

Lt. MILLER

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The Project







Welcome to Lt. Miller, a first of its kind. A design collaboration between ClarkeHopkinsClarke Architects, Breathe Architecture as interior designers with landscaping by Openworks. Lt. Miller is a unique collection of homes modelled around personal and natural environments. Here, a range of one, two and three bedroom homes offer a combination of liveability, sustainability and community. From the sprawling rooftop garden to the cosy lobby and rich materials throughout, this is an environmentally friendly building that celebrates the natural world.

ARTISTS IMPRESSION

WHAT IS LABELLED SUSTAINABLE,
IS OFTEN JUST COMMON SENSE.
WHILE WE DO DESIGN RESPONSIBLY,
WE ALSO DESIGN ROBUST HOMES
THAT JUST FEEL RIGHT.

Toby Lauchlan, ClarkeHopkinsClarke

Collaborator #01:
ClarkeHopkinsClarke

ClarkeHopkinsClarke has designed this boutique collection of one, two and three bedroom apartments with a strong focus on sustainability. From the abundant green spaces to the 100% fossil fuel free building operations, Lt. Miller is a benchmark of environmentally conscious design.

At the same time, this is a building that is very much of its place, with elements that celebrate the character and heritage of Brunswick East. Sustainable, liveable and desirable – Lt. Miller is a place of big ideas for a small community.



OPENWORK IS CREATING A LUSH ENVIRONMENT WHERE GREENERY WILL TUMBLE DOWN THROUGH PIERCED OPENINGS, BRINGING THE OUTSIDE IN, WHEREVER YOU ARE.

Jeremy McLeod Breathe Architecture



ARTISTS IMPRESSION



ARTISTS IMPRESSION

The use of brick and locally sourced materials at Lt. Miller creates a sense of warmth and connects the building to the streetscapes of East Brunswick. While metal frames and voids break up the façade, climbing vines and creepers spill from above to soften the exterior.

The ground floor is a celebration of cycling and nature with plenty of bike storage and planters both in and around the lobby area.

The Neighbourhood





Along its diverse streets and laneways, Brunswick East is home to an eclectic range of eateries, providores, grocers and artisan food makers that contribute to the rich fabric of the neighbourhood.

