



LIAN

Future Homes Exemplar Plan B

LIAN

North / South with basement - Design Intent Plans

DRAWING LIST		
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A8512	Apartment Type T3A	1 to 50 at A1
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A8514	Apartment Type T3C	1 to 50 at A1
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A853	Internal 3D Views	-
A854	Internal 3D Views	-

DEVELOPMENT SUMMARY	
North/South with Basement	
Number of Apartments	16
Apartment Mix	
1 Bed 1 Bath	3
2 Bed 1.5 Bath	3
2 Bed 2 Bath	4
3 Bed 2 Bath	5
Studio	1
Total NSA (m2)	1364
Total GFA (m2)	2323
Site Coverage	48%
Bicycle Spaces	21
Carparking Spaces	16

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FUTURE
HOMES

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

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- 2 -

- 3 -

- 4 -

- 5 -

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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.

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- (a) The Licensee must nominate a Site within the State of Victoria for use of the Plans.
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- (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).

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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:

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- (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
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- (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;

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- (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
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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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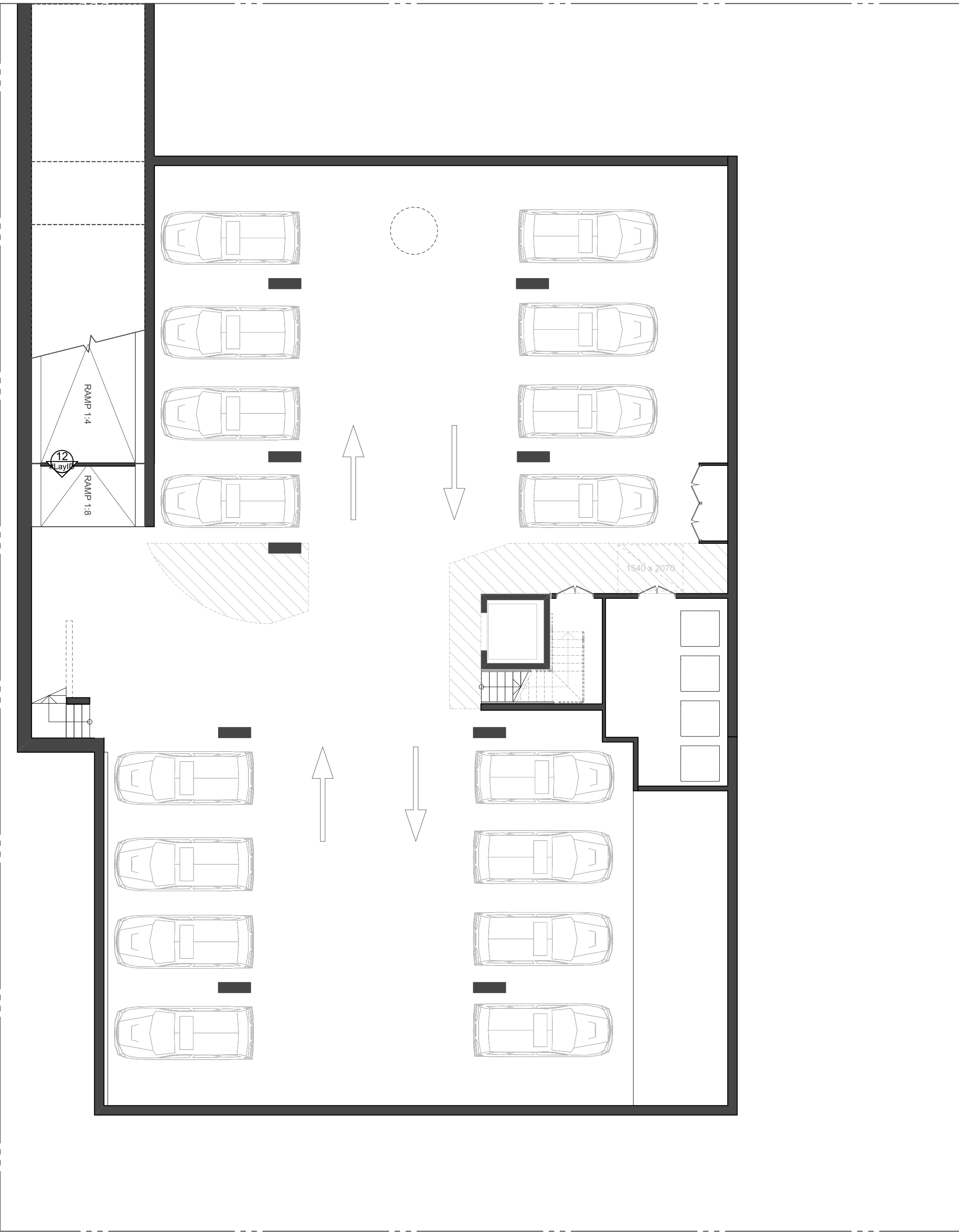


Project
Future Homes Exemplar Project
Client
Victorian Government

Drawing Name
Terms of Use
Date
31st August 2022
Status
For Information

Drawing Number

Scale
Revision
P1



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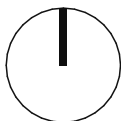


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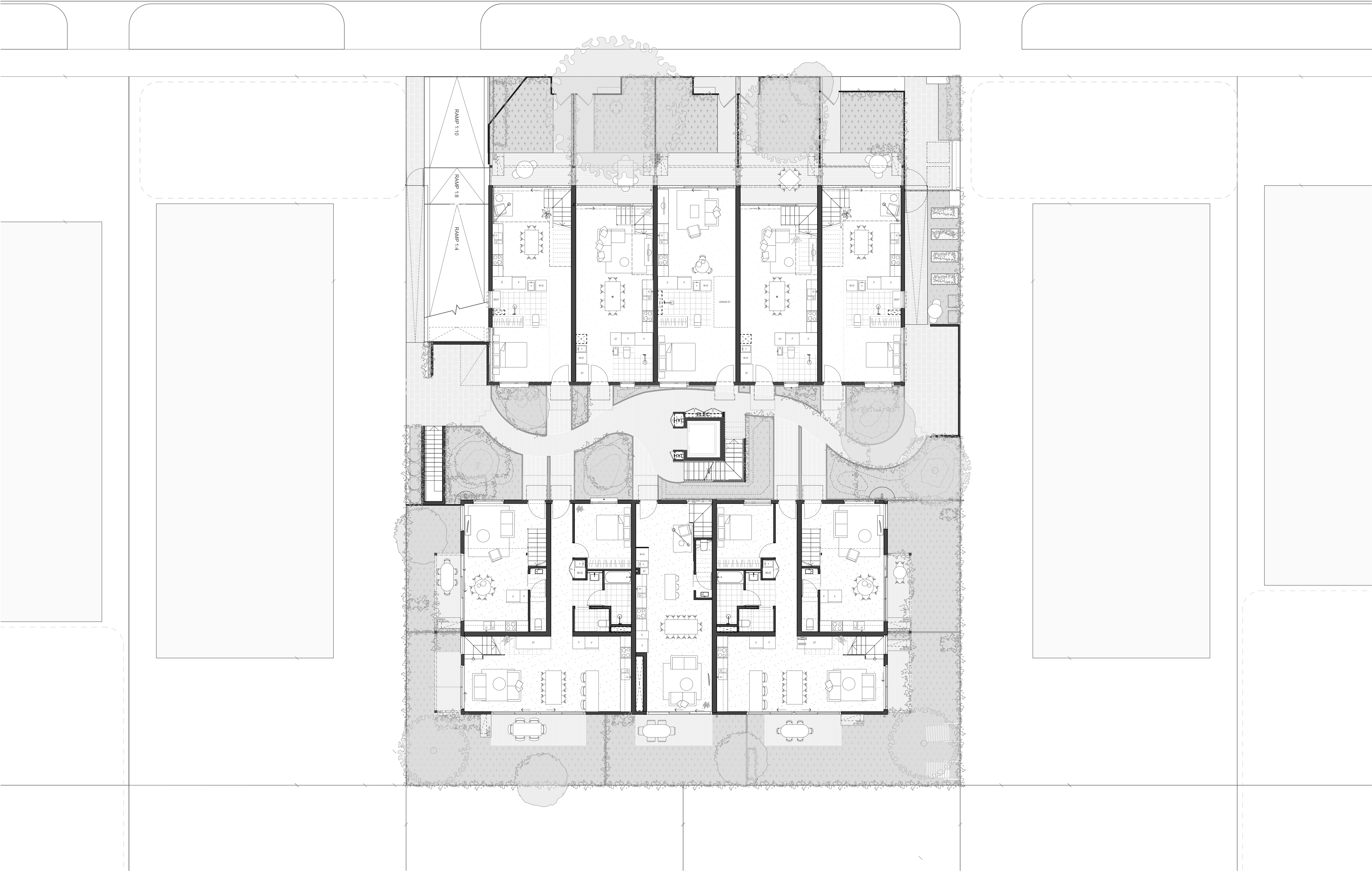
Project
Future Homes Exemplar Project
Client
Victorian Government
Exemplar
B - North / South Basement

