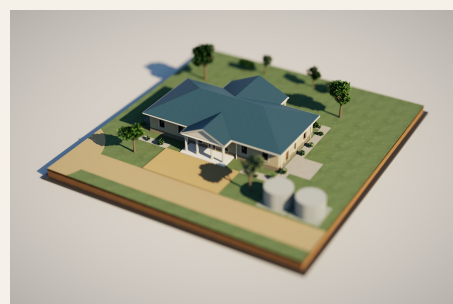
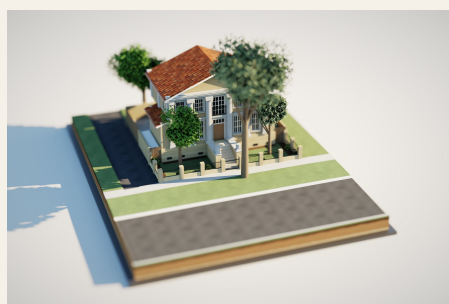
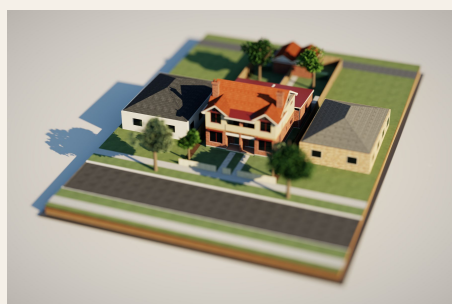


BASED IN MELBOURNE'S SOUTH EAST

Town planning *portfolio*

Residential town planning work by Sierra Building Design: permit-ready documentation drawn from the Sierra model, from the site analysis and design response to the plans, elevations, shadows and landscape.



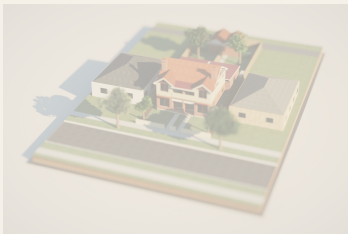
Six projects

I

An Edwardian pair *on an indicative lot*

CONCEPT STUDY · TWO DWELLINGS

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.



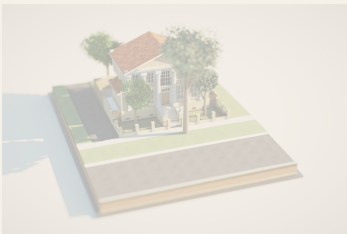
GRZ ASSUMED · NO OVERLAYS
INNER MELBOURNE · INDICATIVE LOT

II

A Roman house *by the canal*

ONE DWELLING · CLAUSE 54

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.



PORT PHILLIP · NRZ5 · SB01
68 BYRON STREET, ELWOOD

III

Villa at Kinglake *in the open paddock*

ONE DWELLING · FARMING ZONE · BMO

A house of one storey on a Palladian plan, set in the open paddock at Kinglake Central: a sala between two wings, a portico to the arrival court and a loggia to the garden.



MURRINDINDI · FZ1 · BMO
176 WHITTLESEA-KINGLAKE ROAD, KINGLAKE

IV

Villa and casino *at Kinglake*

TWO DWELLINGS · FARMING ZONE · BMO

Two houses in the Palladian manner on one lot, divided by a rendered garden wall: the villa of three bedrooms and, beside it, the casino, a smaller garden house of two, each with its court and garden.



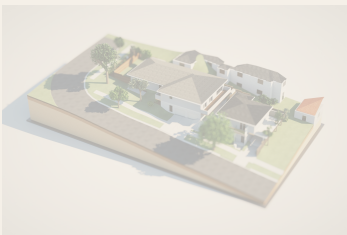
MURRINDINDI · FZ1 · BMO
176 WHITTLESEA-KINGLAKE ROAD, KINGLAKE

V

Two dwellings *at Airds Road*

TWO DWELLINGS · CLAUSE 55

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.



MANNINGHAM · GRZ1 · NO OVERLAYS
54 AIRDS ROAD, TEMPLESTOWE LOWER

VI

Two dwellings *at Giddings Street*

TWO DWELLINGS · CLAUSE 55

The weatherboard house kept at the street; a new two-storey dwelling behind it, reached by a shared driveway, so the street keeps its single-storey front.



GREATER GEELONG · NRZ8 · NO OVERLAYS
43 GIDDINGS STREET, NORTH GEELONG

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.

IN THIS SET

- TP01

Site context and description
- TP02

Existing conditions
- TP03

Site analysis
- TP04

Design response
- TP05

Site plan
- TP07

Ground floor plan
- TP08

First floor plan
- TP10

Street elevation
- TP11

Garden elevation
- TP12

West elevation
- TP13

East elevation
- TP14

Streetscape
- TP15

Section A-A
- TP16

Section B-B
- TP17

Shadow diagrams
- TP18

Overlooking
- TP19

Landscape plan
- TP21

Materials and colours
- TP35

3D views
- TP36

Construction sequence
- TP37

Construction sequence, continued
- TP38

Development summary

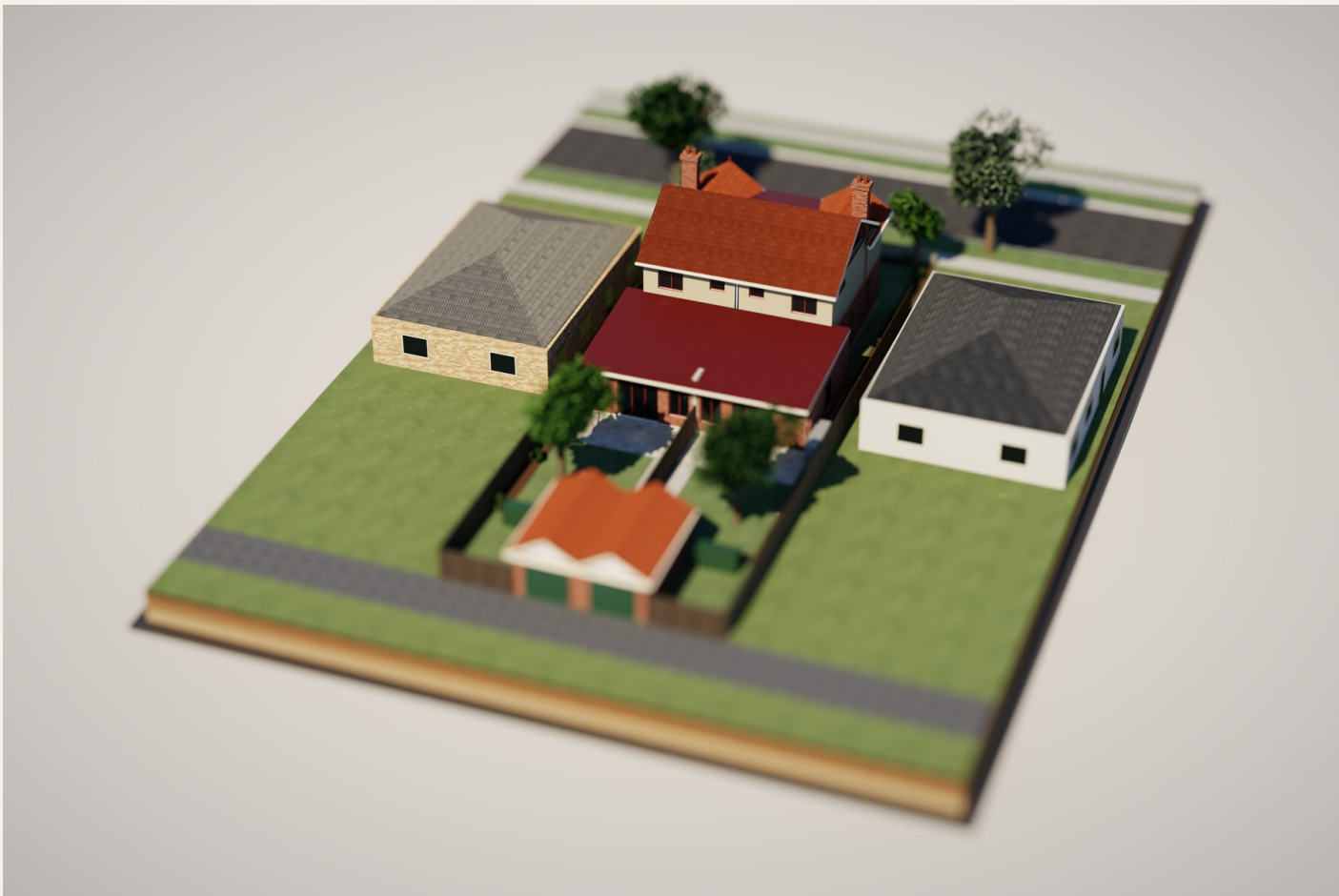
609.6 m² SITE AREA	40.5 % SITE COVERAGE	48.6 % PERMEABLE
58.5 % GARDEN AREA	298.8 m² FLOOR AREA, TOTAL	8.95 m BUILDING HEIGHT



An Edwardian pair on an indicative lot



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



The garden front: living wings opening to the terraces

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
Draft for review - 16 October 2026

TOWN PLANNING

Draft for review, not for construction

An indicative lot and street, placed so the design can be drawn and assessed: levels AHD indicative, the ground rising 0.45 m from the street to the lane. Neighbouring houses are indicative. Do not scale. Measured figures are model geometry and support, not replace, the written statement required by Clause 55.01.

