

TOWN PLANNING · TWO DWELLINGS · CLAUSE 55

Two dwellings *at Airds Road*

The split-level brick house kept on the corner; a new two-storey dwelling to Astley Street, down the slope, with its garden to the north.

SITE 54 Airds Road, Templestowe Lower

CONTROLS Manningham · GRZ1 · no overlays

STATUS Draft for review · Revision C · October 2026



From the south-east: the new dwelling to Astley Street, the existing house up the slope behind.

The site

721.1 m² by title, 13.72 m to Airds Road, a 4.34 m splay and 40.23 m to Astley Street; a sloping street of detached houses over garages.

The proposal

Unit 1, the existing two-bedroom house, kept. Unit 2, a new four-bedroom, two-storey dwelling to Astley Street with a carport.

The controls

Manningham Planning Scheme: General Residential Zone
Schedule 1, no overlays. Assessed against Clause 55 as amended by VC315.

THE DESIGN

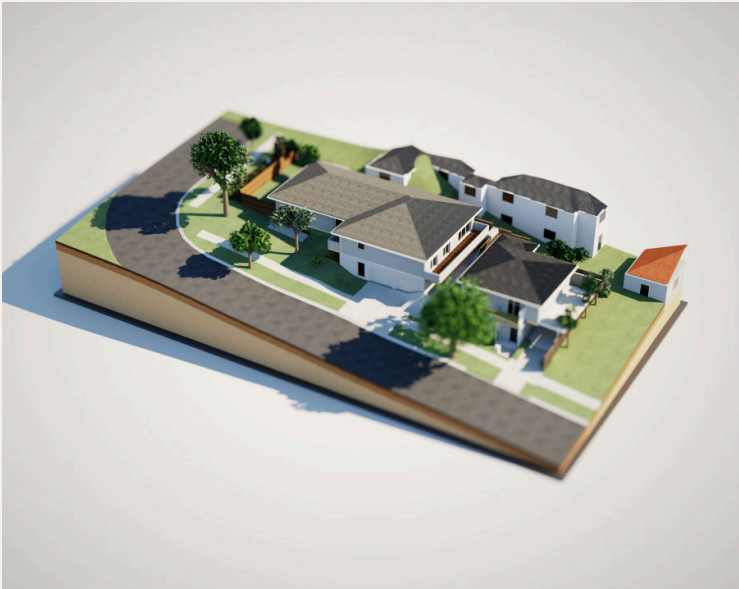
54 Airds Road, Templestowe Lower

A corner lot of 721.1 m² falling 5 metres to the east. The existing split-level house is kept on the high corner and a new four-bedroom dwelling is placed to Astley Street down the slope, its kitchen, dining and living opening north to the garden, with a balcony and carport to the street. Retaining walls hold the levels between the two dwellings, the street trees are kept inside their protection zones, and the design resolves each Clause 55 standard, with privacy screens, canopy trees and a new crossover.

IN THIS SET

TP01	Site context and description	TP16	Unit 1: south and east elevations
TP02	Existing conditions	TP17	Streetscape elevations
TP03	Site analysis	TP18	Section A-A
TP04	Design response	TP19	Section B-B
TP05	Site plan	TP20	Shadow diagrams
TP07	Unit 1: lower ground floor	TP21	Overlooking
TP08	Unit 1: main floor	TP22	Landscape plan
TP09	Unit 2: ground floor plan	TP24	Materials and colours
TP10	Unit 2: first floor plan	TP35	3D views
TP12	South elevation	TP36	Construction sequence
TP13	North elevation	TP37	Construction sequence, continued
TP14	West elevation	TP38	Development summary
TP15	East elevation		

721.1 m ² SITE AREA	48.6 % SITE COVERAGE	40.9 % PERMEABLE
50.9 % GARDEN AREA	162.4 m ² UNIT 2, FLOOR AREA	5.95 m UNIT 2, BUILDING HEIGHT



Two dwellings at Airds Road



The new dwelling to Astley Street

Two dwellings at Airds Road



The existing house on the corner

Two dwellings at Airds Road



The garden front to the north

Two dwellings at Airds Road



Unit 2 from the street

Two dwellings at Airds Road



Unit 2: kitchen, dining and living

The streets, the lot and its neighbours: what the design responds to (Clause 55.01-1)

SITE CONTEXT AND DESCRIPTION

The streets, the lot and its neighbours: what the design responds to (Clause 55.01-1)



THE NEIGHBOURHOOD

A sloping street of detached houses in a mix of styles: dwellings set over garages on the high side, retaining walls along the frontages, open front gardens with low or no fences, eaves and tiled roofs prominent. No neighbourhood character objectives are specified in the GRZ1 schedule.

THE SITE

Lot 147 on LP70105: a corner lot of 721.1 m² by the title dimensions, 13.72 m to Airds Road on the west, a 4.34 m splay, and 40.23 m to Astley Street on the south; 16.77 m deep at the east boundary.

The ground falls about 5 m, from about 51.9 at Airds Road to 46.2 at the east boundary. The existing split-level brick house (main floor 50.96, garage level 48.17) stands across the middle of the lot with its garage to Astley Street.

THE NEIGHBOURS

No. 52 Airds Road to the north: a double-storey rendered brick house, its secluded open space a strip along the common boundary behind it, with habitable windows facing the site.

No. 39 Astley Street to the east: a single-storey brick house well to the north-east, its side and rear garden along the common boundary.



AIRDS ROAD

54 Airds Road
Templestowe Lower VIC 3107 · Lot 147 LP70105
Manningham · GRZ1 · no overlays

Site context and description

LEGEND

- | | | | |
|---|------------------------------|---|-------------------------------------|
|  | Existing building |  | Masonry wall or fence, existing |
|  | Wall |  | New fence or gate |
|  | Window |  | Title boundary |
|  | Door and swing |  | Neighbouring building |
|  | Glazed or sliding door |  | H/W: a neighbour's habitable window |
|  | Proposed building |  | SPOS: a neighbour's secluded garden |
|  | Upper floor over |  | Nature strip or reserve |
|  | Existing tree |  | Road |
|  | Tree to be removed |  | Footpath |
|  | Proposed tree, mature canopy |  | Kerb |
|  | Existing fence | | |



TP01

Scale 1:300
Revision C
For review - 16 October 2026

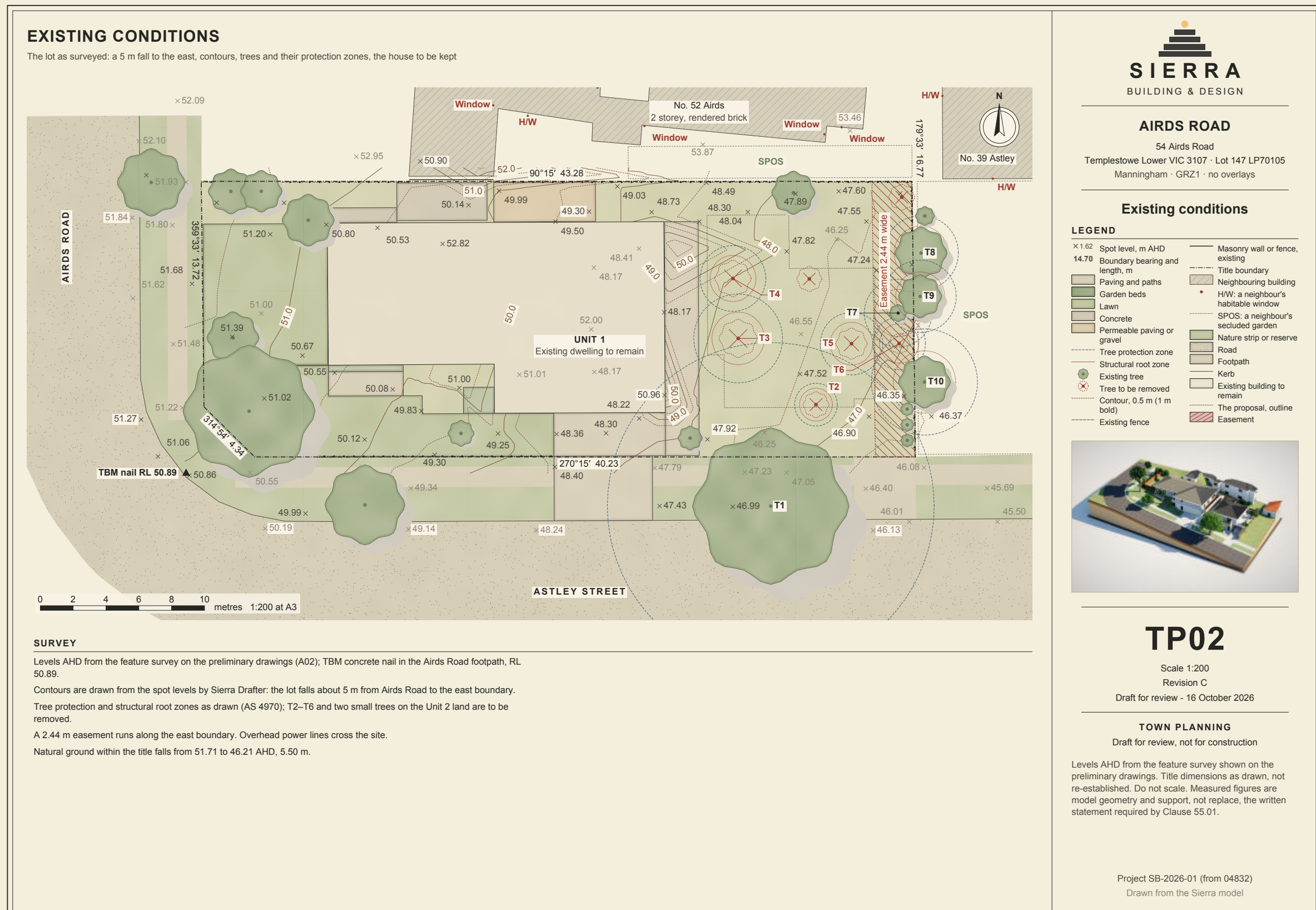
TOWN PLANNING

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Levels AHD from the feature survey shown on the preliminary drawings. Title dimensions as drawn, not re-established. Do not scale. Measured figures are model geometry and support, not replace, the written statement required by Clause 55.01.

