

An Edwardian pair *on an indicative lot*

A semi-detached pair of two-storey, two-bedroom dwellings: red brick and roughcast under terracotta gables, with verandahs and balconies to the street and garages on the bluestone lane.

SITE Inner Melbourne · indicative lot

CONTROLS GRZ assumed · no overlays

STATUS Draft for review · Revision C · October 2026



The pair on its board from the street to the south-east. Rendered from the Sierra model.

The site

An indicative lot of 609.6 m², 15.24 m to the street on the south and 40 m deep, a 3 m bluestone lane at the rear.

The proposal

A semi-detached pair of two-storey, two-bedroom dwellings, each about 149 m², with a garage on the lane.

The controls

Indicative General Residential Zone, no overlays. Assessed against Clause 55 as amended by VC315.

THE DESIGN

Edwardian Pair

A concept study on an indicative inner-Melbourne lot of 15.24 by 40 metres, drawn so the design can be assessed against Clause 55 before a site is chosen. The pair reads as one Edwardian villa from the street: twin gables over bays, verandahs and balconies between them, a picket fence and canopy trees in the front gardens. Each dwelling has its living wing under a lean-to opening to a north terrace, and a single garage on the lane.

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Development summary

609.6 m² SITE AREA	40.5 % SITE COVERAGE	48.6 % PERMEABLE
58.5 % GARDEN AREA	298.8 m² FLOOR AREA, TOTAL	8.95 m BUILDING HEIGHT

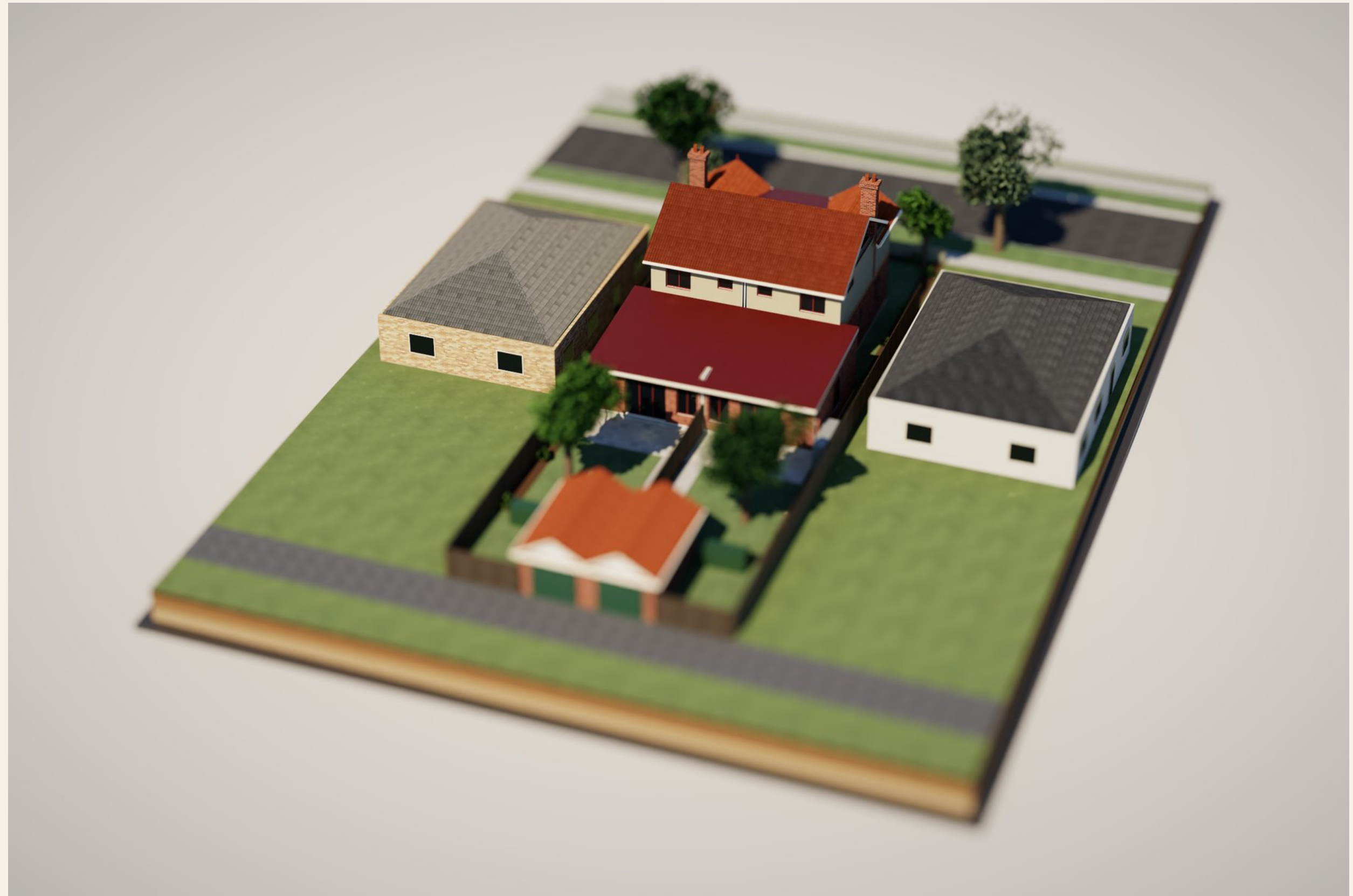


An Edwardian pair on an indicative lot



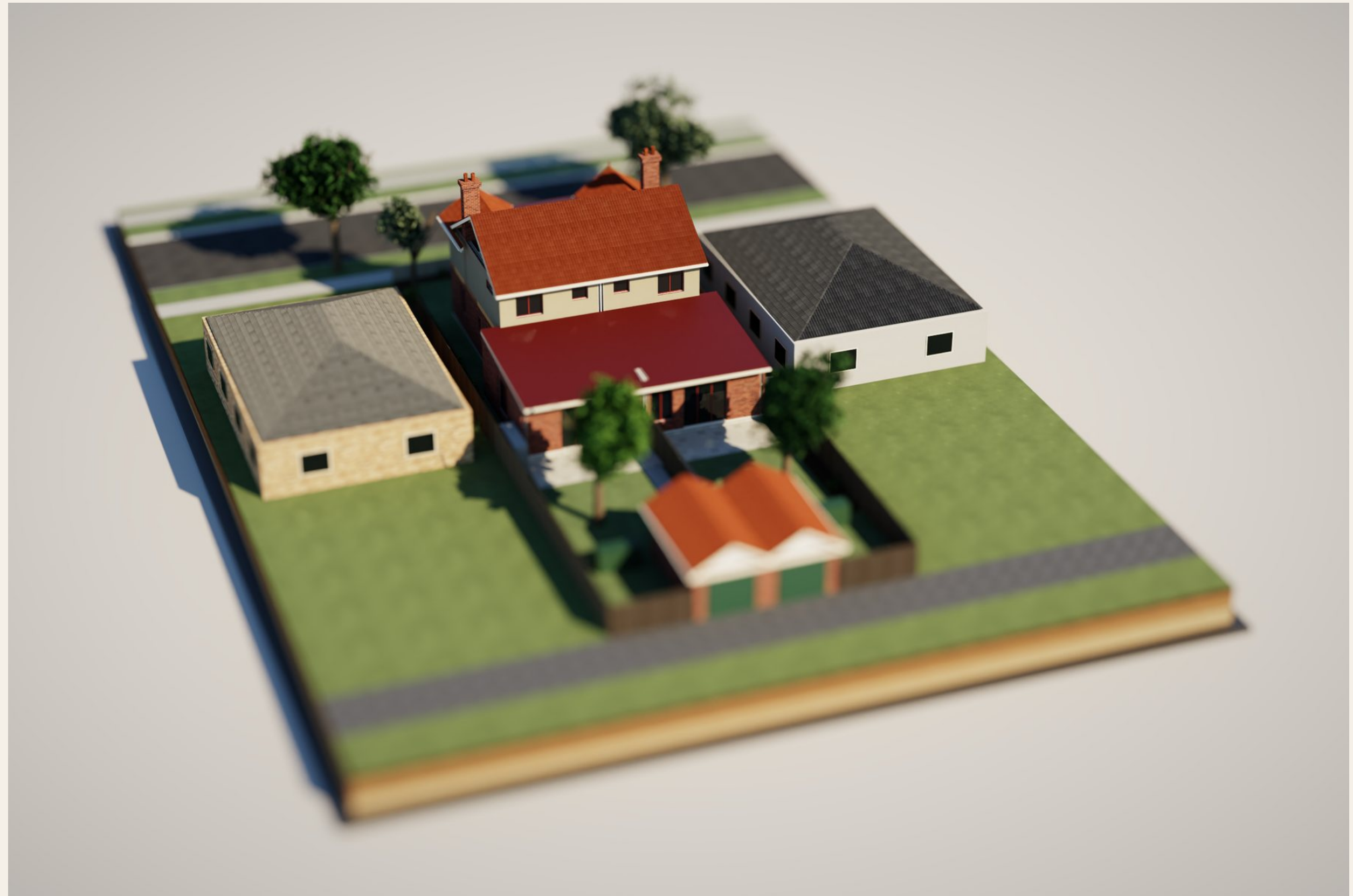
From the street: twin gables, verandahs and the picket fence