Project SB-2026-05
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

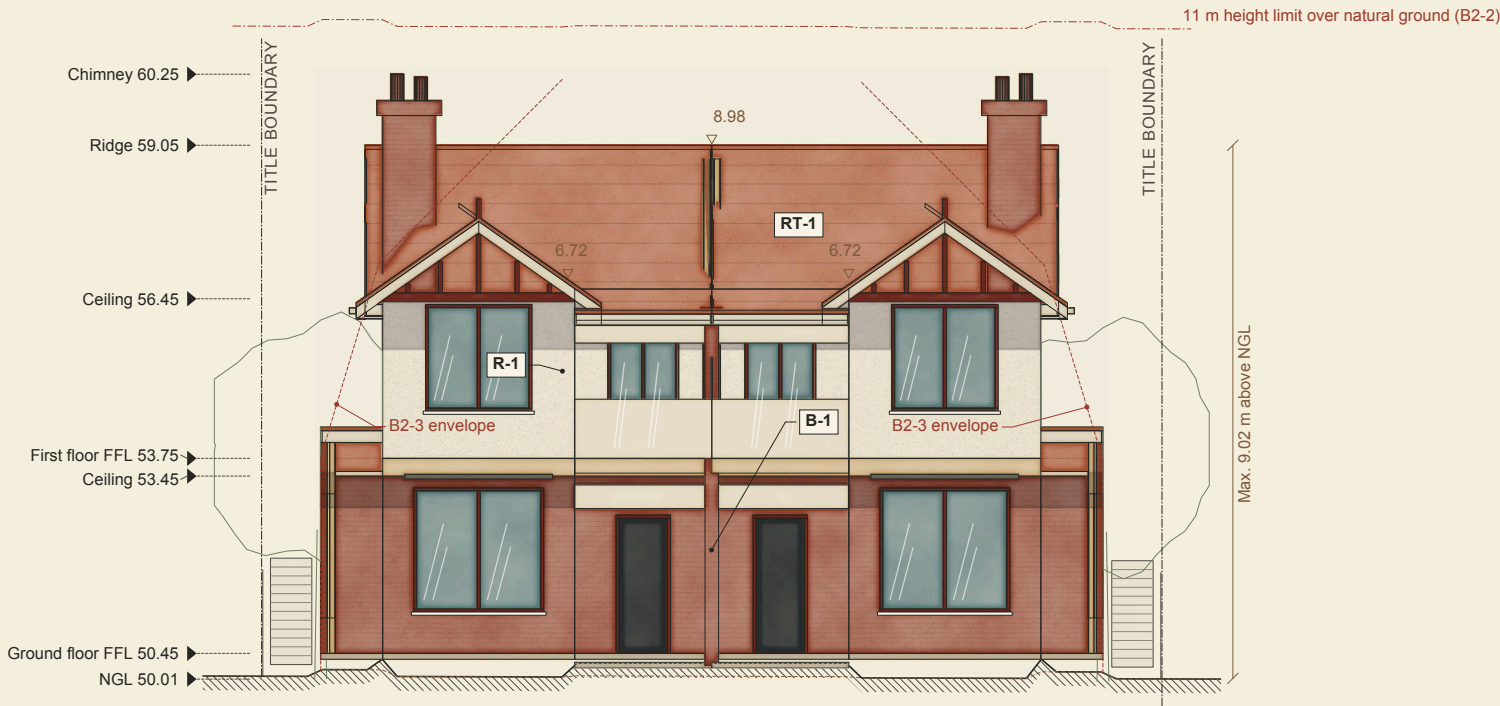


Street elevation

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

STREET ELEVATION

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



SOUTH ELEVATION

to the street: the pair as one house

FINISHES

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).

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



EDWARDIAN PAIR

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

Street elevation

LEGEND

- [B-1]** Material keynote (the finishes)
- ∇ 6.85 Height above natural ground, m
- $\blacktriangleright$ Level, m AHD
- $\wedge$ Maximum height above NGL
- ||||| Ground line
- Natural ground, where altered
- - - Title boundary, seen edge-on
- - - B2-3 setback envelope
- - - Maximum building height



TP10

Scale 1:100
Revision C
Draft for review - 16 October 2026

TOWN PLANNING

Draft for review, not for construction

An indicative lot and street, placed so the design can be drawn and assessed: levels AHD indicative, the ground rising 0.45 m from the street to the lane. Neighbouring houses are indicative. Do not scale. Measured figures are model geometry and support, not replace, the written statement required by Clause 55.01.

Project SB-2026-05
Drawn from the Sierra model

An aerial view of a residential property. The central house is a two-story structure with a red roof, two chimneys, and a central entrance. It is flanked by two adjacent lots, each containing a large, light-colored, gabled structure. The lot on the left is labeled 'No. 24' and the lot on the right is labeled 'No. 28'. The central house is labeled 'No. 26'. The property is bounded by a 'TITLE BOUNDARY' line. The surrounding area is a mix of green grass and paved surfaces.