Project SB-2026-01 (from 04832)
Drawn from the Sierra model

The lot as surveyed: a 5 m fall to the east, contours, trees and their protection zones, the house to be kept



LEGEND

	Tree protection zone		Nature strip or reserve
	Structural root zone		Road
	Existing tree		Footpath
	Tree to be removed		Kerb
	Proposed tree, mature canopy		View out
	Contour, 0.5 m (1 m bold)		Noise, from its source
			Sun path, 21 December
	Title boundary		Sun path, 22 September
	Neighbouring building		Sun path, 21 June
	H/W: a neighbour's habitable window		Prevailing winds
	SPOS: a neighbour's secluded garden		Fall of the land
			The proposal, dashed



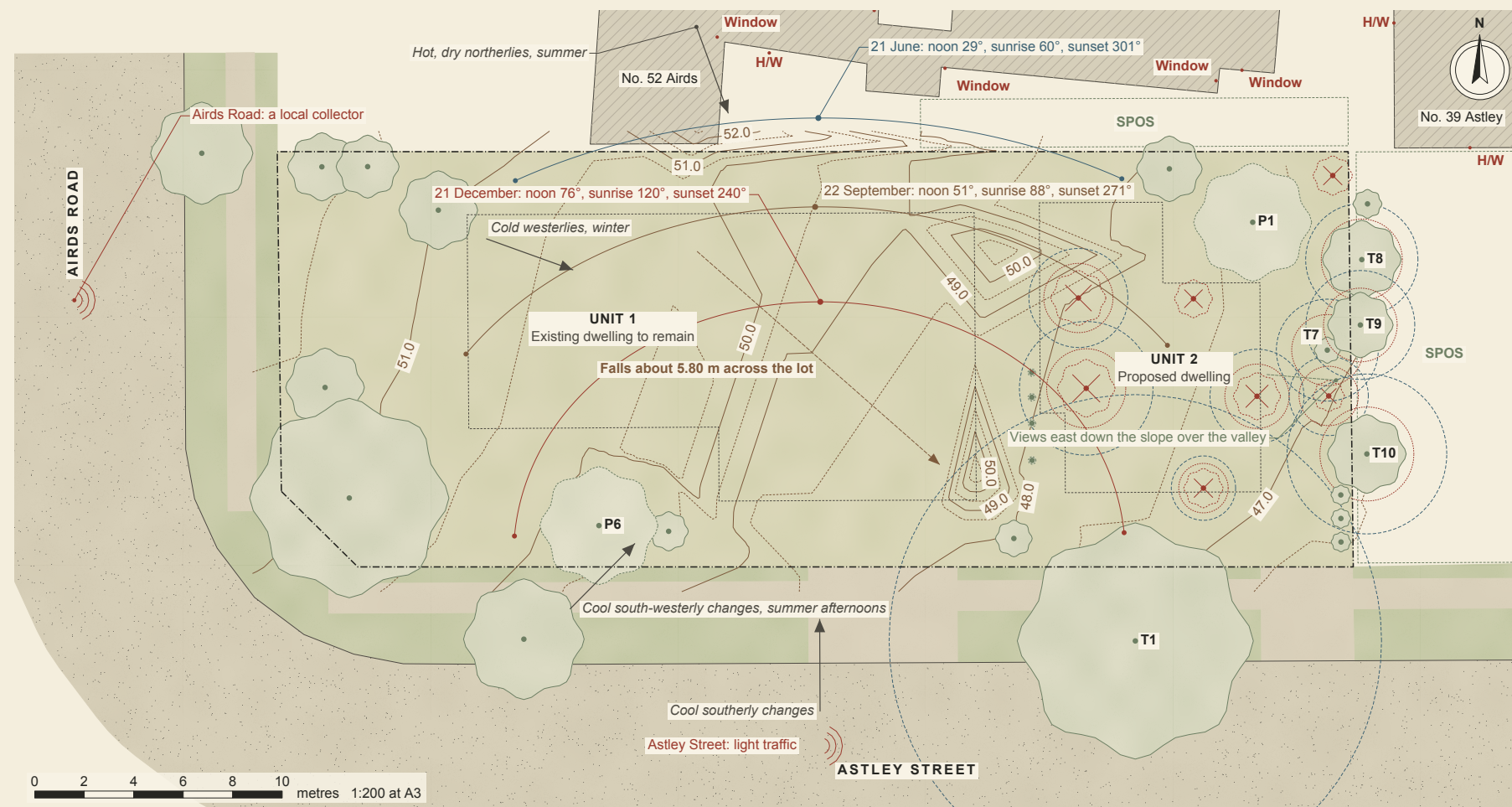
Scale 1:200
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Project SB-2026-01 (from 04832)
Drawn from the Sierra model

The sun through the year, the winds, views, noise and the fall of the land: what the design answers



SITE ANALYSIS

Sun. A corner lot with streets to the west and south: the new dwelling's garden lies north of it, its living room facing the winter sun; the south front to Astley Street is shaded.

Slope. The ground falls about 5 m from Airds Road to the east boundary: the new dwelling stands down the slope on a cut pad, lower than the house kept, with retaining walls stepping the levels between them.

Views. East down the valley from the upper floor; the corner keeps its open front gardens.

Neighbours. No. 52 to the north with its open space along the boundary; No. 39 to the east down the slope.

Trees and services. The Astley Street tree T1 and the neighbours' trees T8–T10 near the east works; a 2.44 m easement along the east boundary; overhead power lines across the site.

Design response

DESIGN RESPONSE

How the design answers the corner, the slope and the neighbours (Clause 55.01-2)

THE CORNER

The existing house is kept on the corner, so Airs Road and the Astley Street corner keep their present form. The new dwelling continues the Astley Street frontage to the east, 3 m back at ground floor and 3.5 m at the first floor.

ACCESS

A new single crossover to Astley Street serves a carport for Unit 2; Unit 1 keeps its garage and crossover. The Astley Street tree T1 is kept, its protection zone shown.

THE SLOPE

The new dwelling is set down the slope on a pad at 46.25, close to the natural ground at the east end, so it stands lower than the existing house. Retaining walls step the levels between the two dwellings.

NEIGHBOURS

First-floor windows towards No. 52 and No. 39 are obscure glazed or have high sills where the drawings show them; shadows on 22 September are measured hour by hour on the shadow sheet.

FORM

Silver-grey face brick at ground floor and white render above, under hipped charcoal tiled roofs at about 20°, after the eaves and tiles that mark the street.

LIVING

Unit 2 opens north to a 40 m² secluded garden at 46.25 beside its living room, with further open space to the north and south. Unit 1 keeps its 85 m² secluded garden on the west, reached through a new door from its living room.

AIRDS ROAD

54 Airs Road
Templestowe Lower VIC 3107 · Lot 147 LP70105
Manningham · GRZ1 · no overlays

Design response

LEGEND

- Existing building to remain
- The proposal
- Secluded private open space
- Paving and paths
- Lawn
- Existing tree
- Tree to be removed
- Proposed tree, mature canopy
- Title boundary
- Neighbouring building
- SPOS: a neighbour's secluded garden
- Nature strip or reserve
- Road
- Footpath
- Kerb

TP04

Scale 1:300

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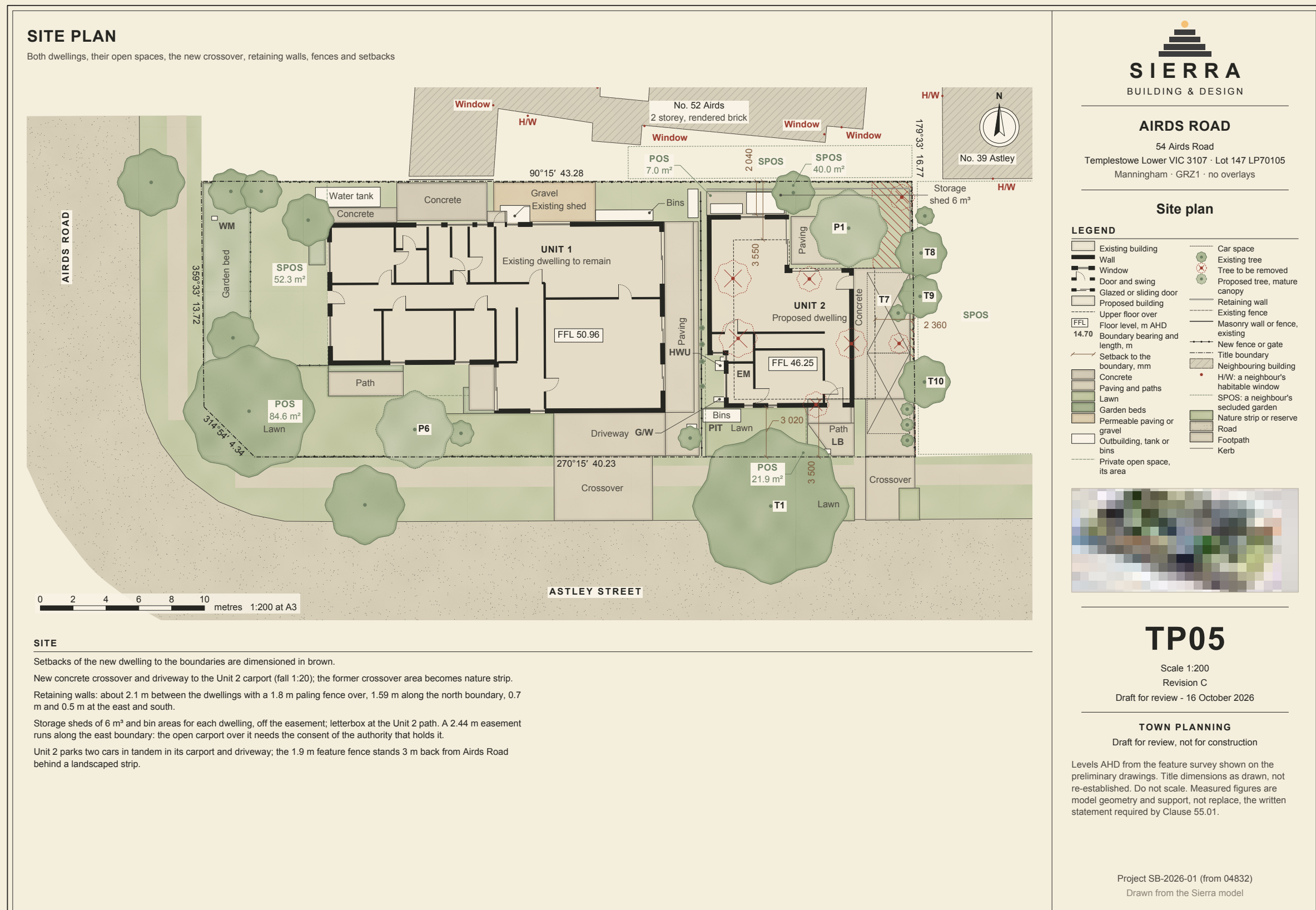
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Project SB-2026-01 (from 04832)

Drawn from the Sierra model

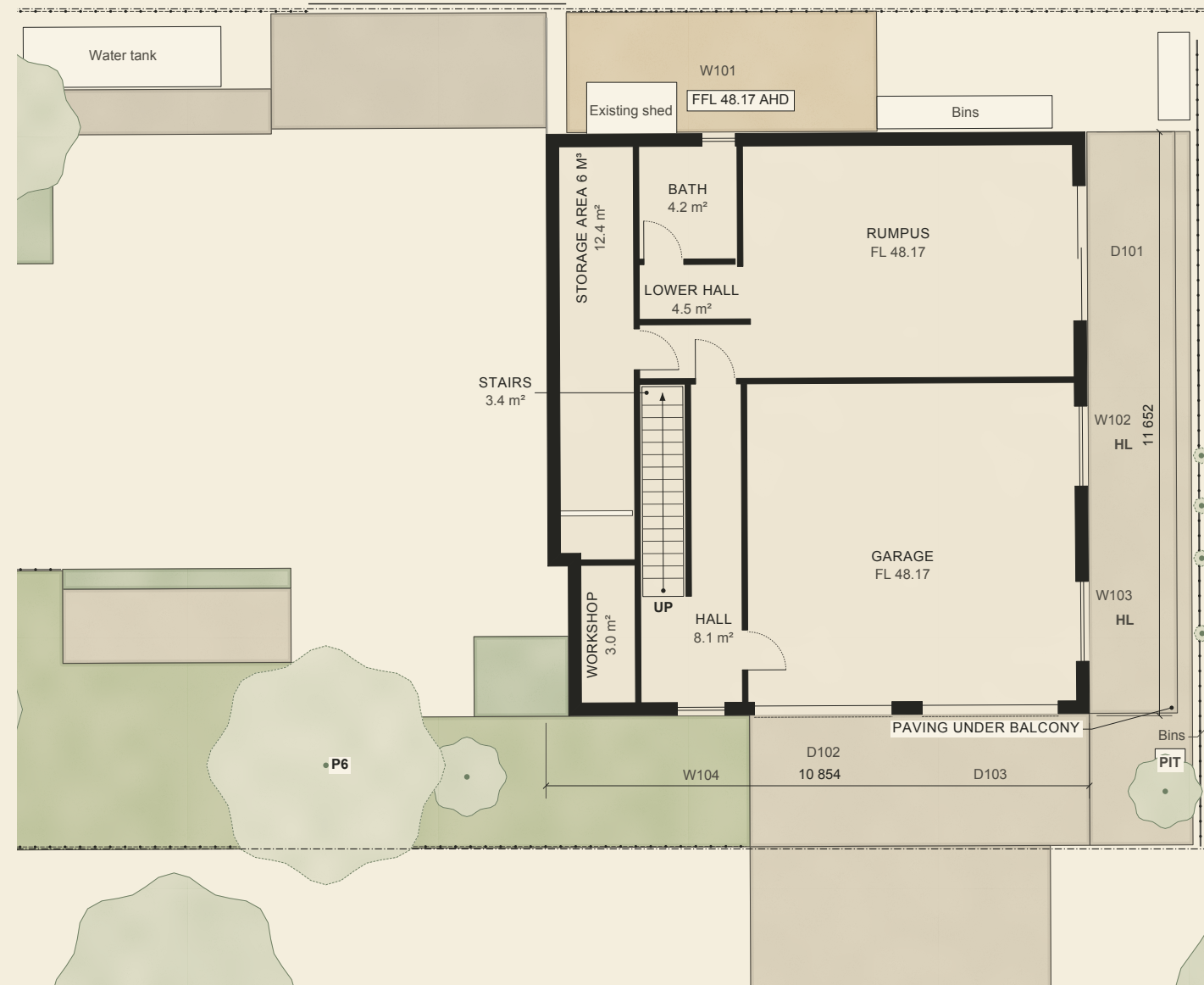


The existing garage level under the east wing: garage, rumpus, bathroom, workshop and storage