An Edwardian pair on an indicative lot



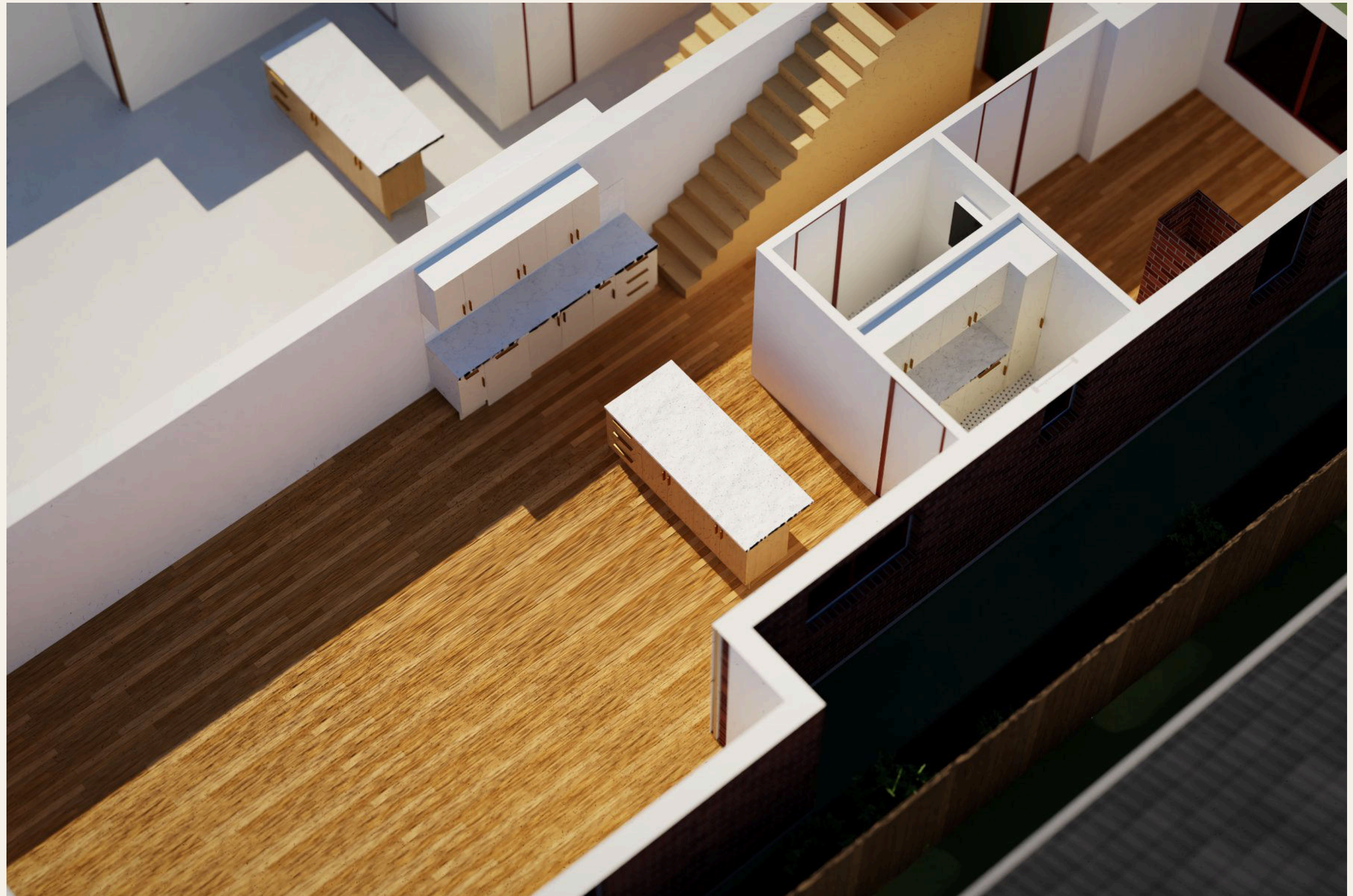
The garden front: living wings opening to the terraces

An Edwardian pair on an indicative lot



The lane: a single garage for each dwelling

An Edwardian pair on an indicative lot



The kitchen and living room

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Drawn from the Sierra model

The indicative lot as found: level ground rising gently to the lane, the street trees, the neighbours

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

BLUESTONE LANE (INDICATIVE)

50.47 50.45 50.44 90°00' 15.24 50.42 50.40 50.39

50.40 50.38 50.37 50.36 50.35 50.34 50.32

50.33
×
SPOS

50.31 50.30 × 50.29 50.28 50.27 SPOS
×
50.25

0°00' 40.00

50.24 50.23 50.21 50.20 50.19 50.16

No. 24
1 storey, red brick

50.15 50.13 50.12 50.11 50.10 50.09 50.07

H/W

H/W

No. 28
1 storey, weatherboard

50.07 50.06 50.05 50.03 50.02 50.01

50.02 × 50.00 49.99 49.98 49.97 49.95 49.94

270°00' 15.24

S1 S2

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

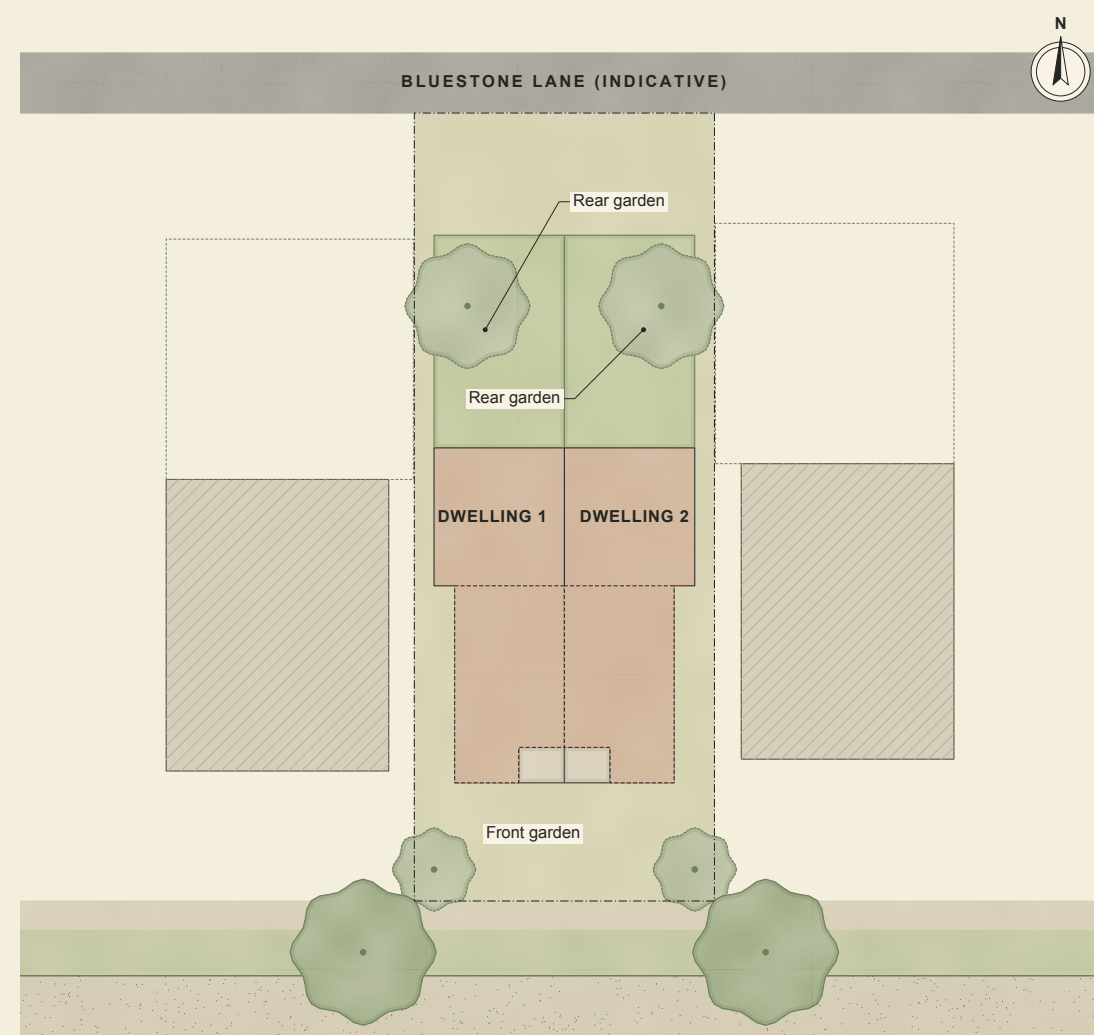


LEGEND

-

Project SB-2026-05
Drawn from the Sierra model

How the pair answers the street, the neighbours and the lot (Clause 55.01-2)