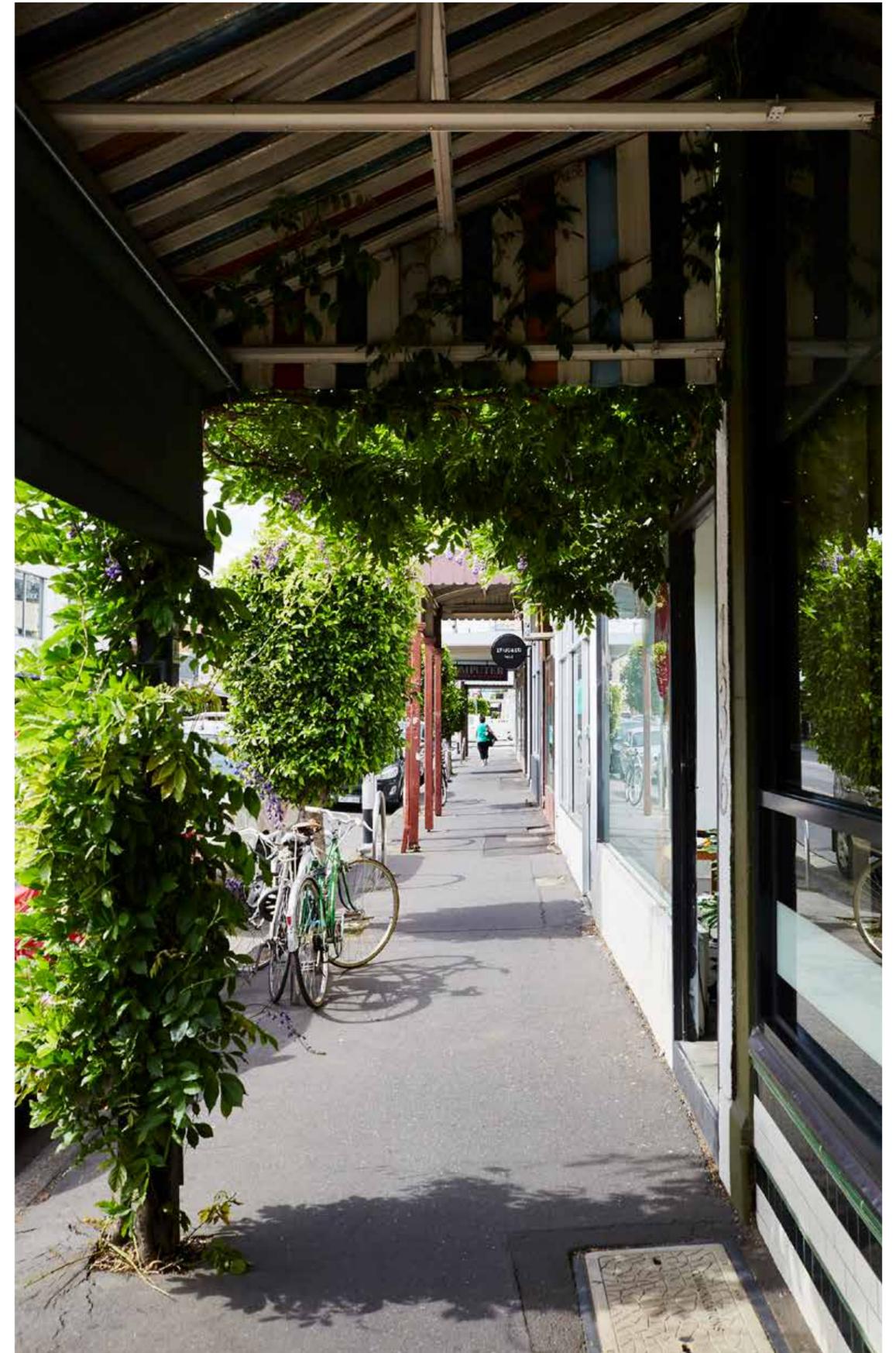


BRUNSWICK EAST IS CULTURALLY RICH AND DIVERSE, WITH LITTLE IMPERFECTIONS THAT CREATE A STRANGE AND UNIQUE BEAUTY WITH A STRONG SENSE OF COMMUNITY.

Jeremy McLeod, Breathe Architecture



Brunswick East is home to both neighbourhood bistros run by hatted chefs and Italian dining halls dating back to the 1970s. It's where you'll find the perfect espresso by day and the cocktail of the hour by night. Artisan chocolatiers, organic providores and tequila bars line the local streets, and while many of the menus are geared towards seasonal produce, the multicultural mix along Lygon and Nicholson Streets ensures that every flavour is at hand.

