



DESIGN STRATEGY
/ ARCHITECTURE



Future Homes Exemplar Plan A

Design Strategy / Architecture with IncluDesign North / South with basement- Design Intent Plans

DRAWING LIST		
A852	Basement Plan	1 to 100 at A1
A853	Ground Floor Plan	1 to 100 at A1
A854	First Floor Plan	1 to 100 at A1
A855	Second Floor Plan	1 to 100 at A1
A856	Roof Plan	1 to 100 at A1
A857	Elevation Sheet 1	1 to 100 at A1
A858	Elevation Sheet 2	1 to 100 at A1
A858A	Elevation Sheet 3	1 to 100 at A1
A859	Section Sheet 1	1 to 100 at A1
A59B	Section Sheet 2	1 to 100 at A1
A850	External and internal 3D Views	-

DEVELOPMENT SUMMARY	
North/South at Basement Design Intent Plan	
Number of Apartments	15
Apartment Mix	
1 Bed 1 Bath	6
2 Bed 1 Bath	1
2 Bed 1 Bath + Study	1
3 Bed 2 Bath	6
2 Bed 3 Bath + Office	1
Total NSA (m2)	1373.1
Total GFA (m2)	1641
Site Coverage	53%
Bicycle Spaces	20
Carparking Spaces	16

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FUTURE
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Project
Future Homes
Client
Victorian Government

Drawing Name
Cover Sheet
Date
Status
For Information

Drawing Number
Scale
Revision
P1

THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING TERMS AND CONDITIONS FOR LICENCE OF FUTURE HOMES EXEMPLAR PLANS

- 1 -

- 2 -

- 3 -

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- (a) Subject to payment of the Licence Fee and to these Terms of Use, the Licensor hereby grants to the Licensee a non-exclusive, royalty bearing, revocable limited licence to reproduce and adapt the Exemplar Plans solely for and limited to the Purpose.
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- (ii) the Licensee must only use such adaptation of the Exemplar Plans for the Purpose;
- (iii) there is no further right of adaptation;
- (iv) the Licensee must not license its rights in relation to the adaptation of the Exemplar Plans otherwise than to its builders and other consultants on a royalty free basis and solely for the Purpose;
- (v) the Licensee may not assign, transfer, encumber or otherwise deal with its rights in relation to the adaptation of the Exemplar Plans; and
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- (h) The Licensee must not remove or alter on the Design Intent Plans, Guidance Documents or Exemplar Plans (including any adaptation of the Exemplar Plans) any statement constituting a right of attribution of an author, or any insignia or statement identifying a Contributor or identifying the Plans as produced under the Future Homes Project.

- (i) The Licensee must attribute the Future Homes project in all publicity relating to the Purpose including in any two or three-dimensional representation of the Exemplar Plans. The form of the attribution shall be as reasonably specified by the Licensor from time to time.

- (j) The Licensee hereby grants to the State an irrevocable perpetual royalty free worldwide licence (together with the right of sublicense) to reproduce, publish and communicate any adaptation of the Exemplar Plans made by or on behalf of the Licensee for non-commercial research, education and other public policy purposes. For the purposes of this clause the Licensee must provide the Licensor with a copy of all such adaptations and procure a Moral Rights Release in favour of the Licensor.

4. Site

- (a) The Licensee must nominate a Site within the State of Victoria for use of the Plans.
- (b) The Exemplar Plans may only be used for building at the Site.
- (c) The Licensee may with the prior written consent of the Licensor request one substitution of the Site, provided that the Licensor will not consent to the Site being substituted under this clause 4(c) once the Licensee has submitted a planning application with the Responsible Authority to build on the Site.
- (d) In no case may the Licensee use the Exemplar Plans on more than one site or for the building of more than a single residential apartment development (without paying an additional licence fee and thereby obtaining an additional licence).

5. Licensor warranties

- (a) The Licensor warrants that it is the sole legal and beneficial owner of Copyright in the Design Intent Plans, Guidance Documents and Exemplar Plans and has the right to grant the licences hereby granted under these Terms of Use.
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- (c) The Licensee must immediately notify the Licensor if it receives any claim that the Licensee's use of the Exemplar Plans (or any other document licensed under these Terms of Use) infringes another person's Intellectual Property, Moral or other rights.

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- (c) The Design Intent Plans, Guidance Documents and Exemplar Plans and all associated material do not constitute professional advice.
- (d) The Exemplar Plans together with the Guidance Documents represent one or more options for achieving a particular energy performance (including NatHERS rating) and other environmentally sustainable design (ESD) principles. They do not cover all designs or specifications and energy and ESD performance and outcomes will vary depending on Site, final design, specification and other factors.