A semi-detached pair in the Edwardian manner of the street: twin gabled bays, verandahs with fretwork, red brick and roughcast under terracotta, set 6 m back behind front gardens and a picket fence. The pair reads as one house.

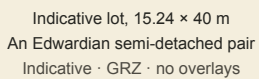
Two dwellings where the concept had one, each with two bedrooms, a study landing and a living room opening north to its own garden: about 155 m² each on 609.6 m², under 43 % coverage.

Two storeys in the front block under one gabled roof, the gables to the street and the sides; single-storey living wings behind under corrugated iron lean-tos, stepping down to the gardens and the neighbours.

Cars come from the lane, each dwelling a garage there, so the street keeps its gardens, fences and street trees with no crossover.

The first floor stands 2.05 m from the side boundaries; the living wings 1.0 m, single storey. Upper side windows are highlights; the balconies face the street. Shadows are measured hour by hour.

Each dwelling a north-facing rear garden of 71 m² with a brick terrace and a canopy tree, and a front garden with another.



- 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
- Bluestone lane



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Project SB-2026-05
Drawn from the Sierra model

The pair, their front and rear gardens, the garages on the lane, fences and setbacks



Setbacks of the dwellings to the boundaries are dimensioned in brown.

Front gardens behind a 1.0 m timber picket fence with a gate to each tessellated path; no crossover: the street trees and nature strip are kept.

A single garage for each dwelling on the bluestone lane, red brick under a terracotta gable; bins and a 2,000 L rainwater tank in each garden.

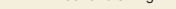
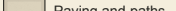
Side fences existing 1.8 m palings; a new 1.8 m paling fence between the rear gardens.

EDWARDIAN PAIR

Indicative lot, 15.24 x 40 m
An Edwardian semi-detached pair
Indicative · GRZ · no overlays

Site plan

LEGEND

- | | | | |
|---|--------------------------------|---|-------------------------------------|
|  | Proposed building |  | Proposed tree, mature canopy |
|  | Wall |  | Existing tree |
|  | Window |  | New fence or gate |
|  | Door and swing |  | Existing fence |
|  | Glazed or sliding door |  | Title boundary |
|  | Upper floor over |  | Neighbouring building |
|  | Floor level, m AHD |  | H/W: a neighbour's habitable window |
| 14.70 | Boundary bearing and length, m |  | SPOS: a neighbour's secluded garden |
|  | Paving and paths |  | Footpath |
|  | Lawn |  | Nature strip or reserve |
|  | Garden beds |  | Road |
|  | Outbuilding, tank or bins |  | Kerb |
|  | Private open space, its area |  | Bluestone lane |



TP05

Scale 1:200
Revision C
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TOWN PLANNING

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Drawn from the Sierra model

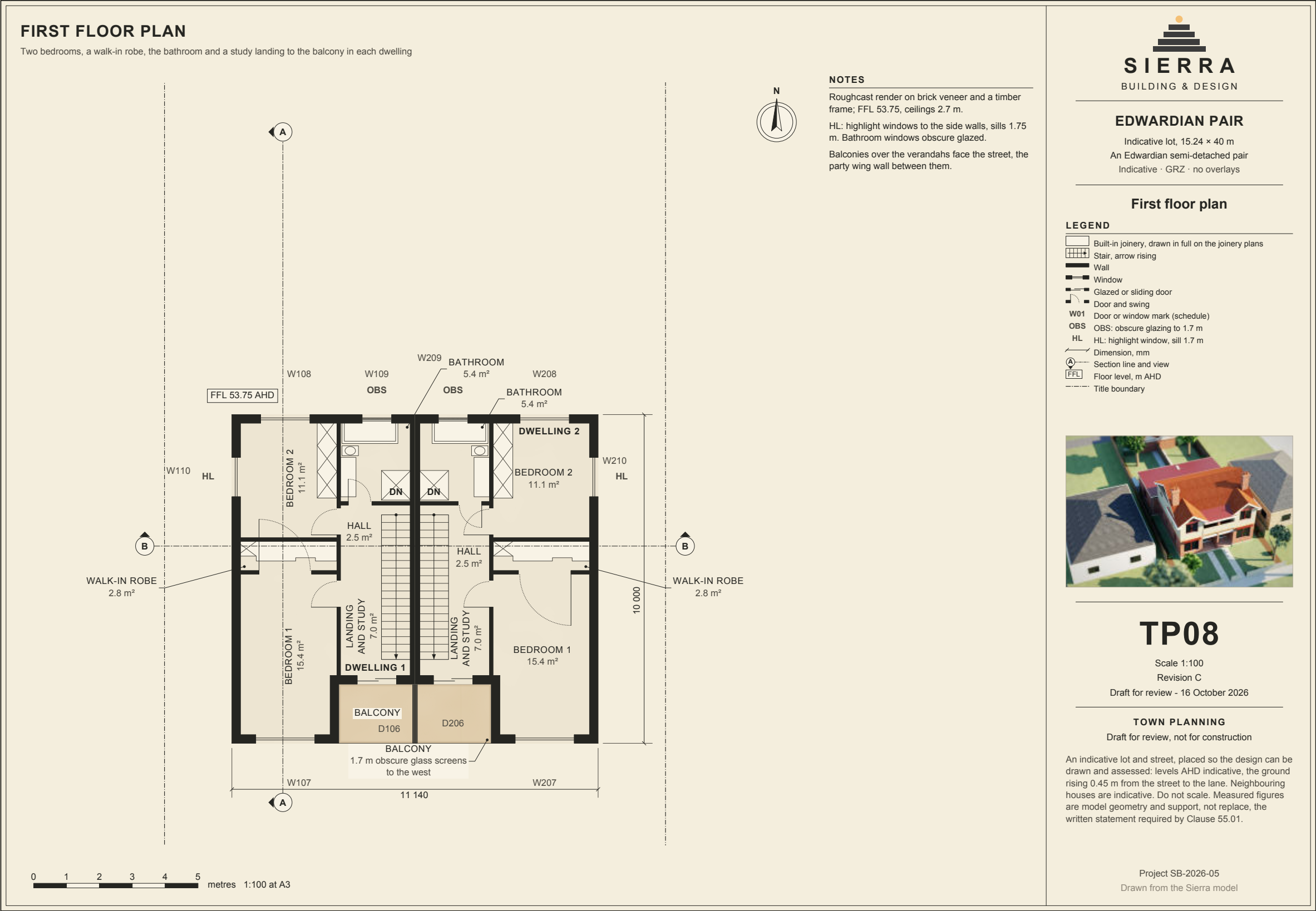
Ground floor plan

The pair's ground floors: the front rooms, halls and stairs, kitchens, and the living rooms opening to the gardens



First floor plan

Two bedrooms, a walk-in robe, the bathroom and a study landing to the balcony in each dwelling



The street front of the pair: twin gables over bays, verandahs and balconies between them, the party wing wall at the centre

The street front of the pair: twin gables over bays, verandahs and balconies between them, the party wing wall at the centre

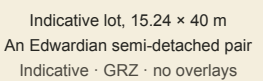
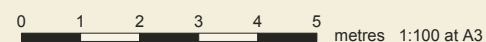
The street front of the pair: twin gables over bays, verandahs and balconies between them, the party wing wall at the centre



to the street: the pair as one house

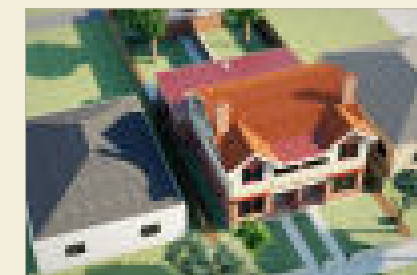
to the street: the pair as one house

Red face brick, tuck-pointed, to the ground floor (B-1); roughcast render, cream, to the first floor and gables (R-1).
Terracotta Marseille tiles with terracotta cappings and finials (RT-1); corrugated iron to the verandah and lean-to roofs (CI-1).
Painted timber casement windows, Indian red (J-1); four-panel front doors, Brunswick green (D-1); fretwork, strapping and brackets painted.
Tessellated tiles to the verandahs (T-1); a timber picket fence to the street (F-1).



