



LIAN

# Future Homes Exemplar Plan B

## LIAN

East / West at grade - Design Intent Plans

DRAWING LIST		
A856	Ground Floor Plan	1 to 100 at A1
A857	First Floor Plan	1 to 100 at A1
A858	Second Floor Plan	1 to 100 at A1
A859	Roof Plan	1 to 100 at A1
A8510	Apartment Type T3A	1 to 50 at A1
A8511	Apartment Type T1A	1 to 50 at A1
A8512	Apartment Type T2A	1 to 50 at A1
A8513	Apartment Type ST1	1 to 50 at A1
A8514	Apartment Type TH3A	1 to 50 at A1
A8515	Apartment Type TH3A	1 to 50 at A1
A8516	Apartment Type TH3A	1 to 50 at A1
A8517	Apartment Type T2B	1 to 50 at A1
A8518	Apartment Type T2C	1 to 50 at A1
A8519	Apartment Type T2C	1 to 50 at A1
A8520	Elevation Sheet 1	1 to 100 at A1
A8521	Elevation Sheet 2	1 to 100 at A1
A8522	Elevation Sheet 3	1 to 100 at A1
A8523	Section Sheet 1	1 to 100 at A1
A8524	Section Sheet 2	1 to 100 at A1
A851	External 3D Views	-
A852	External 3D Views	-
A853	Internal 3D Views	-
A854	Internal 3D Views	-

DEVELOPMENT SUMMARY	
East/West at Grade	
<b>Number of Apartments</b>	14
<b>Apartment Mix</b>	
1 Bed 1 Bath	2
2 Bed 1 Bath	3
2 Bed 2 Bath	2
3 Bed 1 Bath	4
3 Bed 2 Bath	2
Studio	1
<b>Total NSA (m2)</b>	1188
<b>Total GFA (m2)</b>	1626
<b>Site Coverage</b>	53%
<b>Bicycle Spaces</b>	17
<b>Carparking Spaces</b>	15

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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

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  - (iv) 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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</li>
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(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.

(f) The Licensor is not an architect within the meaning of the Architects Act 1991 (Vic) and does not claim or hold itself as offering the services of an architect.

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(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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- (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

(j) Compliance with the Building Code of Australia, National Construction Code, the requirements of Fire Rescue Victoria and all other regulatory requirements; and

(k) these Terms of Use

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- (i) The Licensee has taken professional advice and has determined without reliance on any representation by the Licensor that the Exemplar Plans and Guidance Documents are suitable for the purposes of the Licensee;
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</li>
</ol>
</div>
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WEST AVENUE



0. GROUND FLOOR  
SCALE 1:100@A1

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# FUTURE HOMES

Project  
Future Homes Exemplar Project  
Client  
Victorian Government  
Exemplar  
B - East West at Grade

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

Drawing Number  
A856  
Scale  
1:100 @ A1  
Revision  
P1



WEST AVENUE



1. LEVEL 01  
SCALE 1:100@A1

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# FUTURE HOMES

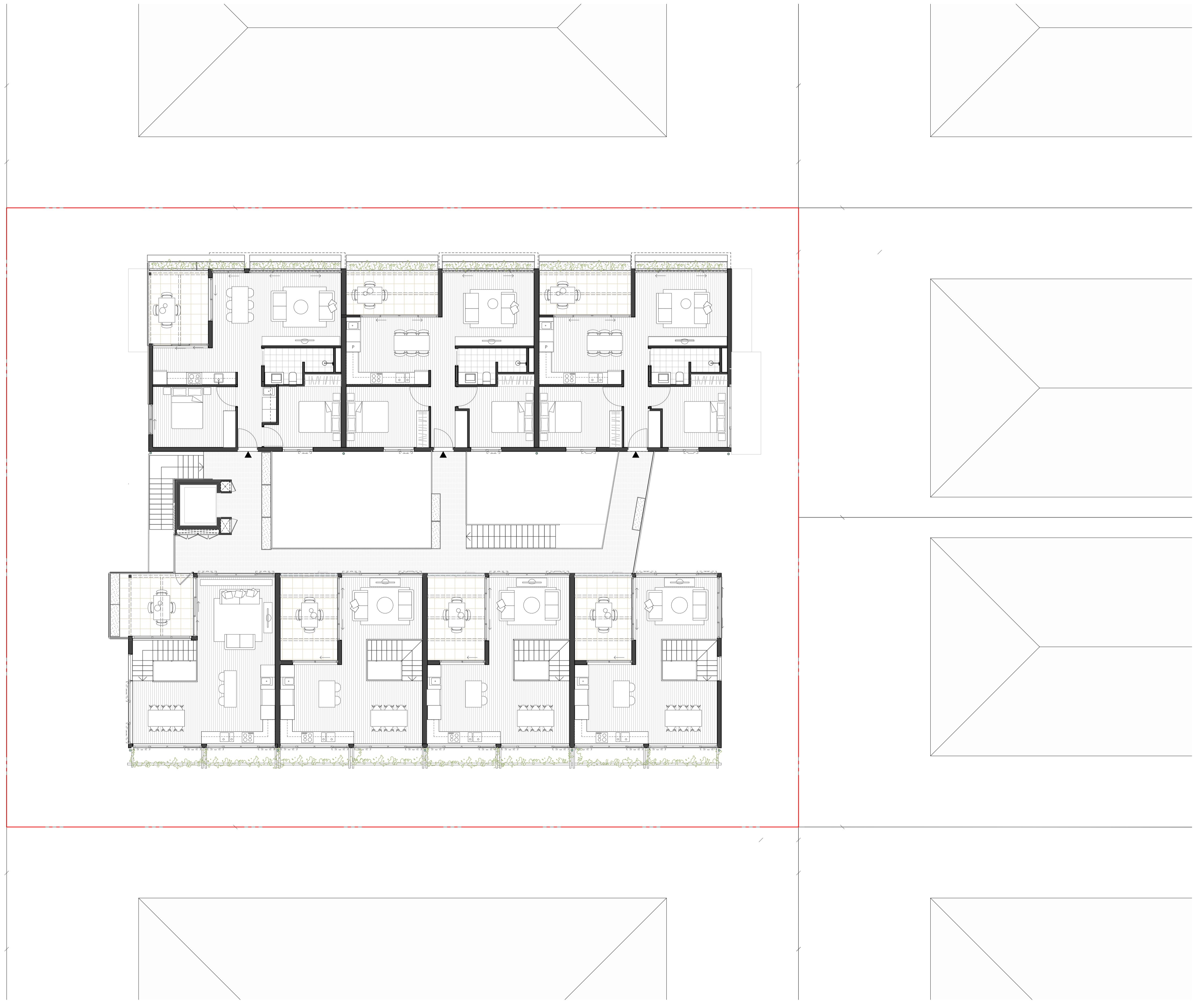
Project  
Future Homes Exemplar Project  
Client  
Victorian Government  
Exemplar  
B - East West at Grade

Drawing Name  
OVERALL FLOOR PLANS - LEVEL 01 MKT  
Date  
31st August 2022  
Status  
Final Issue

Drawing Number  
A857  
Scale  
1:100 @ A1  
Revision  
P1



WEST AVENUE



2 LEVEL 02  
SCALE 1:100@A1

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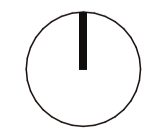


# FUTURE HOMES

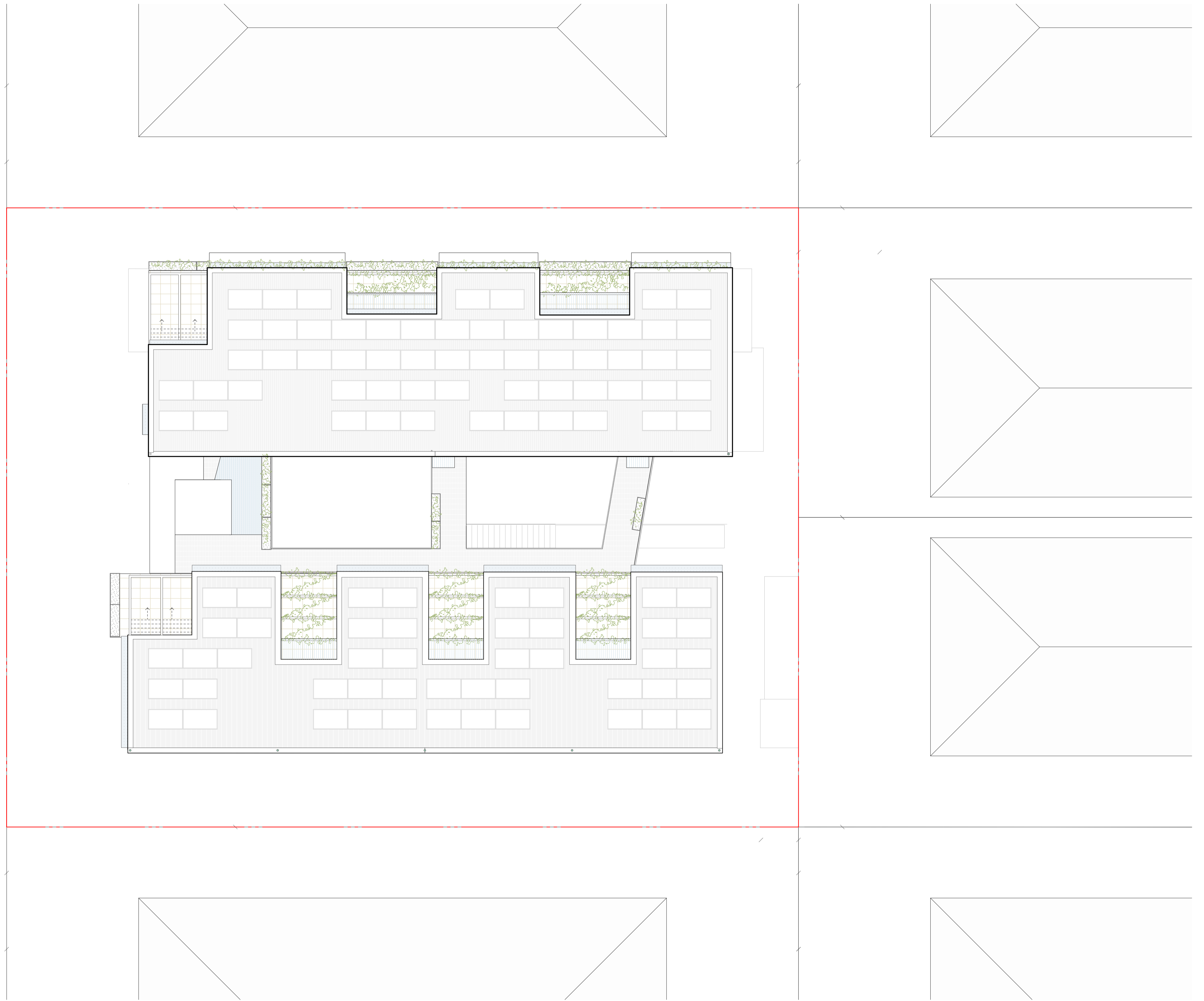
Project  
Future Homes Exemplar Project  
Client  
Victorian Government  
Exemplar  
B - East West at Grade

