



Future Homes Exemplar Plan A

Design Strategy / Architecture with IncluDesign

East / West at grade - Design Intent Plans

| DRAWING LIST | | |
|--------------|--------------------------------|----------------|
| A852 | Ground Floor Plan | 1 to 100 at A1 |
| A853 | First Floor Plan | 1 to 100 at A1 |
| A854 | Second Floor Plan | 1 to 100 at A1 |
| A855 | Roof Plan | 1 to 100 at A1 |
| | | |
| A856 | Elevation Sheet 1 | 1 to 100 at A1 |
| A857 | Elevation Sheet 2 | 1 to 100 at A1 |
| A857A | Elevation Sheet 3 | 1 to 100 at A1 |
| A858 | Section Sheet 1 | 1 to 100 at A1 |
| A859 | Section Sheet 2 | 1 to 100 at A1 |
| | | |
| A850 | External and internal 3D Views | - |

| DEVELOPMENT SUMMARY | |
|---------------------------------------|--------|
| East/West at Grade Design Intent Plan | |
| | |
| Number of Apartments | 13 |
| Apartment Mix | |
| 1 Bed 1 Bath | 3 |
| 2 Bed 1 Bath + Study | 1 |
| 2 Bed 1 Bath | 1 |
| 3 Bed 2 Bath | 3 |
| 2 Bed 2 Bath Townhouse | 5 |
| Total NSA (m2) | 1219.9 |
| Total GFA (m2) | 1705 |
| Site Coverage | 55% |
| Bicycle Spaces | 17 |
| Carparking Spaces | 13 |

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

- 1 -

- 2 -

- 3 -

- 4 -

- 5 -

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- (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:
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 - (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

- (v) compliance with the Building Code of Australia, National Construction Code, the requirements of Fire Rescue Victoria and all other regulatory requirements; and
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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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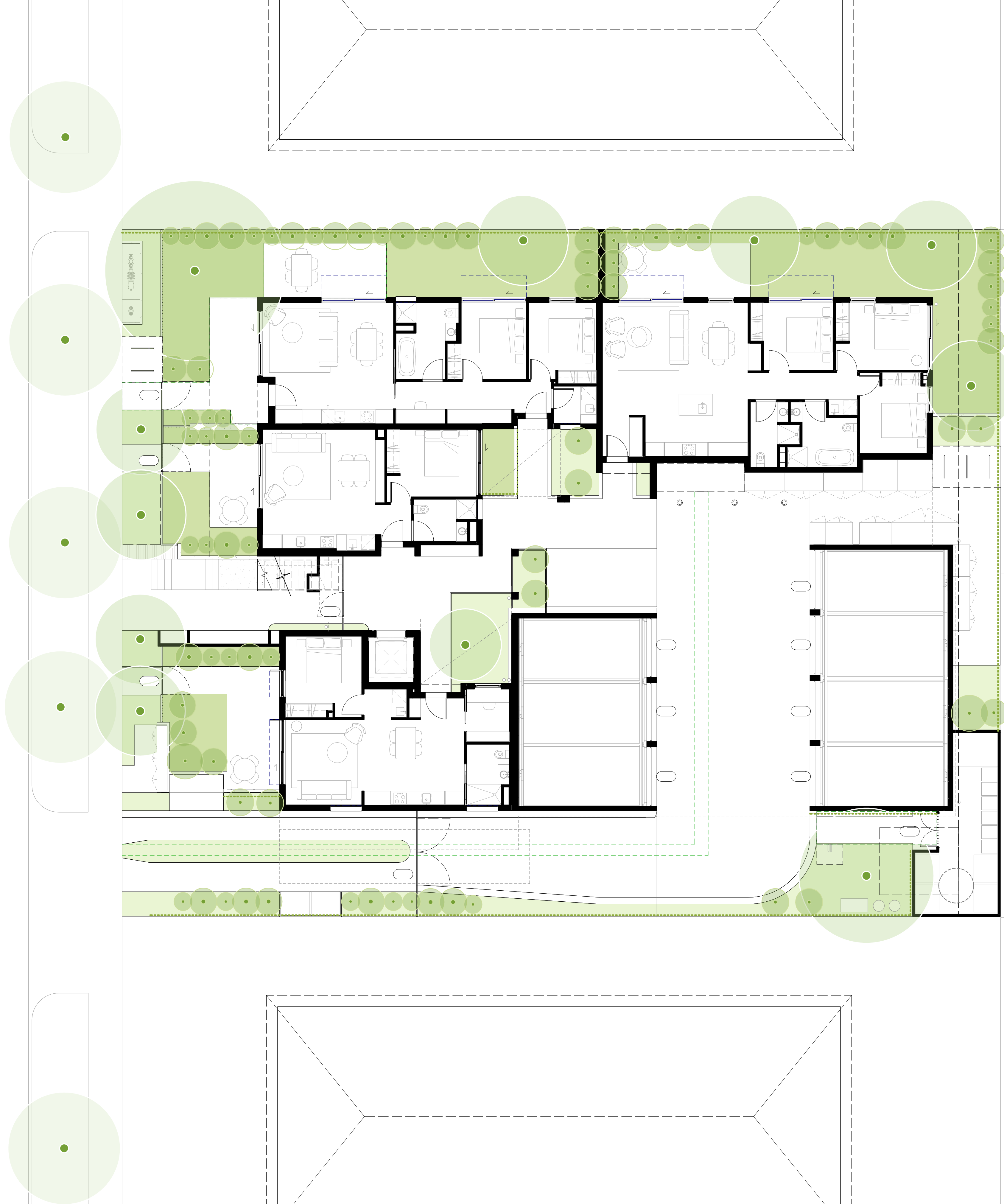
Project
Future Homes Exemplar Project
Client
Victorian Government

