGE 2

Project No. 2413 | Scale @ A1 1 : 200
Date JUNE 2026 | Co-Ord JL
Drwn HD | Chck MW
Drawing Status FOR APPROVAL
Drawing No. AR 301 | Revision 5

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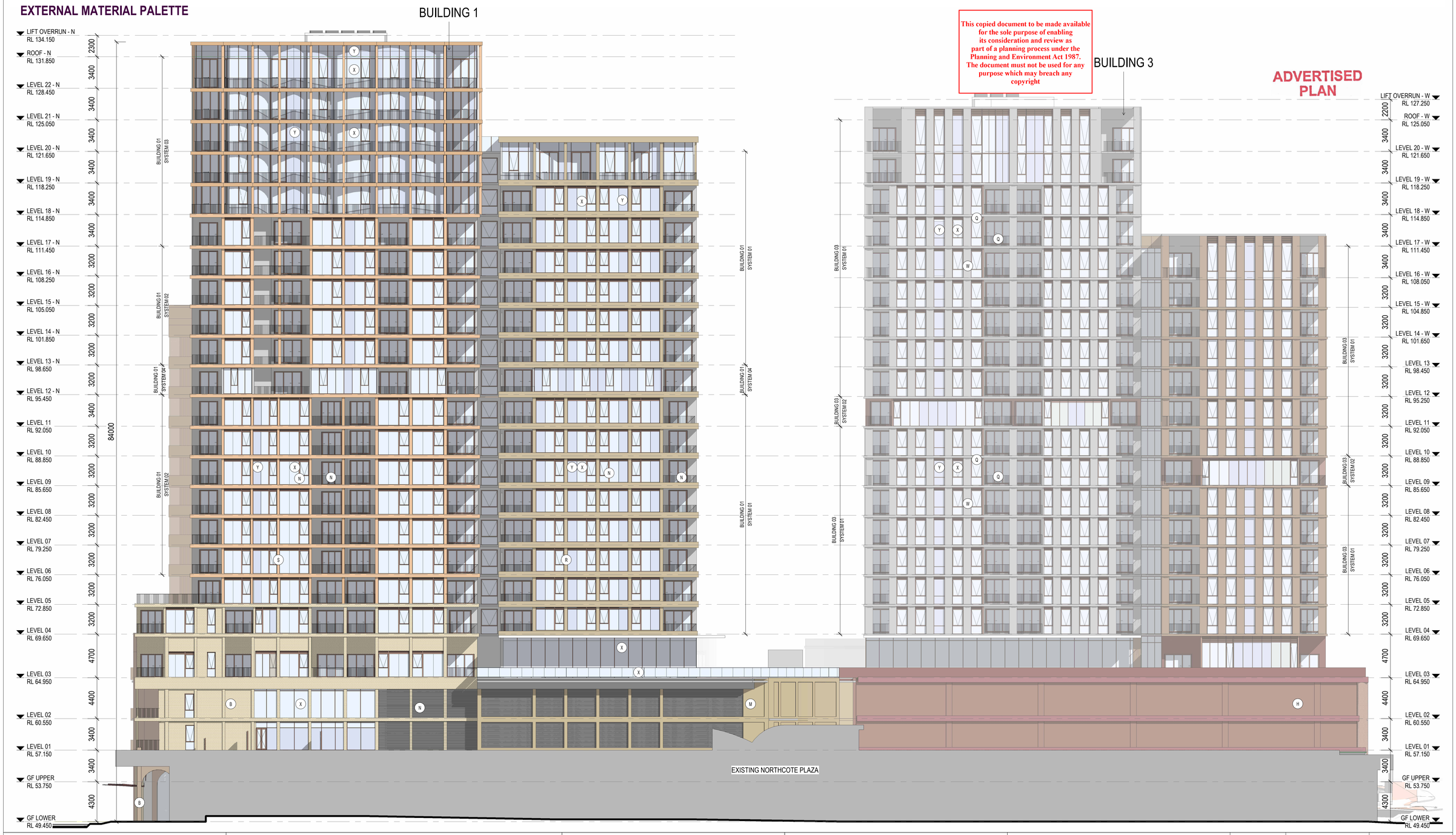

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4		DTP PLANNING UPDATE	30.07.2026	MW
5		DTP PLANNING UPDATE	24.09.2026	MW

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: OVERALL ELEVATIONS
NORTH ELEVATION - STAGE 2

Project No. 2413 | Scale @ A1 1 : 200
Date JUNE 2026 | Co-Ord JL
Drwn HD | Chck MW
Drawing Status: FOR APPROVAL
Drawing No. AR 302 | Revision 5

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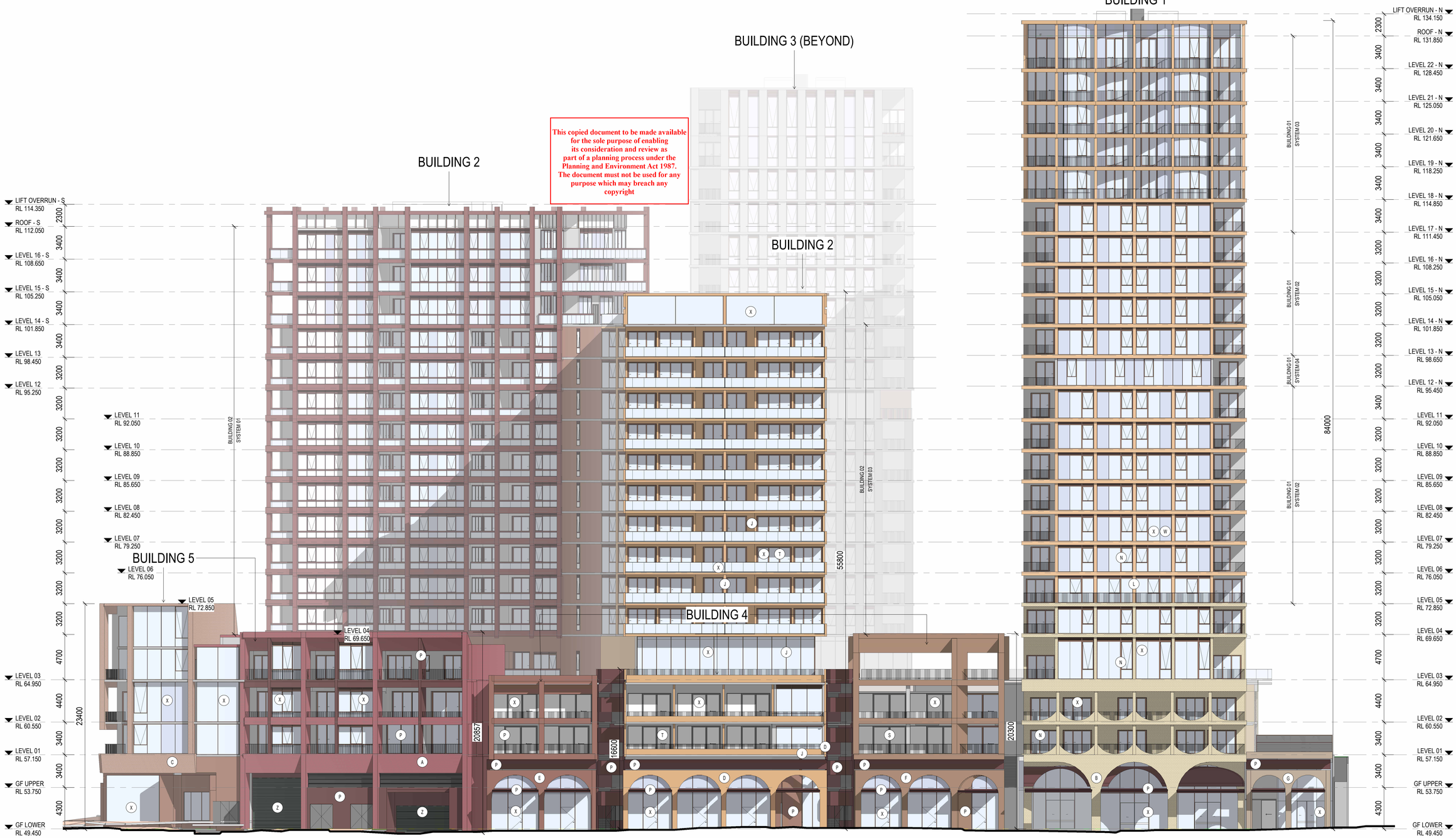

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4		DTP PLANNING UPDATE	30.07.2026	MW
5		DTP PLANNING UPDATE	24.09.2026	MW

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: OVERALL ELEVATIONS
EAST ELEVATION - STAGE 2

Project No. 2413 | Scale @ A1 1 : 200
Date JUNE 2026 | Co-Ord JL
Drwn HD | Chck MW
Drawing Status: FOR APPROVAL
Drawing No. AR 303 | Revision 5

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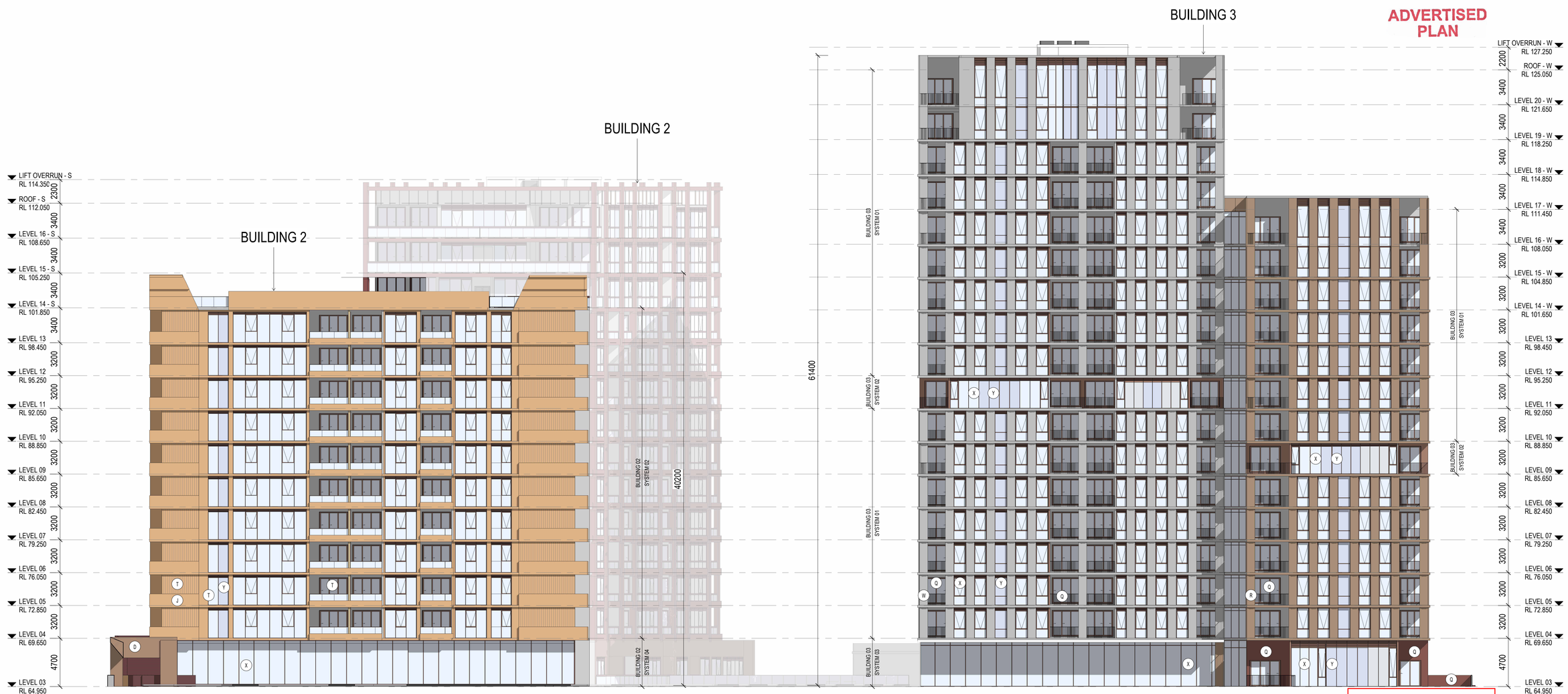

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3		DTP PLANNING UPDATE	30.07.2026	MW
4		DTP PLANNING UPDATE	24.09.2026	MW

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: OVERALL ELEVATIONS
PART ELEVATION 1 - STAGE 2

Project No. 2413 | Scale @ A1 1 : 200
Date JUNE 2026 | Co-Ord JL
Drwn HD | Chck MW
Drawing Status FOR APPROVAL
Drawing No. AR 304 | Revision 4

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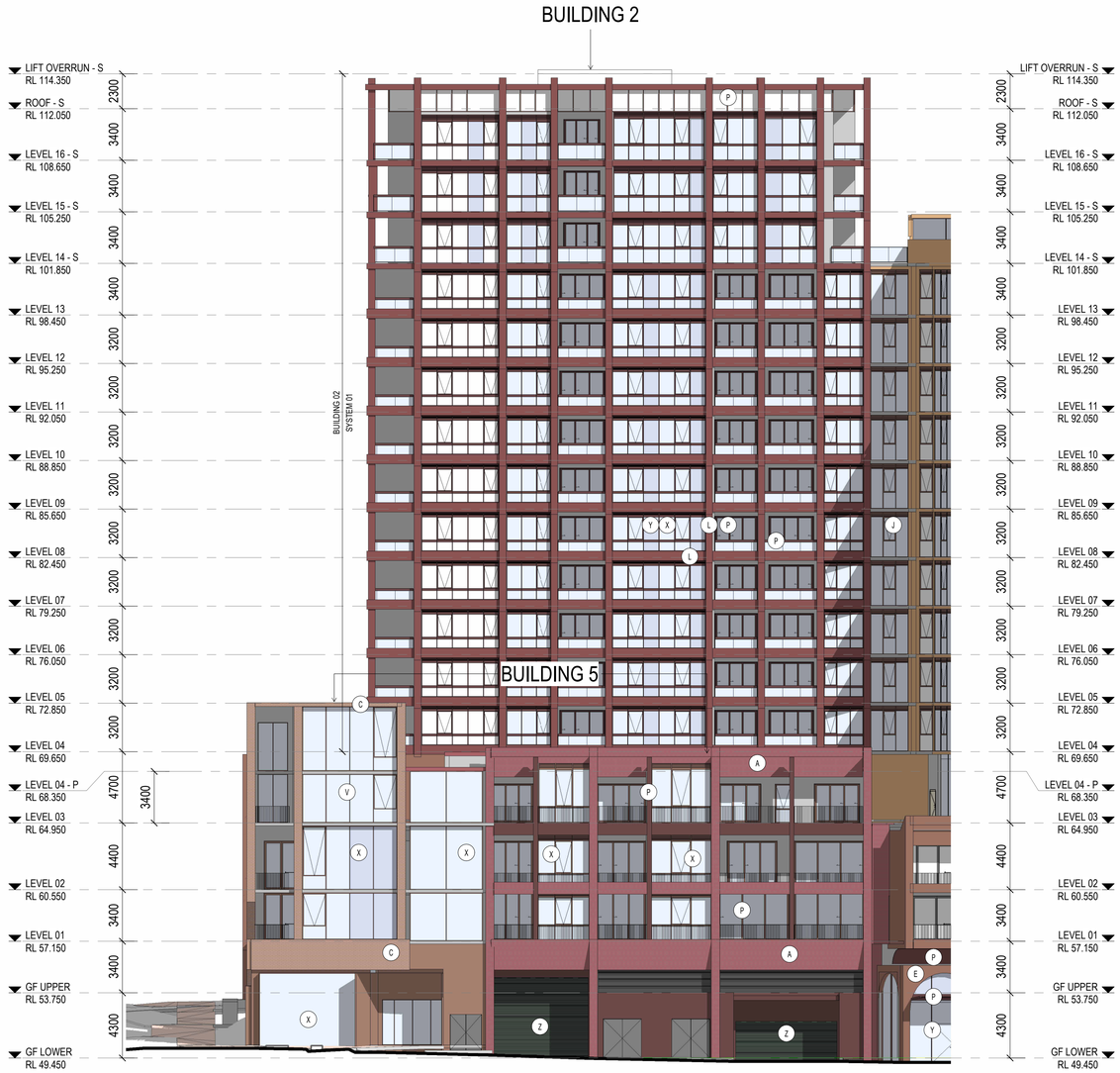

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: OVERALL ELEVATIONS
PART ELEVATION 2 - STAGE 2

Project No. 2413 | Scale @ A1 1 : 200
Date JUNE 2026 | Co-Ord JL
Drwn HD | Chck MW
Drawing Status: FOR APPROVAL
Drawing No. AR 305 | Revision 3

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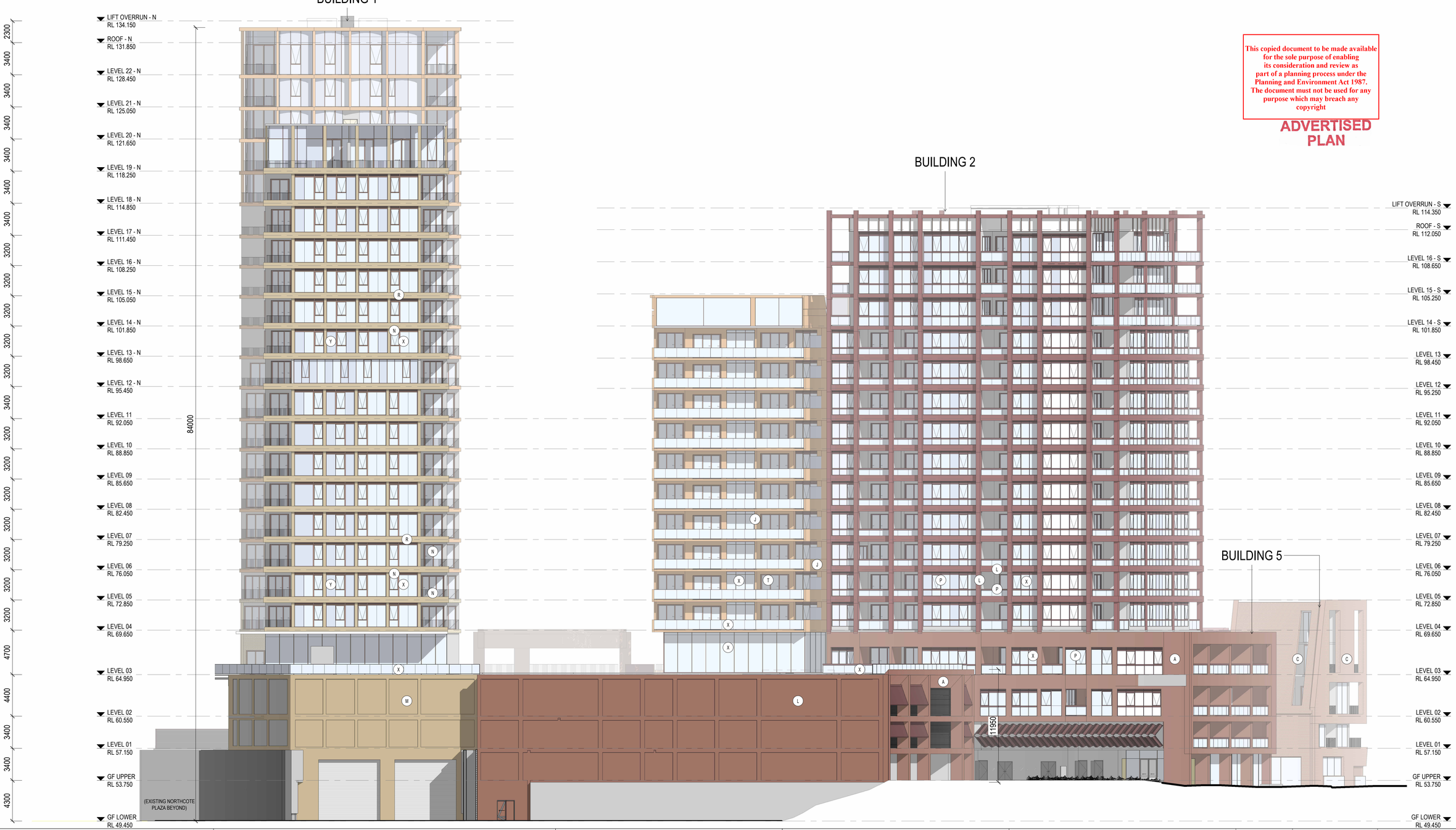

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2		DTP PLANNING UPDATE	30.07.2026	MW
3		DTP PLANNING UPDATE	24.09.2026	MW

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Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title OVERALL ELEVATIONS
WEST ELEVATION - STAGE 1

Project No. 2413 | Scale @ A1 1 : 200
Date JUNE 2026 | Co-Ord JL
Drwn HD | Chck MW
Drawing Status FOR APPROVAL
Drawing No. AR 306 | Revision 3

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THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE
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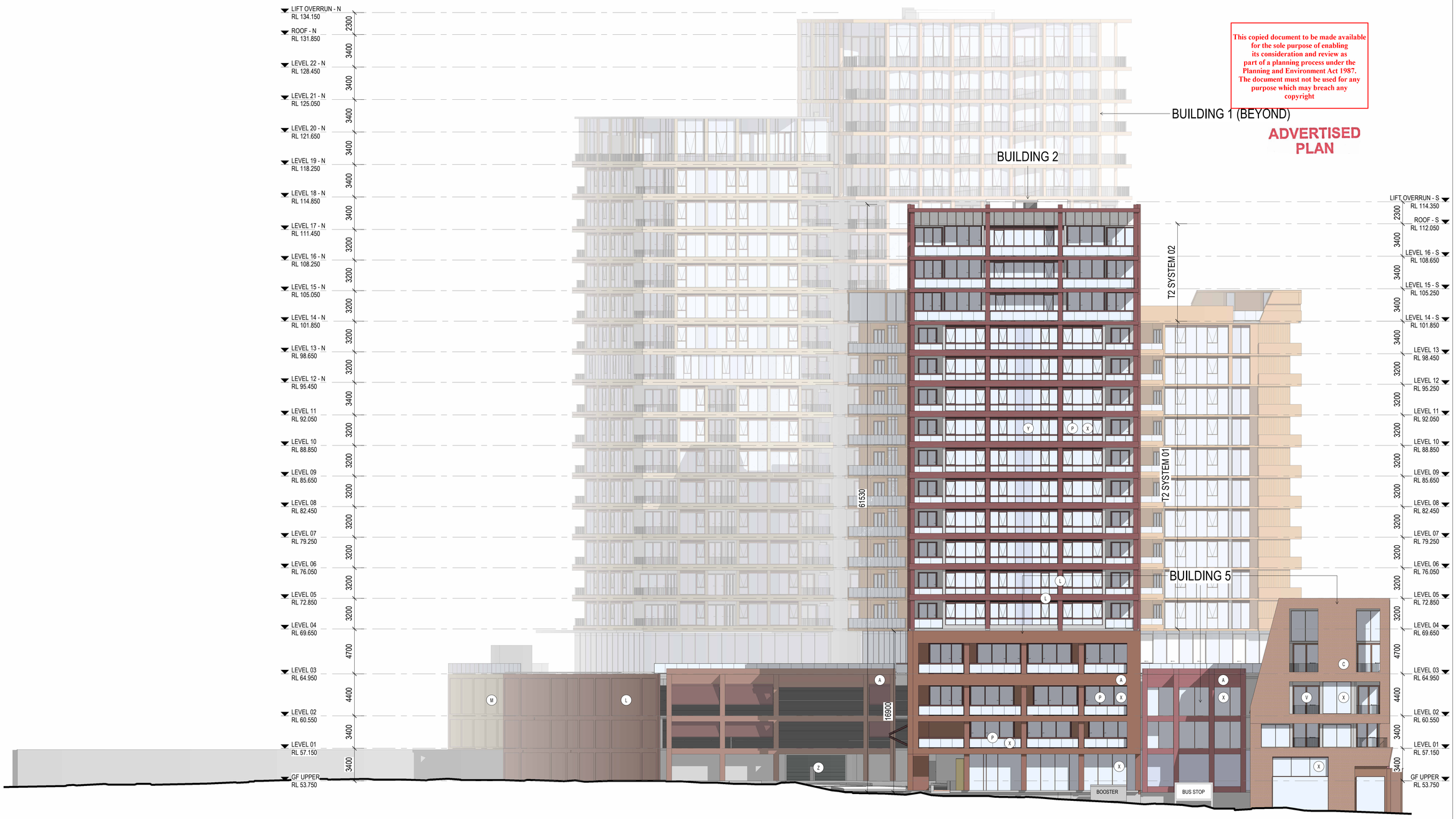
A - BRICK FACADE
B - BRICK FACADE
C - BRICK FACADE
D - BRICK FACADE
E - BRICK FACADE
F - BRICK FACADE
G - BRICK FACADE
H - PRECAST CONCRETE
J - PRECAST CONCRETE
K - PRECAST CONCRETE
L - PRECAST CONCRETE
M - PRECAST CONCRETE
N - POWDERCOAT ALUMINIUM
P - POWDERCOAT ALUMINIUM
Q - POWDERCOAT ALUMINIUM
R - POWDERCOAT ALUMINIUM
S - POWDERCOAT ALUMINIUM
T - POWDERCOAT ALUMINIUM
U - POWDERCOAT ALUMINIUM
V - POWDERCOAT ALUMINIUM
W - POWDERCOAT ALUMINIUM
X - CLEAR VISION GLAZING
Y - SPANDREL/BACKPAN
Z - GARAGE DOORS (LOADING DOCK & BASEMENT PARKING)

EXTERNAL MATERIAL PALETTE



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General Notes



Rev.	Issue	Revision Description	Date	Appr by
1		DTP PLANNING SUBMISSION	05.06.2026	MW PL
2		DTP PLANNING UPDATE	30.07.2026	MW
3		DTP PLANNING UPDATE	24.09.2026	MW

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: OVERALL ELEVATIONS
SOUTH ELEVATION - STAGE 1

Project No. 2413
Scale @ A1 1 : 200
Date JUNE 2026
Co-Ord JL
Drwn HD
Chck MW

Drawing Status: FOR APPROVAL

Drawing No. AR 307
Revision 3

PRINTED: 24/09/2026 2:31:19 PM
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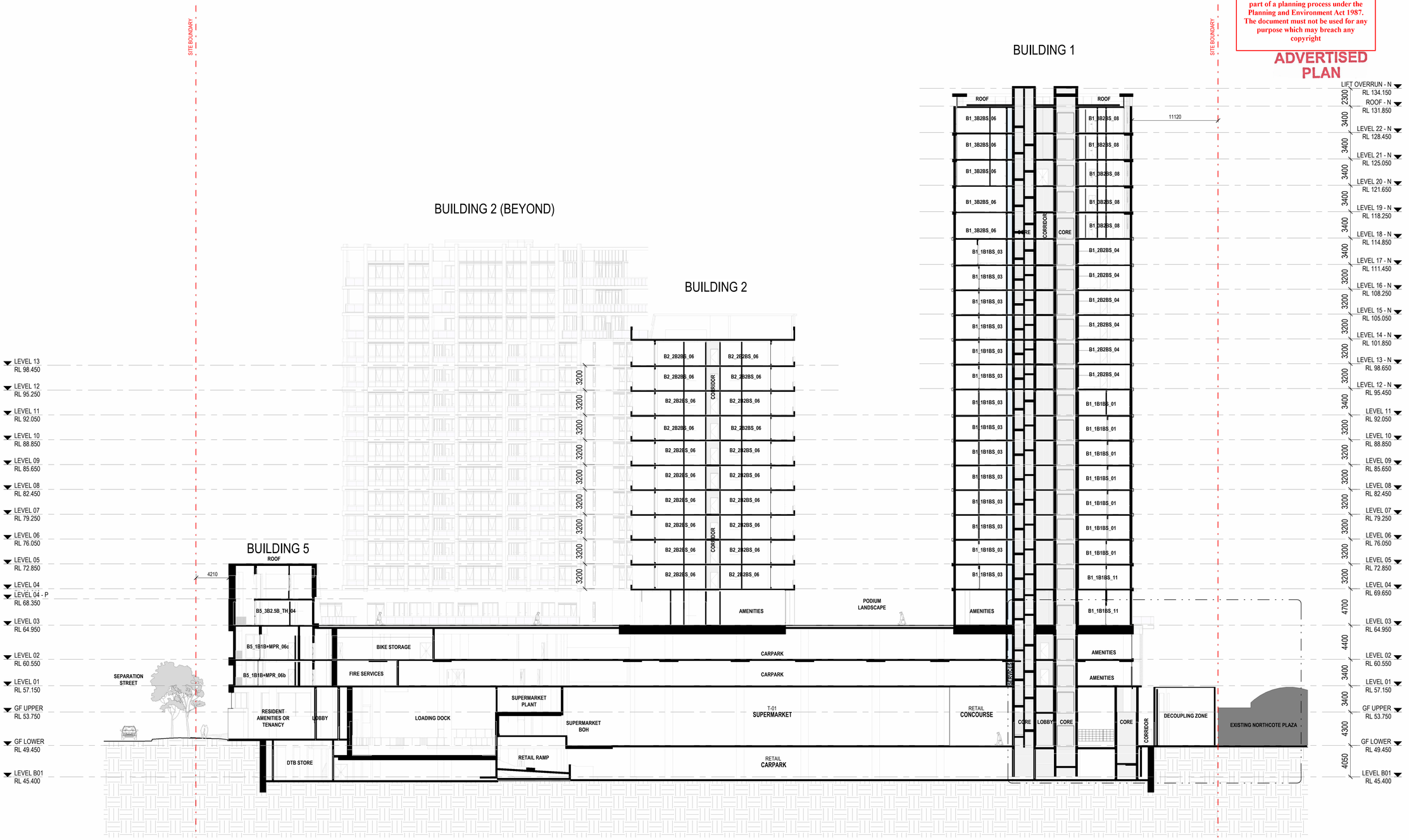

1 SECTION 01
Scale 1 : 250

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1		OVGA REVIEW	05.11.25	MW PL
2		OVGA REVIEW 2	13.02.26	MW PL
3		OVGA REVIEW 3	27.03.26	MW PL
4		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
5		DTP PLANNING SUBMISSION	05.06.2026	MW PL
6		DTP PLANNING UPDATE	30.07.2026	MW

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Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title SECTIONS
OVERALL SECTION 01

Project No. 2413
Scale @ A1 1 : 250
Date JUNE 2026
Co-Ord JL
Drwn KH
Chck MW
Drawing Status FOR APPROVAL
Drawing No. AR 350
Revision 6

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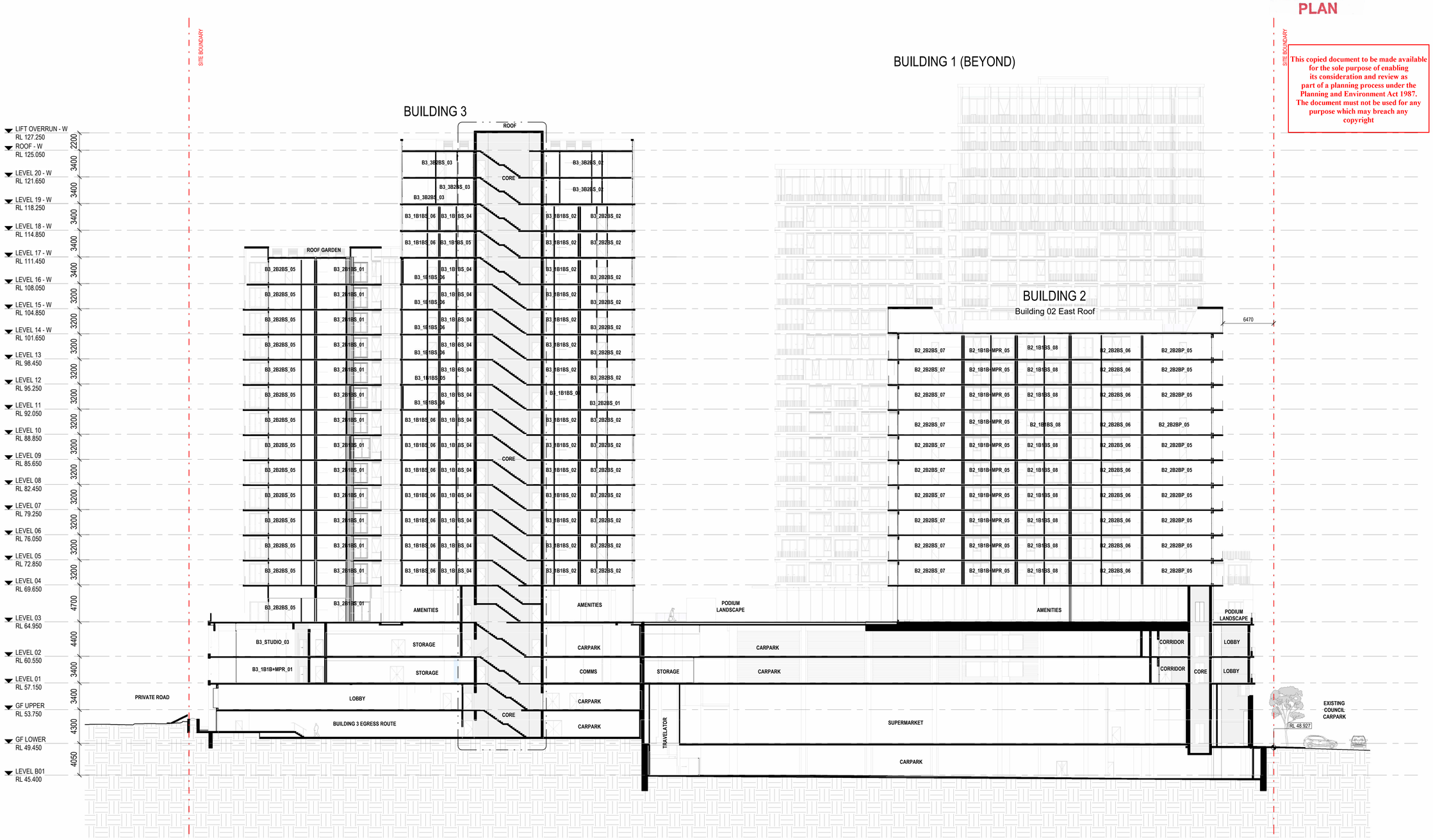