Drawing Name  
OVERALL FLOOR PLANS - LEVEL 02 MKT  
Date  
31st August 2022  
Status  
Final Issue

Drawing Number  
A858  
Scale  
1:100 @ A1  
Revision  
P1



WEST AVENUE



3. DATUM  
SCALE 1:100@A1

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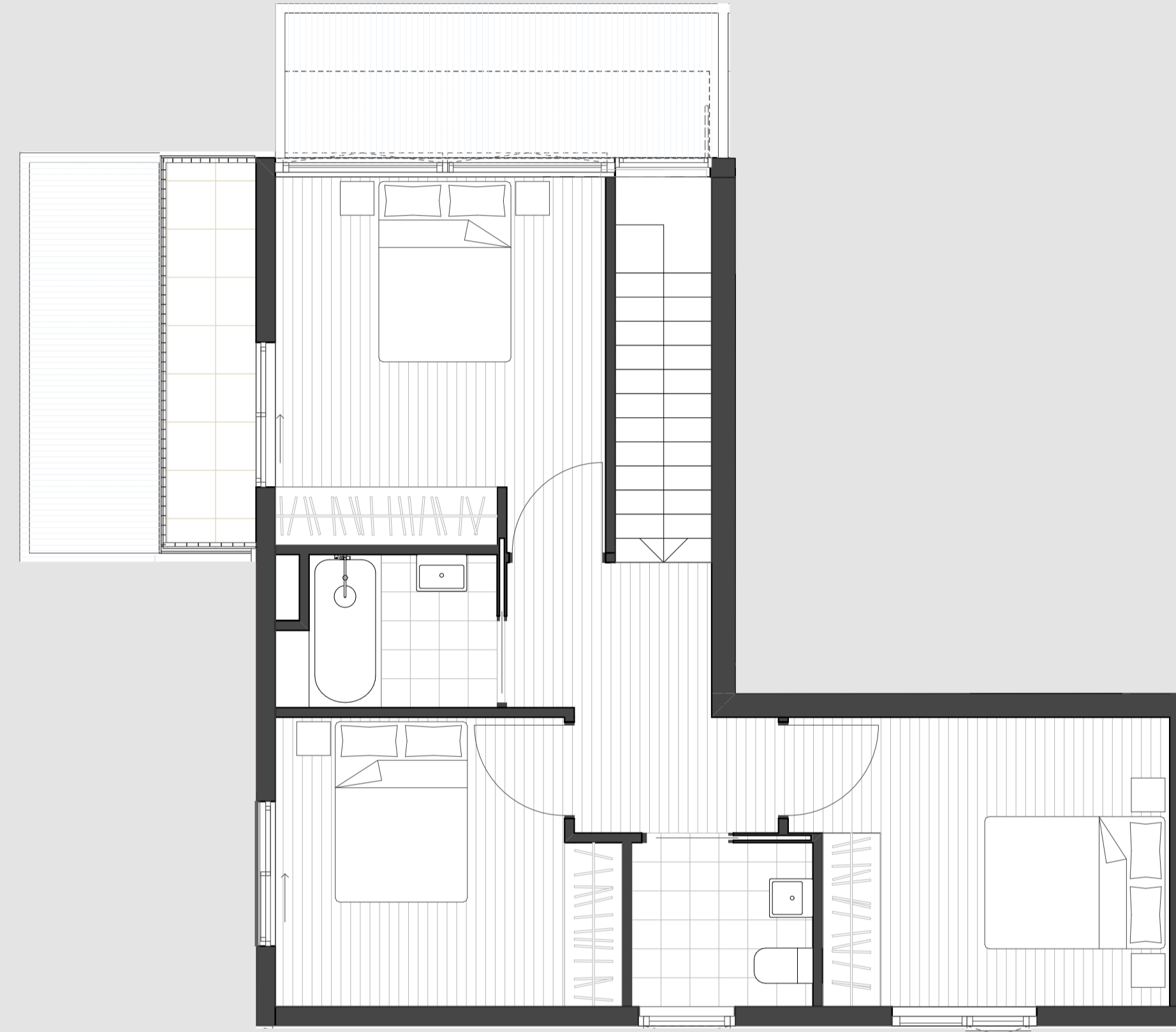
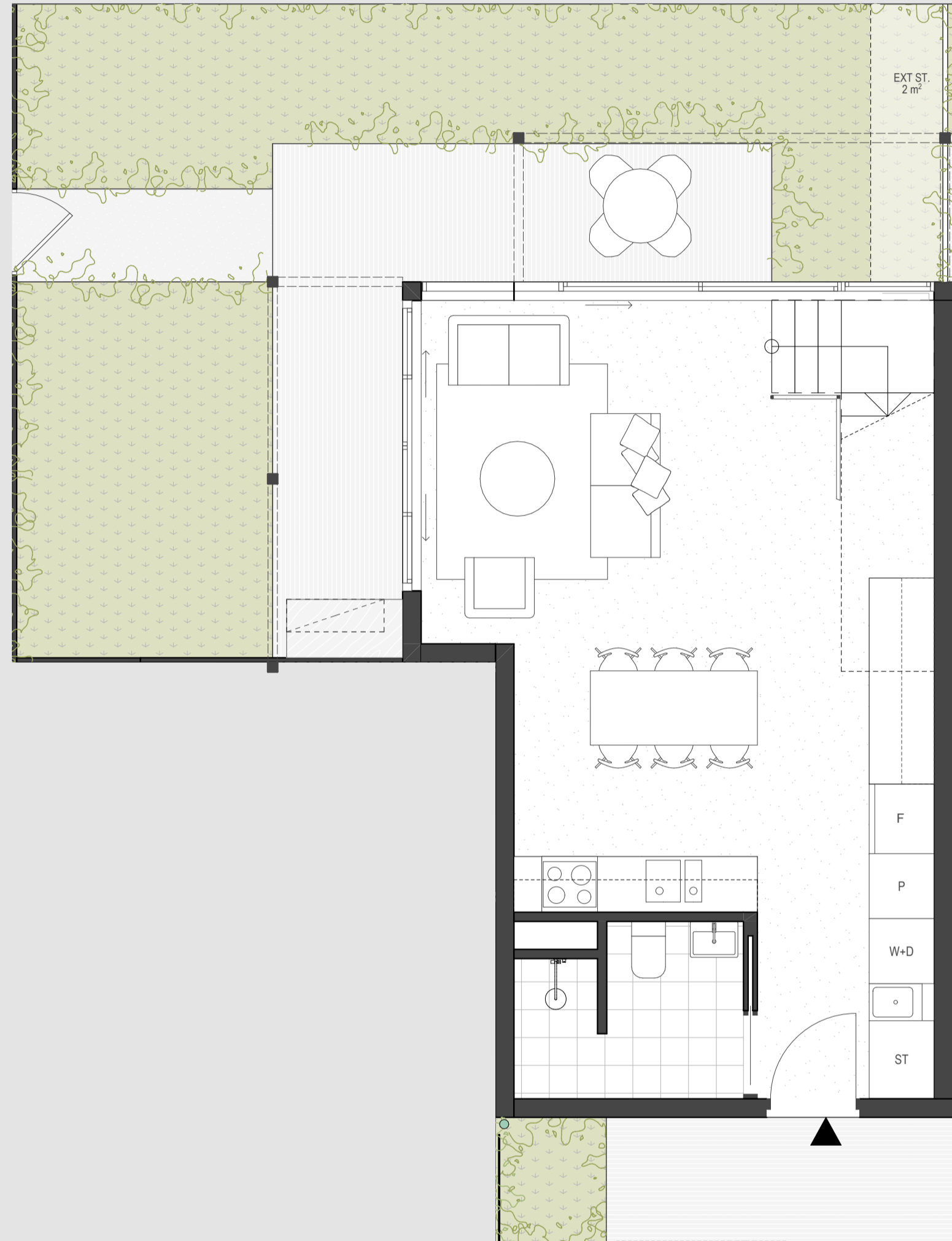
# FUTURE HOMES

Project  
Future Homes Exemplar Project  
Client  
Victorian Government  
Exemplar  
B - East West at Grade

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

Drawing Number  
A859  
Scale  
1:100 @ A1  
Revision  
P1





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# FUTURE HOMES

Project  
**Future Homes Exemplar Project**  
 Client  
**Victorian Government**  
 Exemplar  
**B - East West at Grade**