The existing garage level under the east wing: garage, rumpus, bathroom, workshop and storage



The double garage opens to the existing Astley Street driveway and crossover.



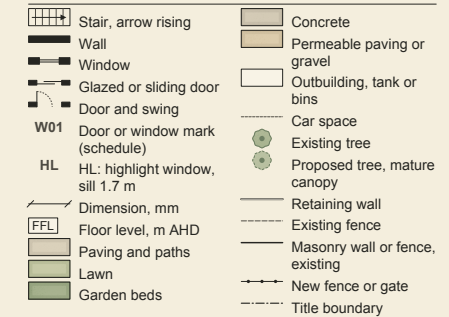
0 1 2 3 4 5 metres 1:100 at A3

The logo for Sierra Building & Design features a stylized pyramid composed of four horizontal bars of increasing width, topped with a small orange circle. Below the pyramid, the word "SIERRA" is written in a large, bold, sans-serif font, and "BUILDING & DESIGN" is written in a smaller, all-caps, sans-serif font below it.

AIRDS ROAD

54 Airds Road
Templestowe Lower VIC 3107 · Lot 147 LP70105
Manningham · GRZ1 · no overlays

Unit 1: lower ground floor



TP07

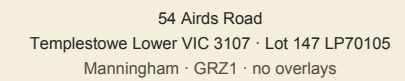
Scale 1:100
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Project SB-2026-01 (from 04832)
Drawn from the Sierra model

Window heads and sills of the existing house scaled from the elevations, ± 0.1 m.



 Stair, arrow rising
 Wall
 Window
 Door and swing
 Glazed or sliding door
W01 Door or window mark (schedule)
HL HL: highlight window, sill 1.7 m
 Dimension, mm
 Floor level, m AHD
 Title boundary



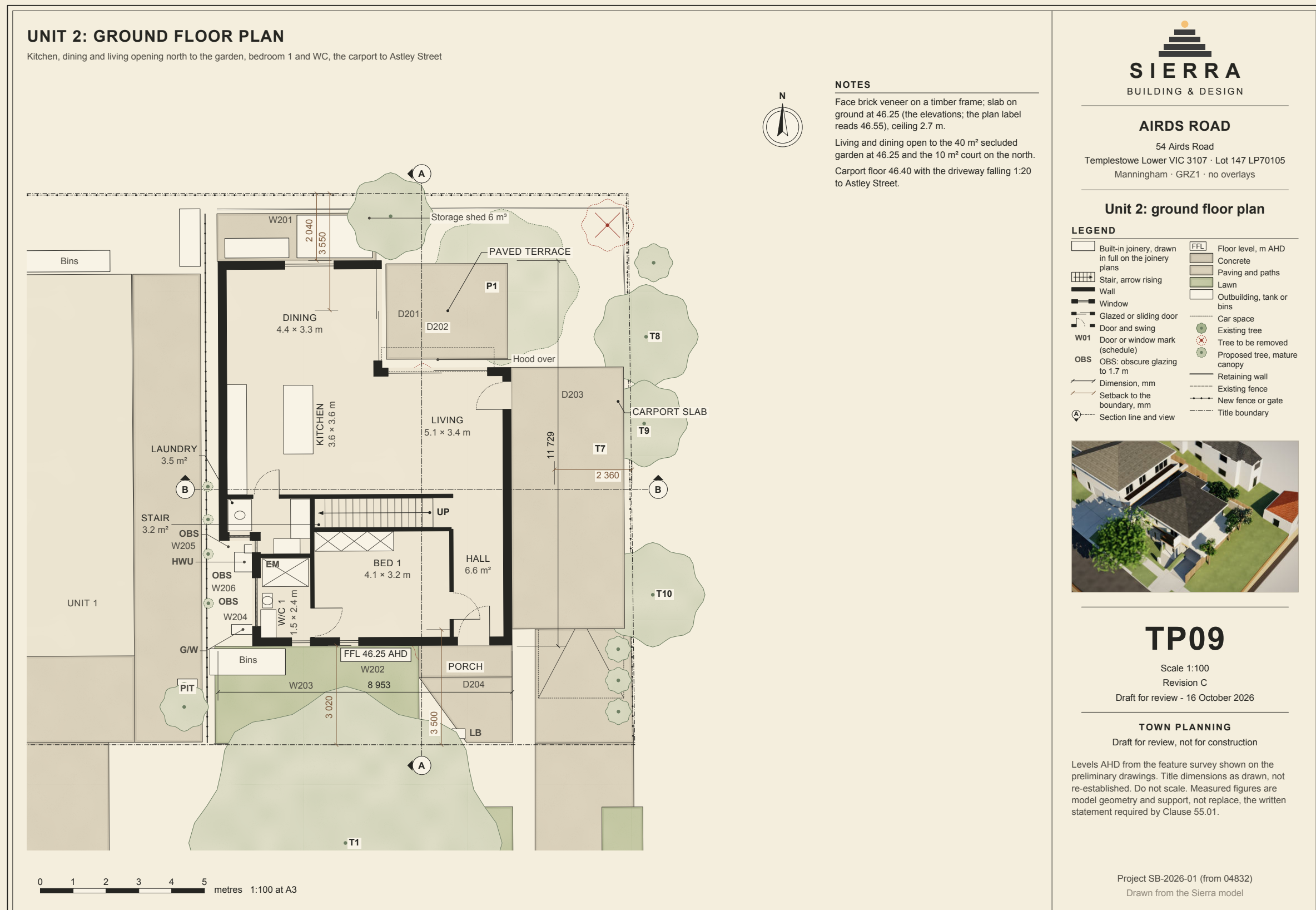
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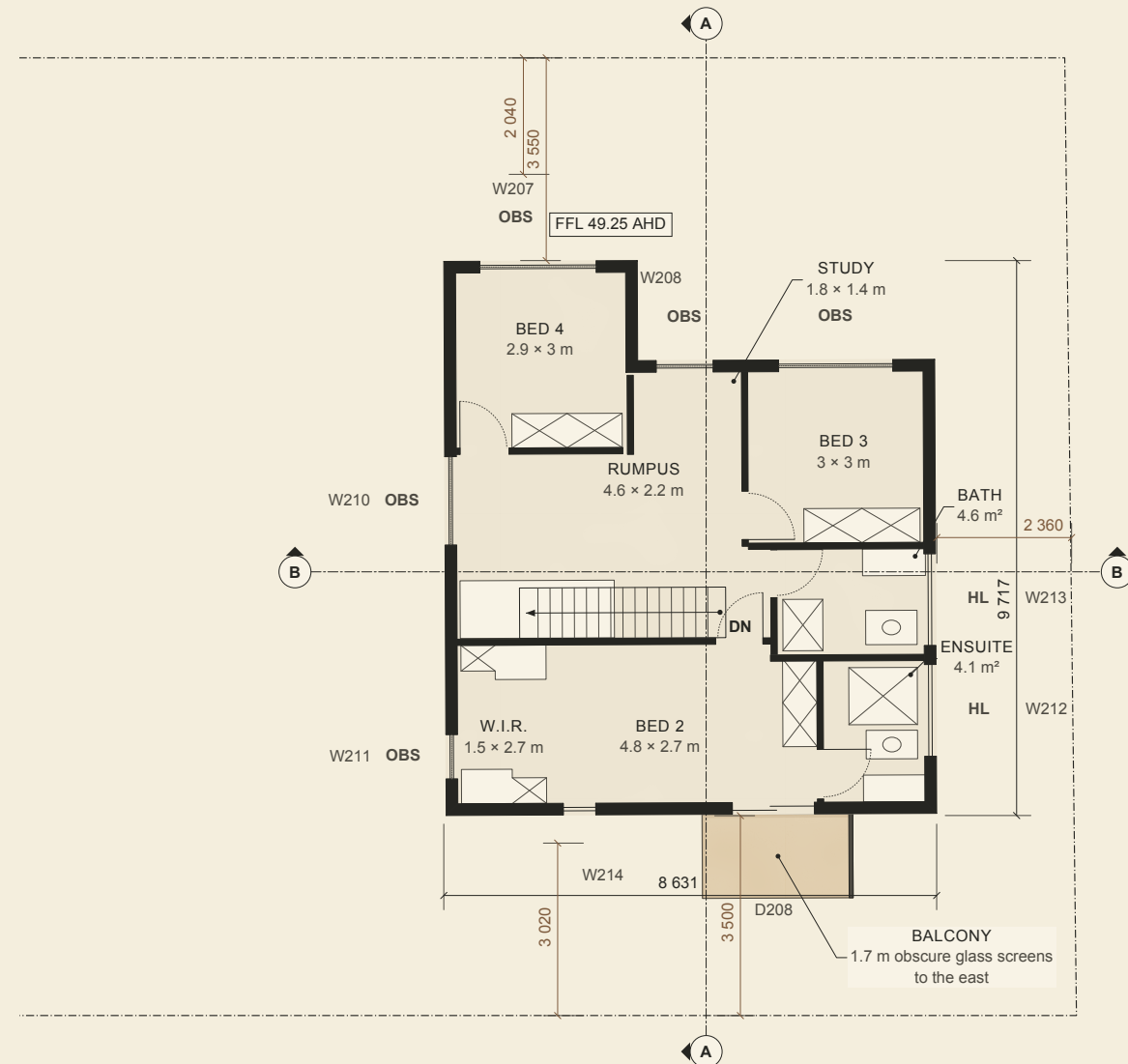
Project SB-2026-01 (from 04832)
Drawn from the Sierra model

Unit 2: ground floor plan

Kitchen, dining and living opening north to the garden, bedroom 1 and WC, the carport to Astley Street



Bedrooms 2 to 4, study, rumpus, bathroom, and the main bedroom's walk-in robe and ensuite, with a south balcony



0 1 2 3 4 5 metres 1:100 at A3

Balcony to Astley Street with a 1.0 m glass balustrade, and a fixed obscure glass privacy screen 1.7 m high on its east side.

