

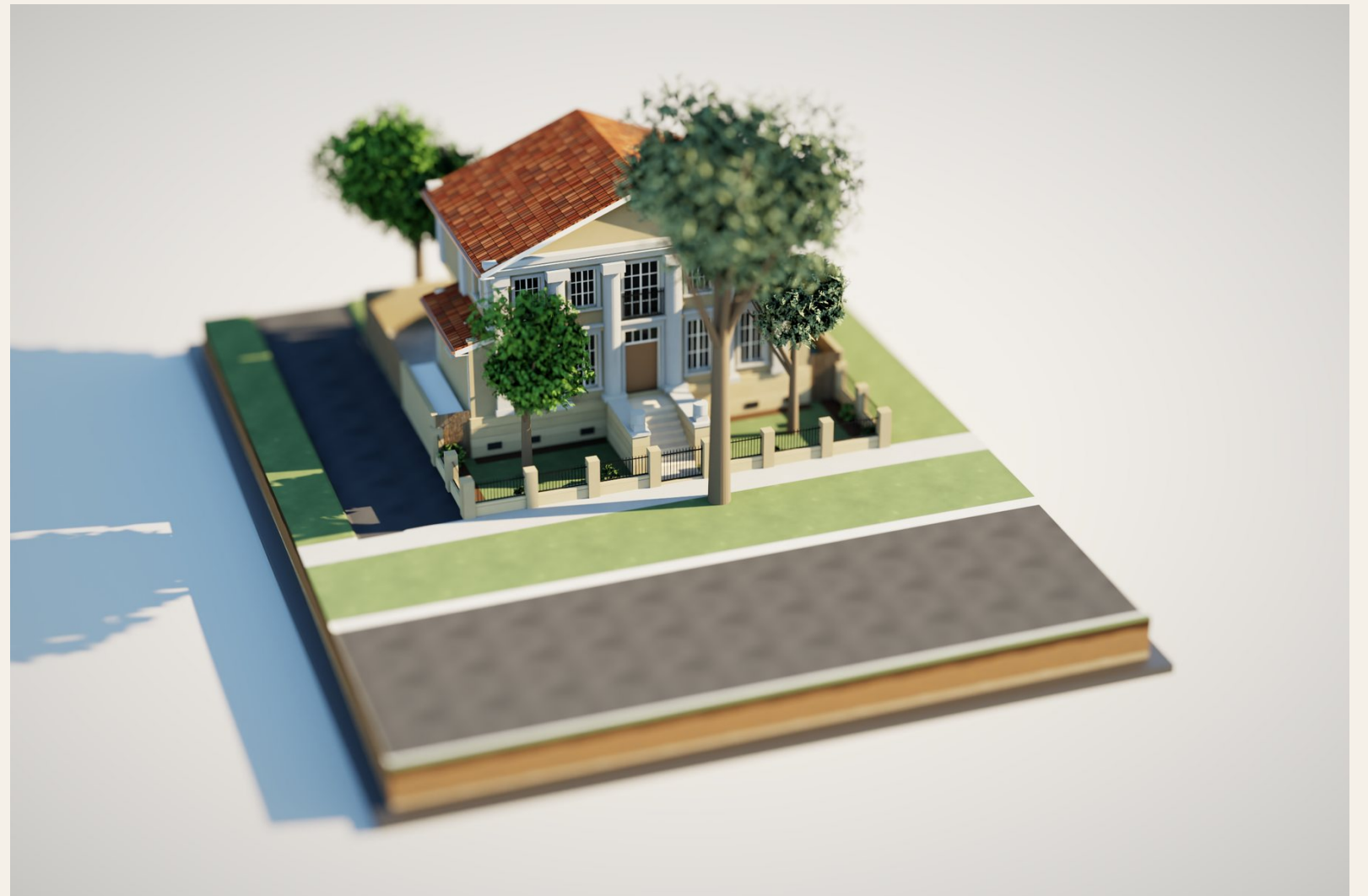
A Roman house *by the canal*

A two-storey house on a podium above the flood level: a temple front to Byron Street, an atrium, a loggia and a garden court open to the north sun.

SITE 68 Byron Street, Elwood

CONTROLS Port Phillip · NRZ5 · SB01

STATUS Draft for review · Revision C · October 2026



The house on its board from the south-west: the temple front on its podium, the olives, the plane tree in the street.

The site

221.5 m² by the cadastre, 14.70 m to Byron Street on the south and 15.08 m deep, a 3.6 m lane along the west side, facing the Elwood Canal reserve.

The proposal

One two-storey, two-bedroom house on a podium over the flood level, with one car space beside the lane.

The controls

Port Phillip Planning Scheme: Neighbourhood Residential Zone Schedule 5, Special Building Overlay Schedule 1. Assessed against Clause 54.

THE DESIGN

68 Byron Street, Elwood

A single dwelling in the Roman Revival manner on a lot of 221.5 m² facing the Elwood Canal reserve. The house stands on a rusticated podium that lifts its floors above the flood level, with a suspended floor vented through the podium so floodwater can pass. From the street a temple front with its pediment; inside, an atrium on the axis, a gallery to the canal upstairs, and a loggia opening to a walled garden court on the north.

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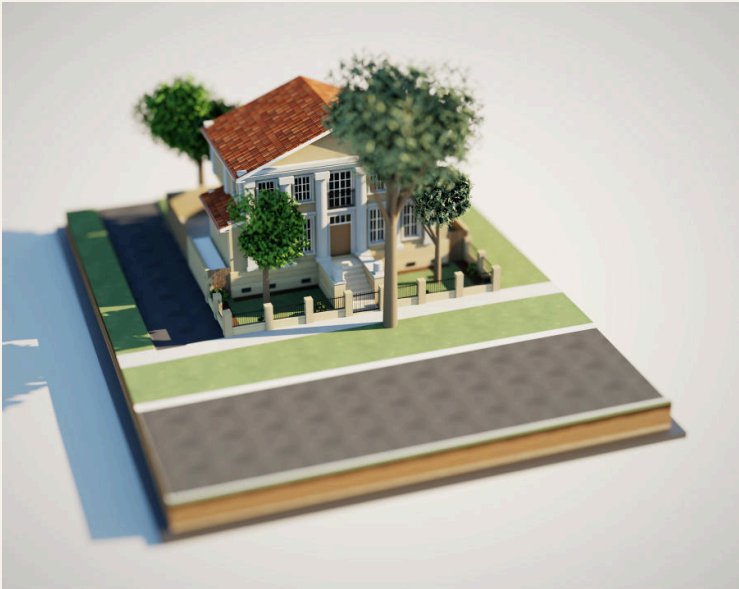
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Development summary

221.5 m² SITE AREA	41.4 % SITE COVERAGE	51.5 % PERMEABLE
155.3 m² FLOOR AREA, TOTAL	3.00 AHD FLOOR LEVEL, INDICATIVE	7.93 m HEIGHT ABOVE FLOOR LEVEL



