

Better Apartments

FUTURE
HOMES



good design / sustainability / liveability / solution focused
/ gardens / communal open spaces / solar access
/ adaptable / accessible / green / canopy trees /
environmental / natural ventilation / light-filled / family
friendly / high quality / good design / sustainability /
liveability / solution focused / gardens / communal open
spaces / solar access / adaptable / accessible / green /
canopy trees / environmental / natural ventilation /
light-filled / family friendly / high quality / good design
/ sustainability / liveability / solution focused / gardens
/ communal open spaces / solar access / adaptable /
accessible / green / canopy trees / environmental / natural
ventilation / light-filled / family friendly / high quality /
good design / sustainability / liveability / solution focused /
gardens / communal open spaces / solar access / adaptable
/ accessible / green / canopy trees / environmental / natural
ventilation / light-filled / family friendly / high quality /
good design / sustainability / liveability / solution focused /
gardens / communal open spaces / solar access /
adaptable / accessible / green

Our story



Exemplar Design A

“A vision for the future of apartment living in Victoria”

Victoria’s population is growing, so we need high-quality, liveable and sustainable housing in areas where people want to live.

Future Homes are high-amenity, light-filled three-storey apartment designs that can be purchased and adapted to various sites and project briefs. The designs provide apartments that are better for occupants, better for those living next door and better for the environment. Our apartments embed liveability and sustainability features that go above and beyond current regulatory requirements.

The competition-winning designs have undergone a rigorous refinement process and have been tested by industry professionals and specialist consultants to ensure that Future Homes designs are highly resolved.

To facilitate the building of high-quality homes, the program provides access to a streamlined planning process.

Future Homes is part of the Better Apartments project and delivered by Department of Transport and Planning, including the Office of the Victorian Government Architect (OVGA).

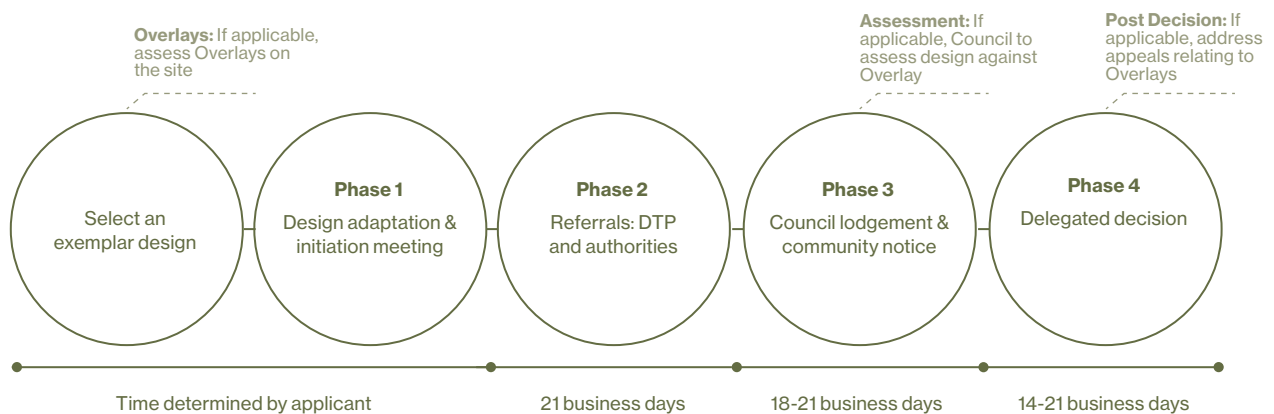
Benefits of participation



Exemplar Design D

Faster approval

Future Homes will get you building quicker



Timeframes provided are indicative. Sites affected by Overlays may increase timing.



Exemplar Design C

Planning certainty

Taking the guess work out of a planning application

Future Homes lowers risk by:

- clearly designating eligible sites as any lot on General Residential Zoned land within 800m of an identified Activity Centre and/ or a passenger train station
- applying mandatory controls to key design principles
- providing upfront referral comments from DTP as a determining referral agency
- removing councillor call-ins and third party appeals for eligible sites with no overlays

Development flexibility

Tested by independent quantity surveyors and apartment developers

Development feasibility has been considered and embedded in the design through various methods:

- a reduction of car parking requirements
- flexibility of structural solutions, construction approaches and consultants
- rational structural alignment and simple spans
- use of repeated building elements and layouts
- flexibility in material options and apartment mix.

Purchase inclusions



Exemplar Design B

Future Homes design packs

Everything you need to get you started

There are four sets of three-storey apartment designs available for purchase for \$15,000 each (excluding GST). Generous discounts are available for early adopters of the project.