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

Drawing Number  
**A8510**  
 Scale  
**1:50 @ A1**  
 Revision  
**P1**





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# FUTURE HOMES

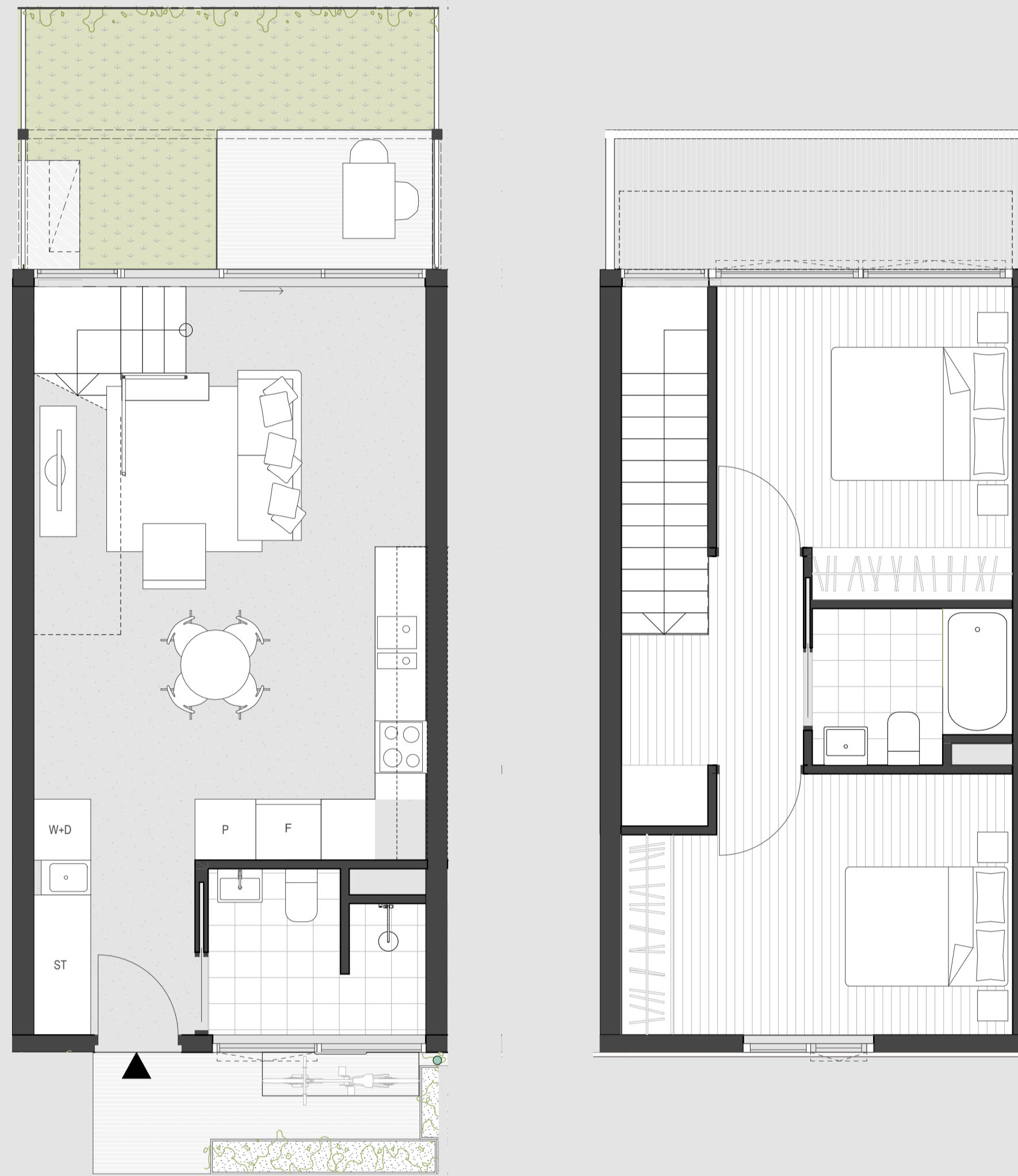
Project  
**Future Homes Exemplar Project**  
 Client  
**Victorian Government**  
 Exemplar  
**B - East West at Grade**

Drawing Name  
**APARTMENT TYPE T1A - 1 BED MKT**  
 Date  
**31st August 2022**  
 Status  
**Final Issue**

Drawing Number  
**A8511**  
 Scale  
**1:50 @ A1**  
 Revision  
**P1**







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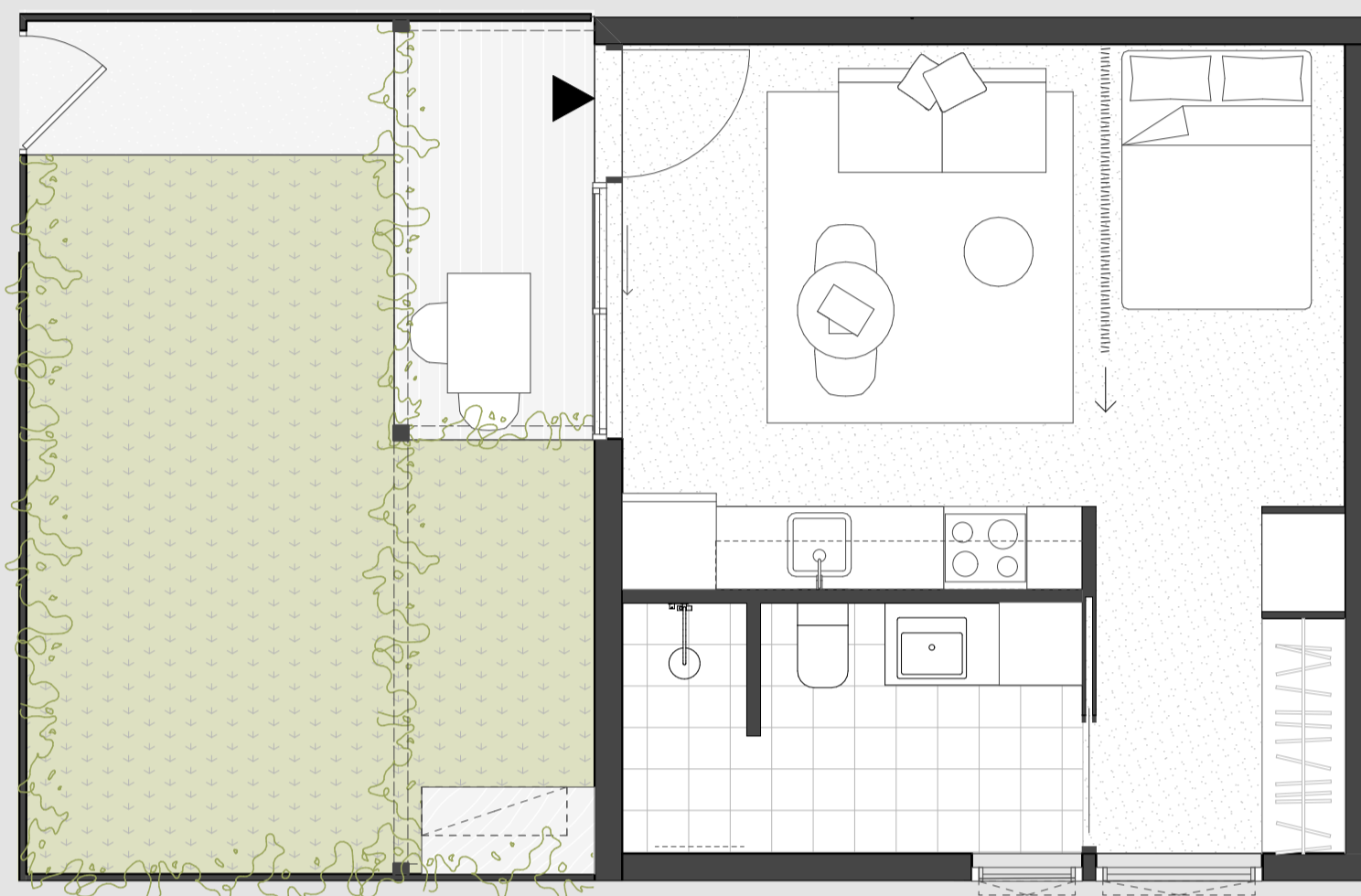
# FUTURE HOMES

Project  
**Future Homes Exemplar Project**  
 Client  
**Victorian Government**  
 Exemplar  
**B - East West at Grade**

Drawing Name  
**APARTMENT TYPE T2A - 2 BED MKT**  
 Date  
**31st August 2022**  
 Status  
**Final Issue**

Drawing Number  
**A8512**  
 Scale  
**1:50 @ A1**  
 Revision  
**P1**





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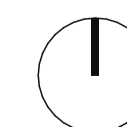