A Roman house by the canal



The temple front to Byron Street

A Roman house by the canal



The garden court and the loggia

A Roman house by the canal



The court from the garden

A Roman house by the canal

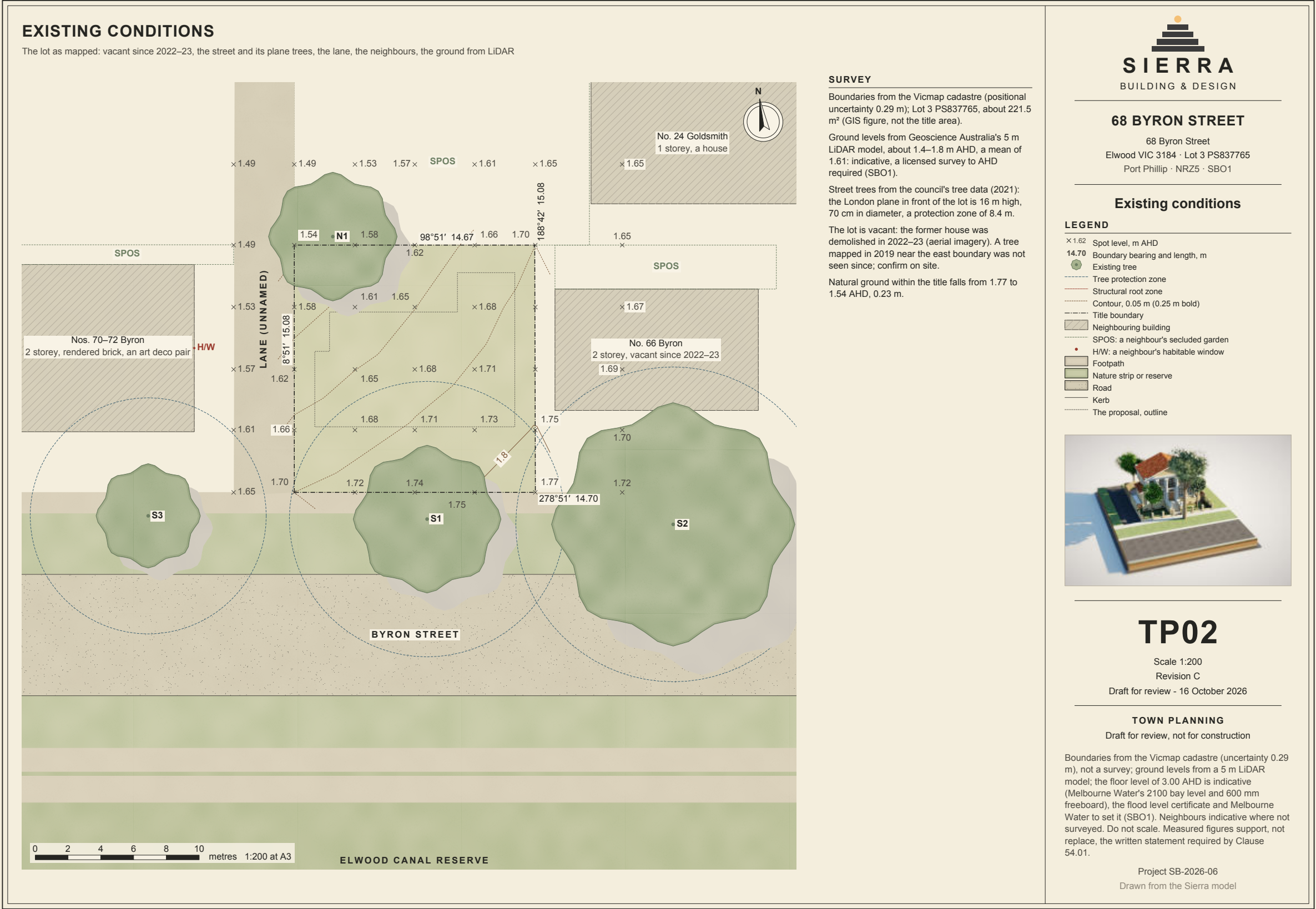


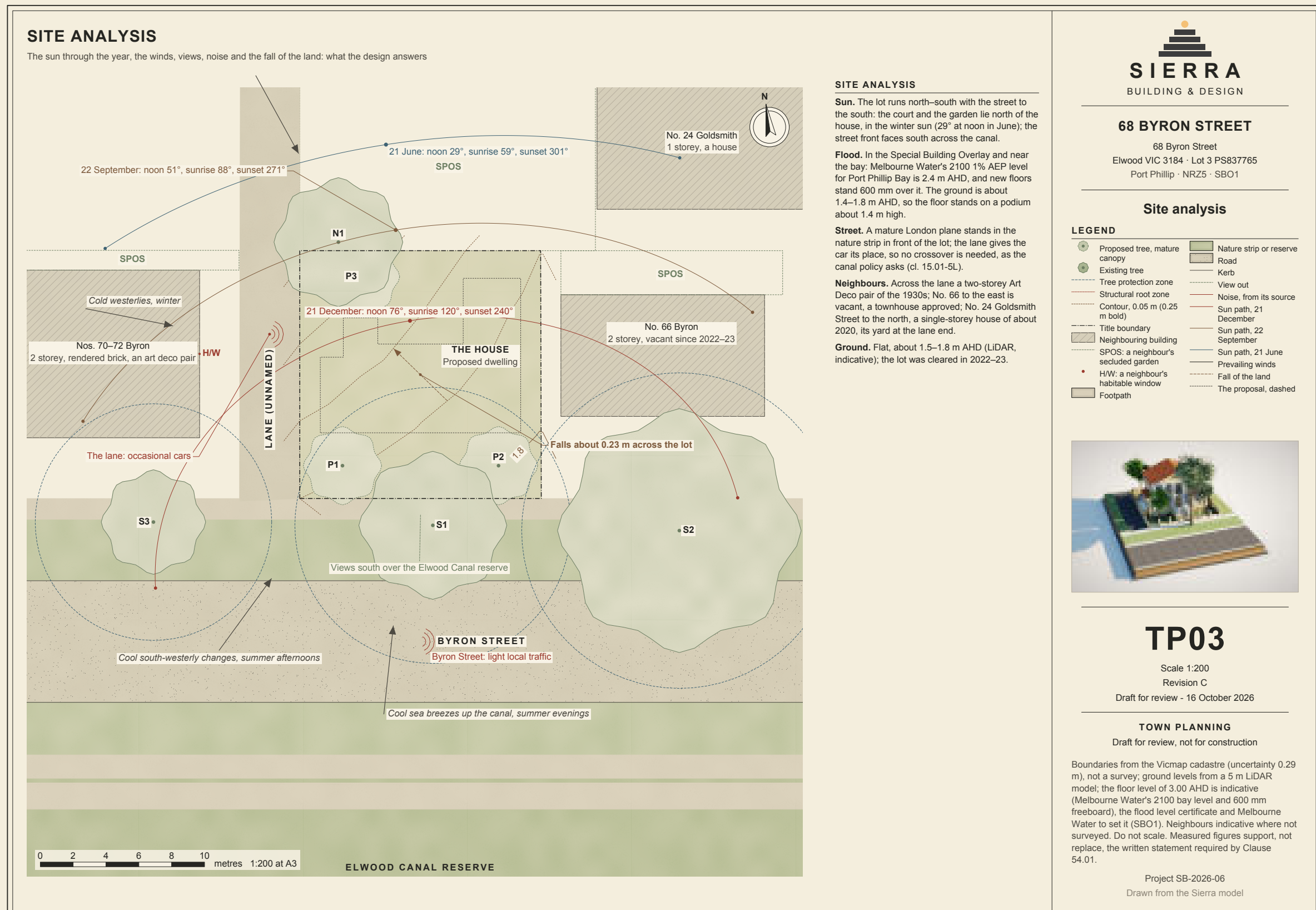
The kitchen and living room

Drawn from the Sierra model

Existing conditions

The lot as mapped: vacant since 2022–23, the street and its plane trees, the lane, the neighbours, the ground from LiDAR





How the house answers the canal, the flood, the street, the lane and the neighbours (Clause 54.01-2)



The car stands beside the lane on permeable pavers behind a sliding gate; no crossover is cut under the plane tree.

NEIGHBOURS

The first floor stands 2.1 m from the side boundaries and 4.1 m from the rear. The raised ground floor looks into the court; its views into the neighbours' yards are stopped within 9 m by the 1.8 m walls, and its side windows are highlights.

GARDEN

Three canopy trees in deep soil, lawn and beds: about 52 % of the lot pervious, about 41 % covered.

THE CANAL AND THE STREET

A temple front to the canal: four engaged columns of a giant Tuscan order and corner pilasters under an entablature, the gable over them the pediment; steps rise between the podium's wings to the door. The front setback of 4 m is kept, with olives and a low wall and iron palisade; the gallery and the French window watch over the canal.

LIGHT AND OPEN SPACE

On the axis: the entrance hall, the atrium, the loggia between two columns, and steps down into a sunken garden court open to the north sun, with a bay laurel and a wall fountain at its end. The kitchen and living room open to it.

FLOOD

The floor stands at 3.00 AHD (indicative), 600 mm over Melbourne Water's 2100 bay level, on a rusticated podium vented so floodwater passes under it; the height of 9 m is measured from that floor.



