

21045

16/09/2021

26/07/2021 CB

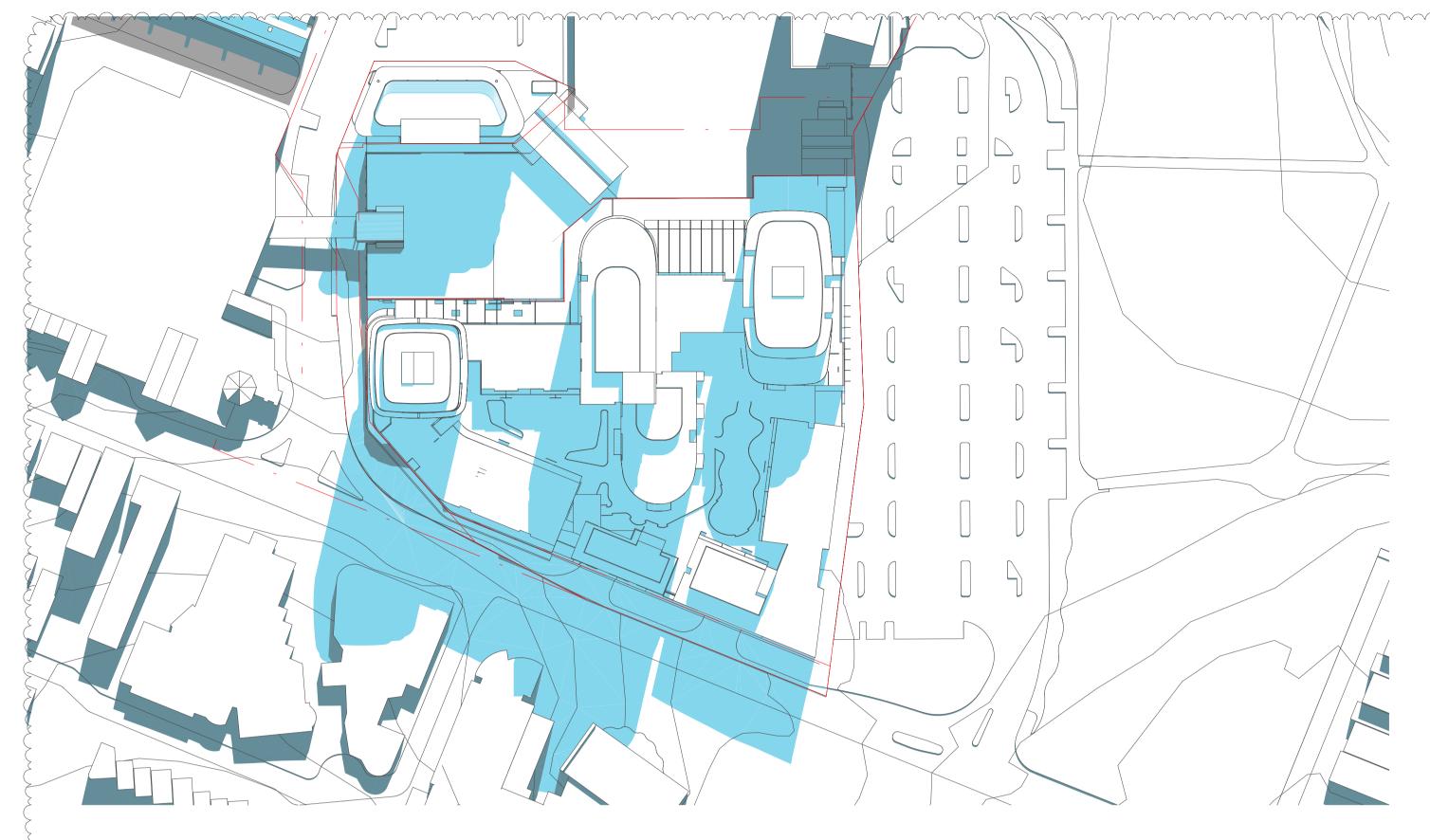
1:1000@A1

1:2000@A3

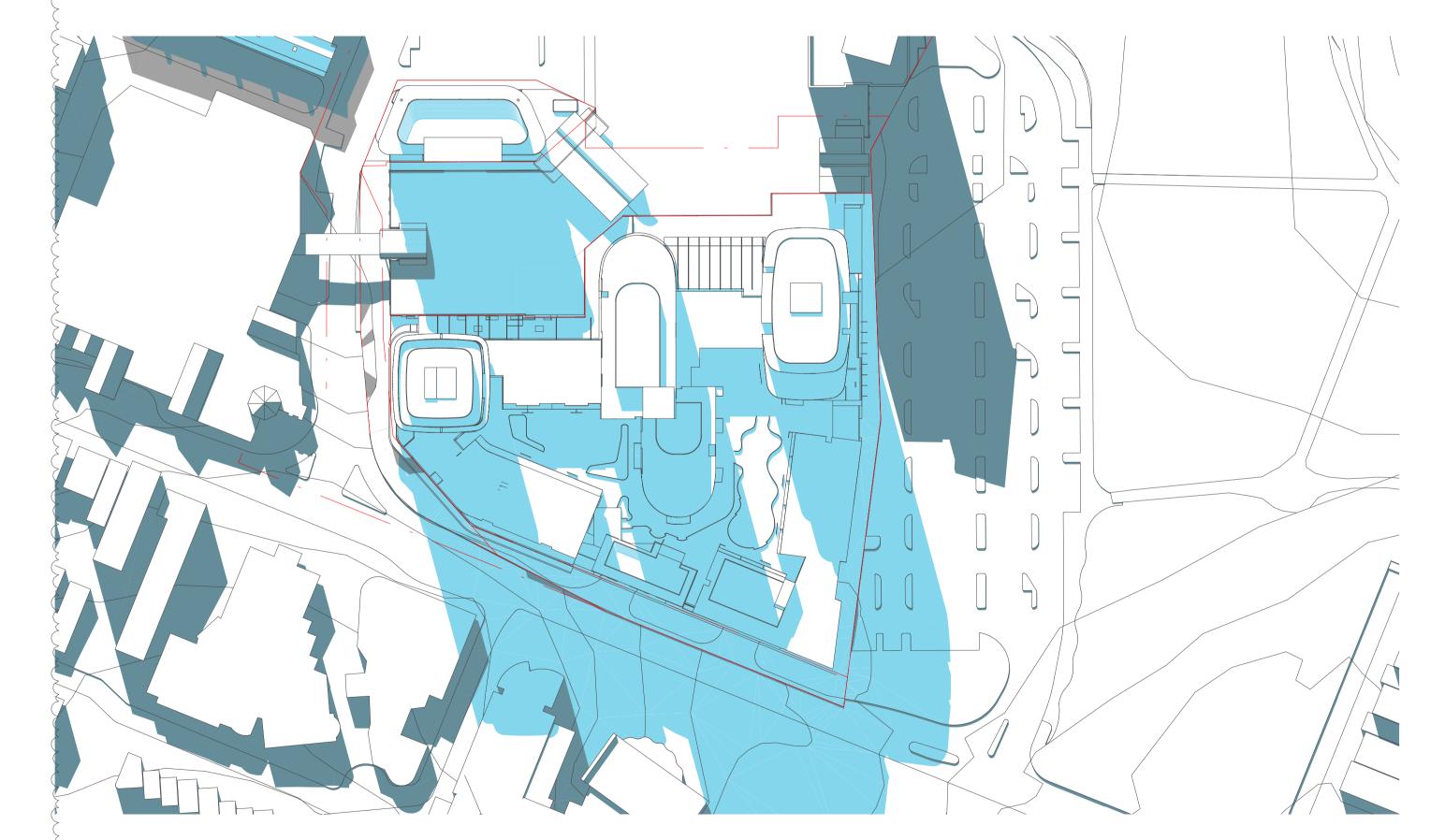