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



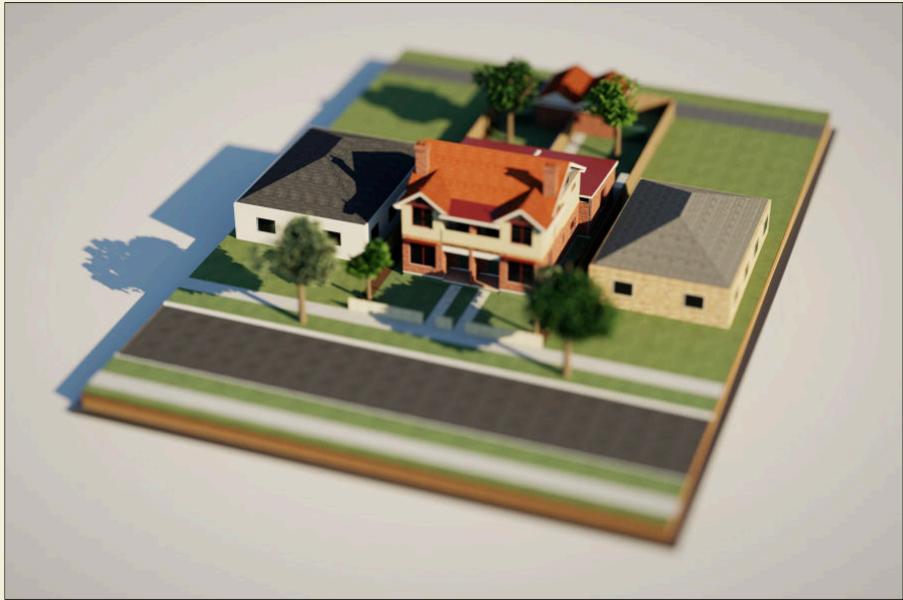
sierradesign.com.au

3D views

The pair on its board, photographed from the Sierra model

3D VIEWS

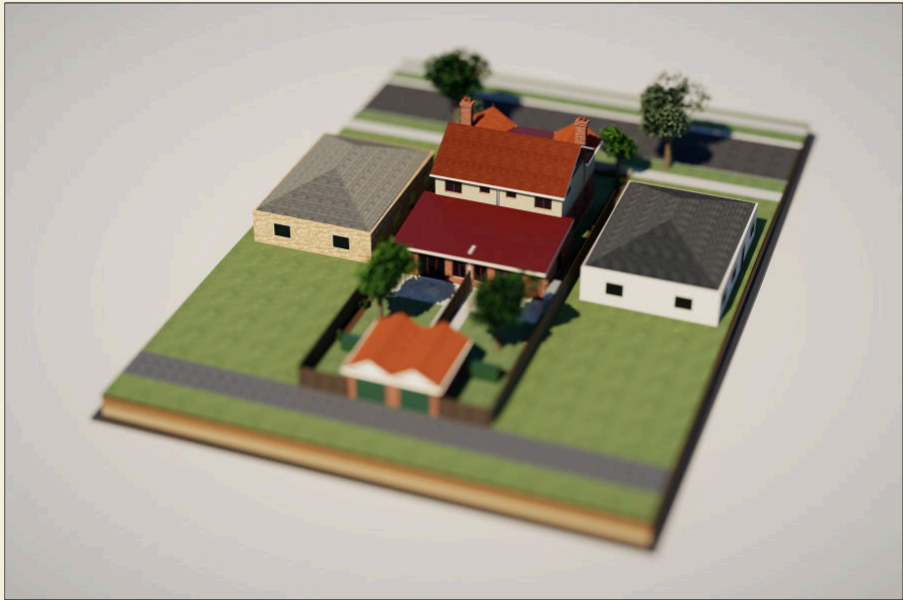
The pair on its board, photographed from the Sierra model



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



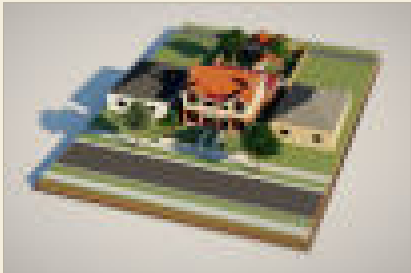
The garages on the bluestone lane



EDWARDIAN PAIR

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

3D views



TP35

Scale NTS
Revision C
Draft for review - 16 October 2026

TOWN PLANNING

Draft for review, not for construction

An indicative lot and street, placed so the design can be drawn and assessed: levels AHD indicative, the ground rising 0.45 m from the street to the lane. Neighbouring houses are indicative. Do not scale. Measured figures are model geometry and support, not replace, the written statement required by Clause 55.01.

Project SB-2026-05
Drawn from the Sierra model

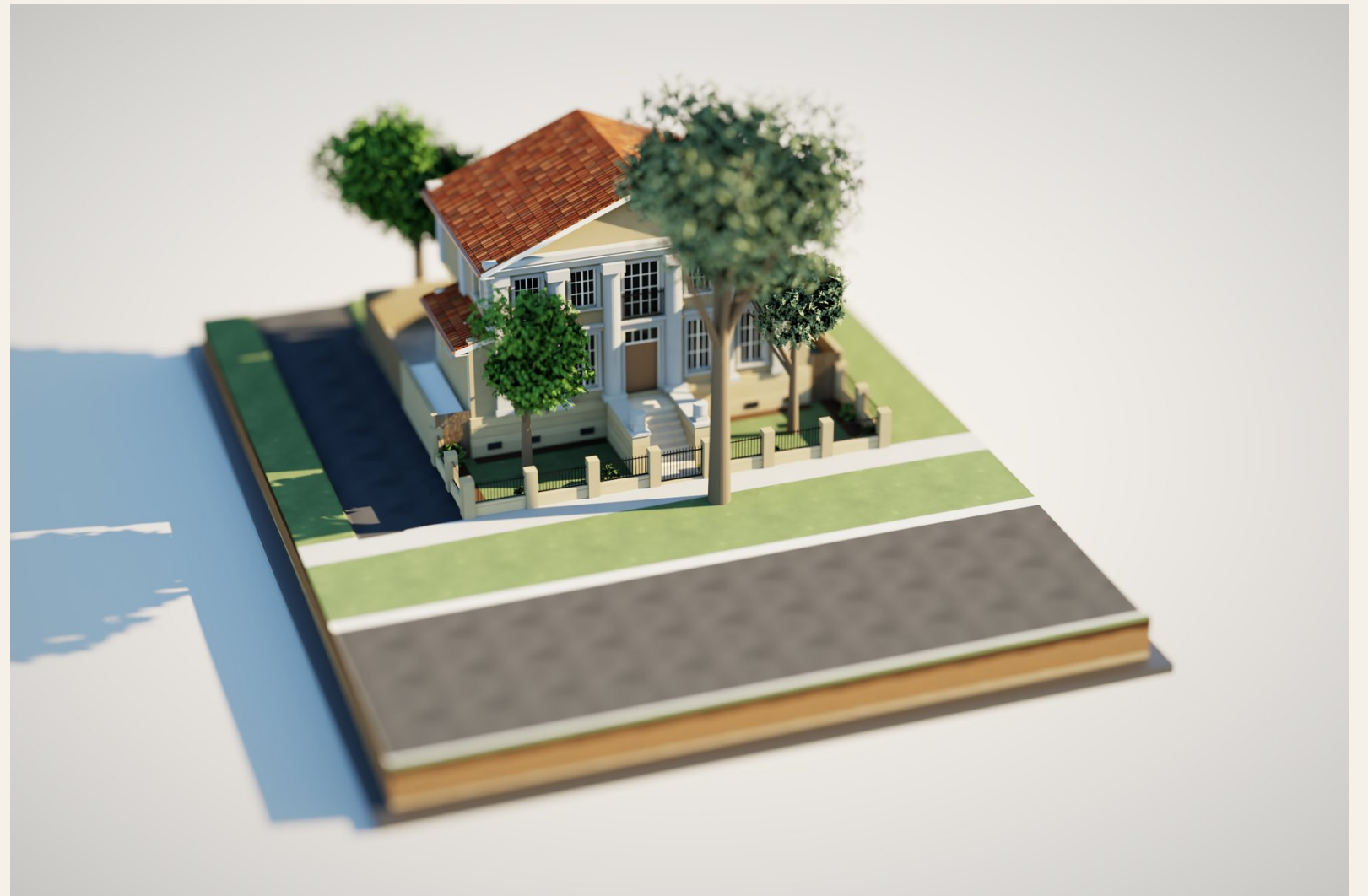
A Roman house *by the canal*

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.