68 Byron Street
Elwood VIC 3184 · Lot 3 PS837765
Port Phillip · NRZ5 · SBO1

Design response

LEGEND

-  The proposal
 Secluded private open space
 Proposed tree, mature canopy
 Existing tree
 Title boundary
 Neighbouring building
 SPOS: a neighbour's secluded garden
 Footpath
 Nature strip or reserve
 Road
 Kerb



TP04

Scale 1:200
Revision C
Draft for review - 16 October 2026

TOWN PLANNING

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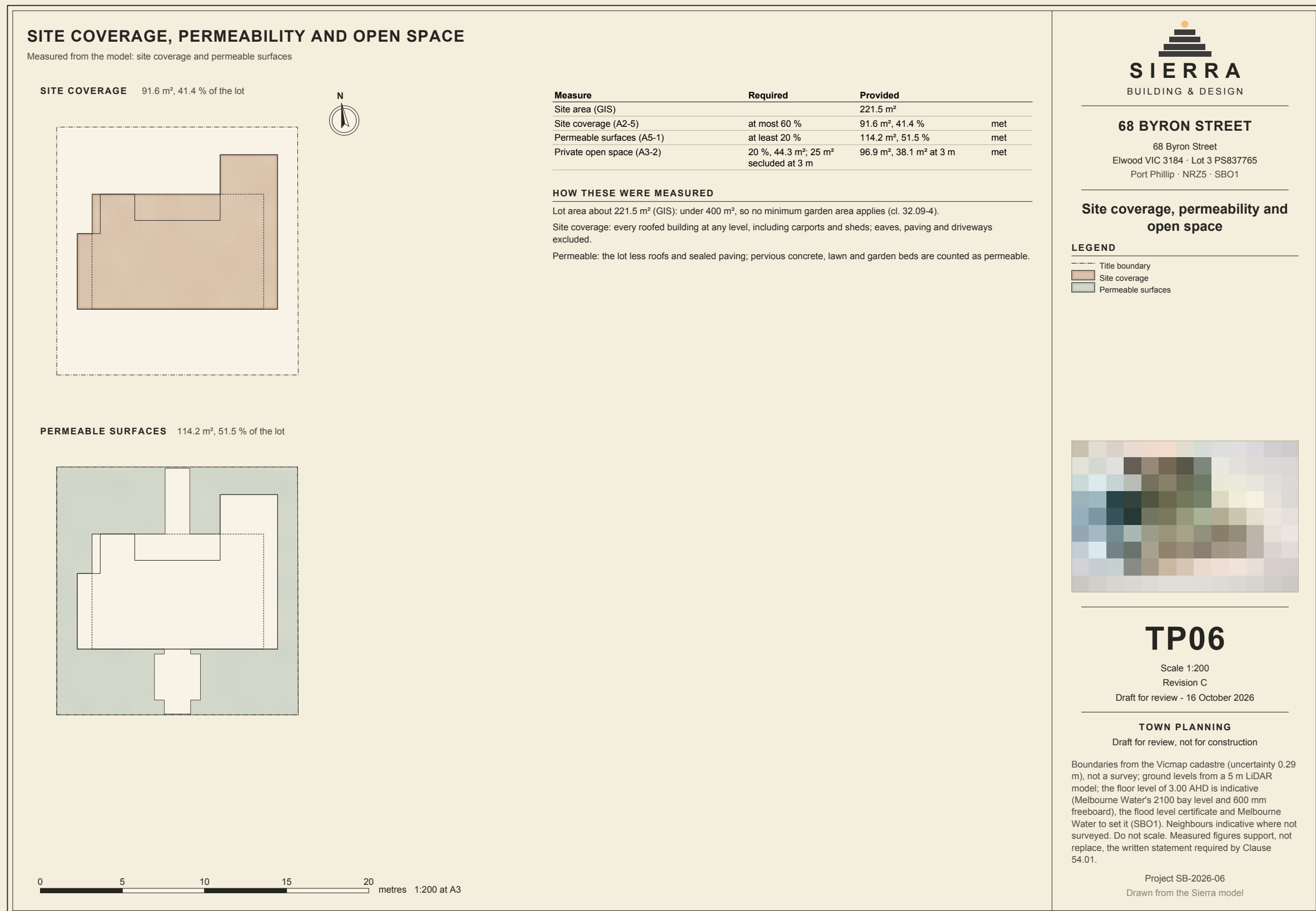
Boundaries from the Vicmap cadastre (uncertainty 0.29 m), not a survey; ground levels from a 5 m LiDAR model; the floor level of 3.00 AHD is indicative (Melbourne Water's 2100 bay level and 600 mm freeboard), the floor level certificate and Melbourne Water to set it (SBO1). Neighbours indicative where not surveyed. Do not scale. Measured figures support, not replace, the written statement required by Clause 54.01.

Project SB-2026-06
Drawn from the Sierra model



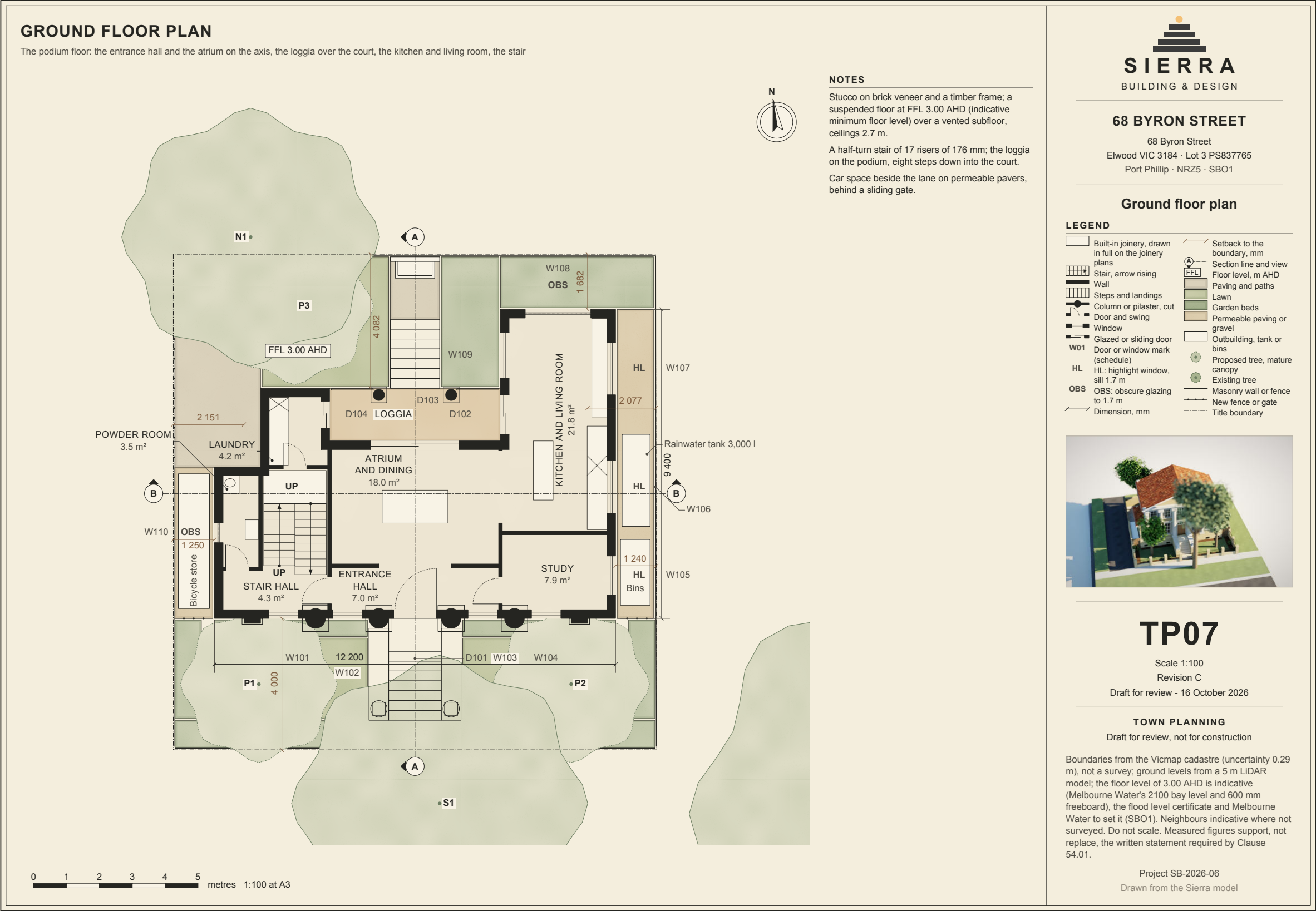
Site coverage, permeability and open space

Measured from the model: site coverage and permeable surfaces



Ground floor plan

The podium floor: the entrance hall and the atrium on the axis, the loggia over the court, the kitchen and living room, the stair



A gallery to the street and the canal, and two bedrooms over the court, each with its own bathroom

Stucco on brick veneer and a timber frame; FFL 6.00 AHD, ceilings 2.55 m.

Ensuite windows obscure glazed; the gallery's French window opens to a Juliet balcony between the columns.