SHADOW DIAGRAMS

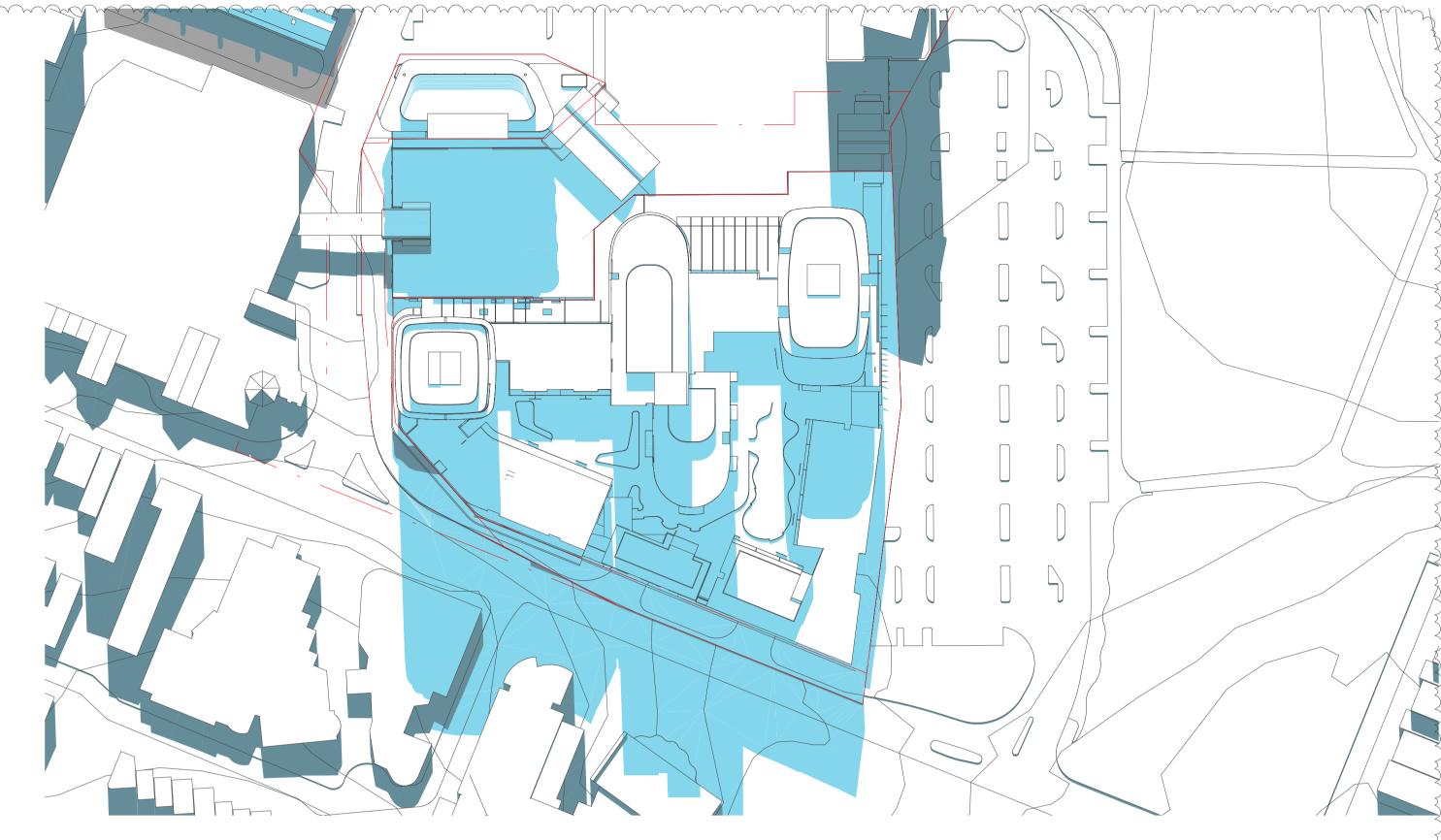
Darebin City Council Received 16/09/2021