IN THIS SET

- TP01

Site context and description
- TP02

Existing conditions
- TP03

Site analysis
- TP04

Design response
- TP05

Site plan
- TP06

Site coverage, permeability and open space
- TP07

Ground floor plan
- TP08

First floor plan
- TP10

South elevation
- TP11

North elevation
- TP12

West elevation
- TP13

East elevation
- TP14

Streetscape
- TP15

Section A-A
- TP16

Section B-B
- TP17

Shadow diagrams
- TP18

Overlooking
- TP19

Landscape plan
- TP21

Materials and colours
- TP31

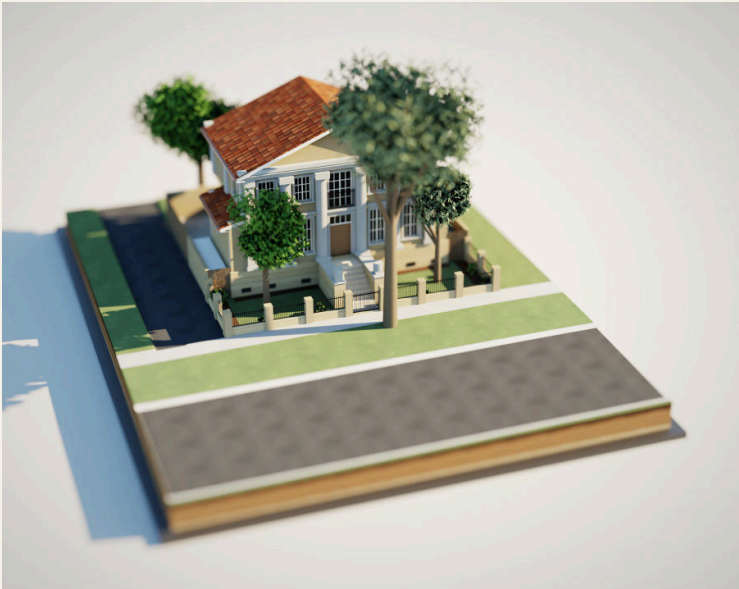
3D views
- TP32

Construction sequence
- TP33

Construction sequence, continued
- TP34

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



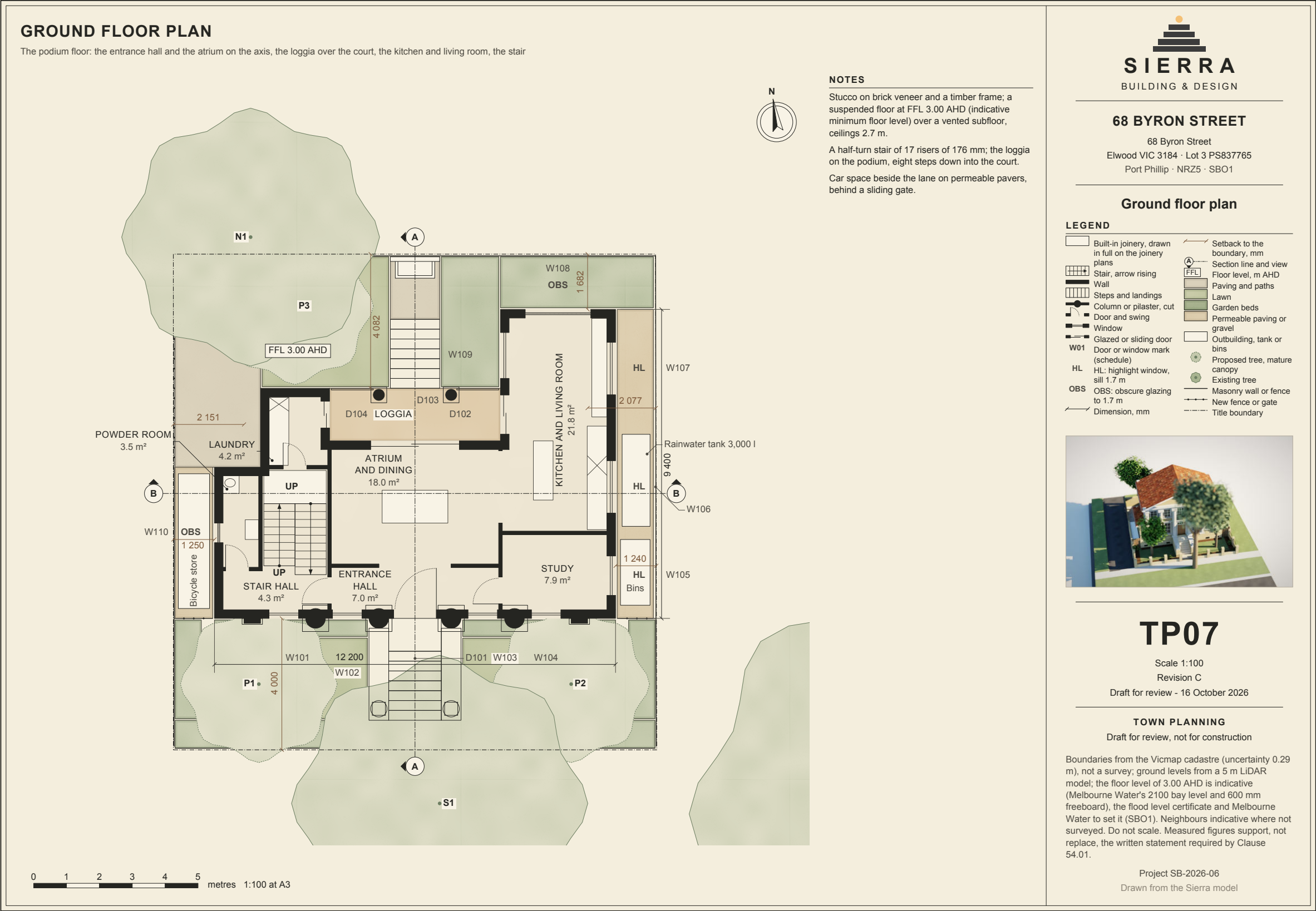
The garden court and the loggia

SIERRA BUILDING DESIGN · TOWN PLANNING



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



Drawn from the Sierra model

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

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



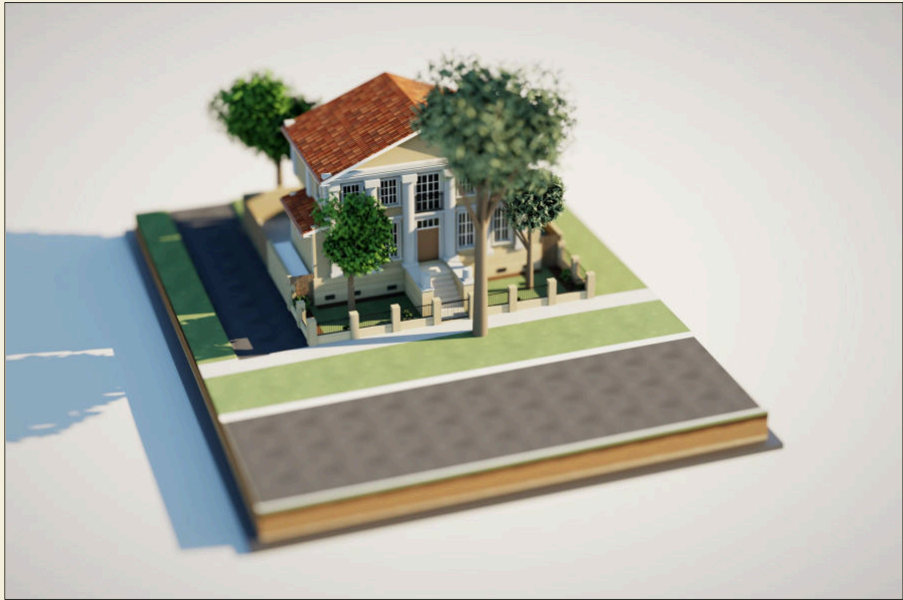
Project SB-2026-06
Drawn from the Sierra model