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

Drawing Number

Scale

Revision
P1



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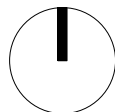


FUTURE HOMES

Project
Future Homes
Client
Victoria Government
Exemplar
Exemplar Plan A – East / West at Grade

Drawing
Overall Ground Floor Plan
Date
31/08/2022
Status
Design Development

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



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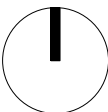


FUTURE HOMES

Project
Future Homes
Client
Victoria Government
Exemplar
Exemplar Plan A – East / West at Grade

Drawing
Overall First Floor Plan
Date
31/08/2022
Status
Design Development

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



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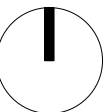


FUTURE HOMES

Project
Future Homes
Client
Victoria Government
Exemplar
Exemplar Plan A – East / West at Grade

Drawing
Overall Second Floor Plan
Date
31/08/2022
Status
Design Development

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



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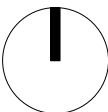


FUTURE HOMES

Project
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Exemplar Plan A - East / West at Grade

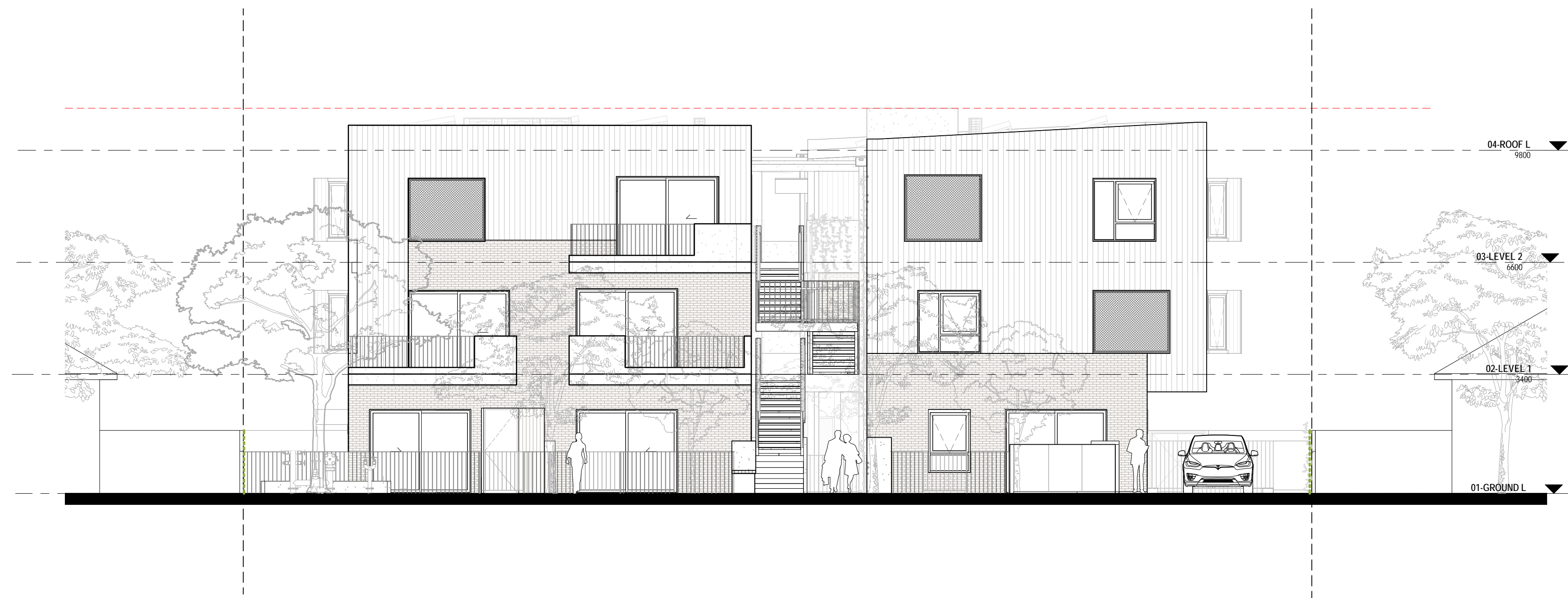
Drawing
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Date
31/08/2022
Status
Design Development