TOWN PLANNING









SH05 JUNE 21 - 2pm SCALE 1:1000@A1

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/21045 Northcote Plaza (T&P)/21045 General

SH06 JUNE 21 - 3pm SCALE 1:1000@A1

REVISION

REVISION

**QUALITY ASSURANCE** (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

- THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED. TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED. CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY A IN CONJUNCTION WIT DIMENSIONS ONLY. S

26/07/2021 CB

DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
Y. SEEK CLARIFICATION OF INCON	SISTENCES / CONFLICTS.			
WITH ALL OTHER CONTRACT DOC	UMENTS. DO NOT SCALE DRA	AWINGS. USE FIGURED		/
Y ALL DIMENSIONS ON SITE PRIO	R TO COMMENCING WORK. D	RAWING TO BE READ		

16/09/2021

21045



1:1000@A1

1:2000@A3

25 SEPARATION STREET NORTHCOTE VIC 3070

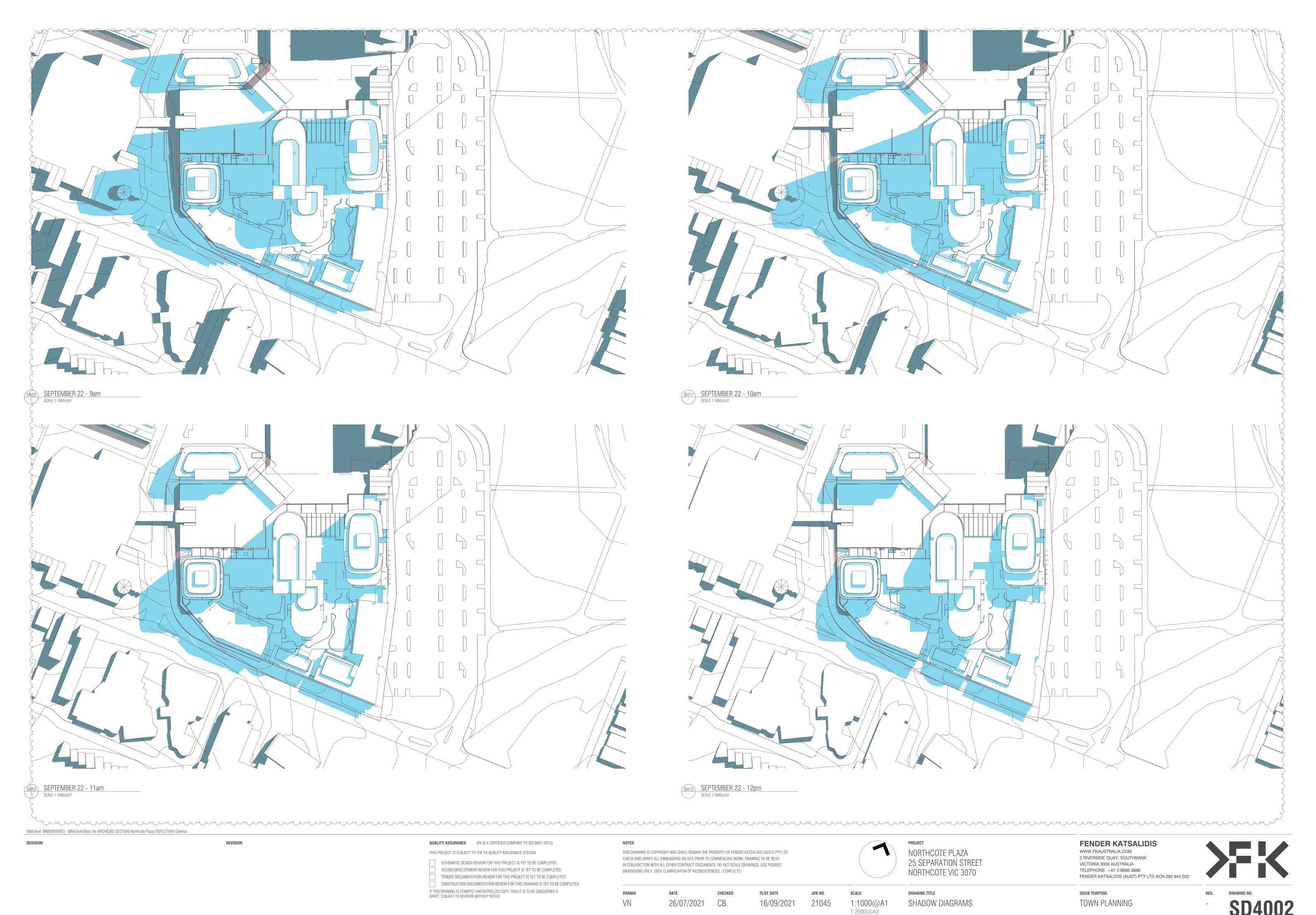
DRAWING TITLE

FENDER KATSALIDIS WWW.FKAUSTRALIA.COM 2 RIVERSIDE QUAY, SOUTHBANK VICTORIA 3006 AUSTRALIA TELEPHONE: +61 3 8696 3888 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