Drawing Name
OVERALL FLOOR PLANS - BASEMENT
Date
31st August 2022
Status
Final Issue

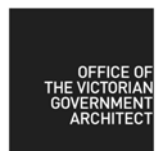
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A856
Scale
1:100 @ A1
Revision
P1



NORTH AVENUE



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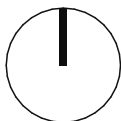


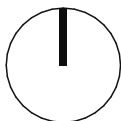
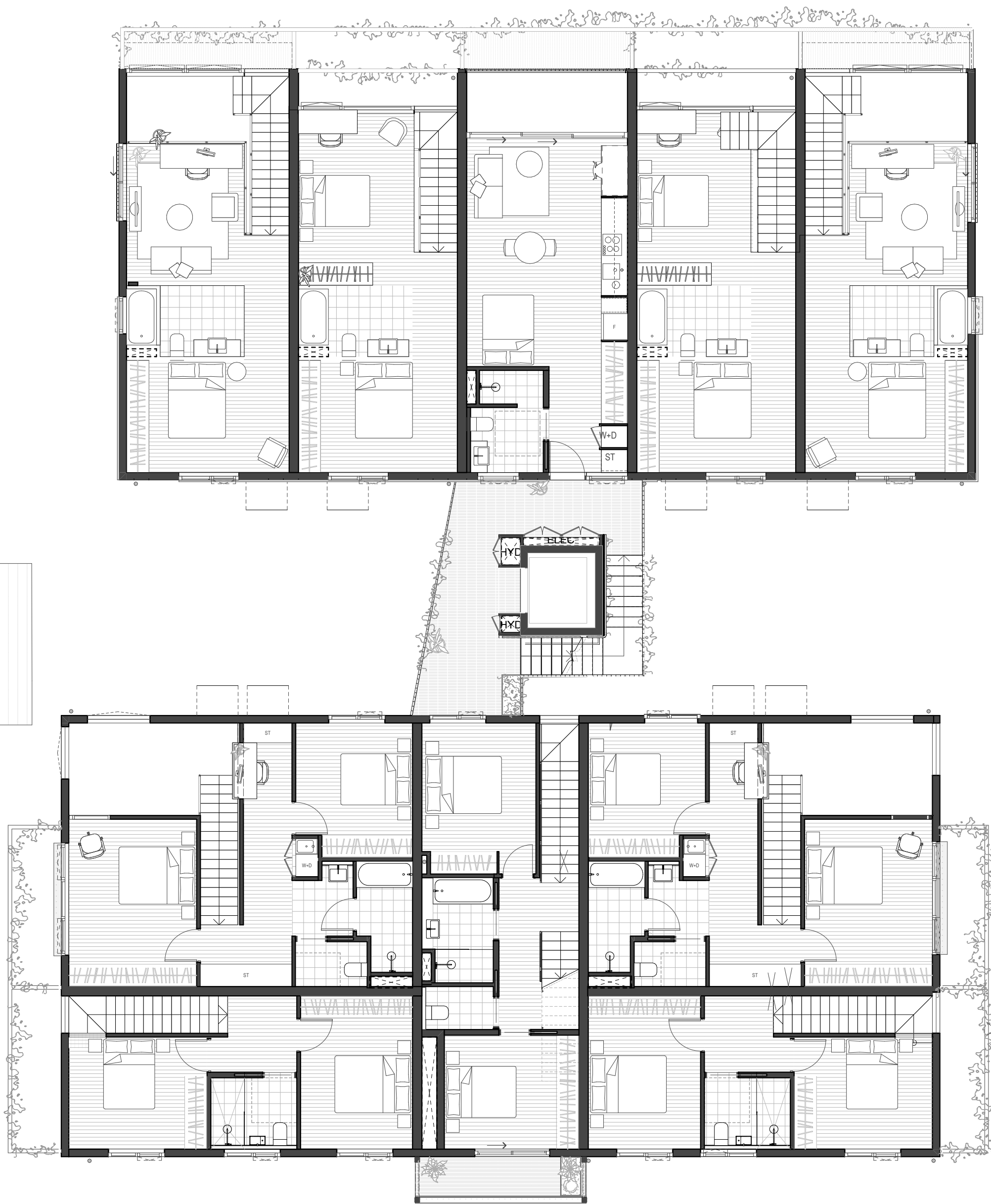
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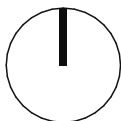
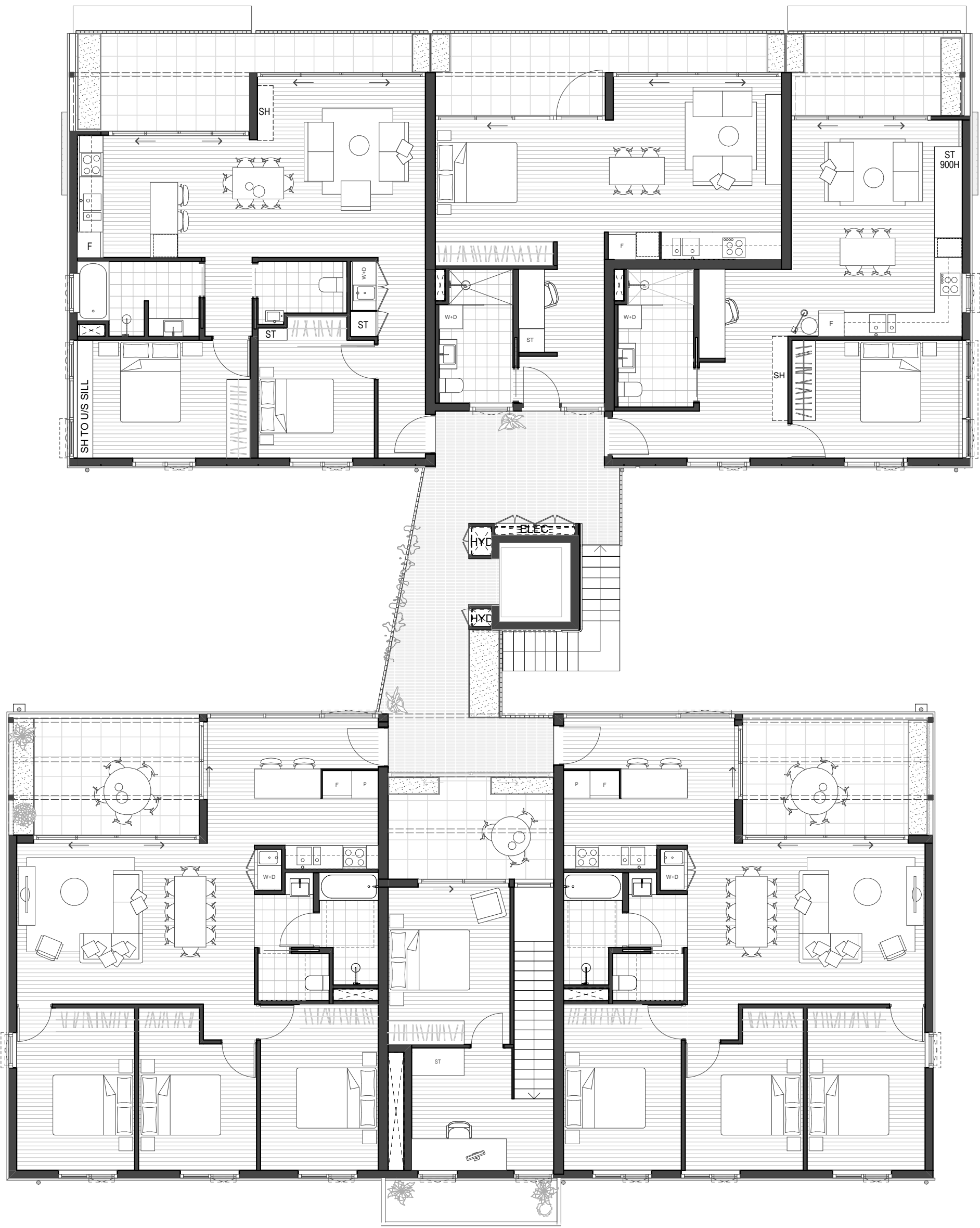
Project
Future Homes Exemplar Project
Client
Victorian Government
Exemplar
B - North / South Basement