54 Airds Road
Templestowe Lower VIC 3107 · Lot 147 LP70105
Manningham · GRZ1 · no overlays

	Built-in joinery, drawn in full on the joinery plans
	Stair, arrow rising
	Wall
	Window
	Glazed or sliding door
	Door and swing
W01	Door or window mark (schedule)
OBS	OBS: obscure glazing to 1.7 m
HL	HL: highlight window, sill 1.7 m
	Dimension, mm
	Setback to the boundary, mm
	Section line and view
	Floor level, m AHD
	Title boundary



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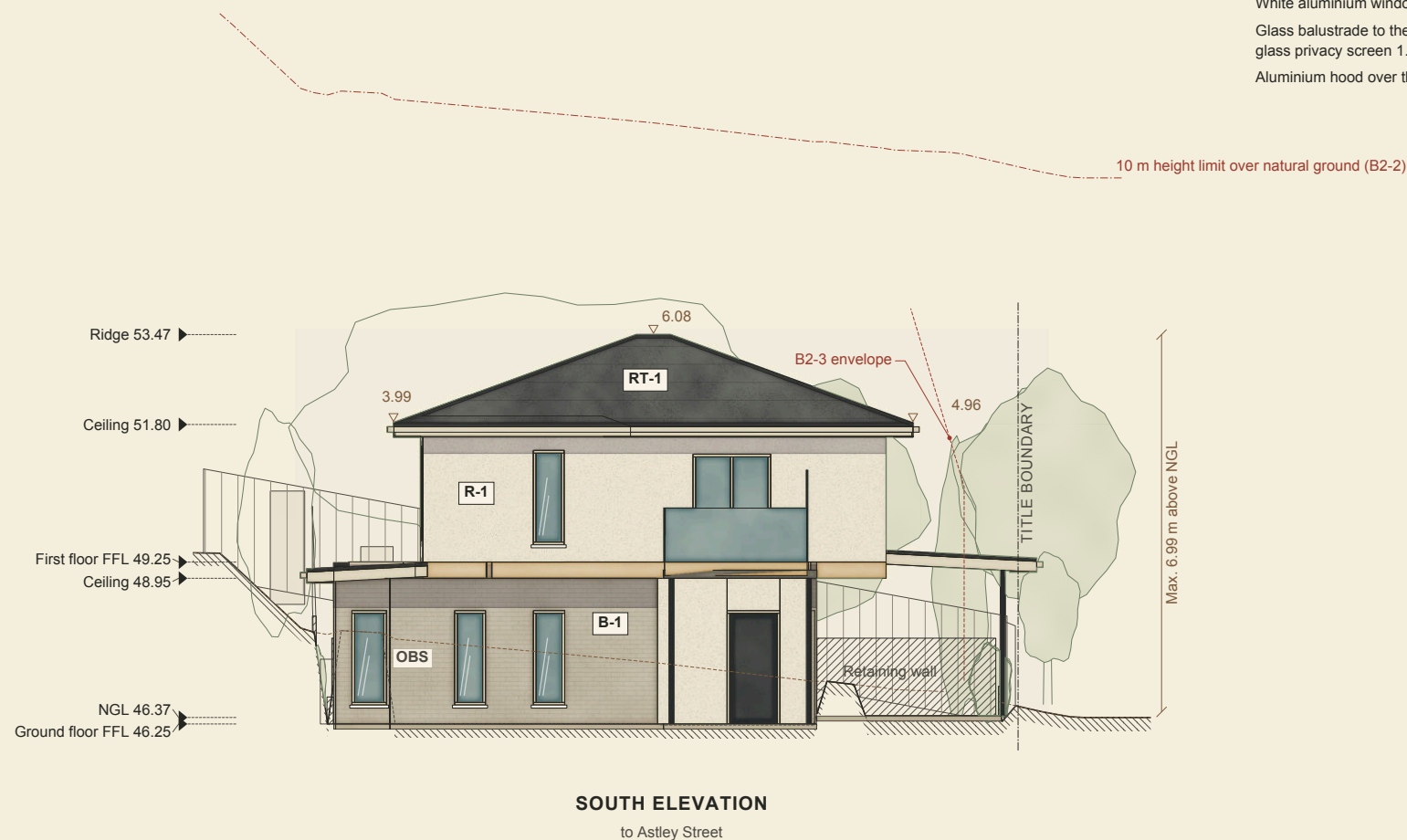
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Project SB-2026-01 (from 04832)
Drawn from the Sierra model

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TP12

Project SB-2026-01 (from 04832)
Drawn from the Sierra model



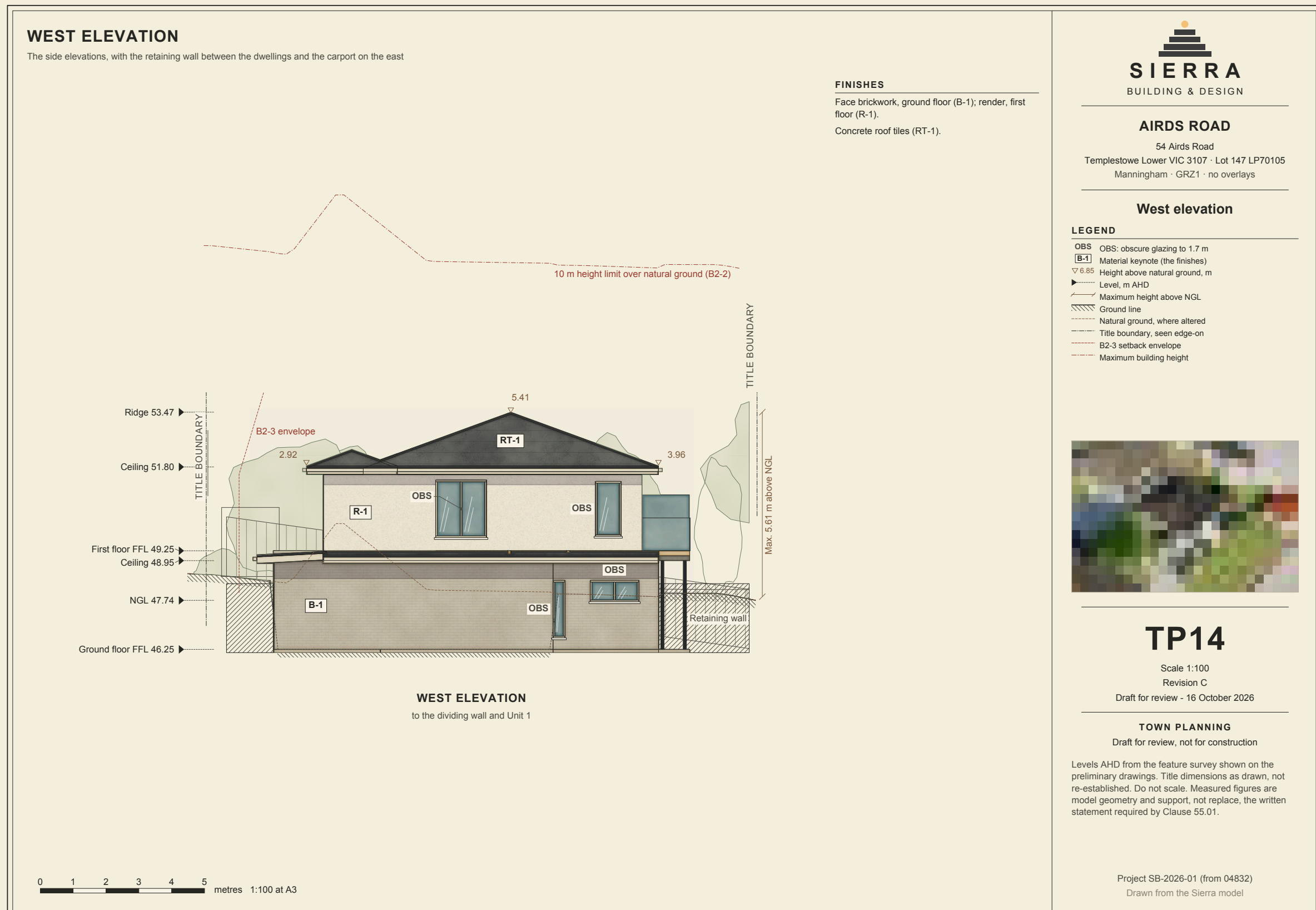
Architectural elevation drawing of a two-story house. The drawing includes the following labels and elevation markers:

- Ridge 53.47**: Elevation of the roof ridge.
- Ceiling 51.80**: Elevation of the second-floor ceiling.
- First floor FFL 49.25**: Elevation of the first-floor finished floor level.
- Ceiling 48.95**: Elevation of the first-floor ceiling.
- NGL 47.29**: Elevation of the natural ground level.
- Ground floor FFL 46.25**: Elevation of the ground-floor finished floor level.
- TITLE BOUNDARY**: A vertical dashed line indicating the property boundary.
- B2-3 envelope**: A red dashed line indicating a boundary or envelope.
- RT-1**: Label on the roof.
- 5.78**: Elevation of the roof peak.
- 4.38**: Elevation of a roof edge.
- 3.65**: Elevation of a roof edge.
- R-1**: Label on the second floor.
- OBS**: Labels on the second-floor windows.
- B-1**: Label on the ground floor.
- Retaining wall**: A hatched area indicating a retaining wall.

0 1 2 3 4 5 metres 1:100 at A3

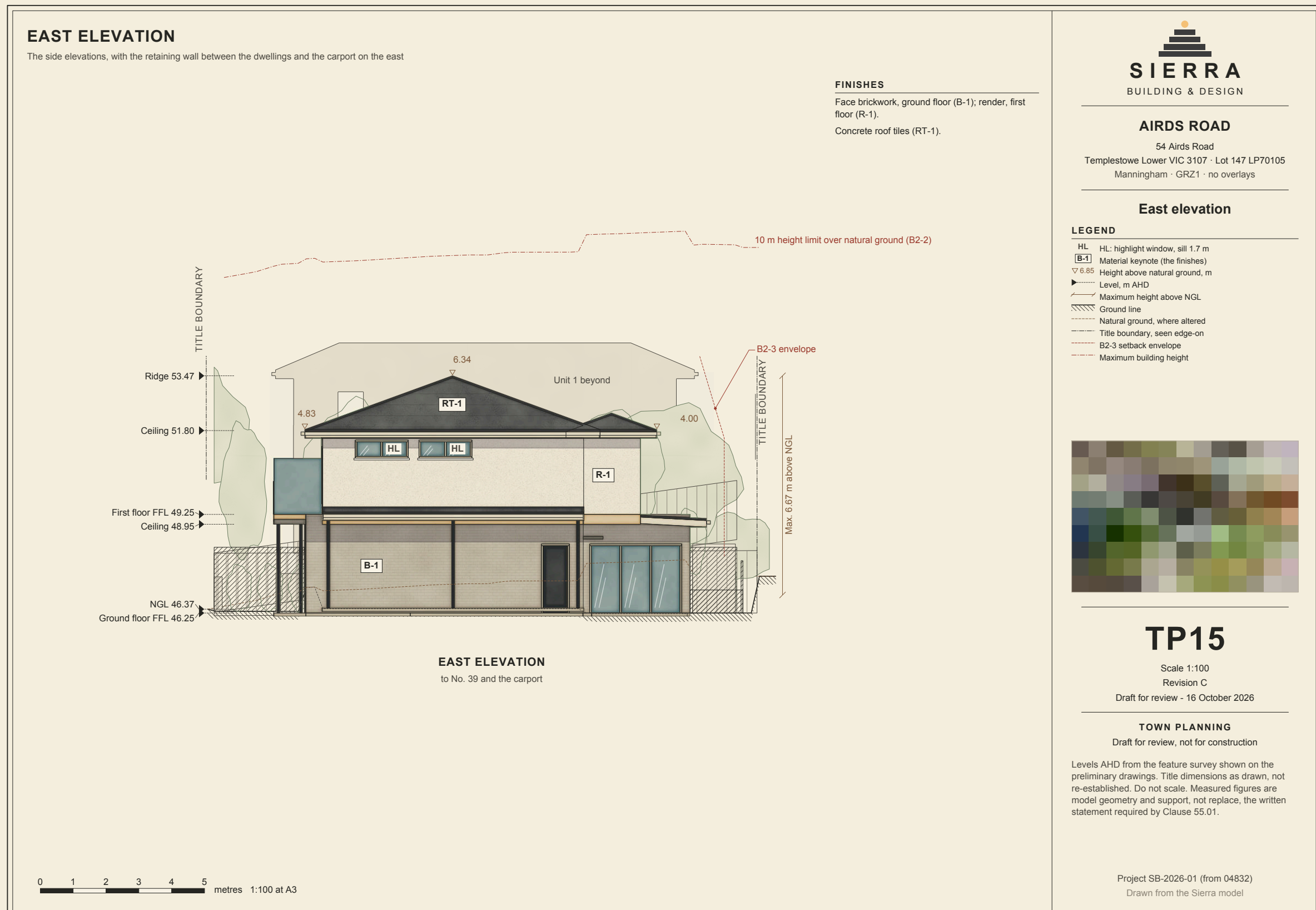
West elevation

The side elevations, with the retaining wall between the dwellings and the carport on the east