By purchasing a design you will get:

- access to the streamlined planning process.
- town planning level resolution plan package
- three different development layout options including at-grade and basement car parking options and different site orientations
- floor plans, elevations, sections, façade details and apartment plans, including floor areas, storage, accessibility response and breeze paths
- detailed window and materials schedules with guidance for substitutions
- sustainability management plan template and ESD technical reports to the design's compliance regime
- cad files for ease of adaptation

Test the designs

Get the look and feel of the apartments

Before committing to purchasing the designs, free Design Intent Plans can be downloaded from our website, these describe the layout of the apartments. The free plans will help you choose the right design for your site, undertake viability checks and any due diligence assessments.

Sustainability & liveability



Exemplar Design A

Raising the bar in sustainability

Designed with sustainability in mind

The following features are embedded into the designs:

- reduced private car use through lower car parking requirements, balanced with increased bicycle requirements
- a 7.5-star NatHERS average rating across all the development, with no individual apartment less than 6.5 stars
- mandatory requirements achieving building performance equal to a 70% BESS score or an equivalent
- best practice water sensitive urban design by including 100% compliance with STORM
- 100% effective natural ventilation for all apartments
- No fossil fuel use on site (in operation)

Designed for liveability

Tested to ensure comfortable living and improved amenity

The designs include:

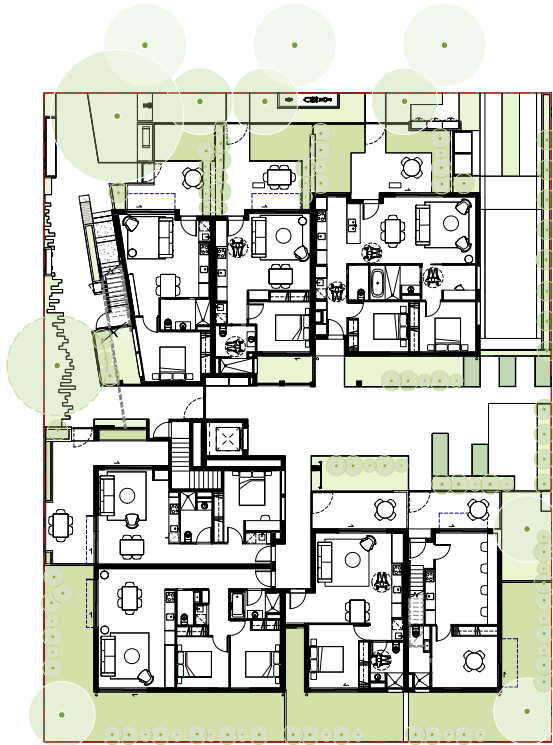
- generous gardens and communal open space
- solar access, light-filled living areas and bedrooms, and effective cross-ventilation for apartments and open circulation areas
- functional and flexible rooms with integrated storage.

A minimum 50% of the apartments are 'Future Homes Accessible', this is equivalent to 'gold performance level' under the Livable Housing Design Guidelines.

Design A



Site Plan



Apartment Plan

**Key statistics for Exemplar Design A***

Apartment mix and yield can be varied to suit development and site requirements

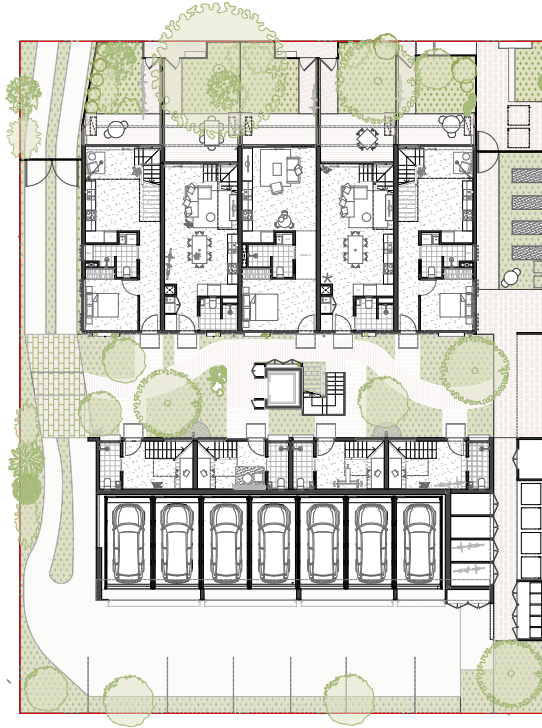
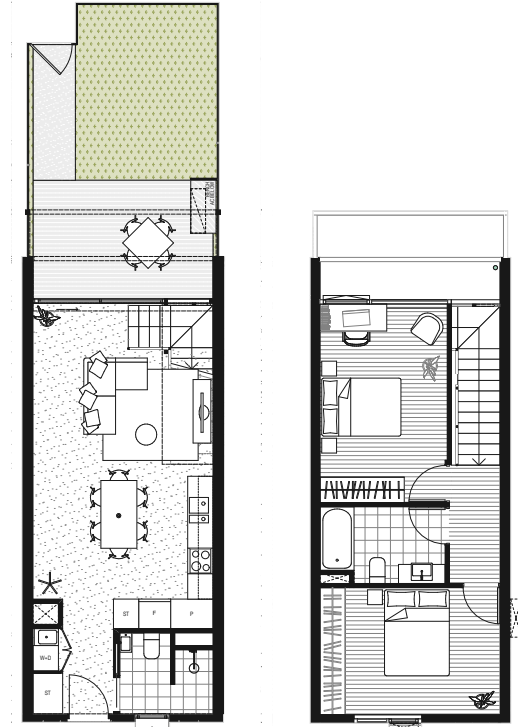
	At-grade parking**	Basement parking
Number of Storeys	3	3
Number of Apartments	13	15
Apartment Mix (based on north south option)	4x1 Bed/1 Bath 1x2 Bed/1 Bath/Study 3x2 Bed/2 Bath 5x3 Bed/2 Bath	6x1 Bed/1 Bath 1x2 Bed/1 Bath 1x2 Bed/1 Bath/Study 6x3 Bed/2 Bath 1x2 Bed/3 Bath/Study
Total NSA (sqm)	1197-1220	1373
Total GFA (sqm)	1727-1705	2485
Site Coverage	57-55%	53%
Permeability	24-23%	22%
Garden Area	36-35%	41%
Bicycle Spaces	19-17	20
Carparking Spaces	13	16