- (e) Any representation by the Licensor as to quantities, bills of quantities, or estimated construction costs are provided for guidance and do not constitute representations as to future matters. Quantities and costs may vary considerably depending upon many factors including the Site, final design, specification and other factors.
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- (g) No communication or representation (in any form) made by or on behalf of the Licensor, its employees and agents whether in respect of Exemplar Plans, Design Intent Plans, Guidance Documents, any adaptation of those created by the Licensee, the Site or town planning requirements shall be taken as or relied upon by the Licensee or any other person as constituting professional advice of any kind.
- (h) It is the sole responsibility of the Licensee to make its own enquiries in relation to and obtain all necessary permits and approvals for any building development proposal based upon the Exemplar Plans.

- (i) It is the sole responsibility of the Licensee to obtain independent professional advice (including but not necessarily limited to architectural advice, engineering advice, town planning advice, construction advice and legal advice) in relation to the above matters and for any proposed building development based upon the Exemplar Plans including any adaptation of the Exemplar Plans and including but not limited to:

- (i) whether the Exemplar Plans and Guidance Documents are suitable for the Licensee's purposes including (but not limited to) development of the Site;

- (ii) specifications for any final design;
- (iii) the energy performance and ESD outcomes of any building development based upon the Exemplar Plans;
- (iv) bills of quantities and construction costs;
- (v) compliance with town planning guidelines

- (vi) compliance with the Building Code of Australia, National Construction Code, the requirements of Fire Rescue Victoria and all other regulatory requirements; and
- (vii) these Terms of Use

8. Licensee warranties

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- (ii) the Licensee has made its own assessment of the commercial value of the Exemplar Plans and Guidance Documents; and
- (iii) the Licensee has read and understood those Terms of Use and in particular the acknowledgments and disclaimers set out herein and has had an opportunity to obtain independent legal advice in relation to these Terms of Use

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- (c) To the maximum extent permitted by law, the Licensee hereby discharges and forever releases the Licensor and the Contributors from and against all claims, costs, damages, expenses and liability howsoever described and arising out of or incidental to the Licensee's use of the Design Intent Plans, Guidance Documents and Exemplar Plans and any associated material, provided however that this release does not apply in relation to a breach of the express Licensor warranties set out in these Terms of Use.
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- (d) These Terms of Use shall be read and construed according to the laws of the State of Victoria and the parties submit to the exclusive jurisdiction of the courts of that state.
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- (g) In the event of termination all rights of the Licensee granted under these Terms of Use shall terminate and the Licensee shall forthwith cease to make any use of the Exemplar Plans and Guidance Documents and upon demand deliver up to the Licensor all copies of such material in the Licensee's possession custody or control.

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- (ii) **Design Intent Plans** means the conceptual drawings setting out basic details of the Exemplar Plans and published by the Licensor through the Website;

- (iii) **Department** means the Department of Environment, Land, Water, and Planning ABN 90 719 052 204;
- (iv) **Determining Referral Authority** has the meaning given to that term by the PEA;

- (v) **Exemplar Plans** means the exemplar building plans & specifications developed under the Future Homes Project for a residential apartment building and made available to by the Licensor to the Licensee subject to these Terms of Use;

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- (x) **Licensee** means the person identified in the schedule;

- (xi) **Licensor** means the State of Victoria through the Department;

- (xii) **Moral Rights Release** means a release by the author of their moral rights being the suite of rights conferred on a creator of copyright works by part IX of the Copyright Act 1968 or any analogous rights in respect of any other jurisdiction and Moral Rights has a concomitant meaning;

- (xiii) **PEA** means the Planning and Environment Act 1987;

- (xiv) **Purpose** means the purpose of building residential apartments using the Exemplar Plans (and as may be adapted under these Terms of Use) at the Site;

- (xv) **Site** means the site for the use of the Exemplar Plans nominated by the Licensee and identified in the Schedule and must be a Site within the State of Victoria and
- (xvi) **Victorian Planning Provisions** means the Victoria Planning Provisions approved under part 1A of the PEA and as amended from time to time;
- (xvii) **Website** means the website operated by or on behalf of the Licensor at URL <https://www.planning.vic.gov.au/policy-and-strategy/future-homes>

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An electronic folder containing both a PDF and an .ai file of these items has been shared with you in the same folder as the exemplar design.