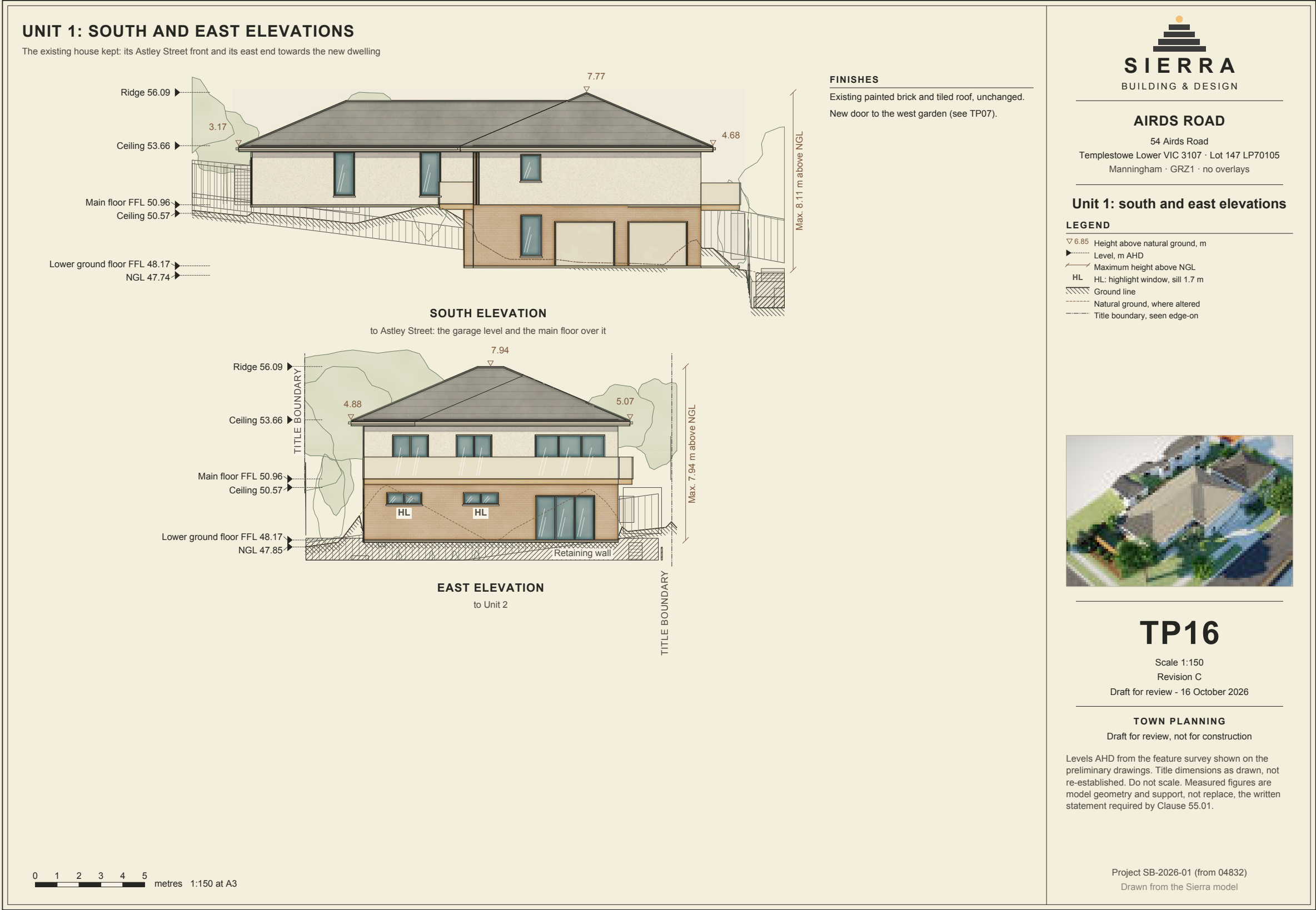
East elevation

The side elevations, with the retaining wall between the dwellings and the carport on the east



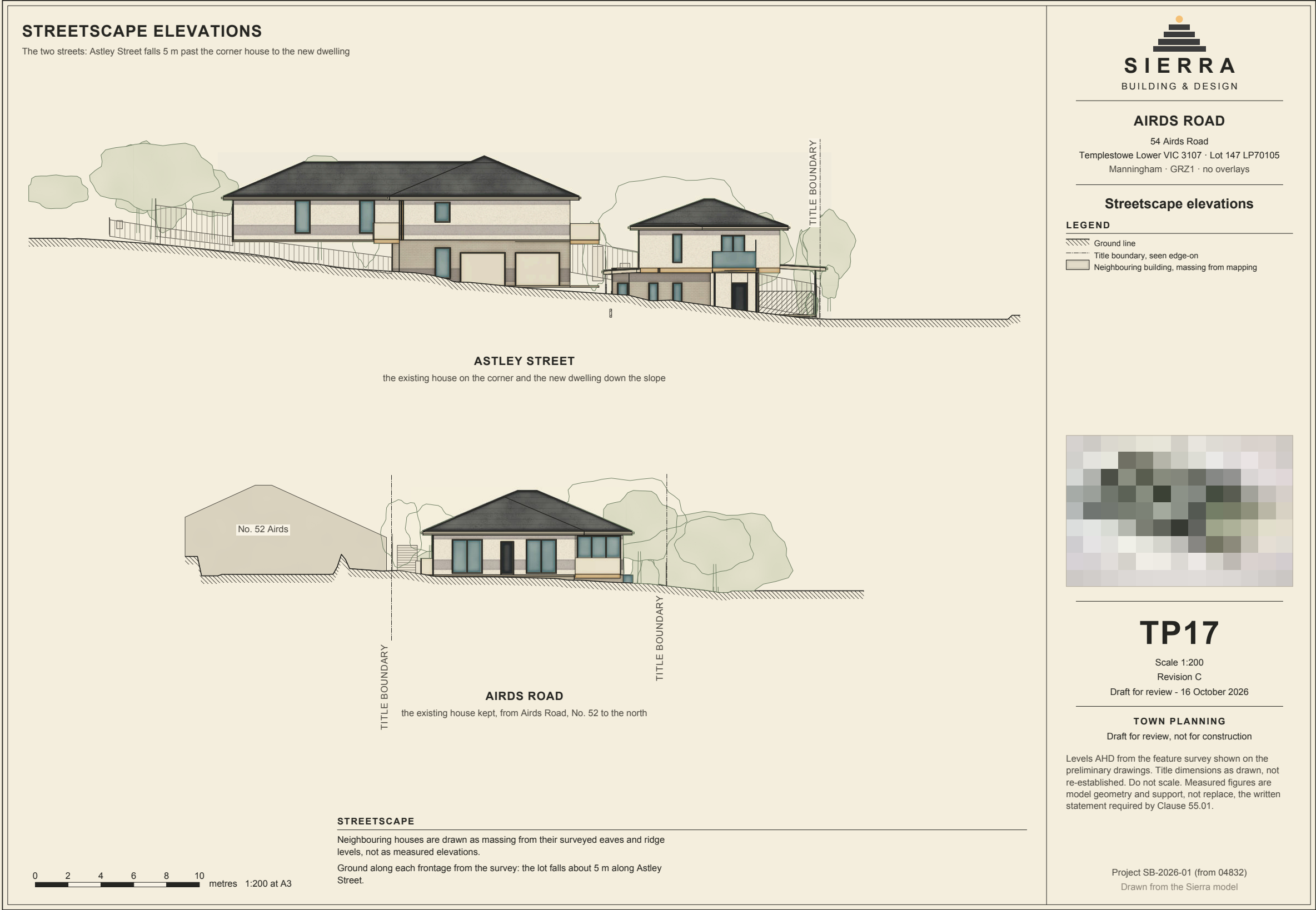
Unit 1: south and east elevations

The existing house kept: its Astley Street front and its east end towards the new dwelling



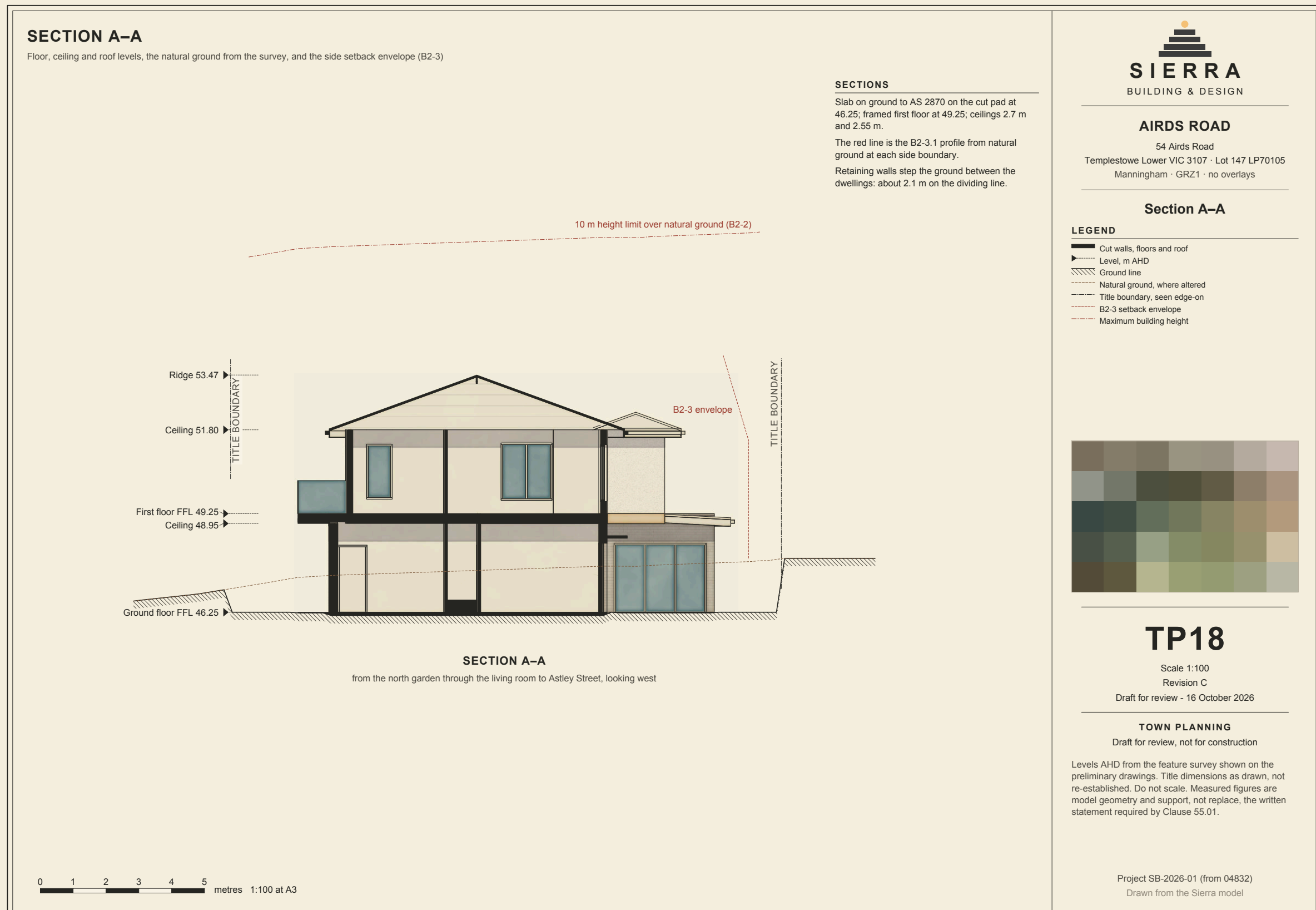
Streetscape elevations

The two streets: Astley Street falls 5 m past the corner house to the new dwelling



