



# Future Homes Exemplar Plan C

## McGregor Westlake Architecture

North / South at grade - Design Intent Plans

DRAWING LIST		
A860	Ground Floor Plan	1 to 100 at A1
A861	First Floor Plan	1 to 100 at A1
A862	Second Floor Plan	1 to 100 at A1
A863	Roof Plan	1 to 100 at A1
A870	Apartment Type 1	1 to 50 at A1
A871	Apartment Type 2	1 to 50 at A1
A872	Apartment Type 3	1 to 50 at A1
A880	Elevations Sheet 1	1 to 100 at A1
A890	Sections Sheet 1	1 to 100 at A1
A850	External 3D Views	-

DEVELOPMENT SUMMARY	
North/South at Grade	
<b>Number of Apartments</b>	14
<b>Apartment Mix</b>	
1 Bed 1 Bath	4
2 Bed 1 Bath	5
3 Bed 1 Bath	4
3 Bed 2 Bath	1
<b>Total NSA (m2)</b>	1144
<b>Total GFA (m2)</b>	1932
<b>Site Coverage</b>	56%
<b>Bicycle Spaces</b>	17
<b>Carparking Spaces</b>	14



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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

- 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

(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

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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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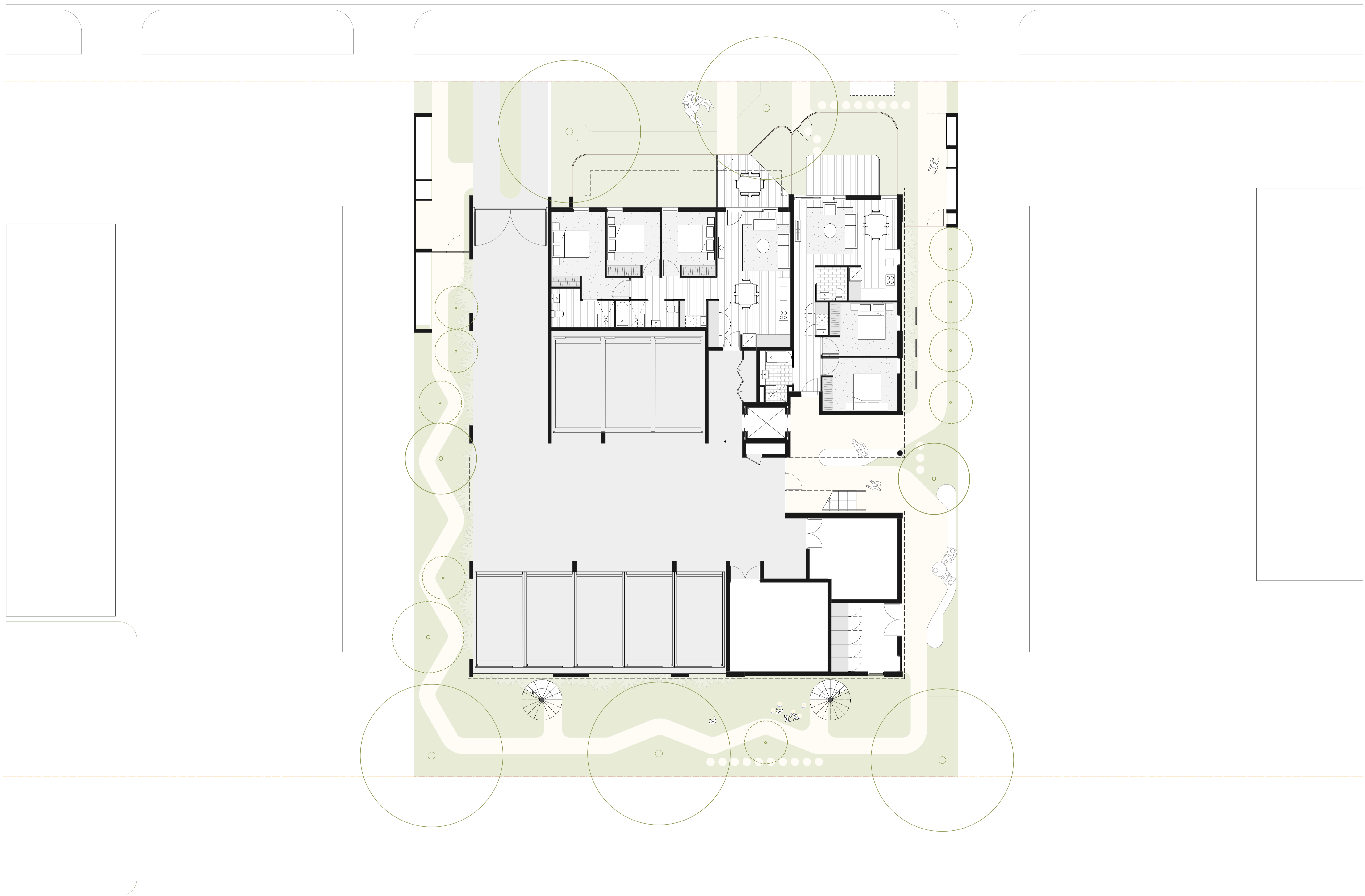
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Project  
 Future Homes Exemplar Project  
 Client  
 Victorian Government