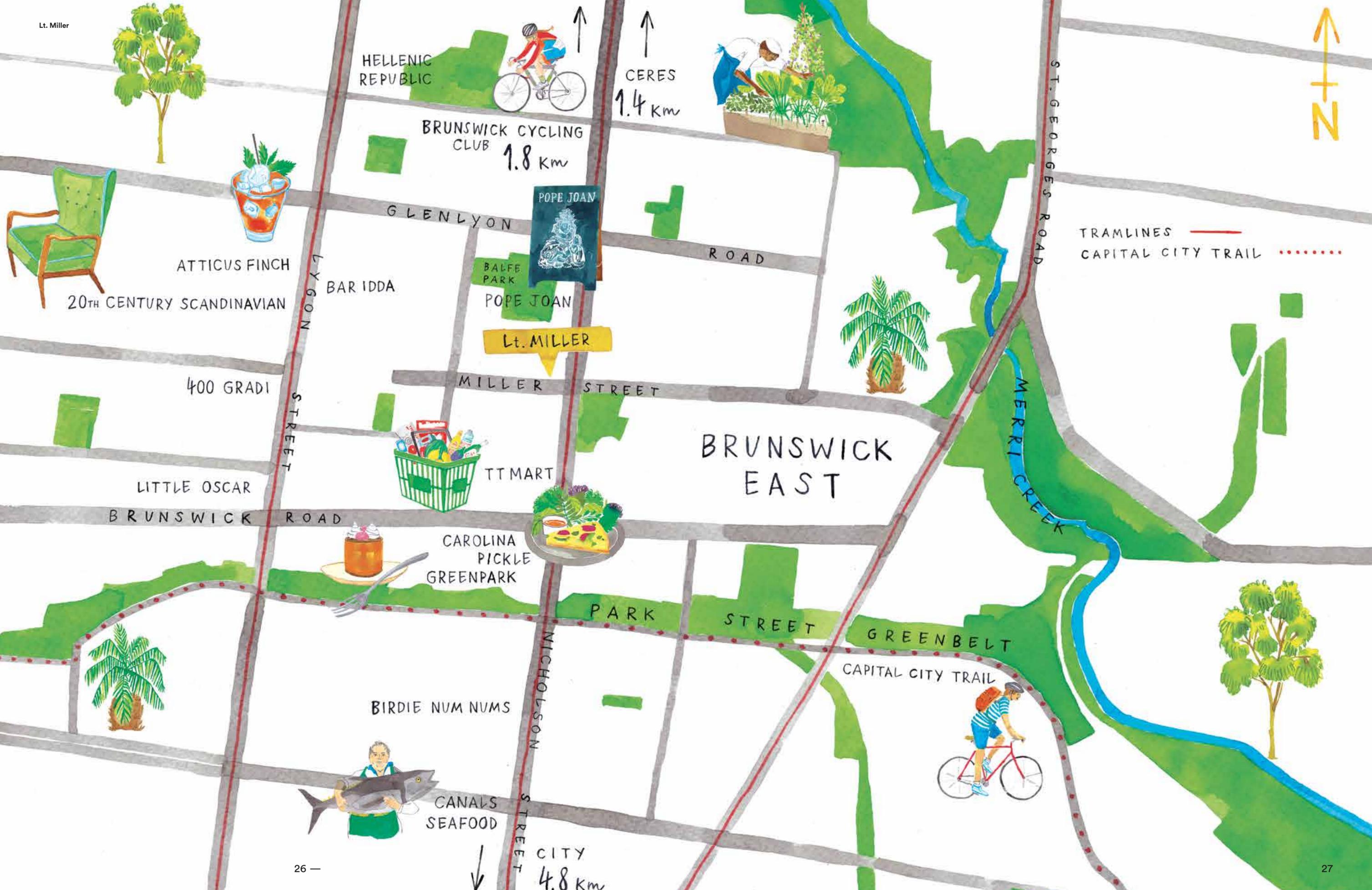


A neighbourhood rich in cultural heritage the energetic and evolving area of Brunswick East retains its authentic and diverse landscape and parklands. The coveted suburb remains a central pillar for the northern suburbs of Melbourne.





From Lt. Miller it's a short ride to a range of renowned educational facilities, from Brunswick South Primary (and its popular school fête) to the highly regarded Northcote High School. The University of Melbourne is also just a ten-minute cycle away.



HELLENIC REPUBLIC

BRUNSWICK CYCLING CLUB 1.8 km

CERES 1.4 km

POPE JOAN

GLENLYON ROAD

ROAD

TRAMLINES
CAPITAL CITY TRAIL

ATTICUS FINCH

BAR IDDA

BALFE PARK

POPE JOAN

Lt. MILLER

MILLER STREET

BRUNSWICK EAST

400 GRADI

TT MART

LITTLE OSCAR

BRUNSWICK ROAD

CAROLINA PICKLE GREENPARK

PARK

STREET

GREENBELT

CAPITAL CITY TRAIL

BIRDIE NUM NUMS

CANALS SEAFOOD

CITY 4.8 km

Lt. Miller is in an extremely walkable locale, with shops, parks and restaurants all close by. For cyclists, the Park Street bike path, the Merri Creek Trail, and the Capital City Trail city are minutes from home.

The route 96 tram at your doorstep takes you to the city in 10 minutes and on to St Kilda Beach. Lt. Miller is also close to arterials out to Melbourne Airport and Melbourne's east.







From a no-frills espresso to a single origin specialty blend – coffee orders in East Brunswick are as diverse as the people who call this suburb home. Enjoy a short black Padre from East Elevation or browse the latte art from a range of top notch baristas in converted warehouses along the streets and lanes nearby.