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



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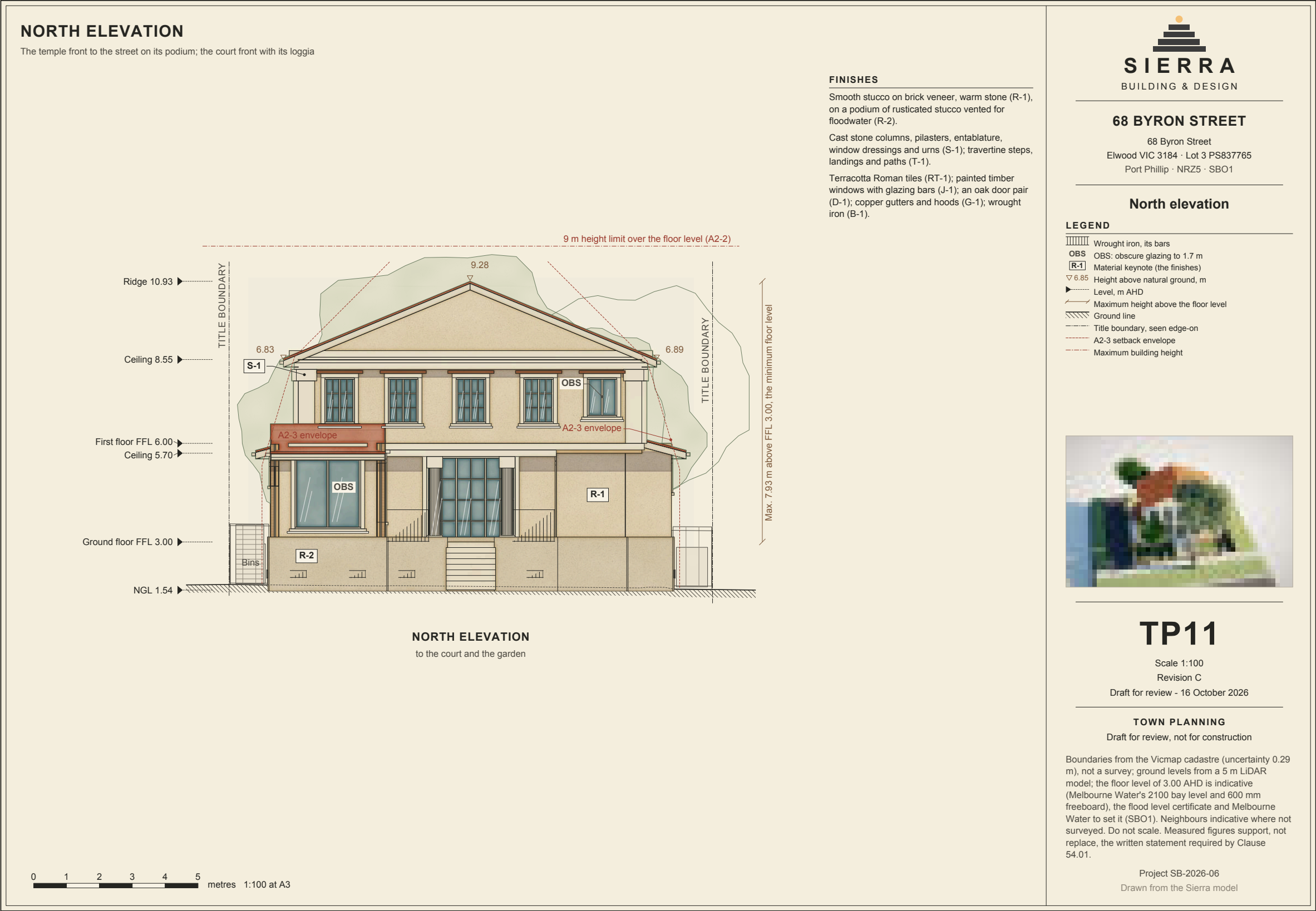
Project SB-2026-06
Drawn from the Sierra model

The temple front to the street on its podium; the court front with its loggia

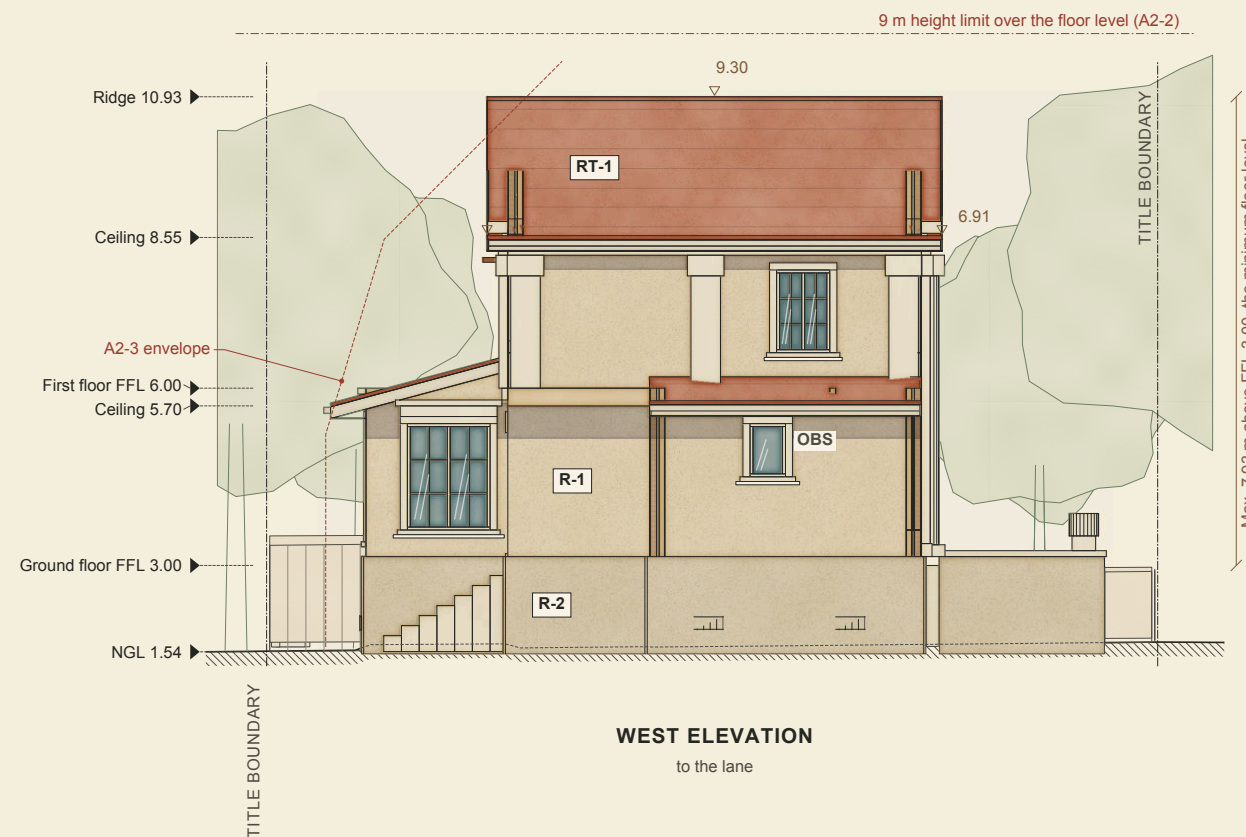
0 1 2 3 4 5 metres 1:100 at A3

North elevation

The temple front to the street on its podium; the court front with its loggia



The lane side with the car beside it; the east side to No. 66



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

Smooth stucco on brick veneer, warm stone (R-1), on a podium of rusticated stucco vented for floodwater (R-2).

Cast stone columns, pilasters, entablature, window dressings and urns (S-1); travertine steps, landings and paths (T-1).



68 BYRON STREET

68 Byron Street
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West elevation

LEGEND

- | | |
|---|--------------------------------------|
|  | Wrought iron, its bars |
|  | OBS: obscure glazing to 1.7 m |
|  | Material keynote (the finishes) |
|  | Height above natural ground, m |
|  | Level, m AHD |
|  | Maximum height above the floor level |
|  | Ground line |
|  | Title boundary, seen edge-on |
|  | A2-3 setback envelope |
|  | Maximum building height |



TP12

Scale 1:100
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Project SB-2026-06
Drawn from the Sierra model

The lane side with the car beside it; the east side to No. 66



FINISHES

Cast stone columns, pilasters, entablature, window dressings and urns (S-1); travertine steps, landings and paths (T-1).