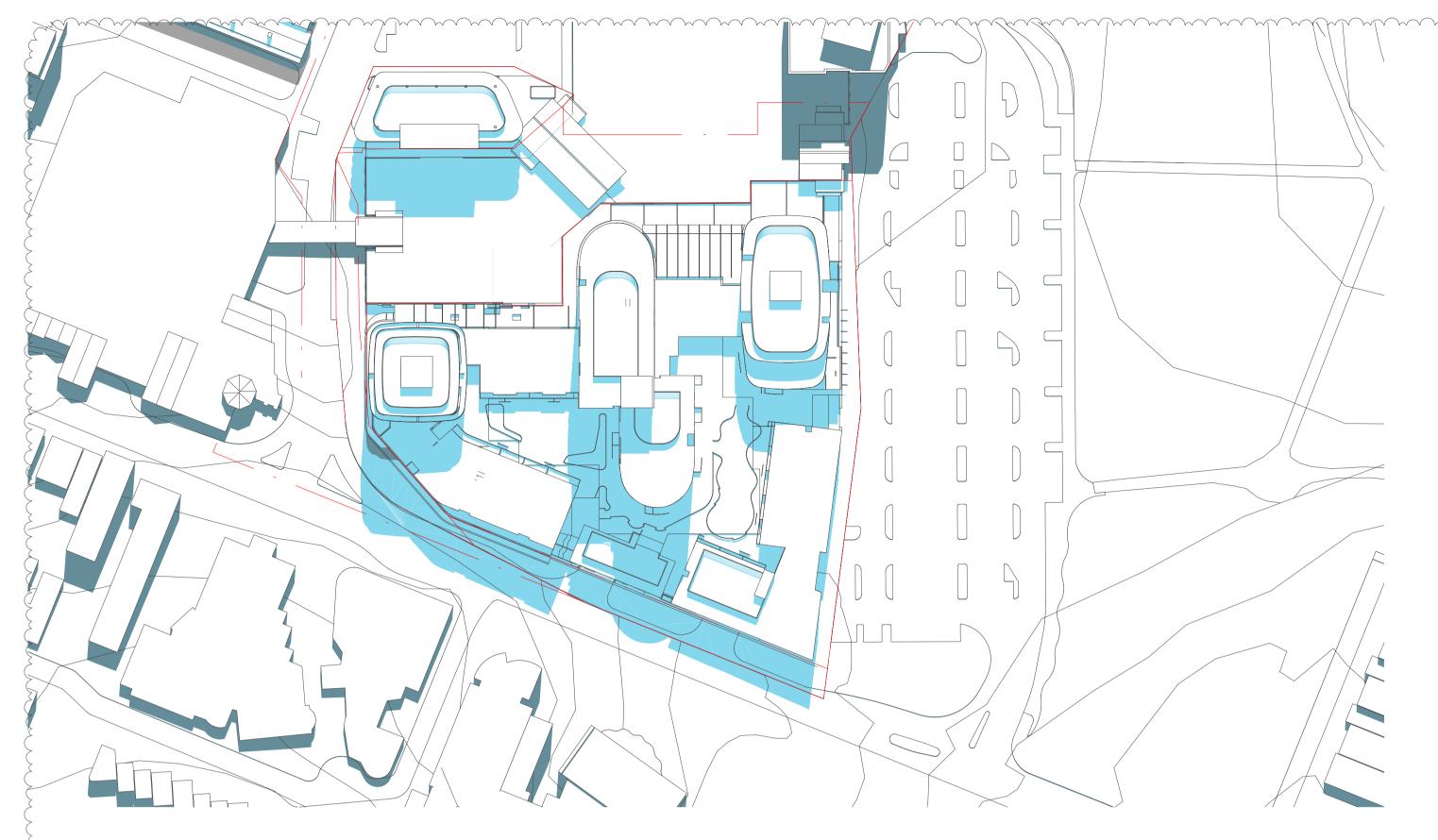
ISSUE PURPOSE



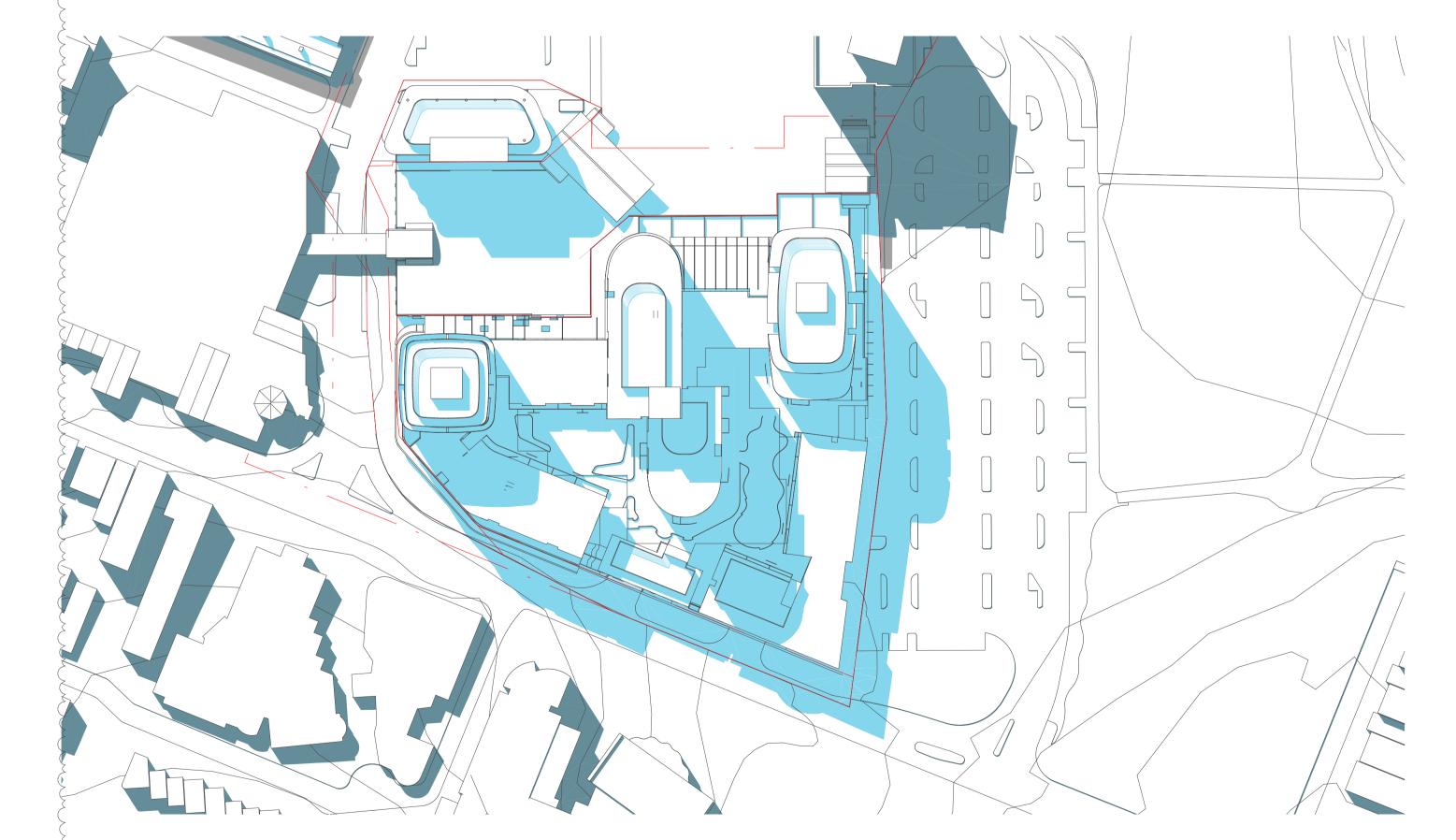
TOWN PLANNING SHADOW DIAGRAMS

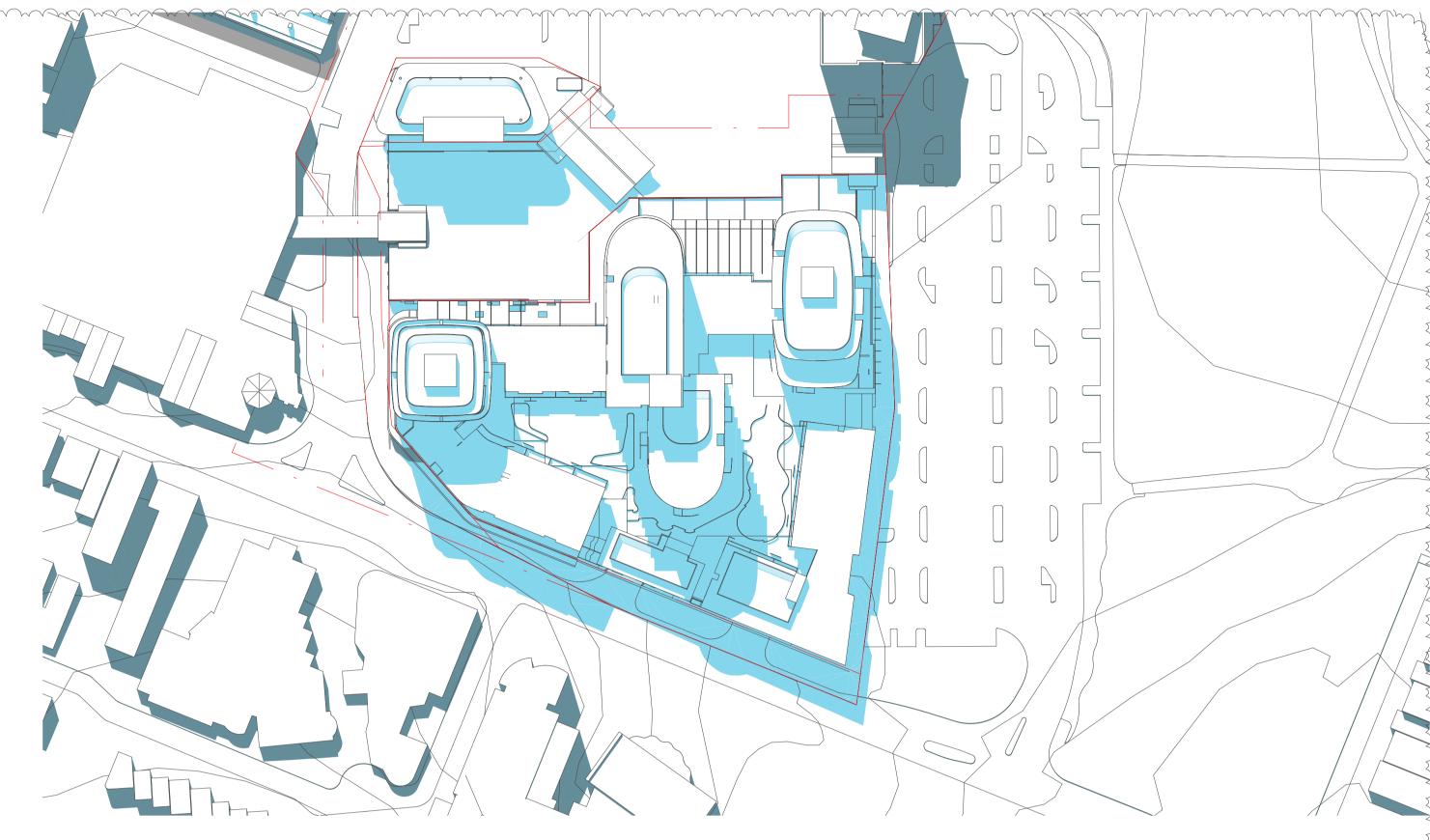


Darebin City Council Received 16/09/2021



SA14 SEPTEMBER 22 - 1pm SCALE 1:1000@A1





SH15 SEPTEMBER 22 - 2pm

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/21045 Northcote Plaza (T&P)/21045 General

SEPTEMBER 22 - 3pm SCALE 1:1000@A1

REVISION

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES
THIS DRAWIN

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LT CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCES / CONFLICTS.

OF FENDER KATSALIDIS (AUST) PTY LTD	
CING WORK. DRAWING TO BE READ	
OT SCALE DRAWINGS. USE FIGURED	
ONFLICTS.	

NORTHCOTE PLAZA
25 SEPARATION STREET
NORTHCOTE VIC 3070

FENDER KATSALIDIS

WWW.FKAUSTRALIA.COM

2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8696 3888