LEGEND

- | | |
|--|---------------------------------|
| | Material keynote (the finishes) |
| | Height above natural ground, m |
| | Level, m AHD |
| | Maximum height above NGL |
| | Ground line |
| | Natural ground, where altered |
| | Title boundary, seen edge-on |
| | B2-3 setback envelope |
| | Maximum building height |



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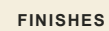
Project SB-2026-05
Drawn from the Sierra model

Garden elevation

The garden front: the living wings under their lean-tos, opening to the terraces



The west side: the gabled end of the main roof, the bay's chimney, the living wing stepping down to the neighbour



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



Scale 1:100
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TOWN PLANNING

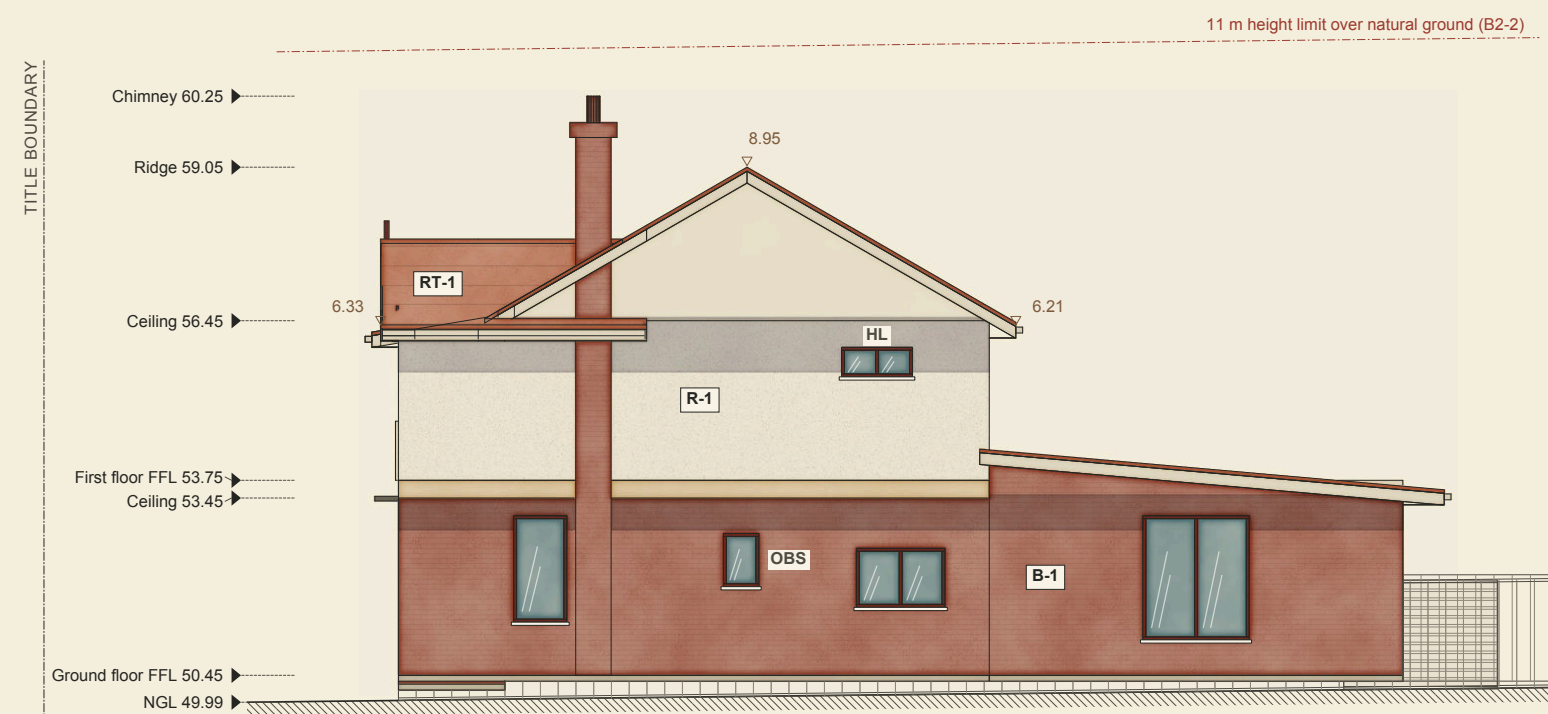
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The east side, the mirror of the west

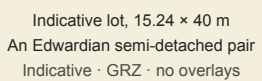
The east side, the mirror of the west



to No. 28

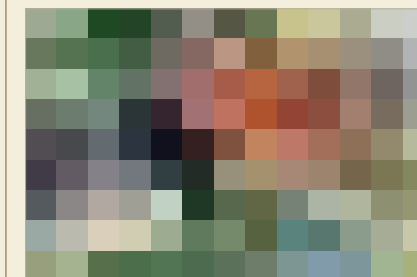
to No. 28

Red face brick, tuck-pointed, to the ground floor (B-1); roughcast render, cream, to the first floor and gables (R-1).
Terracotta Marseille tiles with terracotta cappings and finials (RT-1); corrugated iron to the verandah and lean-to roofs (CI-1).



LEGEND

HL	HL: highlight window, sill 1.7 m
OBS	OBS: obscure glazing to 1.7 m
B-1	Material keynote (the finishes)
 6.85	Height above natural ground, m
	Level, m AHD
	Maximum height above NGL
	Ground line
	Title boundary, seen edge-on
	Maximum building height



Scale 1:100
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Project SB-2026-05
Drawn from the Sierra model

The pair in its street, and its garages on the lane



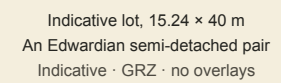
the pair between its indicative neighbours



the garages on the bluestone lane

Neighbouring houses are indicative massing, not measured elevations.

Ground along the frontage indicative.



LEGEND

-  Ground line
 Title boundary, seen edge-on
 Neighbouring building, massing from mapping