East elevation

	Wrought iron, its bars
OBS	OBS: obscure glazing to 1.7 m
HL	HL: highlight window, sill 1.7 m
R-1	Material keynote (the finishes)
	Height above natural ground, m
	Level, m AHD
	Maximum height above the floor level
	Ground line
	Title boundary, seen edge-on
	A2-3 setback envelope
	Maximum building height



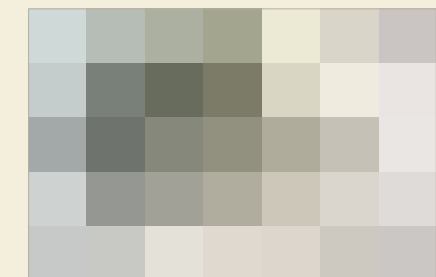
TOWN PLANNING

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the house between the lane and No. 66, the canal opposite

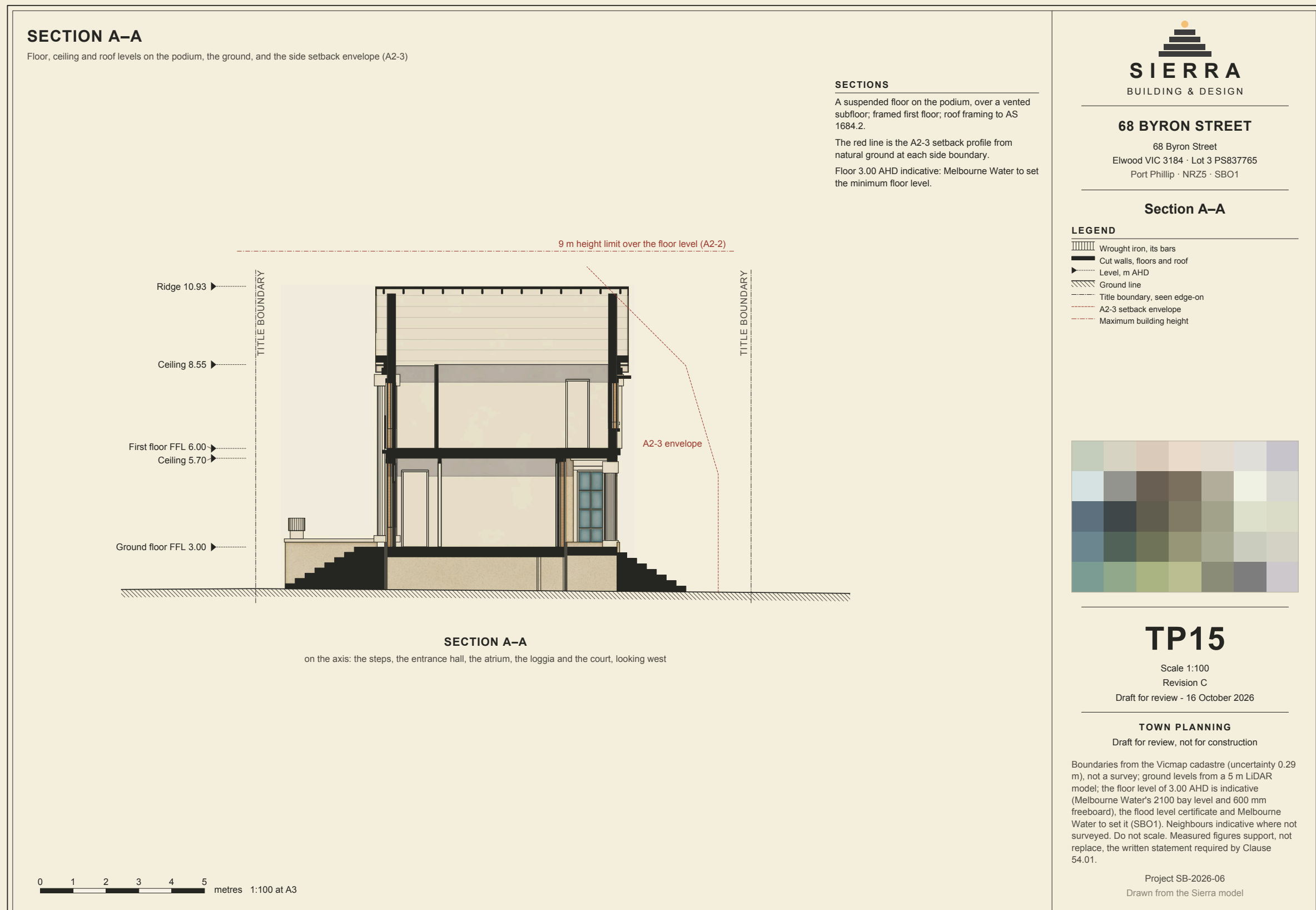
0 2 4 6 8 10 metres 1:200 at A3



Project SB-2026-06
Drawn from the Sierra model

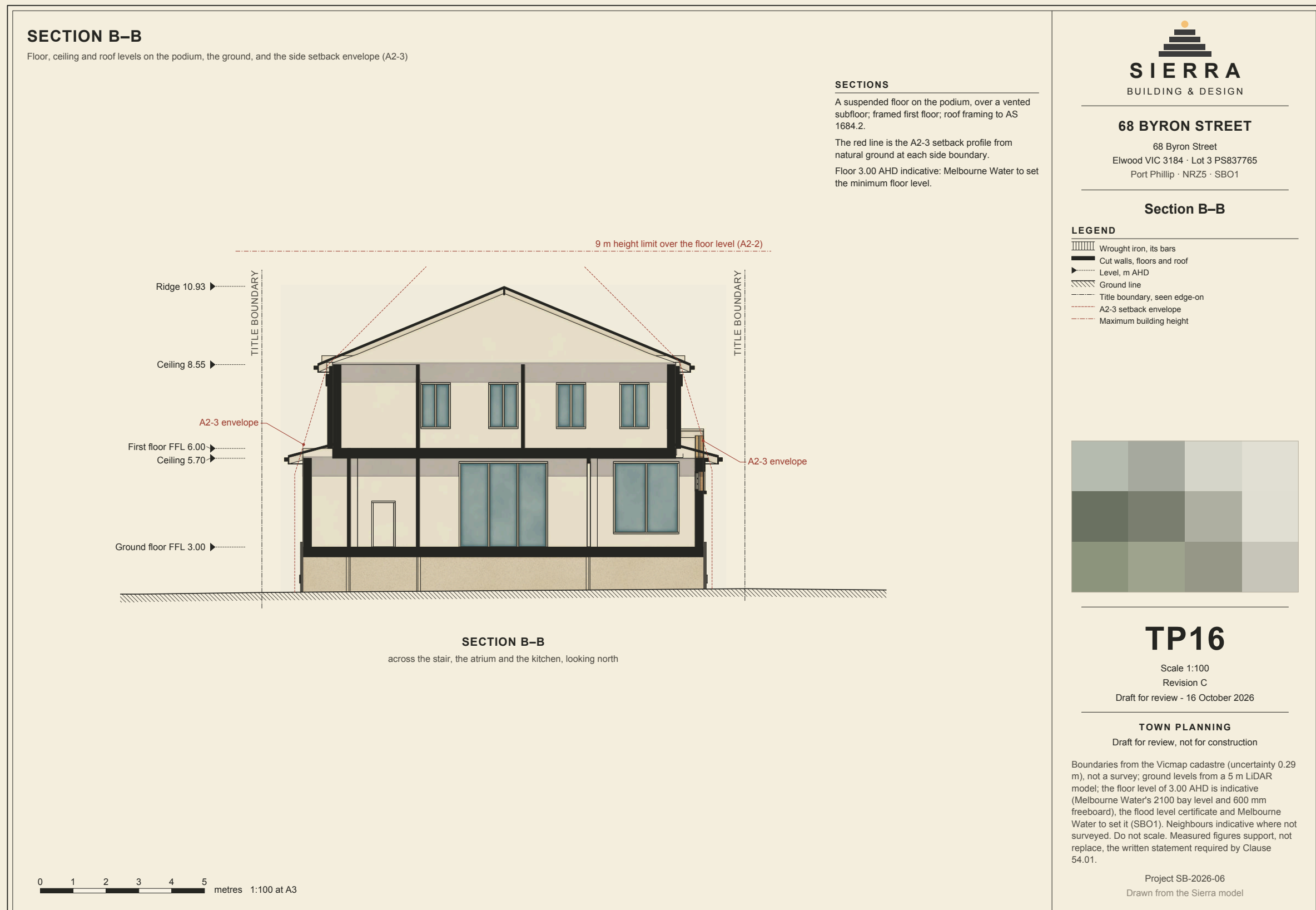
Section A-A

Floor, ceiling and roof levels on the podium, the ground, and the side setback envelope (A2-3)