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
Port Phillip · NRZ5 · SBO1

3D views



TP31

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

TOWN PLANNING · ONE DWELLING · FARMING ZONE · BMO

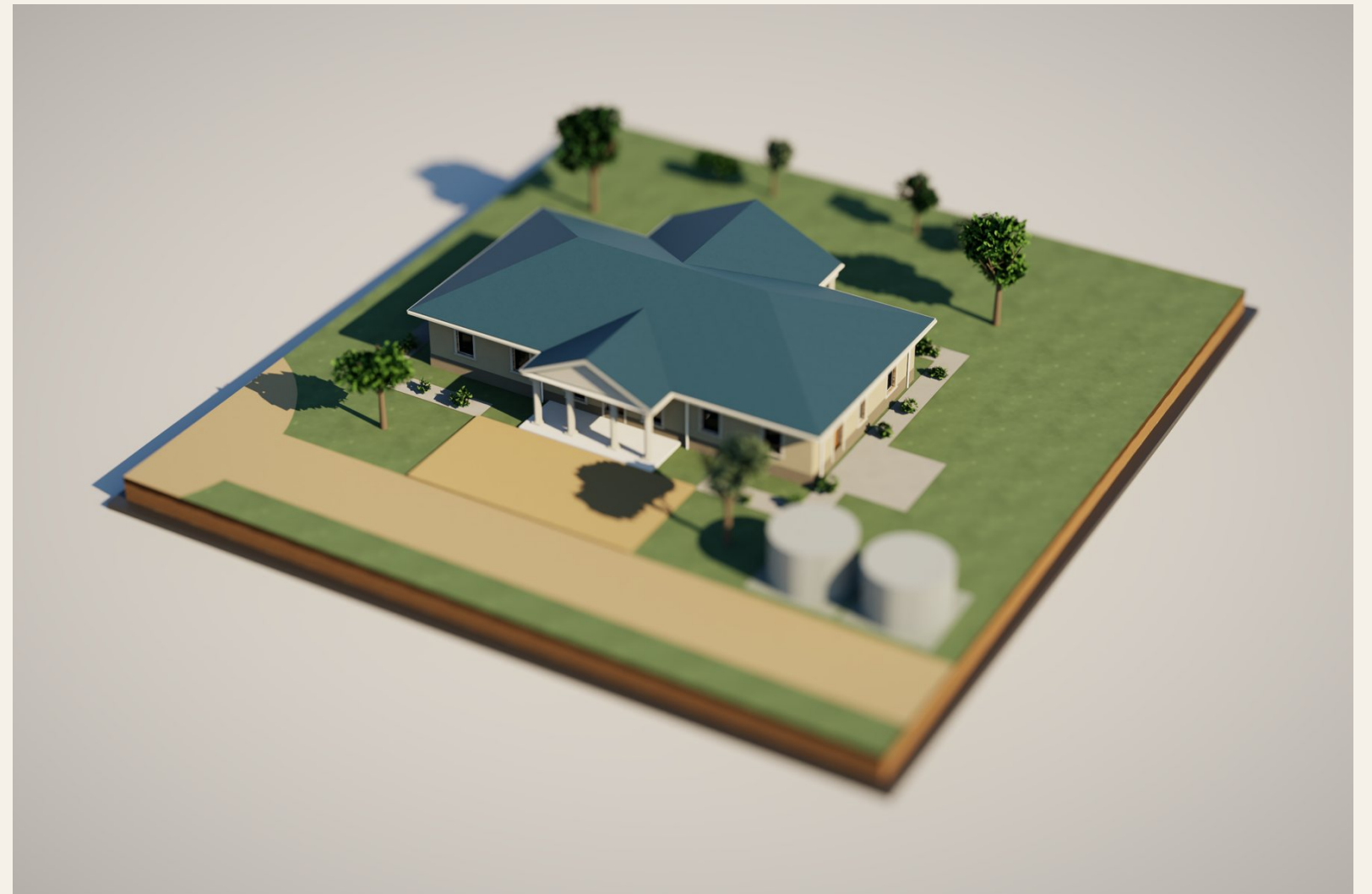
Villa at Kinglake *in the open paddock*

A house of one storey on a Palladian plan, set in the open paddock at Kinglake Central: a sala between two wings, a portico to the arrival court and a loggia to the garden.

SITE 176 Whittlesea–Kinglake Road, Kinglake

CONTROLS Murrindindi · FZ1 · BMO

STATUS Draft for review · Revision C · October 2026



The villa on its board from the south-east: the portico, the arrival court and the accessway, the tanks beside it.

The site

7,866.1 m² by the Vicmap cadastre, about 150 m to the Whittlesea–Kinglake Road on the south and up to 72 m deep: cleared grazing land among forest.

The proposal

Use and development of the land for one dwelling: three bedrooms and a study, the sala, portico and loggia, two tanks and the accessway.

The controls

Murrindindi Planning Scheme: Farming Zone Schedule 1, Bushfire Management Overlay, Bushfire Prone Area. Clause 53.02 bushfire planning.

THE DESIGN

176 Whittlesea–Kinglake Road, Kinglake

A single dwelling on a 7,866 m² lot in the Farming Zone on the ridge of the Kinglake Ranges, within the Bushfire Management Overlay. The villa is one storey on a Palladian plan: a central sala between two wings holding three bedrooms, a study and services, a tetrastyle portico to the arrival court and a hexastyle loggia to the formal garden. Limewashed render under a deep teal-grey roof, built to BAL-29 with 9 m of defensible space, two 22,500 L tanks and an all-weather accessway from the road.