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





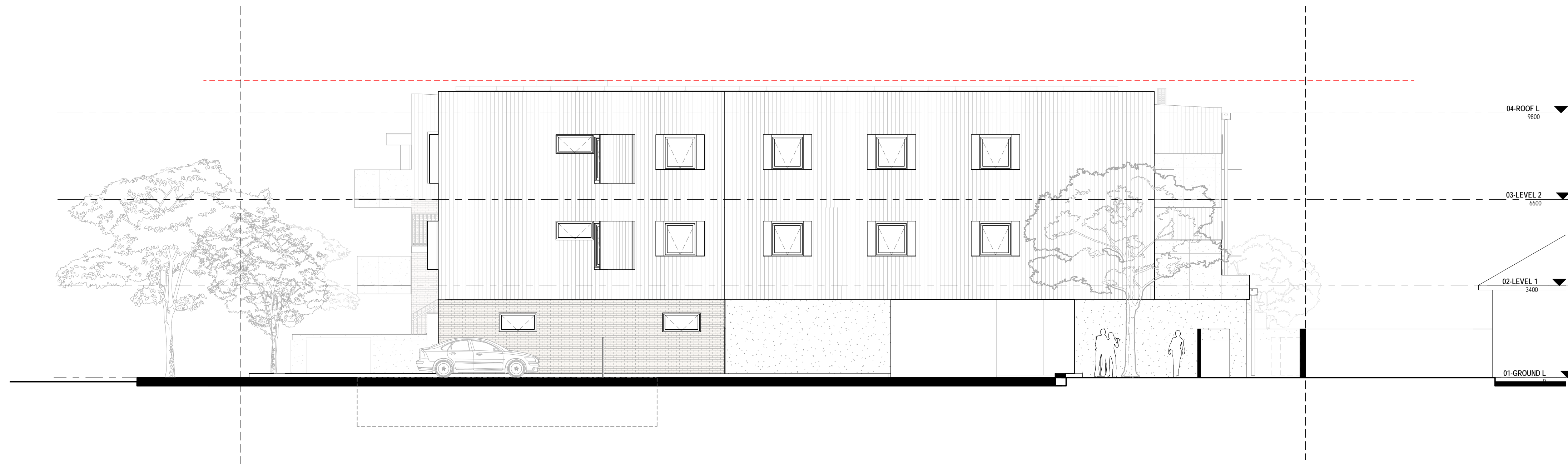
1 East Elevation
1 : 100



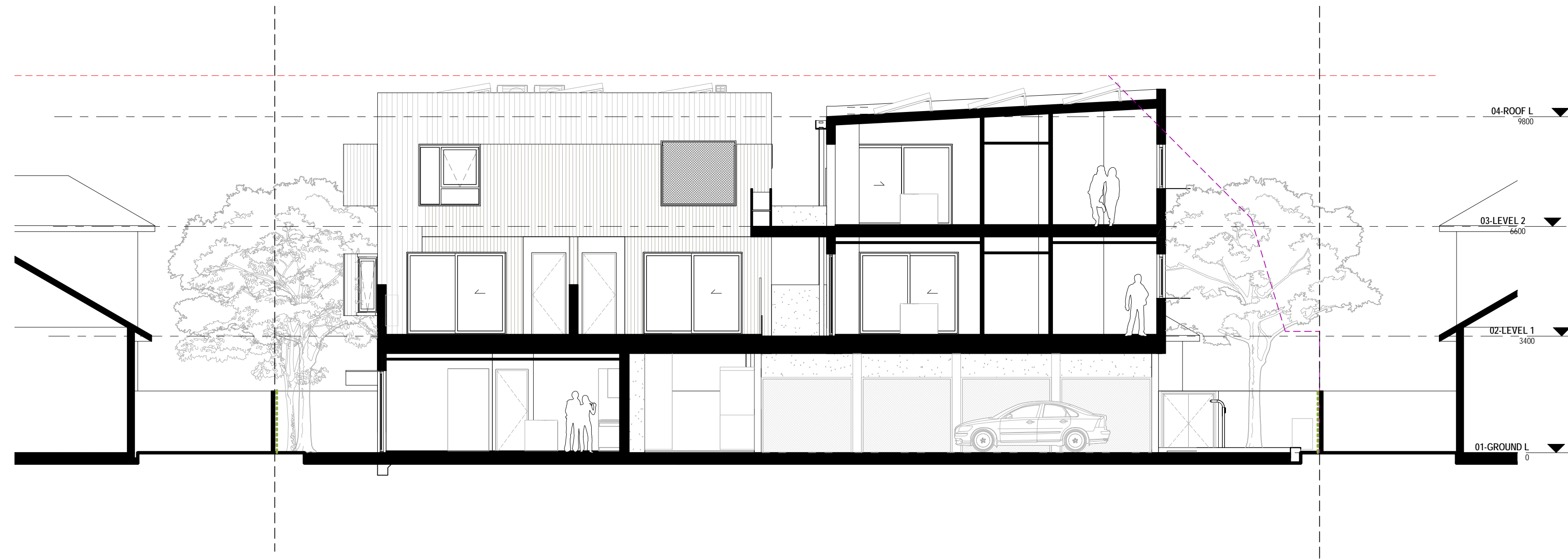
2 West Elevation
1 : 100



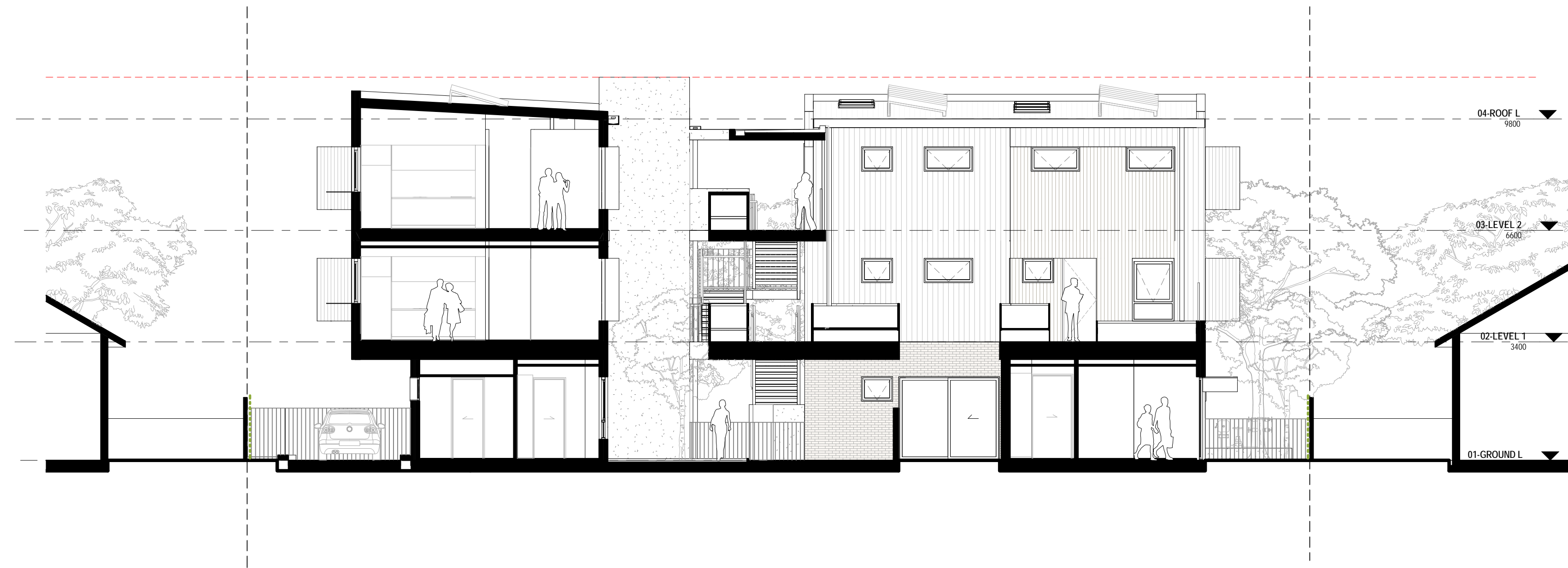