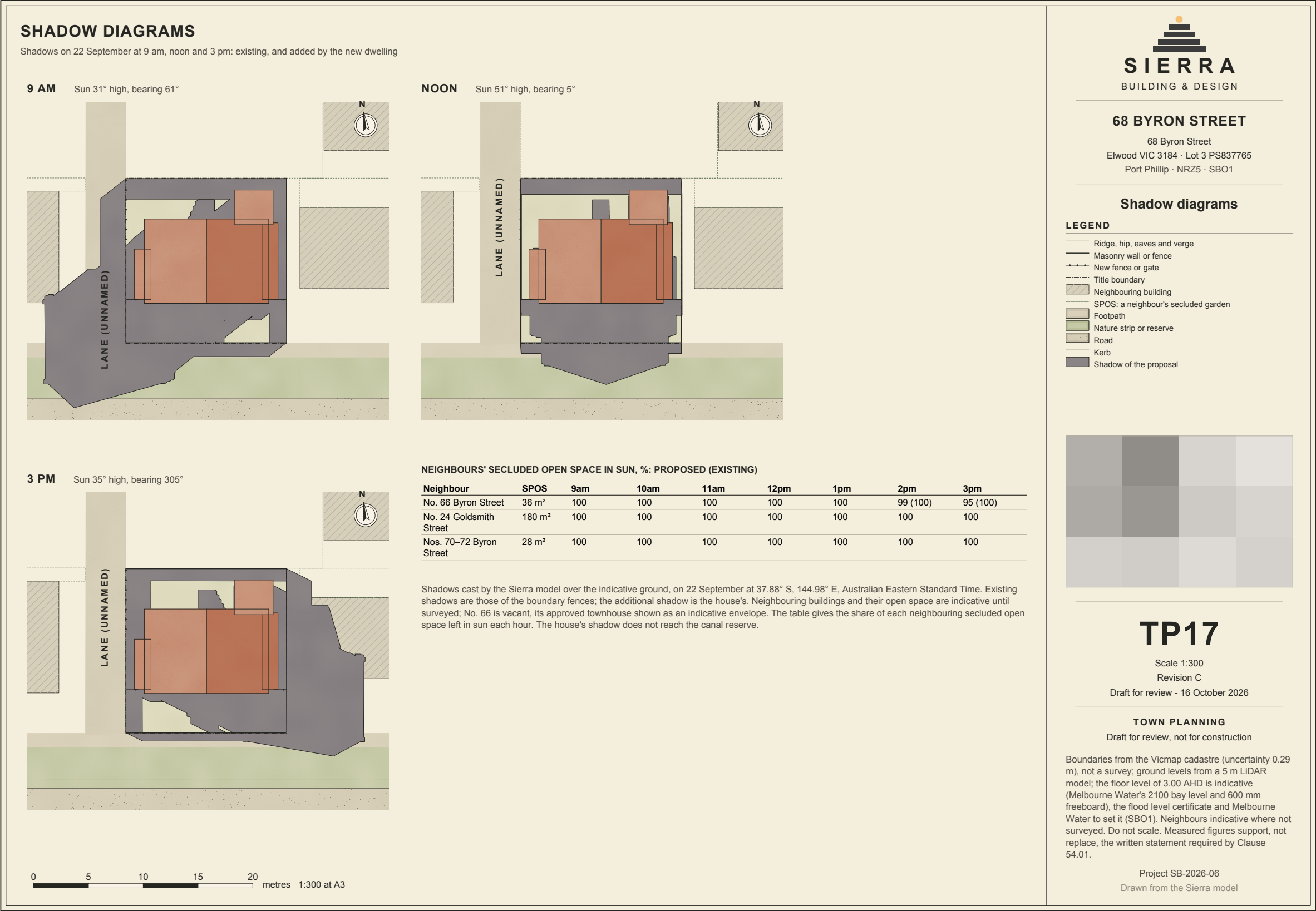
Section B–B

Floor, ceiling and roof levels on the podium, the ground, and the side setback envelope (A2-3)



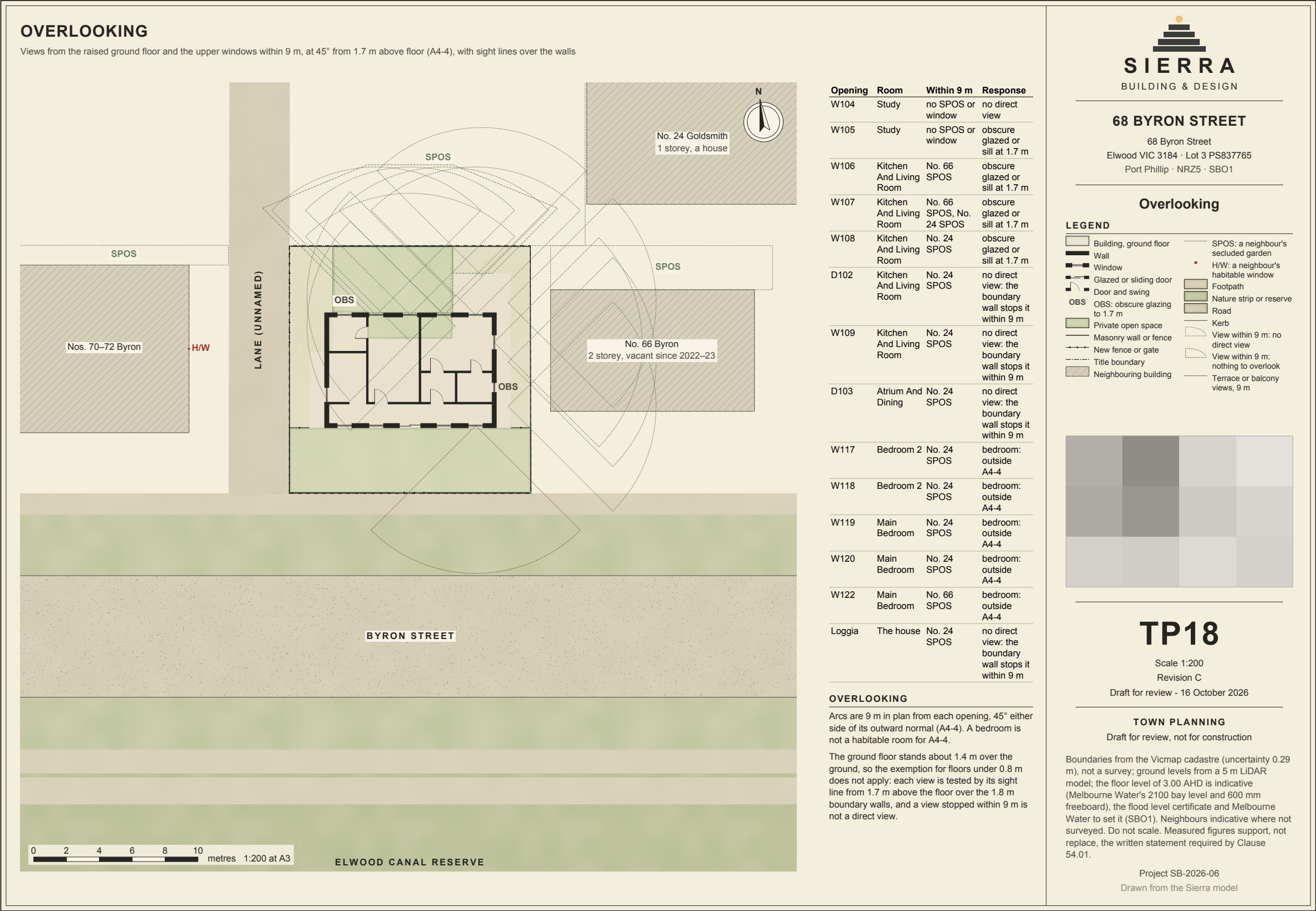
Shadow diagrams

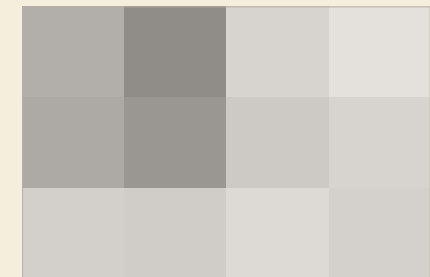
Shadows on 22 September at 9 am, noon and 3 pm: existing, and added by the new dwelling



Overlooking

Views from the raised ground floor and the upper windows within 9 m, at 45° from 1.7 m above floor (A4-4), with sight lines over the walls





Materials and colours

Warm stucco on a rusticated podium, cast stone and travertine under terracotta Roman tiles; painted timber, an oak door, copper and iron

MATERIALS AND COLOURS

Warm stucco on a rusticated podium, cast stone and travertine under terracotta Roman tiles; painted timber, an oak door, copper and iron



R-1 Stucco, warm stone

Smooth stucco on brick veneer to the walls, warm stone; a limewash finish.