Drawing Name  
 Terms of Use  
 Date  
 31/8/22  
 Status  
 For Information

Drawing Number  
 Scale  
 Revision  
 P1



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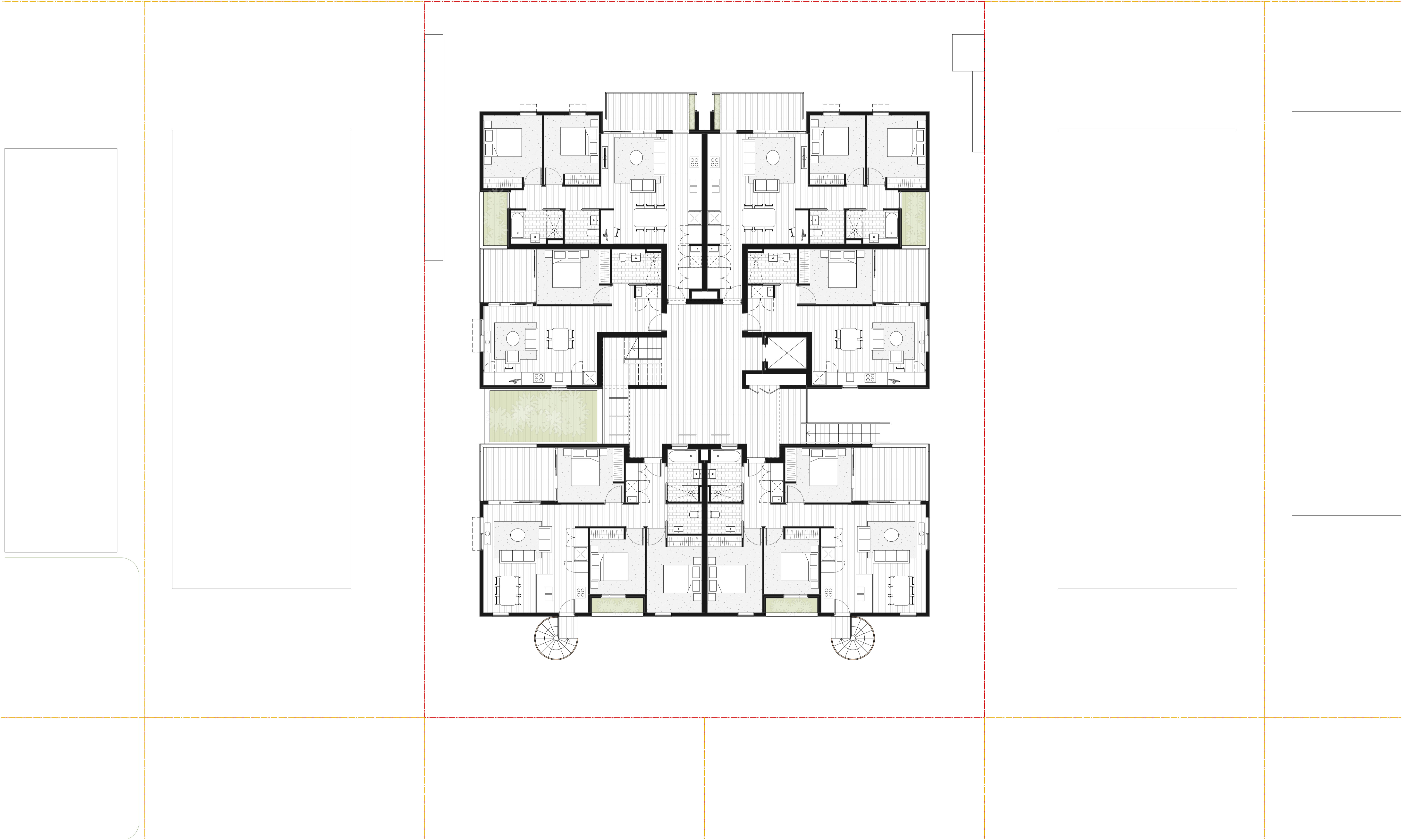
# FUTURE HOMES