MCG

Arts Precinct

Gertrude Street

Nicholson Street

Melbourne Exhibition Building

Balfour Park

Melbourne CBD

Melbourne University

Lygon Street

Hospital Precinct

Princess Park

Docklands

COLLINGWOOD

FITZROY

CARLTON

FITZROY NORTH

Lt. MILLER

CARLTON NORTH

NORTHCOTE

BRUNSWICK EAST

BRUNSWICK

08

07

06

03

02

10

01

04

05

09

11

12

LT. MILLER RECOMMENDS



1. POPE JOAN

- Eats
- Drinks

With a cosy retro fitout inside and a courtyard out the back, there's space to enjoy homey dishes that match the season at Pope Joan. Ben Foster and Matt Wilkinson opened this local favourite in 2010. They've since moved next door, with the Hams & Bacon food store now offering produce and tasty takeaway just a tiny stroll from Lt. Miller.



2. TT MART

- Groceries

The deceptively small TT Mart stocks everything from fresh fruit and vegetables to hot sauce and American candy. With beverages from around the world and eco-friendly produce, there's something for any party, Green or otherwise.



3. CAROLINA

- Eats
- Drinks

Originally an Italian shoe maker's shop front, this café by day and bar by night serves breakfasts, brunches and late night cocktails. Happily marrying old and new with minimalist interiors, polished concrete, and a sun-drenched courtyard as well as beautifully curated antique objects d'art, Carolina serves fresh French influenced flavours just a block away from Lt. Miller.



4. MILKWOOD

- Eats

From the antique farm gate on the back wall to the pitched-barn roof, Milkwood brings a pared-back farm feel to this inner city community. The simplicity of the wholesome interior is matched by the delicious, on-site baked goodies and house-made preserves. Milkwood is comfortably intimate with friendly staff on hand to ensure that brunchers enjoy their granola, hot cakes or melts with a smile.



5. NEW DAY RISING

- Eats

New Day Rising takes its name from a 1980's punk garage band, but that's where the anti-social behaviour ends. With a laid back, contemporary interior, the owners have dreamed big in a small space with a layout that brings the baristas into the lounge feel of the dining area. Enjoy Five Senses coffee and a casual brunch from a veggie focused menu.



6. GREEN PARK

- Eats
- Drinks

With interiors of dark timber and forest green, Green Park is a large space with room for anyone, at any time. Families can choose from brunch options at light drenched tables, while late night diners can sit up at the bar and taste everything the Spanish influenced menu and contemporary bar list has to offer. With touches of Movida, Le Bon Ton and Twenty & Six Espresso, what's not to love?



7. CANALS SEAFOOD

- Fish Monger

With good old-fashioned service and a range of fresh seafood to make Rick Stein weep, Canals Seafood is a Melbourne institution. Locals can indulge in fresh oysters or simply embrace this healthiest of fast food with a delicious barramundi fillet from Victoria's famous fishmonger. Close relationships with suppliers and consistently friendly staff make seafood selection a breeze at this local foodie hotspot.



8. BABAJAN EATERY

- Eats

Travel just a block to the west and you'll discover the delights of rustic Turkish food in this cute corner café. Babajan Eatery serves traditional fare, including their own pide, hummus, shawarma and spanakopita. There's also a range of healthy counter salads – the type you always plan to make at home, but can easily pick up here instead.



9. CERES

- Eats
- Drinks
- Plants
- Groceries

CERES is an award-winning urban farm and community based centre that gives city dwellers a farm environment. It hosts a variety of events around sustainable living and gardening advice as well as offering grocery deliveries, and an organic menu at the café. A great place to grow, shop and eat in a planet friendly way, CERES, is the communal backyard of the inner-north.



10. CAPITAL CITY TRAIL

- Bike / walking trail

The Capital City Trail is a network of shared cycling and pedestrian paths that covers 29km of Melbourne and links the Docklands and Yarra River with bike paths as far afield as Moonee Ponds, Upfield and Merri Creek. The trail crosses public transport routes, and takes in some of the most unspoilt natural scenery the city has to offer.