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

**>FK** 

 DATE
 CHECKED
 PLOT DATE
 JOB NO.
 SCALE
 DRAWING TITLE
 ISSUE PURPOSE

 26/07/2021
 CB
 16/09/2021
 21045
 1:1000@A1
 SHADOW DIAGRAMS
 TOWN PLANNING

 1:2000@A3

SUMMARY				
13 502 m <sup>2</sup> *	SITE AREA			
97 612 m <sup>2</sup>	TOTAL GFA			
29 940 m <sup>2</sup>	TOTAL BASEMENT GFA			
781	TOTAL CAR SPACES			
39 681 m <sup>2</sup>	TOTAL APTS NSA			
605	TOTAL APTS			
6 577 m <sup>2</sup>	TOTAL RETAIL GLAR			

\*Site area is an approximation only.

GFA SCHE	EDULE (EXC. BALCONIES)	
DACEMEN	LEVEL	AREA
BASEMEN	T REDUCTION	0.000
	BASEMENT 3 BASEMENT 2	9 980
		9 980
	BASEMENT 1	9 980 <b>29 940 m</b> ²
PODIUM		29 940 111-
PODIOW	LOWER GROUND FLOOR	11 745
	UPPER GROUND FLOOR	1 198
	OFFER GROUND FLOOR	12 943 m²
TOWER A		12 943 111-
TOWLNA	LEVEL 1	969
	LEVEL 2	969
	LEVEL 3	1 063
	LEVEL 4	996
	LEVEL 4	996
	LEVEL 5	996
	LEVEL 7	996