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4		COORDINATION ISSUE	16.05.26	MW PL
5		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
6		DTP PLANNING SUBMISSION	05.06.2026	MW PL
7		DTP PLANNING UPDATE	30.07.2026	MW

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Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title SECTIONS
OVERALL SECTION 02

Project No. 2413
Scale @ A1 1 : 250
Date JUNE 2026
Co-Ord JL
Drwn KH
Chck MW
Drawing Status FOR APPROVAL
Drawing No. AR 351
Revision 7

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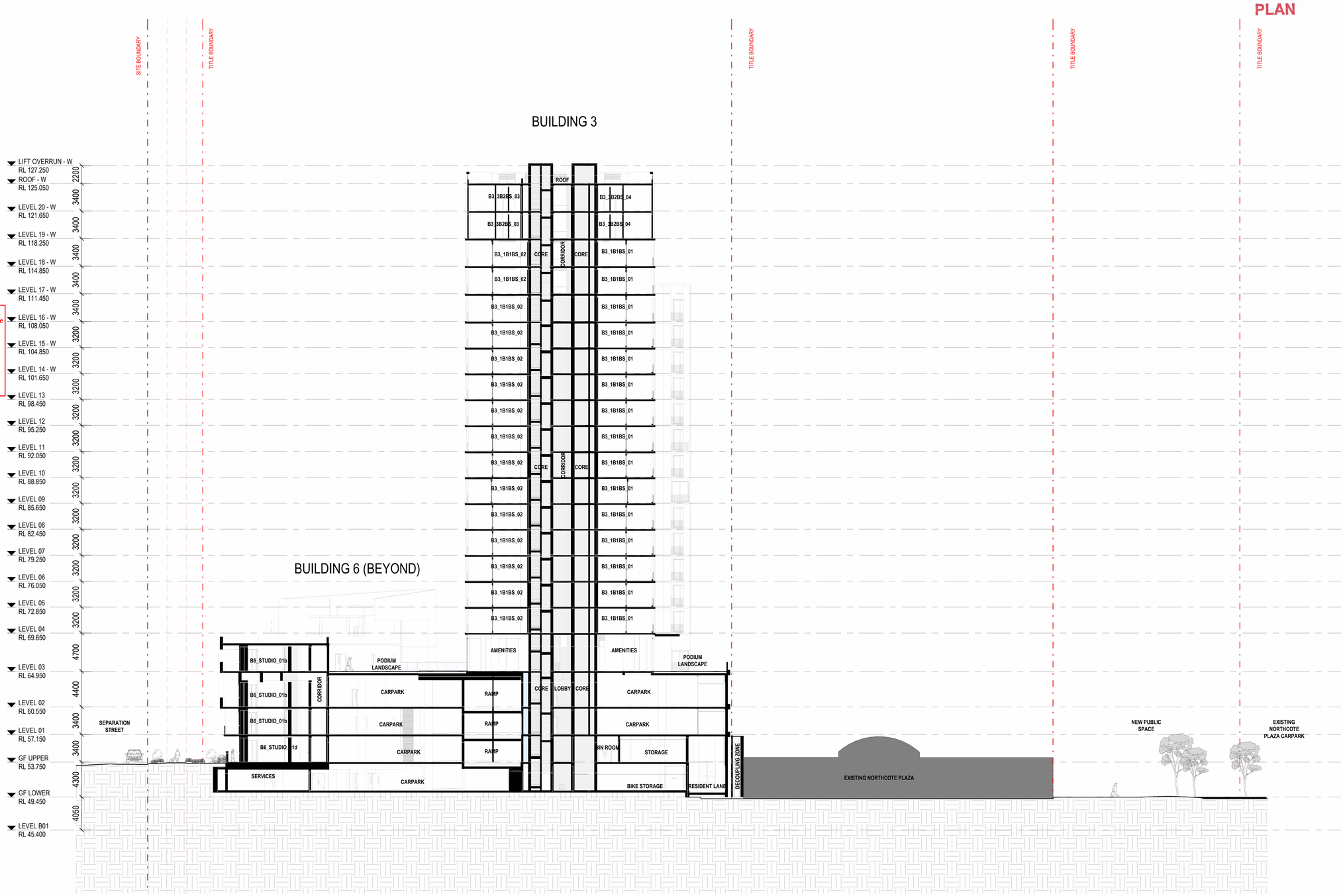

1 SECTION 03
Scale 1 : 250

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3		OVGA REVIEW 3	27.03.26	MW PL
4		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
5		DTP PLANNING SUBMISSION	05.06.2026	MW PL
6		DTP PLANNING UPDATE	30.07.2026	MW

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Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title SECTIONS
OVERALL SECTION 03

Project No. 2413
Scale @ A1 1 : 250
Date JUNE 2026
Co-Ord JL
Drwn KH
Chck MW
Drawing Status FOR APPROVAL
Drawing No. AR 352
Revision 6

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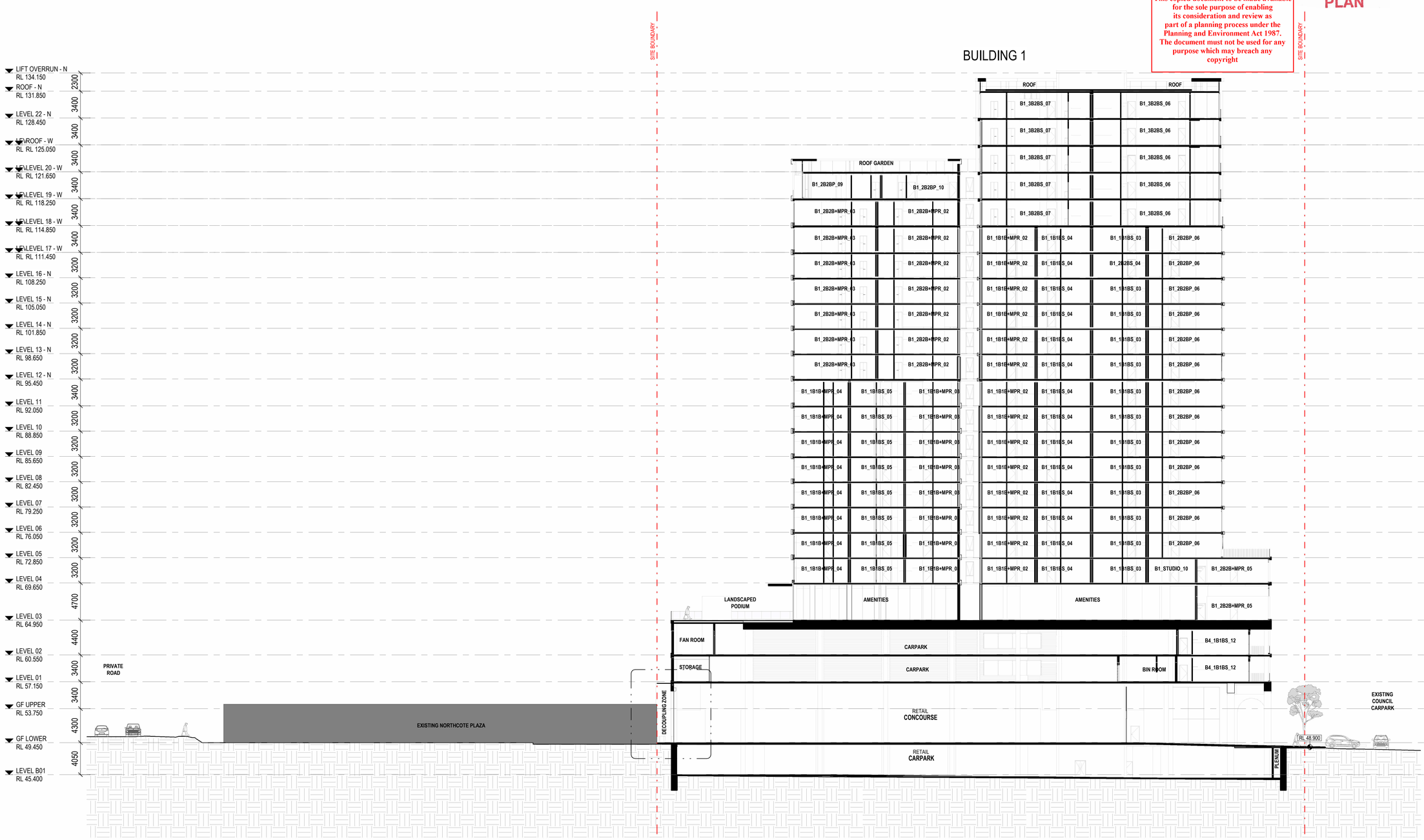

1 SECTION 04
Scale 1 : 250

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6		DTP PLANNING SUBMISSION	05.06.2026	MW PL
7		DTP PLANNING UPDATE	30.07.2026	MW

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Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title SECTIONS
OVERALL SECTION 04

Project No. 2413
Scale @ A1 1 : 250
Date JUNE 2026
Co-Ord JL
Drwn KH
Chck MW
Drawing Status FOR APPROVAL
Drawing No. AR 353
Revision 7

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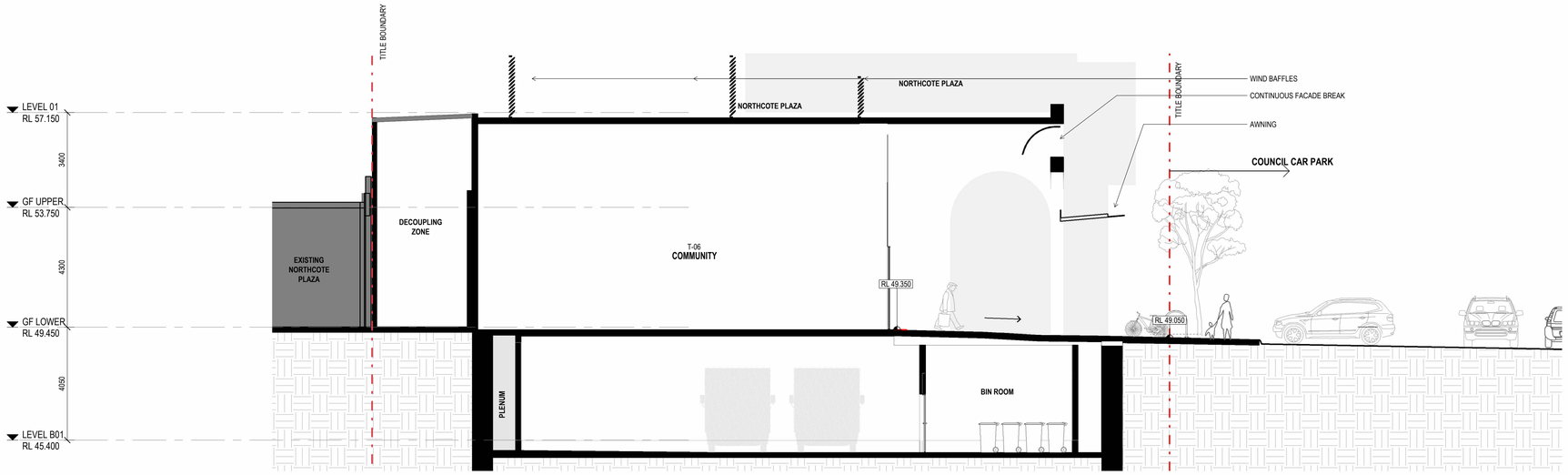
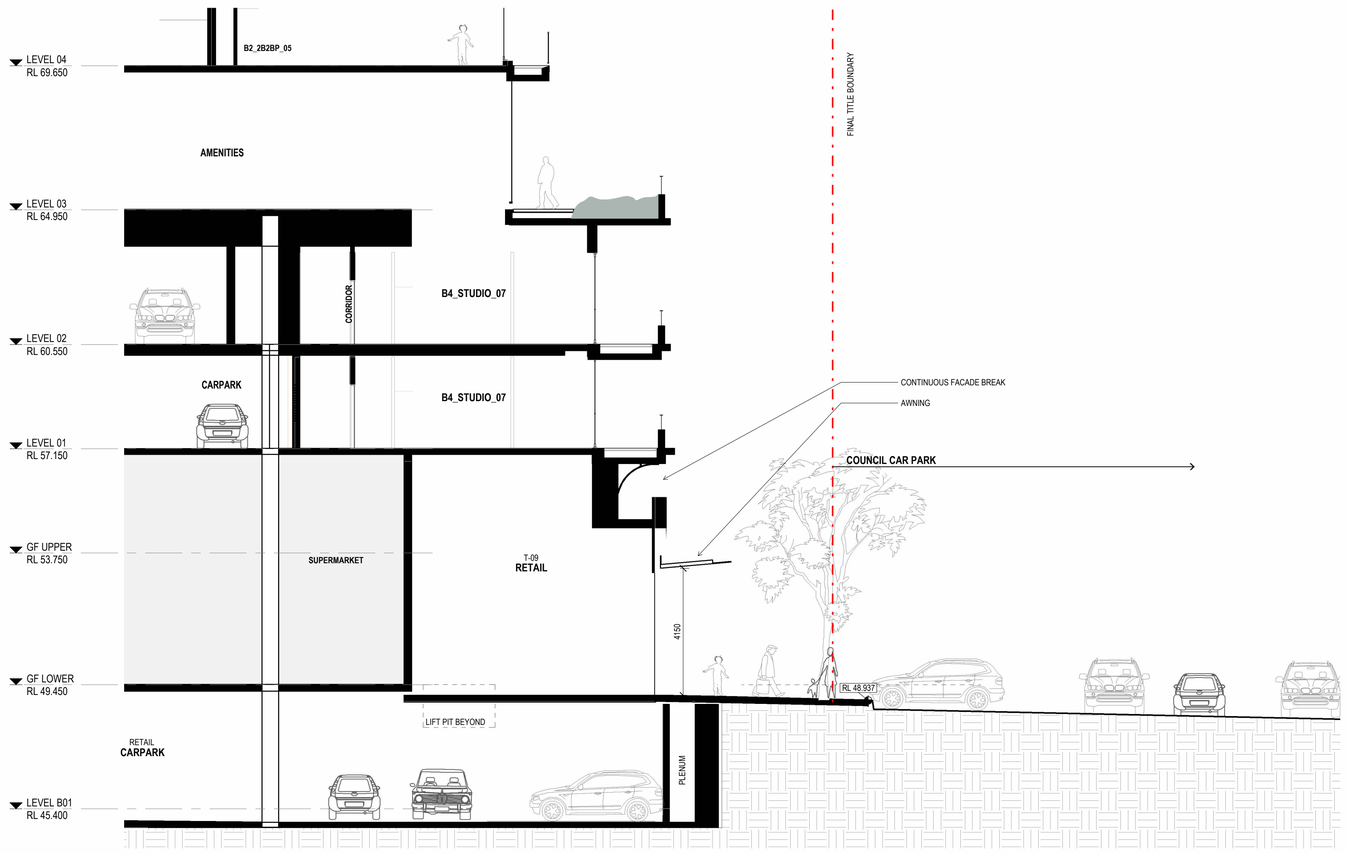


A INTERFACE SECTION - BLDG 01 RETAIL
Scale 1 : 100



B INTERFACE SECTION - BLDG 04 LIFT CORE
Scale 1 : 100

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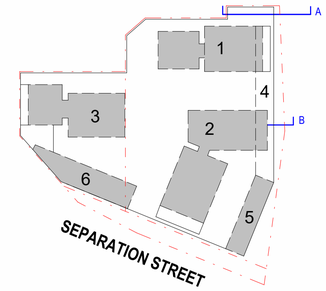

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Rev.	Issue	Revision Description	Date	Appr by
3		DTP PLANNING UPDATE	30.07.2026	MW
2		DTP PLANNING SUBMISSION	05.06.2026	MW PL
1		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: SECTIONS
INTERFACE SECTION

Project No.: 2413
Scale @ A1: 1 : 100
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 355
Revision: 3

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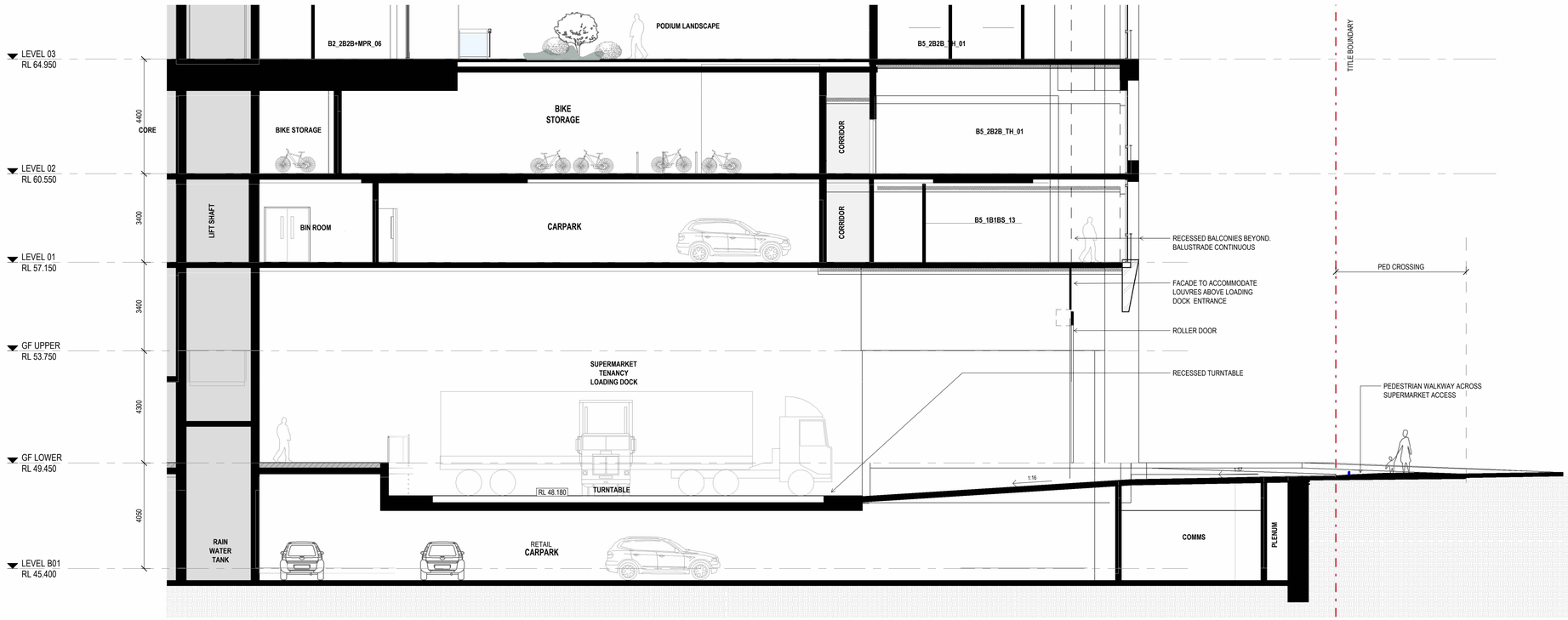

E INTERFACE SECTION- RETAIL LOADING DOCK
Scale 1 : 100

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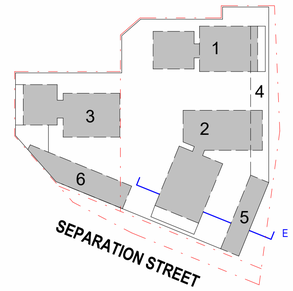

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Rev.	Issue	Revision Description	Date	Appr by
4		DTP PLANNING UPDATE	30.07.2026	MW
3		DTP PLANNING SUBMISSION	05.06.2026	MW PL
2		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
1		WOOLWORTHS UPDATE	15.05.26	MW PL

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: SECTIONS
INTERFACE SECTION - VEHICLE RAMPS

Project No.: 2413
Scale @ A1: 1 : 100
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 356
Revision: 4

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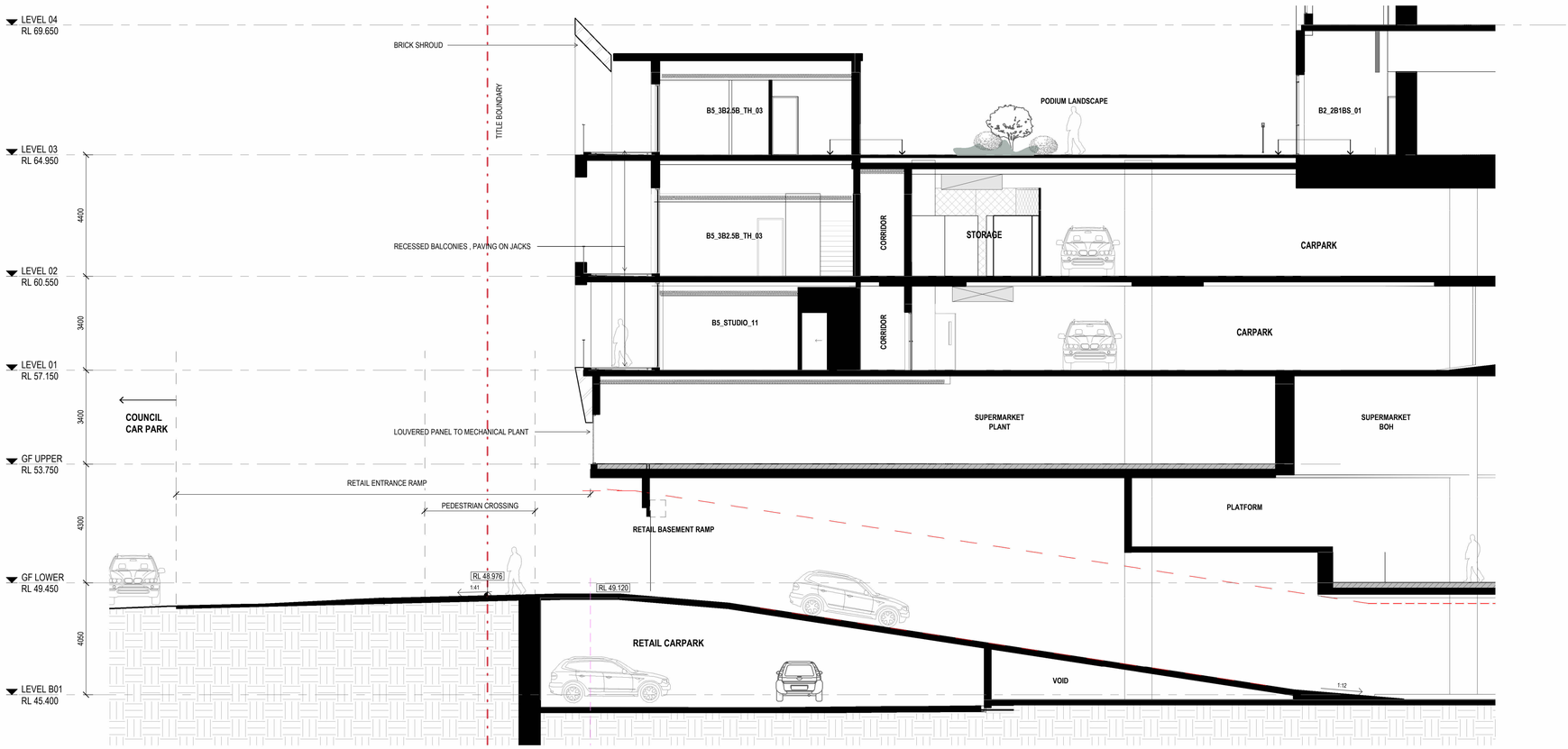

D INTERFACE SECTION - RETAIL BASEMENT RAMP
Scale 1 : 100

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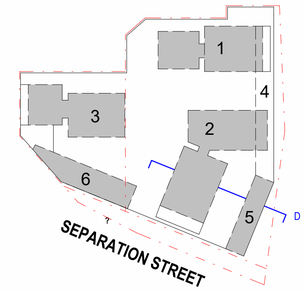

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Rev.	Issue	Revision Description	Date	Appr by
4		DTP PLANNING UPDATE	30.07.2026	MW
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2		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
1		WOOLWORTHS UPDATE	15.05.26	MW PL

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TIME AND PLACE

Project
NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title
SECTIONS
INTERFACE SECTION - VEHICLE RAMPS

Project No.
2413

Scale @ A1
1 : 100

Date
JUNE 2026

Drawing Status
FOR APPROVAL

Drawing No.
AR 357

Revision
4

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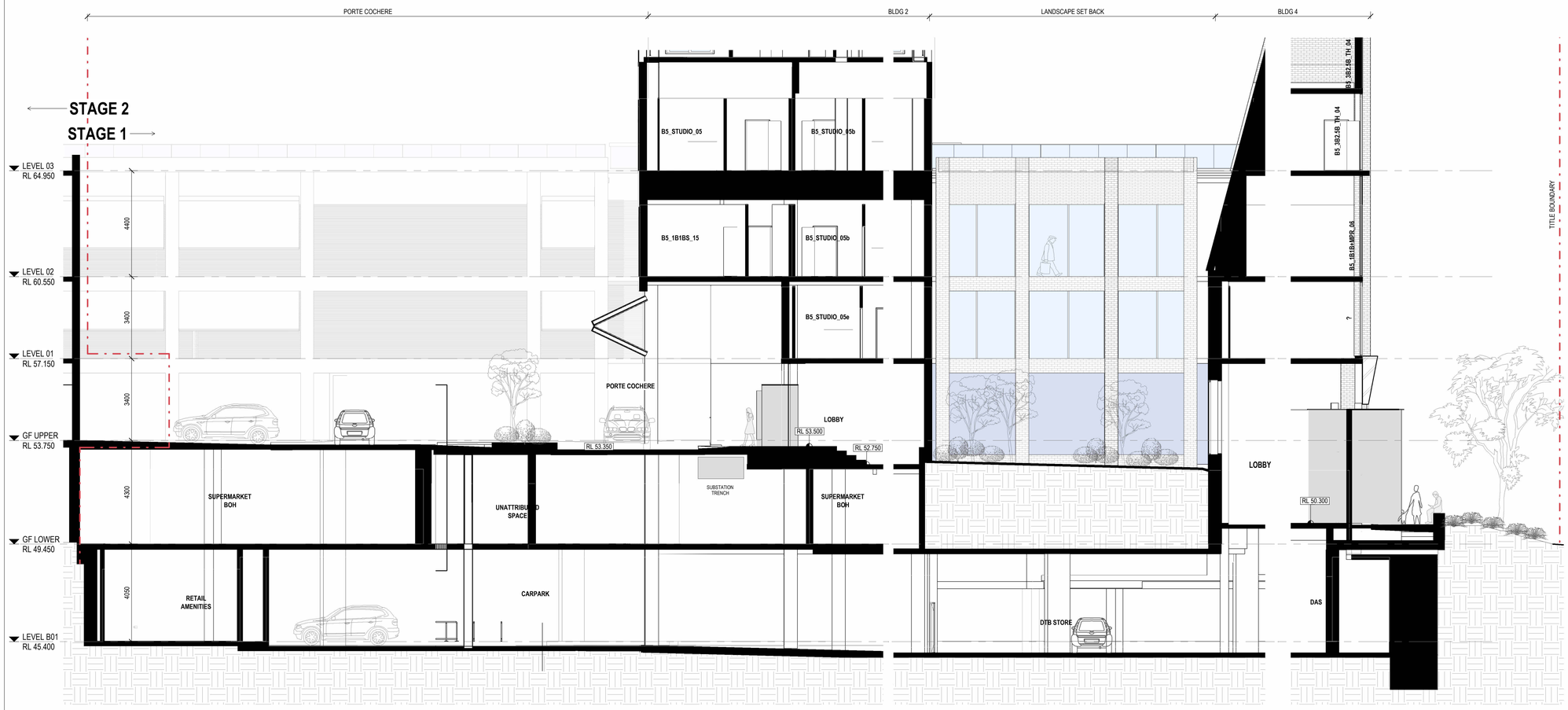

F INTERFACE SECTION - THRU LOBBIES ON SEPERATION ST.
Scale 1 : 100

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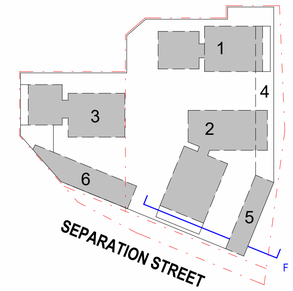

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5		DTP PLANNING UPDATE	30.07.2026	MW
4		DTP PLANNING SUBMISSION	05.06.2026	MW PL
3		CONSULTANT BACKGROUND ISSUE	22.05.26	MW PL
2		COORDINATION ISSUE	16.05.26	MW PL
1		WOOLWORTHS UPDATE	15.05.26	MW PL

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: SECTIONS
INTERFACE SECTION - SEPERATION STREET

Project No.: 2413
Scale @ A1: 1 : 100
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 358
Revision: 5

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FILE: Autodesk Docs://Northcote Village (2413_Northcote_MASTER/A_B2S.rvt

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE
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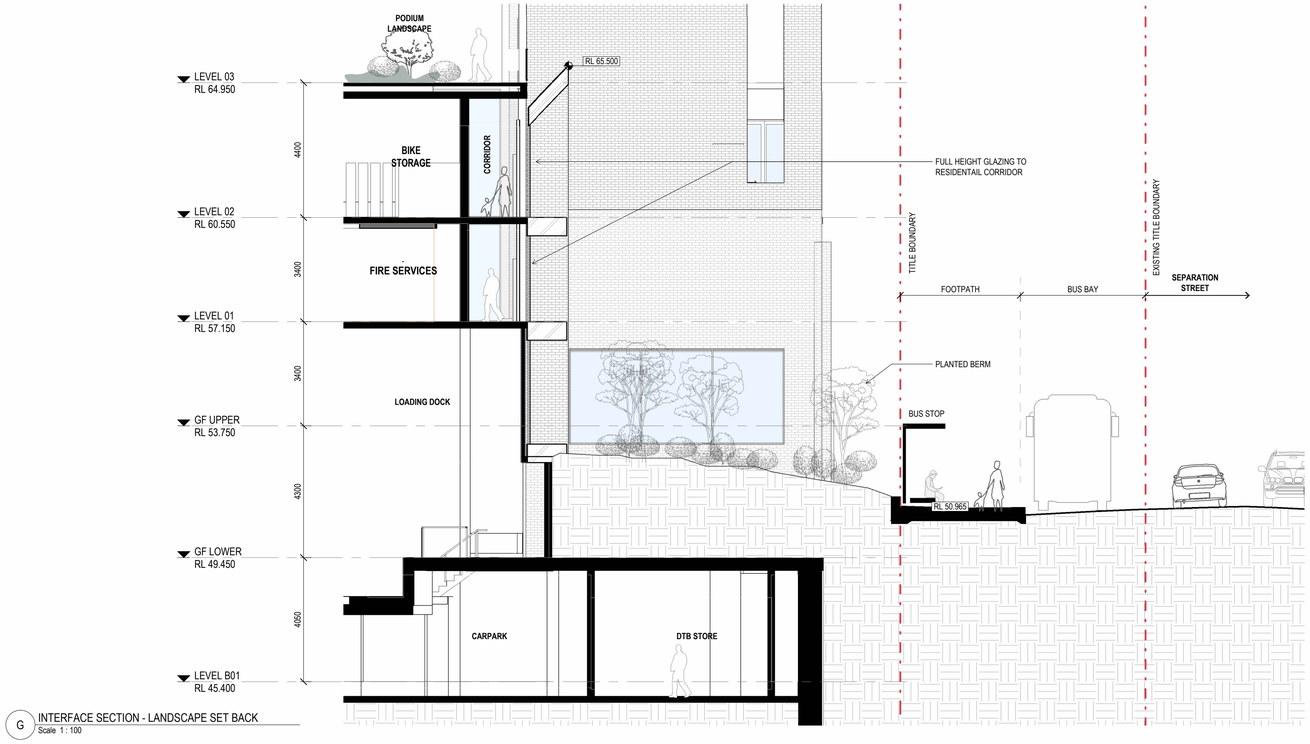

G INTERFACE SECTION - LANDSCAPE SET BACK
Scale 1 : 100



H INTERFACE SECTION - BLDG 2 LOBBY
Scale 1 : 100

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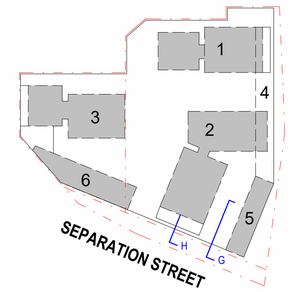