IN THIS SET

- TP01

Site context and description
- TP02

Site analysis
- TP03

Site plan
- TP04

Design response
- TP05

Plan of the principal floor
- TP06

South and north elevations
- TP07

East and west elevations
- TP08

Sections
- TP09

Site elevations
- TP11

Bushfire management plan
- TP12

Landscape and defensible space plan
- TP13

Shadow diagrams
- TP15

Materials and colours
- TP25

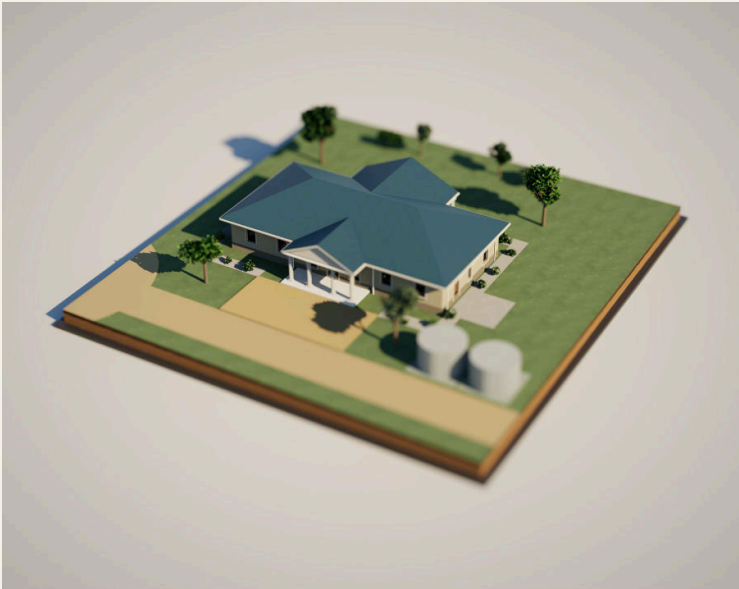
3D views
- TP26

Construction sequence
- TP27

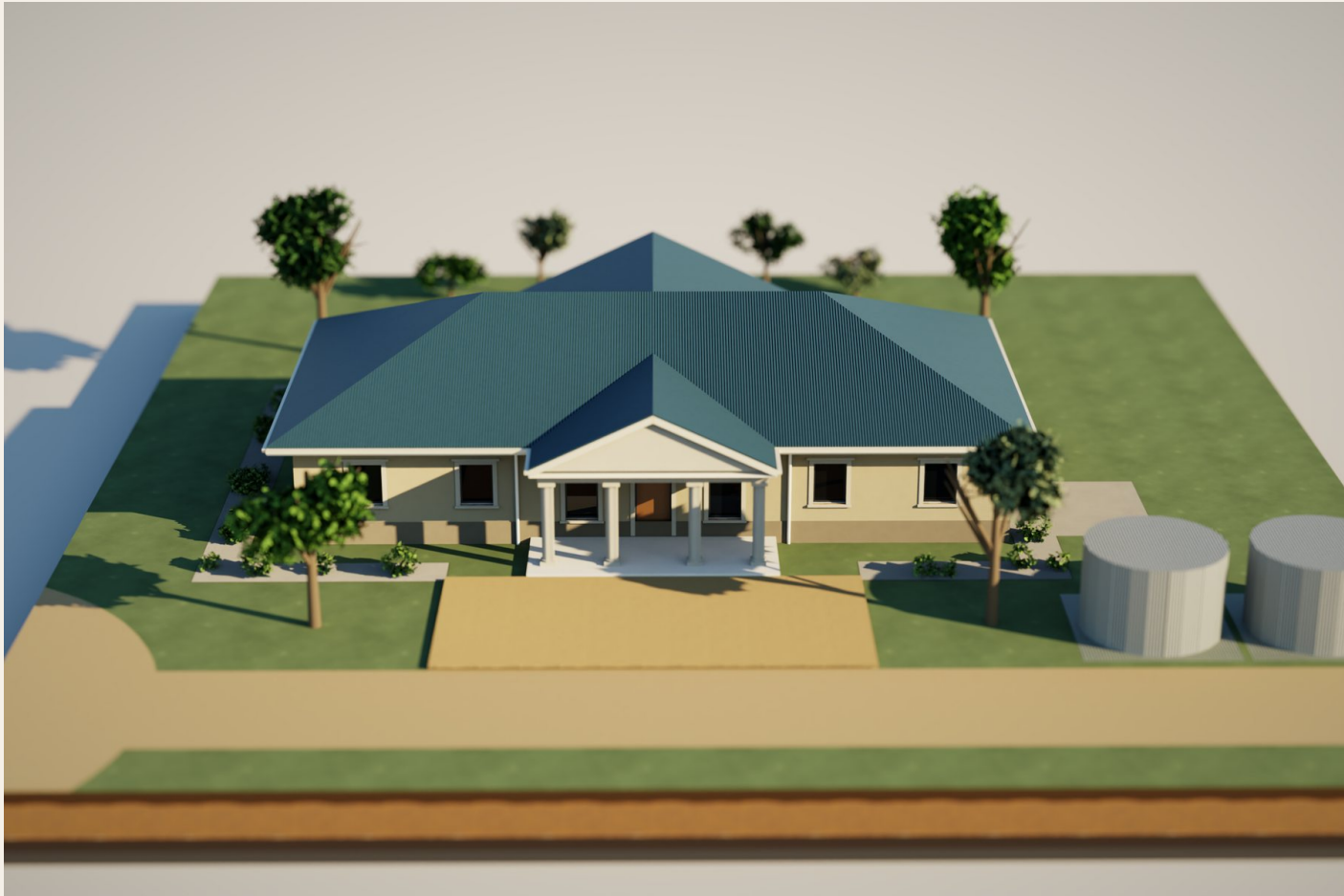
Construction sequence, continued
- TP28

Development summary

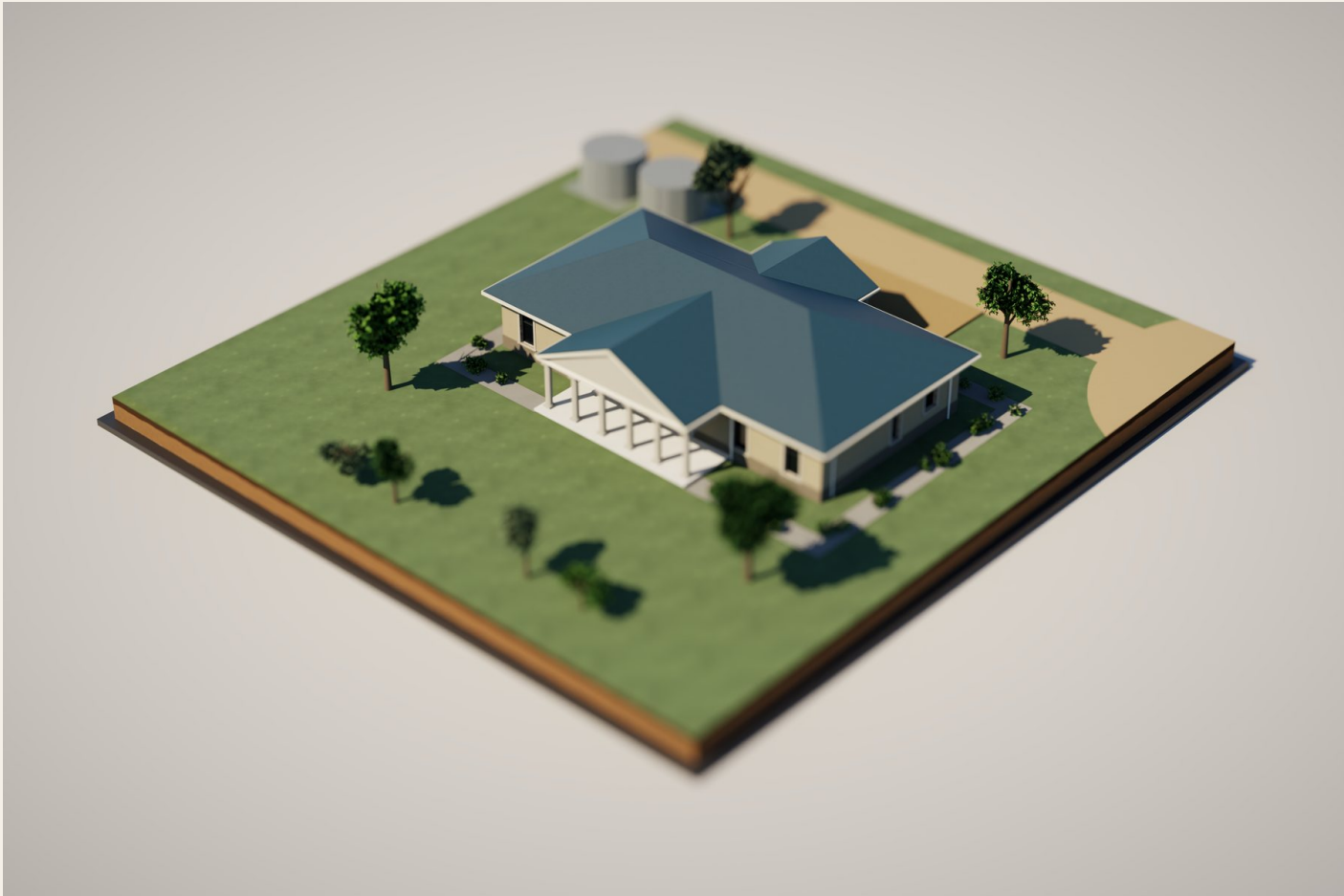
7,866 m² SITE AREA	3.0 % SITE COVERAGE	192.0 m² FLOOR AREA
45.5 m² PORTICO AND LOGGIA	BAL-29 BUSHFIRE CONSTRUCTION	5.65 m RIDGE ABOVE GROUND



Villa at Kinglake in the open paddock



The portico and the arrival court

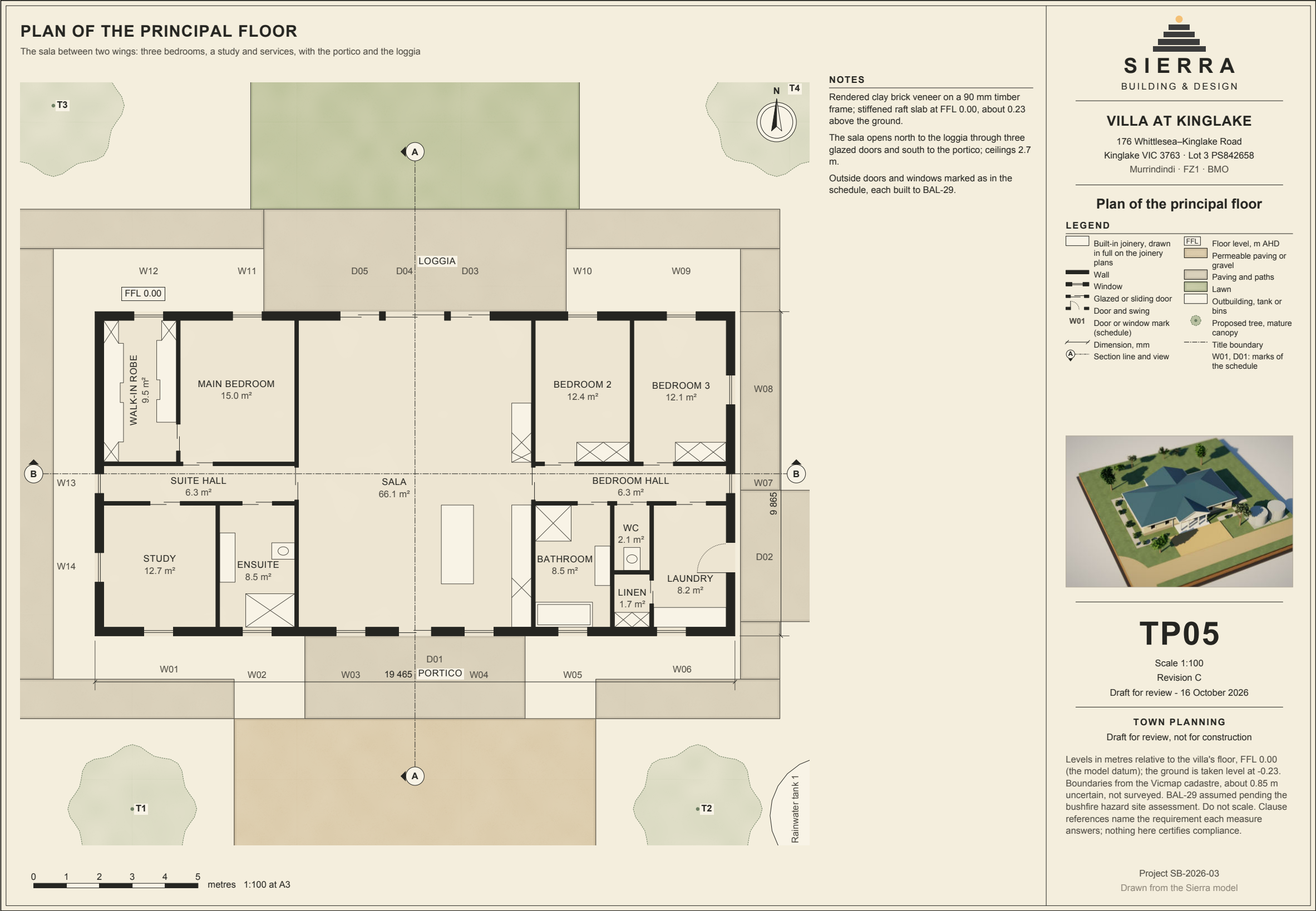


The loggia and the formal garden

Project SB-2026-03
Drawn from the Sierra model

Plan of the principal floor

The sala between two wings: three bedrooms, a study and services, with the portico and the loggia