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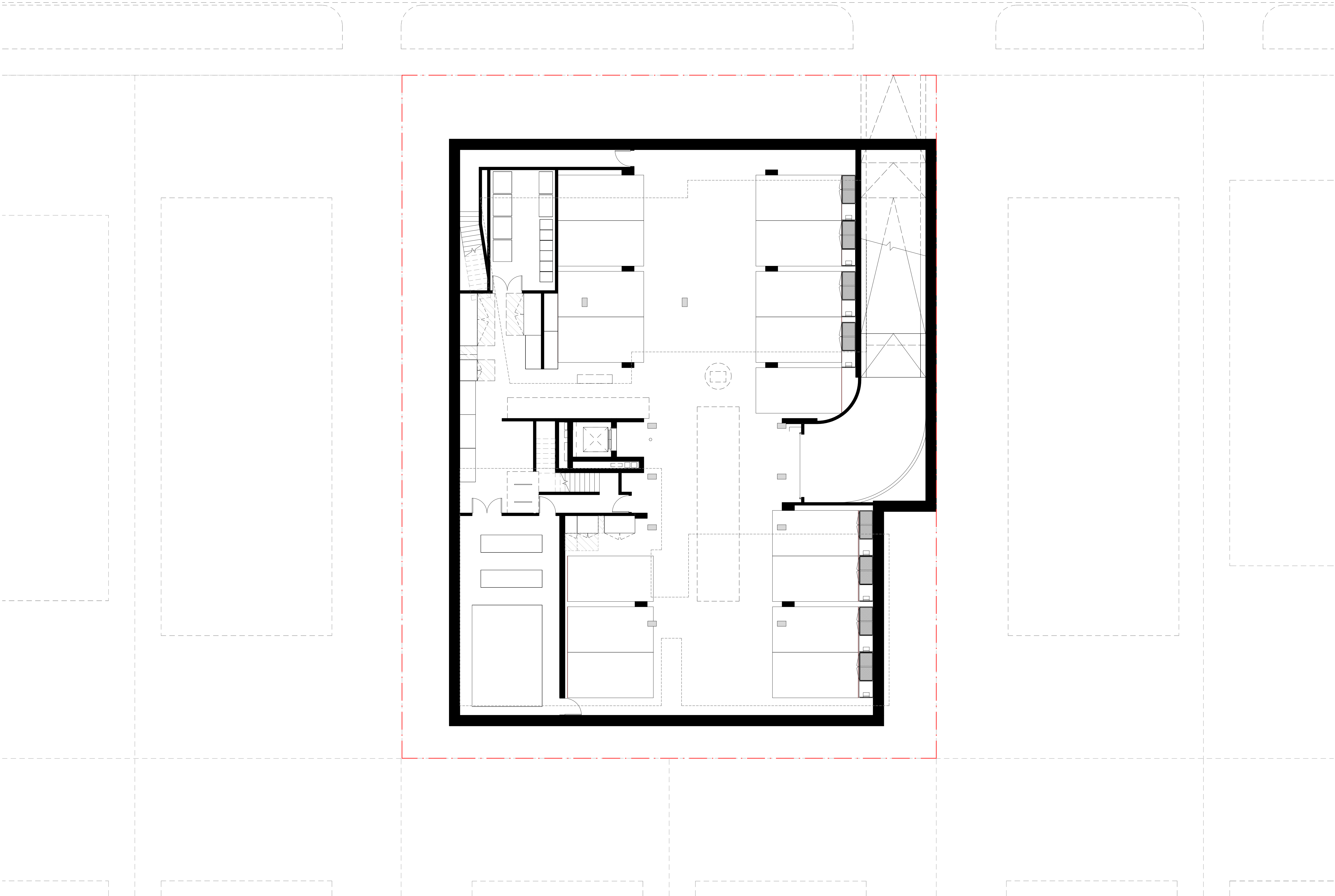
Project
Future Homes Exemplar Project
Client
Victorian Government

Drawing Name
Terms of Use
Date
31/08/2022
Status
For Information

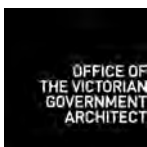
Drawing Number

Scale

Revision
P1



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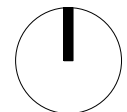


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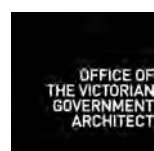
Project
Future Homes
Client
Victoria Government
Exemplar
Exemplar Plan A – North / South with Basement

Drawing
Overall Basement floor plan
Date
31/08/2022
Status
Design Development

Drawing No.
A852
Scale: @ A1
1 : 100
Revision
P1



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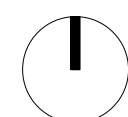


FUTURE HOMES

Project
Future Homes
Client
Victoria Government
Exemplar
Exemplar Plan A – North / South with Basement

Drawing
Overall Ground floor plan
Date
31/08/2022
Status
Design Development

Drawing No.
A853
Scale: @ A1
1 : 100
Revision
P1





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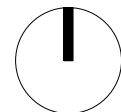


FUTURE HOMES

Project
Future Homes
Client
Victoria Government
Exemplar
Exemplar Plan A – North / South with Basement

Drawing
Overall first plan
Date
31/08/2022
Status
Design Development

Drawing No.
A854
Scale: @ A1
1 : 100
Revision
P1





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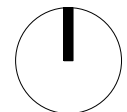


FUTURE HOMES

Project
Future Homes
Client
Victoria Government
Exemplar
Exemplar Plan A – North / South with Basement