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Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: SECTIONS
INTERFACE SECTION - SEPERATION STREET

Project No.: 2413
Scale @ A1: 1 : 100
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 359
Revision: 5

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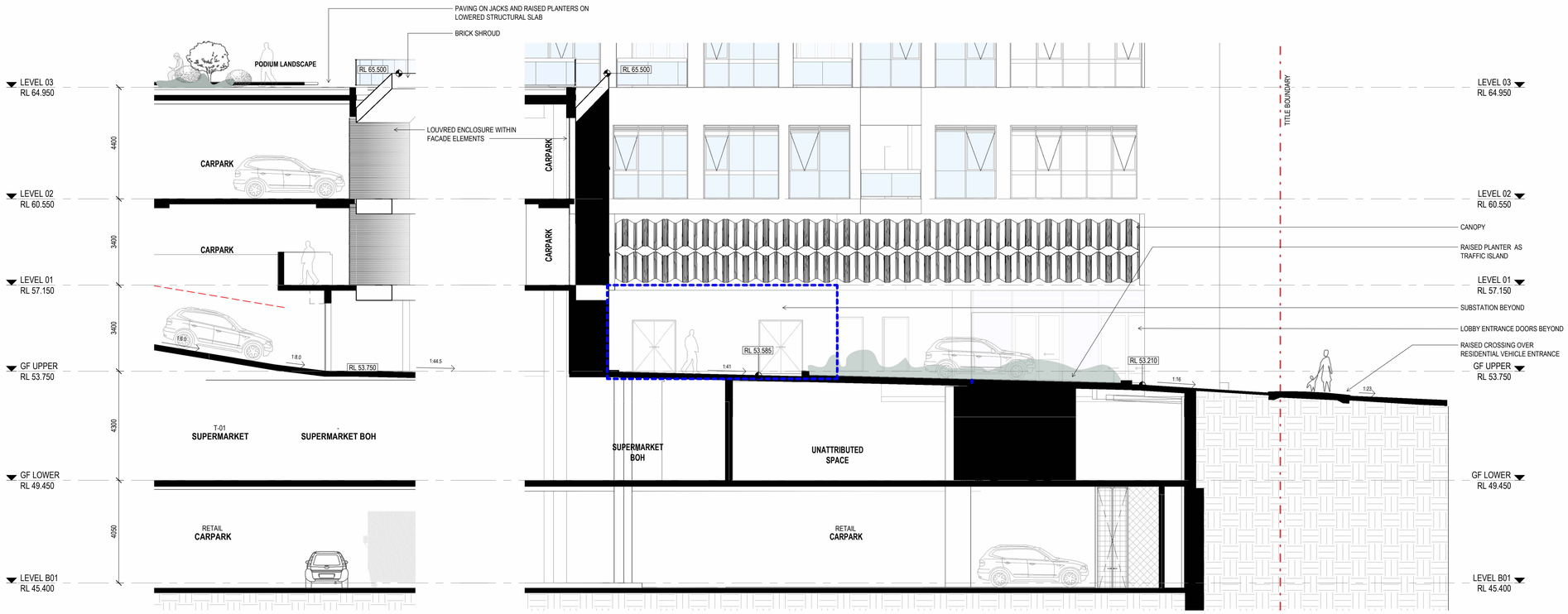
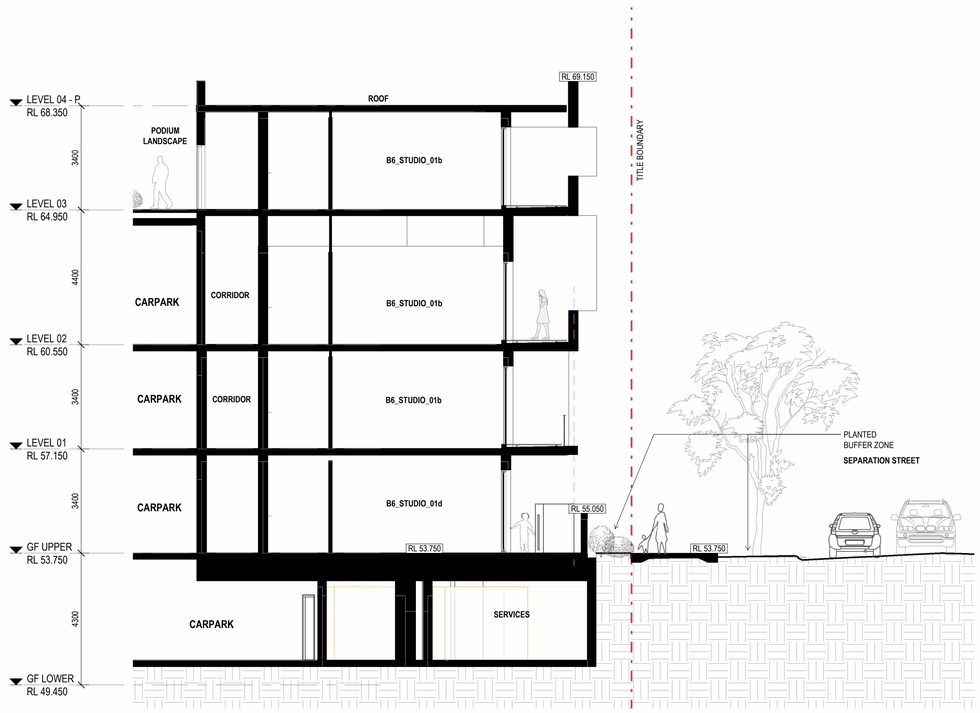


J INTERFACE SECTION - STAGE 1 RESIDENTAIL RAMP
Scale 1 : 100



K INTERFACE SECTION - BLDG 6
Scale 1 : 100

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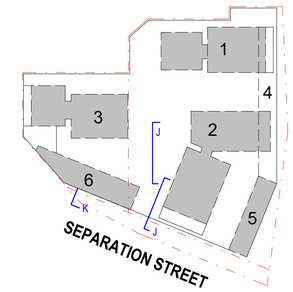

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1		COORDINATION ISSUE	16.05.26	MW PL

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Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title SECTIONS
INTERFACE SECTIONS - RESIDENTIAL RAMP

Project No. 2413

Scale @ A1 1 : 100

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 360

Revision 4

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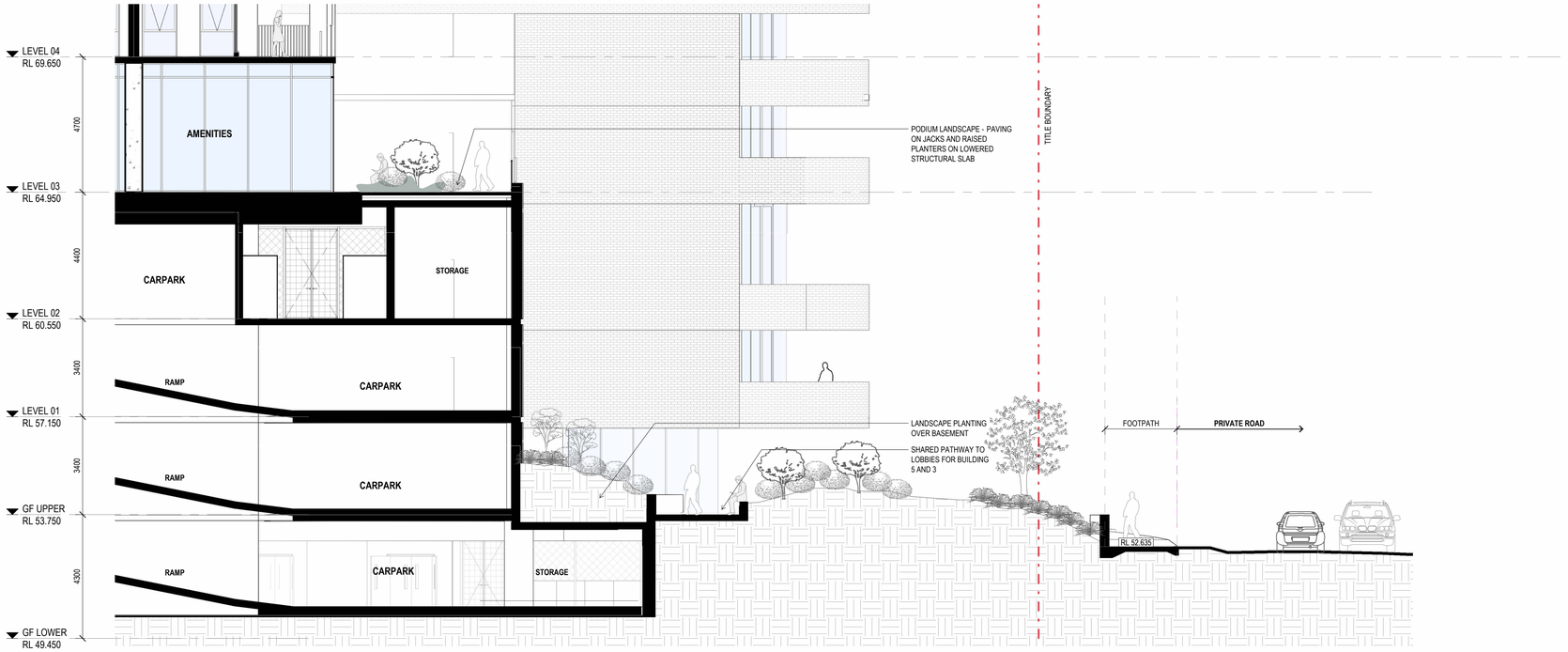
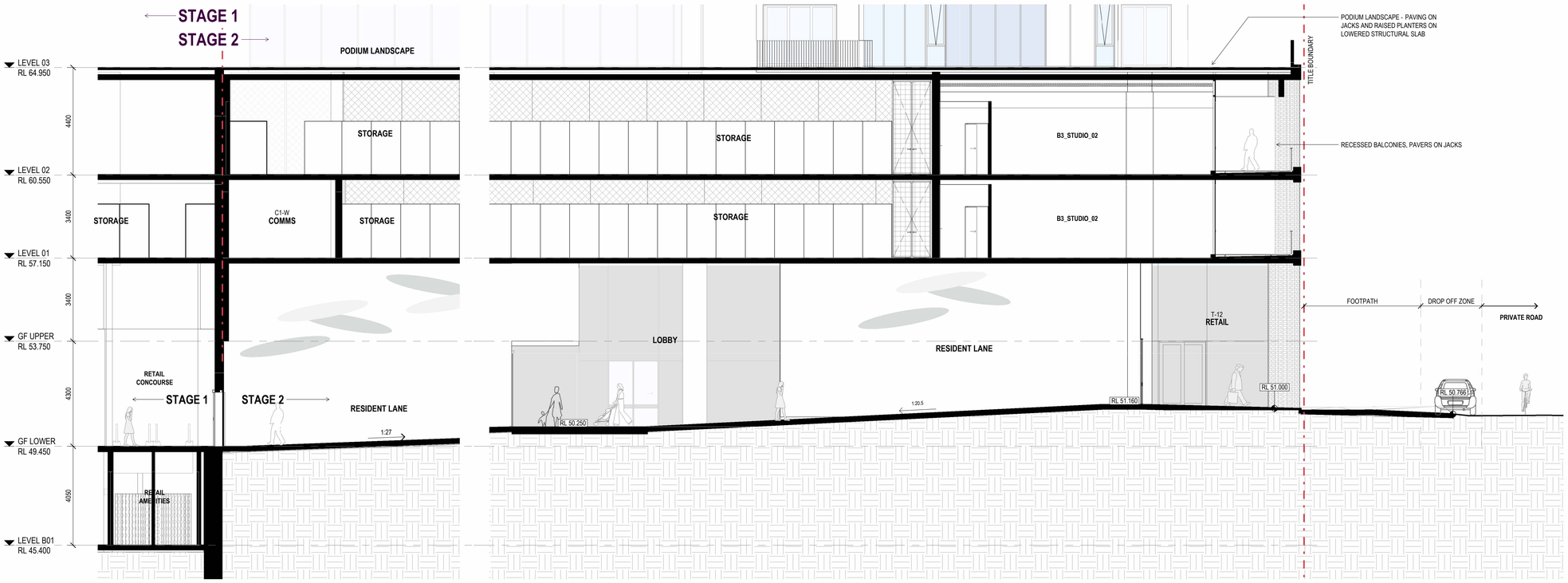


L INTERFACE SECTION - BUILDING 06 + CARPARK
Scale 1 : 100



N INTERFACE SECTION - STAGE 2 RESIDENT LANE
Scale 1 : 100

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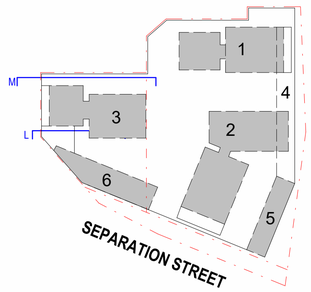

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3		DTP PLANNING UPDATE	30.07.2026	MW
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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: SECTIONS
INTERFACE SECTIONS - BLDG 3

Project No.: 2413

Scale @ A1: 1 : 100

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 361

Revision: 3

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE
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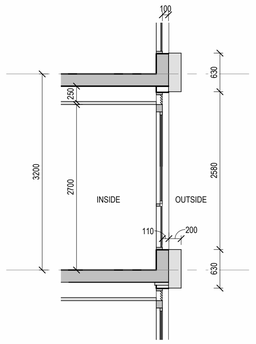
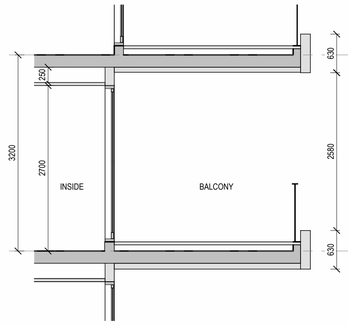
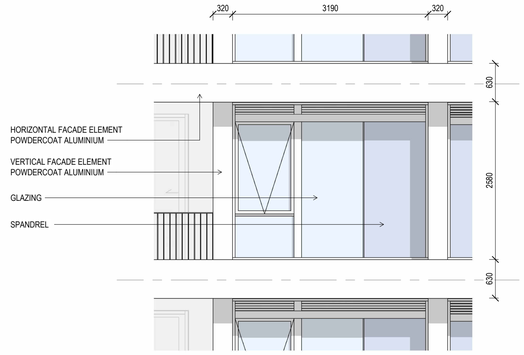
BUILDING 1 - FACADE SYSTEM 01



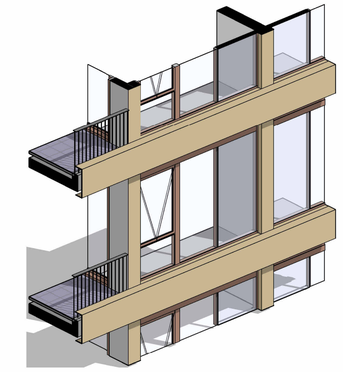
5 BUILDING 01 - FACADE SYSTEM 01 - GLAZED
Scale 1 : 50



4 BUILDING 01 - FACADE SYSTEM 01 - BALCONY
Scale 1 : 50

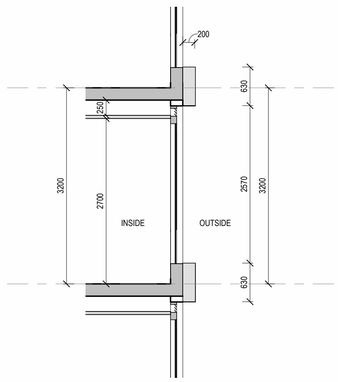


10 BUILDING 01 - FACADE SYSTEM 01 - ELEVATION
Scale 1 : 50

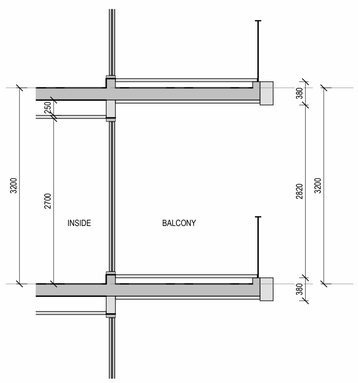


1 BUILDING 01 - FACADE SYSTEM 01 - 3D
Scale

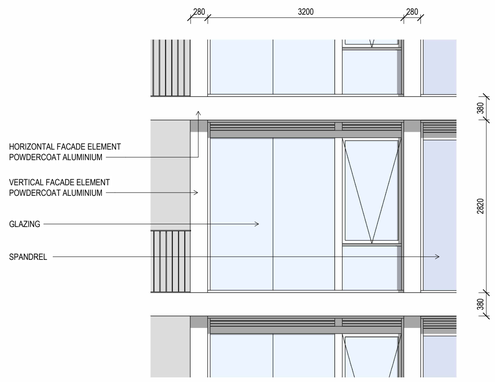
BUILDING 1 - FACADE SYSTEM 02



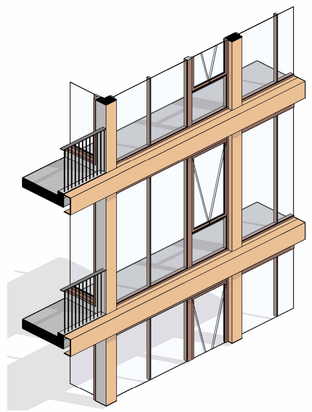
8 BUILDING 01 - FACADE SYSTEM 02 - GLAZED
Scale 1 : 50



7 BUILDING 01 - FACADE SYSTEM 02 - BALCONY
Scale 1 : 50



11 BUILDING 01 - FACADE SYSTEM 02 - ELEVATION
Scale 1 : 50



2 BUILDING 01 - FACADE SYSTEM 02 - 3D
Scale

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title FACADE DETAILS
FACADE SYSTEM - BUILDING 01

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 610

Revision 2

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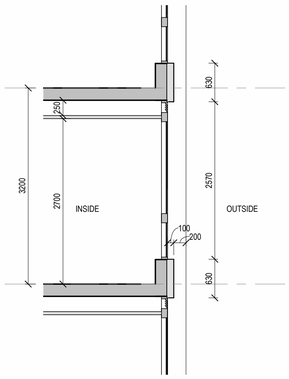
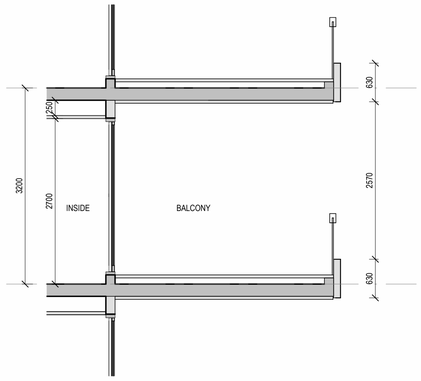
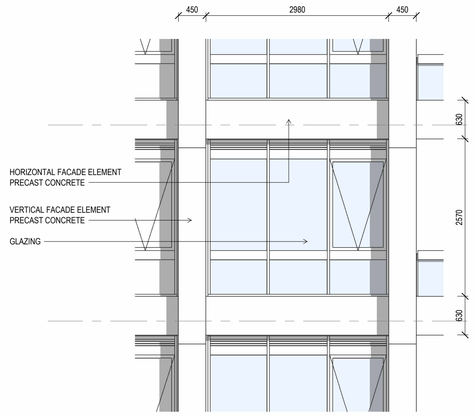
BUILDING 2 - FACADE SYSTEM 01



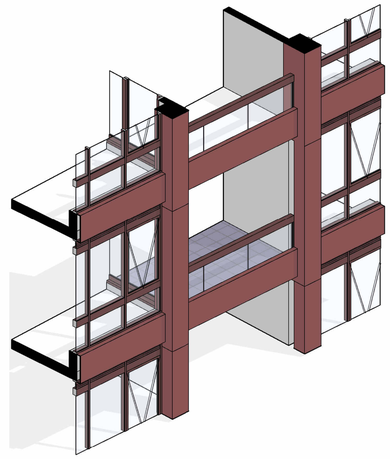
4 BUILDING 02 - FACADE SYSTEM 01 - GLAZED
Scale 1 : 50



5 BUILDING 02 - FACADE SYSTEM 01 - BALCONY
Scale 1 : 50

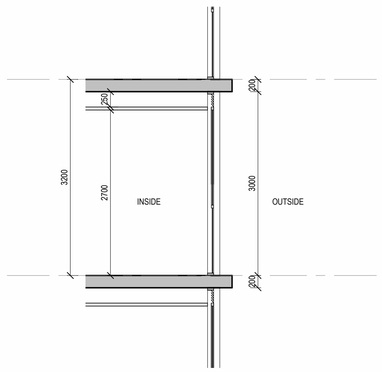


9 BUILDING 02 - FACADE SYSTEM 01 - ELEVATION
Scale 1 : 50

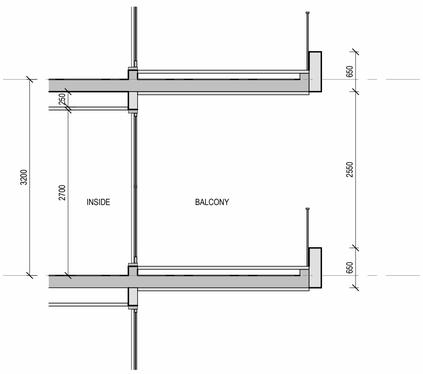


1 BUILDING 02 - FACADE SYSTEM 01 - 3D
Scale

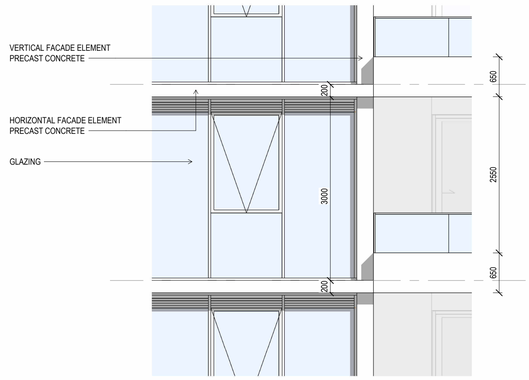
BUILDING 2 - FACADE SYSTEM 02



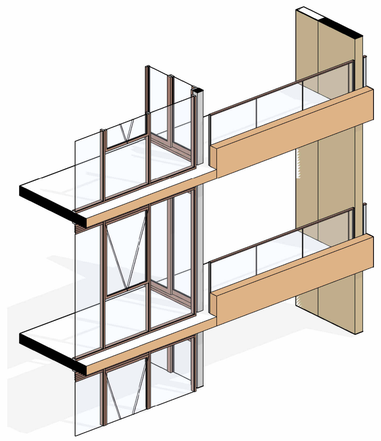
8 BUILDING 02 - FACADE SYSTEM 02 - GLAZED
Scale 1 : 50



7 BUILDING 02 - FACADE SYSTEM 02 - BALCONY
Scale 1 : 50



3 BUILDING 02 - FACADE SYSTEM 02 - ELEVATION
Scale 1 : 50



2 BUILDING 02 - FACADE SYSTEM 02 - 3D
Scale

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Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title FACADE DETAILS
FACADE SYSTEM - BUILDING 02

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 611

Revision 2

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE
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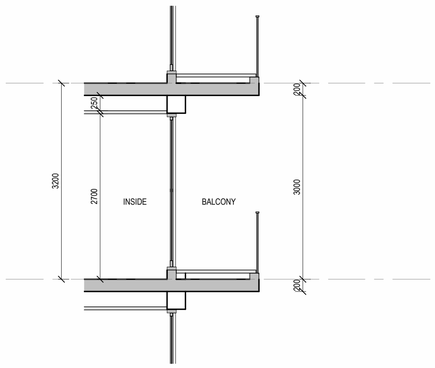
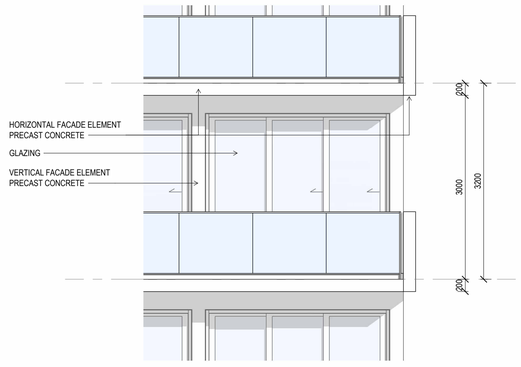
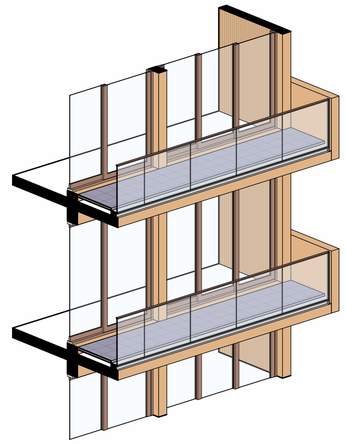
BUILDING 2 - FACADE SYSTEM 03



3 BUILDING 02 - FACADE SYSTEM 03 - GLAZED
Scale 1 : 50



4 BUILDING 02 - FACADE SYSTEM 03 - BALCONY
Scale 1 : 50



1 BUILDING 02 - FACADE SYSTEM 03 - 3D
Scale

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Rev.	Issue	Revision Description	Date	Appr by
2		DTP PLANNING UPDATE	30.07.2026	MW
1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FACADE DETAILS
FACADE SYSTEM - BUILDING 02

Project No.: 2413

Scale @ A1: 1 : 50

Date: JUNE 2026

Drawing Status: FOR APPROVAL

Drawing No.: AR 612

Revision: 2

PRINTED: 30/07/2026 1:33:11 PM
FILE: Autodesk Docs://Northcote Village 2413_Northcote_MASTER A_R25.rvt

THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE
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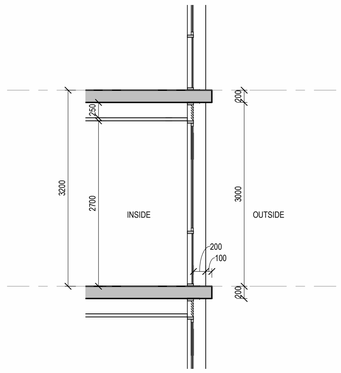
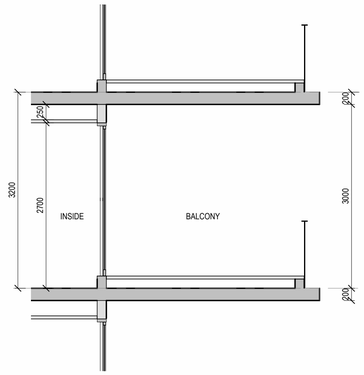
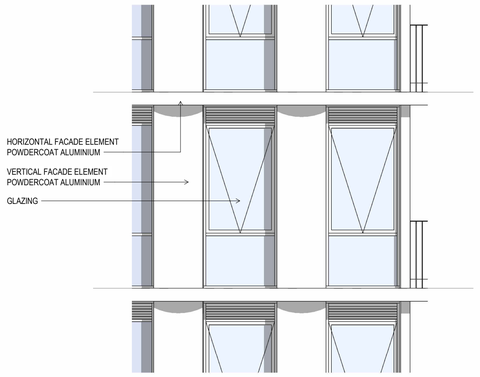
BUILDING 3 - FACADE SYSTEM 01



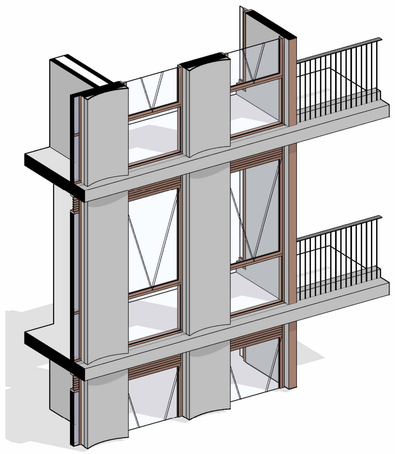
4 BUILDING 03 - FACADE SYSTEM 01 - GLAZED
Scale 1 : 50



3 BUILDING 03 - FACADE SYSTEM 01 - BALCONY
Scale 1 : 50



5 BUILDING 03 - FACADE SYSTEM 01 - ELEVATION
Scale 1 : 50



1 BUILDING 03 - FACADE SYSTEM 01 - 3D
Scale

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1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title FACADE DETAILS
FACADE SYSTEM - BUILDING 03

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 613

Revision 2

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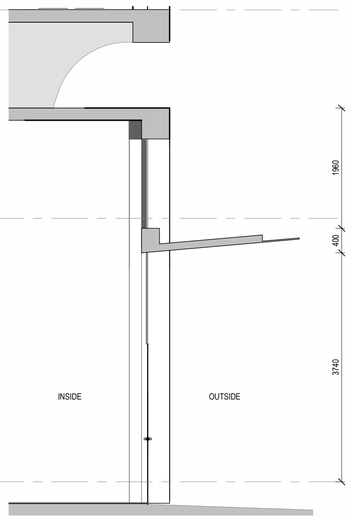
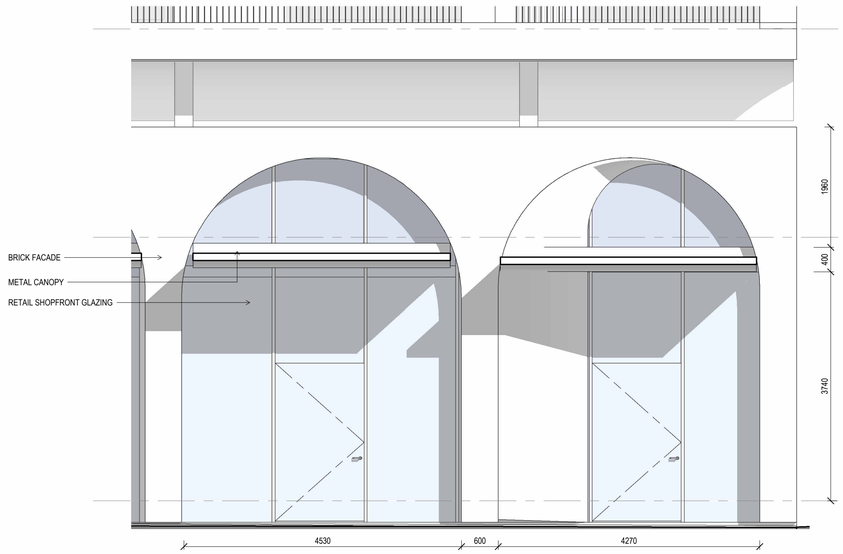
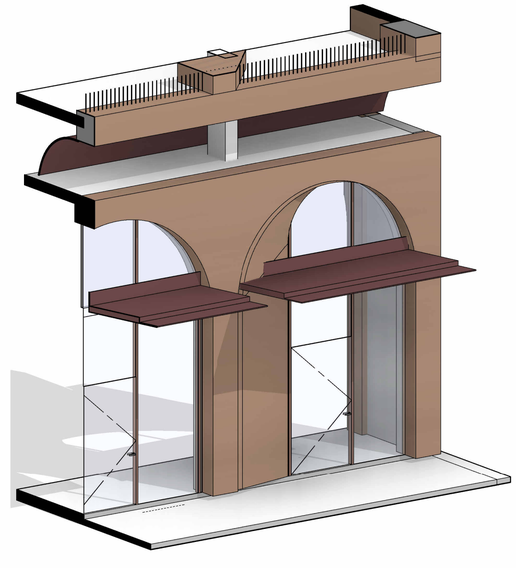
FACADE SYSTEM - RETAIL 01