Project  
Future Homes Exemplar Project  
Client  
Victorian Government  
Exemplar  
C - North / South at Grade

Drawing Name  
Presentation Ground Floor Plan  
Date  
31/8/22  
Status  
Final Issue

Drawing Number  
A860-NSG  
Scale (at A1)  
1:100  
Revision  
P1





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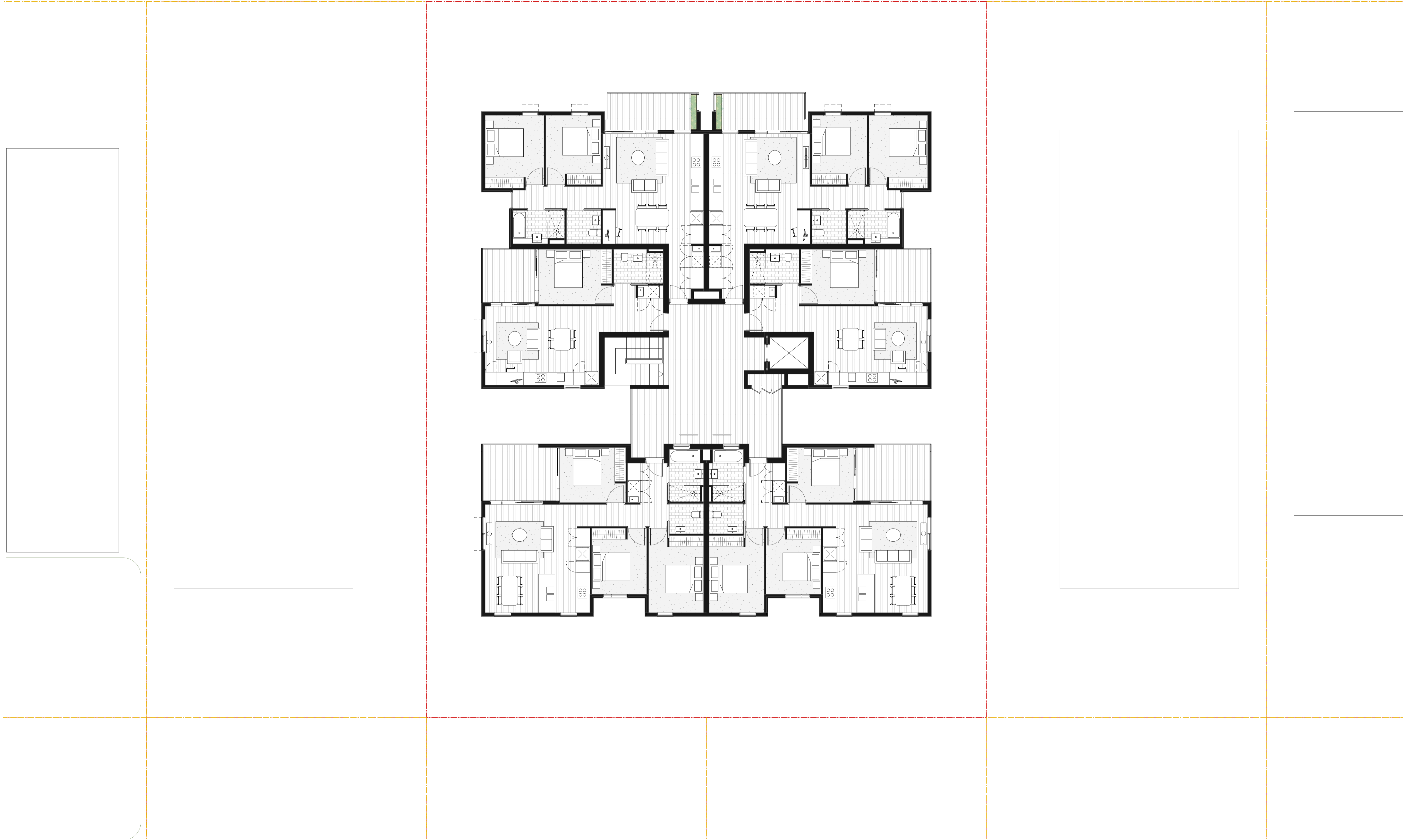
# FUTURE HOMES