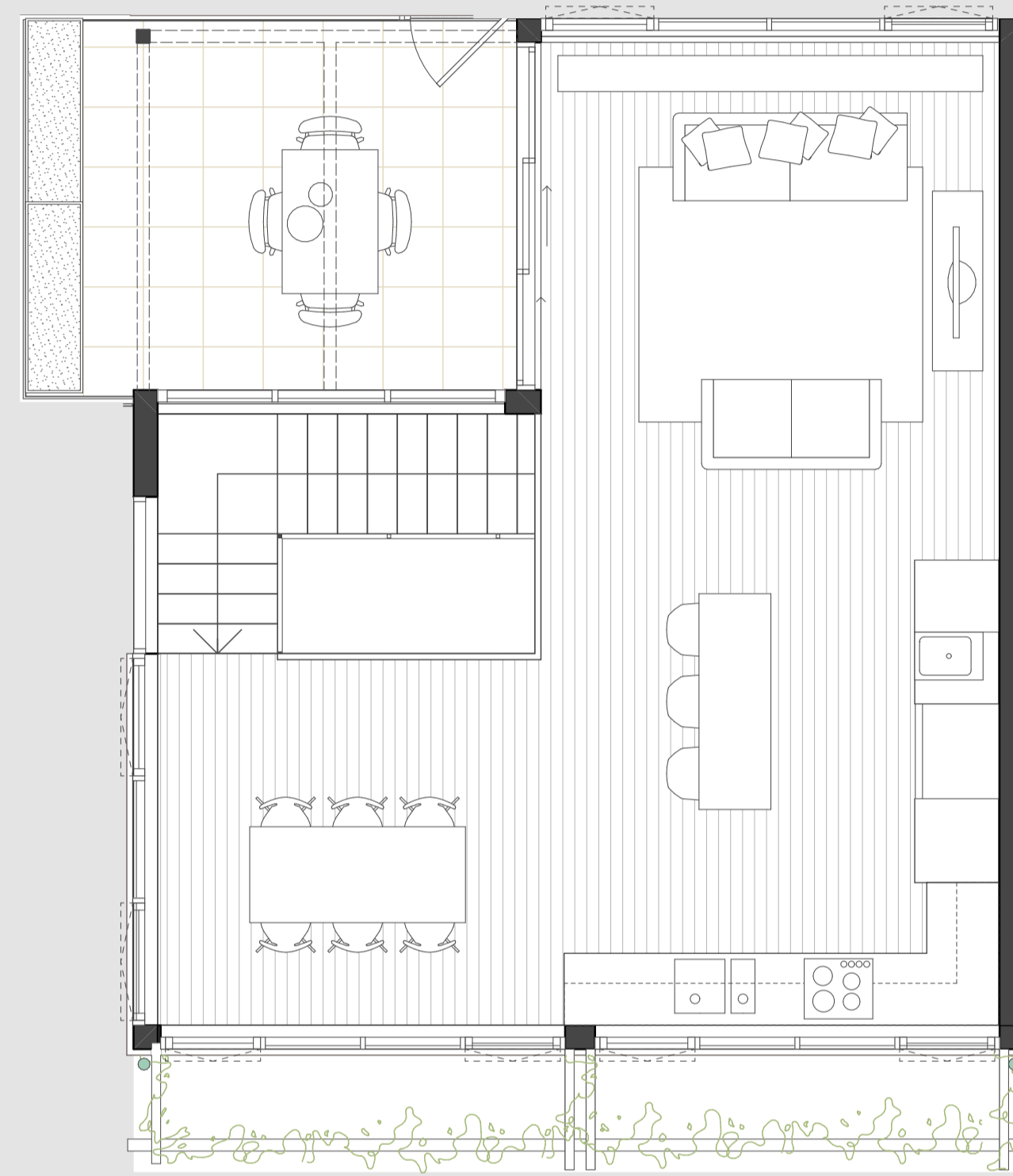
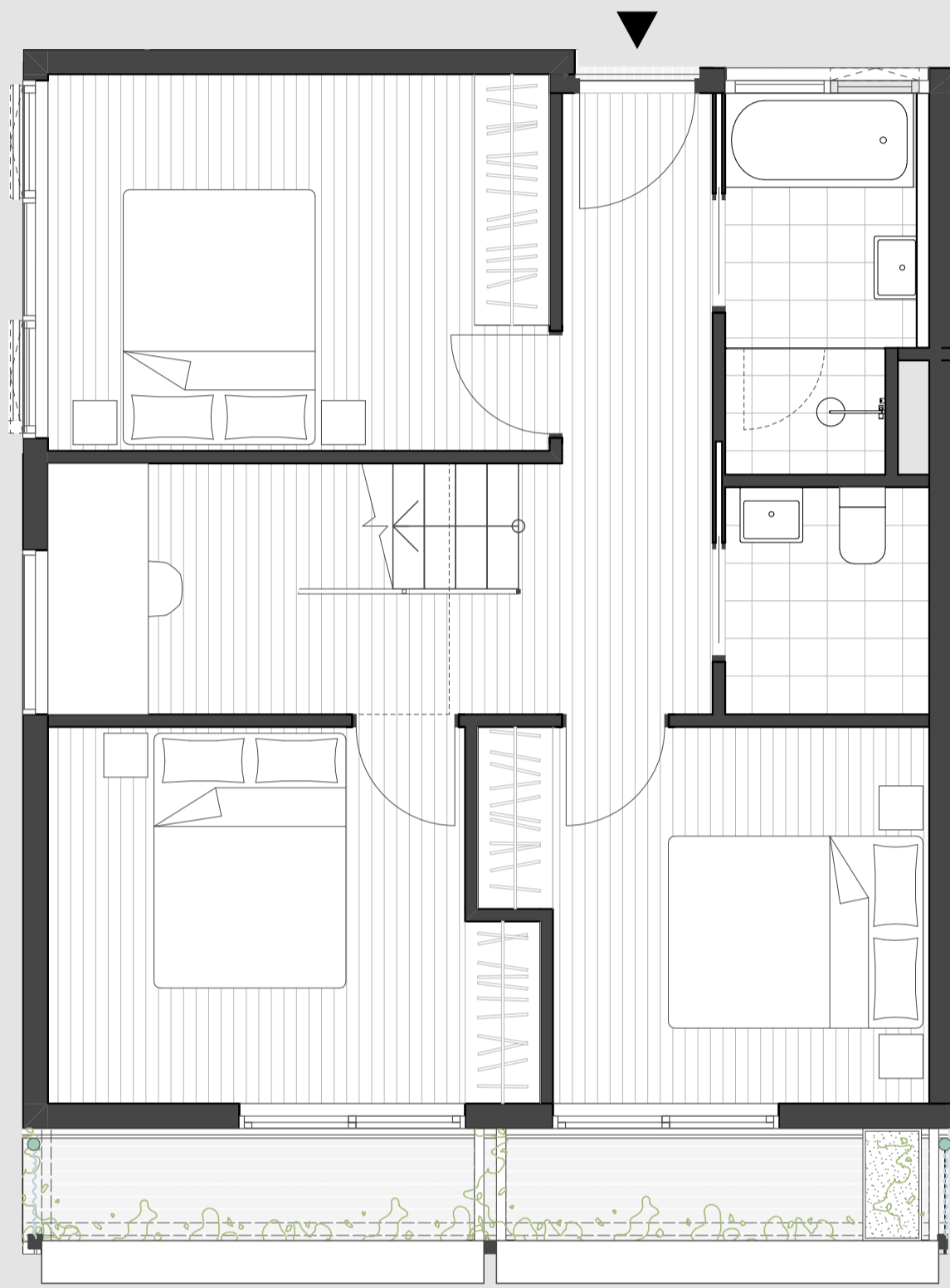
# FUTURE HOMES

Project  
**Future Homes Exemplar Project**  
 Client  
**Victorian Government**  
 Exemplar  
**B - East West at Grade**

Drawing Name  
**APARTMENT TYPE ST1 - 1 BED MKT**  
 Date  
**31st August 2022**  
 Status  
**Final Issue**