Scale 1:200

Revision C

review - 16 Oct

Draft for review - 16 October 2026

TOWN PLANNING

Draft for review, not for construction

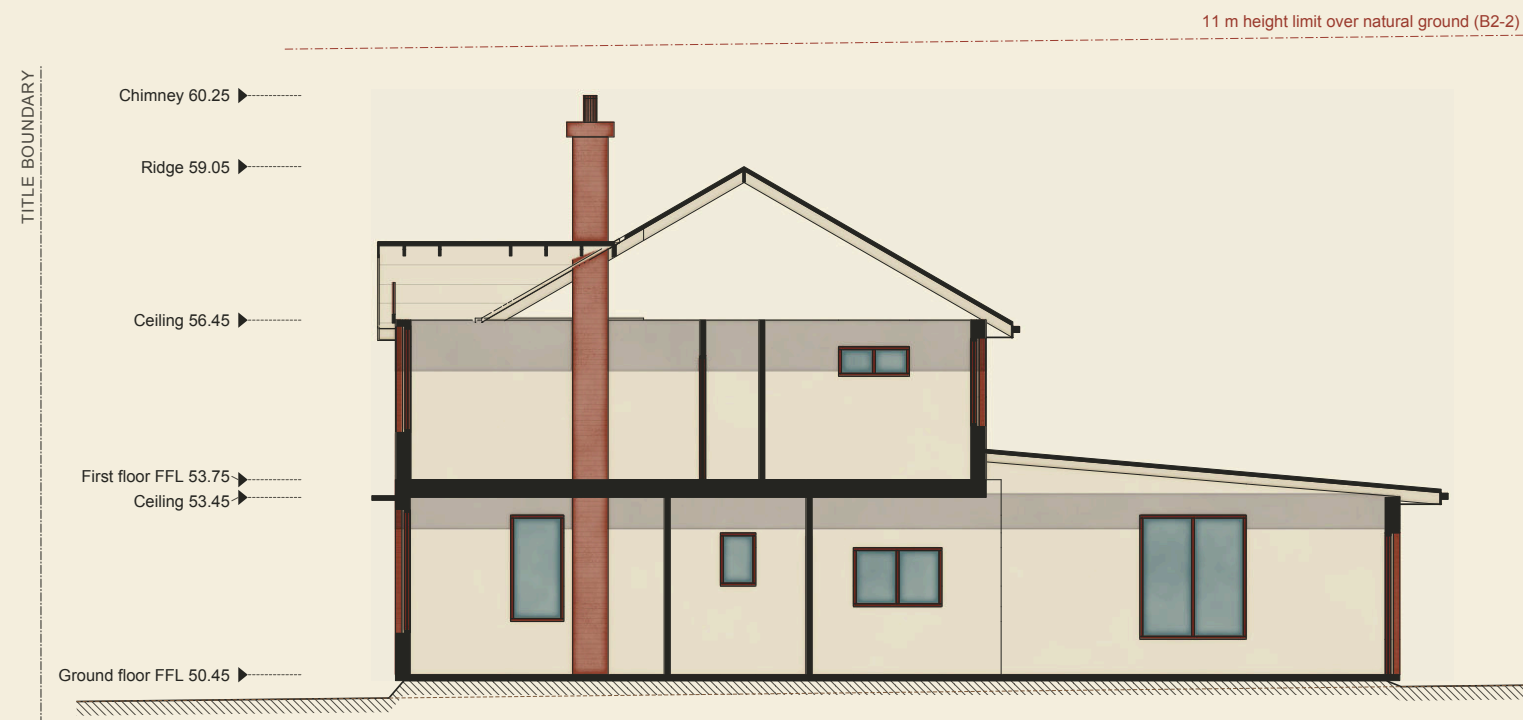
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Drawn from the Sierra model

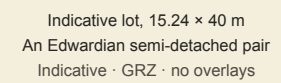
Floor, ceiling and roof levels, the indicative ground, and the side setback envelope (B2-3)

Slab on ground to AS 2870; framed first floor; roof framing to AS 1684.2.

Ceilings 3.0 m below and 2.7 m above, as Edwardian rooms have them.



through Dwelling 1's front room, kitchen and living room, looking west



 Cut walls, floors and roof
 Level, m AHD
 Ground line
 Natural ground, where altered
 Title boundary, seen edge-on
 Maximum building height

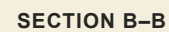


Project SB-2026-05
Drawn from the Sierra model

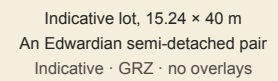
Floor, ceiling and roof levels, the indicative ground, and the side setback envelope (B2-3)

Slab on ground to AS 2870; framed first floor; roof framing to AS 1684.2.

Ceilings 3.0 m below and 2.7 m above, as Edwardian rooms have them.



across Dwelling 1's laundry, hall and stair, looking north



- Cut walls, floors and roof
- Level, m AHD
- Ground line
- Natural ground, where altered
- Title boundary, seen edge-on
- B2-3 setback envelope
- Maximum building height



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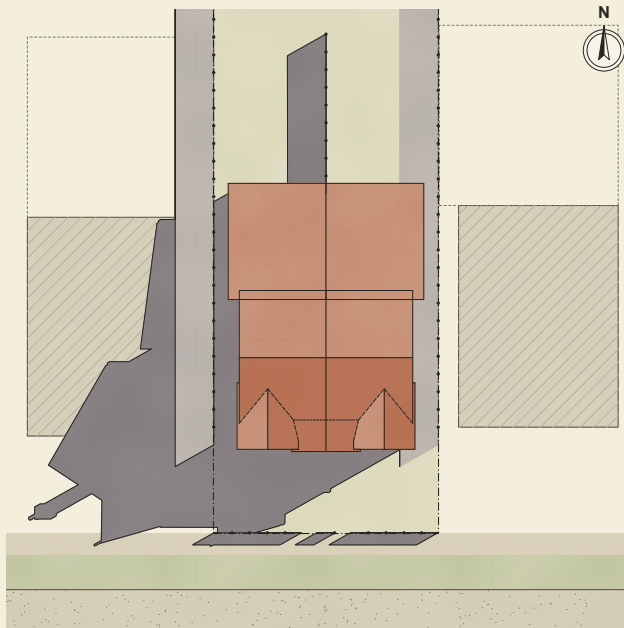
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Drawn from the Sierra model

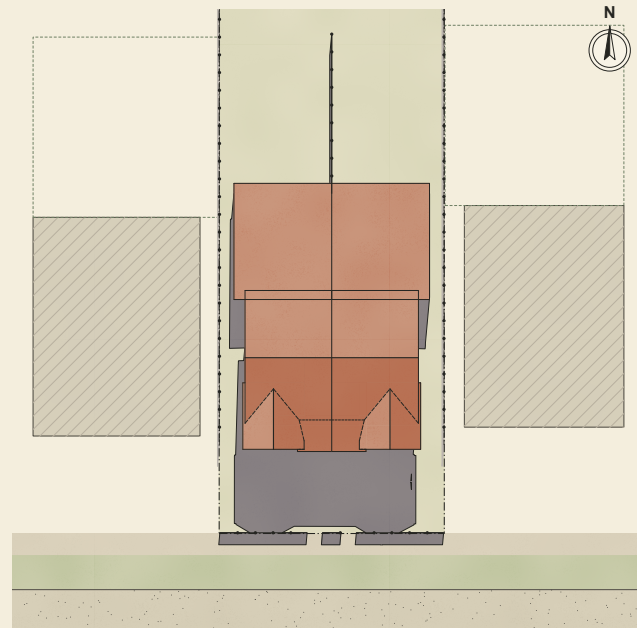
Shadows on 22 September at 9 am, noon and 3 pm: existing, and added by the new dwelling

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

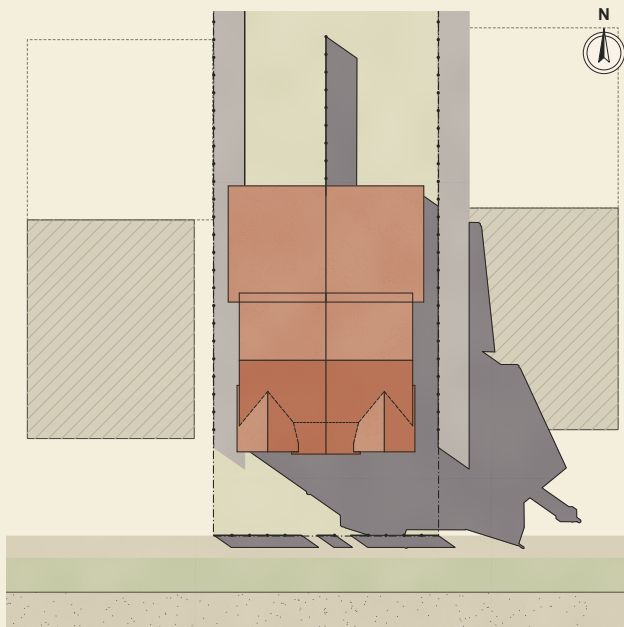
9 AM Sun 31° high, bearing 61°



NOON Sun 51° high, bearing 5°



3 PM Sun 36° high, bearing 305°



0 5 10 15 20 metres 1:400 at A3

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

Neighbour	SPOS	9am	10am	11am	12pm	1pm	2pm	3pm
No. 24	153 m²	80	88	94	99	100	100	100
No. 28	148 m²	100	100	100	100	97	91	83

Shadows cast by the Sierra model over the indicative ground, on 22 September at 37.77° S, 145.00° E, Australian Eastern Standard Time. Existing shadows are those of the side fences; the additional shadow is the pair's, with its garages and new fences. 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.