4 FACADE SYSTEM - RETAIL
Scale 1 : 50

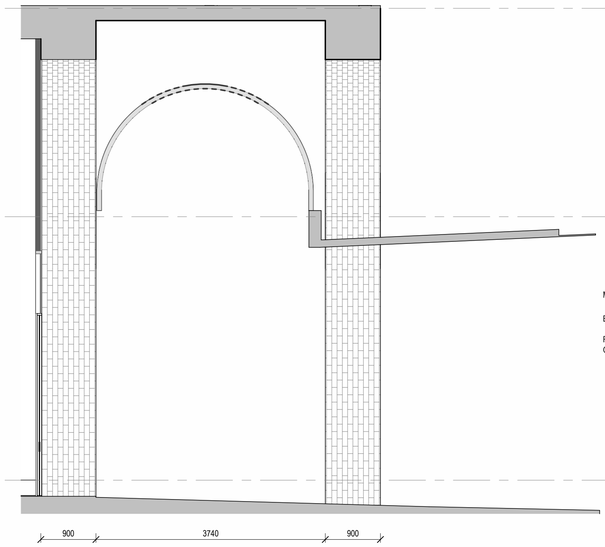


3 FACADE SYSTEM - ELEVATION RETAIL 01
Scale 1 : 50

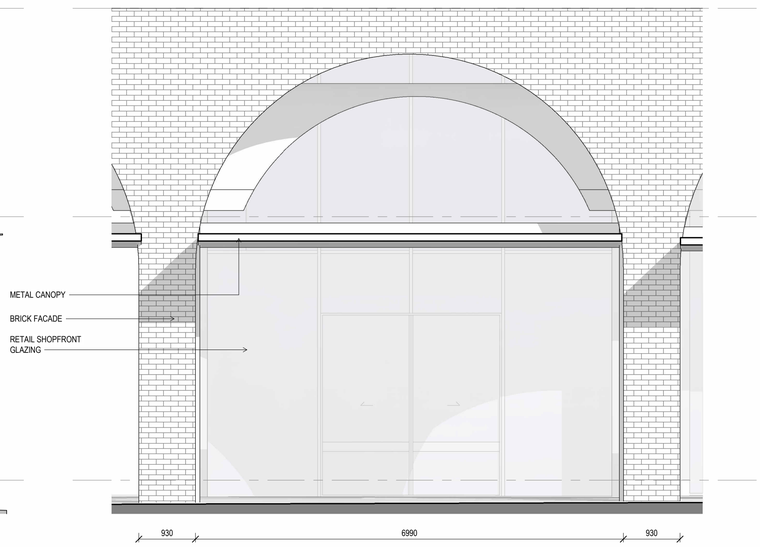


2 FACADE SYSTEM - RETAIL 01
Scale

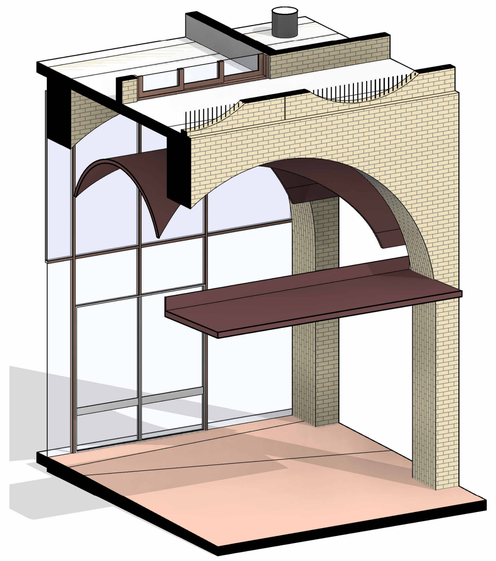
FACADE SYSTEM - RETAIL 02



6 FACADE SYSTEM - RETAIL 02
Scale 1 : 50



5 FACADE SYSTEM - ELEVATION RETAIL 02
Scale 1 : 50



1 FACADE SYSTEM - RETAIL 02
Scale

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: FACADE DETAILS
FACADE SYSTEM - RETAIL PODIUM

Project No.: 2413
Scale @ A1: 1 : 50
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 614
Revision: 2

PRINTED: 30/07/2026 1:33:25 PM
FILE: Autodesk Docs://Northcote Village /2413_Northcote_MASTREP_A_R25.rvt

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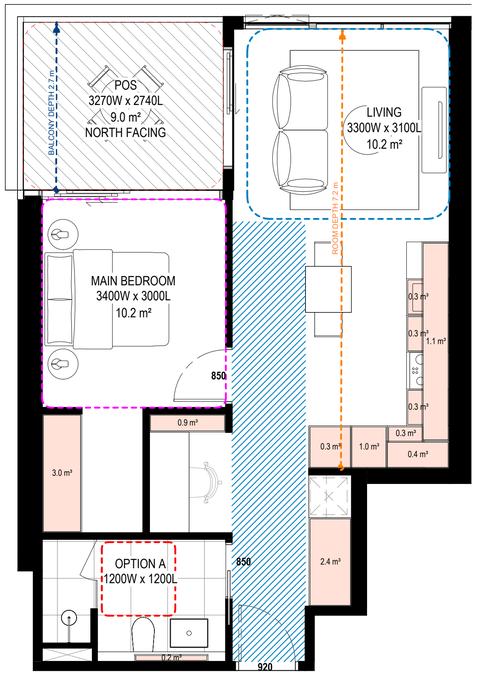
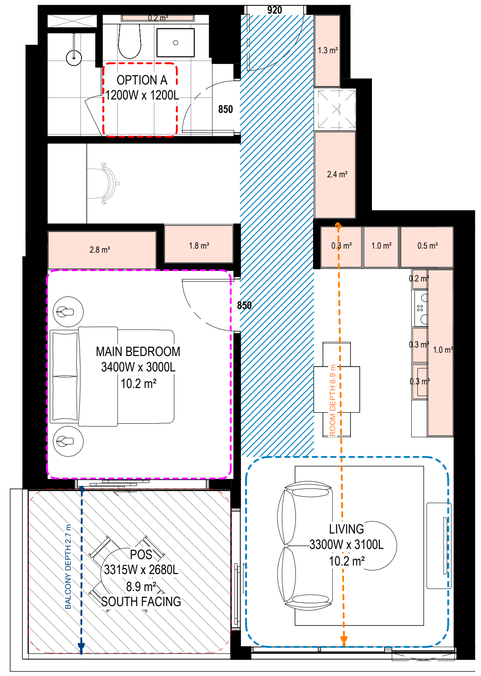


1 B1_1B1B+MPR_01
Scale 1 : 50



2 B1_1B1B+MPR_02
Scale 1 : 50

APT TYPE - B1_1B1B+MPR_01	
LEVEL	APARTMENT NUMBER
03	B1-305
04	B1-414
05	B1-512
06	B1-612
07	B1-712
08	B1-812
09	B1-912
10	B1-1012
11	B1-1112

TOTAL: 9

INTERNAL STORAGE (PER APT)
10.5 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

APT TYPE - B1_1B1B+MPR_02	
LEVEL	APARTMENT NUMBER
04	B1-408
05	B1-506
06	B1-606
07	B1-706
08	B1-806
09	B1-906
10	B1-1006
11	B1-1106
12 - N	B1-1206
13 - N	B1-1306
14 - S	B1-1406
15 - N	B1-1506
16 - N	B1-1606
17 - N	B1-1706

TOTAL: 14

INTERNAL STORAGE (PER APT)
12.4 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m² WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 1BED MPR

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 900

Revision 2

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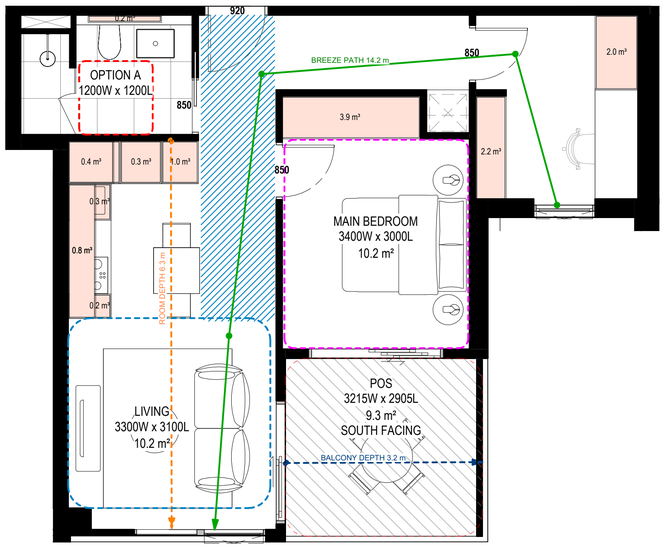
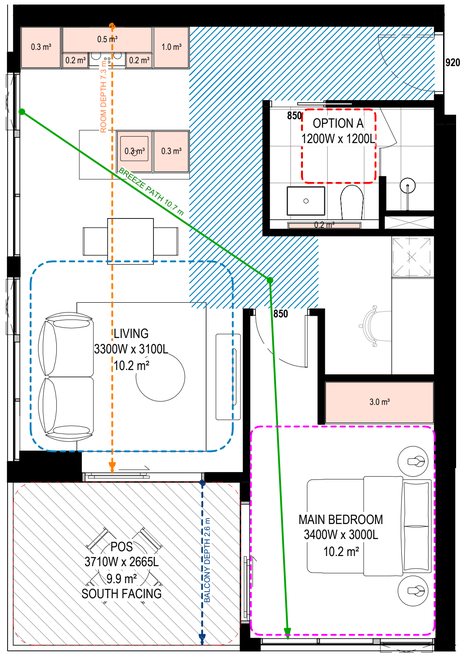


1 B1_1B1B+MPR_03
Scale 1 : 50



2 B1_1B1B+MPR_04
Scale 1 : 50

APT TYPE - B1_1B1B+MPR_03	
LEVEL	APARTMENT NUMBER
04	B1-409
05	B1-507
06	B1-607
07	B1-707
08	B1-807
09	B1-907
10	B1-1007
11	B1-1107

TOTAL: 8

INTERNAL STORAGE (PER APT)
11.7 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

APT TYPE - B1_1B1B+MPR_04	
LEVEL	APARTMENT NUMBER
04	B1-411
05	B1-509
06	B1-609
07	B1-709
08	B1-809
09	B1-909
10	B1-1009
11	B1-1109

TOTAL: 8

INTERNAL STORAGE (PER APT)
6.1 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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 — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 1BED MPR

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 901
Revision 2

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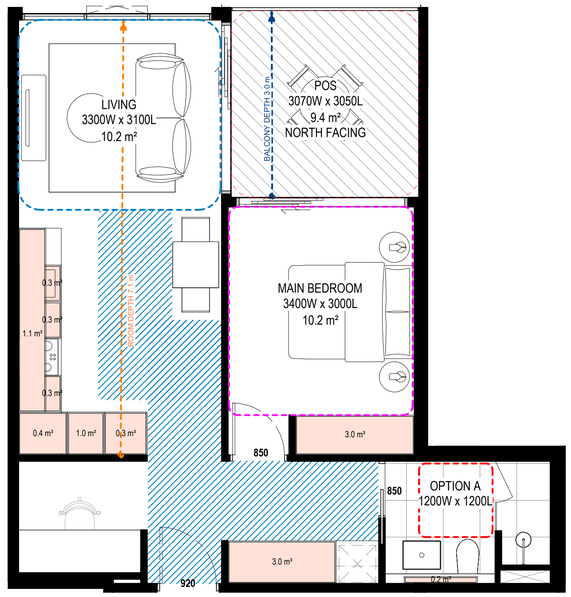
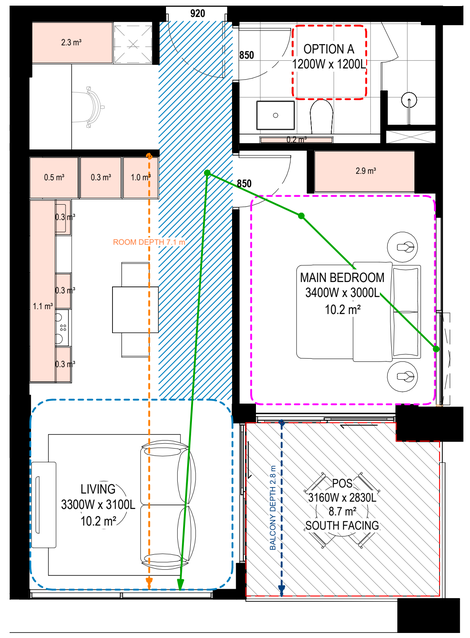


1 B2_1B1B+MPR_05
Scale 1 : 50



2 B5_1B1B+MPR_06
Scale 1 : 50

APT TYPE - B2_1B1B+MPR_05	
LEVEL	APARTMENT NUMBER
04	B2-409
05	B2-509
06	B2-609
07	B2-709
08	B2-809
09	B2-909
10	B2-1009
11	B2-1109
12	B2-1209
13	B2-1309

TOTAL: 10

INTERNAL STORAGE (PER APT)
10.3 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

APT TYPE - B5_1B1B+MPR_06	
LEVEL	APARTMENT NUMBER
01	B5-101
02	B5-201

TOTAL: 2

APT TYPE - B5_1B1B+MPR_06b	
LEVEL	APARTMENT NUMBER
01	B5-102

TOTAL: 1

APT TYPE - B5_1B1B+MPR_06c	
LEVEL	APARTMENT NUMBER
02	B5-202

TOTAL: 1

INTERNAL STORAGE (PER APT)
9.4 m³
EXTERNAL STORAGE (PER APT)
2.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

NOTE: BATHROOMS TO HAVE HOBLESS STEP FREE SHOWER

BEDROOM DIMENSIONS

MASTER BEDROOM
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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

STUDIO
MIN. 6m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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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1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 1BED MPR

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 902
Revision 2

PRINTED: 30/07/2026 1:33:42 PM
FILE: Autodesk Docs://Northcote Village /2413_Northcote_MASTER R_R25.rvt

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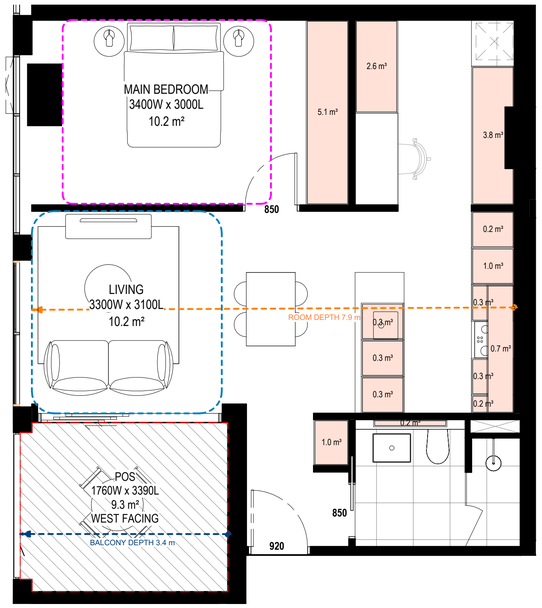
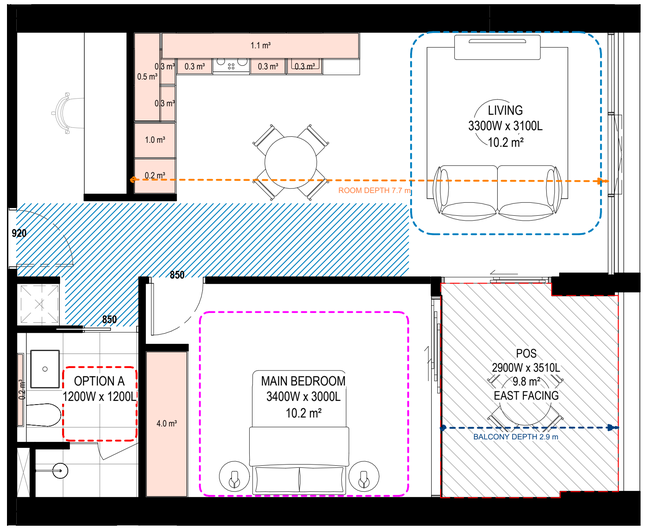


1 B5_1B1B+MPR_07
Scale 1 : 50



2 B5_1B1B+MPR_08
Scale 1 : 50

APT TYPE - B5_1B1B+MPR_07	
LEVEL	APARTMENT NUMBER
02	B5-207

TOTAL: 1

INTERNAL STORAGE (PER APT)
16.4 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

APT TYPE - B5_1B1B+MPR_08	
LEVEL	APARTMENT NUMBER
01	B5-107

TOTAL: 1

INTERNAL STORAGE (PER APT)
8.7 m³
EXTERNAL STORAGE (PER APT)
2.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m
CROSS VENTILATION

ROOM DEPTH XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 1BED MPR

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 903

Revision 2

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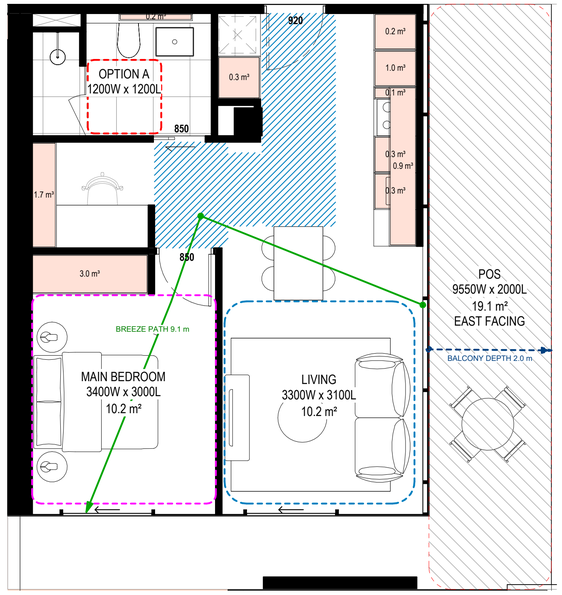

1 B2_1B1B+MPR_09
Scale 1 : 50

APT TYPE - B2_1B1B+MPR_09	
LEVEL	APARTMENT NUMBER
03	B2-310

TOTAL: 1

INTERNAL STORAGE (PER APT)
8.1 m³
EXTERNAL STORAGE (PER APT)
2.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m² WITHIN APT)
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 — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 1BED MPR

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 904

Revision 2

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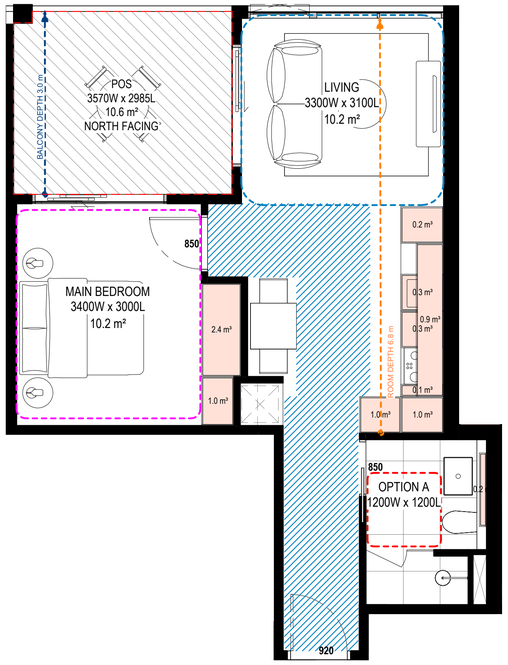
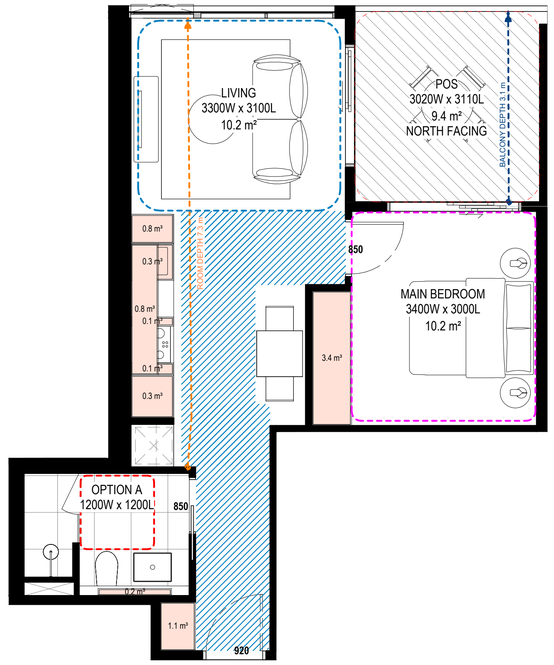


1 B1_1B1BS_01
Scale 1 : 50



2 B1_1B1BS_02
Scale 1 : 50

APT TYPE - B1_1B1BS_01	
LEVEL	APARTMENT NUMBER
05	B1-501
06	B1-601
07	B1-701
08	B1-801
09	B1-901
10	B1-1001
11	B1-1101

TOTAL: 7

INTERNAL STORAGE (PER APT)
7.4 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

APT TYPE - B1_1B1BS_02	
LEVEL	APARTMENT NUMBER
03	B1-306
04	B1-415
05	B1-513
06	B1-613
07	B1-713
08	B1-813
09	B1-913
10	B1-1013
11	B1-1113

TOTAL: 9

INTERNAL STORAGE (PER APT)
7.0 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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 — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 1BED

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 905
Revision 2

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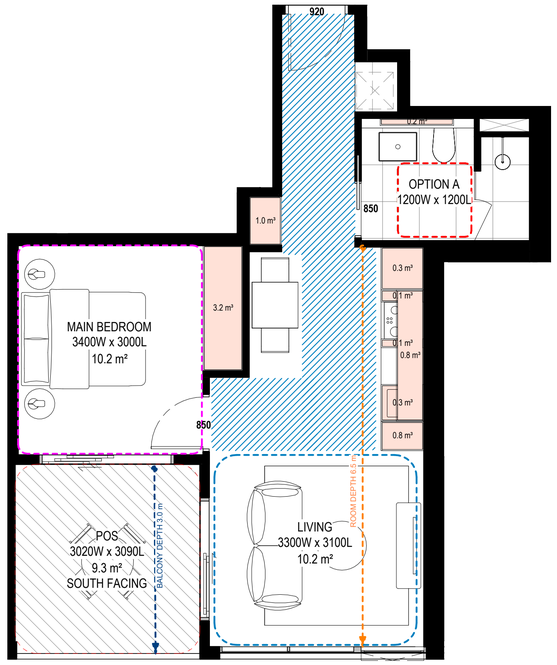
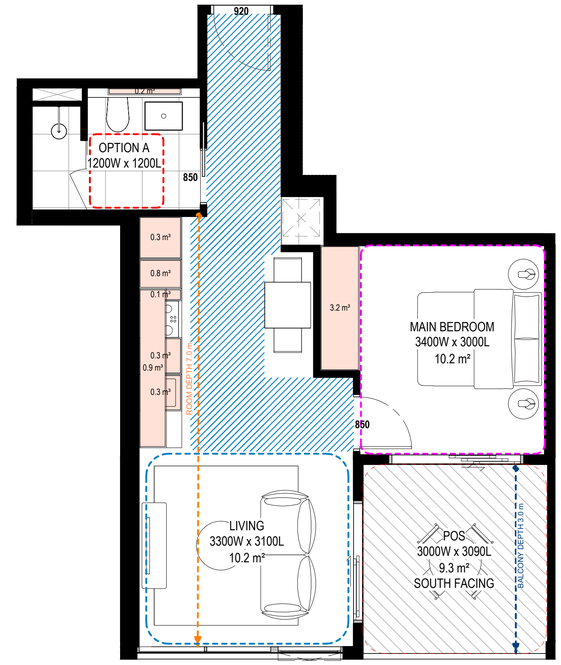


1 B1_1B1BS_03
Scale 1 : 50



2 B1_1B1BS_04
Scale 1 : 50

APT TYPE - B1_1B1BS_03	
LEVEL	APARTMENT NUMBER
04	B1-406
05	B1-504
06	B1-604
07	B1-704
08	B1-804
09	B1-904
10	B1-1004
11	B1-1104
12 - N	B1-1204
13 - N	B1-1304
14 - S	B1-1404
15 - N	B1-1504
16 - N	B1-1604
17 - N	B1-1704

TOTAL: 14

INTERNAL STORAGE (PER APT)
6.7 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

APT TYPE - B1_1B1BS_04	
LEVEL	APARTMENT NUMBER
04	B1-407
05	B1-505
06	B1-605
07	B1-705
08	B1-805
09	B1-905
10	B1-1005
11	B1-1105
12 - N	B1-1205
13 - N	B1-1305
14 - S	B1-1405
15 - N	B1-1505
16 - N	B1-1605
17 - N	B1-1705

TOTAL: 14

INTERNAL STORAGE (PER APT)
6.1 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH XX m — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 1BED

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 906

Revision 2

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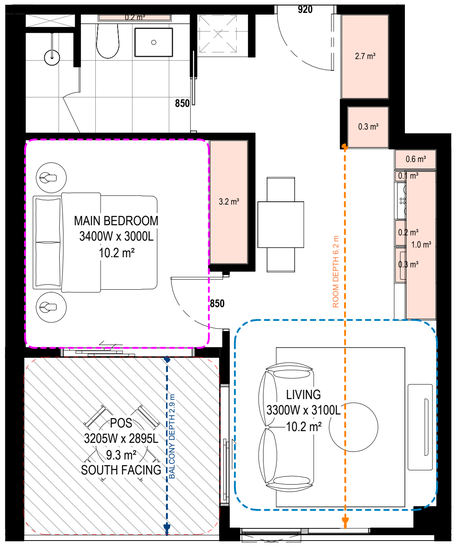

1 B1_1B1BS_05
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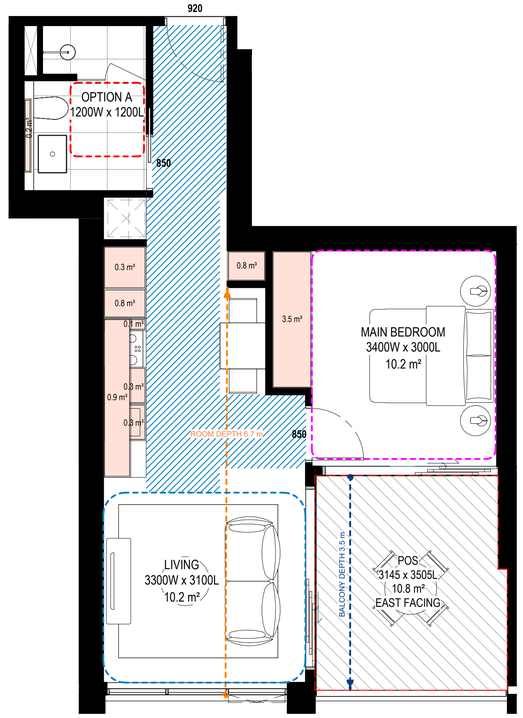

2 B2_1B1BS_06
Scale 1 : 50

APT TYPE - B1_1B1BS_05	
LEVEL	APARTMENT NUMBER
04	B1-410
05	B1-508
06	B1-608
07	B1-708
08	B1-808
09	B1-908
10	B1-1008
11	B1-1108

TOTAL: 8

INTERNAL STORAGE (PER APT)
8.6 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

APT TYPE - B2_1B1BS_06	
LEVEL	APARTMENT NUMBER
04	B2-401
05	B2-501
06	B2-601
07	B2-701
08	B2-801
09	B2-901
10	B2-1001
11	B2-1101
12	B2-1201
13	B2-1301

TOTAL: 10

INTERNAL STORAGE (PER APT)
7.2 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 1BED

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 907

Revision 2

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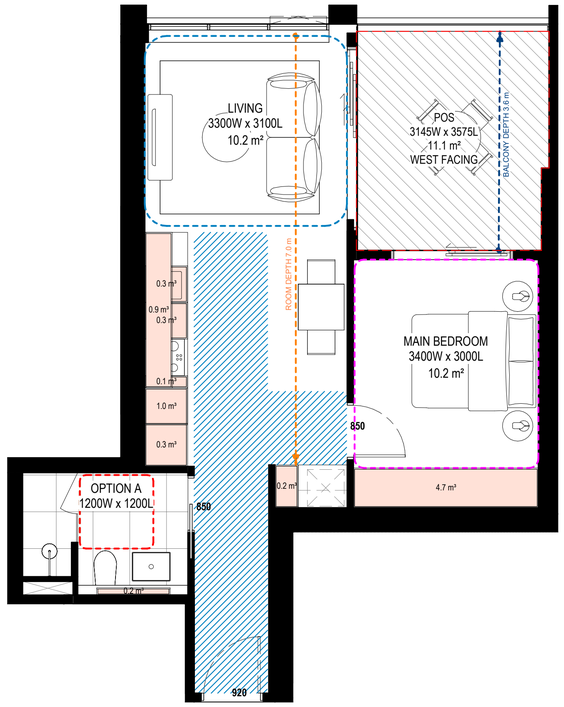
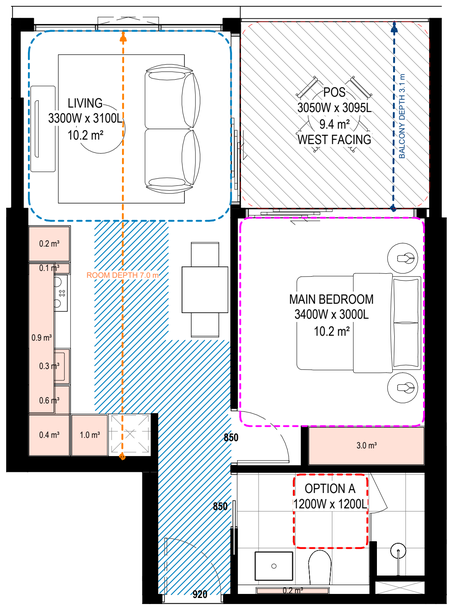


1 B2_1B1BS_07
Scale 1 : 50



2 B2_1B1BS_08
Scale 1 : 50

APT TYPE - B2_1B1BS_07	
LEVEL	APARTMENT NUMBER
03	B2-307
04	B2-404
05	B2-504
06	B2-604
07	B2-704
08	B2-804
09	B2-904
10	B2-1004
11	B2-1104
12	B2-1204
13	B2-1304

TOTAL: 11

INTERNAL STORAGE (PER APT)
8.0 m³
EXTERNAL STORAGE (PER APT)
2.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

APT TYPE - B2_1B1BS_08	
LEVEL	APARTMENT NUMBER
04	B2-410
05	B2-510
06	B2-610
07	B2-710
08	B2-810
09	B2-910
10	B2-1010
11	B2-1110
12	B2-1210
13	B2-1310

TOTAL: 10

INTERNAL STORAGE (PER APT)
6.8 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m
CROSS VENTILATION

ROOM DEPTH XX m
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
TIME AND PLACE

Project
NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title
ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 1BED

Project No.
2413

Scale @ A1
1 : 50

Date
JUNE 2026

Drawing Status
FOR APPROVAL

Drawing No.
AR 908

Revision
2

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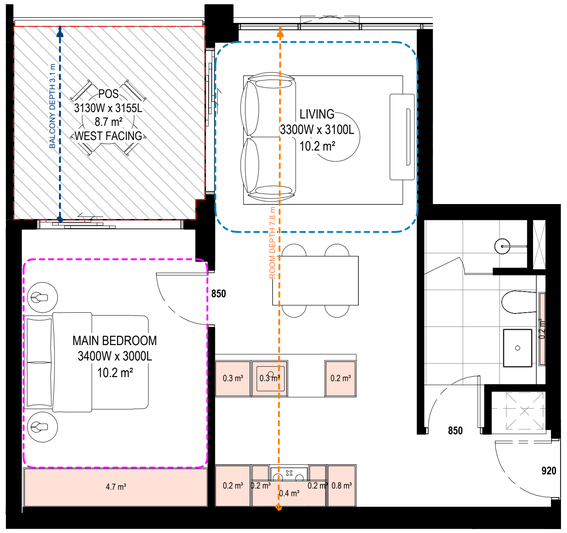
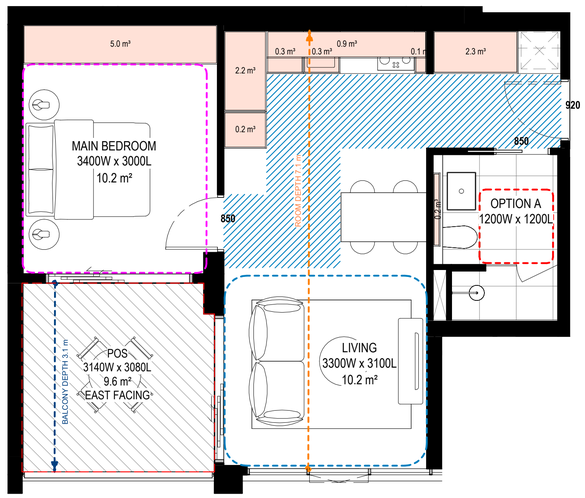


1 B2_1B1BS_09
Scale 1 : 50



2 B2_1B1BS_10
Scale 1 : 50

APT TYPE - B2_1B1BS_09	
LEVEL	APARTMENT NUMBER
14 - S	B2-1403
15 - S	B2-1503
16 - S	B2-1603

TOTAL: 3

INTERNAL STORAGE (PER APT)
7.5 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

APT TYPE - B2_1B1BS_10	
LEVEL	APARTMENT NUMBER
14 - S	B2-1406
15 - S	B2-1506
16 - S	B2-1606

TOTAL: 3

INTERNAL STORAGE (PER APT)
11.6 m³

Standard (D20 or B44)

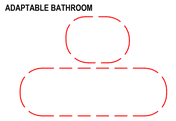
1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

APARTMENT DESIGN GUIDELINES LEGEND

CIRCULATION AREA

CLEAR CIRCULATION AREA:
MIN. OF 1.2 M WIDTH

ADAPTABLE BATHROOM

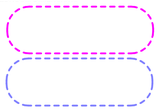


OPTION A
1200mm W x 1200mm D

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

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



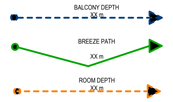
1 BEDROOM
MIN. WIDTH 3.3m
MIN. AREA 10sqm

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

STORAGE

STUDIO
MIN. 6m³ (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m³ (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m³ (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m³ (12m³ WITHIN APT)

DEPTH AND PATH

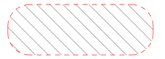


PRIVATE OPEN SPACE (POS)

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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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 1BED