Project  
Future Homes Exemplar Project  
Client  
Victorian Government  
Exemplar  
C - North / South at Grade

Drawing Name  
Presentation First Floor Plan  
Date  
31/8/22  
Status  
Final Issue

Drawing Number  
A861-NSG  
Scale (at A1)  
1:100  
Revision  
P1





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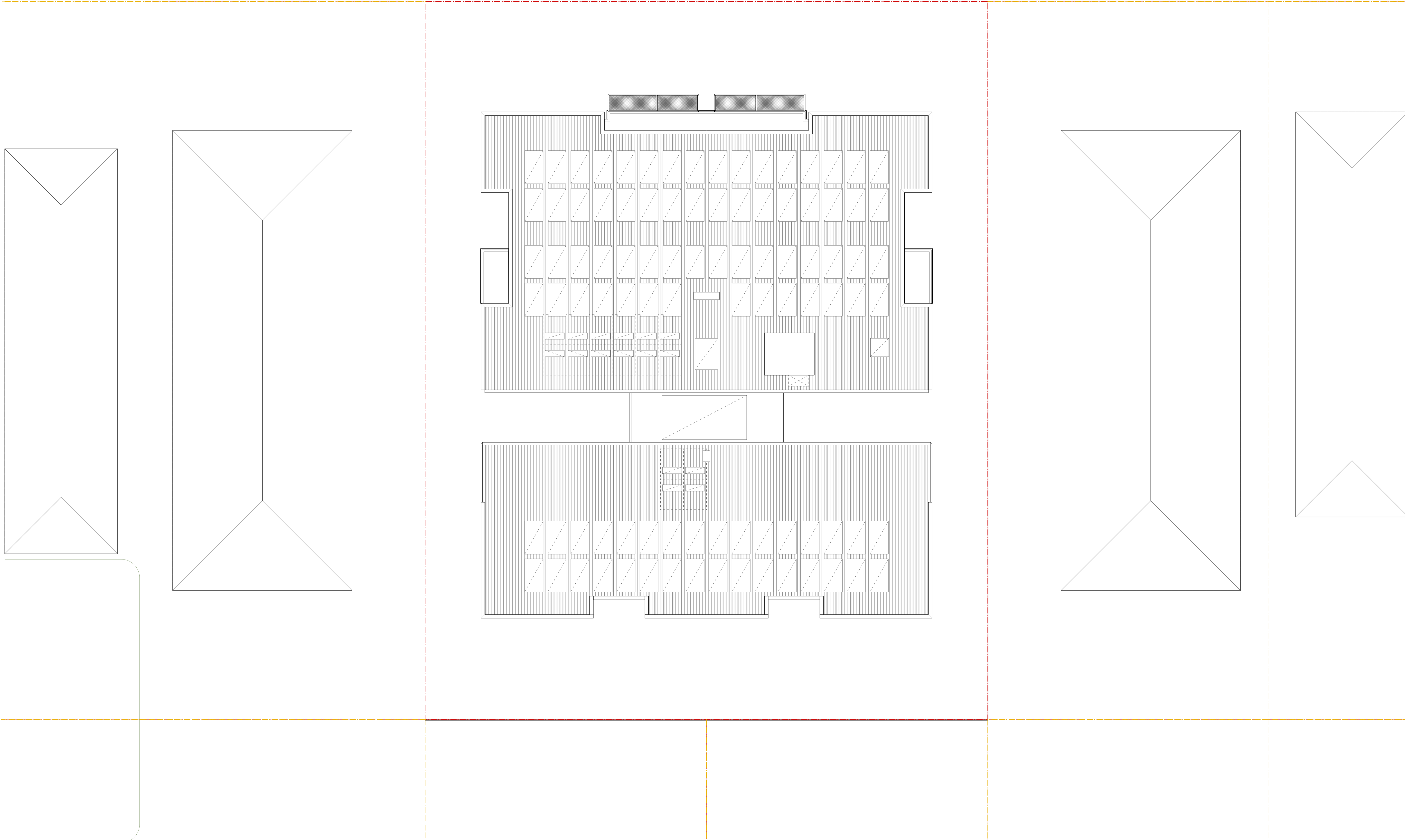
# FUTURE HOMES