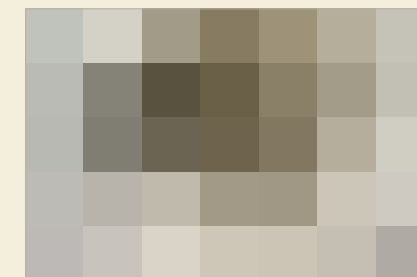
EDWARDIAN PAIR

Indicative lot, 15.24 x 40 m
An Edwardian semi-detached pair
Indicative · GRZ · no overlays

Shadow diagrams

LEGEND

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



TP17

Scale 1:400
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TOWN PLANNING

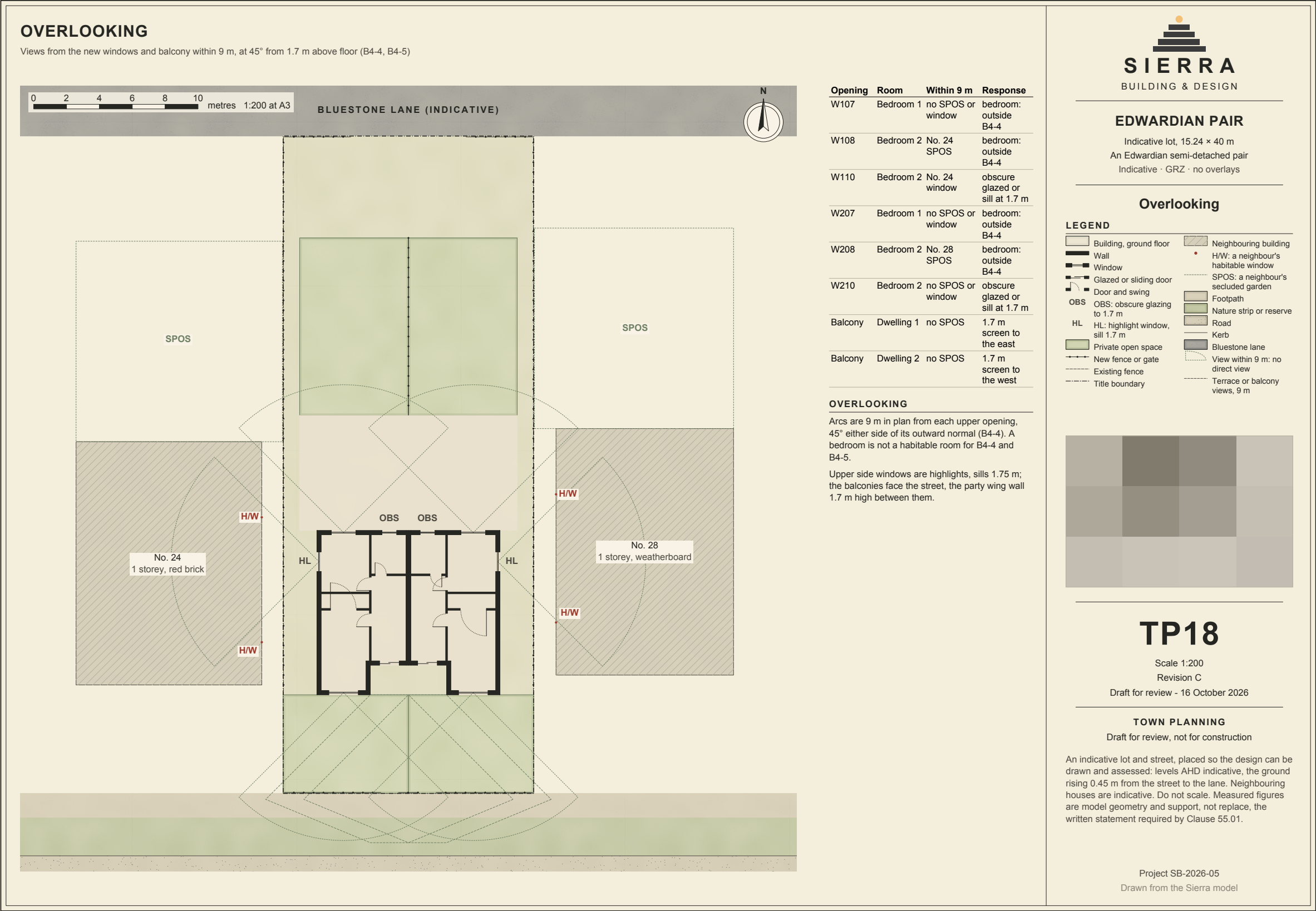
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Drawn from the Sierra model

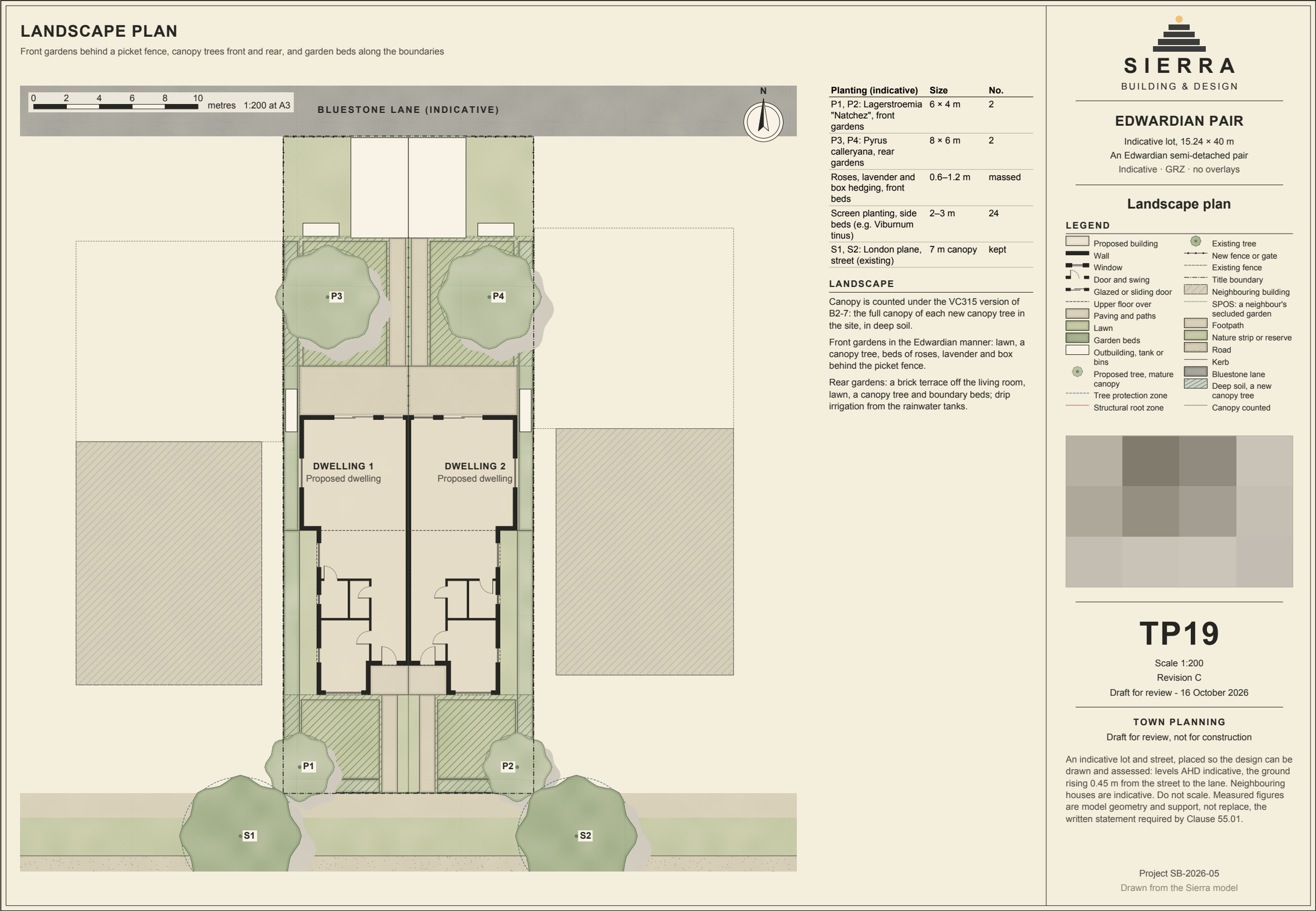
Overlooking

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



Landscape plan

Front gardens behind a picket fence, canopy trees front and rear, and garden beds along the boundaries

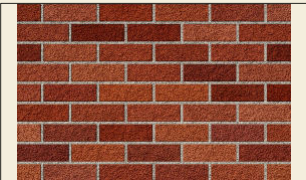


Materials and colours

Red face brick, cream roughcast and terracotta: the Edwardian palette, with Indian red joinery and a Brunswick green door

MATERIALS AND COLOURS

Red face brick, cream roughcast and terracotta: the Edwardian palette, with Indian red joinery and a Brunswick green door



B-1 Red face brick, tuck-pointed
Ground floor walls, chimneys, the party wing wall and the garages.