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 909

Revision 2

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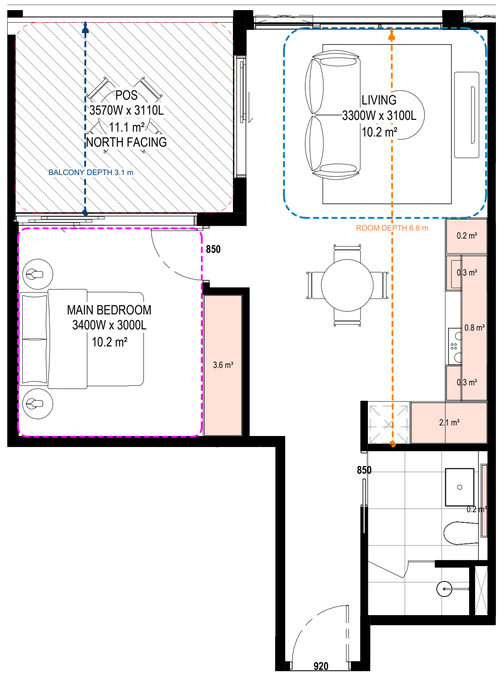
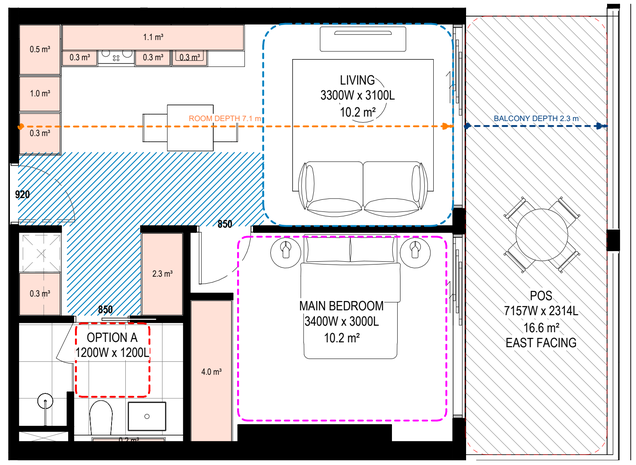


1 B1_1B1BS_11
Scale 1 : 50



2 B4_1B1BS_12
Scale 1 : 50

APT TYPE - B1_1B1BS_11	
LEVEL	APARTMENT NUMBER
03	B1-301
04	B1-401

TOTAL: 2

INTERNAL STORAGE (PER APT)
7.7 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

APT TYPE - B4_1B1BS_12	
LEVEL	APARTMENT NUMBER
01	B4-104
02	B4-204

TOTAL: 2

INTERNAL STORAGE (PER APT)
10.7 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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 — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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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TIME AND PLACE

Project
NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title
ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 1BED

Project No.
2413

Scale @ A1
1 : 50

Date
JUNE 2026

Drawing Status
FOR APPROVAL

Drawing No.
AR 910

Revision
2

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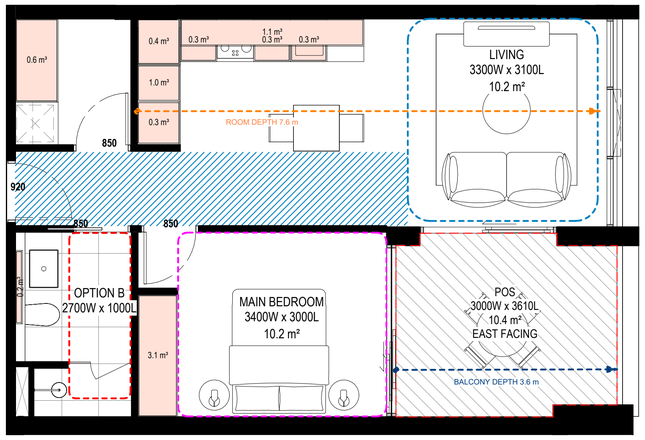


1 B5_1B1BS_13
Scale 1 : 50

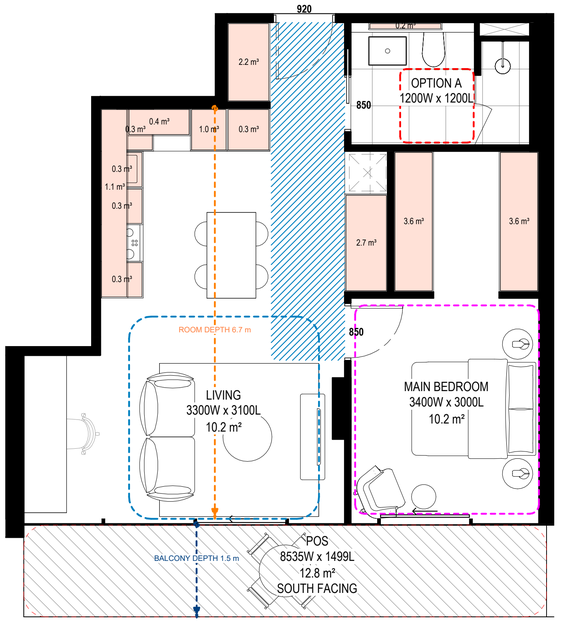
APT TYPE - B5_1B1BS_13	
LEVEL	APARTMENT NUMBER
01	B5-106

TOTAL: 1

INTERNAL STORAGE (PER APT)
7.9 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3



2 B2_1B1BS_14
Scale 1 : 50

APT TYPE - B2_1B1BS_14	
LEVEL	APARTMENT NUMBER
03	B2-312

TOTAL: 1

INTERNAL STORAGE (PER APT)
13.5 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 1BED

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 911
Revision 2

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FILE: Autodesk Docs://Northcote Village/2413_Northcote_MASTRER A_R25.rvt

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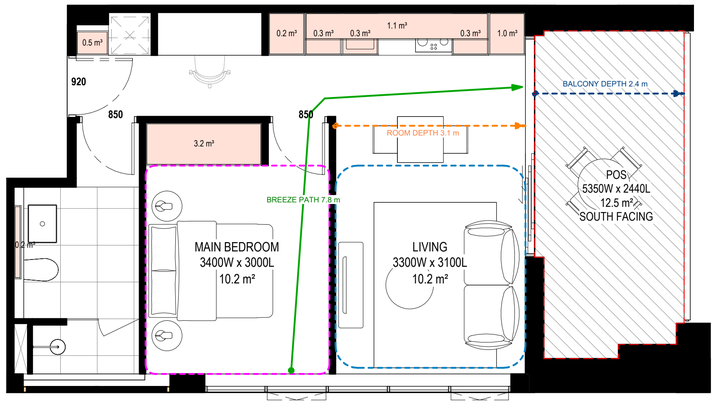

1 B5_1B1BS_15
Scale 1 : 50

APT TYPE - B5_1B1BS_15	
LEVEL	APARTMENT NUMBER
02	B5-206

TOTAL: 1

INTERNAL STORAGE (PER APT)
7.1 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 1BED

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 912
Revision 2

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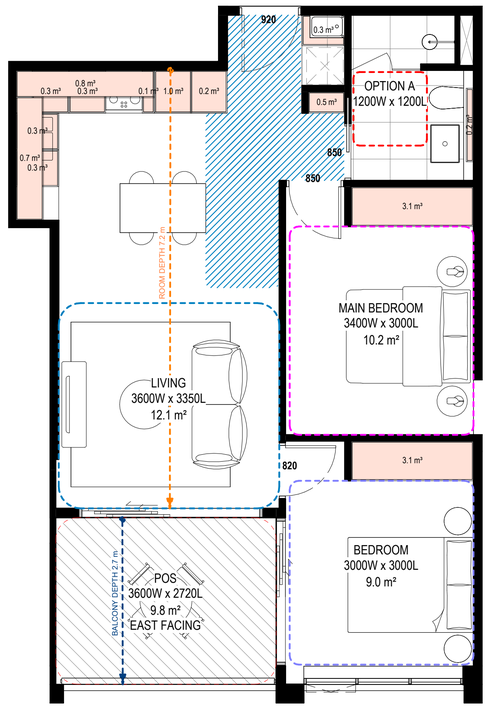
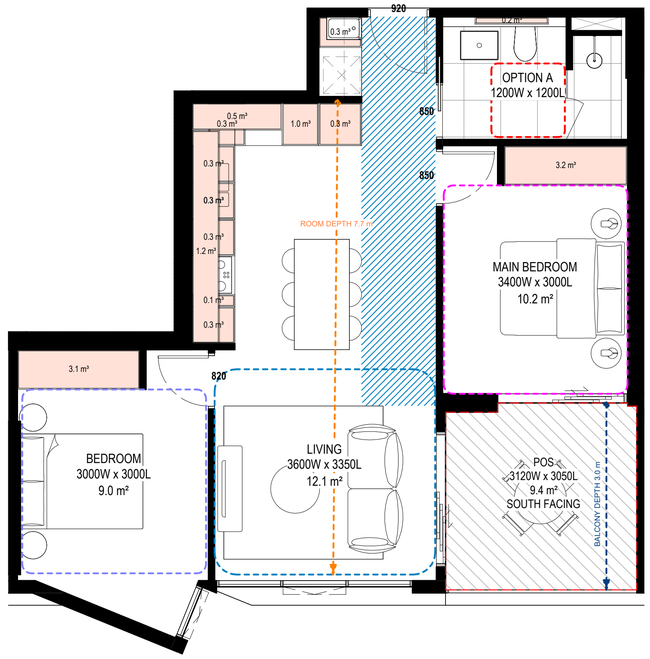


1 B2_2B1BS_01
Scale 1 : 50



2 B2_2B1BS_02
Scale 1 : 50

APT TYPE - B2_2B1BS_01	
A	APARTMENT NUMBER
03	B2-313
04	B2-416
05	B2-516
06	B2-616
07	B2-716
08	B2-816
09	B2-916
10	B2-1016
11	B2-1116
12	B2-1216
13	B2-1316

TOTAL: 11

INTERNAL STORAGE (PER APT)
11.3 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

APT TYPE - B2_2B1BS_02	
LEVEL	APARTMENT NUMBER
04	B2-415
05	B2-515
06	B2-615
07	B2-715
08	B2-815
09	B2-915
10	B2-1015
11	B2-1115
12	B2-1215
13	B2-1315

TOTAL: 10

INTERNAL STORAGE (PER APT)
11.5 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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 — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 2BED 1BATH

Project No. 2413
Scale @ A1: 1 : 50
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No. AR 913
Revision 2

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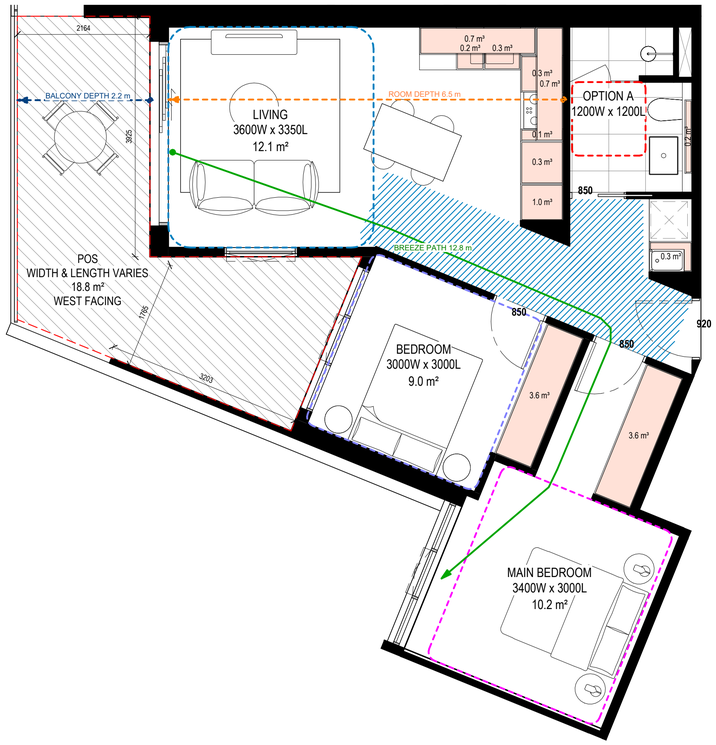
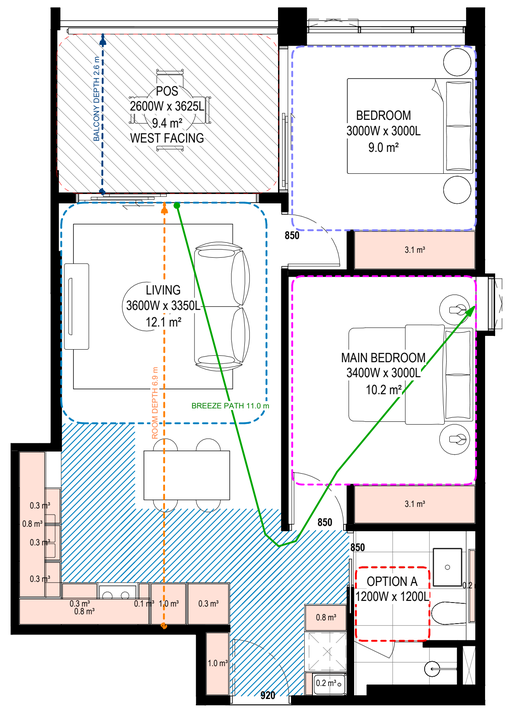


1 B2_2B1BS_03
Scale 1 : 50



2 B2_2B1BS_04
Scale 1 : 50

APT TYPE - B2_2B1BS_03	
LEVEL	APARTMENT NUMBER
04	B2-407
05	B2-507
06	B2-607
07	B2-707
08	B2-807
09	B2-907
10	B2-1007
11	B2-1107
12	B2-1207
13	B2-1307

TOTAL: 10

INTERNAL STORAGE (PER APT)
11.2 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

APT TYPE - B2_2B1BS_04	
LEVEL	APARTMENT NUMBER
03	B2-309
04	B2-406
05	B2-506
06	B2-606
07	B2-706
08	B2-806
09	B2-906
10	B2-1006
11	B2-1106
12	B2-1206
13	B2-1306

TOTAL: 11

INTERNAL STORAGE (PER APT)
12.5 m³
EXTERNAL STORAGE (PER APT)
2.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 2BED 1BATH

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 914
Revision 2

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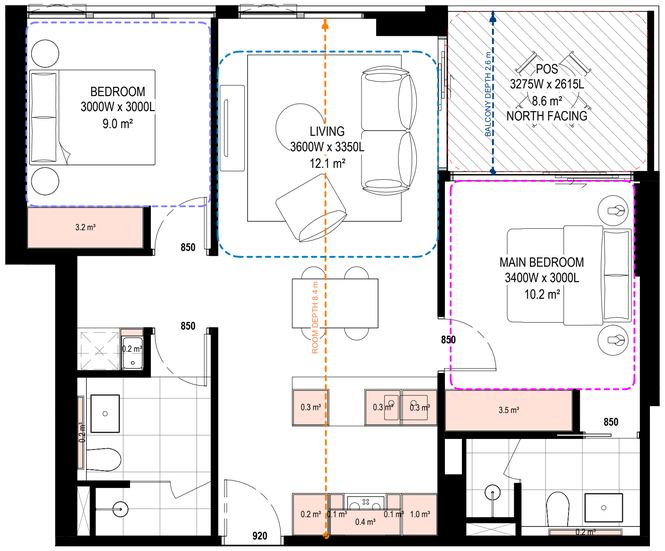


1 B1_2B2BS_01
Scale 1 : 50

APT TYPE - B1_2B2BS_01	
LEVEL	APARTMENT NUMBER
04	B1-413
05	B1-511
06	B1-611
07	B1-711
08	B1-811
09	B1-911
10	B1-1011
11	B1-1111
12 - N	B1-1210
13 - N	B1-1310
14 - S	B1-1410
15 - N	B1-1510
16 - N	B1-1610
17 - N	B1-1710
18 - N	B1-1807

TOTAL: 15

INTERNAL STORAGE (PER APT)
10.0 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

APT TYPE - B2_2B2BS_02	
LEVEL	APARTMENT NUMBER
03	B2-314
04	B2-417
05	B2-517
06	B2-617
07	B2-717
08	B2-817
09	B2-917
10	B2-1017
11	B2-1117
12	B2-1217
13	B2-1317

TOTAL: 11

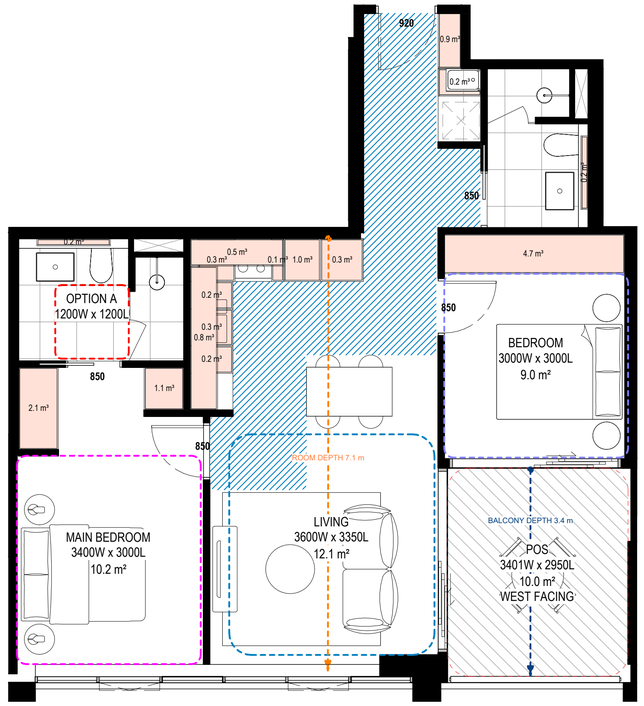
INTERNAL STORAGE (PER APT)
13.1 m³
EXTERNAL STORAGE (PER APT)
2.0 m³

APT TYPE - B2_2B2BS_02b	
LEVEL	APARTMENT NUMBER
03	B2-308
04	B2-405
05	B2-505
06	B2-605
07	B2-705
08	B2-805
09	B2-905
10	B2-1005
11	B2-1105
12	B2-1205
13	B2-1305

TOTAL: 11

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3



2 B2_2B2BS_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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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 — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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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25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 2BED S

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 915
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THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE
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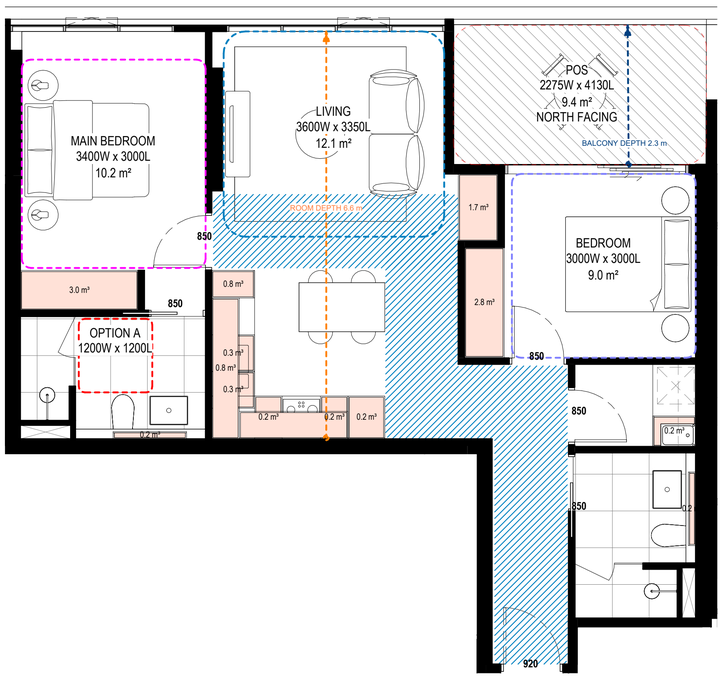


1 B1_2B2BS_04
Scale 1 : 50

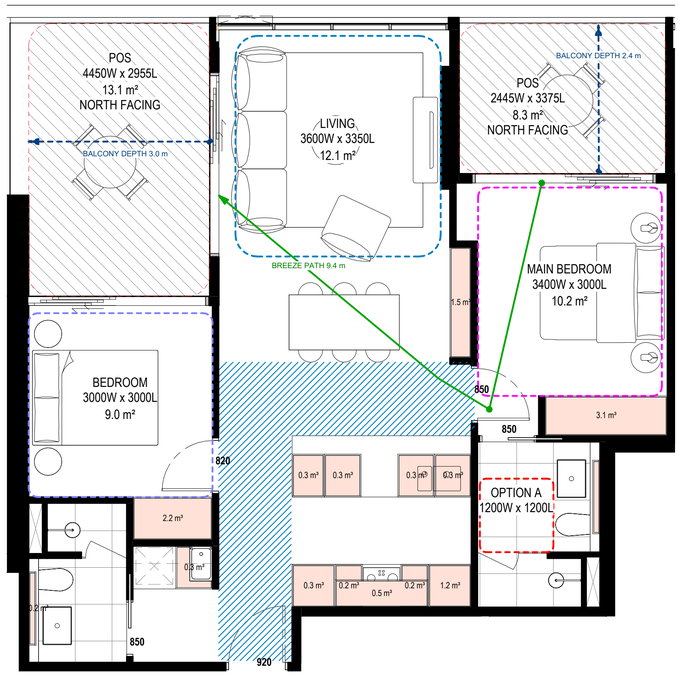
APT TYPE - B1_2B2BS_04	
LEVEL	APARTMENT NUMBER
12 - N	B1-1201
13 - N	B1-1301
14 - S	B1-1401
15 - N	B1-1501
16 - N	B1-1601
17 - N	B1-1701

TOTAL: 6

INTERNAL STORAGE (PER APT)
11.6 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3



2 B1_2B2BS_05
Scale 1 : 50

APT TYPE - B1_2B2BS_05	
LEVEL	APARTMENT NUMBER
12 - N	B1-1211
13 - N	B1-1311
14 - S	B1-1411
15 - N	B1-1511
16 - N	B1-1611
17 - N	B1-1711

TOTAL: 6

INTERNAL STORAGE (PER APT)
11.1 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 6m³ (5m³ WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m
CROSS VENTILATION

ROOM DEPTH XX m
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		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 2BED S

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 916
Revision 2

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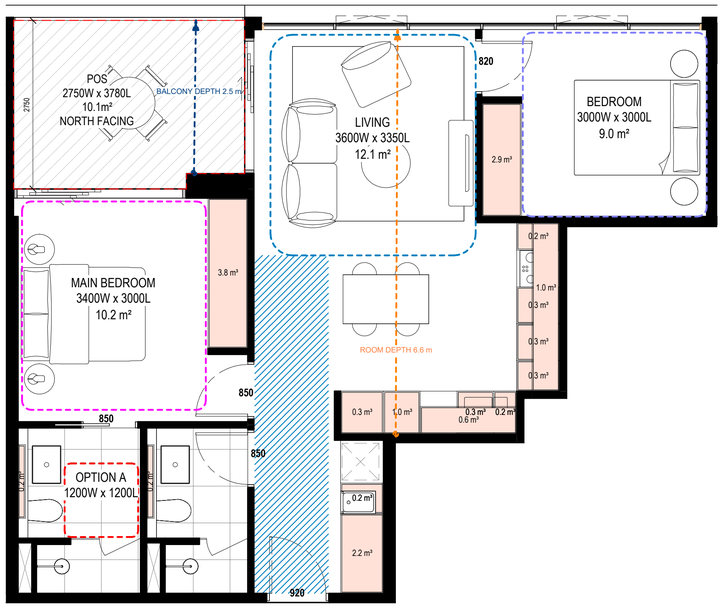


1 B2_2B2BS_06
Scale 1 : 50

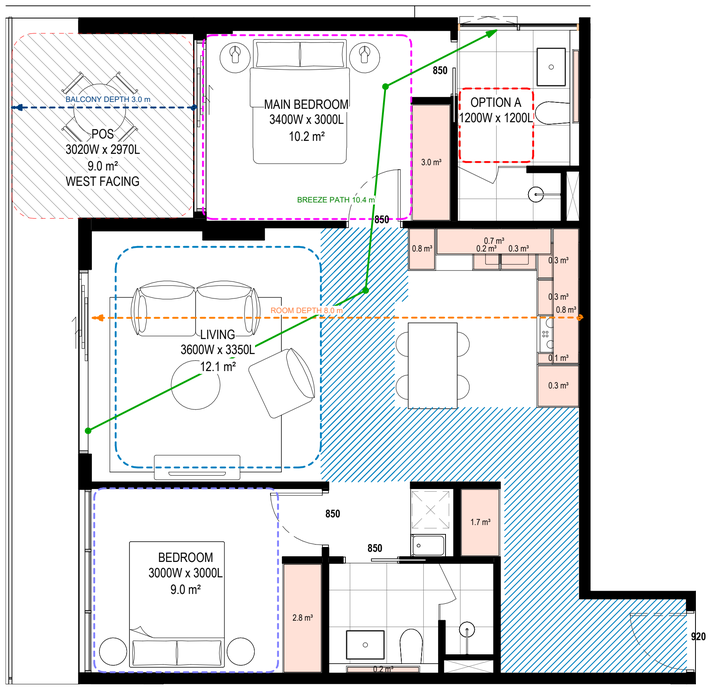
APT TYPE - B2_2B2BS_06	
LEVEL	APARTMENT NUMBER
04	B2-411
04	B2-414
05	B2-511
05	B2-514
06	B2-611
06	B2-614
07	B2-711
07	B2-714
08	B2-811
08	B2-814
09	B2-911
09	B2-914
10	B2-1011
10	B2-1014
11	B2-1111
11	B2-1114
12	B2-1211
12	B2-1214
13	B2-1311
13	B2-1314

TOTAL: 20

INTERNAL STORAGE (PER APT)
13.9 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3



2 B2_2B2BS_07
Scale 1 : 50

APT TYPE - B2_2B2BS_07	
LEVEL	APARTMENT NUMBER
04	B2-408
05	B2-508
06	B2-608
07	B2-708
08	B2-808
09	B2-908
10	B2-1008
11	B2-1108
12	B2-1208
13	B2-1308

TOTAL: 10

INTERNAL STORAGE (PER APT)
11.5 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 6m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 2BED S

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 917
Revision 2

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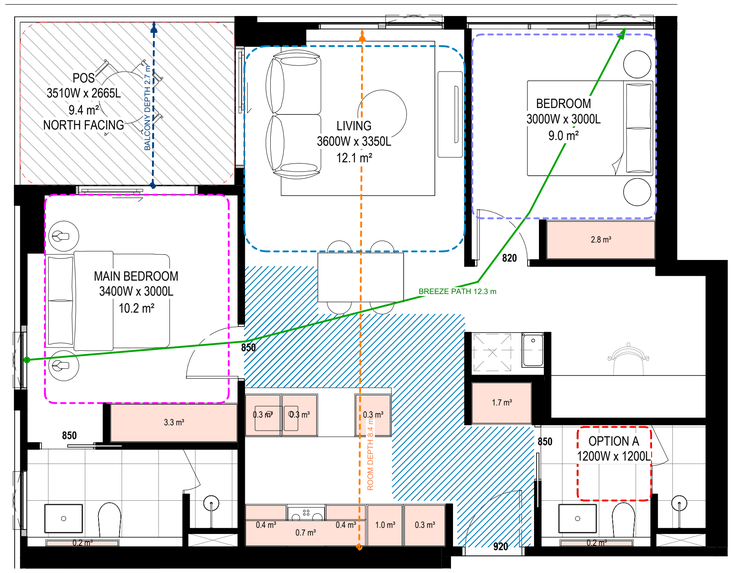


1 B1_2B2B+MPR_01
Scale 1 : 50

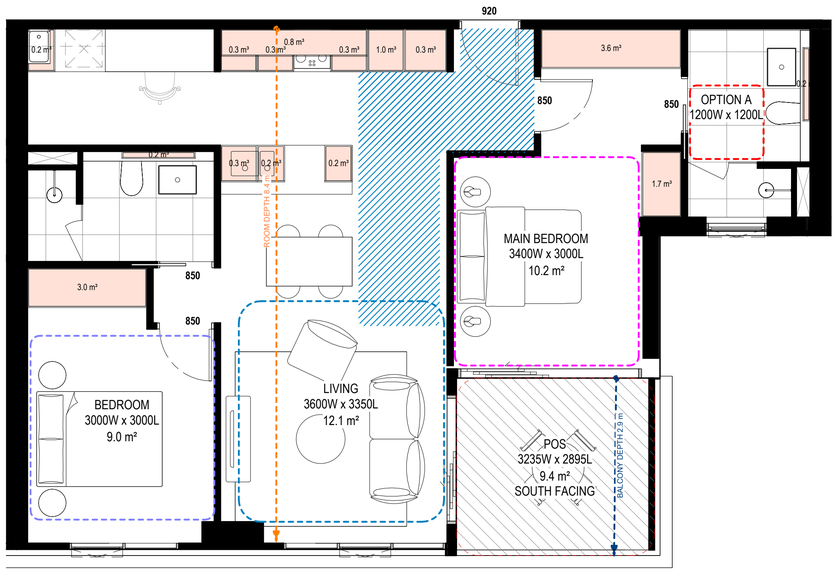
APT TYPE - B1_2B2B+MPR_01	
LEVEL	APARTMENT NUMBER
04	B1-412
05	B1-510
06	B1-610
07	B1-710
08	B1-810
09	B1-910
10	B1-1010
11	B1-1110
12 - N	B1-1209
13 - N	B1-1309
14 - S	B1-1409
15 - N	B1-1509
16 - N	B1-1609
17 - N	B1-1709
18 - N	B1-1806

TOTAL: 15

INTERNAL STORAGE (PER APT)
11.1 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3



2 B1_2B2B+MPR_02
Scale 1 : 50

APT TYPE - B1_2B2B+MPR_02	
LEVEL	APARTMENT NUMBER
12 - N	B1-1207
13 - N	B1-1307
14 - S	B1-1407
15 - N	B1-1507
16 - N	B1-1607
17 - N	B1-1707
18 - N	B1-1804

TOTAL: 7

INTERNAL STORAGE (PER APT)
12.6 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 2BED MPR

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 918

Revision 2

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1 B1_2B2B+MPR_03
Scale 1 : 50

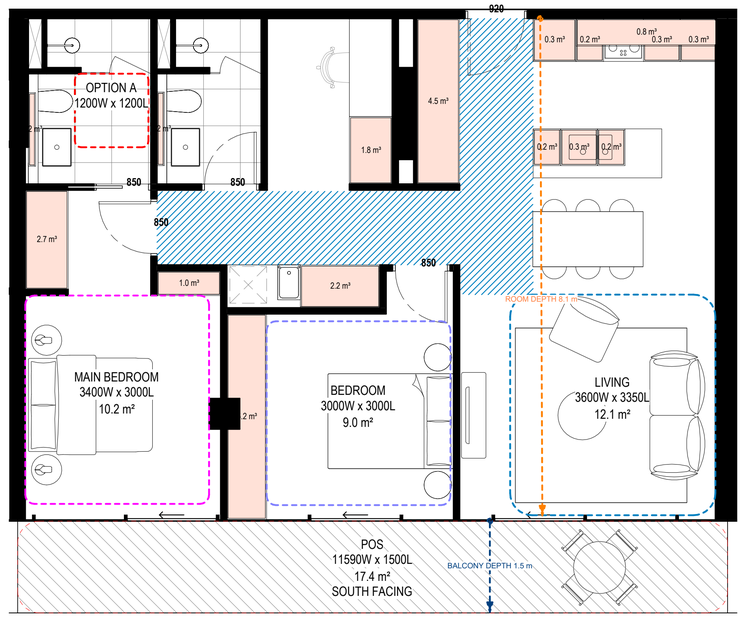
APT TYPE - B1_2B2B+MPR_03	
LEVEL	APARTMENT NUMBER
12 - N	B1-1208
13 - N	B1-1308
14 - S	B1-1408
15 - N	B1-1508
16 - N	B1-1608
17 - N	B1-1708
18 - N	B1-1805

TOTAL: 7

INTERNAL STORAGE (PER APT)
11.1 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3



2 B2_2B2B+MPR_04
Scale 1 : 50

APT TYPE - B2_2B2B+MPR_04	
LEVEL	APARTMENT NUMBER
03	B2-311

TOTAL: 1

INTERNAL STORAGE (PER APT)
20.5 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 6m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 2BED MPR

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 919

Revision 2

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THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE
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1 B2_2B2B+MPR_06
Scale 1 : 50

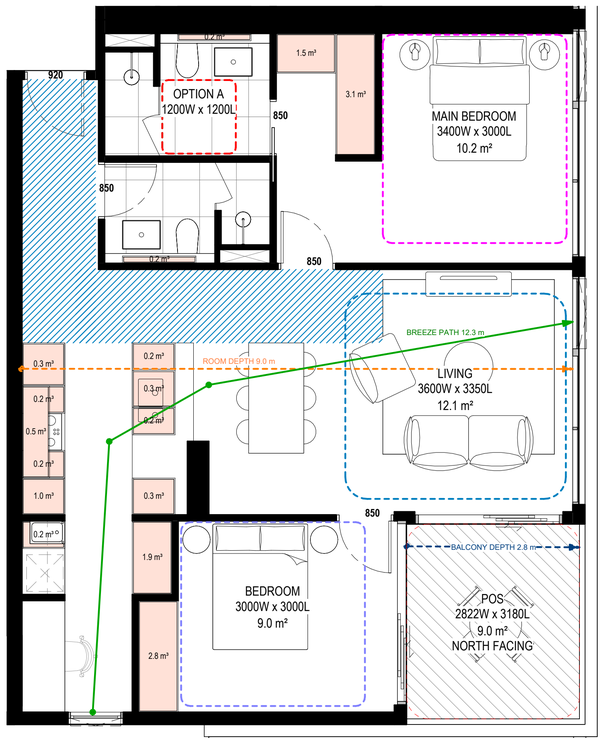
APT TYPE - B2_2B2B+MPR_06	
LEVEL	APARTMENT NUMBER
03	B2-301