Drawing
Overall second plan
Date
31/08/2022
Status
Design Development

Drawing No.
A855
Scale: @ A1
1 : 100
Revision
P1





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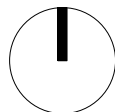


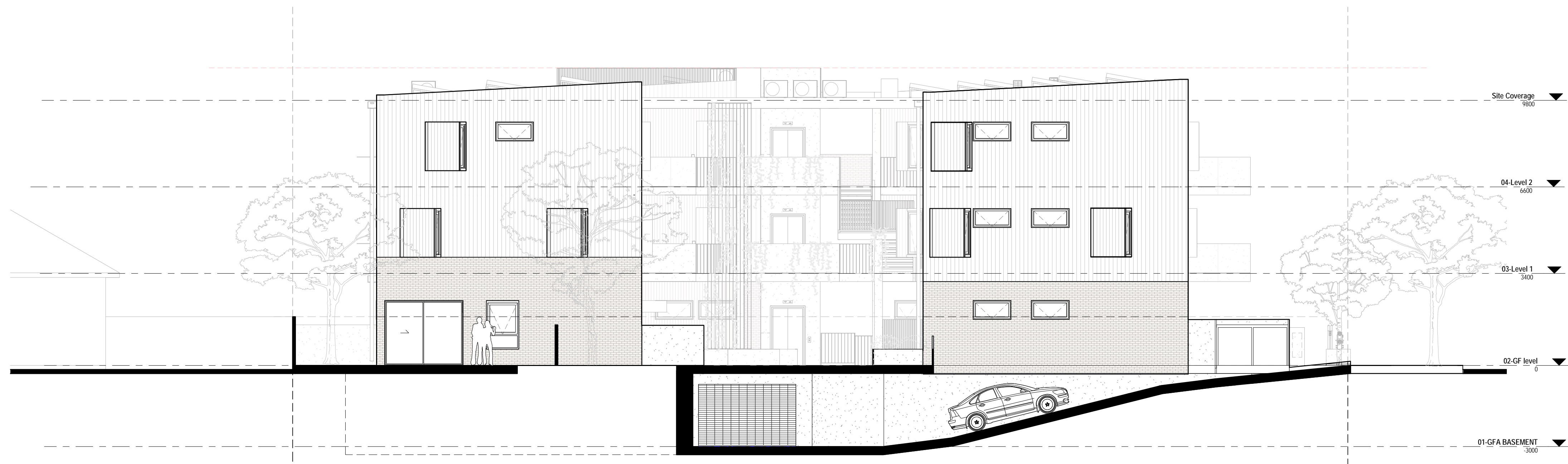
FUTURE HOMES

Project
Future Homes
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Exemplar
Exemplar Plan A – North / South with Basement

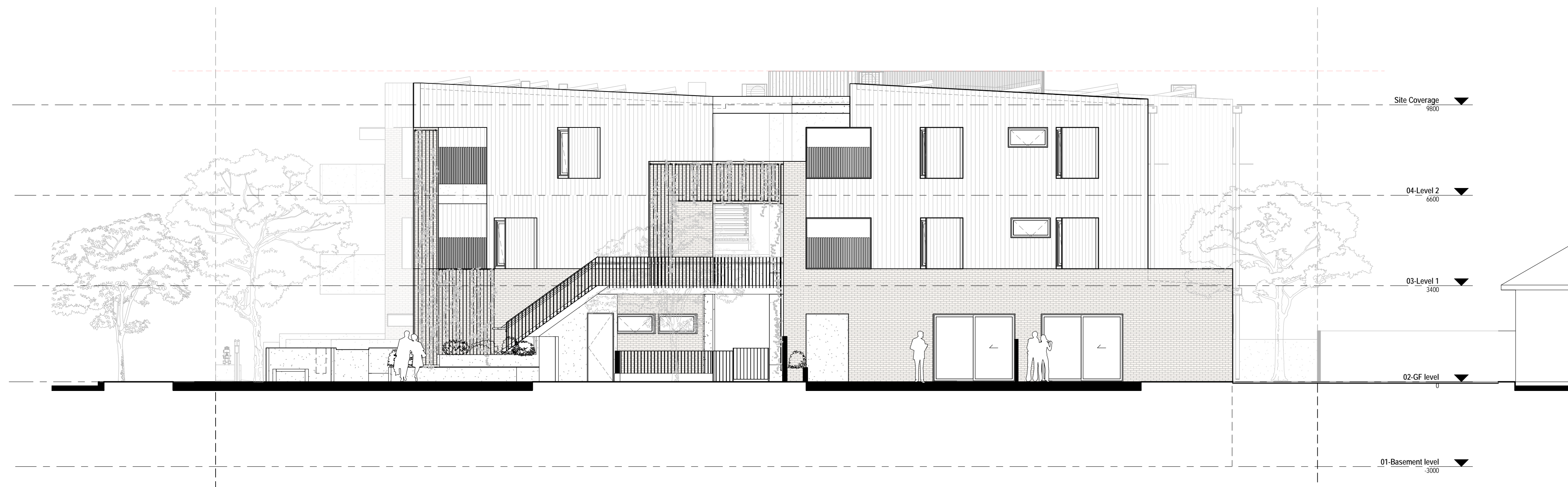
Drawing
Overall roof plan
Date
31/08/2022
Status
Design Development