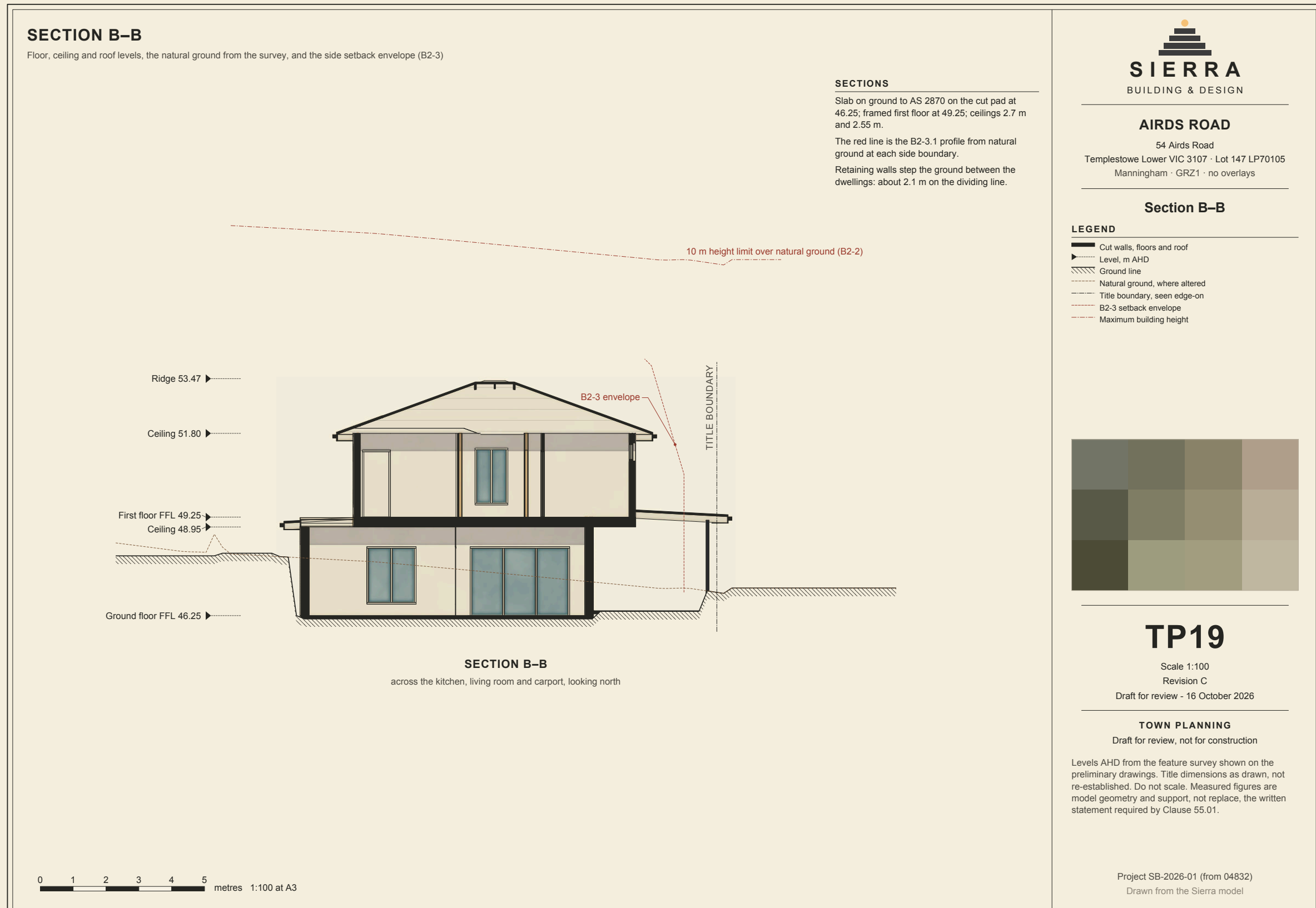
Section A-A

Floor, ceiling and roof levels, the natural ground from the survey, and the side setback envelope (B2-3)



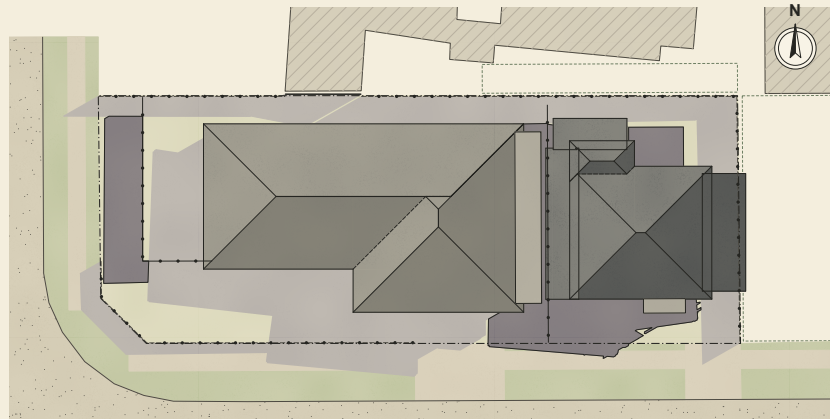
Section B–B

Floor, ceiling and roof levels, the natural ground from the survey, and the side setback envelope (B2-3)

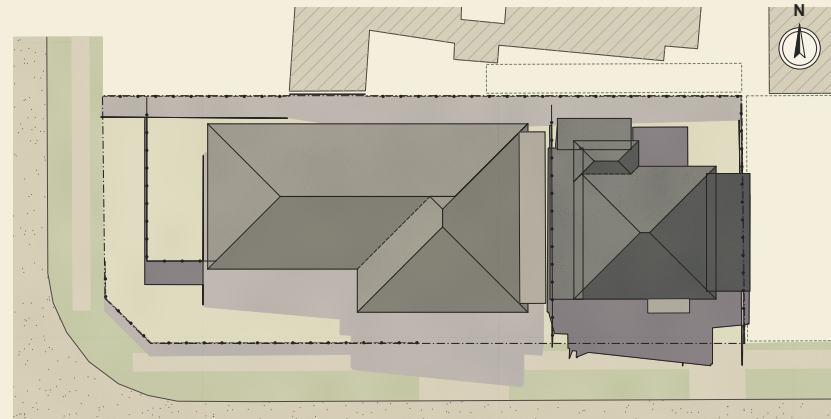


Shadows on 22 September at 9 am, noon and 3 pm: existing, and added by the new dwelling

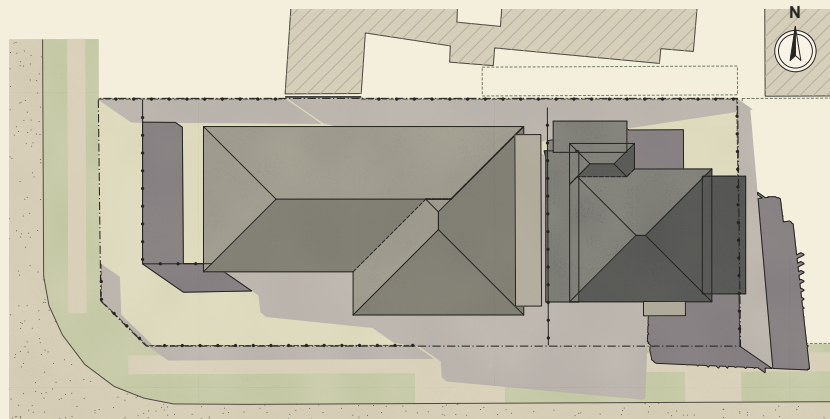
9 AM Sun 31° high, bearing 61°



NOON Sun 51° high, bearing 5°



3 PM Sun 35° high, bearing 305°



NEIGHBOURS' SECLUDED OPEN SPACE IN SUN, %: PROPOSED (EXISTING)

Neighbour	SPOS	9am	10am	11am	12pm	1pm	2pm	3pm
No. 52 Airds Rd	34 m²	100	100	100	100	100	100	100
No. 39 Astley St	272 m²	100	100	100	100	97 (100)	93 (97)	85 (93)

Shadows cast by the Sierra model over the ground interpolated from the survey, on 22 September at 37.77° S, 145.11° E, Australian Eastern Standard Time. Existing shadows are those of the house kept and the existing fences; the additional shadow is the new dwelling's, with its new fences and retaining walls. Neighbouring buildings' own shadows are not drawn. The table gives the share of each neighbouring secluded open space left in sun each hour; the bracketed figure is the existing share where the proposal changes it.



AIRDS ROAD

54 Airds Road
Templestowe Lower VIC 3107 · Lot 147 LP70105
Manningham · GRZ1 · no overlays

Shadow diagrams

LEGEND

- Ridge, hip, eaves and verge
- - - Existing fence
- Masonry wall or fence, existing
- → → New fence or gate
- Title boundary
-  Neighbouring building
- - - SPOS: a neighbour's secluded garden
-  Nature strip or reserve
-  Road
-  Footpath
- Kerb
-  Shadow of the existing buildings and fences
-  Shadow the proposal adds



TP20

Scale 1:400
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Project SB-2026-01 (from 04832)
 Drawn from the Sierra model

Views from the new windows and balcony within 9 m, at 45° from 1.7 m above floor (B4-4, B4-5)



Opening	Room	Within 9 m	Response
W207	Bed 4	No. 52 SPOS, No. 52 window, No. 52 window	obscure glazed or sill at 1.7 m
W208	Study	No. 52 SPOS, No. 52 window	obscure glazed or sill at 1.7 m
W209	Bed 3	No. 52 SPOS, No. 39 SPOS, No. 52 window, No. 52 window	obscure glazed or sill at 1.7 m
W210	Rumpus	no SPOS or window	obscure glazed or sill at 1.7 m
W214	Bed 2	no SPOS or window	bedroom: outside B4-4
D208	Bed 2	no SPOS or window	bedroom: outside B4-4
Balcony	Unit 2	no SPOS	1.7 m screen to the east

Arcs are 9 m in plan from each upper opening, 45° either side of its outward normal (B4-4). A bedroom is not a habitable room for B4-4 and B4-5.

OBS: fixed obscure glazing to 1.7 m above floor, as marked on the preliminary drawings.