The entry front with its tetrastyle portico, and the garden front with the hexastyle loggia

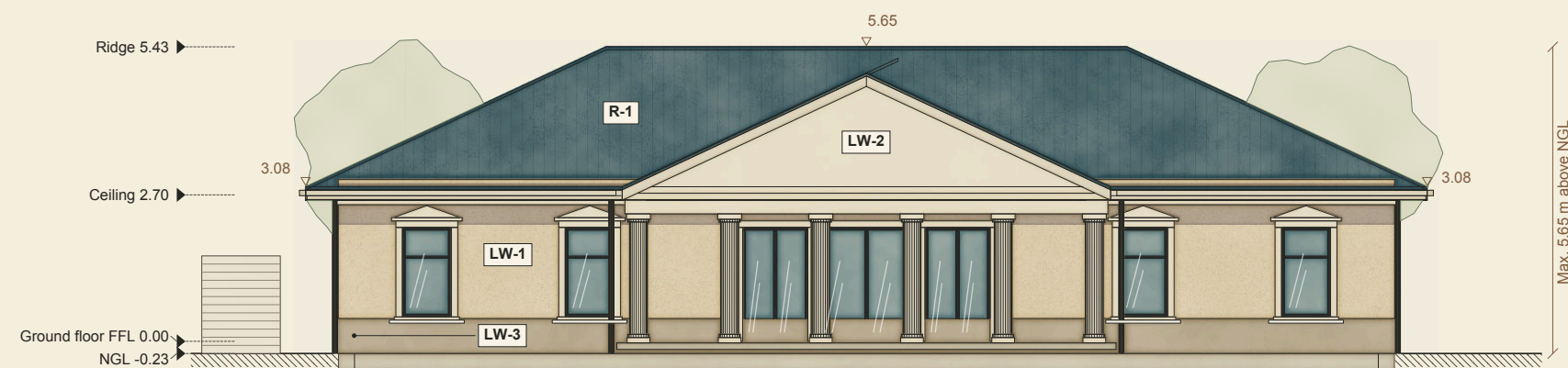
SOUTH AND NORTH ELEVATIONS

The entry front with its tetrastyle portico, and the garden front with the hexastyle loggia



SOUTH ELEVATION

to the arrival court and the road



NORTH ELEVATION

to the loggia and the garden

FINISHES

Render on clay brick veneer, limewash pale stone (LW-1); architraves, frieze, cornices and hoods warm white (LW-2); plinth warm grey (LW-3).

Pre-painted sheet steel roof, deep teal-grey (R-1); fascias, gutters and downpipes stone white (R-2).

Aluminium windows and doors, charcoal (J-1); the entry door oiled solid timber (T-1).

Tuscan columns, precast concrete or rendered steel, limewash (C-1).



VILLA AT KINGLAKE

176 Whittlesea-Kinglake Road
Kinglake VIC 3763 · Lot 3 PS842658
Murrindindi · FZ1 · BMO

South and north elevations

LEGEND

LW-1 Material keynote (the finishes)
 ▽ 6.85 Height above natural ground, m
 ▬ Level, m AHD
 ↕ Maximum height above NGL
 ▨ Ground line



TP06

Scale 1:100
Revision C
Draft for review - 16 October 2026

TOWN PLANNING

Draft for review, not for construction

Levels in metres relative to the villa's floor, FFL 0.00 (the model datum); the ground is taken level at -0.23. Boundaries from the Vicmap cadastre, about 0.85 m uncertain, not surveyed. BAL-29 assumed pending the bushfire hazard site assessment. Do not scale. Clause references name the requirement each measure answers; nothing here certifies compliance.

Project SB-2026-03
Drawn from the Sierra model

The villa in its paddock, from the road and from the north



the villa behind its arrival court, the tanks beside it



the garden front and the loggia

The villa from the model; the ground is drawn level at -0.23. Tanks, courts and trees are on the site plan.

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



LEGEND

Scale 1:200

Revision C

Draft for review - 16 October 2026

Draft for review, not for construction

Levels in metres relative to the villa's floor, FFL 0.00 (the model datum); the ground is taken level at -0.23. Boundaries from the Vicmap cadastre, about 0.85 m uncertain, not surveyed. BAL-29 assumed pending the bushfire hazard site assessment. Do not scale. Clause references name the requirement each measure answers; nothing here certifies compliance.

Project SB-2026-03
Drawn from the Sierra model

3D views

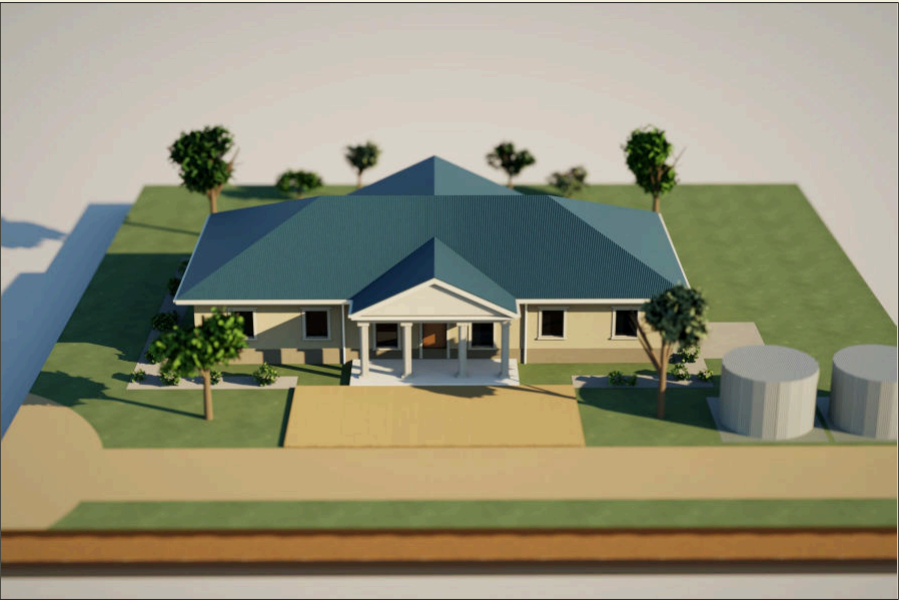
The villa on its board, photographed from the Sierra model

3D VIEWS

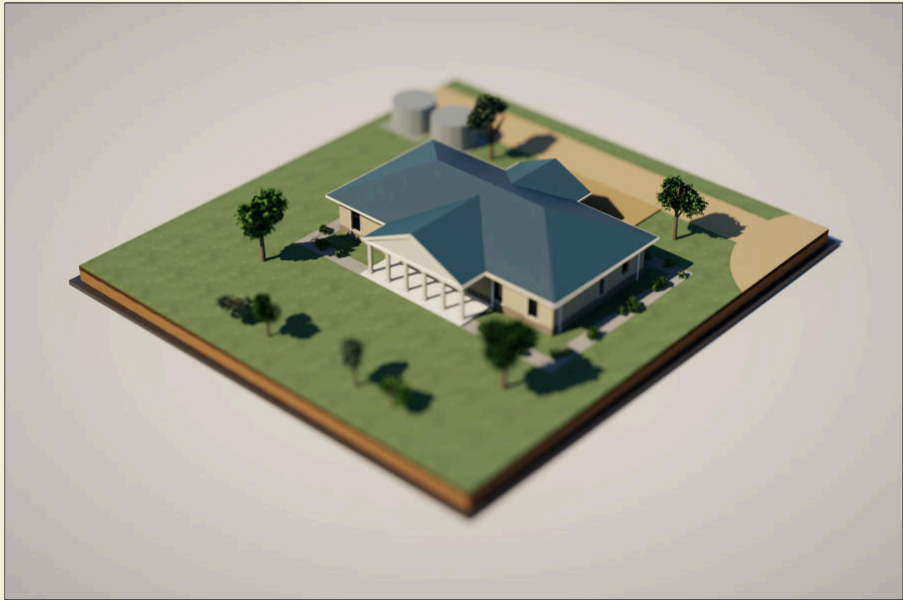
The villa on its board, photographed from the Sierra model