Drawing Name
OVERALL FLOOR PLANS - GROUND LEVEL
Date
31st August 2022
Status
Final Issue

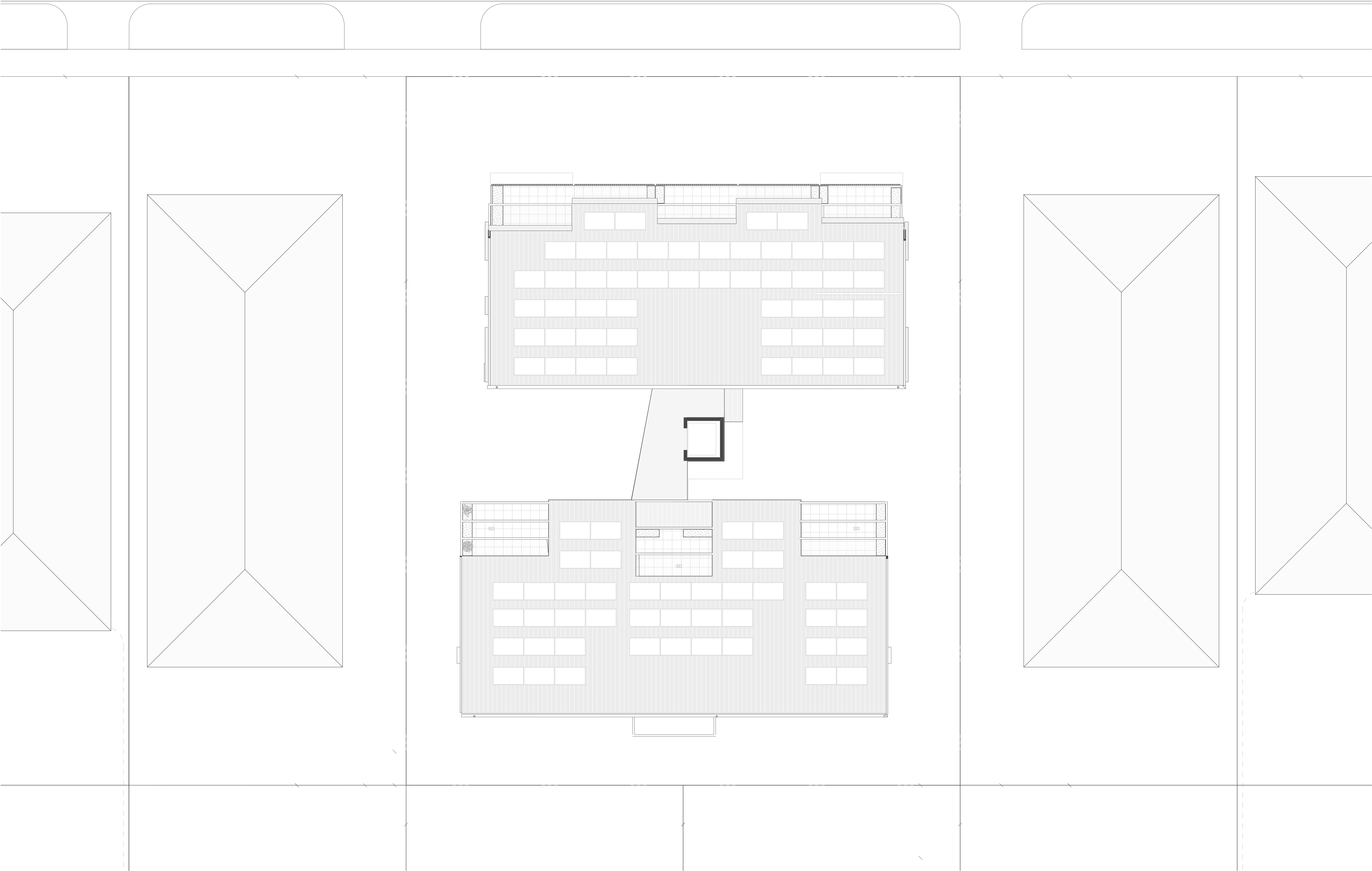
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A857
Scale
1:100 @ A1
Revision
P1







NORTH AVENUE



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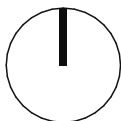