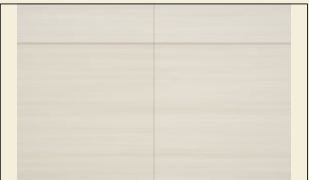
R-2 Rusticated stucco

The podium: banded rustication in stucco, a shade deeper, with cast iron vents for floodwater.



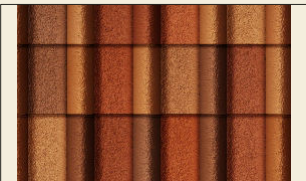
S-1 Cast stone, white

The columns, pilasters, entablature, window architraves, sills and cornices, the urns.



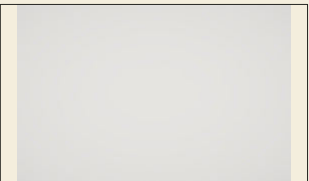
T-1 Travertine

The steps, the landing, the loggia, the paths and the fountain's basin, honed.



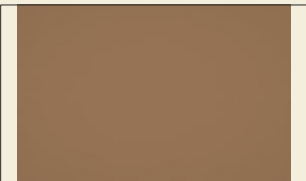
RT-1 Terracotta Roman tiles

Tegula and imbrex profile at 22.5° and 15°, a fired blend, terracotta ridges.



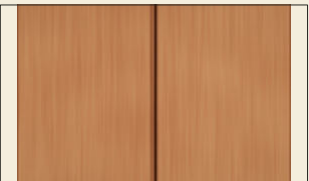
J-1 Timber windows, warm white

Painted timber casements and French doors with glazing bars; obscure glazing where marked.



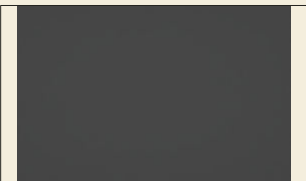
D-1 Front door, oak

An oak panelled pair under a fanlight.



G-1 Copper

Quad gutters, round downpipes and the window hoods in copper, left to weather.



B-1 Wrought iron, black

The Juliet balcony, the loggia's balustrade, the front palisade and the podium's vents.



P-1 Permeable pavers

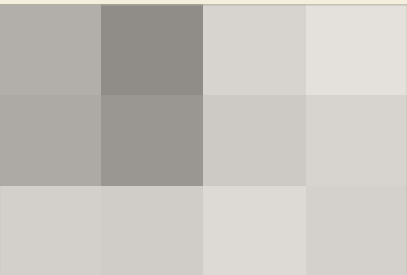
The car space beside the lane: open-jointed pavers on a gravel base.



68 BYRON STREET

68 Byron Street
Elwood VIC 3184 · Lot 3 PS837765
Port Phillip · NRZ5 · SBO1

Materials and colours



TP21

Scale NTS
Revision C
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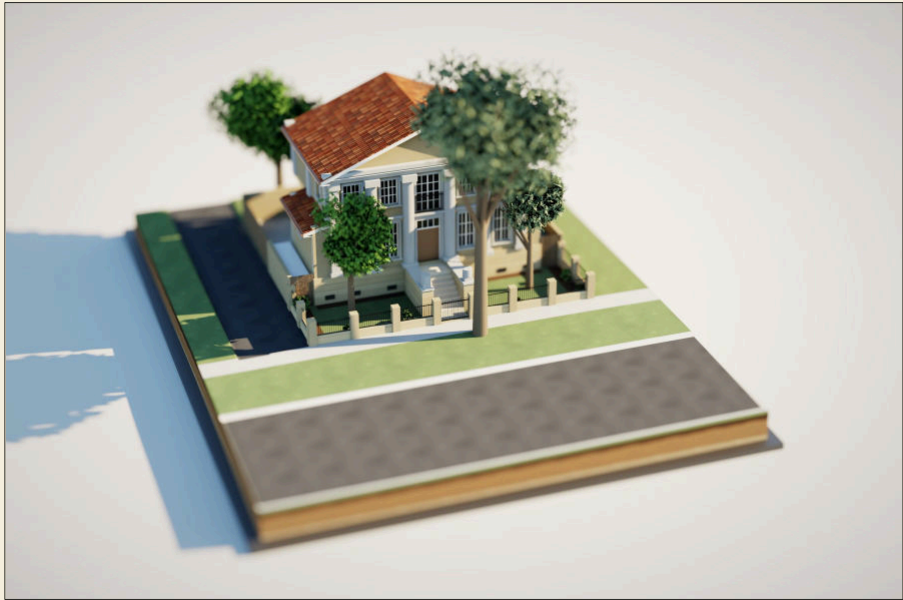
Project SB-2026-06
Drawn from the Sierra model

3D views

The house on its board, photographed from the Sierra model

3D VIEWS

The house on its board, photographed from the Sierra model



The house on its board from the south-west: the temple front to the canal



The temple front on its podium, seen low from across Byron Street



The court from above: the loggia, the steps down, the path to the fountain, the laurel

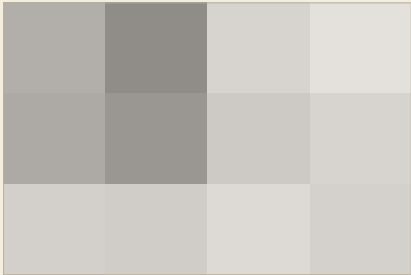


The loggia and the sunken court, seen low from the north-east



68 BYRON STREET
68 Byron Street
Elwood VIC 3184 · Lot 3 PS837765
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3D views



TP31

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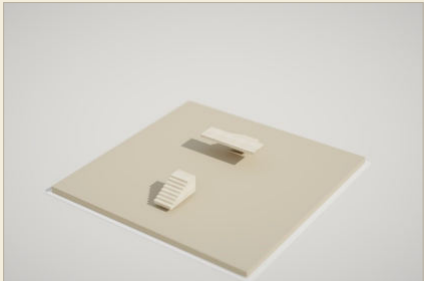
Project SB-2026-06
Drawn from the Sierra model

Construction sequence

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

CONSTRUCTION SEQUENCE

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

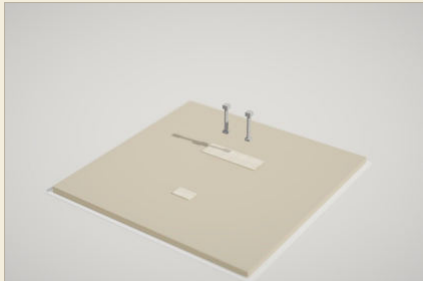


01 Footings and slab
Structure: the bones

Classify the site, then set out, excavate and pour the footings and slab the frames will stand on.

15 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

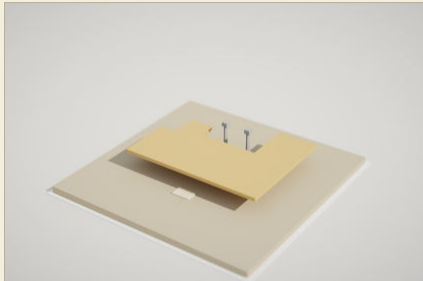


02 Site datum AHD 1.000 wall frames and posts
Structure: the bones

Stand the wall frames and posts on the slab, plumb and straighten them, and fix their bottom plates down.

2 parts bear on the footings and slab.

NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 6

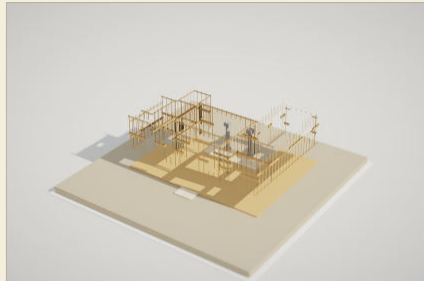


03 The house ground floor framing
Structure: the bones

Lay the bearers and joists of the floor on the supports below and fix the flooring.

1 part bears on the footings and slab.

NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 4, AS 1684.2:2021 Section 5

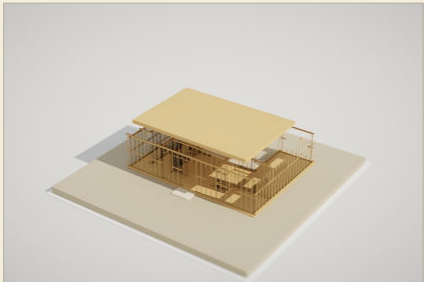


04 The house ground floor wall frames and posts
Structure: the bones

Stand the wall frames and posts on the slab, plumb and straighten them, and fix their bottom plates down.