11. THE B.EAST

- Eats
- Drinks

From Filthy Beast to Sexy Beast, this is a specialist burger restaurant with beer, cocktails and live music served on the side. B-East is a place that understands its locale with old arcade games adding a hint of old-school whimsy to the hipster design. People travel for the burgers but B-Easterners will vouch for the beer battered fries, trivia nights and band lineups at their lively local.



12. LYGON STREET PRECINCT

- Eats
- Drinks
- Shopping

Lygon Street East Brunswick, has the perfect mix of older style cafes and simple eateries offering your choice of coffee as well as a range of organic produce eateries, top bars, cafes with style as well as the esteemed Hellenic Republic by George Calombaris. There are plenty of options for food as well as fashion in this precinct to enjoy that all sit on the #8 tram route from the CBD.

Interiors



ARTISTS IMPRESSION



With its large benchtop, made of 100% recyclable Neolith, corner pantry, recycled Australian hardwood timber floorboards, this spacious kitchen is designed for people to cook together with friends or family.



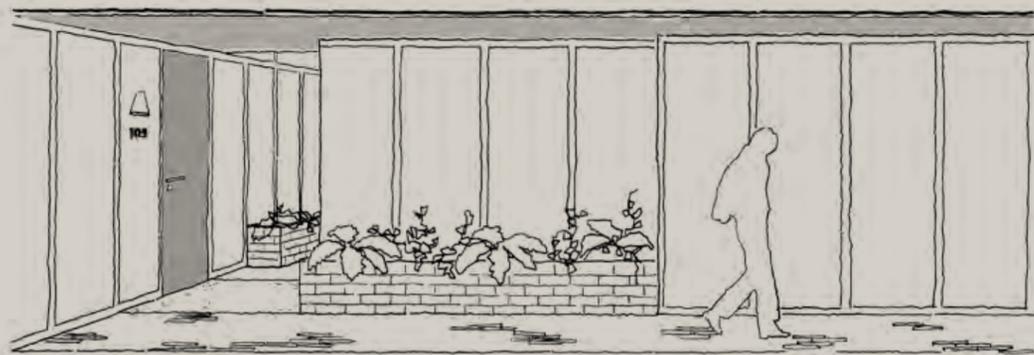
LT. MILLER WILL BE ONE OF THE MOST SUSTAINABLE RESIDENTIAL DEVELOPMENTS IN VICTORIA, WITH A 7.5 STAR AVERAGE NATHERS THERMAL PERFORMANCE RATING AND 100% FOSSIL FUEL FREE BUILDING OPERATIONS.



**Collaborator #02:
Breathe Architecture**

With its focus on creating liveable and sustainable homes, Breathe Architecture has designed the interiors at Lt. Miller to celebrate and highlight the beauty found in natural materials. Where each fixture and fitting is selected for quality, beauty and durability, the combination creates an engaging and responsible sustainable environment.

Each Lt. Miller apartment is designed like family a home. A place that is intimate and personal, with warm and tactile materials. The living area and large island benches in the kitchen create a range of settings for social or private moments, while the greenery that spills across balconies and throughout the lobby area creates a constant connection with the leafy character of Brunswick East.



Lt. Miller minimises the use of energy intensive and high VOC materials such as aluminium, PVC, polyurethane & chrome plating. The design features brass tapware and door hardware, FSC certified timber, Recycled timbers, Naturally durable materials, low VOC paints and applied finishes.

- | | |
|---|--|
| 1. 100% natural wool carpet or Heavy Castlemain sisal to bedrooms | 7. Low sheen white 2pac paint finish to typical joinery board |
| 2. Recycled Australian hardwood timber floorboards to apartments | 8. Neolith benchtop |
| 3. Brass tapware, door hardware and signage | 9. Concrete soffit to living areas |
| 4. Natural coir entry mat | 10. Reconstituted natural timber veneer to feature joinery board |
| 5. Brick floor tiles to bathrooms and common areas | 11. Matt white wall tile to bathrooms |
| 6. White paint finish to walls and doors | 12. Clear silver mirror splashback |

AN HONEST AUSTRALIAN MATERIAL PALETTE IS KEY TO LT. MILLER. THE APARTMENT PLANNING IS KEPT SIMPLE, AND MATERIALITY TAKES PRECEDENCE OVER FORM.