Drawing No.
A856
Scale: @ A1
1 : 100
Revision
P1





1 East Elevation
1 : 100



2 West Elevation
1 : 100

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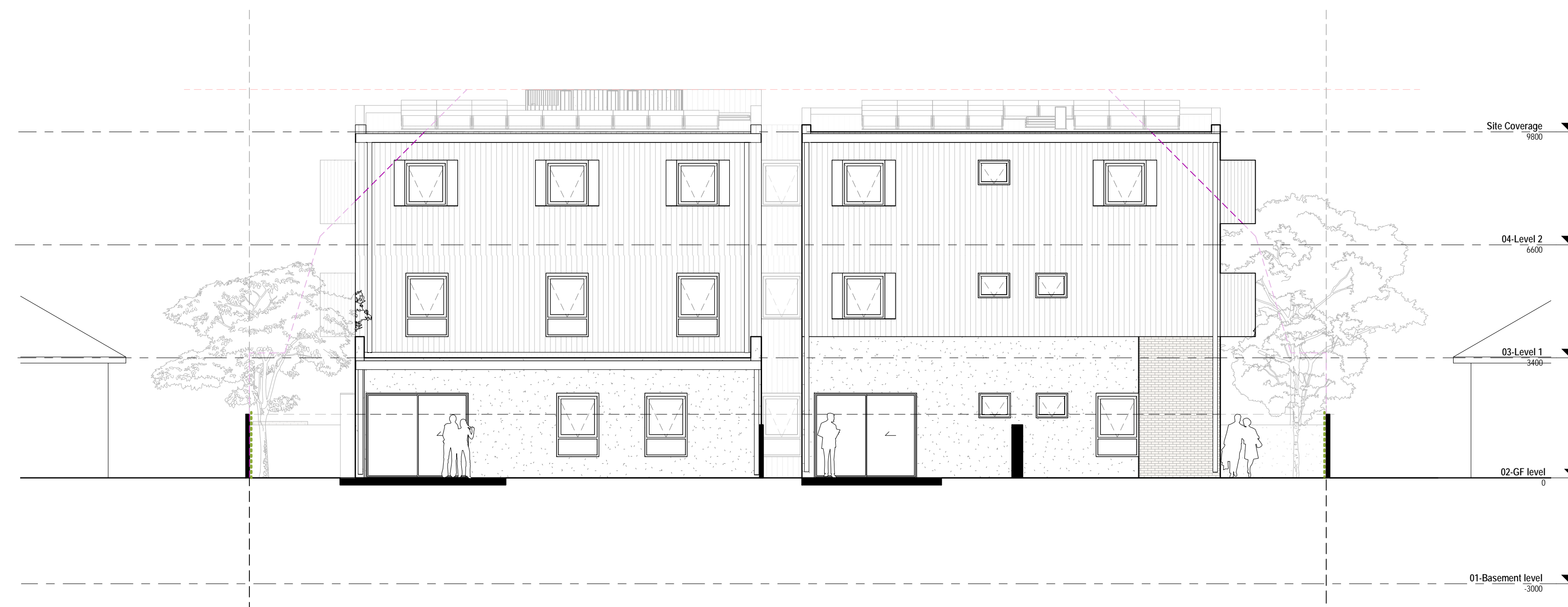
Project
Future Homes
Client
Victoria Government
Exemplar
Exemplar Plan A – North / South with Basement