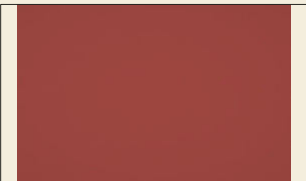
R-1 Roughcast render, cream
First floor walls and the gables, with timber strapping painted Indian red.



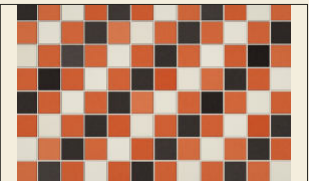
RT-1 Terracotta Marseille tiles
Main roofs at 30°, gables at 35°; terracotta ridges and finials.



CI-1 Corrugated iron, Manor Red
Verandah, balcony and lean-to roofs, a heritage red.



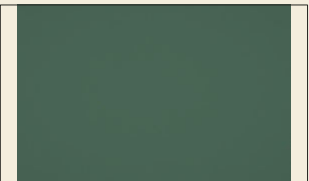
J-1 Joinery, Indian red
Timber casement windows, fretwork and strapping.



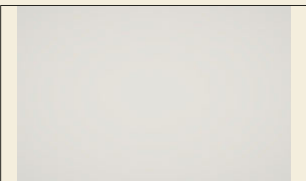
T-1 Tessellated tiles
Verandahs and front paths, in terracotta, cream and charcoal.



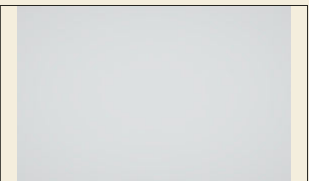
F-1 Timber pickets, cream
Front fence 1.0 m with gates.



D-1 Front doors, Brunswick green
Four-panel timber doors with leadlight fanlights.



G-1 Gutters, fascias and barges, cream
Quad gutters and round downpipes; painted timber fascias and bargeboards.



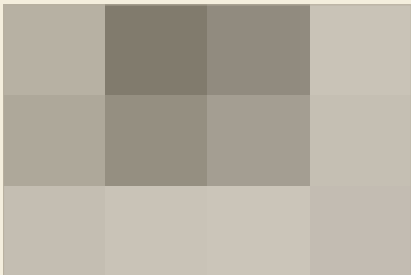
BG-1 Obscure glass screen
Fixed obscure glass 1.7 m high on the balcony's side to the other dwelling (B4-5).



EDWARDIAN PAIR

Indicative lot, 15.24 × 40 m
An Edwardian semi-detached pair
Indicative · GRZ · no overlays

Materials and colours



TP21

Scale NTS
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TOWN PLANNING

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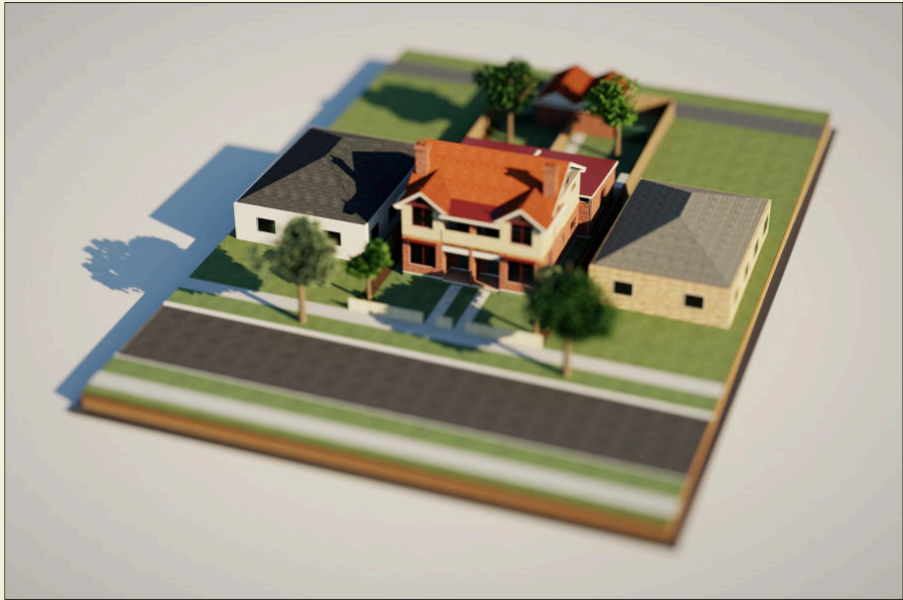
Project SB-2026-05
Drawn from the Sierra model

3D views

The pair on its board, photographed from the Sierra model

3D VIEWS

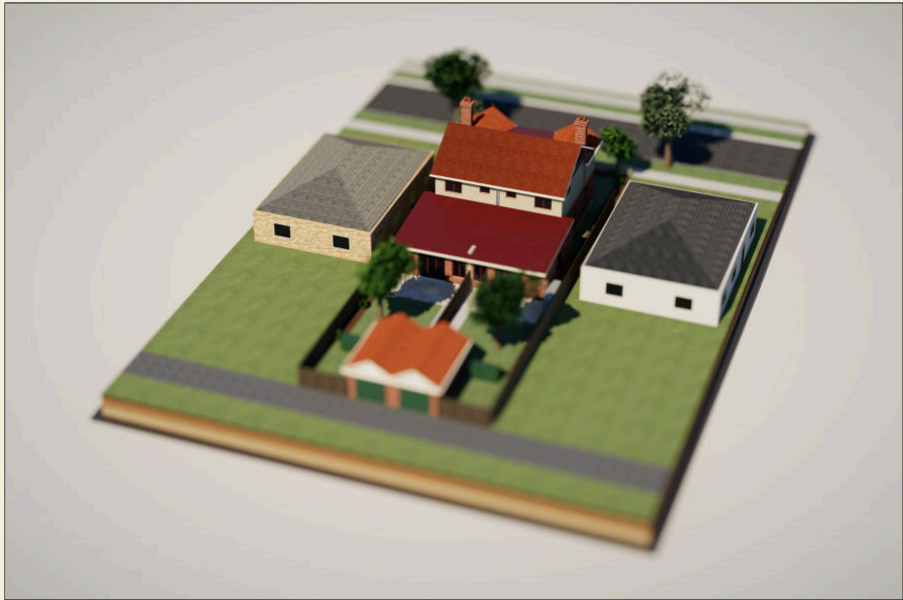
The pair on its board, photographed from the Sierra model



The pair on its board from the street to the south-east



The street front, seen low from across the street



The gardens and the living wings from the north



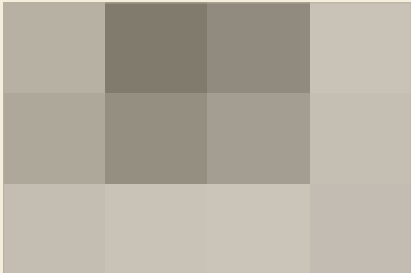
The garages on the bluestone lane



EDWARDIAN PAIR

Indicative lot, 15.24 × 40 m
An Edwardian semi-detached pair
Indicative · GRZ · no overlays

3D views



TP35

Scale NTS
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Drawn from the Sierra model

Construction sequence

Dwelling 1 put together on its board: each step lifted over its place, the work before it built

CONSTRUCTION SEQUENCE

Dwelling 1 put together on its board: each step lifted over its place, the work before it built

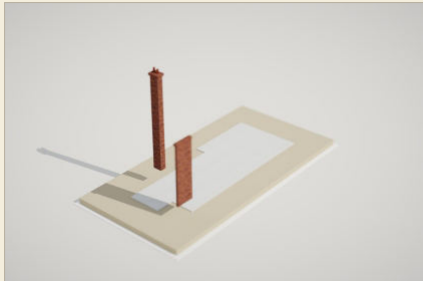


01 Footings and slab
Structure: the bones

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

2 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

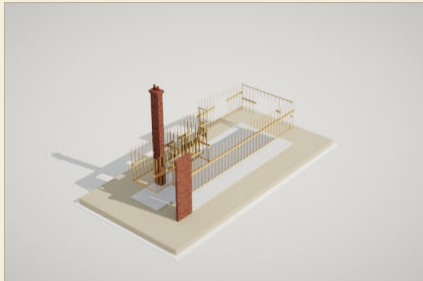


02 Site datum AHD 49.500 wall frames and posts
Structure: the bones

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

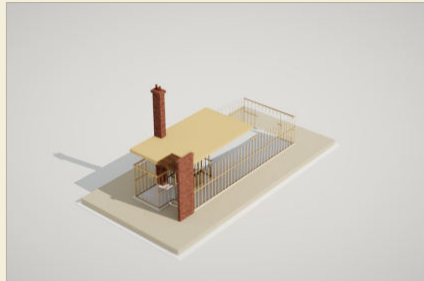


03 Dwelling 1 ground floor - FFL 50.45 wall frames and posts
Structure: the bones

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

12 parts bear on the footings and slab.