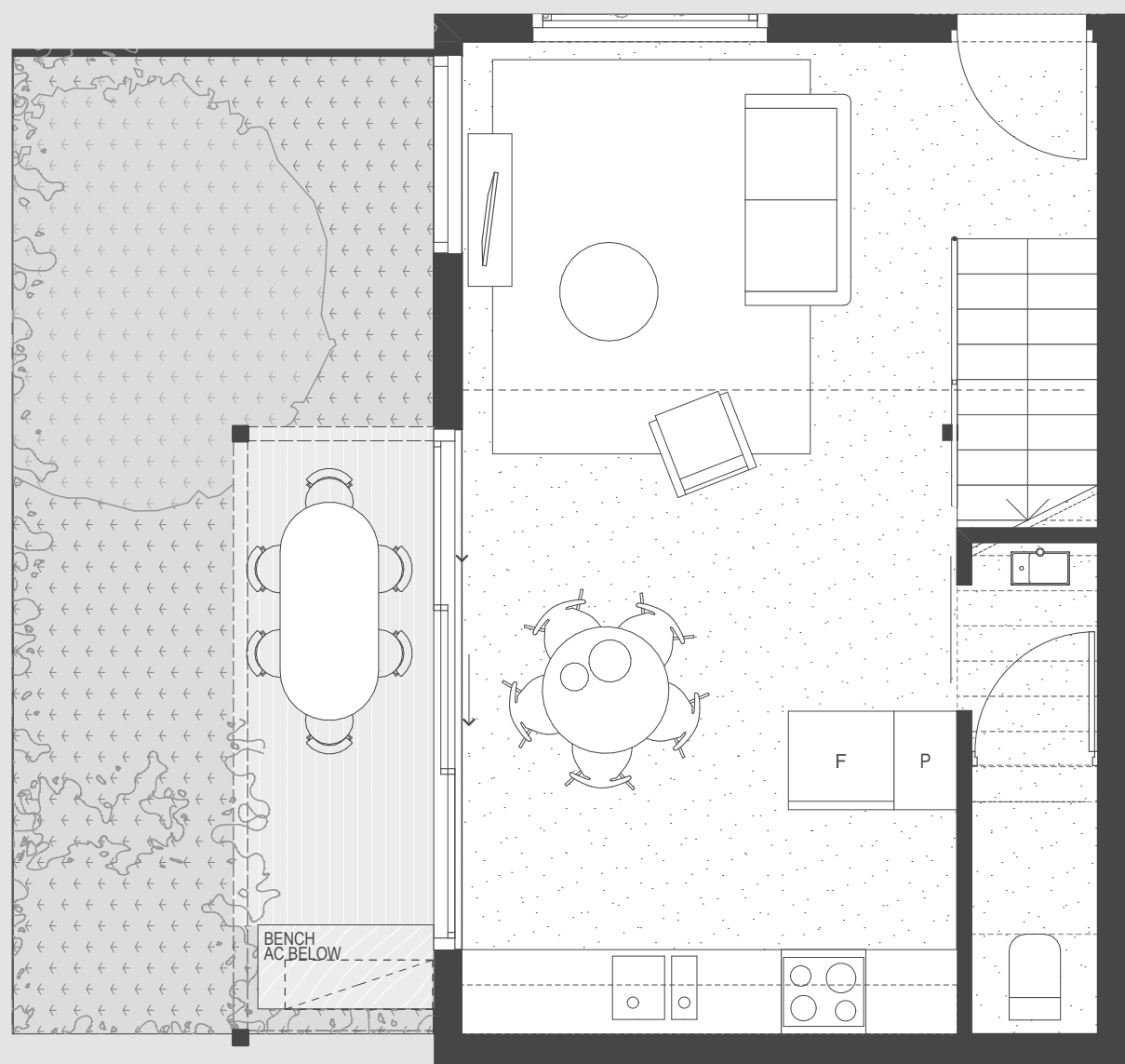
FUTURE HOMES

Project
Future Homes Exemplar Project
Client
Victorian Government
Exemplar
B - North / South Basement

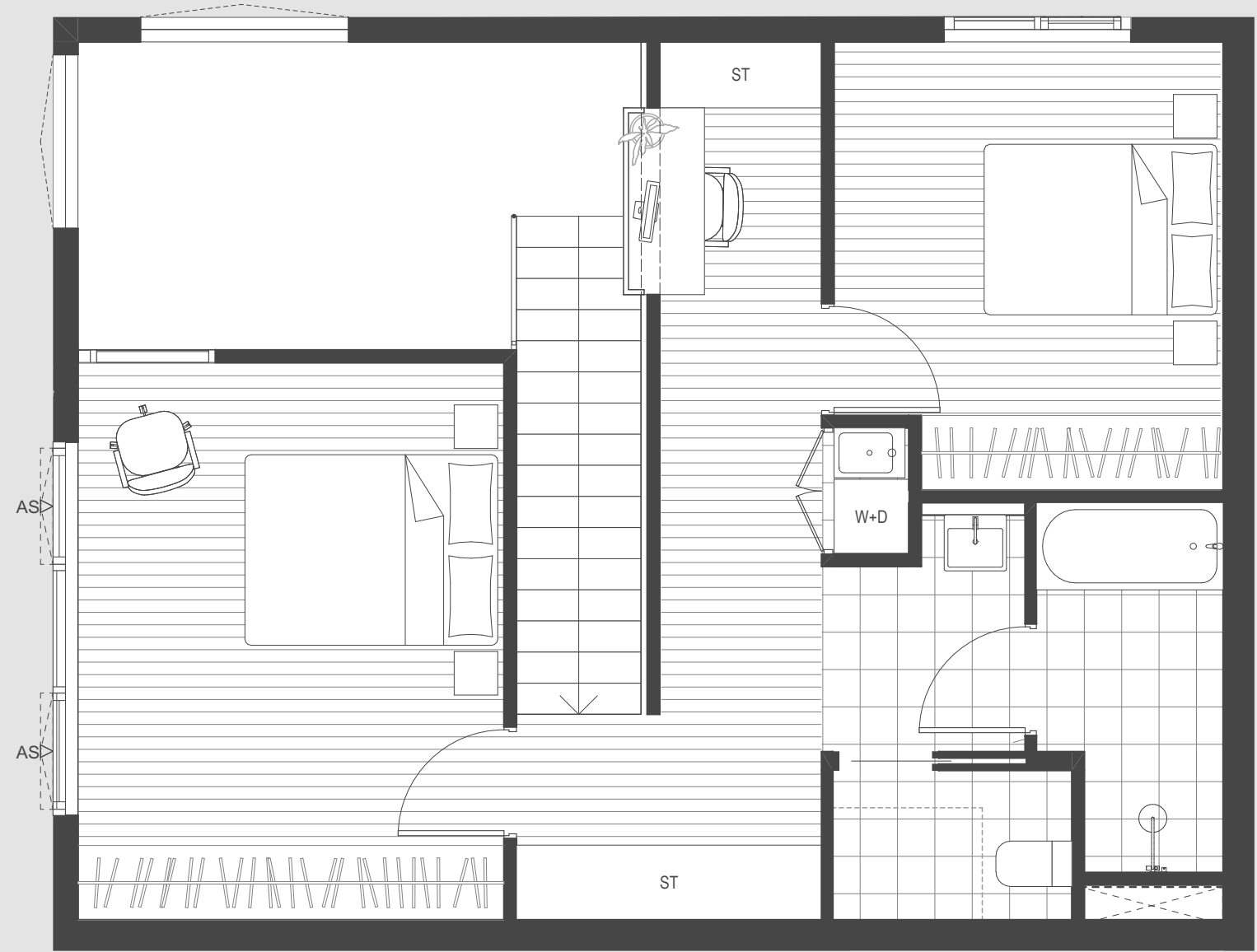
Drawing Name
OVERALL FLOOR PLANS - ROOF
Date
31st August 2022
Status
Final Issue

Drawing Number
A8510
Scale
1:100 @ A1
Revision
P1





GROUND LEVEL

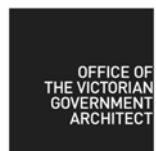


LEVEL 01

(T2C) 2 BEDROOM APARTMENT

NO.: G.01, G.05,
NSA: 86M²
POS: 27M²
STORAGE: 16M³

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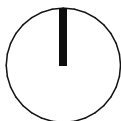