17 parts bear on the house ground floor framing.

NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 6

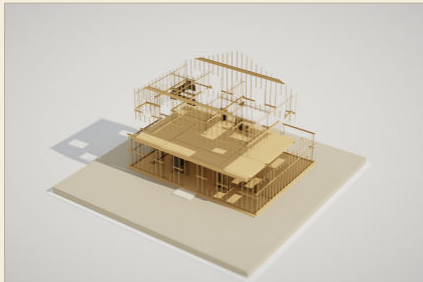


05 The house first floor framing
Structure: the bones

Lay the bearers and joists of the floor on the supports below and fix the flooring.

1 part bears on the house ground floor wall frames and posts.

NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 4, AS 1684.2:2021 Section 5



06 The house first floor 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.

11 parts bear on the house ground floor wall frames and posts.

NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 6



07 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 house ground floor 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



08 Roof cladding
Envelope: closing in

Lay the sarking and battens, then the roof cladding with its ridge and hip cappings and verges.

3 parts bear on the house ground floor 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

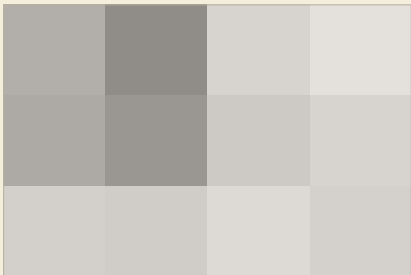
The sequence is read from the Sierra model: parts are ordered by role and checked to rest on work already in place. It is a drafting order, not a construction method statement or engineering design; each step is designed and inspected against the cited provisions.



68 BYRON STREET

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Construction sequence



TP32

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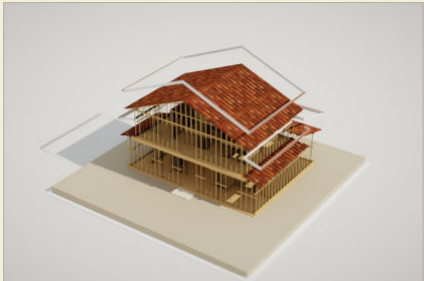
Project SB-2026-06
Drawn from the Sierra model

Construction sequence, continued

Closing in and dressing: windows and doors, linings, the stair and the classical order

CONSTRUCTION SEQUENCE, CONTINUED

Closing in and dressing: windows and doors, linings, the stair and the classical order



09 Fascias, bargeboards and gutters
Envelope: closing in

Fix the fascias and bargeboards, hang the gutters to fall and connect the downpipes.
3 parts bear on the house ground floor wall frames and posts.
NCC 2025 Vol. 2 H2D6, AS/NZS 3500.3, NCC 2025 Housing Provisions Part 7.4



10 Wall wrap and cladding
Envelope: closing in

Wrap the frames, then build the veneer or fix the cladding with its cavity, flashings and weepholes.
10 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



11 Windows and doors
Envelope: closing in

Install, flash and seal the windows and external doors in their frame openings.
4 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



12 Eaves and porch linings
Dressing: the architecture

Line the eaves, verges and porch ceilings between the fascias and the walls.
3 parts bear on the house ground floor wall frames and posts.
AS 1684.2:2021 Clause 7.2.24



13 Insulation and linings
Dressing: the architecture

Insulate the walls and ceilings, waterproof the wet areas and line the rooms.
24 parts bear on the house ground floor framing.
NCC 2025 Vol. 2 H6D2, NCC 2025 Housing Provisions Part 13.2, NCC 2025 Housing Provisions Part 13.4, NCC 2025 Vol. 2 H4D2



14 Stairs and balustrades
Dressing: the architecture

Install the stairs, handrails and balustrades.
2 parts bear on the house ground floor framing.
NCC 2025 Vol. 2 H5D2, NCC 2025 Housing Provisions Part 11.2, NCC 2025 Vol. 2 H5D3, NCC 2025 Housing Provisions Part 11.3



15 Trims, finishes and fixtures
Dressing: the architecture

Fit the trims, mouldings, joinery and fixtures that dress the architecture.
11 parts bear on the footings and slab.



The house complete

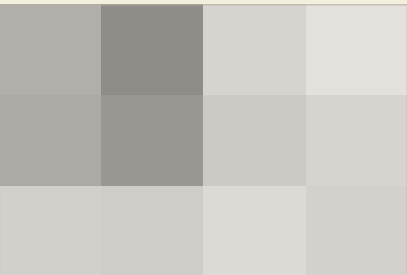
15 steps from the ground up. Fit check: every part rests on, or is fixed to, work already in place.

The sequence is read from the Sierra model: parts are ordered by role and checked to rest on work already in place. It is a drafting order, not a construction method statement or engineering design; each step is designed and inspected against the cited provisions.



68 BYRON STREET
68 Byron Street
Elwood VIC 3184 · Lot 3 PS837765
Port Phillip · NRZ5 · SBO1

Construction sequence, continued



TP33

Scale NTS
Revision C
Draft for review - 16 October 2026

TOWN PLANNING

Draft for review, not for construction

Boundaries from the Vicmap cadastre (uncertainty 0.29 m), not a survey; ground levels from a 5 m LiDAR model; the floor level of 3.00 AHD is indicative (Melbourne Water's 2100 bay level and 600 mm freeboard), the flood level certificate and Melbourne Water to set it (SBO1). Neighbours indicative where not surveyed. Do not scale. Measured figures support, not replace, the written statement required by Clause 54.01.

Project SB-2026-06
Drawn from the Sierra model

Development summary

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

DEVELOPMENT SUMMARY

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

	The house	Site
Status	proposed	
Bedrooms	2	
Storeys	2	
Floor area, ground floor	82.1 m²	
Floor area, first floor	73.1 m²	
Floor area, total (outer faces)	155.3 m²	155.3 m²
Porches and loggias, roofed	8.3 m²	
Private open space	96.9 m²	
Secluded, at 3 m minimum	38.1 m²	
Car parking (cl. 52.06)	One car space beside the lane	
Building height above NGL	9.28 m	limit 9 m
Site area		221.5 m²
Site coverage		91.6 m², 41.4 %
Permeable		114.2 m², 51.5 %
Canopy trees		3 new, 0 kept
Height above the floor level (A2-2)		7.93 m (limit 9 m)

WATER AND DRAINAGE

Stormwater to the legal point of discharge; a 3,000 L rainwater tank in the side passage plumbed to the WC, laundry, garden and the fountain. Melbourne Water referral (SBO1).

SERVICES

Meters on the east wall behind the front building line; the hot water and air-conditioning units in the east side passage, on plinths above the flood level.

WASTE

Bins in the east side passage, presented to Byron Street for collection.

FLOOD

Floors at 3.00 AHD (indicative); a suspended floor over a subfloor vented through the podium, so floodwater can pass; services and openings above the flood level; Melbourne Water to set the minimum floor level.

THE HOUSE: ROOMS AS DRAWN

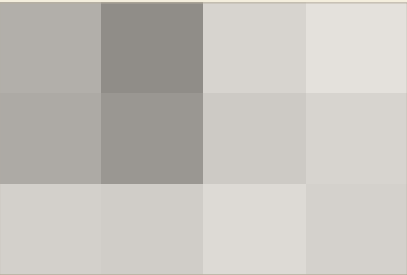
Room	Size	Storey
Entrance hall	7.0 m²	ground floor
Atrium and dining	18.0 m²	ground floor
Study	7.9 m²	ground floor
Kitchen and living room	21.8 m²	ground floor
Stair hall	4.3 m²	ground floor
Powder room	3.5 m²	ground floor
Laundry	4.2 m²	ground floor
Gallery	13.3 m²	first floor
Bedroom 2	15.9 m²	first floor
Ensuite 2	5.3 m²	first floor
Walk-in robe	3.4 m²	first floor
Ensuite	3.8 m²	first floor
Main bedroom	15.1 m²	first floor



68 BYRON STREET

68 Byron Street
Elwood VIC 3184 · Lot 3 PS837765
Port Phillip · NRZ5 · SBO1

Development summary



TP34

Scale NTS
Revision C
Draft for review - 16 October 2026

TOWN PLANNING

Draft for review, not for construction

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Project SB-2026-06
Drawn from the Sierra model

“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