Jeremy McLeod, Breathe Architecture

Each apartment opens to individual balcony spaces with the higher levels also featuring large pergolas. With its position on Miller Street, the apartments enjoy views across the park or over the city to the south, with the local church and leafy streets adding to the charm of the outlook.





ARTISTS IMPRESSION

Brick tiles in a linear pattern continue the themes of the Lt. Miller exteriors in this simply crafted space. Timber veneer joinery and brass tapware complement the neutral brick and white wall tiles.

Rooftop Garden



Where many landscape designers would simply work around a deck area, Openwork's director Mark Jacques' design begins with the idea of an entire green space from which paths and nooks are carved.

This is an immersive and wild landscape where rambunctious greenery provides a degree of enclosure and protection from the wind and sun. Within the garden, spaces have been carved out for a range of uses, from a communal dining area to an intimate 'gin and tonic room' for two that is surrounded by edible plants to complement the classic cocktail.

Collaborator #03:
Openwork

BY MAKING IMMERSIVE LANDSCAPE ROOMS OF DIFFERENT SCALES, WE'RE CREATING AN INVITATION TO USE THE SPACES FOR BOTH INTROVERTS AND EXTROVERTS.

Mark Jacques, Openwork



The garden is designed to be sculptural, organic and surprising, where a pathway can lead to a variety of nooks and open spaces.





Sustainability



SUSTAINABILITY, A HOLISITC APPROACH

Lt. Miller will be one of the most sustainable residential developments in Victoria, with a 7.5 Star average NatHERS thermal performance rating and 100% fossil fuel free building operations.

Designed to minimise the use of energy intensive and high VOC materials such as aluminium, PVC, polyurethane and chrome plating, the material selection includes brass tapware and door hardware, FSC certified timber, recycled timbers and natural materials.

A 100% FOSSIL FUEL FREE BUILDING

The environmental impacts of mining and burning fossil fuel is irrefutable. Lt. Miller will therefore use an embedded energy network to deliver 100% fossil fuel free building operations. An all-renewable embedded energy network will provide reduced metering costs and running costs, while usage is offset through onsite solar energy production.

There will be no gas in the Lt. Miller apartments. Instead, each kitchen will feature induction cooktops, which are 40% more efficient than typical ceramic electric cooktops, provide improved safety (when compared to gas), reduce indoor pollutants and enable zero-emission cooking. Induction cooking is 80-90% efficient at energy transfer, versus 70% for a smooth-top electric unit, and 55% for electric coils and gas. In addition, gas cook tops produce carbon monoxide (CO), nitrogen dioxide (NO2) and formaldehyde which, with the improvement of air-tightness in construction, is increasingly of concern.

A SUSTAINABLE APPROACH TO LIGHT, WATER AND AIR

Electricity at Lt. Miller will be supplied via an embedded network which will use a variety of renewable energy sources to power all apartments as well as common areas. This ensures that all residents are supplied with green power, contributing to a fossil fuel free development. Energy saving LED light fittings will be used to reduce costs as LEDs use 25% to 30% less energy and last eight to 25 times longer than halogen incandescents.

Lobbies and corridors will be naturally ventilated, which reduces the requirement for mechanical ventilation, and natural light will spill into the corridors and lobby through windows and voids. Lt. Miller has been designed to encourage cross ventilation, and while air conditioning is provided, ceiling fans in bedrooms will keep these homes cool in the summer months.

As Lt. Miller will feature plants on all levels of the building, a 20,000 litre water tank will collect rainwater and assist in irrigating the landscape surrounds.

NATURAL MATERIALS

Lt. Miller will feature natural materials throughout the private and communal spaces. Each material has been carefully selected, from the carpets to the recycled timber, to minimise the on-going costs of living through the selection of low maintenance and durable materials and finishes.

RECYCLED FLOORING

Natural wool carpets are standard for Lt. Miller bedrooms. This 100% natural renewable resource is biodegradable at end of life. It is a locally made product, with wool supplied from New Zealand.