* Quantities and sizes shown in the Exemplar Designs take precedence over those summarised here.

** Figures represent both the north-south and east-west at-grade parking options.

Design B



Site Plan**Apartment Plan****Key statistics for Exemplar Design B***

Apartment mix and yield can be varied to suit development and site requirements

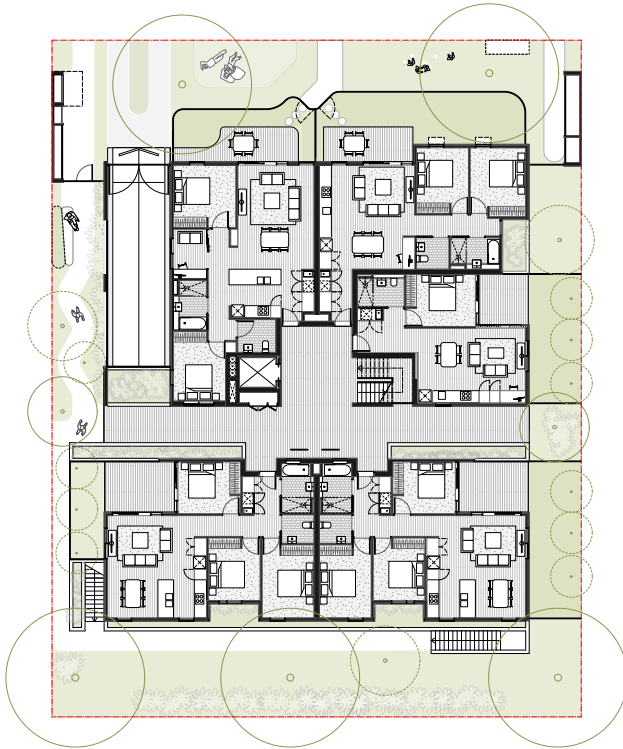
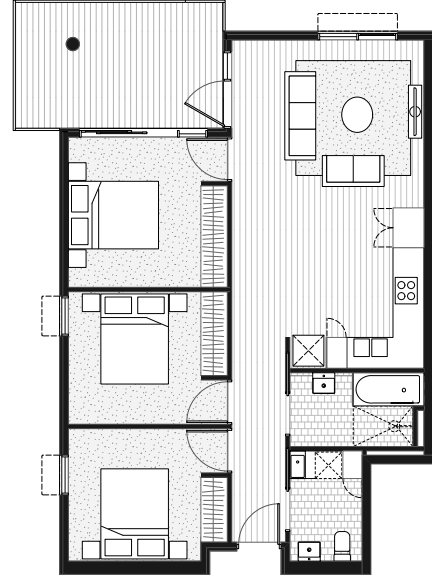
	At-grade parking**	Basement parking
Number of Storeys	3	3
Number of Apartments	13–14	16
Apartment Mix (based on north south option)	1x Studio 3x1 Bed/1 Bath 1x2 Bed/1.5 Bath 4x2 Bed/2 Bath 4x3 Bed/2 Bath	1x Studio 3x1 Bed/1 Bath 3x2 Bed/1.5 Bath 4x2 Bed/2 Bath 5x3 Bed/2 Bath
Total NSA (sqm)	1160–1188	1364
Total GFA (sqm)	1514–1626	2323
Site Coverage	49–53%	48%
Permeability	20–25%	27%
Garden Area	36–37%	48%
Bicycle Spaces	17	21
Carparking Spaces	13–15	16

* Quantities and sizes shown in the Exemplar Designs take precedence over those summarised here.