	LEVEL 8 LEVEL 9	842 842
	LEVEL 9	8 667 m <sup>2</sup>
TOWER B		0 007 111-
	LEVEL 1	1 171
	LEVEL 2	1 139
	LEVEL 3	1 480
	LEVEL 4	1 480
	LEVEL 5	1 480
	LEVEL 6	1 480
	LEVEL 7	1 480
	LEVEL 8	1 480
	LEVEL 9	1 480
	LEVEL 10	1 480
	LEVEL 11	1 480
	LEVEL 12	1 480
	LEVEL 13	1 480
	LEVEL 14	922
	LEVEL 15	922
	LEVEL 16	922
	LEVEL 17	922
		22 271 m <sup>2</sup>
TOWER B	- AMENITIES	
	LEVEL 1	950
	LEVEL 2	759
TOWER C		1 708 m <sup>2</sup>
	LEVEL 1	1 705
	LEVEL 2	1 993
	LEVEL 3	1 377
	LEVEL 4	1 479
	LEVEL 5	1 479
	LEVEL 6	1 479
	LEVEL 7	659
	LEVEL 8	659
	LEVEL 9	659
	LEVEL 10	659
	LEVEL 11	659
	LEVEL 12	552
	V I -	13 358 m <sup>2</sup>

FA SCHEDULE (EXC. BALCONI	ES)
LEVEL	AREA
OWER C2	
LEVEL 1	302
LEVEL 2	302
	605 m <sup>2</sup>
OWER D	
LEVEL 1	1 285
LEVEL 2	1 285
LEVEL 3	1 285
	3 855 m²
OWER E	
LEVEL 1	823
LEVEL 2	823
LEVEL 3	823
LEVEL 4	823
LEVEL 5	823
LEVEL 6	150
	4 264 m²
	97 612 m <sup>2</sup>