TOTAL: 1

INTERNAL STORAGE (PER APT)
22.3 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3



2 B1_2B2B+MPR_05
Scale 1 : 50

APT TYPE - B1_2B2B+MPR_05	
LEVEL	APARTMENT NUMBER
03	B1-303
03	B1-304
04	B1-403
04	B1-404

TOTAL: 4

INTERNAL STORAGE (PER APT)
13.3 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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 — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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TIME AND PLACE

Project
NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title
ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 2BED MPR

Project No.
2413

Scale @ A1
1 : 50

Date
JUNE 2026

Drawing Status
FOR APPROVAL

Drawing No.
AR 920

Revision
2

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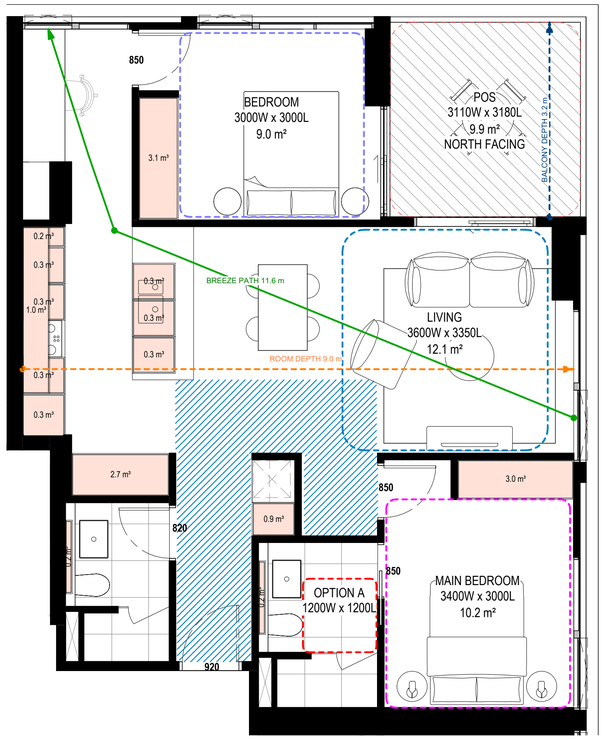


1 B1_2B2BP_01
Scale 1 : 50

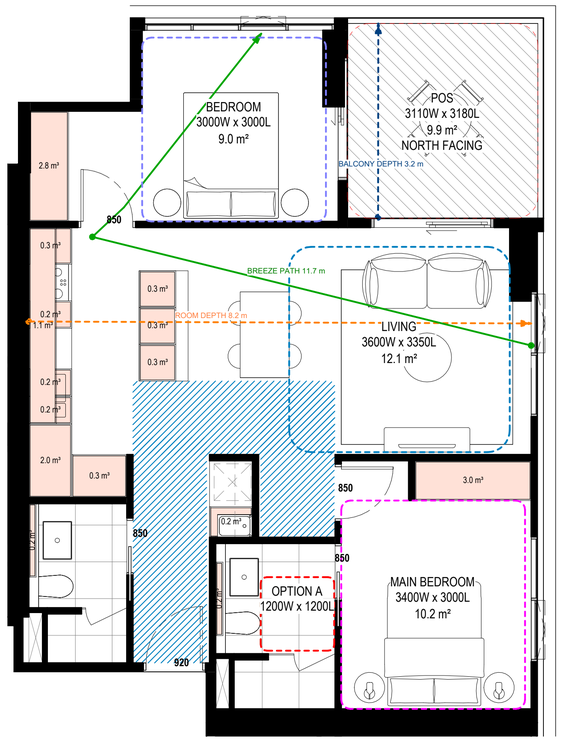
APT TYPE - B1_2B2BP_01	
LEVEL	APARTMENT NUMBER
05	B1-502
06	B1-602
07	B1-702
08	B1-802
09	B1-902
10	B1-1002
11	B1-1102

TOTAL: 7

INTERNAL STORAGE (PER APT)
13.4 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3



2 B1_2B2BP_02
Scale 1 : 50

APT TYPE - B1_2B2BP_02	
LEVEL	APARTMENT NUMBER
12 - N	B1-1202
13 - N	B1-1302
14 - S	B1-1402
15 - N	B1-1502
16 - N	B1-1602
17 - N	B1-1702

TOTAL: 6

INTERNAL STORAGE (PER APT)
11.7 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 2BED P

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 921
Revision 2

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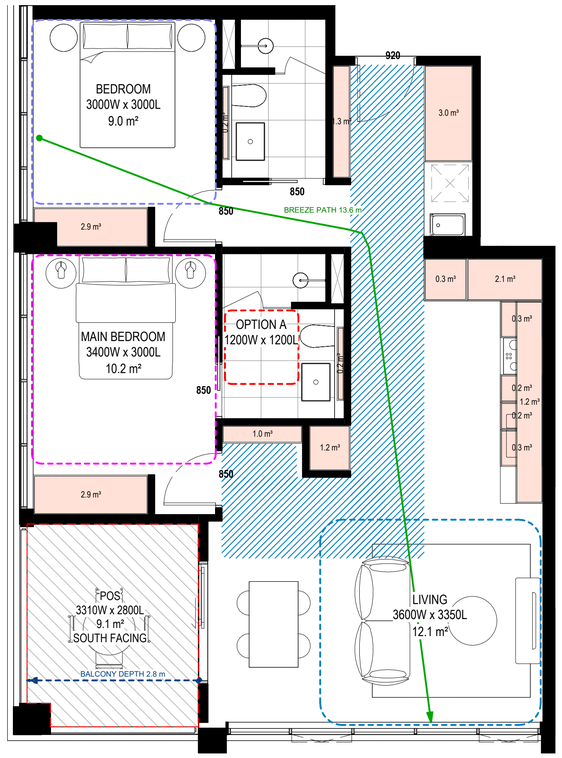


1 B2_2B2BP_03
Scale 1 : 50

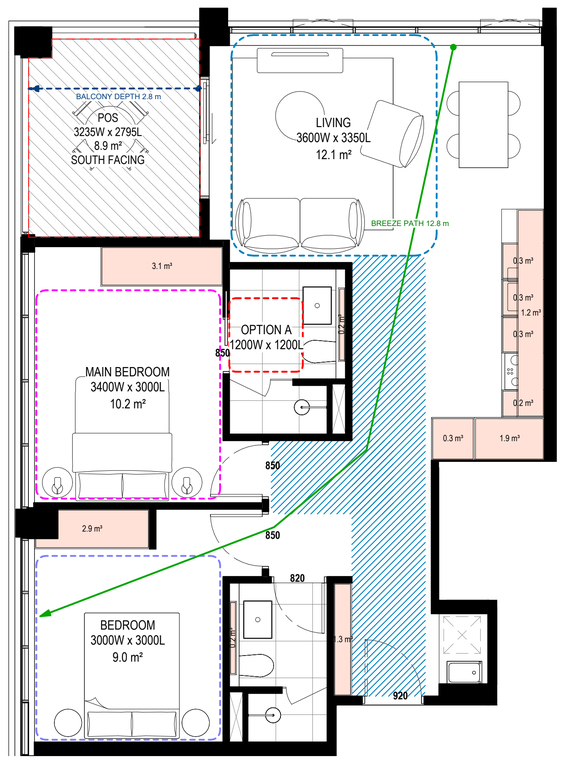
APT TYPE - B2_2B2BP_03	
LEVEL	APARTMENT NUMBER
04	B2-402
05	B2-502
06	B2-602
07	B2-702
08	B2-802
09	B2-902
10	B2-1002
11	B2-1102
12	B2-1202
13	B2-1302

TOTAL: 10

INTERNAL STORAGE (PER APT)
17.4 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3



2 B2_2B2BP_04
Scale 1 : 50

APT TYPE - B2_2B2BP_04	
LEVEL	APARTMENT NUMBER
04	B2-403
05	B2-503
06	B2-603
07	B2-703
08	B2-803
09	B2-903
10	B2-1003
11	B2-1103
12	B2-1203
13	B2-1303

TOTAL: 10

INTERNAL STORAGE (PER APT)
12.3 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 2BED P

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 922

Revision 2

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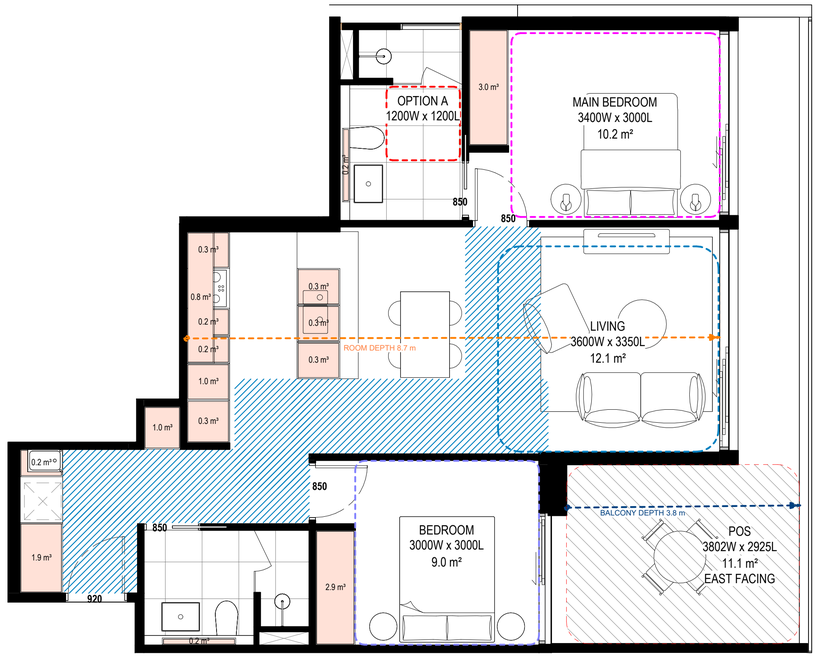


1 B2_2B2BP_05
Scale 1 : 50

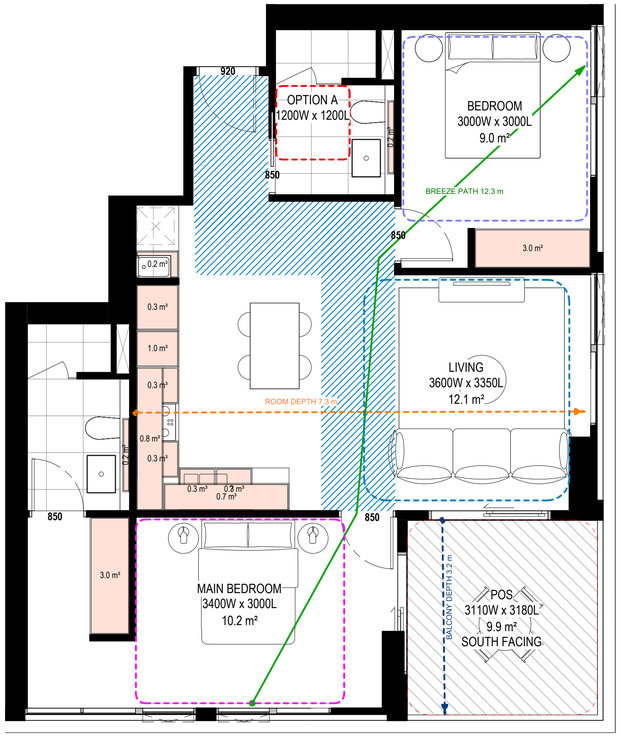
APT TYPE - B2_2B2BP_05	
LEVEL	APARTMENT NUMBER
04	B2-412
04	B2-413
05	B2-512
05	B2-513
06	B2-612
06	B2-613
07	B2-712
07	B2-713
08	B2-812
08	B2-813
09	B2-912
09	B2-913
10	B2-1012
10	B2-1013
11	B2-1112
11	B2-1113
12	B2-1212
12	B2-1213
13	B2-1312
13	B2-1313

TOTAL: 20

INTERNAL STORAGE (PER APT)
13.2 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3



2 B1_2B2BP_06
Scale 1 : 50

APT TYPE - B1_2B2BP_06	
LEVEL	APARTMENT NUMBER
05	B1-503
06	B1-603
07	B1-703
08	B1-803
09	B1-903
10	B1-1003
11	B1-1103
12 - N	B1-1203
13 - N	B1-1303
14 - S	B1-1403
15 - N	B1-1503
16 - N	B1-1603
17 - N	B1-1703

TOTAL: 13

INTERNAL STORAGE (PER APT)
10.6 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH XX m — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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 NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 2BED P

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 923

Revision 2

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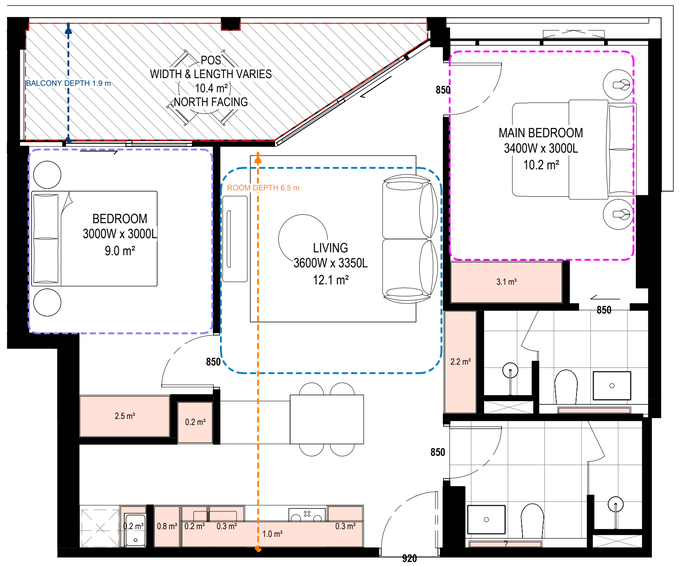


1 B1_2B2BP_07
Scale 1 : 50

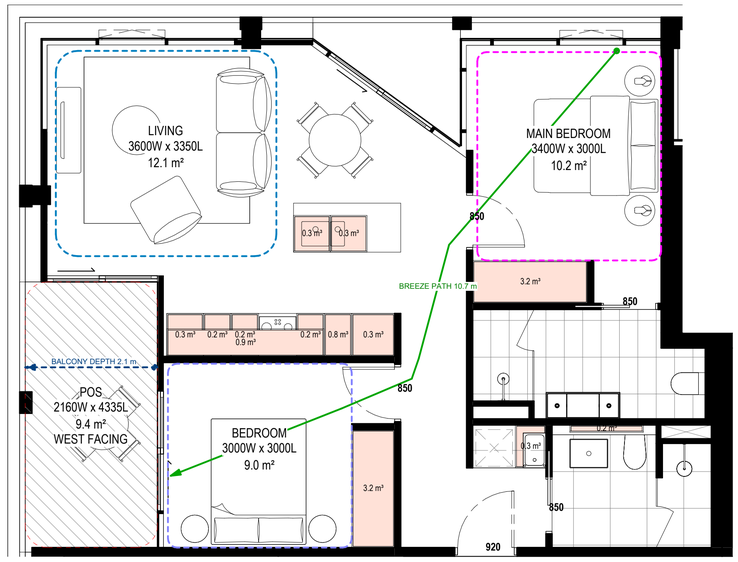
APT TYPE - B1_2B2BP_07	
LEVEL	APARTMENT NUMBER
19 - N	B1-1907

TOTAL: 1

INTERNAL STORAGE (PER APT)
11.4 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3



2 B1_2B2BP_08
Scale 1 : 50

APT TYPE - B1_2B2BP_08	
LEVEL	APARTMENT NUMBER
19 - N	B1-1906

TOTAL: 1

INTERNAL STORAGE (PER APT)
14.4 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 6m³ (5m³ WITHIN APT)
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 — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 2BED P

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 924

Revision 2

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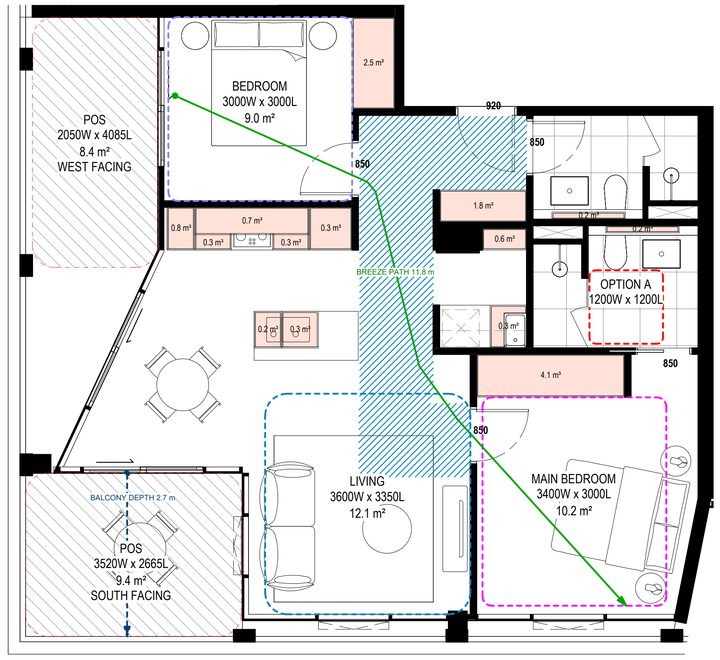


1 B1_2B2BP_09
Scale 1 : 50

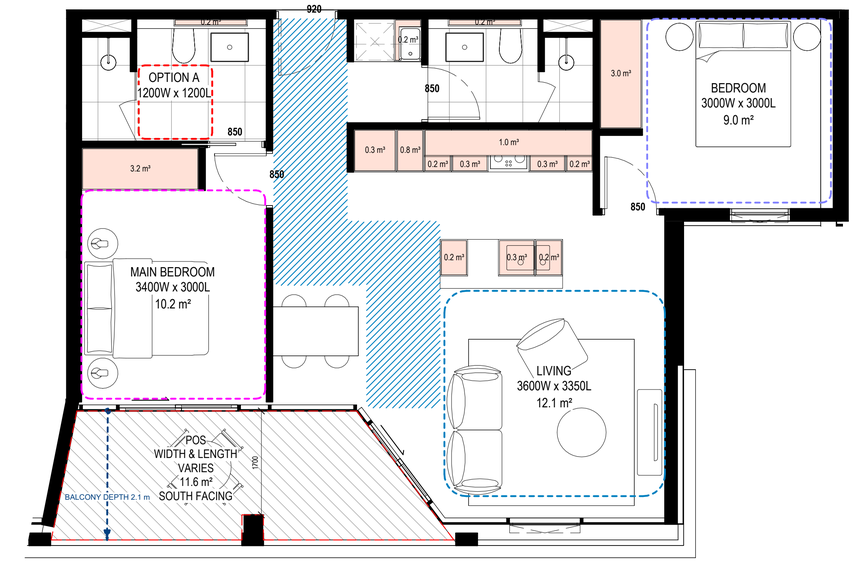
APT TYPE - B1_2B2BP_09	
LEVEL	APARTMENT NUMBER
19 - N	B1-1905

TOTAL: 1

INTERNAL STORAGE (PER APT)
12.5 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3



2 B1_2B2BP_10
Scale 1 : 50

APT TYPE - B1_2B2BP_10	
LEVEL	APARTMENT NUMBER
19 - N	B1-1904

TOTAL: 1

INTERNAL STORAGE (PER APT)
10.7 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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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2		DTP PLANNING UPDATE	30.07.2026	MW
1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 2BED P

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 925

Revision 2

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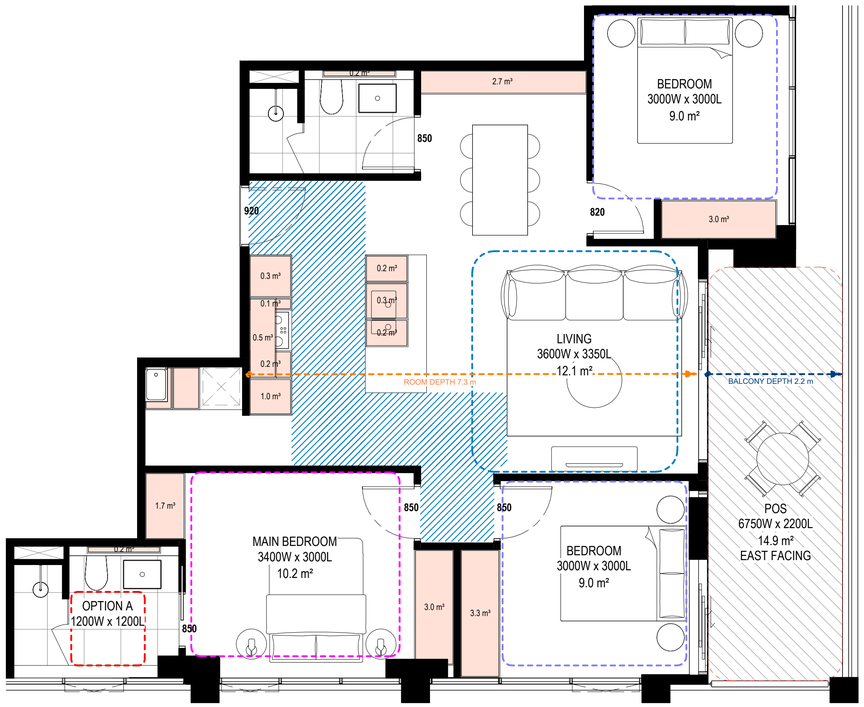

1 B2_3B2BS_01_
Scale 1 : 50

APT TYPE - B2_3B2BS_01	
LEVEL	APARTMENT NUMBER
14 - S	B2-1405
15 - S	B2-1505
16 - S	B2-1605

TOTAL: 3

INTERNAL STORAGE (PER APT)
17.3 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 6m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (8m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m

PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m

CROSS VENTILATION

ROOM DEPTH
XX m

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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 3BED

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 926

Revision 2

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THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE
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1 B2_3B2BS_02
Scale 1 : 50

APT TYPE - B2_3B2BS_02	
LEVEL	APARTMENT NUMBER
14 - S	B2-1401
15 - S	B2-1501
16 - S	B2-1601

TOTAL: 3

INTERNAL STORAGE (PER APT)
18.6 m³

Standard (D20 or B44)

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 6m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (8m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 3BED

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 927
Revision 2

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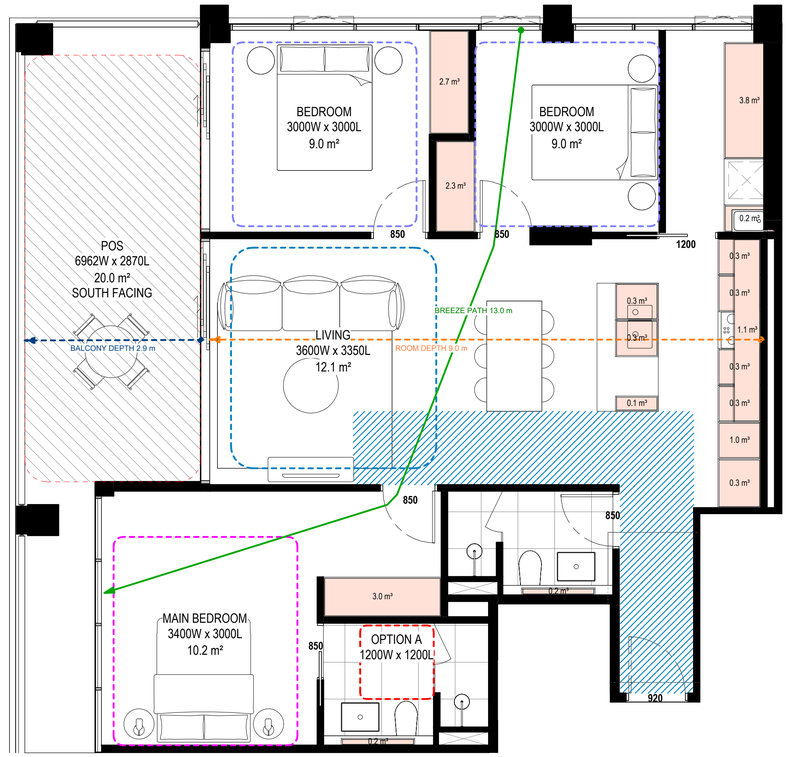

1 B2_3B2BS_03
Scale 1 : 50

APT TYPE - B2_3B2BS_03	
LEVEL	APARTMENT NUMBER
14 - S	B2-1402
15 - S	B2-1502
16 - S	B2-1602

TOTAL: 3

INTERNAL STORAGE (PER APT)
16.8 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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 — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 3BED

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 928

Revision 2

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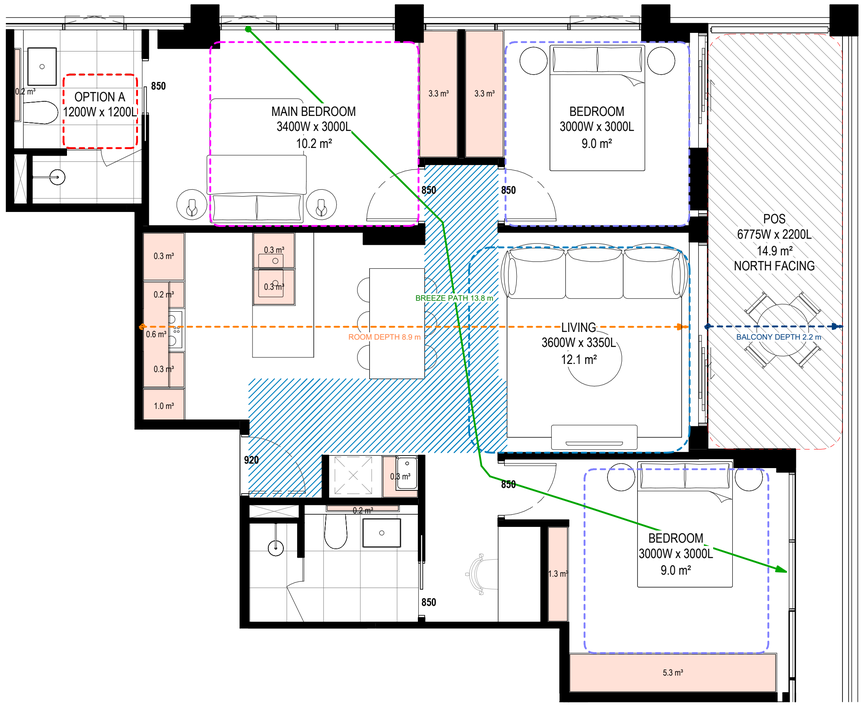

1 B2_3B2BS_04
Scale 1 : 50

APT TYPE - B2_3B2BS_04	
LEVEL	APARTMENT NUMBER
14 - S	B2-1404
15 - S	B2-1504
16 - S	B2-1604

TOTAL: 3

INTERNAL STORAGE (PER APT)
16.9 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 -STAGE 1 - 3BED

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 929

Revision 2

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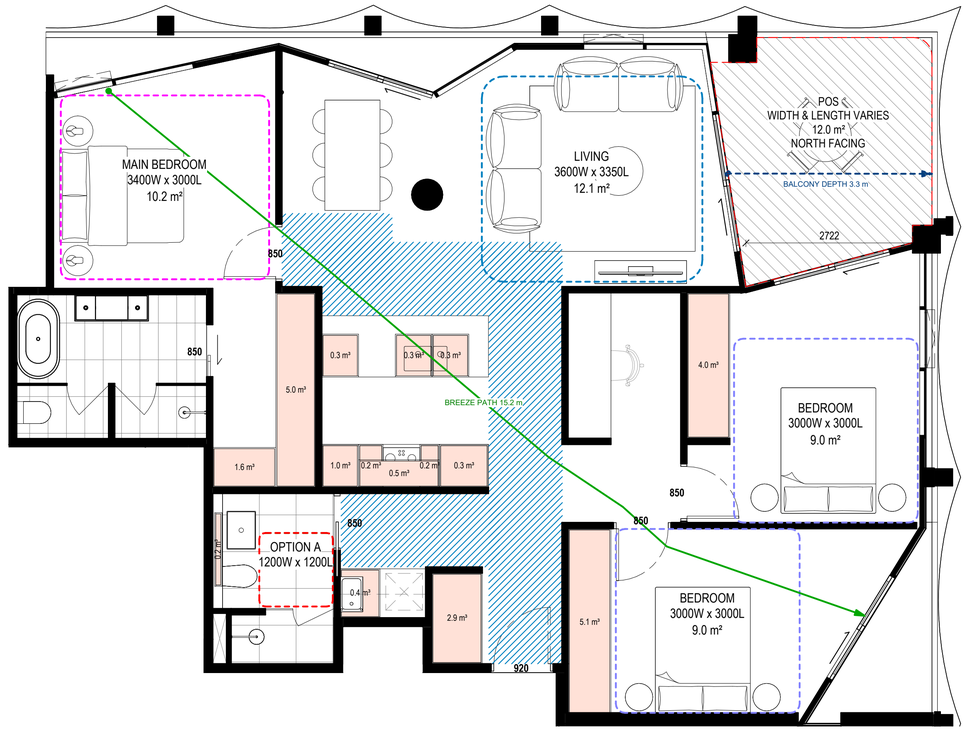

1 B1_3B2BS_05
Scale 1 : 50

APT TYPE - B1_3B2BS_05	
LEVEL	APARTMENT NUMBER
18 - N	B1-1801
19 - N	B1-1901
20 - N	B1-2001
21 - N	B1-2101
22 - N	B1-2201

TOTAL: 5

INTERNAL STORAGE (PER APT)
22.3 m³

Standard (D20 or B44)

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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 — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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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1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 3BED

Project No.: 2413
Scale @ A1: 1 : 50
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 930
Revision: 2

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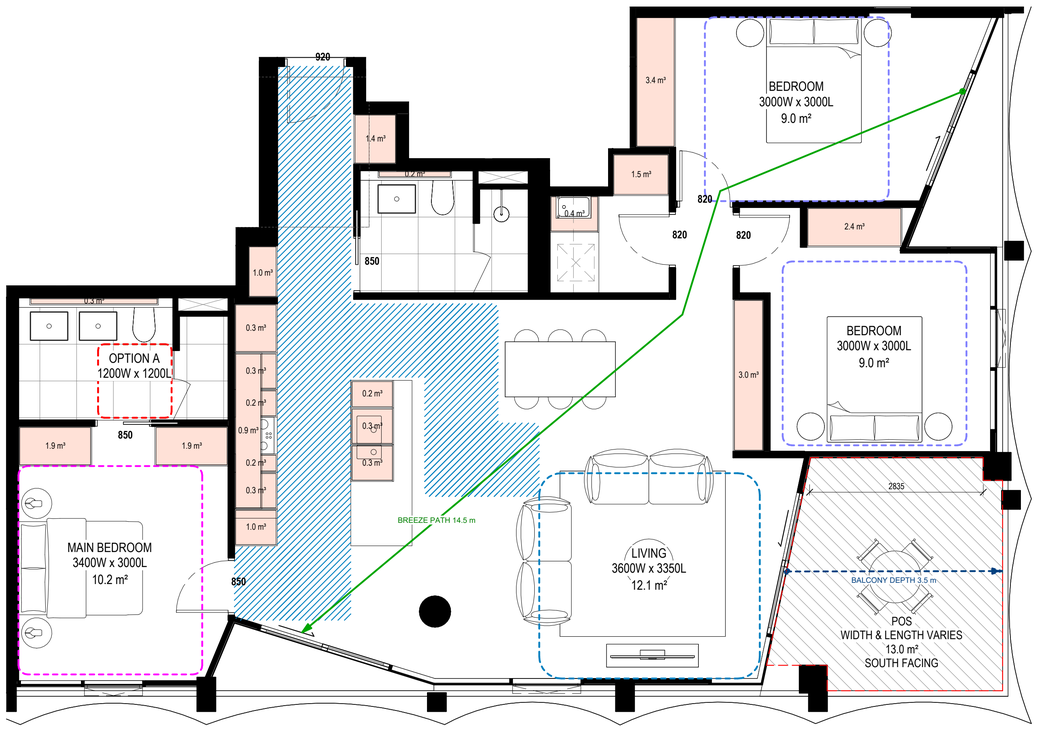

1 B1_3B2BS_06
Scale 1 : 50

APT TYPE - B1_3B2BS_06	
LEVEL	APARTMENT NUMBER
18 - N	B1-1802
19 - N	B1-1902
20 - N	B1-2002
21 - N	B1-2102
22 - N	B1-2202

TOTAL: 5

INTERNAL STORAGE (PER APT)
21.4 m³

Standard (D20 or B44)

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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 — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 3BED