Drawing
Overall Elevation
Date
31/08/2022
Status
Design Development

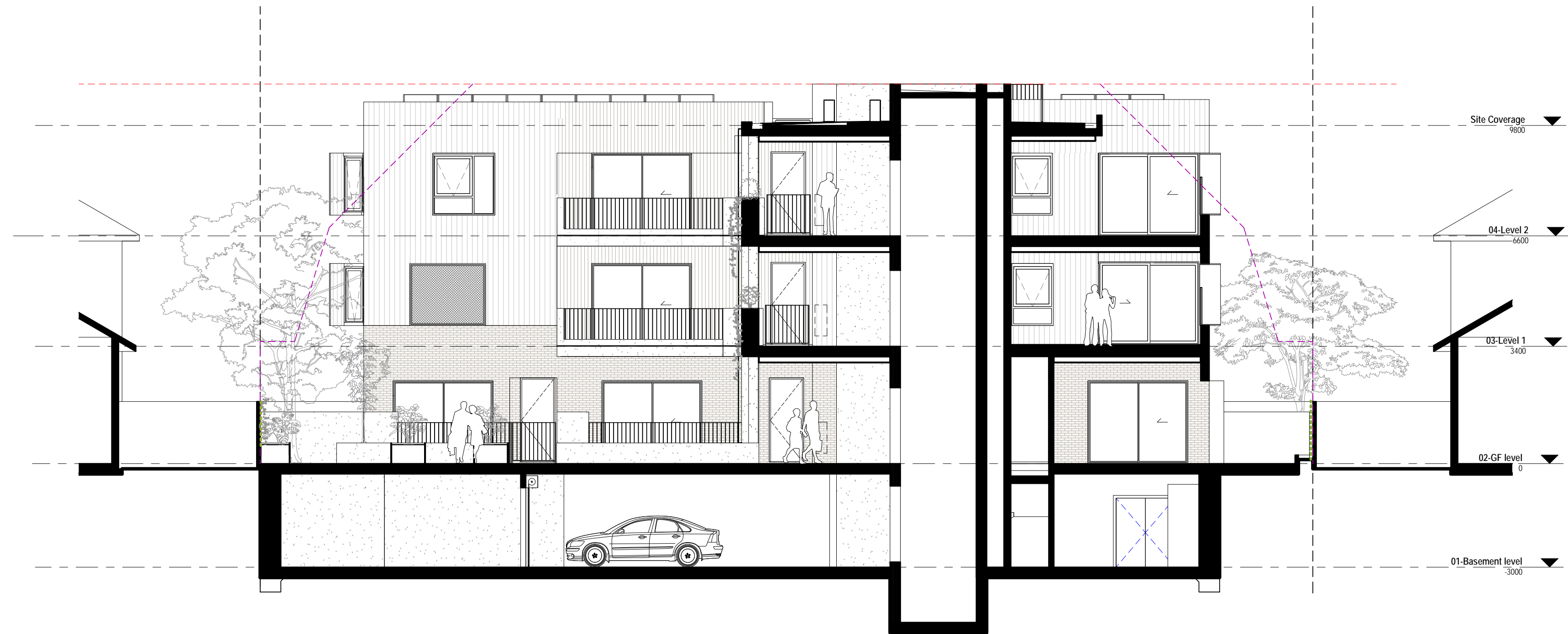
Drawing No.
A857
Scale: @ A1
1 : 100
Revision
P1