LEVEL	QTY	AR
TOWER A	<del></del>	
LEVEL 1	9	7
LEVEL 2	9	7
LEVEL 3	11	8
LEVEL 4	12	8
LEVEL 5	12	8
LEVEL 6	12	8
LEVEL 7	12	8
LEVEL 8	10	7
LEVEL 9	10	7
	97	7 087
TOWER B	<u> </u>	
LEVEL 1	12	8
LEVEL 2	13	8
LEVEL 3	20	1 2
LEVEL 4	20	1 2
LEVEL 5	20	1 2
LEVEL 5	20	1 2
LEVEL 7	20	1 2
LEVEL 7	20	1 2
LEVEL 9	20	1 2
LEVEL 10		1 2
LEVEL 1		1 2
LEVEL 12		1 2
LEVEL 1		1 2
LEVEL 14		7
LEVEL 1		7
LEVEL 10		7
LEVEL 1		19.029
TOWER C1	293	18 038
LEVEL 1	18	1 2
LEVEL 2	22	1 5
LEVEL 3		11
LEVEL 4	18	1 2
LEVEL 5	18	1 2
LEVEL 6	18	1 2
LEVEL 7	8	5
LEVEL 8	8	5
LEVEL 9	8	5
LEVEL 9		5
LEVEL 1		5
LEVEL 1		4
	153	10 670
TOWER C2		
LEVEL 1	4	2
LEVEL 2	4	2
	8	477
TOWER D		
	GROUND FL 3	2
LEVEL 1	17	1 C
LEVEL 2	17	1 0
LEVEL 3	17	1 0
	54	3 409
	605	39 681

APT TYPE		%	QTY	AREA
1BR + 1BTH	47% <b>–</b>	41%	251	12681
1BR + 1BTH + 1STD	47 /0 —	6%	36	2252
2BR + 1BTH	47% <b>–</b>	11%	66	4766
2BR + 2BTH	47 /0 —	36%	220	16759
3BR + 2BTH	5%	5%	32	3222
			605	39 680
TOWER A   APARMENT MIX SCH	EDULE			
APT TYPE		%	QTY	AREA
1BR + 1BTH		20%	19	943

TOWER A   APARMENT MIX SCHEDULE				
APT TYPE		%	QTY	AREA
1BR + 1BTH	<b>—</b> 24% <b>—</b>	20%	19	943
1BR + 1BTH + 1STD		4%	4	267
2BR + 1BTH	<b>—</b> 67% <b>—</b>	41%	40	2939
2BR + 2BTH	— 01 /6 —	26%	25	1996
3BR + 2BTH	9%	9%	9	942
			97	7 087

TOWER B   APARMENT MIX SCHEDULE					
APT TYPE		%	QTY	AREA	
1BR + 1BTH	<b>—</b> 60% <b>—</b>	55%	160	8121	
1BR + 1BTH + 1STD		5%	16	994	
2BR + 1BTH	<b>—</b> 40% <b>—</b>	0%	0	0	
2BR + 2BTH	40 /6 —	40%	117	8922	
3BR + 2BTH	0%	0%	0	0	
			203	18 037	

TOWER C1   APARMENT M	IX SCHEDULI	Ē		
APT TYPE		%	QTY	AREA
1BR + 1BTH	<b>—</b> 37% <b>—</b>	27%	41	2109
1BR + 1BTH + 1STD		10%	16	991
2BR + 1BTH	<b>—</b> 52% <b>—</b>	15%	23	1600
2BR + 2BTH	<del></del> 52 /6 <del>_</del> _	37%	56	4212
3BR + 2BTH	11%	11%	17	1759
			153	10 671

TOWER C2   APARMENT MIX SCHEDULE				
APT TYPE		%	QTY	AREA
1BR + 1BTH	<b>—</b> 50% <b>—</b>	50%	4	190
1BR + 1BTH + 1STD		0%	0	0
2BR + 1BTH	<b>—</b> 50% <b>—</b>	0%	0	0
2BR + 2BTH		50%	4	287
3BR + 2BTH	0%	0%	0	0
			8	477

TOWER D   APARMENT MIX SCHEDULE				
APT TYPE		%	QTY	AREA
1BR + 1BTH	50% <b>–</b>	50%	27	1319
1BR + 1BTH + 1STD	30 % —	0%	0	0
2BR + 1BTH	39% <b>–</b>	6%	3	227
2BR + 2BTH	39 /6 —	33%	18	1341
3BR + 2BTH	11%	11%	6	521
			54	3 408

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/21045 Northcote Plaza (T&P)/21045 General

REVISION

REVISION

**QUALITY ASSURANCE** (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

13 358 m<sup>2</sup>

- THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM
- SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED. DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED. CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED. IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCES / CONFLICTS.

25 SEPARATION STREET NORTHCOTE VIC 3070

FENDER KATSALIDIS WWW.FKAUSTRALIA.COM

2 RIVERSIDE QUAY, SOUTHBANK VICTORIA 3006 AUSTRALIA TELEPHONE: +61 3 8696 3888



PLOT DATE JOB NO. SCALE DRAWING TITLE ISSUE PURPOSE 21045 N.T.S.@A1 TOWN PLANNING 16/09/2021 CB 16/09/2021 DEVELOPMENT SUMMARY

$\mathcal{M}$		
COMMON	I AREAS SCHEDULE	
LEVEL		AREA
BASEMEN	NT 3	
	TOWER A LOBBY	19
	TOWER B LOBBY	18
	TOWER C1_LOBBY	48
	TOWER D_LOBBY	20
BASEMEN	NT 2	
	TOWER A LOBBY	28
	TOWER B LOBBY	18
	TOWER C1_LOBBY	3
	TOWER D_LOBBY	23
BASEMEN	NT 1	
	PUB / COM_LOBBY	158
LOWER G	ROUND FLOOR	
	RETAIL_LOBBY	5 <sup>-</sup>
	TOWER A LOBBY	94
	TOWER B_LOBBY	154
	TOWER C2_LOBBY	48
	TOWER D_LOBBY	160
UPPER G	ROUND FLOOR	
	BIKE_LOBBY	1:
	TOWER C1 LOBBY	102
LEVEL 1	_	
		183
	CINEMA	133
	DINING & LOUNGE	138
	POOL & GAMES	60 <sup>-</sup>
LEVEL 2		
		183
	CO-WORKING	15
	GYM	434
	LIBRARY	130
		2 965 m