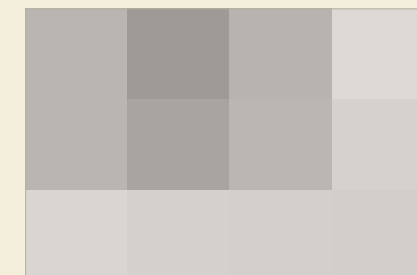


AIRDS ROAD

54 Airds Road
Templestowe Lower VIC 3107 · Lot 147 LP70105
Manningham · GRZ1 · no overlays

Overlooking

	Building, ground floor		Title boundary
	Wall		Neighbouring building
	Window		HW: a neighbour's habitable window
	Glazed or sliding door		SPOS: a neighbour's secluded garden
	Door and swing		Nature strip or reserve
OBS	OBS: obscure glazing to 1.7 m		Road
HL	HL: highlight window, sill 1.7 m		Footpath
	Private open space		Kerb
	Existing fence		View within 9 m: no direct view
	Masonry wall or fence, existing		Terrace or balcony views, 9 m
	New fence or gate		



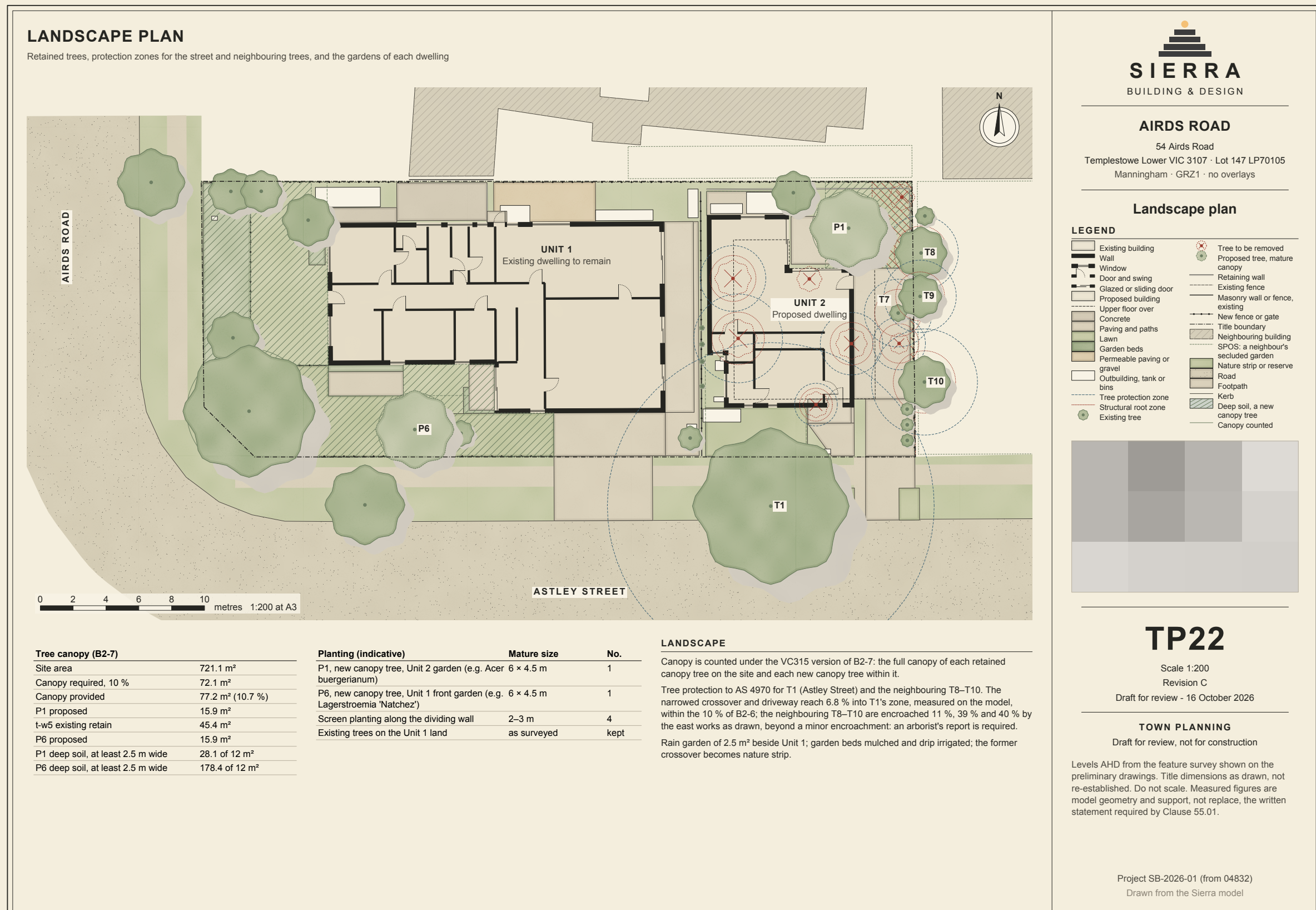
TP21

Scale 1:200
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Project SB-2026-01 (from 04832)
Drawn from the Sierra model



Materials and colours

Silver-grey face brick, white render and charcoal tiles, after the colour schedule of the preliminary drawings

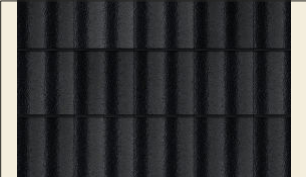
MATERIALS AND COLOURS

Silver-grey face brick, white render and charcoal tiles, after the colour schedule of the preliminary drawings



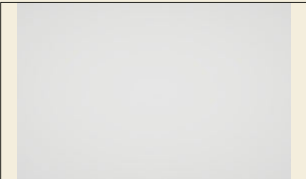
B-1 Face brickwork, Silver Birch

Midland Silver Birch face brick to Unit 2's ground floor.



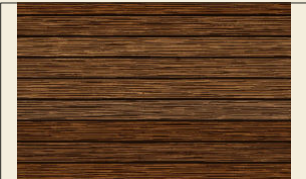
RT-1 Concrete roof tiles, Charcoal Gray

Boral concrete tiles at about 20° with 500 mm eaves.



W-1 Windows, white

A & L white aluminium framed windows; obscure glazing to 1.7 m where marked OBS.



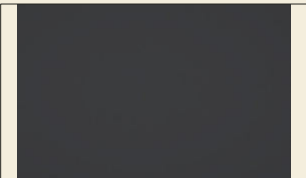
F-1 Feature timber paling fence

To Airds Road and along Unit 1's garden: 1.9 m high.



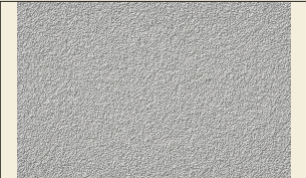
M-1 Metal deck roofing, Monument

Colorbond Monument deck to the single-storey lean-tos, the porch roof and the window hoods.



PS-1 Steel posts, black

100 × 100 mm SHS posts to the carport and porch, powder-coated black.



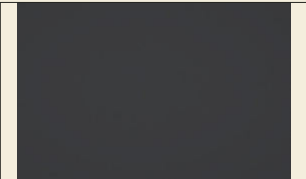
R-1 Render, White Polar Quarter

Dulux Weathershield acrylic render to Unit 2's first floor.



C-1 Gutters and fascias, Surfmist

Colorbond Surfmist gutters, fascias, downpipes and rainwater heads.



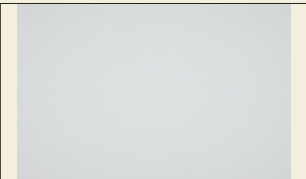
D-1 Timber doors, black

Black semi-gloss timber entry doors.



P-1 Concrete driveway and paths

Grey concrete driveway, paths and terrace.



BG-1 Glass balustrade and screen

Clear toughened glass balustrade to the balcony; fixed obscure glass screen 1.7 m high on its east side (B4-4).

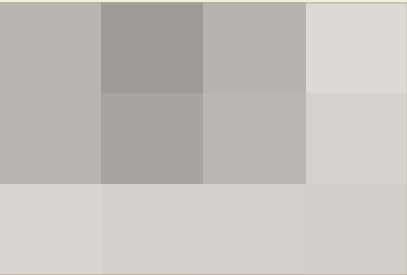


SIERRA
BUILDING & DESIGN

AIRDS ROAD

54 Airds Road
Templestowe Lower VIC 3107 · Lot 147 LP70105
Manningham · GRZ1 · no overlays

Materials and colours



TP24

Scale NTS
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Drawn from the Sierra model

SIERRA BUILDING DESIGN · TOWN PLANNING

21 / 25

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3D views

The proposal on its board, photographed from the Sierra model: from above, and low over the street fronts

3D VIEWS

The proposal on its board, photographed from the Sierra model: from above, and low over the street fronts



From the south-east: the new dwelling to Astley Street, the existing house up the slope



Unit 1 from Astley Street by the Airds Road corner, seen low over the street



Unit 2 from Astley Street, seen low in the late sun



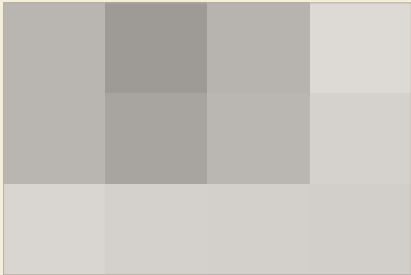
From the north-east: the gardens and the dividing wall



AIRDS ROAD

54 Airds Road
Templestowe Lower VIC 3107 · Lot 147 LP70105
Manningham · GRZ1 · no overlays

3D views



TP35

Scale NTS
Revision C
Draft for review - 16 October 2026

TOWN PLANNING

Draft for review, not for construction

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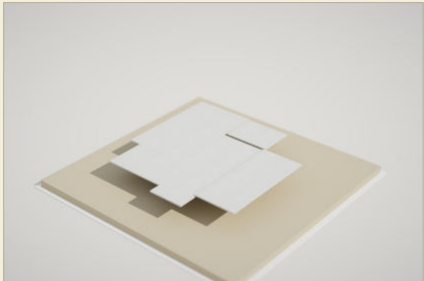
Project SB-2026-01 (from 04832)
Drawn from the Sierra model

Construction sequence

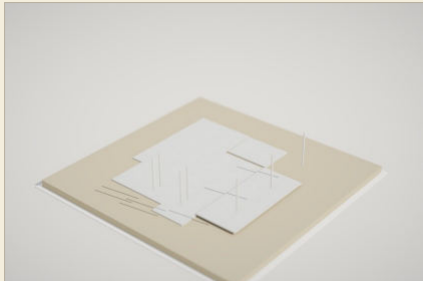
Unit 2 put together on its board: each step lifted over its place, the work before it built

CONSTRUCTION SEQUENCE

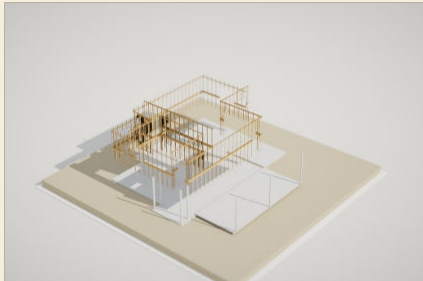
Unit 2 put together on its board: each step lifted over its place, the work before it built



01 Footings and slab
Structure: the bones
Classify the site, then set out, excavate and pour the footings and slab the frames will stand on.
4 parts rest on the prepared ground.
NCC 2025 Vol. 2 H1D4, NCC 2025 Housing Provisions Part 4.2, AS 2870:2011 Section 2, AS 2870:2011 Clause 3.2



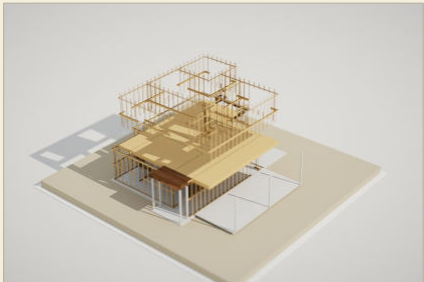
02 Site datum AHD 45.750 wall frames and posts
Structure: the bones
Stand the wall frames and posts on the slab, plumb and straighten them, and fix their bottom plates down.
7 parts bear on the footings and slab.
NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 6