Project  
Future Homes Exemplar Project  
Client  
Victorian Government  
Exemplar  
C - North / South at Grade

Drawing Name  
Presentation Second Floor Plan  
Date  
31/8/22  
Status  
Final Issue

Drawing Number  
A862-NSG  
Scale (at A1)  
1:100  
Revision  
P1





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# FUTURE HOMES

Project  
Future Homes Exemplar Project  
Client  
Victorian Government  
Exemplar  
C - North / South at Grade

Drawing Name  
Presentation Roof Plan  
Date  
31/8/22  
Status  
Final Issue

Drawing Number  
A863-NSG  
Scale (at A1)  
1:100  
Revision  
P1





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# FUTURE HOMES

Project  
 Future Homes Exemplar Project  
 Client  
 Victorian Government  
 Exemplar  
 C - North / South at Grade

Drawing Name  
 Presentation Apartment Plans - 1 Bed  
 Date  
 31/8/22  
 Status  
 Final Issue

Drawing Number  
 A870-NSG  
 Scale (at A1)  
 1:50  
 Revision  
 P1





UNIT TYPE 2A



UNIT TYPE 2B







UNIT TYPE 3A



UNIT TYPE 3B

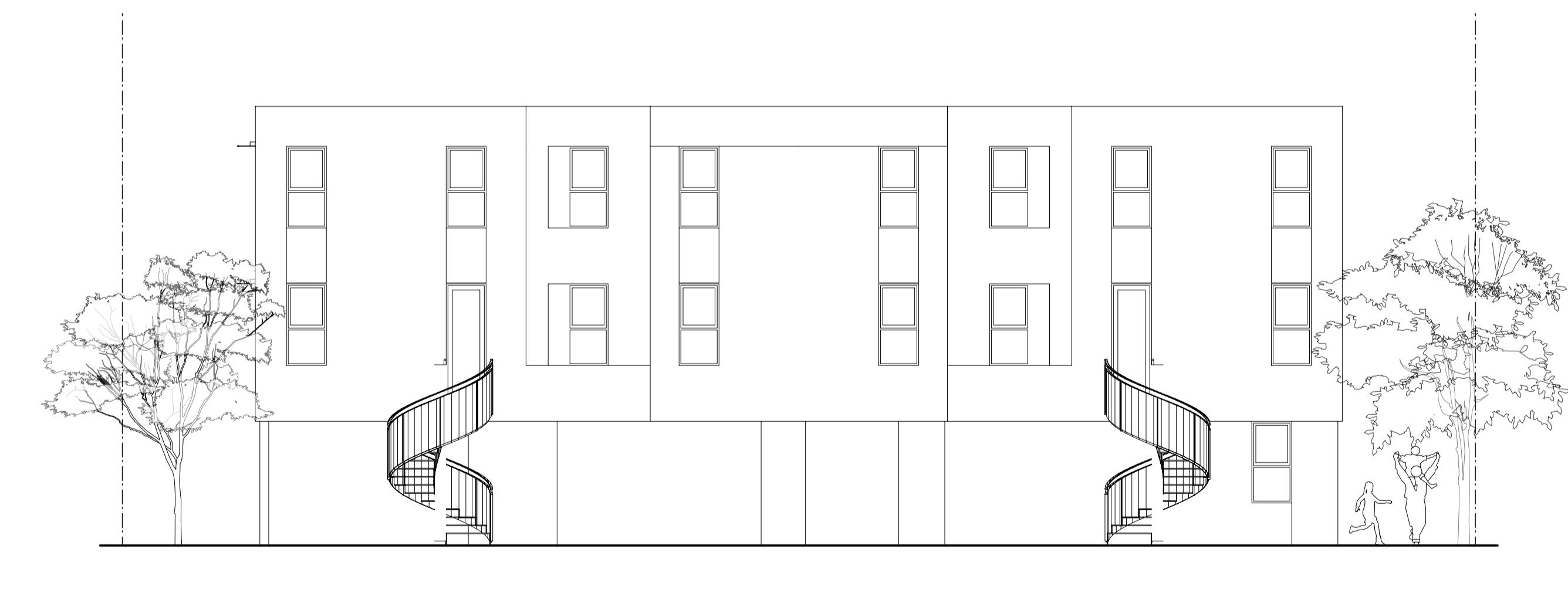