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

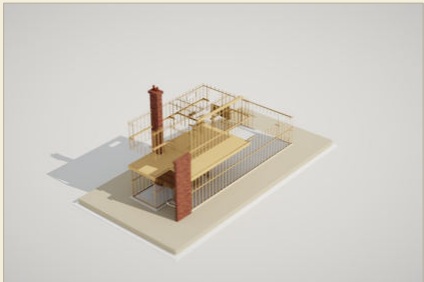


04 Dwelling 1 first floor - FFL 53.75 floor framing
Structure: the bones

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

2 parts bear on the site datum ahd 49.500 wall frames and posts.

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

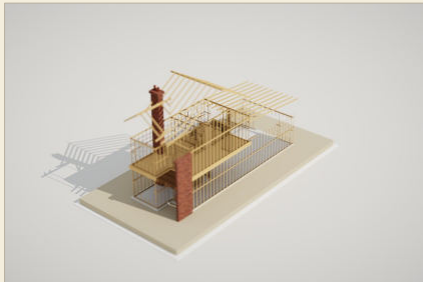


05 Dwelling 1 first floor - FFL 53.75 wall frames and posts
Structure: the bones

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

2 parts bear on the site datum ahd 49.500 wall frames and posts.

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

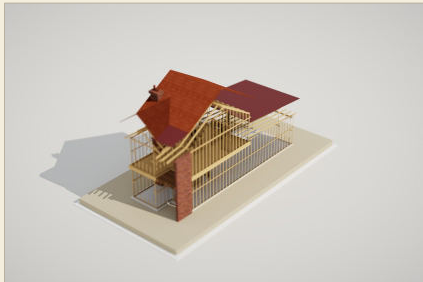


06 Roof framing
Structure: the bones

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 49.500 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

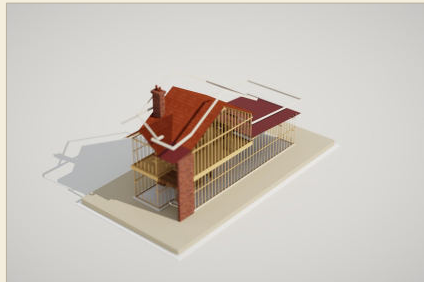


07 Roof cladding
Envelope: closing in

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

2 parts bear on the site datum ahd 49.500 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.

1 part bears on the site datum ahd 49.500 wall frames and posts.

NCC 2025 Vol. 2 H2D6, AS/NZS 3500.3, NCC 2025 Housing Provisions Part 7.4

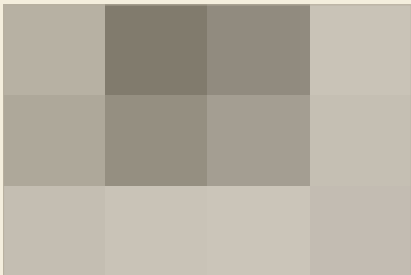
The sequence is read from the Sierra model: parts are ordered by role and checked to rest on work already in place. It is a drafting order, not a construction method statement or engineering design; each step is designed and inspected against the cited provisions.



EDWARDIAN PAIR

Indicative lot, 15.24 × 40 m
An Edwardian semi-detached pair
Indicative - GRZ - no overlays

Construction sequence



TP36

Scale NTS
Revision C
Draft for review - 16 October 2026

TOWN PLANNING
Draft for review, not for construction

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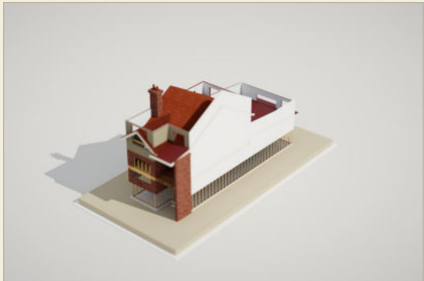
Project SB-2026-05
Drawn from the Sierra model

Construction sequence, continued

Closing in and dressing: windows and doors, linings, the stair and the Edwardian trims

CONSTRUCTION SEQUENCE, CONTINUED

Closing in and dressing: windows and doors, linings, the stair and the Edwardian 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.

23 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.

5 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 site datum and 49.500 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.

16 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.

5 parts bear on the footings and slab.



Dwelling 1 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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EDWARDIAN PAIR

Indicative lot, 15.24 × 40 m
An Edwardian semi-detached pair
Indicative · GRZ · no overlays

Construction sequence, continued



TP37

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Project SB-2026-05
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

	Dwelling 1	Dwelling 2	Site
Status	proposed	proposed	
Bedrooms	2	2	
Storeys	2	2	
Floor area, ground floor	97.9 m²	97.9 m²	
Floor area, first floor	51.5 m²	51.5 m²	
Floor area, total (outer faces)	149.4 m²	149.4 m²	298.8 m²
Porches and loggias, roofed	8.4 m²	8.4 m²	
Private open space	117.2 m²	117.2 m²	
Secluded, at 3 m minimum	71.5 m²	71.5 m²	
Car parking (cl. 52.06)	A single garage on the lane	A single garage on the lane	
Building height above NGL	8.94 m	8.95 m	limit 11 m
Site area			609.6 m²
Site coverage			246.8 m², 40.5 %
Permeable			296.2 m², 48.6 %
Garden area			356.5 m², 58.5 %
Tree canopy			74.4 m², 12.2 %

WATER AND DRAINAGE

Stormwater to the legal point of discharge on the street; a 2,000 L slimline rainwater tank for each dwelling, plumbed to its WC and laundry. A Blue Factor assessment (VC315) to accompany an application.

SERVICES

Meters on the side walls behind the front building line; hot water and air-conditioning units in the side setbacks, away from the neighbours' bedrooms.

WASTE

Each dwelling keeps its bins in its rear garden beside the garage, presented to the lane or the street for collection.

SEPARATION

A fire-rated separating wall between the dwellings, 60/60/60, carried to the underside of the roof and out between the verandahs as a brick wing wall (NCC H3D3); sound insulation to NCC H4D6.

DWELLING 1: ROOMS AS DRAWN

Room	Size	Storey
Front room	13.6 m²	ground floor
Hall	10.8 m²	ground floor
Laundry	4.1 m²	ground floor
Powder room	2.8 m²	ground floor
Kitchen	15.7 m²	ground floor
Living and dining	43.7 m²	ground floor
Bedroom 1	15.4 m²	first floor
Landing and study	7.0 m²	first floor
Walk-in robe	2.8 m²	first floor
Bedroom 2	11.1 m²	first floor
Hall	2.5 m²	first floor
Bathroom	5.4 m²	first floor

DWELLING 2: ROOMS AS DRAWN

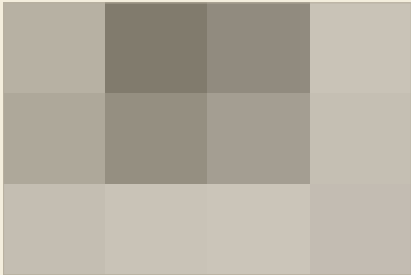
Room	Size	Storey
Front room	13.6 m²	ground floor
Hall	10.8 m²	ground floor
Laundry	4.1 m²	ground floor
Powder room	2.8 m²	ground floor
Kitchen	15.7 m²	ground floor
Living and dining	43.7 m²	ground floor
Bedroom 1	15.4 m²	first floor
Landing and study	7.0 m²	first floor
Walk-in robe	2.8 m²	first floor
Bedroom 2	11.1 m²	first floor
Hall	2.5 m²	first floor
Bathroom	5.4 m²	first floor



EDWARDIAN PAIR

Indicative lot, 15.24 × 40 m
An Edwardian semi-detached pair
Indicative · GRZ · no overlays

Development summary



TP38

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Revision C
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Project SB-2026-05
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