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 931

Revision 2

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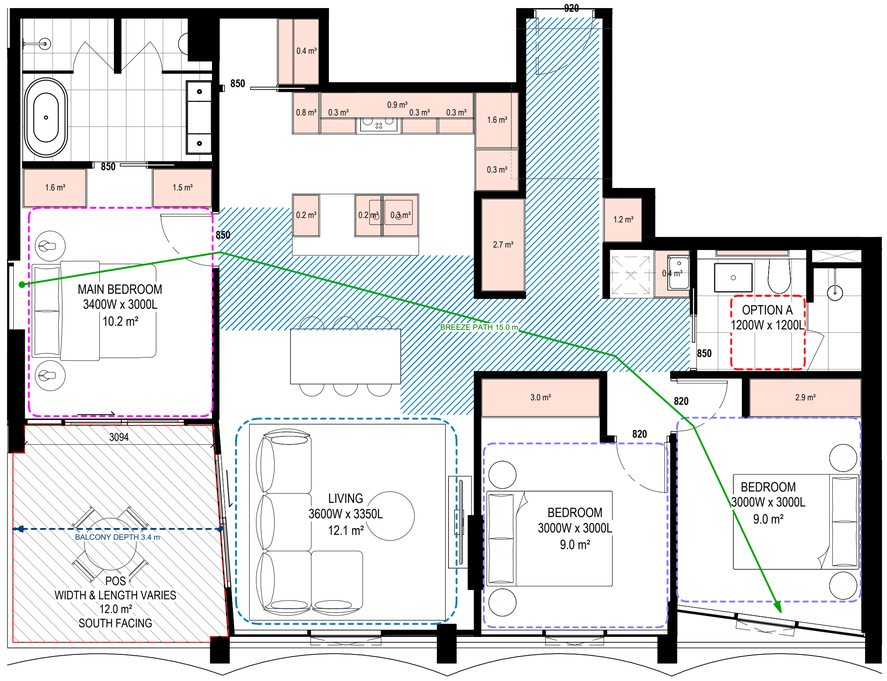

1 B1_3B2BS_07
Scale 1 : 50

APT TYPE - B1_3B2BS_07	
LEVEL	APARTMENT NUMBER
18 - N	B1-1803
19 - N	B1-1903
20 - N	B1-2003
21 - N	B1-2103
22 - N	B1-2203

TOTAL: 5

INTERNAL STORAGE (PER APT)
20.2 m³

Standard (D20 or B44)

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)
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
STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH
BALCONY DEPTH XX m
PRIVATE OPEN SPACE (POS)
BREEZE PATH XX m
CROSS VENTILATION
ROOM DEPTH XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 3BED

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 932
Revision 2

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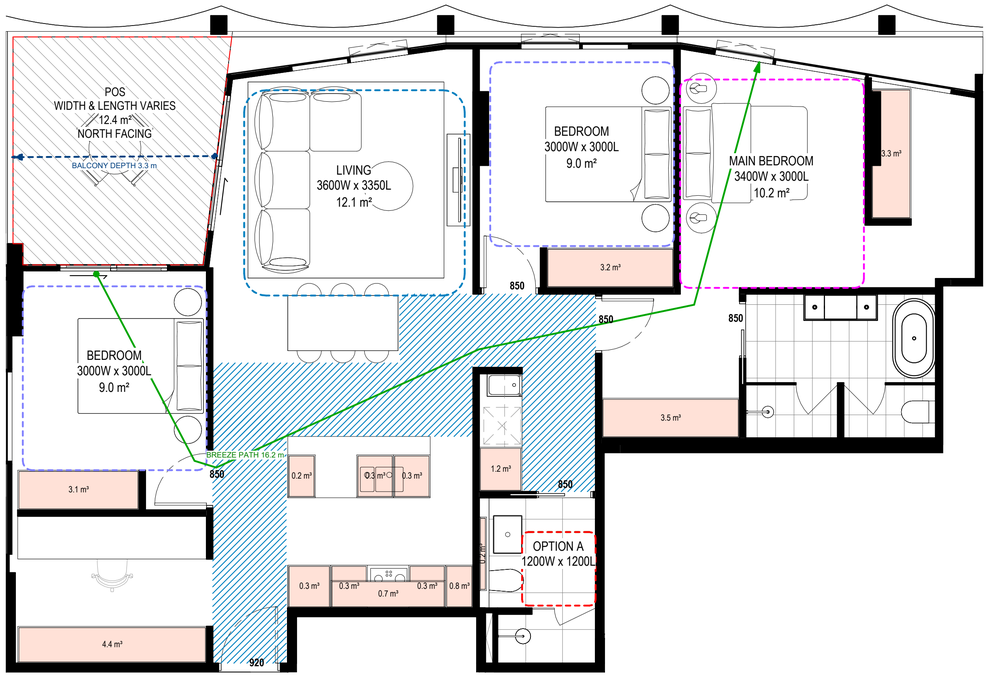

1 B1_3B2BS_08
Scale 1 : 50

APT TYPE - B1_3B2BS_08	
LEVEL	APARTMENT NUMBER
18 - N	B1-1808
19 - N	B1-1908
20 - N	B1-2004
21 - N	B1-2104
22 - N	B1-2204

TOTAL: 5

INTERNAL STORAGE (PER APT)
22.2 m³

Standard (D20 or B44)

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - 3BED

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 933
Revision 2

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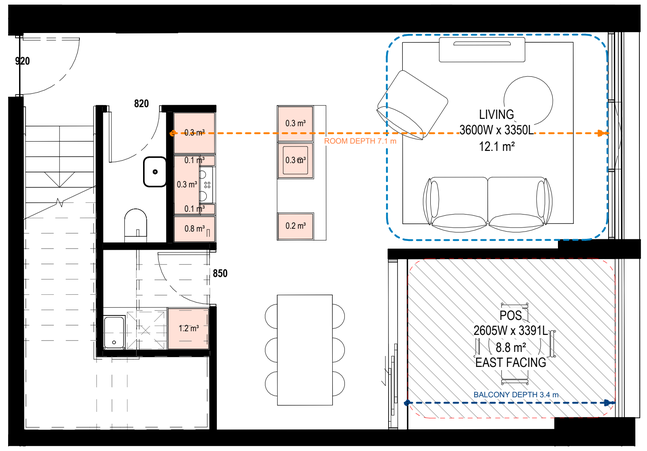

1 B5_2B2B_TH_01
Scale 1 : 50

APT TYPE - B5_2B2B_TH_01	
LEVEL	APARTMENT NUMBER
02	B5-208

TOTAL: 1

INTERNAL STORAGE (PER TH)
10.6 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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 — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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 NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - TOWNHOUSE

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 934

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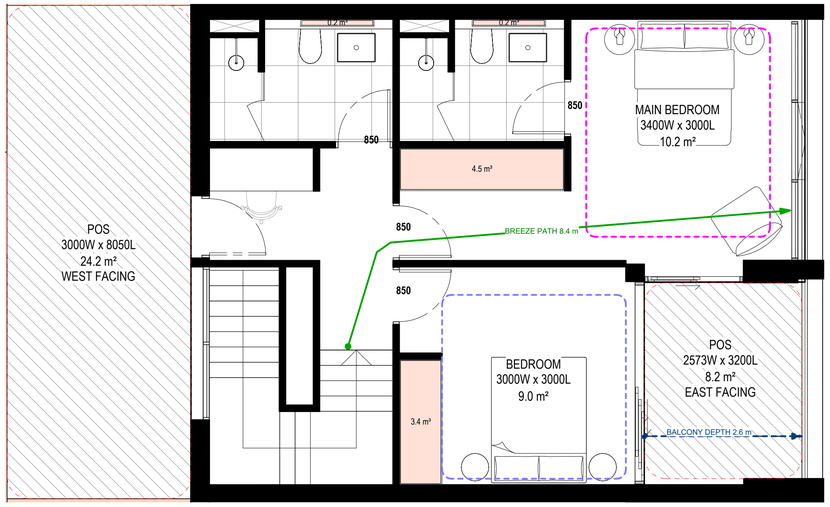



1 B5_2B2B_TH_02
Scale 1 : 50

APT TYPE - B5_2B2B_TH_02	
LEVEL	APARTMENT NUMBER
02	B5-209
TOTAL: 1	

INTERNAL STORAGE (PER TH)
14.9 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH XX m — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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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1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client: TIME AND PLACE

Project: NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title: ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - TOWNHOUSE

Project No.: 2413
Scale @ A1: 1 : 50
Date: JUNE 2026
Drawing Status: FOR APPROVAL
Drawing No.: AR 935
Revision: 2

PRINTED: 30/07/2026 1:36:22 PM
FILE: Autodesk Docs://Northcote Village (2413_Northcote_MASTER)R_R25.rvt

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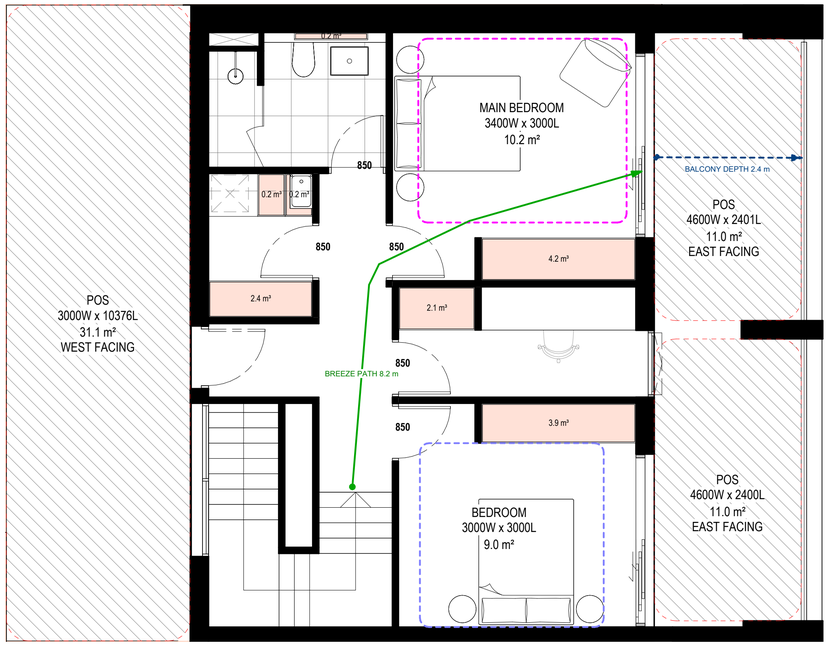



1 B5_3B2.5B_TH_03
Scale 1 : 50

APT TYPE - B5_3B2.5B_TH_03	
LEVEL	APARTMENT NUMBER
02	B5-210

TOTAL: 1

Standard (D20 or B44)

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

INTERNAL STORAGE (PER TH)
18.9 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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 — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - TOWNHOUSE

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 936

Revision 2

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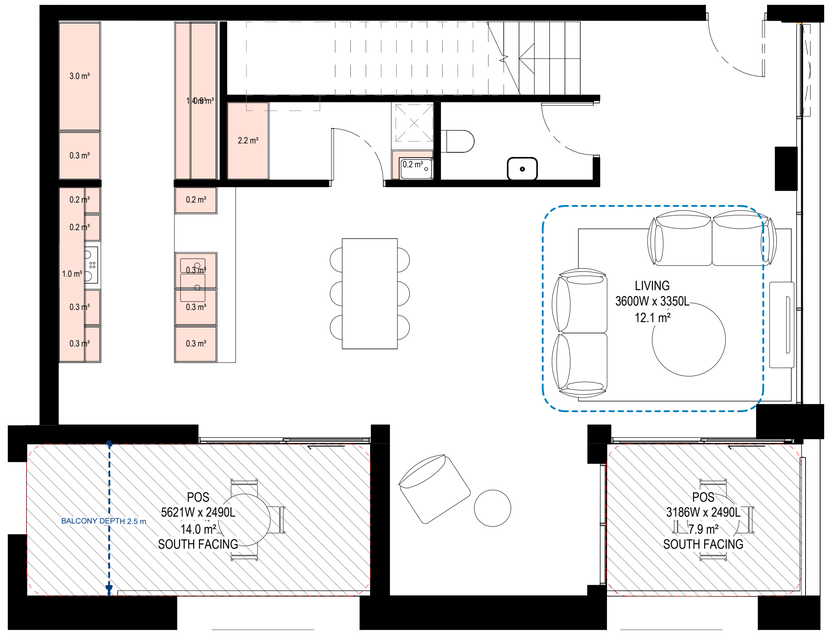



1 B5_3B2.5B_TH_04
Scale 1 : 50

APT TYPE - B5_3B2.5B_TH_04	
LEVEL	APARTMENT NUMBER
03	B5-301

TOTAL: 1

INTERNAL STORAGE (PER TH)
21.8 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (8m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - TOWNHOUSE

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 937
Revision 2

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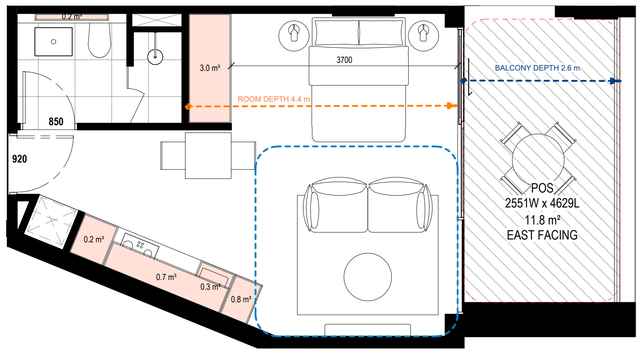


1 B4_STUDIO_01
Scale 1 : 50

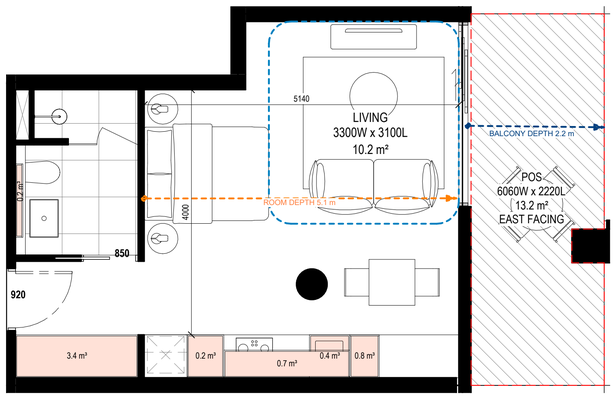
APT TYPE - B4_STUDIO_01	
LEVEL	APARTMENT NUMBER
01	B4-112
02	B4-212

TOTAL: 2

INTERNAL STORAGE (PER APT)
5.3 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3



2 B4_STUDIO_02
Scale 1 : 50

APT TYPE - B4_STUDIO_02	
LEVEL	APARTMENT NUMBER
01	B4-102
02	B4-202

TOTAL: 2

INTERNAL STORAGE (PER APT)
5.6 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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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3		DTP PLANNING UPDATE	24.09.2026	MW
2		DTP PLANNING UPDATE	30.07.2026	MW
1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - STUDIO

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 938

Revision 3

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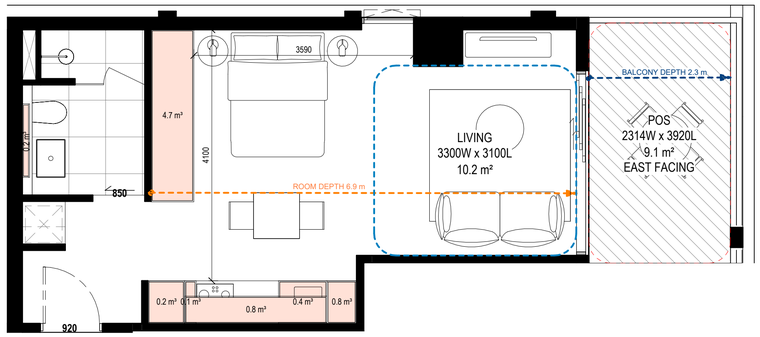


1 B4_STUDIO_03
Scale 1 : 50

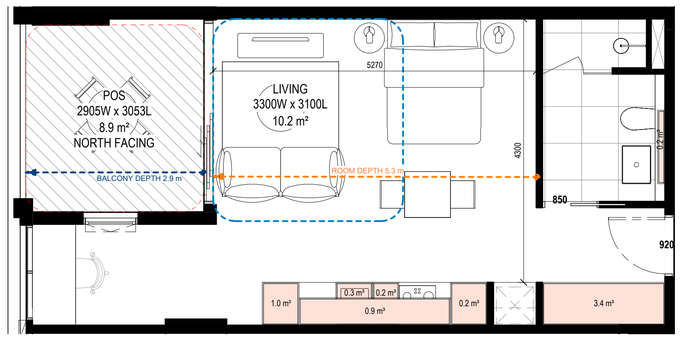
APT TYPE - B4_STUDIO_03	
LEVEL	APARTMENT NUMBER
01	B4-101
02	B4-201

TOTAL: 2

INTERNAL STORAGE (PER APT)
7.2 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3



2 B1_STUDIO_04
Scale 1 : 50

APT TYPE - B1_STUDIO_04	
LEVEL	APARTMENT NUMBER
03	B1-302
04	B1-402

TOTAL: 2

INTERNAL STORAGE (PER APT)
6.2 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - STUDIO

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 939

Revision 2

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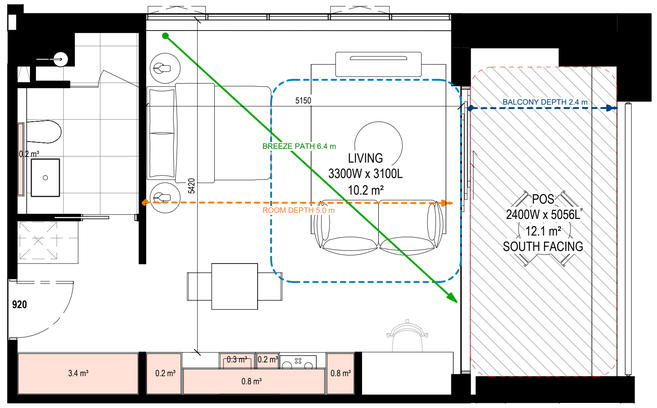


1 B5_STUDIO_05d
Scale 1 : 50

APT TYPE - B5_STUDIO_05	
LEVEL	APARTMENT NUMBER
03	B2-305

TOTAL: 1

APT TYPE - B5_STUDIO_05b	
LEVEL	APARTMENT NUMBER
01	B5-104
02	B5-204
02	B5-205
03	B2-304
03	B2-303

TOTAL: 5

APT TYPE - B4_STUDIO_05c	
LEVEL	APARTMENT NUMBER
01	B4-111
02	B4-211

TOTAL: 2

APT TYPE - B5_STUDIO_05d	
LEVEL	APARTMENT NUMBER
01	B5-103
02	B5-203
03	B2-302

TOTAL: 3

APT TYPE - B5_STUDIO_05e	
LEVEL	APARTMENT NUMBER
01	B5-105

TOTAL: 1

INTERNAL STORAGE (PER APT)
5.9 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

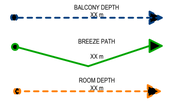
1 BEDROOM
MIN. WIDTH 3.3m
MIN. AREA 10sqm

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

STORAGE

STUDIO
MIN. 6m³ (5m³ WITHIN APT)
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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Rev.	Issue	Revision Description	Date	Appr by
2		DTP PLANNING UPDATE	30.07.2026	MW
1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - STUDIO

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 940

Revision 2

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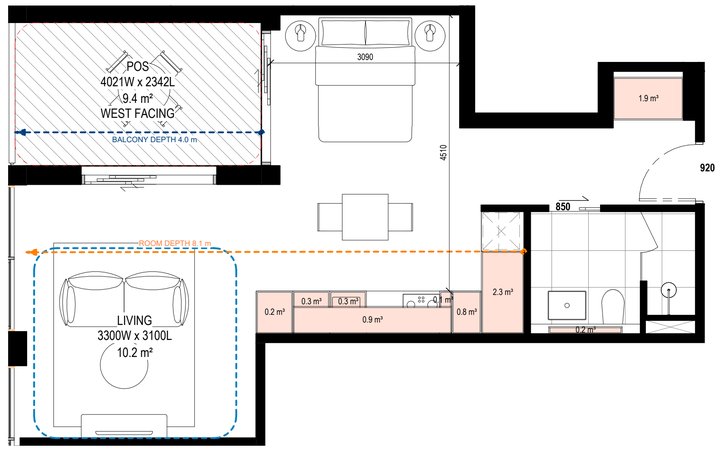


1 B2_STUDIO_06
Scale 1 : 50

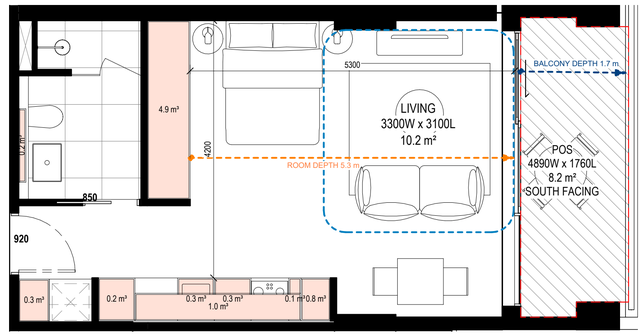
APT TYPE - B2_STUDIO_06	
LEVEL	APARTMENT NUMBER
03	B2-306

TOTAL: 1

INTERNAL STORAGE (PER APT)
7.1 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3



2 B4_STUDIO_07
Scale 1 : 50

APT TYPE - B4_STUDIO_07	
LEVEL	APARTMENT NUMBER
01	B4-110
01	B4-109
01	B4-108
02	B4-210
02	B4-209
02	B4-208

TOTAL: 6

INTERNAL STORAGE (PER APT)
8.1 m³

Standard (D20 or B44)

Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m
CROSS VENTILATION

ROOM DEPTH XX m
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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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - STUDIO

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 941

Revision 3

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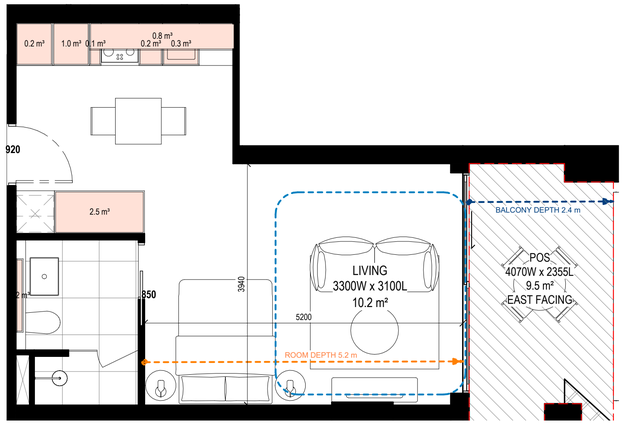


1 B4_STUDIO_08
Scale 1 : 50

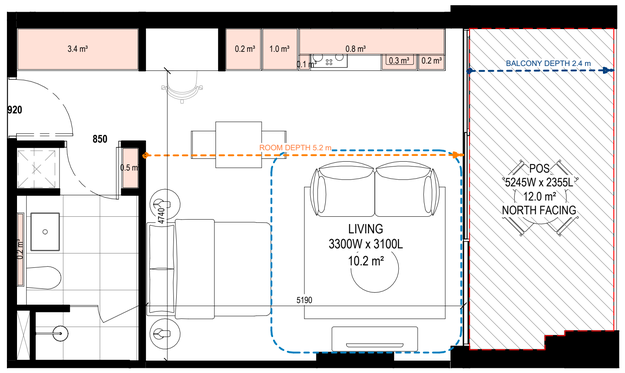
APT TYPE - B4_STUDIO_08	
LEVEL	APARTMENT NUMBER
01	B4-105
02	B4-205

TOTAL: 2

INTERNAL STORAGE (PER APT)
5.3 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3



2 B4_STUDIO_09
Scale 1 : 50

APT TYPE - B4_STUDIO_09	
LEVEL	APARTMENT NUMBER
01	B4-103
02	B4-203

TOTAL: 2

INTERNAL STORAGE (PER APT)
7.3 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - STUDIO

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 942

Revision 3

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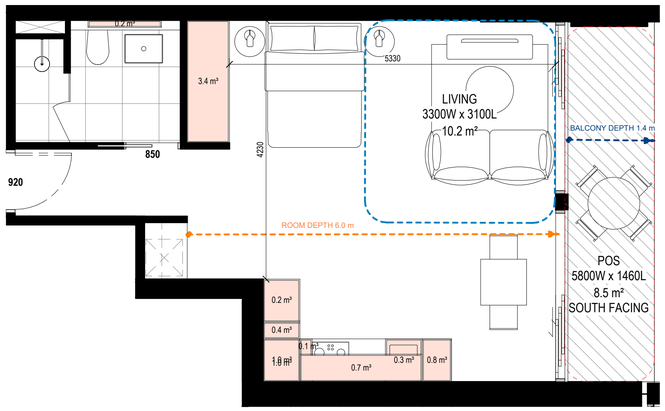


1 B1_STUDIO_10
Scale 1 : 50

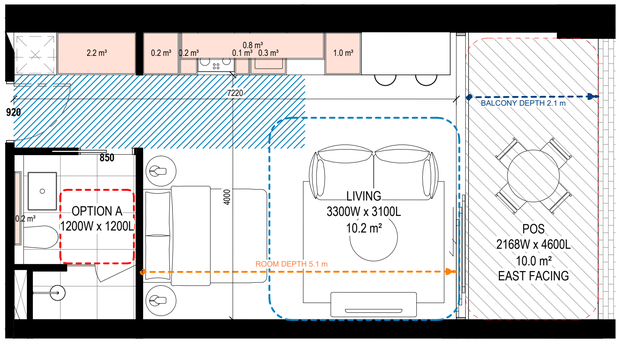
APT TYPE - B1_STUDIO_10	
LEVEL	APARTMENT NUMBER
04	B1-405

TOTAL: 1

INTERNAL STORAGE (PER APT)
5.7 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3



2 B5_STUDIO_11
Scale 1 : 50

APT TYPE - B5_STUDIO_11	
LEVEL	APARTMENT NUMBER
01	B5-109

TOTAL: 1

APT TYPE - B5_STUDIO_11b	
LEVEL	APARTMENT NUMBER
01	B5-110

TOTAL: 1

INTERNAL STORAGE (PER APT)
5.0 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - STUDIO

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 943

Revision 3

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1 B4_STUDIO_12
Scale 1 : 50

APT TYPE - B4_STUDIO_12	
LEVEL	APARTMENT NUMBER
01	B4-107
01	B4-106
02	B4-206
02	B4-207

TOTAL: 4

INTERNAL STORAGE (PER APT)
6.7 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 1 - STUDIO

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 944

Revision 2

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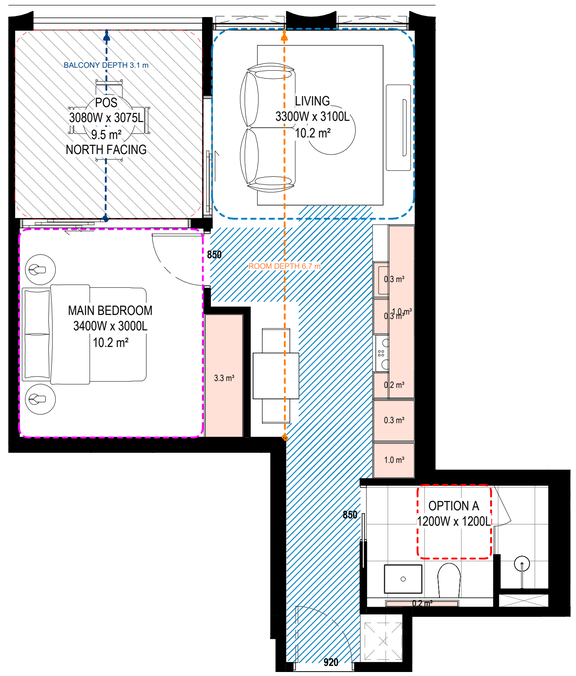


1 B3_1B1BS_01
Scale 1 : 50

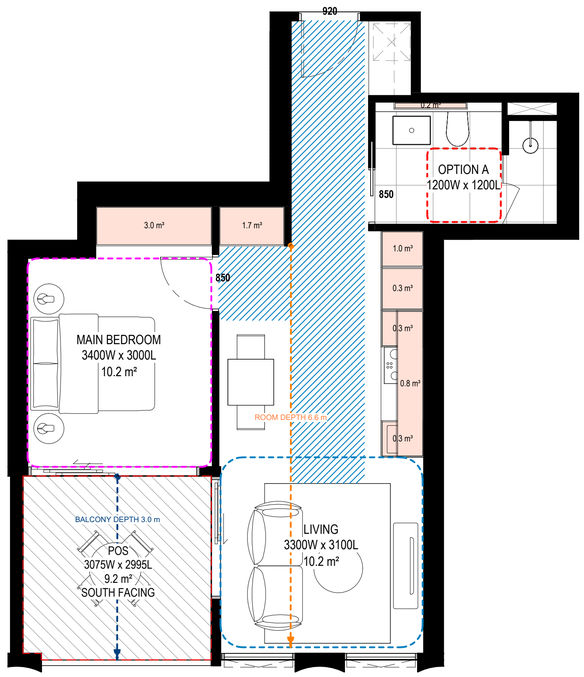
APT TYPE - B3_1B1BS_01	
LEVEL	APARTMENT NUMBER
04	B3-401
05	B3-501
06	B3-601
07	B3-701
08	B3-801
09	B3-901
10	B3-1001
11	B3-1101
12	B3-1201
13	B3-1301
14 - W	B3-1401
15 - W	B3-1501
16 - W	B3-1601
17 - N	B3-1701
18 - N	B3-1801

TOTAL: 15

INTERNAL STORAGE (PER APT)
6.6 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3



2 B3_1B1BS_02
Scale 1 : 50

APT TYPE - B3_1B1BS_02	
LEVEL	APARTMENT NUMBER
04	B3-404
05	B3-504
06	B3-604
07	B3-704
08	B3-804
09	B3-904
10	B3-1004
11	B3-1104
12	B3-1204
13	B3-1304
14 - W	B3-1404
15 - W	B3-1504
16 - W	B3-1604
17 - N	B3-1704
18 - N	B3-1804

TOTAL: 15

INTERNAL STORAGE (PER APT)
7.6 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 6m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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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Rev.	Issue	Revision Description	Date	Appr by
2		DTP PLANNING UPDATE	30.07.2026	MW
1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 2 - 1BED

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 950

Revision 2

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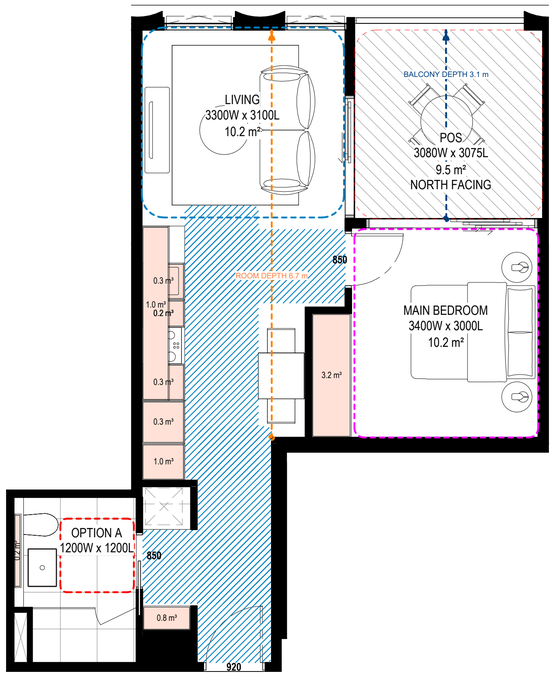


1 B3_1B1BS_03
Scale 1 : 50

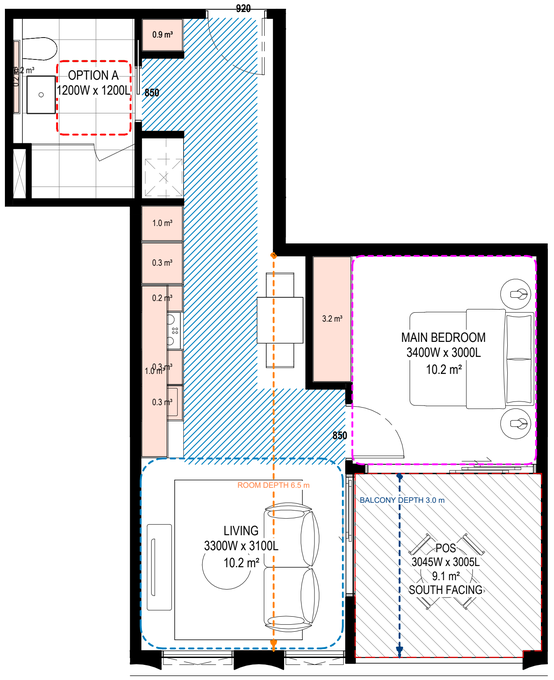
APT TYPE - B3_1B1BS_03	
LEVEL	APARTMENT NUMBER
04	B3-412
05	B3-512
06	B3-612
07	B3-712
08	B3-812
09	B3-912
10	B3-1012
11	B3-1112
12	B3-1212
13	B3-1312
14 - W	B3-1412
15 - W	B3-1512
16 - W	B3-1612
17 - N	B3-1708
18 - N	B3-1808

TOTAL: 15

INTERNAL STORAGE (PER APT)
7.2 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3