North/Street Elevation



East Elevation



South Elevation



West Elevation

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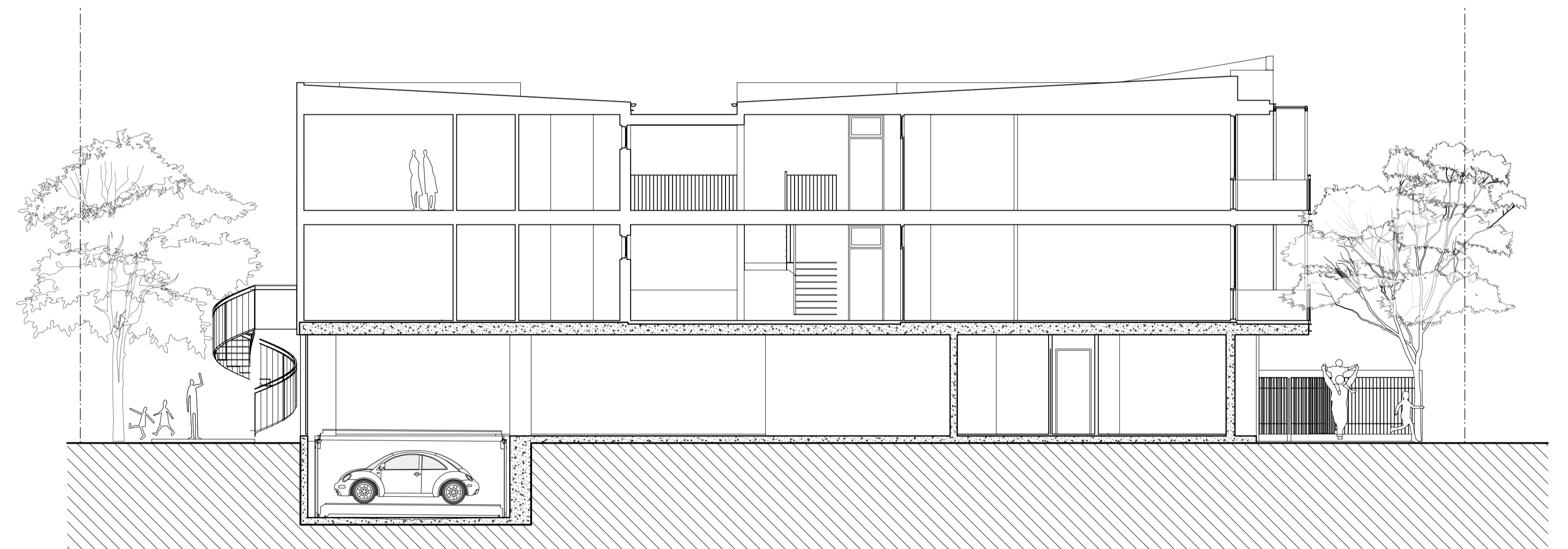
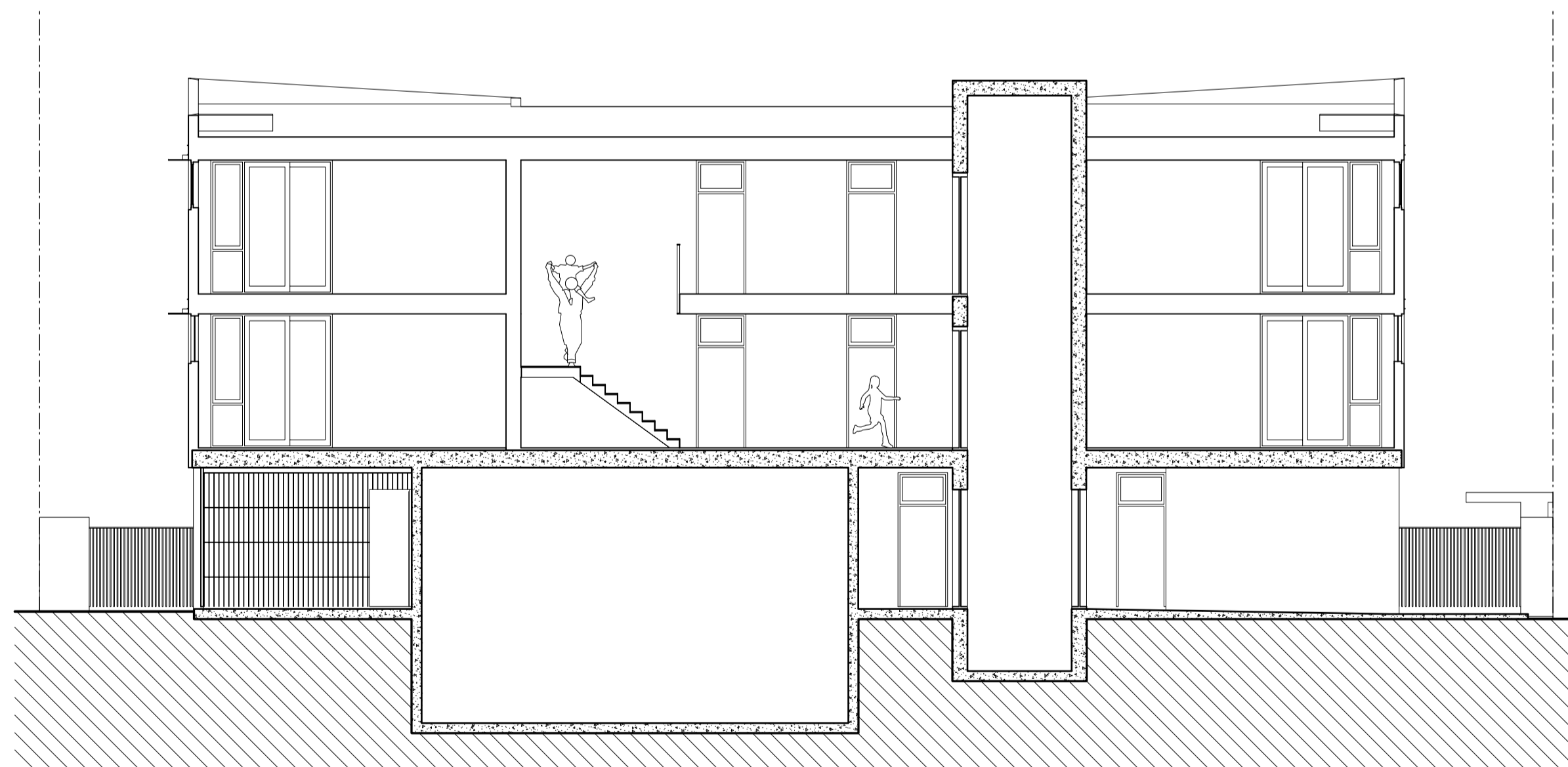
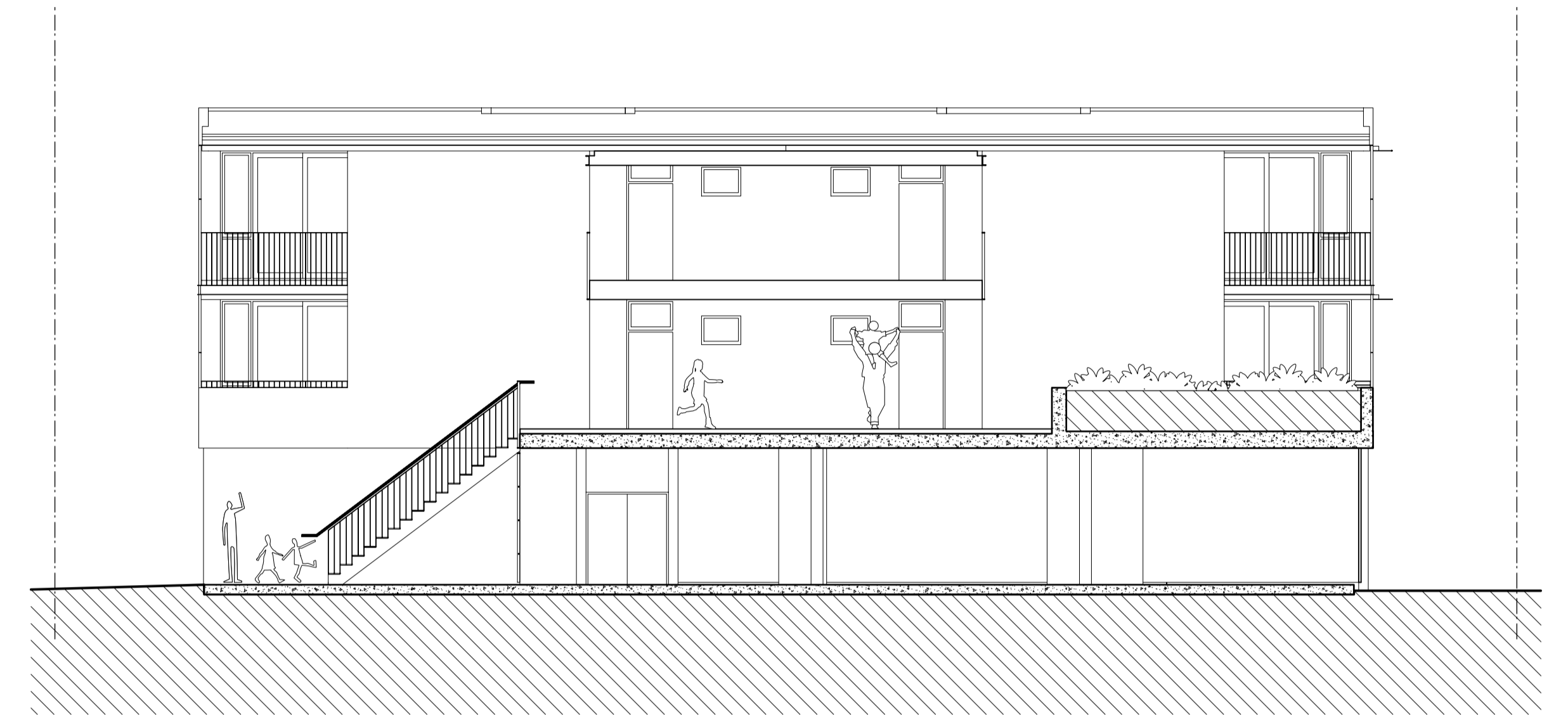
**FUTURE  
HOMES**

Project  
Future Homes Exemplar Project  
Client  
Victorian Government  
Exemplar  
C - North / South at Grade

Drawing Name  
Presentation Elevations  
Date  
31/8/22  
Status  
Final Issue

Drawing Number  
A880-NSG  
Scale (at A1)  
1:100  
Revision  
P1





Section B

Section D

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# FUTURE HOMES

Project  
Future Homes Exemplar Project  
Client  
Victorian Government  
Exemplar  
C - North / South at Grade

Drawing Name  
Presentation Sections  
Date  
31/8/2022  
Status  
Final Issue

Drawing Number  
A890-NSG  
Scale (at A1)  
1:100  
Revision  
P1





Streetscape Facade and communal front garden



Main pedestrian entry - mailbox portico with seat and landscaped pathway



Explorative 'wild' landscape backyard spaces