OUTDOOR COMMUNAL AREA	
LEVEL	AREA
LEVEL 1	
	2 604
	2 604 m <sup>2</sup>

RETAIL GLAR SCHEDULE				
LEVEL	TYPE	QTY	AREA	
LOWER C	ROUND FLOOR			
	F&B	2	105	
	LIQUOR	1	997	
	MINI MAJOR	1	650	
	RETAIL	11	1 436	
	SUPERMARKET_BOH	1	693	
	SUPERMARKET_TRA	1	2 696	
		17	6 577 m <sup>2</sup>	

OFFICE NLA - TOWER E	
LEVEL	AREA
LEVEL 1	321
LEVEL 2	695
LEVEL 3	695
LEVEL 4	695
LEVEL 5	695
	3 100 m <sup>2</sup>

MULTI PURPOSE SPACE SCHEDULE				
LEVEL	TYPE	QTY	AREA	
UPPER GROUND FLOOR				
	MULTI-PURPOSE_SP	1	421	
		1	421 m <sup>2</sup>	

	ADE
	AREA
	119
	114
	130
	10
	109
	105
	105
	87
	87
	958 m
	330 111
	1.5/
	156
	117
	178
	178
	178
	178
	178
	178
	178
)	178
<u>'</u>	
	178
2	178
}	178
	106
5	106
	106
,	106
	2 657 m
	27
	20.
	185
	170
	170
	170
	67
	67
	67
	67
	67
<u> </u>	17 <sup>-</sup>
•	1 681 m
	1 001 111
	20
	36
	36
	72 m
ROUND FLOOR	38
	26
	210
	213
	729 m

CARPARKING SCHEDULE	
LEVEL	QTY
Car Share	
BASEMENT 1	3
	3
Commercial	
BASEMENT 1	31
	31
Public	
BASEMENT 1	170
	170
Residential	
BASEMENT 3	271
BASEMENT 2	257
	528
	732

CARPARKING TYPE	
LEVEL	QT
Disabled Space	
BASEMENT 1	-
PLANNING 90° (2.6m wide)	
BASEMENT 3	266
BASEMENT 2	252
BASEMENT 1	181
	699
PLANNING 90° Tandem(2.6m wide)	
BASEMENT 3	2
BASEMENT 2	2
BASEMENT 1	11
	15
PLANNING PARALLEL	
BASEMENT 3	3
BASEMENT 2	3
BASEMENT 1	5
	11
	732
ELECTRIC VEHICLE NUMBERS	
LEVEL	QT\
BASEMENT 3	36
DAOLIVILIVI O	
BACEMENT 2	٠,٠
BASEMENT 2 BASEMENT 1	35

MOTORBIKE SCI	HEDULE	
LEVE	L	QTY
Public		
BASE	MENT 1	13
		13
Residential		
BASE	MENT 3	17
BASE	MENT 2	19
		36
		49

BICYCLE PARKING SCHEDULE			
LEVEL	TYPE	QTY	
BASEME	NT 2		
	HORIZONTAL	168	
	HORIZONTAL (RETAIL)	4	
	HORIZONTAL (VISITORS)	15	
	VERTICAL	454	
	VERTICAL (RETAIL)	18	
	VERTICAL (VISITORS)	51	
LOWER C	GROUND FLOOR		
	HORIZONTAL (VISITORS)	61	
		771	

BICYCLE PARKING SCHEDULE - TOWER E		
LEVEL	TYPE	QTY
LOWER (	GROUND FLOOR	
	HORIZONTAL (VISITORS)	20
LEVEL 1		
	VERTICAL	32
		52

STORAGE CAGE SUMMARY		
CAGE SIZE	LEVEL	QTY
3m3		
	BASEMENT 3	178
		178
4m3		
	BASEMENT 3	62
	BASEMENT 2	105
		167
5m3		
	BASEMENT 3	175
		175
6m3		
	BASEMENT 2	1
		1
9m3		
	BASEMENT 3	1
		1
		522

**QUALITY ASSURANCE** (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED. TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED. IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCES / CONFLICTS.

PLOT DATE

JOB NO.

16/09/2021 21045



SCALE

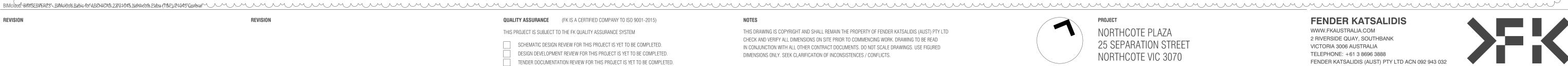
N.T.S.@A1

NORTHCOTE PLAZA 25 SEPARATION STREET NORTHCOTE VIC 3070

DEVELOPMENT SUMMARY

DRAWING TITLE

FENDER KATSALIDIS WWW.FKAUSTRALIA.COM 2 RIVERSIDE QUAY, SOUTHBANK VICTORIA 3006 AUSTRALIA TELEPHONE: +61 3 8696 3888



ISSUE PURPOSE TOWN PLANNING

**78** 