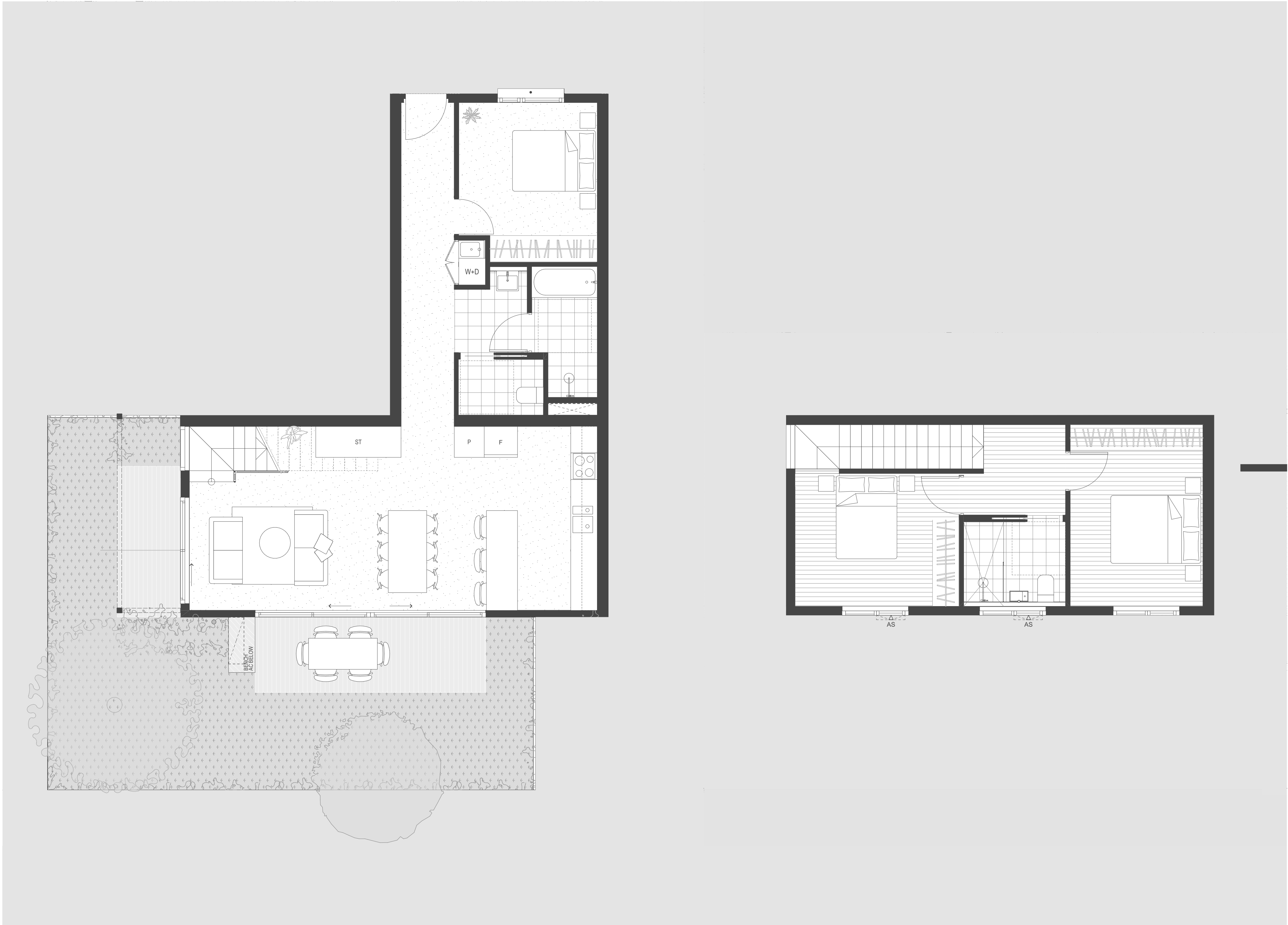
**FUTURE
HOMES**

Project
Future Homes Exemplar Project
Client
Victorian Government
Exemplar
B - North / South Basement

Drawing Name
APARTMENT TYPE T2C (2 BED) MKT
Date
31st August 2022
Status
Final Issue

Drawing Number
A8511
Scale
1:50 @ A1
Revision
P1

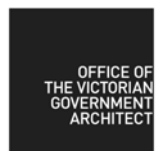




GROUND LEVEL

LEVEL 01

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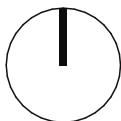


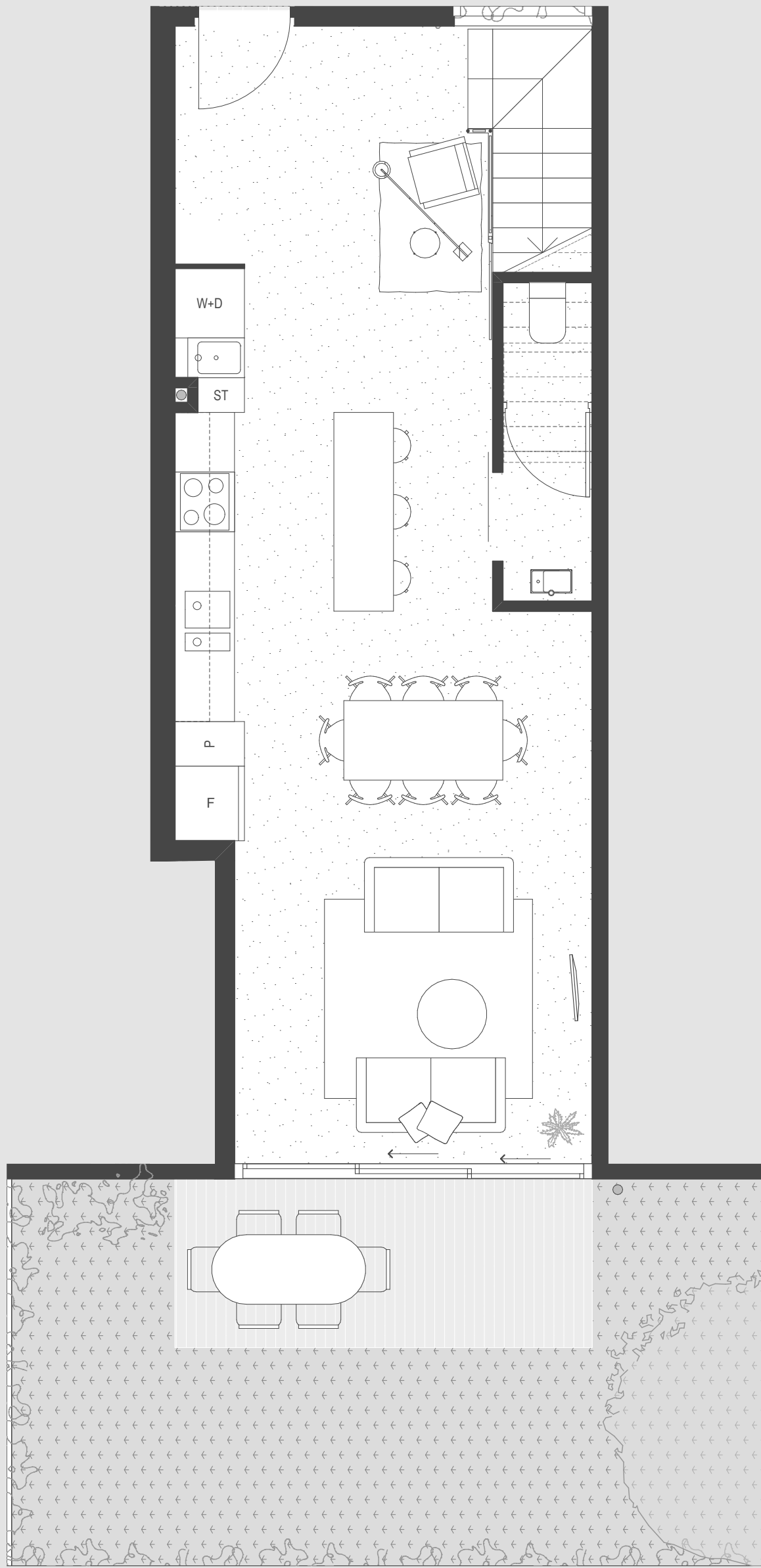
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Victorian Government
Exemplar
B - North / South Basement