Residents may prefer to upgrade to Heavy Castlemaine Sisal carpets for the bedroom areas. This 100% natural renewable resource is made from cactus fibre and is also 100% biodegradable at end-of-life. A natural colour is specified at Lt. Miller which contains no artificial colours or chemicals. Sisal boasts long-lasting endurance and is naturally repellent to stains and the growth of bacteria.

TIMBER WITH HISTORY

Each apartment features recycled hardwood timber floorboards rich with history from a previous life. The floorboards will be top nailed (not glued) to allow 100% of the material to be recycled at end-of-life. A natural low VOC finish will be applied to allow for the boards to be easily re-surfaced to ensure lifetime quality. The timber is easy to maintain and clean, and does not stain, retain odours or harbour dust mites and allergens.

Reconstituted natural timber veneer will be used for joinery within the apartments with low VOC MDF. Particular timber veneers have been selected for Lt. Miller as it is even in colour and pattern and free from the splits, knots, holes and discolouration found in conventional timber veneers which reduces the amount of defect finish waste. The timber is a renewable material sourced from sustainably managed FSC-certified forests. E veneer is manufactured using low VOC adhesives. Dyes used are water based and contain no thinners, chrome, heavy metals or chlorines. Logs are rotary peeled for maximum yield with offcuts recycled for other products.

LOW VOC PAINTS AND FINISHES

One of the most harmful elements found in paints and finishes are Volatile Organic Compounds (VOCs), which are carbon-containing solvents that vaporise into the air as paint dries. At Lt. Miller, water-based, low VOC paints are specified for the walls and doors. A low sheen white 2pac paint will be applied to the typical joinery board.

DURABLE AND BIODEGRADABLE MATERIALS

At the entrance to each Lt. Miller apartment, a natural coir entry mat will mark the entry to the home. Coir is made from coconut fibres. It is a 100% natural renewable resource that is 100% biodegradable at end of life. This excellent material undergoes minimal processing to create a matt product that is extremely durable and ages well over time.

HIGH ENERGY EFFICIENCY APPLIANCES

A range of energy efficient appliances from Fisher and Paykel that deliver industry leading water usage and energy efficiencies through a range of operational efficiencies such as the front loader washer with a 4 star energy rating that uses 'smartdrive' technology and energy and water efficiencies that deliver a 5 star water rating and 4 star energy rating. Double drawer that delivers 4.5 star per drawer.

THE INTEGRITY OF NATURAL BRASS

Each apartment will feature brass tapware in the kitchen and bathrooms as well as door hardware. This beautiful material creates a sense of warmth and will patina over time. Brass numbers will also be used outside each apartment with downlights above the number reminiscent of a veranda porch light. No toxic finishes such as chrome or anodizing are applied to the brass which ensures it will age well over time.

Brass is a finish that celebrates the beauty of natural imperfection. It is becoming increasingly popular as a material that holds its own in almost any colour palette and complements the tones of the natural landscape.

The Team





Lucent Capital

We believe a passion for purpose drives great outcomes. With this approach to development, we are able to identify, manage and deliver exceptional projects. Our 75 years of collective industry skill, knowledge and experience comprises: the execution of over 1,500 property sales; the establishment of over \$600m in projects; the funding of over \$2b in property transactions and the delivery of over \$400m in construction management. Developing quality buildings is what we do, and this commitment is now manifest in Lt. Miller.



ClarkeHopkinsClarke

Established in 1960, ClarkeHopkinsClarke has extensive experience across diverse sectors, including multi-residential, commercial, education, healthcare, aged care, retail and mixed use projects. Its commitment to projects and business relationships has created an energetic and thriving design partnership. Having gone from strength to strength over our 50-plus years of operation, ClarkeHopkinsClarke understands that the best design outcomes are born of the trust and rapport the practice builds within its team, clients and collaborators.