1 North Elevation
1 : 100



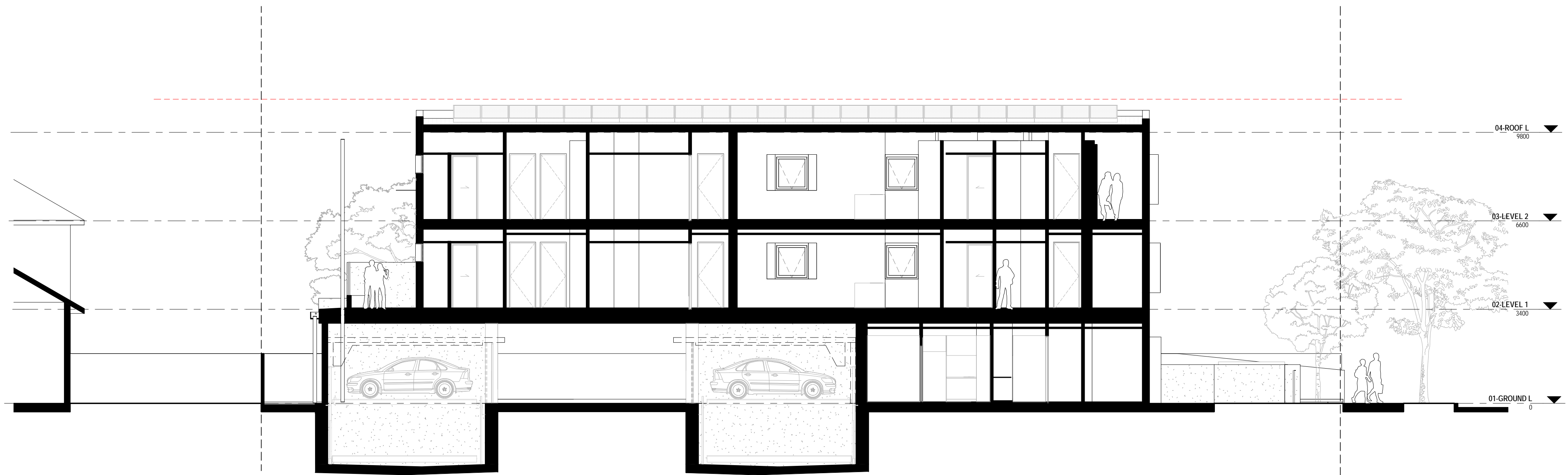
2 South Elevation
1 : 100



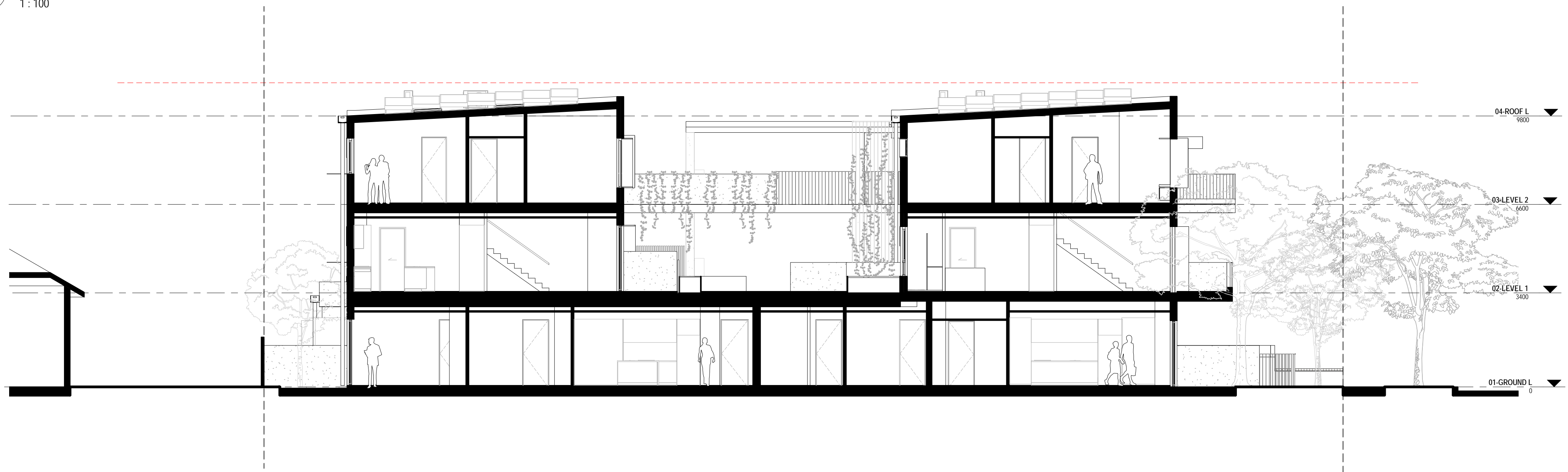
1 Int. East Elevation
1 : 100



2 Int. West Elevation
1 : 100

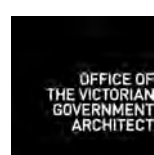