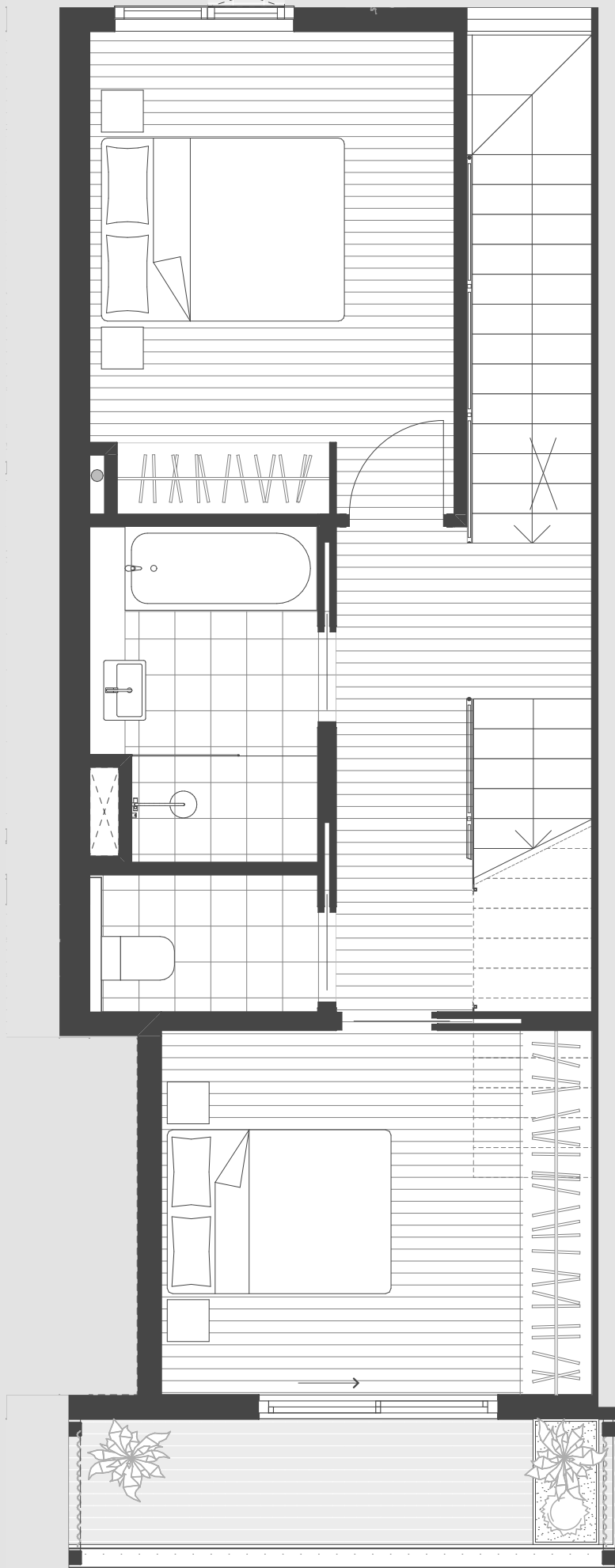
Drawing Name
APARTMENT TYPE T3A (3 BED) MKT
Date
31st August 2022
Status
Final Issue

Drawing Number
A8512
Scale
1:50 @ A1
Revision
P1

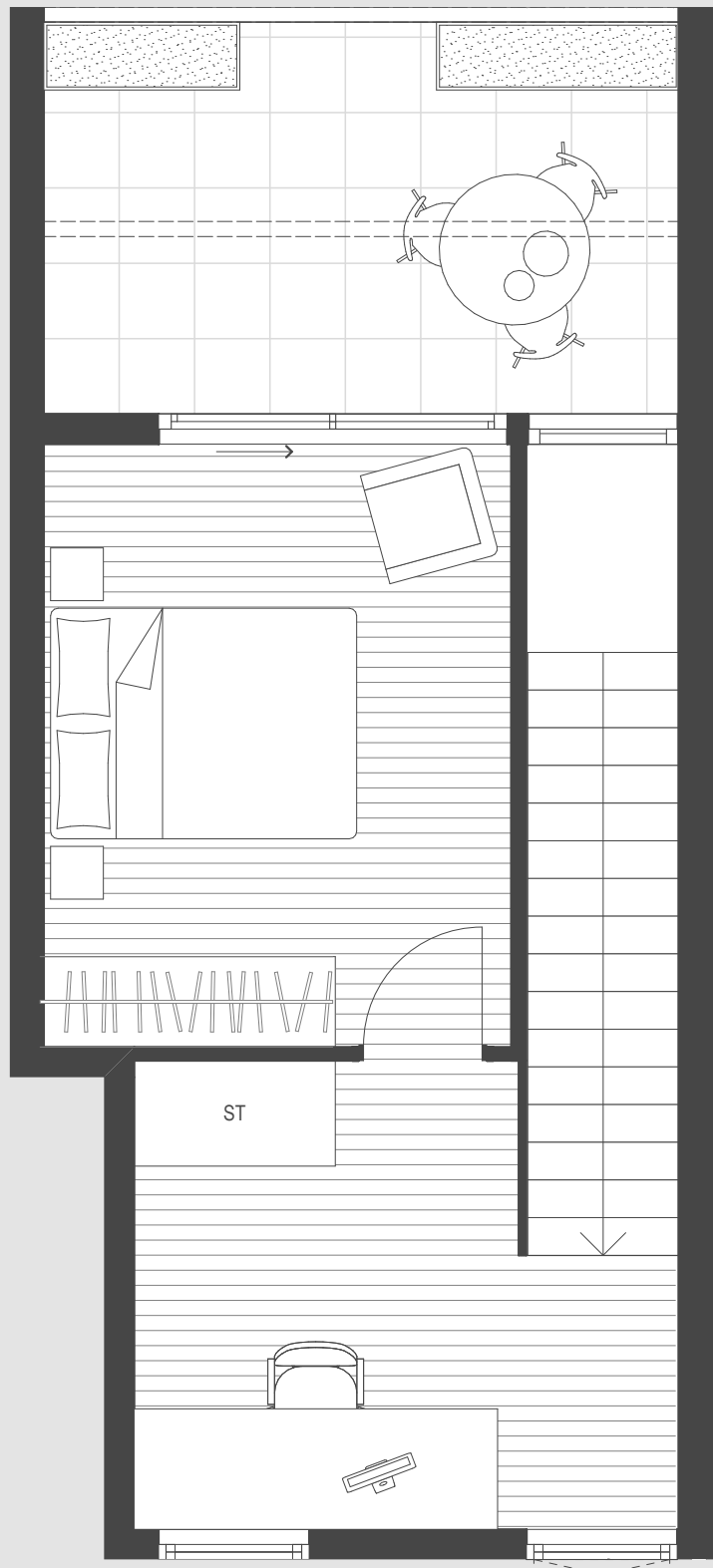




GROUND LEVEL



LEVEL 01



LEVEL 02

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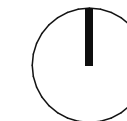