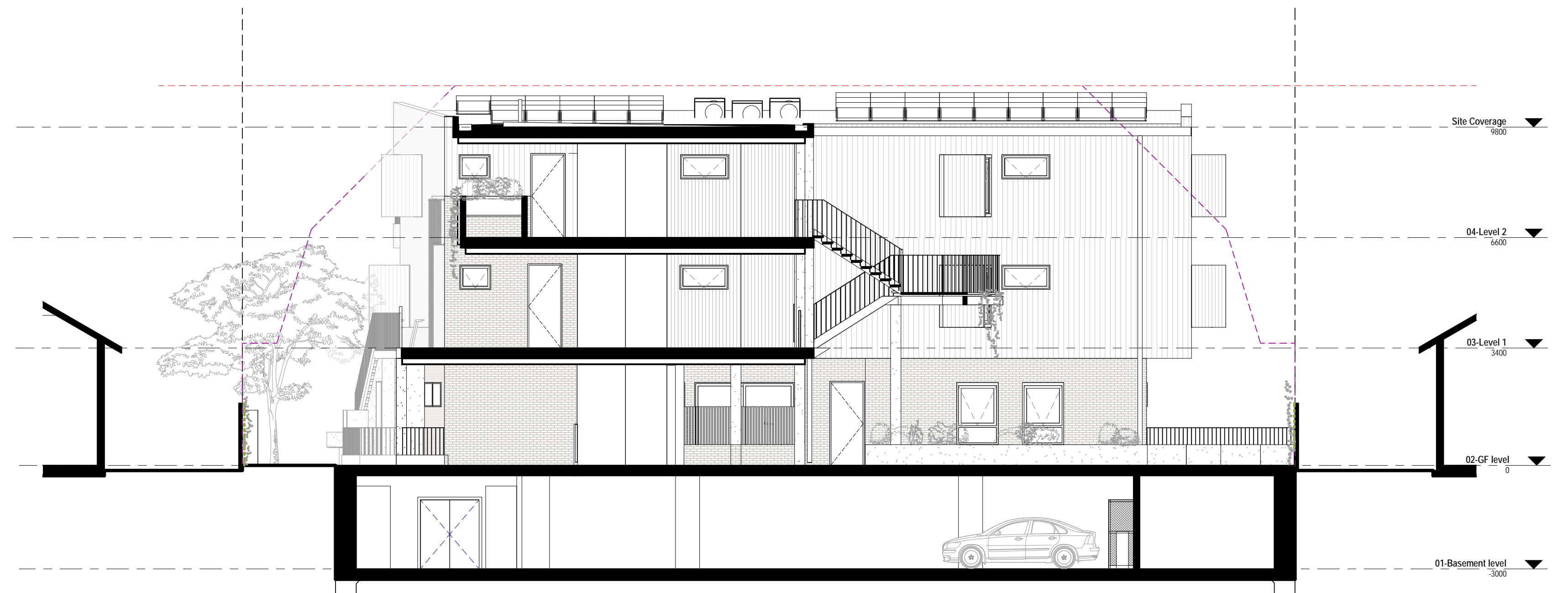
1 North Elevation
1 : 100



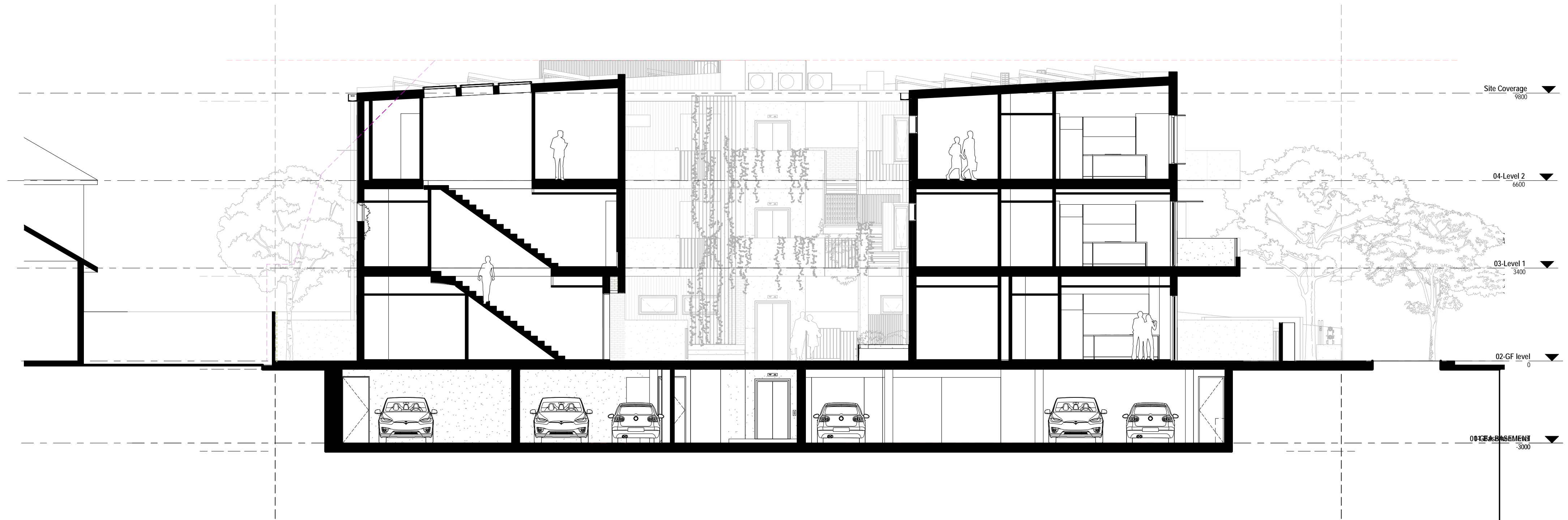
2 South Elevation
1 : 100



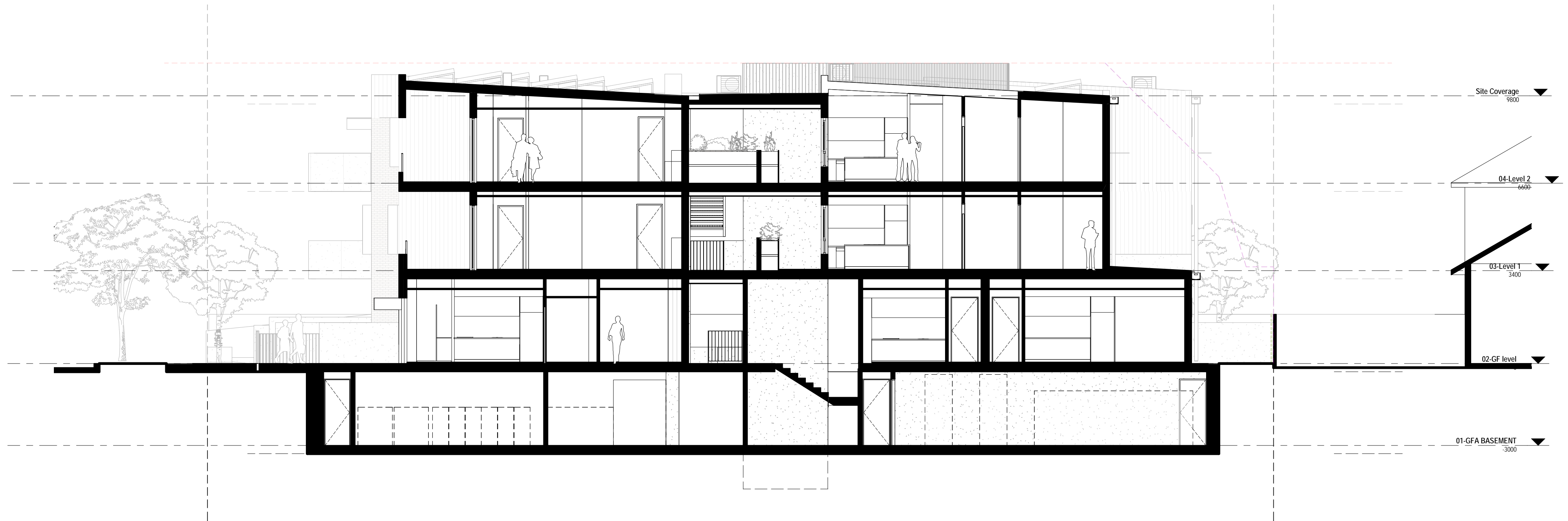
1 Int. North Elevation
1 : 100



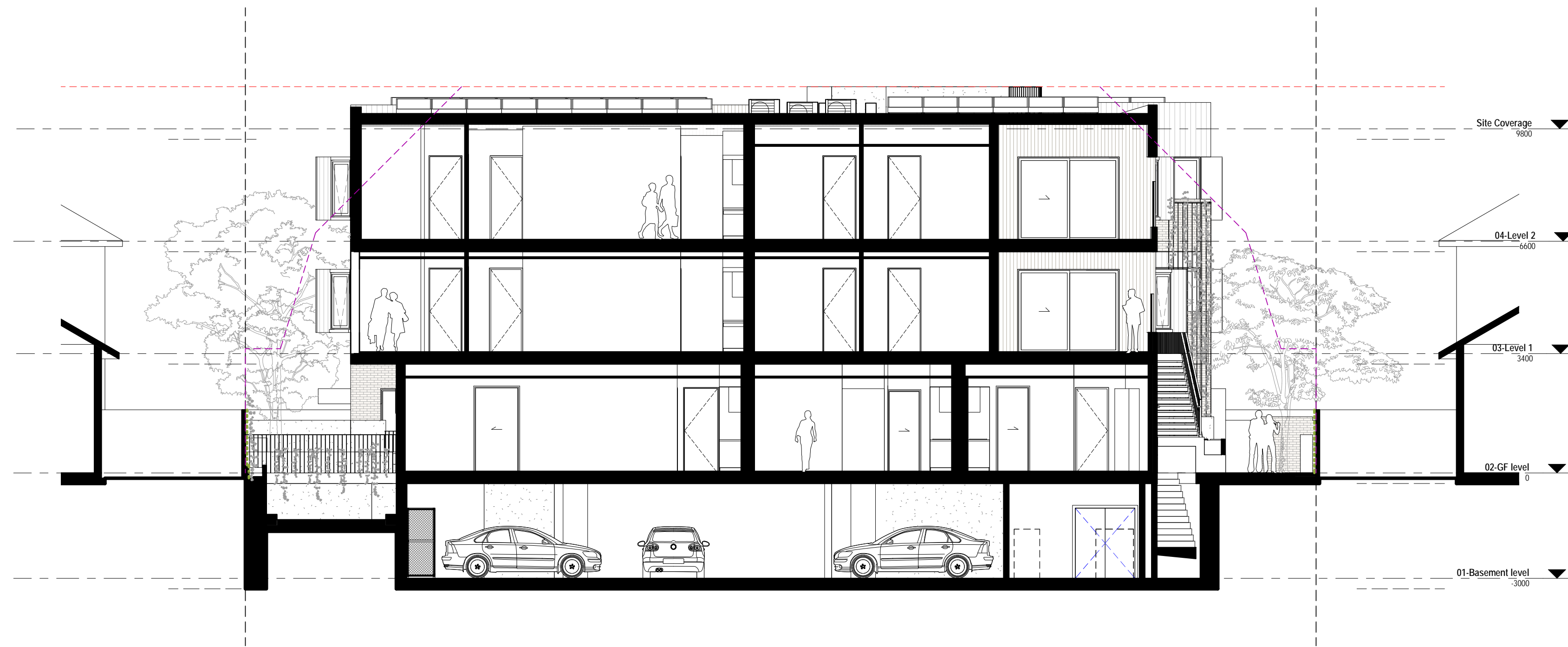
2 Int. South Elevation
1 : 100



1 Long Section 1 Copy 1
1 : 100



2 Long Section 2 Copy 1
1 : 100



1 Cross Section
1 : 100



Courtyard View

Refer to **Exemplar A North/South at Grade** for additional 3D Indicative Images



Interior View