2 B3_1B1BS_04
Scale 1 : 50

APT TYPE - B3_1B1BS_04	
LEVEL	APARTMENT NUMBER
04	B3-405
05	B3-505
06	B3-605
07	B3-705
08	B3-805
09	B3-905
10	B3-1005
11	B3-1105
12	B3-1205
13	B3-1305
14 - W	B3-1405
15 - W	B3-1505
16 - W	B3-1605
17 - N	B3-1705
18 - N	B3-1805

TOTAL: 15

INTERNAL STORAGE (PER APT)
7.4 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 6m³ (5m³ WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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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1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 2 - 1BED

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 951

Revision 2

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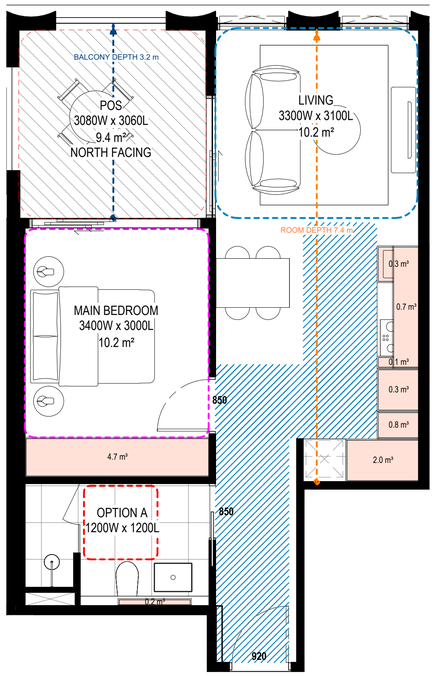


1 B3_1B1BS_05
Scale 1 : 50

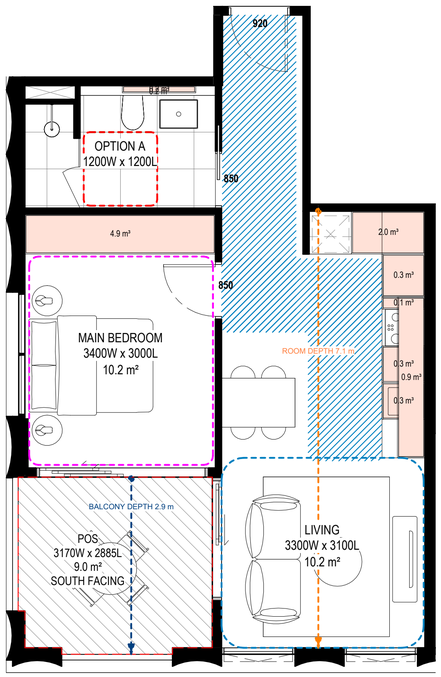
APT TYPE - B3_1B1BS_05	
LEVEL	APARTMENT NUMBER
04	B3-411
05	B3-511
06	B3-611
07	B3-711
08	B3-811
09	B3-911
10	B3-1011
11	B3-1111
12	B3-1211
13	B3-1311
14 - W	B3-1411
15 - W	B3-1511
16 - W	B3-1611
17 - N	B3-1707
18 - N	B3-1807

TOTAL: 15

INTERNAL STORAGE (PER APT)
9.1 m³
EXTERNAL STORAGE (PER APT)
2.0 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3



2 B3_1B1BS_06
Scale 1 : 50

APT TYPE - B3_1B1BS_06	
LEVEL	APARTMENT NUMBER
04	B3-406
05	B3-506
06	B3-606
07	B3-706
08	B3-806
09	B3-906
10	B3-1006
11	B3-1106
12	B3-1206
13	B3-1306
14 - W	B3-1406
15 - W	B3-1506
16 - W	B3-1606
17 - N	B3-1706
18 - N	B3-1806

TOTAL: 15

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

INTERNAL STORAGE (PER APT)
8.9 m³
EXTERNAL STORAGE (PER APT)
2.0 m³

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 6m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH XX m — PRIVATE OPEN SPACE (POS)
BREEZE PATH XX m — CROSS VENTILATION
ROOM DEPTH XX m — 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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2		DTP PLANNING UPDATE	30.07.2026	MW
1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 2 - 1BED

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 952
Revision 2

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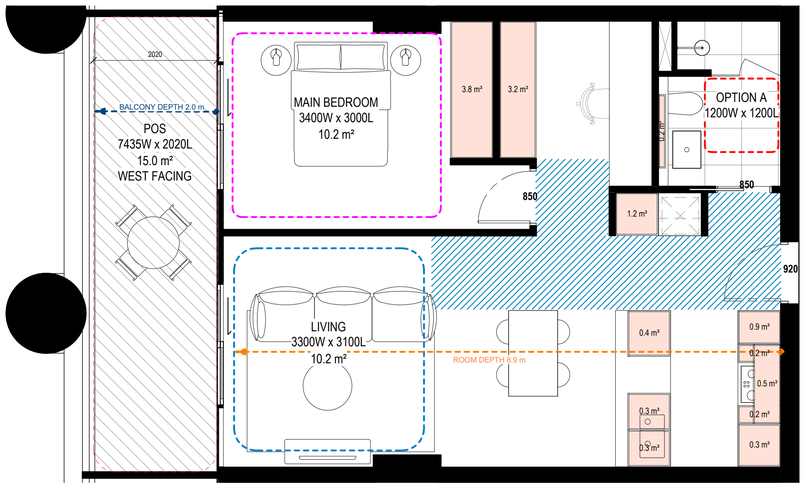

1 B3_1B1B+MPR_01
Scale 1 : 50

APT TYPE - B3_1B1B+MPR_01	
LEVEL	APARTMENT NUMBER
01	B3-101
01	B3-102
02	B3-201
02	B3-202

TOTAL: 4

INTERNAL STORAGE (PER APT)
11.3 m³

Standard (D20 or B44)

1 Bed
Min. Internal Storage 6m3
Total Min. Storage: 10m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 6m³ (5m³ WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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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3		DTP PLANNING UPDATE	24.09.2026	MW
2		DTP PLANNING UPDATE	30.07.2026	MW
1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 2 - 1BED MPR

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 953

Revision 3

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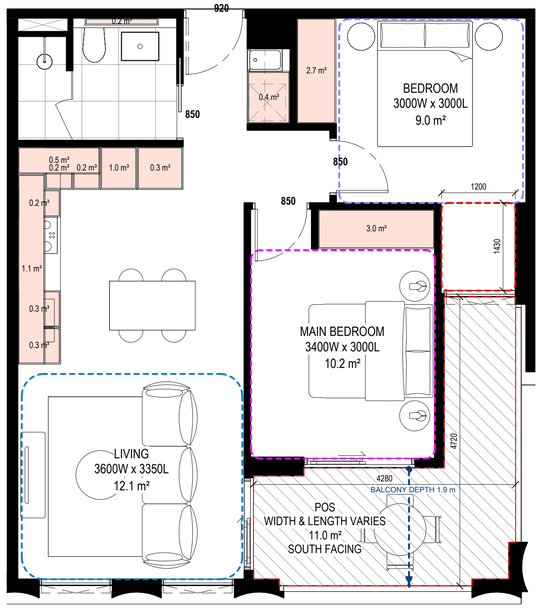

1 B3_2B1BS_01
Scale 1 : 50

APT TYPE - B3_2B1BS_01	
LEVEL	APARTMENT NUMBER
03	B3-301
04	B3-407
05	B3-507
06	B3-607
07	B3-707
08	B3-807
09	B3-907
10	B3-1007
11	B3-1107
12	B3-1207
13	B3-1307
14 - W	B3-1407
15 - W	B3-1507
16 - W	B3-1607

TOTAL: 14

INTERNAL STORAGE (PER APT)
10.4 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 6m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH XX m — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 2 - 2BED 1BATH

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 954
Revision 2

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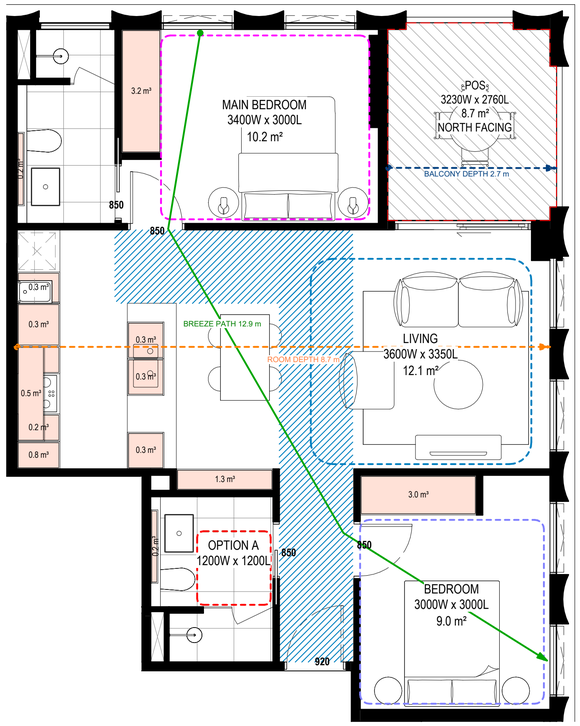


1 B3_2B2BS_01
Scale 1 : 50

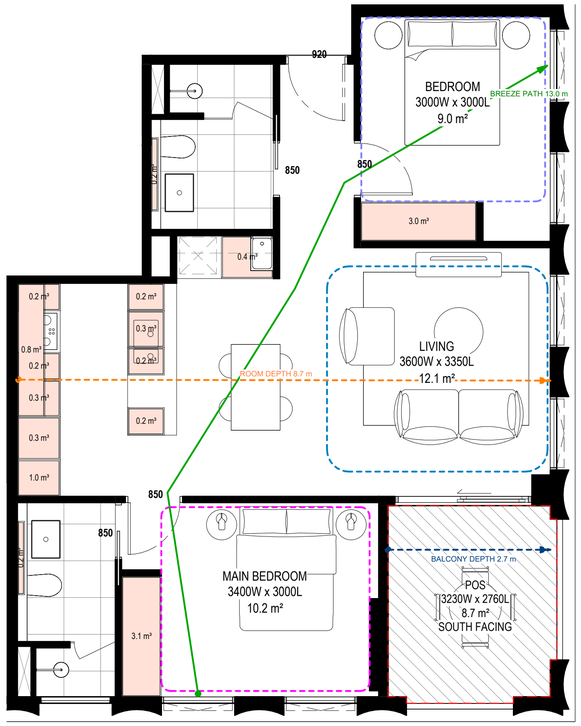
APT TYPE - B3_2B2BS_01	
LEVEL	APARTMENT NUMBER
04	B3-402
05	B3-502
06	B3-602
07	B3-702
08	B3-802
09	B3-902
10	B3-1002
11	B3-1102
12	B3-1202
13	B3-1302
14 - W	B3-1402
15 - W	B3-1502
16 - W	B3-1602
17 - N	B3-1702
18 - N	B3-1802

TOTAL: 15

INTERNAL STORAGE (PER APT)
10.9 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3



2 B3_2B2BS_02
Scale 1 : 50

APT TYPE - B3_2B2BS_02	
LEVEL	APARTMENT NUMBER
04	B3-403
05	B3-503
06	B3-603
07	B3-703
08	B3-803
09	B3-903
10	B3-1003
11	B3-1103
12	B3-1203
13	B3-1303
14 - W	B3-1403
15 - W	B3-1503
16 - W	B3-1603
17 - N	B3-1703
18 - N	B3-1803

TOTAL: 15

INTERNAL STORAGE (PER APT)
10.5 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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 — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 2 - 2BED S

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 955

Revision 2

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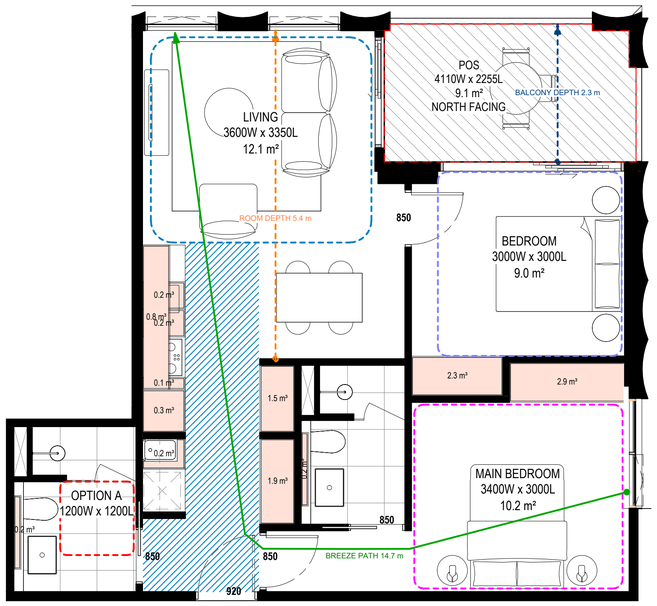


1 B3_2B2BS_03
Scale 1 : 50

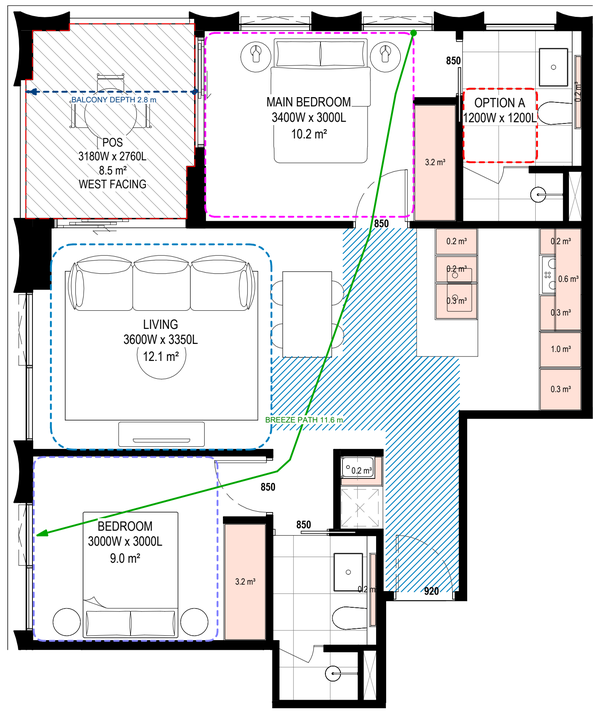
APT TYPE - B3_2B2BS_03	
LEVEL	APARTMENT NUMBER
03	B3-304
04	B3-410
05	B3-510
06	B3-610
07	B3-710
08	B3-810
09	B3-910
10	B3-1010
11	B3-1110
12	B3-1210
13	B3-1310
14 - W	B3-1410
15 - W	B3-1510
16 - W	B3-1610

TOTAL: 14

INTERNAL STORAGE (PER APT)
10.9 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3



2 B3_2B2BS_04
Scale 1 : 50

APT TYPE - B3_2B2BS_04	
LEVEL	APARTMENT NUMBER
03	B3-303
04	B3-409
05	B3-509
06	B3-609
07	B3-709
08	B3-809
09	B3-909
10	B3-1009
11	B3-1109
12	B3-1209
13	B3-1309
14 - W	B3-1409
15 - W	B3-1509
16 - W	B3-1609

TOTAL: 14

INTERNAL STORAGE (PER APT)
10.2 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 2 - 2BED S

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 956
Revision 2

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1 B3_2B2BS_05
Scale 1 : 50

APT TYPE - B3_2B2BS_05	
LEVEL	APARTMENT NUMBER
03	B3-302
04	B3-408
05	B3-508
06	B3-608
07	B3-708
08	B3-808
09	B3-908
10	B3-1008
11	B3-1108
12	B3-1208
13	B3-1308
14 - W	B3-1408
15 - W	B3-1508
16 - W	B3-1608

TOTAL: 14

INTERNAL STORAGE (PER APT)
12.2 m³
EXTERNAL STORAGE (PER APT)
2.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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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1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 2 - 2BED S

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 957

Revision 2

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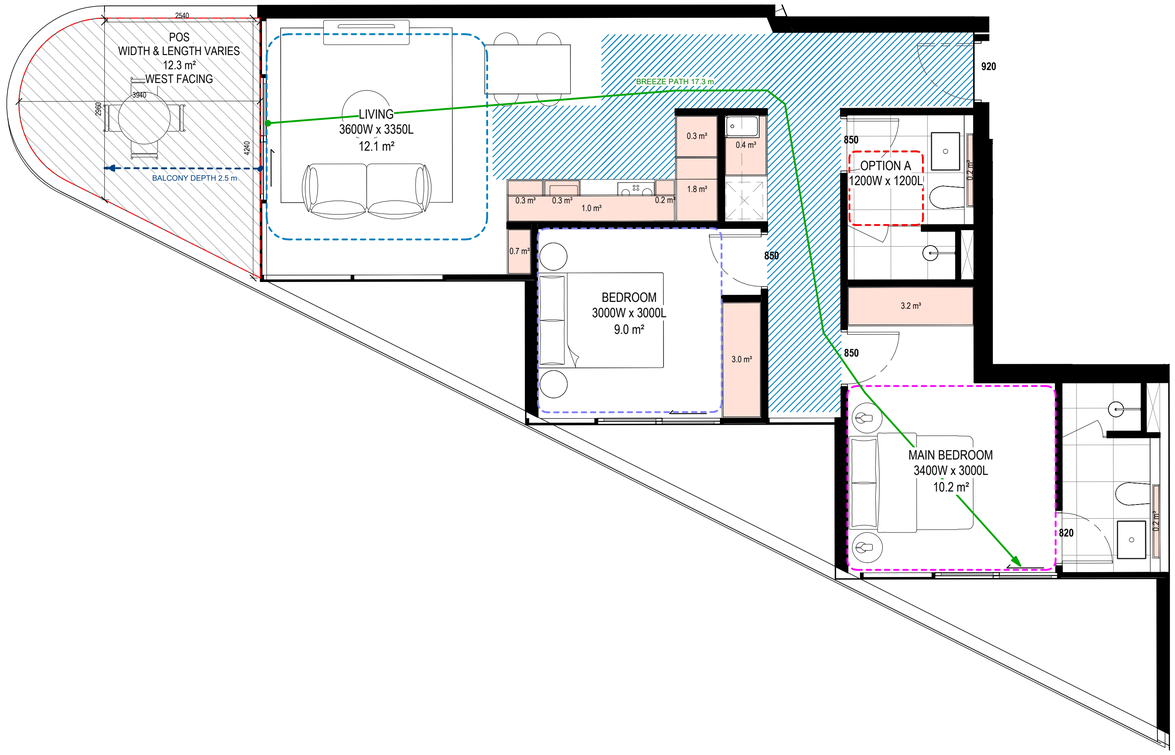

1 B6_2B2BS_06
Scale 1 : 50

APT TYPE - B6_2B2BS_06	
LEVEL	APARTMENT NUMBER
01	B6-101
02	B6-201
03	B6-301
04 - P	B6-401

TOTAL: 4

INTERNAL STORAGE (PER APT)
11.5 m³
EXTERNAL STORAGE (PER APT)
4.0 m³

Standard (D20 or B44)

2 Bed
Min. Internal Storage 9m3
Total Min. Storage: 14m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m² WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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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TIME AND PLACE

Project
NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title
ADGC COMPLIANCE PLANS
ADGV - STAGE 2 - 2BED S

Project No.
2413

Scale @ A1
1 : 50

Date
JUNE 2026

Drawing Status
FOR APPROVAL

Drawing No.
AR 958

Revision
2

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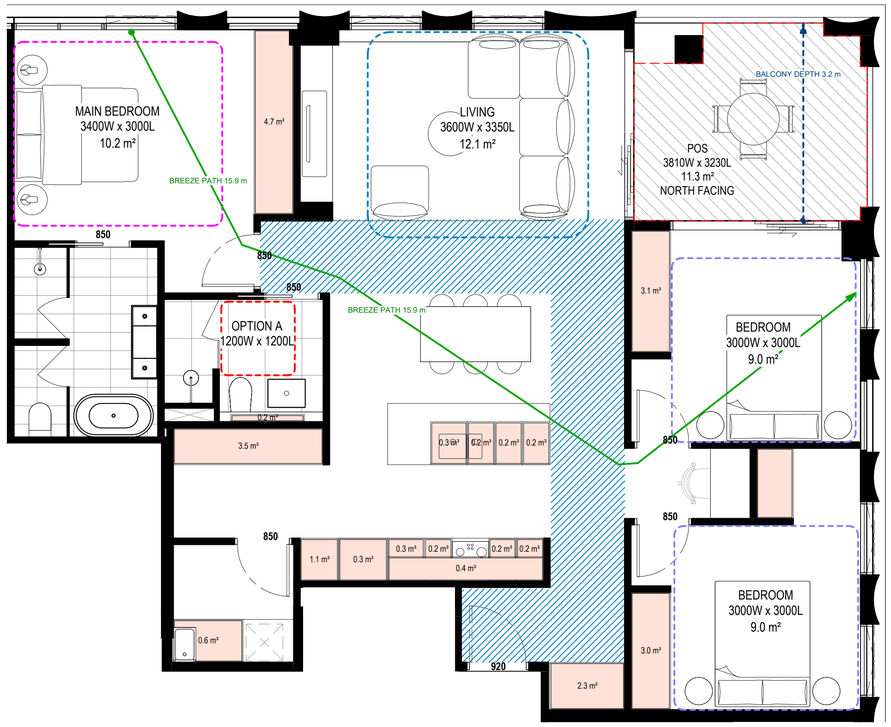

1 B3_3B2BS_01
Scale 1 : 50

APT TYPE - B3_3B2BS_01	
LEVEL	APARTMENT NUMBER
19 - N	B3-1901
20 - N	B3-2001

TOTAL: 2

INTERNAL STORAGE (PER APT)
23.0 m³

Standard (D20 or B44)

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH XX m — PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m — CROSS VENTILATION

ROOM DEPTH XX m — 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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 2 - 3BED S

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 959

Revision 2

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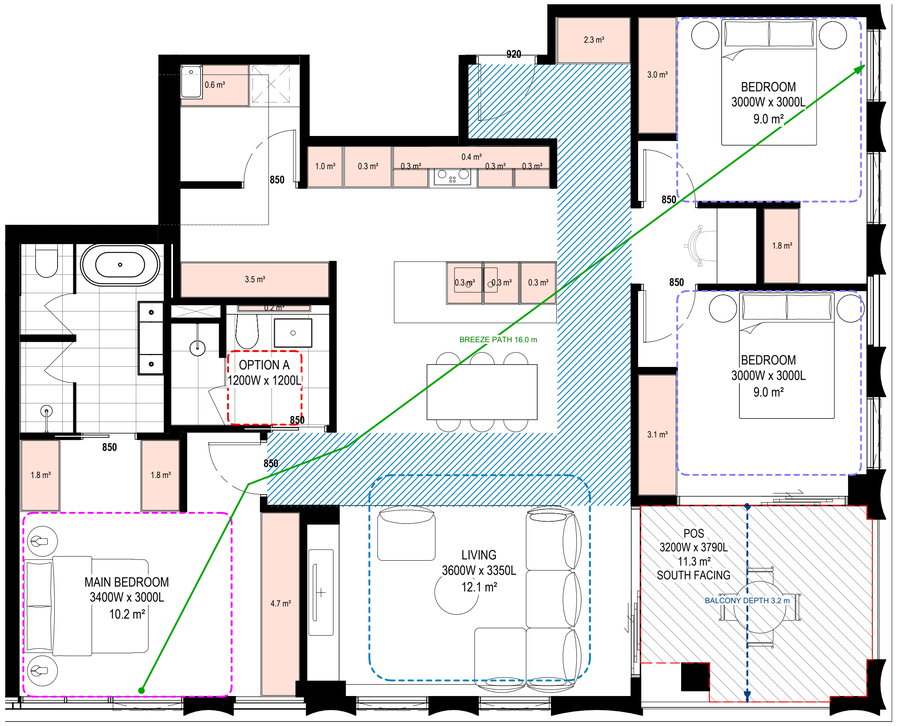

1 B3_3B2BS_02
Scale 1 : 50

APT TYPE - B3_3B2BS_02	
LEVEL	APARTMENT NUMBER
19 - N	B3-1902
20 - N	B3-2002

TOTAL: 2

INTERNAL STORAGE (PER APT)
26.6 m³

Standard (D20 or B44)

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m² (5m³ WITHIN APT)
1 BEDROOM
MIN. 10m² (6m³ WITHIN APT)
2 BEDROOM
MIN. 14m² (9m³ WITHIN APT)
3 BEDROOM
MIN. 18m² (12m³ WITHIN APT)

DEPTH AND PATH

BALCONY DEPTH
XX m
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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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2		DTP PLANNING UPDATE	30.07.2026	MW
1		DTP PLANNING SUBMISSION	05.06.2026	MW PL

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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 2 - 3BED S

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 960
Revision 2

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1 B3_3B2BS_03
Scale 1 : 50

APT TYPE - B3_3B2BS_03	
LEVEL	APARTMENT NUMBER
19 - N	B3-1903
20 - N	B3-2003

TOTAL: 2

INTERNAL STORAGE (PER APT)
19.4 m³

Standard (D20 or B44)

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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
STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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 — PRIVATE OPEN SPACE (POS)
BREEZE PATH XX m — CROSS VENTILATION
ROOM DEPTH XX m — 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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 2 - 3BED S

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 961
Revision 2

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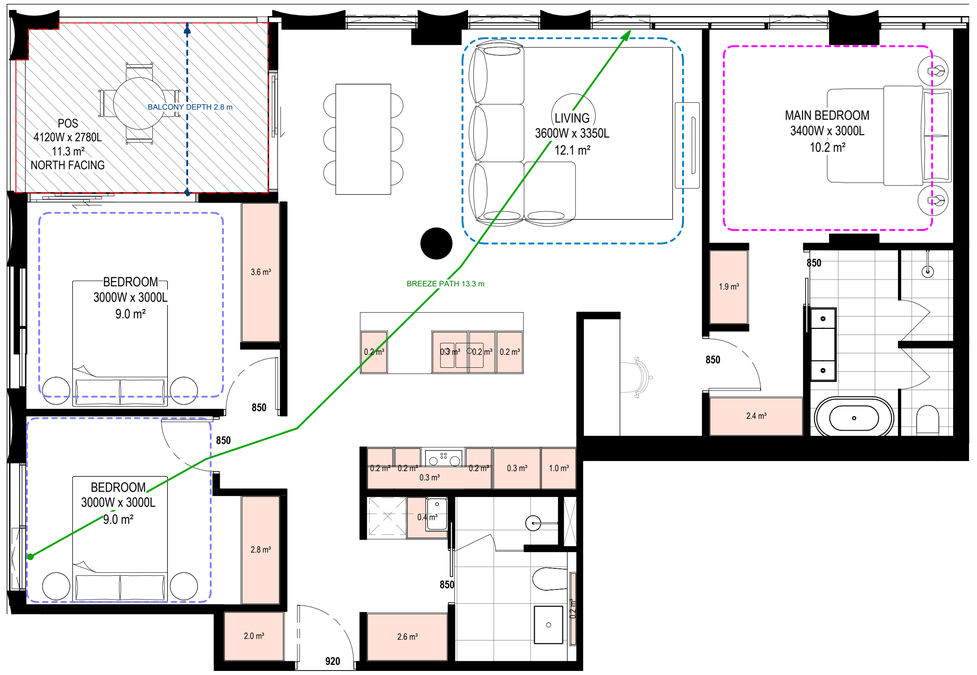

1 B3_3B2BS_04
Scale 1 : 50

APT TYPE - B3_3B2BS_04	
LEVEL	APARTMENT NUMBER
19 - N	B3-1904
20 - N	B3-2004

TOTAL: 2

INTERNAL STORAGE (PER APT)
19.2 m³

Standard (D20 or B44)

3 Bed
Min Internal Storage: 12m3
Total Min. Storage: 18m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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 TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 2 - 3BED S

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 962

Revision 2

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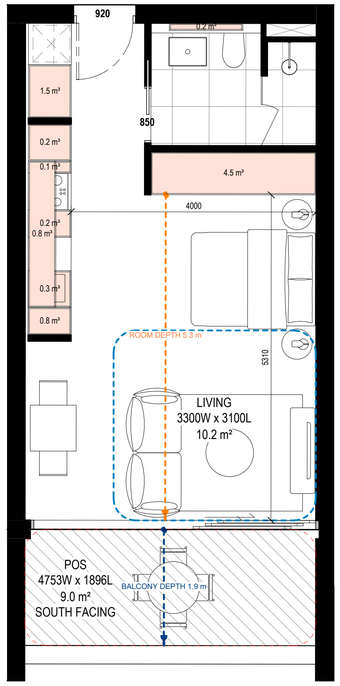

1 B6_STUDIO_01
Scale 1 : 50

APT TYPE - B6_STUDIO_01	
LEVEL	APARTMENT NUMBER
01	B6-106
01	B6-105
01	B6-102
02	B6-205
02	B6-204
03	B6-304
03	B6-305

TOTAL: 7

APT TYPE - B6_STUDIO_01b	
LEVEL	APARTMENT NUMBER
01	B6-107
01	B6-104
01	B6-103
02	B6-203
02	B6-202
02	B6-206
03	B6-302
03	B6-303
03	B6-306

TOTAL: 9

APT TYPE - B6_STUDIO_01c	
LEVEL	APARTMENT NUMBER
GF UPPER	B6-004
GF UPPER	B6-001
GF UPPER	B6-005

TOTAL: 3

APT TYPE - B6_STUDIO_01d	
LEVEL	APARTMENT NUMBER
GF UPPER	B6-003
GF UPPER	B6-002
GF UPPER	B6-006

TOTAL: 3

INTERNAL STORAGE (PER APT)
8.6 m³

Standard (D20 or B44)

Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH
XX m
CROSS VENTILATION

ROOM DEPTH
XX m
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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3		DTP PLANNING UPDATE	24.09.2026	MW
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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 2 - STUDIO

Project No. 2413

Scale @ A1 1 : 50

Date JUNE 2026

Drawing Status FOR APPROVAL

Drawing No. AR 963

Revision 3

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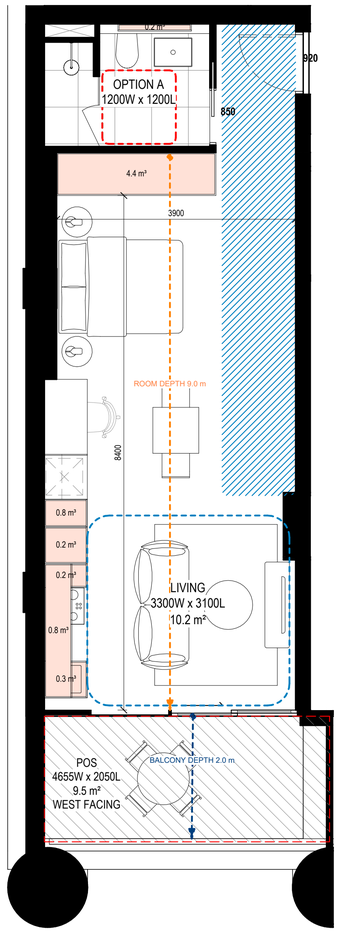


1 B3_STUDIO_02
Scale 1 : 50

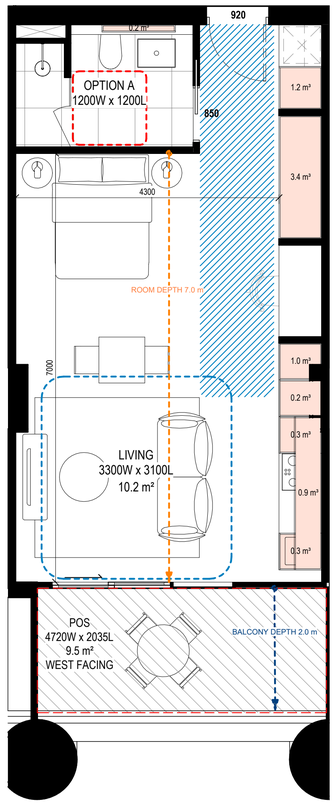
APT TYPE - B3_STUDIO_02	
LEVEL	APARTMENT NUMBER
01	B3-104
02	B3-204

TOTAL: 2

INTERNAL STORAGE (PER APT)
6.8 m³
EXTERNAL STORAGE (PER APT)
2.0 m³

Standard (D20 or B44)

Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3



2 B3_STUDIO_03
Scale 1 : 50

APT TYPE - B3_STUDIO_03	
LEVEL	APARTMENT NUMBER
01	B3-103
02	B3-203

TOTAL: 2

INTERNAL STORAGE (PER APT)
7.5 m³
EXTERNAL STORAGE (PER APT)
2.0 m³

Standard (D20 or B44)

Studio
Min. Internal Storage 5m3
Total Min. Storage: 8m3

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 D
(NOTE: BATHROOM DOOR TO HAVE REMOVABLE HINGES)

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

STUDIO
MIN. 8m³ (5m³ WITHIN APT)
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
PRIVATE OPEN SPACE (POS)

BREEZE PATH XX m
CROSS VENTILATION

ROOM DEPTH XX m
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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Client TIME AND PLACE

Project NORTHCOTE VILLAGE
25 SEPARATION STREET, NORTHCOTE VIC 3070

Title ADGC COMPLIANCE PLANS
ADGV - STAGE 2 - STUDIO

Project No. 2413
Scale @ A1 1 : 50
Date JUNE 2026
Drawing Status FOR APPROVAL
Drawing No. AR 964
Revision 3

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