Drawing Number  
**A8513**  
 Scale  
**1:50 @ A1**  
 Revision  
**P1**





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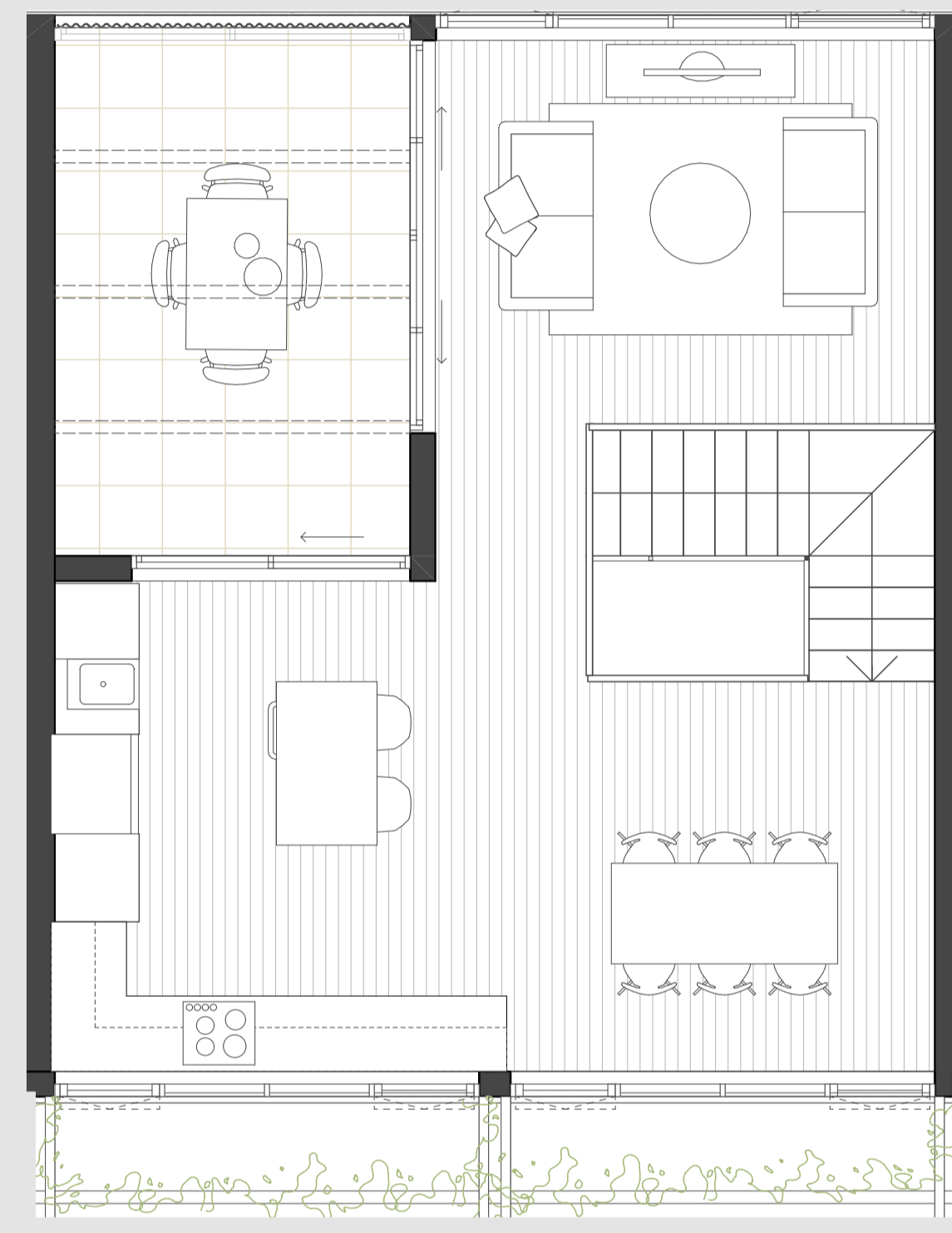
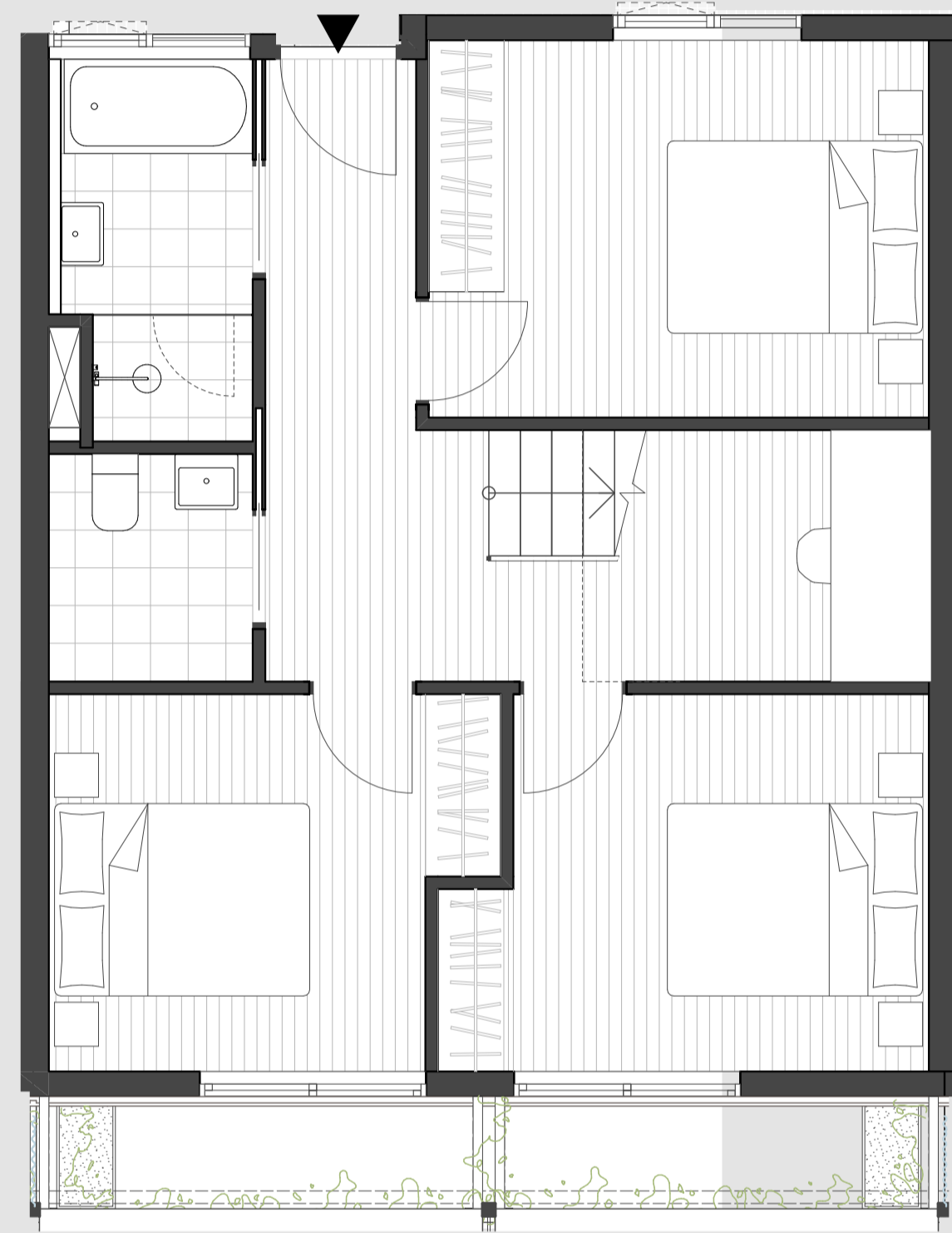
# FUTURE HOMES

Project  
**Future Homes Exemplar Project**  
 Client  
**Victorian Government**  
 Exemplar  
**B - East West at Grade**

Drawing Name  
**APARTMENT TH3A (WEST) - 3 BED MKT**  
 Date  
**31st August 2022**  
 Status  
**Final Issue**

Drawing Number  
**A8514**  
 Scale  
**1:50 @ A1**  
 Revision  
**P1**





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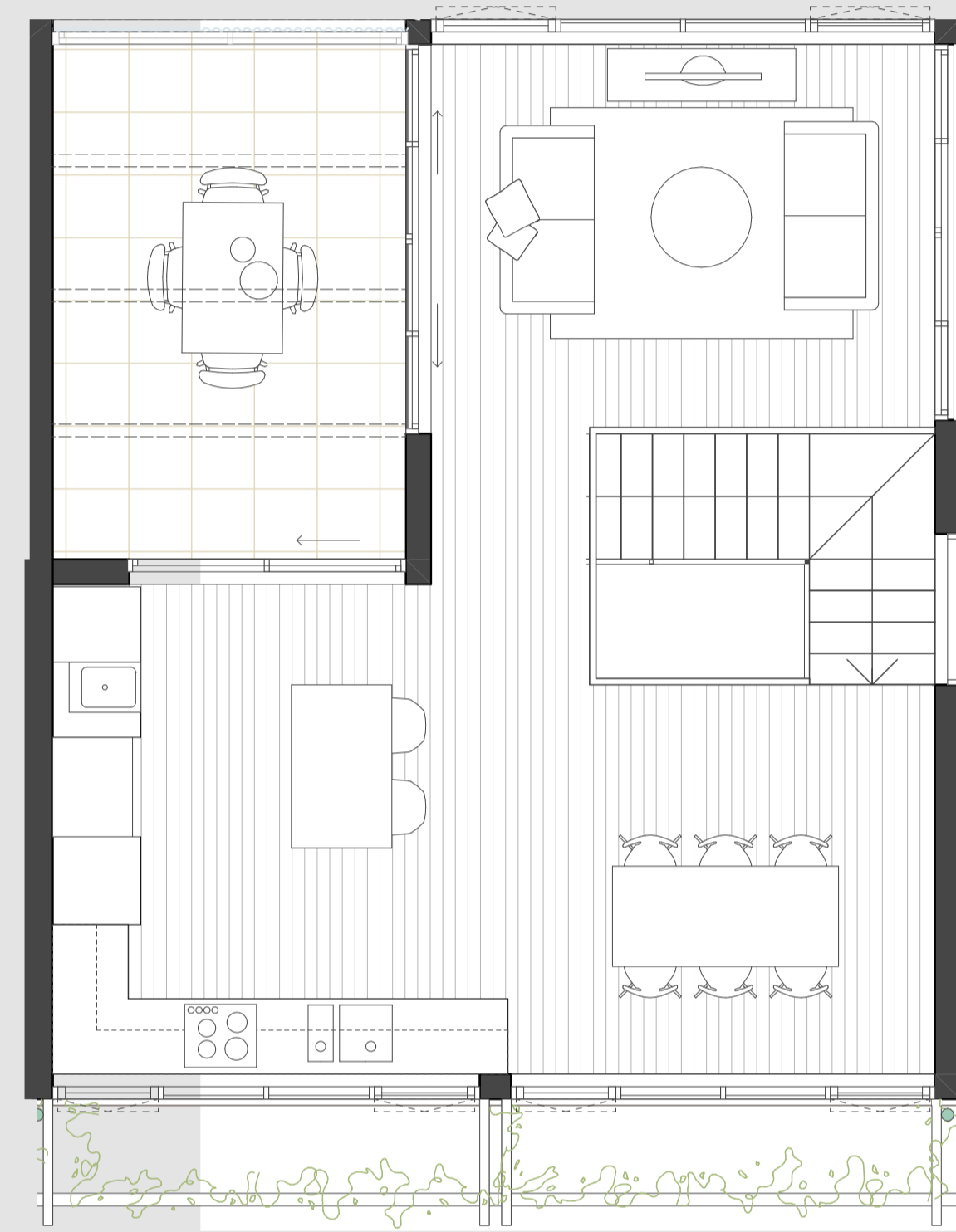
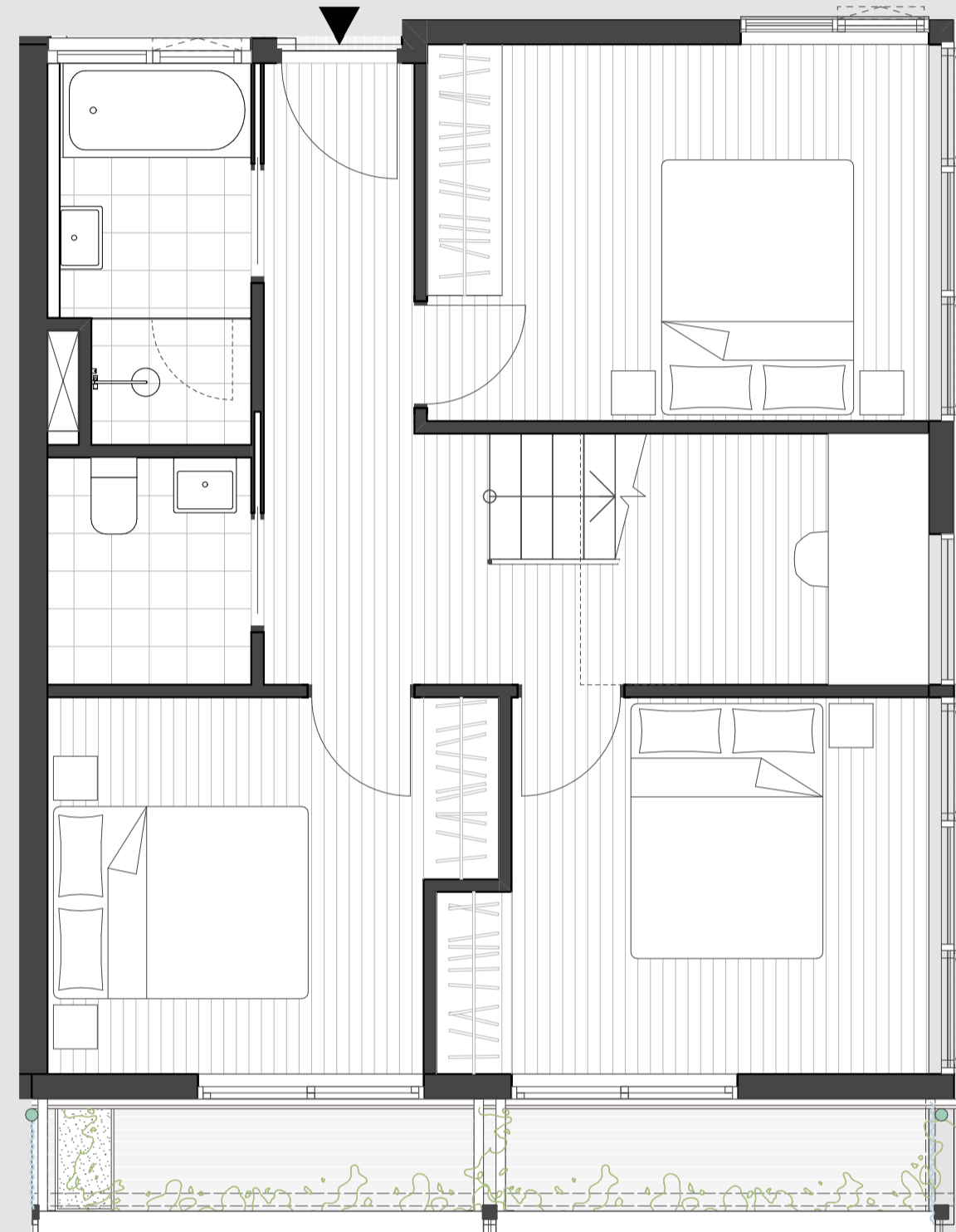
# FUTURE HOMES