1 Long Section 1
1 : 100



2 Long Section 2
1 : 100

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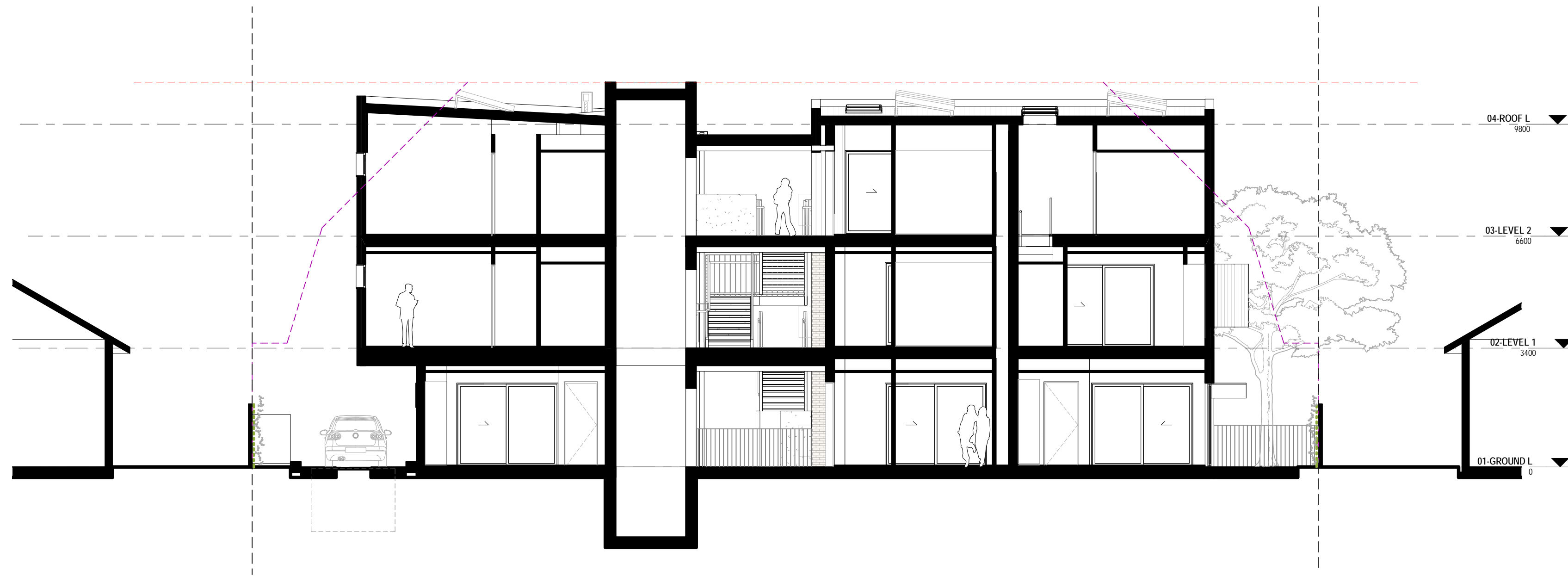


FUTURE HOMES

Project
Future Homes
Client
Victoria Government
Exemplar
Exemplar Plan A - East / West at Grade

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

Drawing No.
A858
Scale: @ A1
1 : 100
Revision
P1



1 Cross Section
1 : 100



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



Ground Level Lobby



Interior View