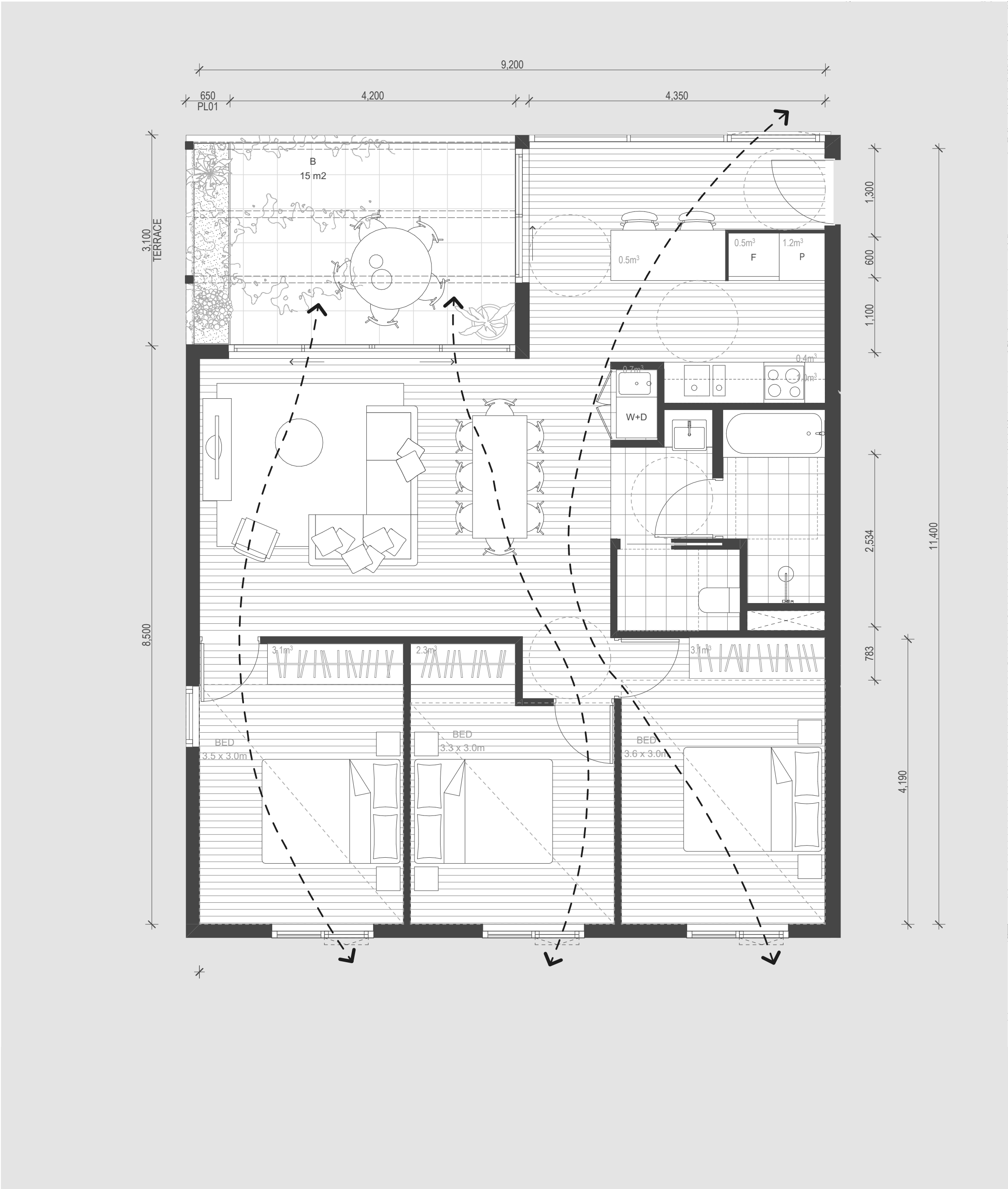
FUTURE HOMES

Project
Future Homes Exemplar Project
Client
Victorian Government
Exemplar
B - North / South Basement

Drawing Name
APARTMENT TYPE TH.3B (3 BED) MKT
Date
31st August 2022
Status
Final Issue

Drawing Number
A8513
Scale
1:50 @ A1
Revision
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LEVEL 02



N NORTH ELEVATION WITH FRONT FENCE REMOVED
SCALE 1:100@A1



S SOUTH ELEVATION MKT
SCALE 1:100@A1

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Drawing Name
GA ELEVATIONS 01 MKT
Date
31st August 2022
Status
Final Issue

Drawing Number
A8515
Scale
1:100 @ A1
Revision
P1



E EAST ELEVATION MKT
SCALE 1:100@A1



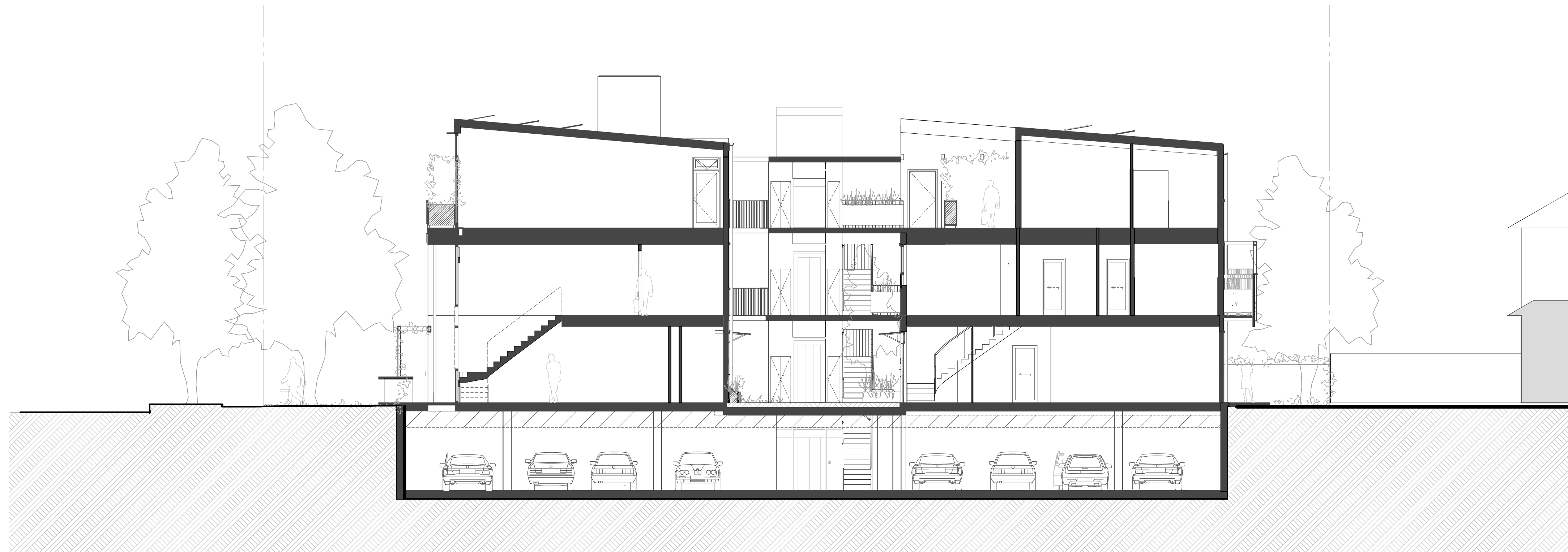
W WEST ELEVATION MKT
SCALE 1:100@A1



01 ELEVATION THROUGH VOID
SCALE 1:100@A1



02 ELEVATION THROUGH VOID
SCALE 1:100@A1

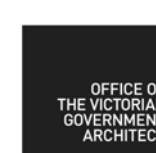


A SECTION AA mkt
SCALE 1:100@A1



B SECTION BB mkt
SCALE 1:100@A1

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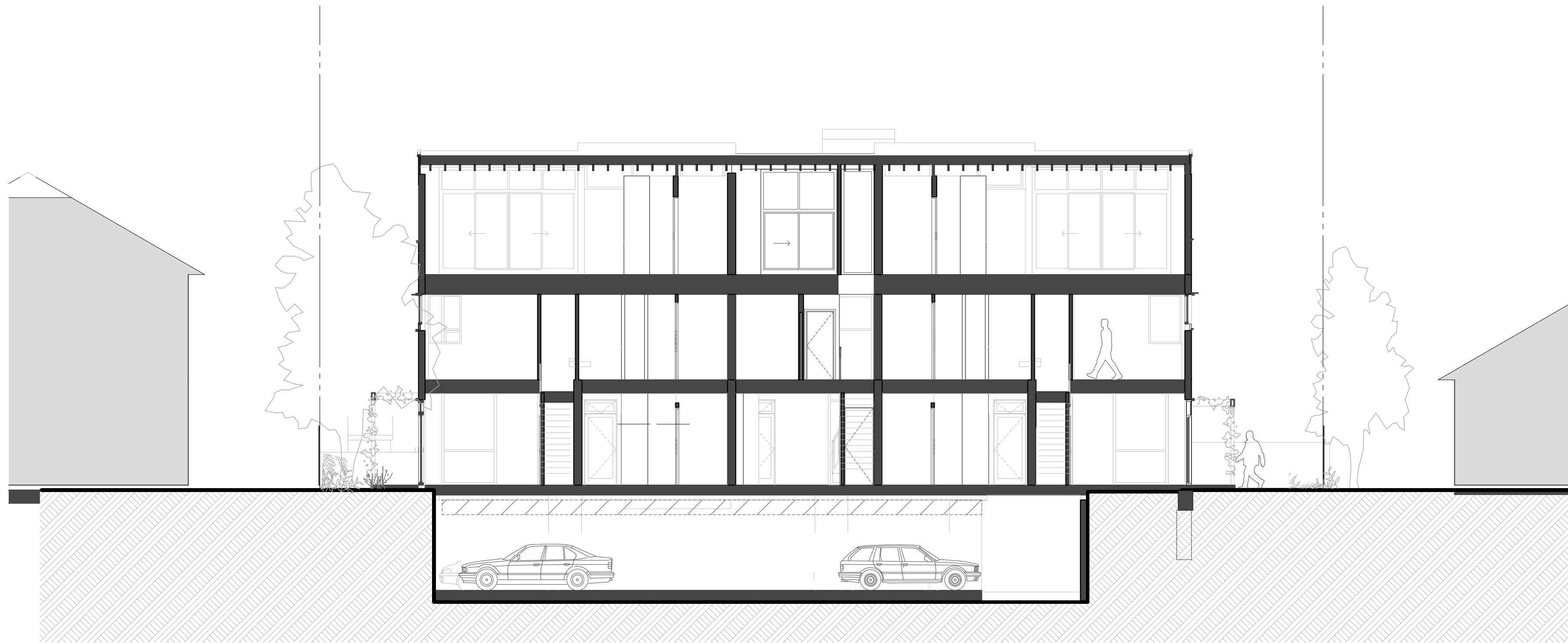


