

Lyons Place

Frequently Asked Questions

WHERE IS LYONS PLACE?

Located at 6 Lyons Street North, Ballarat Central, Lyons Place is a short walkable distance to the mecca of Ballarat's best hospitality venues surrounding Armstrong Street and other key local amenities including the Hospital Precinct, the Ballarat Train Station and GovHub.

WHAT IS THE BREAKDOWN OF HOMES AT LYONS PLACE?

Lyons Place is a collection of 51 apartments, 7 penthouses and 3 townhouses. With options for smaller and larger apartments (including 1, 2 and 3 bedroom apartments) as well as penthouse living, Lyons Place seeks to provide flexibility for evolving life stages and styles.

WHO IS THE DEVELOPER?

Hygge Property is a boutique property developer seeking to create sustainable and community-oriented projects in regional places. With current and completed projects in Geelong, Daylesford and Ballarat, purchasers can buy at Lyons Place with confidence of a developer who is inspired by the unique history and responsibility of the places they are creating.

You can learn more about Hygge Property at www.hyggeproperty.com.au

WHO IS THE ARCHITECT?

Chamberlain Architects, a design focussed architected practice based in Melbourne, have designed both the exterior and interiors for Lyons Place. Intrigued by humble daily rituals, they design crafted residential homes to enrich daily life.

You can learn more about Chamberlain Architects at www.chamberlainarchitects.com.au

HAS LYONS PLACE BEEN APPROVED BY COUNCIL?

Lyons Place has been through a detailed planning process. The project was recommended for approval from the City of Ballarat planning department and received unanimous support from all Councillors. A planning permit has been issued by the City of Ballarat.

HAS A BUILDER BEEN ENGAGED?

Hygge Property has appointed Figurehead Construction as the builder for Lyons Place.

A recognised industry leader, Figurehead is a Melbourne-based construction business with a reputation for delivering high quality multi-residential projects.

With over 100 completed projects and a large diverse team, Figurehead brings both capability and capacity to the Lyons Place build.

WHEN WILL CONSTRUCTION BEGIN AND WHEN CAN I MOVE IN?

Construction is underway at Lyons Place. It is anticipated the project will be completed in the first half of 2025.

More certain construction timelines will be communicated to all purchasers as construction progresses with updates from Figurehead.

HOW MUCH DEPOSIT DO I NEED TO BUY AN APARTMENT AT LYONS PLACE?

A 10% deposit is required.

WILL THERE BE AN OWNERS CORPORATION?

Yes, Lyons Place will have an owners corporation. An owners corporation (formerly body corporate) manages the common property of residential property developments.

Common property is whatever it is stated to be on the plan of subdivision and may include gardens, passages, walls, stairwells, pathways, driveways, lifts, foyers and fences.

The owners corporation fee at Lyons Place will go towards maintenance of the central landscaped area, common area cleaning, private waste collection and appropriate building insurance (including public liability insurance) for multi-level buildings.

HAS LYONS PLACE BEEN DESIGNED TO BE ECO-FRIENDLY?

With a focus on carbon-neutral living, all appliances at Lyons Place will be electric and all power sourced from renewable off-site generation, rooftop solar and/or 100% certified Greenpower suppliers. The elimination of gas as an energy source ensures residents can achieve a lighter environmental footprint.

Homes have been designed to achieve an average 7-star NatHERs rating, including double glazing to all windows and highly efficient fittings and fixtures. This will allow future residents to have peace of mind about the energy performance of their homes, with reduced ongoing running costs. The use of high-quality materials will also keep homes at an optimal temperature and reduce background noise.

Lyons Place features bike friendly access and storage in the hope to reduce dependence on cars. Some apartments will also be sold without a car space.

Other design features at Lyons Place include water saving capabilities such as water collection from rainwater tanks for reuse in the communal area gardening and toilet flushing and access to solar (photo voltaic) for the common areas. Conduits for future provision of electric car charging will be installed to each car space within the basement.

WILL LYONS PLACE INCLUDE ANY SUSTAINABLE CONSTRUCTION MEASURES?

A considered use of all building materials at Lyons Place will include avoiding use of PVC (or where necessary, the use of PVC fitting the guidelines of the Green Building Council of Australia), use of ultra-low VOC paints and use of either re-used or certified timbers. Key builder criteria will include the diversion and sorting of all construction waste away from landfill.

With a commitment to creating a more sustainable future, the Figurehead team also work proactively towards reducing the environmental impact of their operations.

WHAT WAS THE DESIGN INSPIRATION BEHIND LYONS PLACE?

The design inspiration for Lyons Place draws heavily from the broader well-preserved built heritage throughout Ballarat Central.

The extraordinary craft and detail in the brickwork of the older buildings in the central Ballarat streetscapes was immediately to Chamberlain Architects. Motivated by the finer grain of these heritage buildings, Lyons Place seeks to reinstate this built form texture to a long-time vacant section of Lyons Street North.

WHAT WILL THE BUILDING LOOK LIKE?

Careful consideration has also been given to the façade of the building by Chamberlain Architects.

The lower-level floors are characterised by a three-storey podium creating a veil in front of the precast concrete elements beyond. This layering of the façade materials in this way creates a detailed visual language akin to the detailed heritage buildings in Ballarat Central.

Materials have been chosen specifically for their ability to age gracefully. Brick and concrete are predominant in the Lyons Place design and they are both materials that develop beautiful patinas with age.

HOW TALL IS THE BUILDING?

The main building will be three stories at Lyons Street, with a taller seven-storey section set well back from all street fronts.

Lyons Place has been carefully designed to respect its surrounding context. Detailed visual modelling was undertaken during the planning of Lyons Place to demonstrate the building will not impact on protected view lines.

WHAT WILL THE INTERIORS LOOK LIKE?

The interiors at Lyons Place have been thoughtfully considered by Chamberlain Architects to be a quality canvas ready to embrace the personality of its future residents. Timeless in design, the spaces at Lyons Place are refined yet inviting with the finishes' palette comprising neutral tones and natural textures.

CAN I CHOOSE MY OWN COLOUR SCHEME?

Two distinct colour schemes have been created by Chamberlain Architects (Permanence and Sanctuary). While the schemes are noticeably different both take their cues from the main building materials at Lyons Place. The Permanence Scheme draws inspiration from the colours of the bricks and the Sanctuary Scheme references the subtle hues of the concrete.

WHAT CAN YOU TELL ME ABOUT THE LANDSCAPING?

The landscape architecture by Phillip Withers Landscape Design is an important element to Lyons Place, serving to provide greenery to the outdoor living areas but also to connect the indoor spaces to the external landscape.

To connect Lyons Place to the established trees in Lyons Street North, a mix of European planting along the street interface and Indigenous planting within the central courtyard is planned.

CAN YOU TELL ME MORE ABOUT THE CAFÉ?

The café is planned to be located within the existing red brick heritage building at Lyons Place. It will provide residents and the local neighbourhood with a new gathering space.



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6 LYONS STREET NORTH, BALLARAT CENTRAL

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A PROJECT BY

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