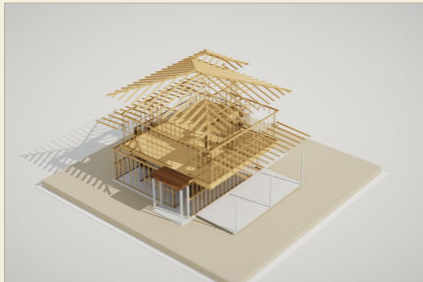
03 Unit 2 ground floor - FFL 46.25 wall frames and posts
Structure: the bones
Stand the wall frames and posts on the slab, plumb and straighten them, and fix their bottom plates down.
13 parts bear on the footings and slab.
NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 6



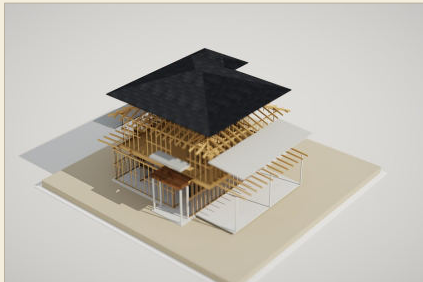
04 Unit 2 first floor - FFL 49.25 floor framing
Structure: the bones
Lay the bearers and joists of the floor on the supports below and fix the flooring.
2 parts bear on the unit 2 ground floor - ffl 46.25 wall frames and posts.
NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 4, AS 1684.2:2021 Section 5



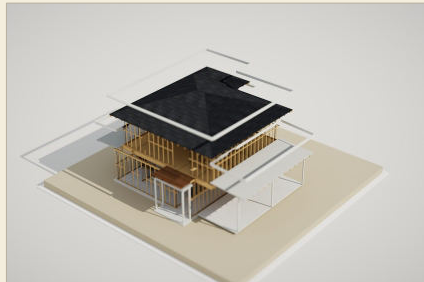
05 Unit 2 first floor - FFL 49.25 wall frames and posts
Structure: the bones
Stand the wall frames and posts on the slab, plumb and straighten them, and fix their bottom plates down.
10 parts bear on the unit 2 ground floor - ffl 46.25 wall frames and posts.
NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 6



06 Roof framing
Structure: the bones
Seat the rafters or trusses, ridge, hips and valleys on the top plates and fix them down.
1 part bears on the site datum ahd 45.750 wall frames and posts.
NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 7, AS 1684.2:2021 Clause 7.2.24, AS 1684.2:2021 Clause 7.2.25



07 Roof cladding
Envelope: closing in
Lay the sarking and battens, then the roof cladding with its ridge and hip cappings and verges.
1 part bears on the site datum ahd 45.750 wall frames and posts.
NCC 2025 Vol. 2 H1D7, NCC 2025 Vol. 2 H2D6, NCC 2025 Housing Provisions Part 7.3, NCC 2025 Housing Provisions Part 10.8



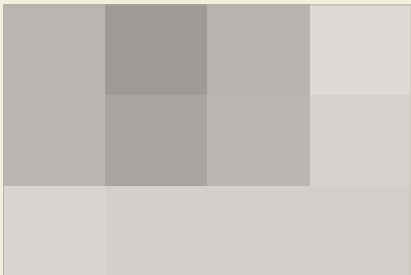
08 Fascias, barges and gutters
Envelope: closing in
Fix the fascias and barges, hang the gutters to fall and connect the downpipes.
2 parts bear on the unit 2 ground floor - ffl 46.25 wall frames and posts.
NCC 2025 Vol. 2 H2D6, AS/NZS 3500.3, NCC 2025 Housing Provisions Part 7.4

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AIRDS ROAD
54 Airds Road
Templestowe Lower VIC 3107 · Lot 147 LP70105
Manningham · GRZ1 · no overlays

Construction sequence



TP36

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Project SB-2026-01 (from 04832)
Drawn from the Sierra model

Construction sequence, continued

Closing in and dressing: windows and doors, linings, stairs and trims

CONSTRUCTION SEQUENCE, CONTINUED

Closing in and dressing: windows and doors, linings, stairs and trims



09 Wall wrap and cladding
Envelope: closing in

Wrap the frames, then build the veneer or fix the cladding with its cavity, flashings and weepholes.

26 parts bear on the footings and slab.

NCC 2025 Vol. 2 H1D5, NCC 2025 Vol. 2 H2D4, NCC 2025 Housing Provisions Part 5.2, NCC 2025 Housing Provisions Part 5.6



10 Windows and doors
Envelope: closing in

Install, flash and seal the windows and external doors in their frame openings.

7 parts bear on the footings and slab.

NCC 2025 Vol. 2 H1D8, NCC 2025 Vol. 2 H2D7, NCC 2025 Housing Provisions Part 8.2, NCC 2025 Housing Provisions Part 8.3



11 Eaves and porch linings
Dressing: the architecture

Line the eaves, verges and porch ceilings between the fascias and the walls.

1 part bears on the unit 2 ground floor - ffl 46.25 wall frames and posts.

AS 1684.2:2021 Clause 7.2.24



12 Insulation and linings
Dressing: the architecture

Insulate the walls and ceilings, waterproof the wet areas and line the rooms.

18 parts bear on the footings and slab.

NCC 2025 Vol. 2 H6D2, NCC 2025 Housing Provisions Part 13.2, NCC 2025 Housing Provisions Part 13.4, NCC 2025 Vol. 2 H4D2



13 Stairs and balustrades
Dressing: the architecture

Install the stairs, handrails and balustrades.

1 part bears on the footings and slab.

NCC 2025 Vol. 2 H5D2, NCC 2025 Housing Provisions Part 11.2, NCC 2025 Vol. 2 H5D3, NCC 2025 Housing Provisions Part 11.3



14 Trims, finishes and fixtures
Dressing: the architecture

Fit the trims, mouldings, joinery and fixtures that dress the architecture.

7 parts bear on the footings and slab.



Unit 2 complete

14 steps from the ground up. Fit check: every part rests on, or is fixed to, work already in place.

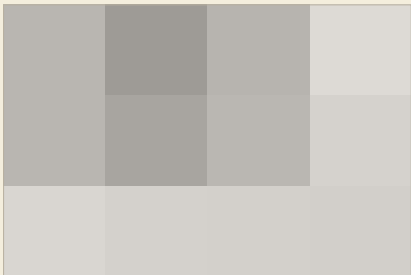
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AIRDS ROAD

54 Airds Road
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Construction sequence, continued



TP37

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Project SB-2026-01 (from 04832)
Drawn from the Sierra model

Development summary

The two dwellings in figures: floor areas, bedrooms, open space, parking and services

DEVELOPMENT SUMMARY

The two dwellings in figures: floor areas, bedrooms, open space, parking and services

	Unit 1	Unit 2	Site
Status	existing to remain	proposed	
Bedrooms	2	4	
Storeys	2	2	
Floor area, lower ground floor	124.0 m²	-	
Floor area, main floor	207.8 m²	-	
Floor area, ground floor	-	88.2 m²	
Floor area, first floor	-	74.2 m²	
Floor area, total (outer faces)	331.7 m²	162.4 m²	494.2 m²
Porches and loggias, roofed	20.4 m²	30.0 m²	
Private open space	136.9 m²	69.0 m²	
Secluded, at 3 m minimum	52.3 m²	40.0 m²	
Car parking (cl. 52.06)	Double garage in the lower ground floor (existing)	Two in tandem: the carport and the carport and driveway, 2.6 × 4.9 m each	
Building height above NGL	7.34 m	5.95 m	limit 10 m
Site area			721.1 m²
Site coverage			350.6 m², 48.6 %
Permeable			294.6 m², 40.9 %
Garden area			366.7 m², 50.9 %
Tree canopy			77.2 m², 10.7 %

WATER AND DRAINAGE

Stormwater to the legal point of discharge; a 2,000 L rainwater tank for Unit 2 and a 2.5 m² rain garden for Unit 1. A Blue Factor assessment (VC315) is required with the application.

SERVICES

Unit 2: hot water unit and meters on the west wall beside the WC, gas and water meters near the porch. A sewer pit and side entry pit by the new crossover are to be modified to the engineer's and authority's requirements.

AMENDMENTS IN THIS REDRAFT

The preliminary design as drawn is recorded in the project's design-raw.json. This set resolves its Clause 55 findings with these changes:

1. A fixed obscure glass privacy screen, 1.7 m high, on the east side of Unit 2's balcony, towards No. 39 (B4-4).
2. A new canopy tree (4.5 m canopy) in Unit 1's front garden; Unit 2's new tree moved into the lawn of its garden, its paved terrace narrowed to 2.1 m to give it 13.9 m² of deep soil (B2-7).
3. The 1.9 m feature fence along Airds Road set back 3 m from the street behind a landscaped strip, leaving the frontage open; Unit 1's secluded garden is 52 m² (B2-8, B3-5).
4. Unit 2's crossover and driveway narrowed to 3.0 m against the east boundary, away from the Astley Street tree T1 (B2-6).
5. Unit 2's storage shed moved to the north court beside the rainwater tank, and its bins to the south garden by the path, both off the easement.
6. A fixed hood 600 mm deep over Unit 2's north living-room door (B5-4).
7. Unit 2's second car space in tandem: one in the carport, one across the carport and driveway, 2.6 × 4.9 m each (cl. 52.06).

UNIT 1: ROOMS AS DRAWN

Room	Size	Storey
Storage area 6 m³	12.4 m²	lower ground floor
Bath	4.2 m²	lower ground floor
Rumpus	FL 48.17	lower ground floor
Lower hall	4.5 m²	lower ground floor
Stairs	3.4 m²	lower ground floor
Hall	8.1 m²	lower ground floor
Garage	FL 48.17	lower ground floor
Workshop	3.0 m²	lower ground floor
Bed 3	12.9 m²	main floor
ENS	2.4 m²	main floor
W.I.R.	3.4 m²	main floor
Bath	4.2 m²	main floor
W/C	3.0 m²	main floor
Laundry	4.8 m²	main floor
Kitchen / family / meals	41.1 m²	main floor
Living	14.0 m²	main floor
Corridor / hall / entry	27.4 m²	main floor
Bed 1	12.7 m²	main floor
Study	7.0 m²	main floor
Stairs	3.5 m²	main floor
Rumpus	46.5 m²	main floor

UNIT 2: ROOMS AS DRAWN

Room	Size	Storey
Dining	4.4 × 3.3 m	ground floor
Kitchen	3.6 × 3.6 m	ground floor
Living	5.1 × 3.4 m	ground floor
Hall	6.6 m²	ground floor
Stair	3.2 m²	ground floor
Laundry	3.5 m²	ground floor
W/C 1	1.5 × 2.4 m	ground floor
Bed 1	4.1 × 3.2 m	ground floor
Bed 4	2.9 × 3 m	first floor
Study	1.8 × 1.4 m	first floor
Bed 3	3 × 3 m	first floor
Rumpus	4.6 × 2.2 m	first floor
Bath	4.6 m²	first floor
W.I.R.	1.5 × 2.7 m	first floor
Bed 2	4.8 × 2.7 m	first floor
Ensuite	4.1 m²	first floor



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“The measure of great design is not how it looks on the day it is finished — it is how it stands, *unchanged in quality*, a generation later.”

SIERRA BUILDING DESIGN · MELBOURNE



Sierra Building Design

Based in Melbourne's south east

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SERVICES

Town planning

Building design

BIM & documentation