Project  
**Future Homes Exemplar Project**  
 Client  
**Victorian Government**  
 Exemplar  
**B - East West at Grade**

Drawing Name  
**APARTMENT TH3A - 3 BED MKT**  
 Date  
**31st August 2022**  
 Status  
**Final Issue**

Drawing Number  
**A8515**  
 Scale  
**1:50 @ A1**  
 Revision  
**P1**





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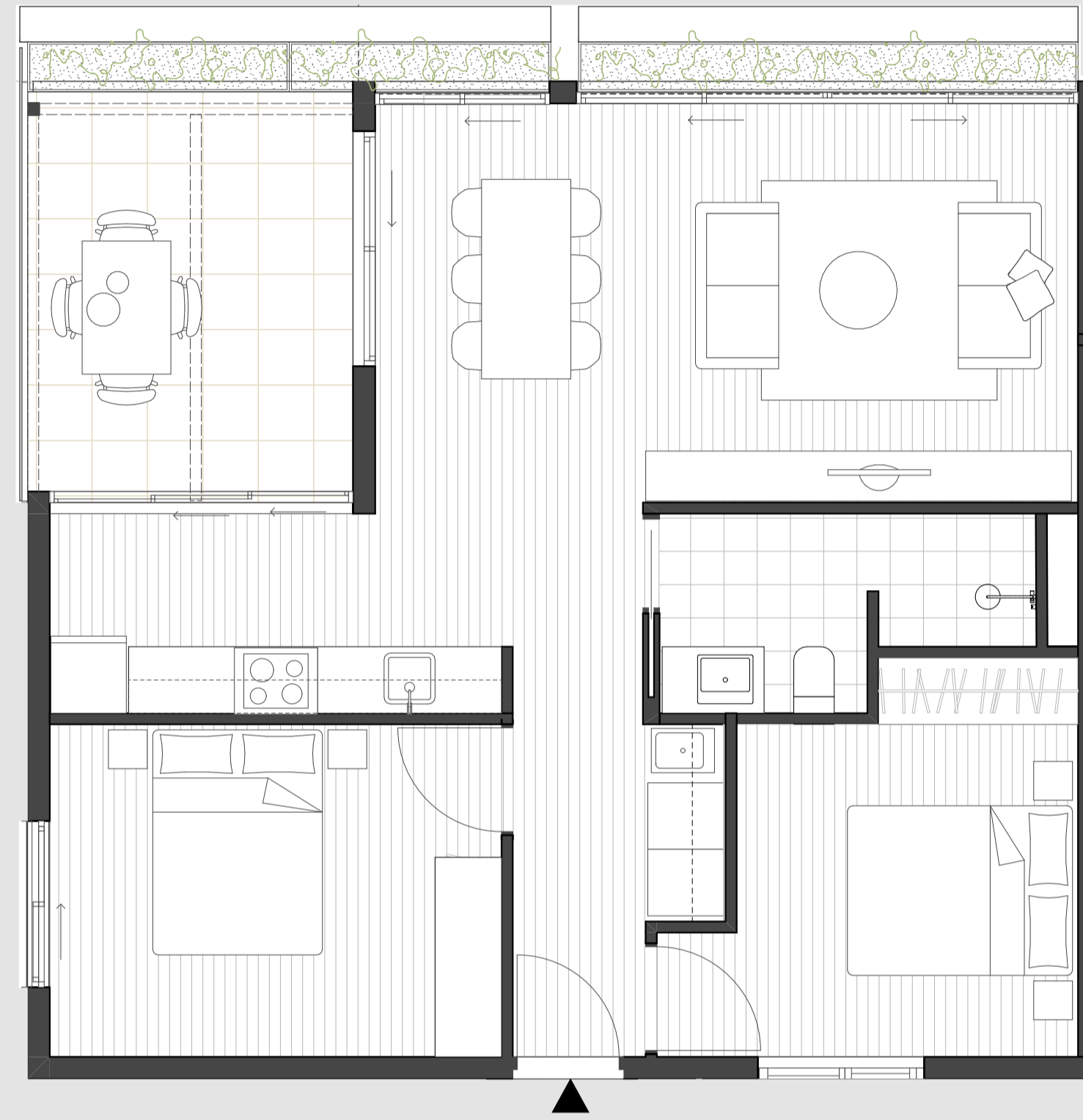
# FUTURE HOMES

Project  
**Future Homes Exemplar Project**  
 Client  
**Victorian Government**  
 Exemplar  
**B - East West at Grade**

Drawing Name  
**APARTMENT TH3A (EAST) - 3 BED MKT**  
 Date  
**31st August 2022**  
 Status  
**Final Issue**

Drawing Number  
**A8516**  
 Scale  
**1:50 @ A1**  
 Revision  
**P1**





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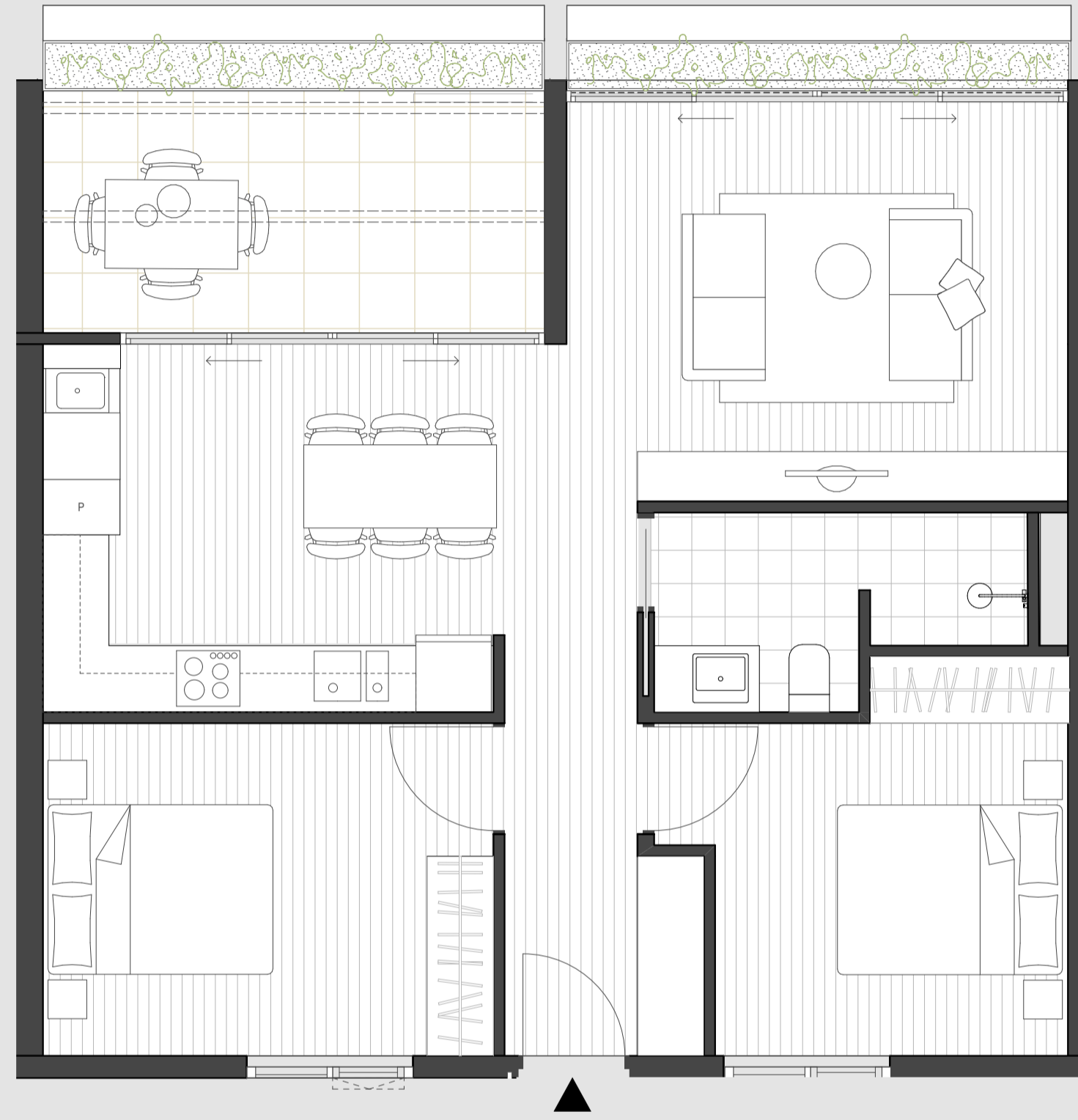
# FUTURE HOMES