** Figures represent both the north-south and east-west at-grade parking options.

Design C



Site Plan**Apartment Plan****Key statistics for Exemplar Design C***

Apartment mix and yield can be varied to suit development and site requirements

	At-grade parking**	Basement parking
Number of Storeys	3	3
Number of Apartments	14	17
Apartment Mix (based on north south option)	4x1 Bed/1 Bath 5x2 Bed/1 Bath 4x3 Bed/1 Bath 1x3 Bed/2 Bath	5x1 Bed/1 Bath 5x2 Bed/1 Bath 1x2 Bed/1 Bath/Study 6x3 Bed/1 Bath
Total NSA (sqm)	1150-1090	1408
Total GFA (sqm)	1932-1882	2478
Site Coverage	56-54%	52%
Permeability	35-34%	27%
Garden Area	37-37%	41%
Bicycle Spaces	17	22
Carparking Spaces	14	17

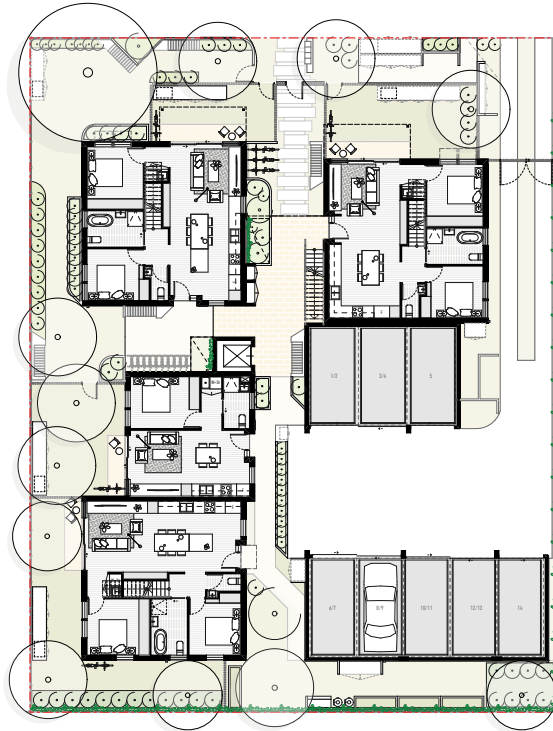
* Quantities and sizes shown in the Exemplar Designs take precedence over those summarised here.

** Figures represent both the north-south and east-west at-grade parking options.

Design D



Site Plan



Apartment Plan



Key statistics for Exemplar Design D*

Apartment mix and yield can be varied to suit development and site requirements

	At-grade parking**	Basement parking
Number of Storeys	3	3
Number of Apartments	14	17
Apartment Mix (based on north south option)	6x1 Bed/1 Bath 3x2 Bed/1 Bath 2x2 Bed/2 Bath 3x3 Bed/1.5 Bath	6x1 Bed/1 Bath 8x2 Bed/1 Bath 1x2 Bed/1 Bath 2x3 Bed/1.5 Bath
Total NSA (sqm)	1190–1193	1397
Total GFA (sqm)	1708–1718	2440
Site Coverage	64–62%	58%
Permeability	29–34%	24%
Garden Area	35–35%	42%
Bicycle Spaces	17	21
Carparking Spaces	14	17

* Quantities and sizes shown in the Exemplar Designs take precedence over those summarised here.

** Figures represent both the north-south and east-west at-grade parking options.

Future Homes facilitates competitively priced, high-quality apartments through a streamlined planning approval process to get you building more quickly.

This project is led by the Department of Transport and Planning in conjunction with the Office of the Victorian Government Architect (OVGA). The project enables the implementation of Victorian government policies such as Plan Melbourne 2017-2050, 20 Minute Neighbourhoods, and The Case for Good Design, prepared by the OVGA.

Future Home designs are available to purchase and adapt to your site. There are four different sets of site-less, three-storey Future Homes designs available for purchase, each with a unique style, design and layout.

Future Homes are quality designs that have been feasibility tested. The design packs are inclusive of all you need to get you building better homes, faster.

Future Homes
2 Lonsdale Street
Melbourne VIC 3000

futurehomes@delwp.vic.gov.au
planning.vic.gov.au/policy-and-strategy/future-homes

**FUTURE
HOMES**



Department
of Transport
and Planning