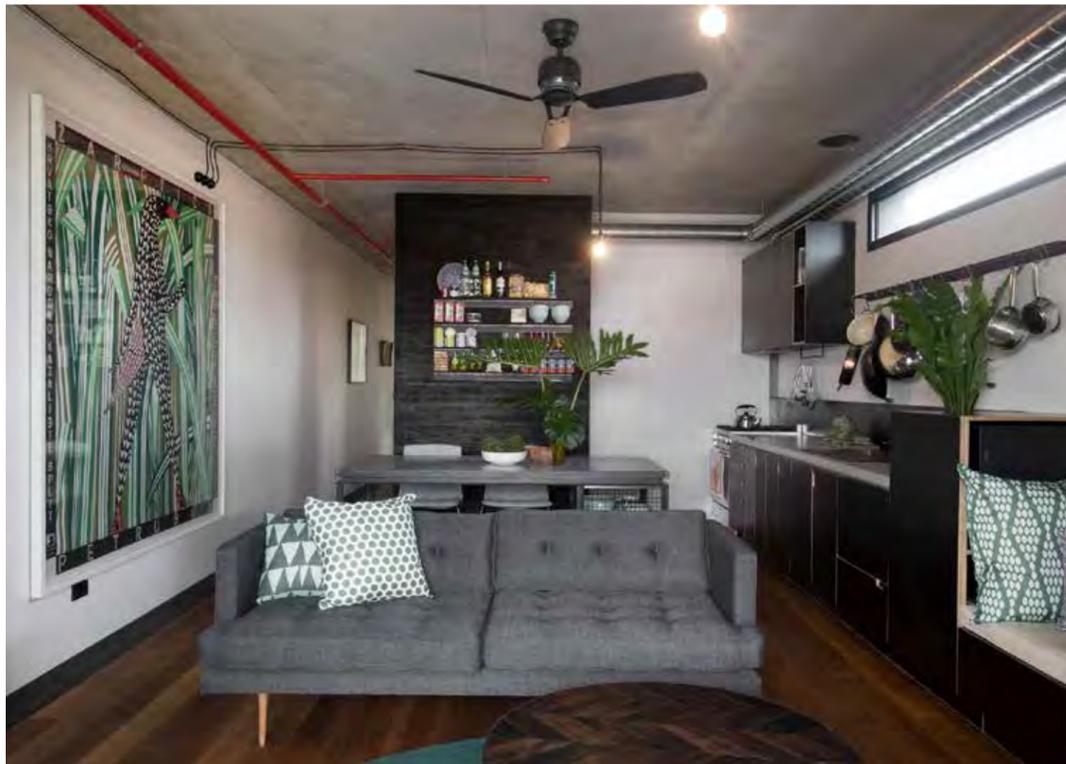




Breathe Architecture

Breathe Architecture is a design practice that combines environmental and aesthetic principles to create stunning buildings with a lighter footprint. The company is focused on contributing to the local community and architectural landscape in a contextual and culturally responsive way. Breathe is a sustainability-focused architecture practice that is known for its innovative and often unconventional tectonic material solutions.

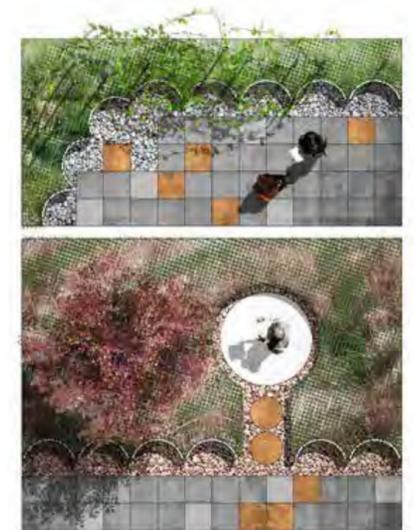
BREATHE
ARCHITECTURE



Openwork

Openwork is a newly established Urban Design and Landscape Architectural studio founded to make well-crafted and engaging spaces that enable public life and exchange in cities. We are committed to projects that actively promote social interaction and ecological diversity. We are a design-based practice and we take pride in the broad scope of our work, which engages in the design, delivery, policy formation and speculation on communal spaces.

OPENWORK





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CASTRAN
PROJECTS

Castran Projects

Castran's team provide full services in residential, commercial and lifestyle property as well as 'end to end' project marketing. With in-depth knowledge, our insight into market conditions and creativity, the Castran team always bring a fresh approach and deliver exciting campaigns that work. Held in high regard for its range of services and extensive knowledge, Castran's specialist expertise and services are second to none. The Castran team has a wide expertise that is the reason for our success.

CASTRAN
PROJECTS



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