Project  
**Future Homes Exemplar Project**  
 Client  
**Victorian Government**  
 Exemplar  
**B - East West at Grade**

Drawing Name  
**APARTMENT T2B - 2 BED (WEST) MKT**  
 Date  
**31st August 2022**  
 Status  
**Final Issue**

Drawing Number  
**A8517**  
 Scale  
**1:50 @ A1**  
 Revision  
**P1**





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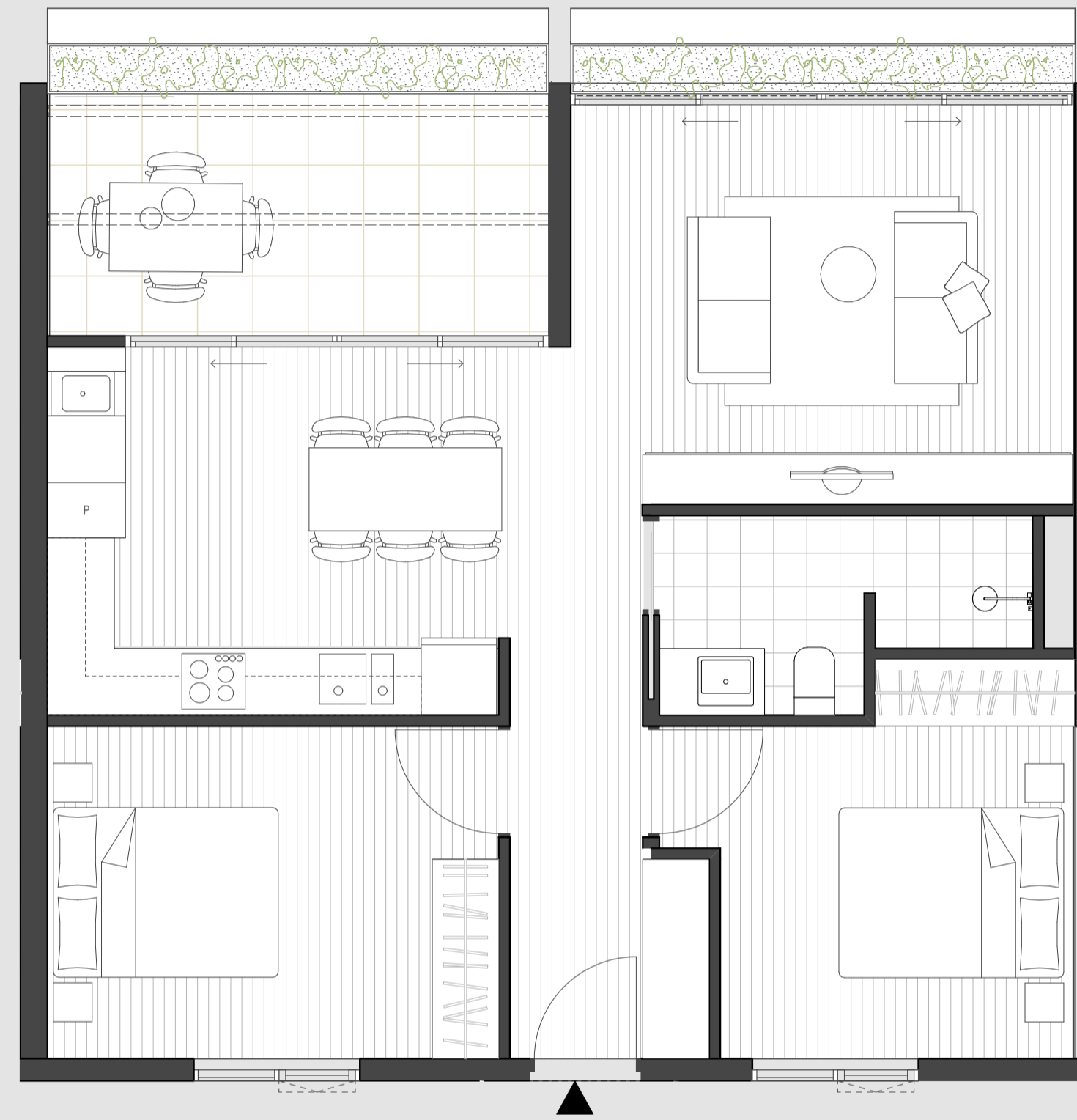
# FUTURE HOMES

Project  
**Future Homes Exemplar Project**  
 Client  
**Victorian Government**  
 Exemplar  
**B - East West at Grade**

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

Drawing Number  
**A8518**  
 Scale  
**1:50 @ A1**  
 Revision  
**P1**





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# FUTURE HOMES

Project  
**Future Homes Exemplar Project**  
 Client  
**Victorian Government**  
 Exemplar  
**B - East West at Grade**

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

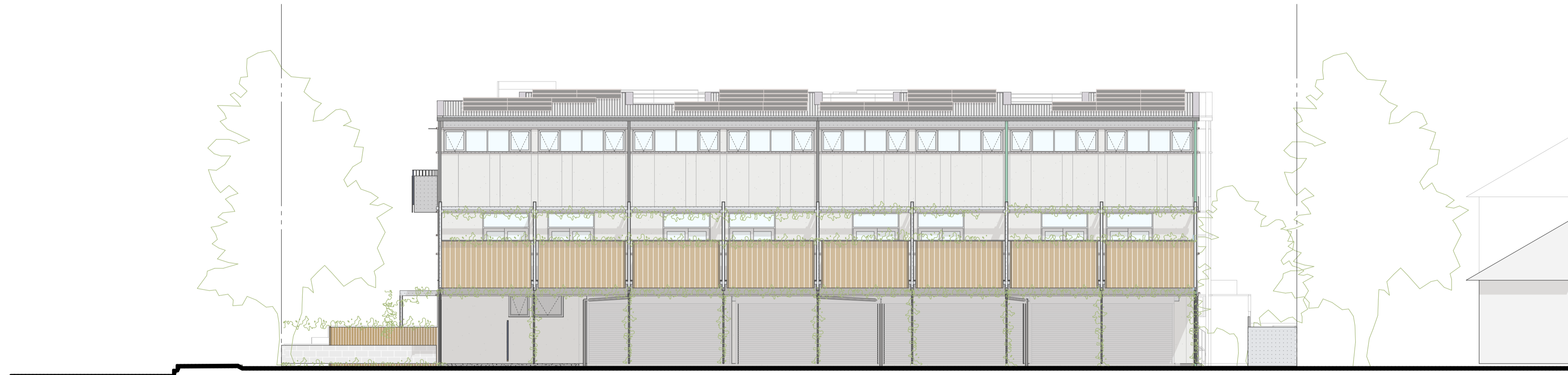
Drawing Number  
**A8519**  
 Scale  
**1:50 @ A1**  
 Revision  
**P1**