FUTURE HOMES

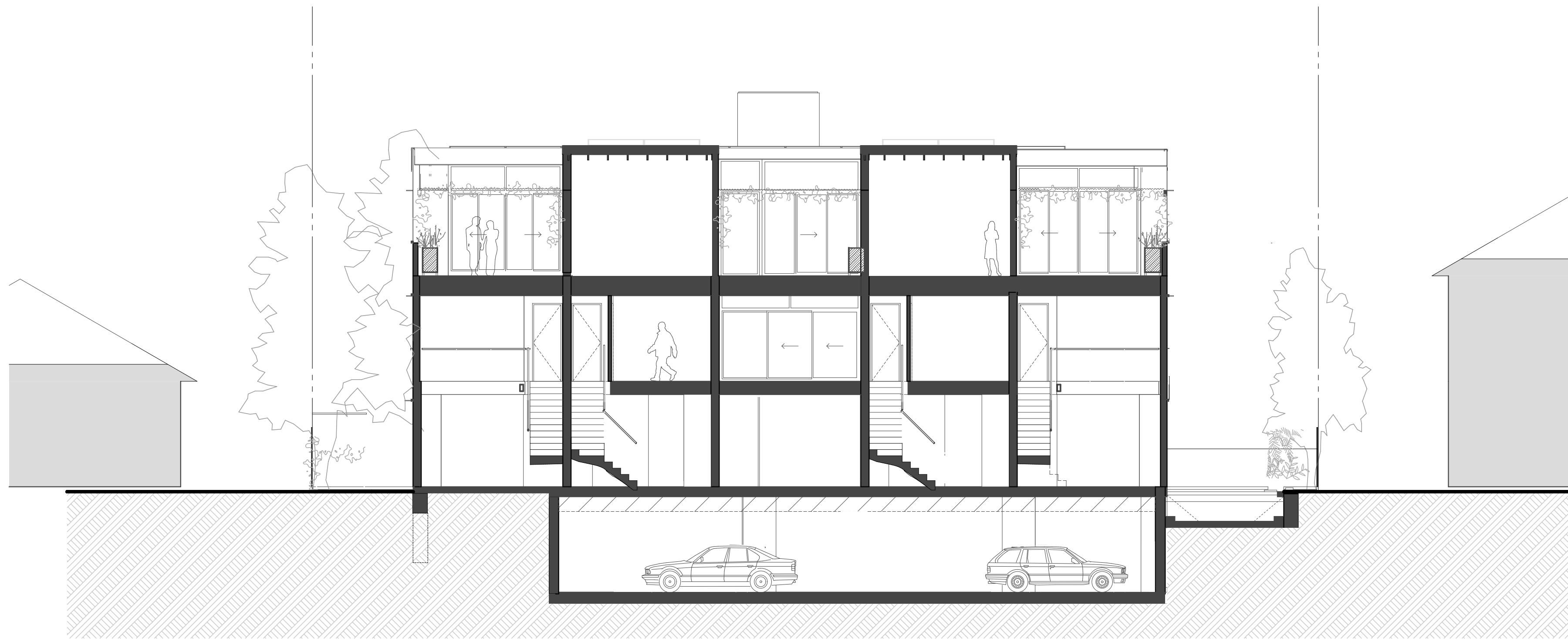
Project
Future Homes Exemplar Project
Client
Victorian Government
Exemplar
B - North / South Basement

Drawing Name
SECTIONS SHEET 1 MKT
Date
31st August 2022
Status
Final Issue

Drawing Number
A8518
Scale
1:100 @ A1
Revision
P1



C SECTION EE
SCALE 1:100@A1



D SECTION DD mkt
SCALE 1:100@A1

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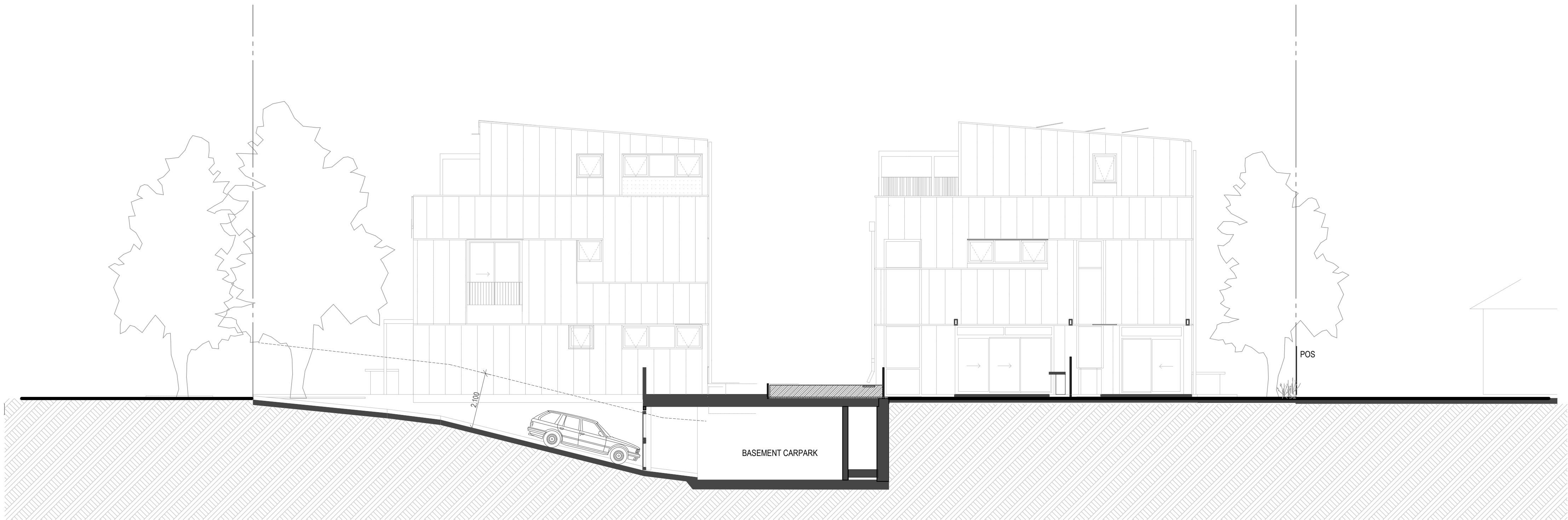
FUTURE HOMES

Project
Future Homes Exemplar Project
Client
Victorian Government
Exemplar
B - North / South Basement

Drawing Name
SECTIONS SHEET 2 MKT
Date
31st August 2022
Status
Final Issue

Drawing Number
A8519
Scale
1:100 @ A1
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E SECTION ff mkt
SCALE 1:100@A1





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Drawing Name
EXTERNAL 3D VIEWS
Date
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Status
Final Issue

Drawing Number
A850
Scale
Revision
P1



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B - North / South Basement

Drawing Name
EXTERNAL 3D VIEWS
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Status
Final Issue

Drawing Number
A851
Scale
Revision
P1



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Project
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Drawing Name
EXTERNAL 3D VIEWS
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31st August 2022
Status
Final Issue

Drawing Number
A852
Scale
Revision
P1



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Drawing Name
INDICATIVE INTERNAL 3D
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31st August 2022
Status
Final Issue

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A853
Scale
Revision
P1



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A854
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P1