N NORTH ELEVATION  
SCALE 1:100@A1



S SOUTH ELEVATION  
SCALE 1:100@A1



W WEST ELEVATION  
SCALE 1:100@A1



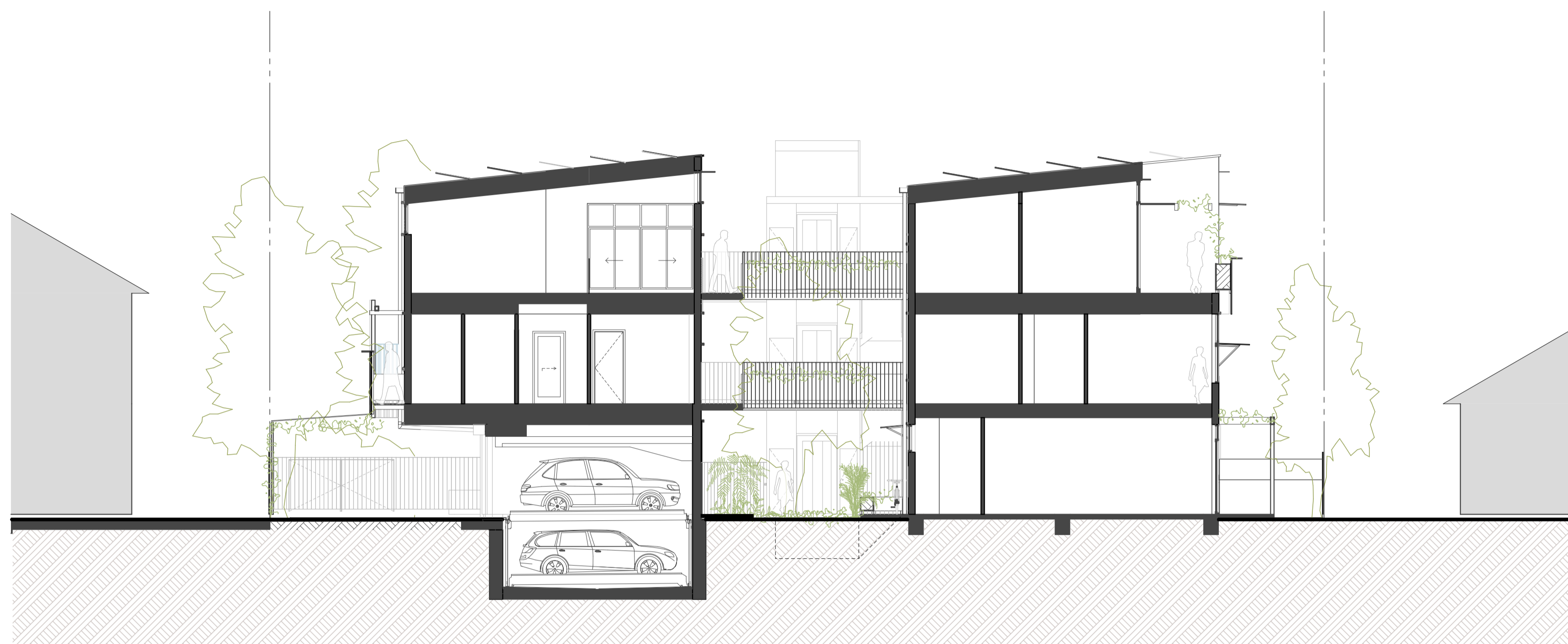
E EAST ELEVATION  
SCALE 1:100@A1



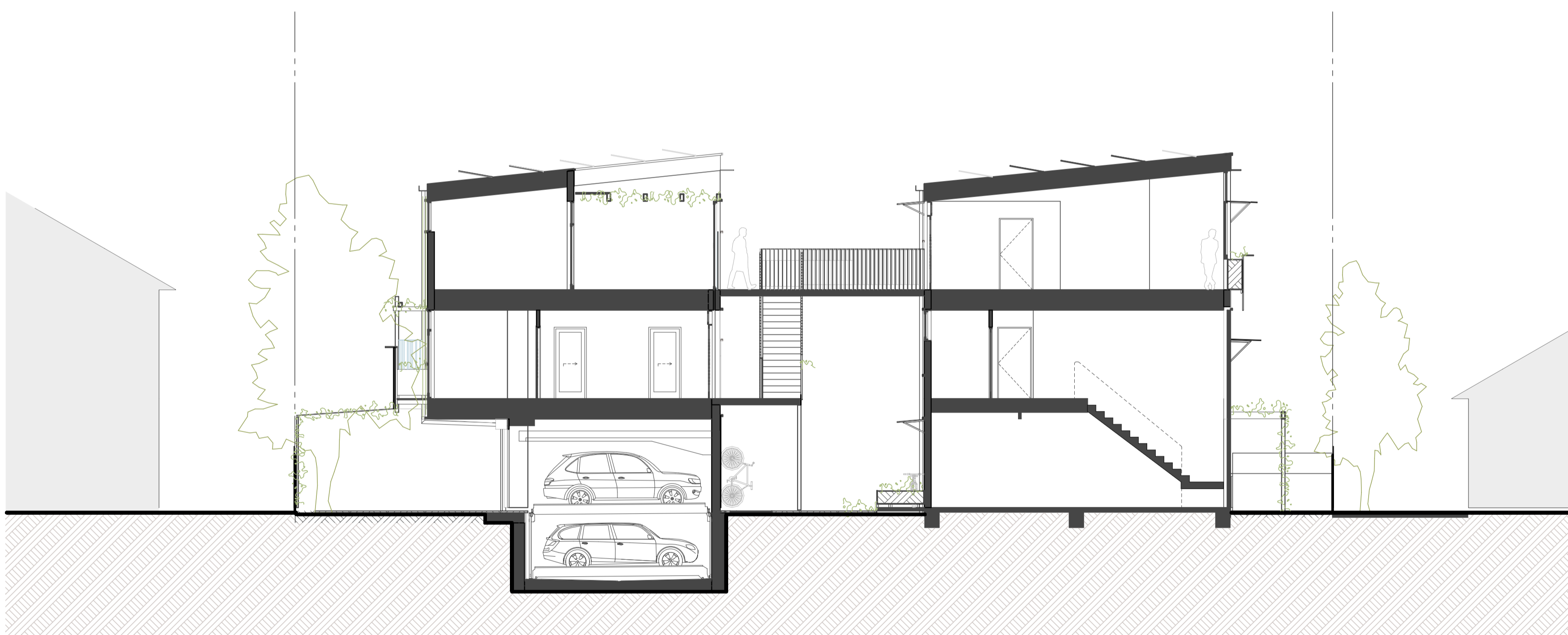
01 ELEVATION THROUGH VOID  
SCALE 1:100@A1



02 ELEVATION THROUGH VOID  
SCALE 1:100@A1



**A** SECTION AA  
 - SCALE 1:100@A1



**B** SECTION BB  
 - SCALE 1:100@A1

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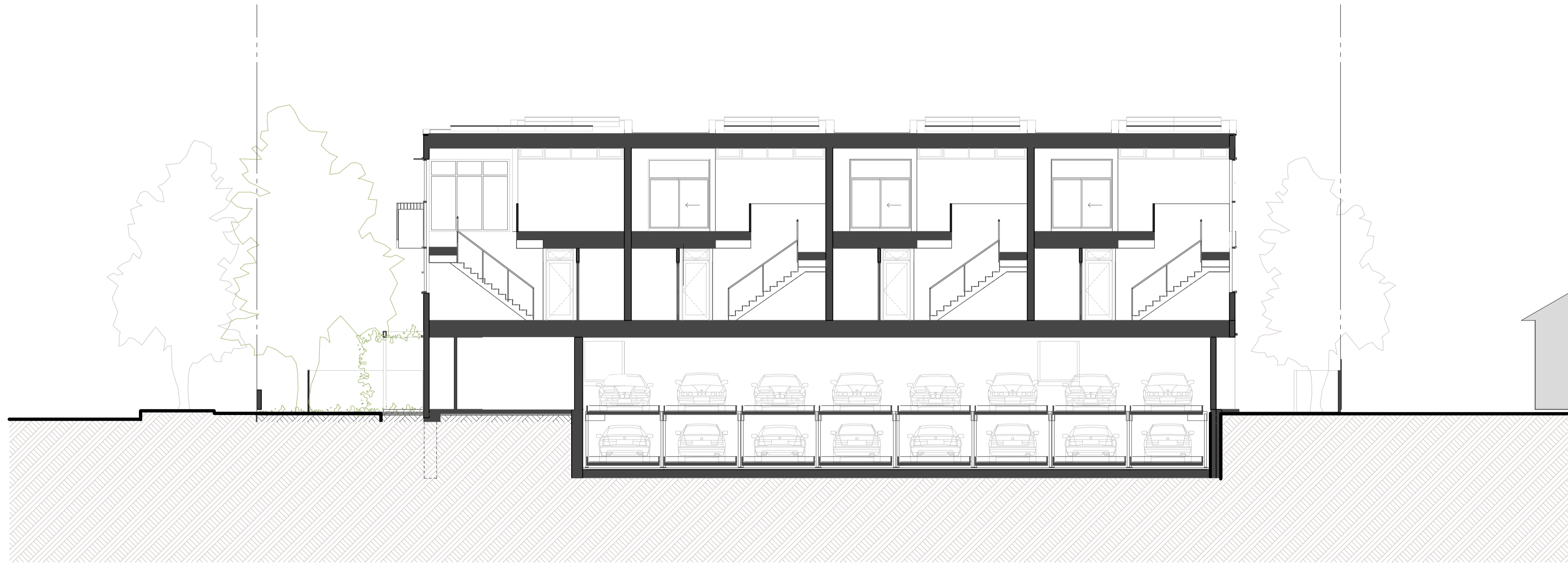


# FUTURE HOMES

Project  
 Future Homes Exemplar Project  
 Client  
 Victorian Government  
 Exemplar  
 B - East West at Grade

Drawing Name  
 SECTIONS SHEET 01 MKT  
 Date  
 31st August 2022  
 Status  
 Final Issue

Drawing Number  
 A8523  
 Scale  
 1:100 @ A1  
 Revision  
 P1



C SECTION CC  
SCALE 1:100@A1



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# FUTURE HOMES

Project  
**Future Homes Exemplar Project**  
 Client  
**Victorian Government**  
 Exemplar  
**B - East West at Grade**

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

Drawing Number  
**A851**  
 Scale  
 Revision  
**P1**



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# FUTURE HOMES

Project  
Future Homes Exemplar Project  
Client  
Victorian Government  
Exemplar  
B - East West at Grade

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

Drawing Number  
A852  
Scale  
Revision  
P1



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# FUTURE HOMES

Project  
**Future Homes Exemplar Project**  
 Client  
**Victorian Government**  
 Exemplar  
**B - East West at Grade**

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

Drawing Number  
**A853**  
 Scale  
 Revision  
**P1**





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# FUTURE HOMES

Project  
Future Homes Exemplar Project  
Client  
Victorian Government  
Exemplar  
B - East West at Grade

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

Drawing Number  
A854  
Scale  
Revision  
P1