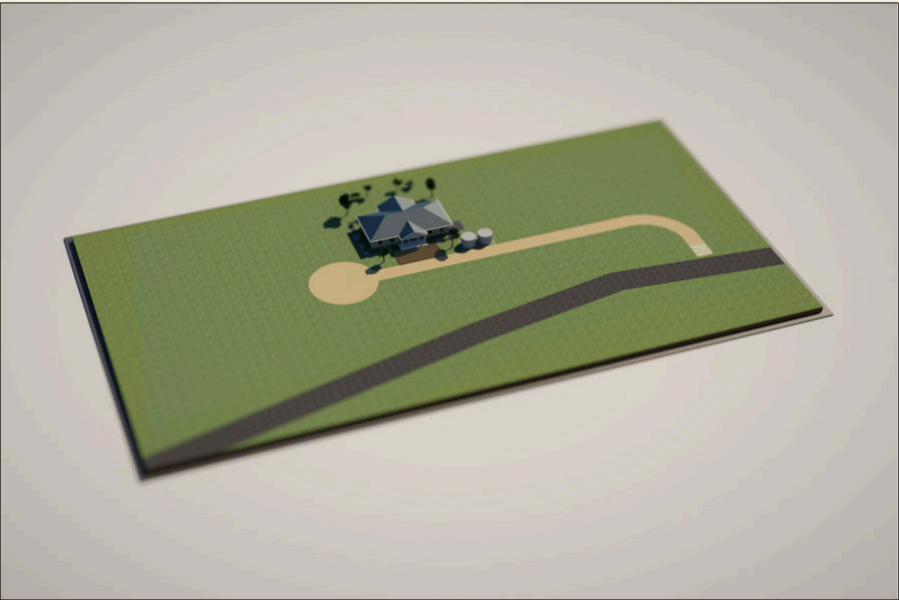
The villa on its board from the south-east: the portico, the arrival court and the tanks



The entry front on its axis, seen low from the paddock



The loggia and the garden, from the north-west



The whole lot on a board of its own, from the road: the accessway, the turning circle and the villa



VILLA AT KINGLAKE

176 Whittlesea-Kinglake Road
Kinglake VIC 3763 · Lot 3 PS842658
Murrindindi · FZ1 · BMO

3D views



TP25

Scale NTS
Revision C
Draft for review - 16 October 2026

TOWN PLANNING

Draft for review, not for construction

Levels in metres relative to the villa's floor, FFL 0.00 (the model datum); the ground is taken level at -0.23. Boundaries from the Vicmap cadastre, about 0.85 m uncertain, not surveyed. BAL-29 assumed pending the bushfire hazard site assessment. Do not scale. Clause references name the requirement each measure answers; nothing here certifies compliance.

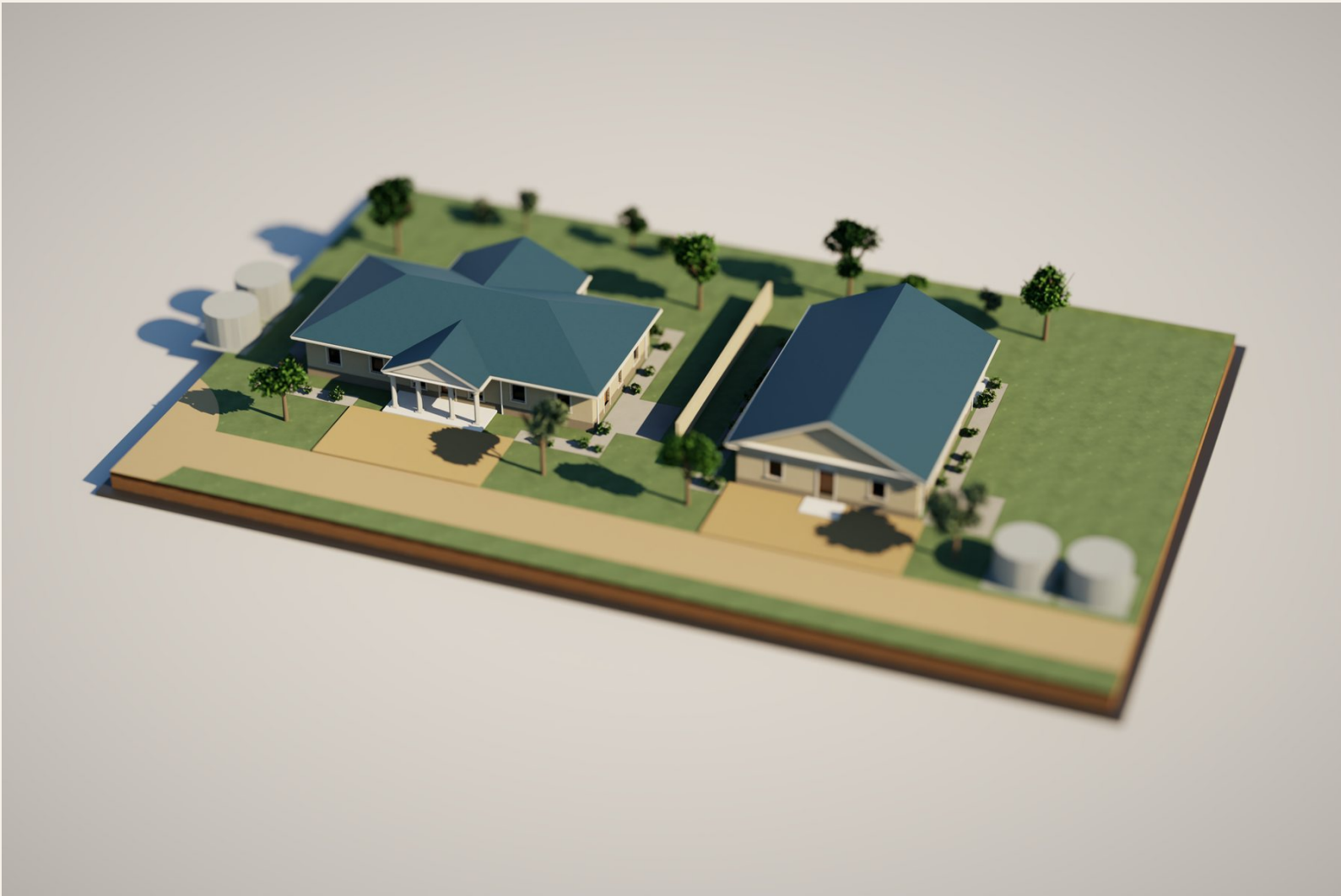
Project SB-2026-03
Drawn from the Sierra model

TOWN PLANNING · TWO DWELLINGS · FARMING ZONE · BMO

Villa and casino *at Kinglake*

Two houses in the Palladian manner on one lot, divided by a rendered garden wall: the villa of three bedrooms and, beside it, the casino, a smaller garden house of two, each with its court and garden.

SITE	176 Whittlesea–Kinglake Road, Kinglake
CONTROLS	Murrindindi · FZ1 · BMO
STATUS	Draft for review · Revision C · October 2026



The villa and the casino on their board from the south: their courts, the accessway and the tanks.

The site

7,866.1 m² by the Vicmap cadastre, about 150 m to the Whittlesea–Kinglake Road on the south and up to 72 m deep: cleared grazing land among forest.

The proposal

Two dwellings: the villa, three bedrooms and a study, and the casino, two bedrooms; their courts and gardens, four tanks and a shared accessway.

The controls

Murrindindi Planning Scheme: Farming Zone Schedule 1, Bushfire Management Overlay, Bushfire Prone Area. Clause 53.02 bushfire planning.

THE DESIGN

176 Whittlesea–Kinglake Road, Kinglake

The second option for the Kinglake lot: two dwellings on the one title, sharing the accessway from the road. The villa keeps its Palladian plan with its portico and loggia; beside it the casino, a smaller house with a hall on the axis between two bedrooms, opening to its own sala and loggia under a gable roof. A rendered garden wall divides the two formal gardens. Both houses are built to BAL-29 with their own tanks and defensible space.

IN THIS SET

- TP01

Site context and description
- TP02

Site analysis
- TP03

Site plan
- TP04

Design response
- TP05

Site elevations
- TP06

The villa: plan of the principal floor
- TP07

The villa: south and north elevations
- TP08

The villa: east and west elevations
- TP09

The villa: sections
- TP10

The casino: plan
- TP11

The casino: south and north elevations
- TP12

The casino: east and west elevations
- TP13

The casino: sections
- TP15

Bushfire management plan
- TP16

Landscape and defensible space plan
- TP17

Shadow diagrams
- TP20

Materials and colours
- TP36

3D views
- TP37

Construction sequence
- TP38

Construction sequence, continued
- TP39

Development summary

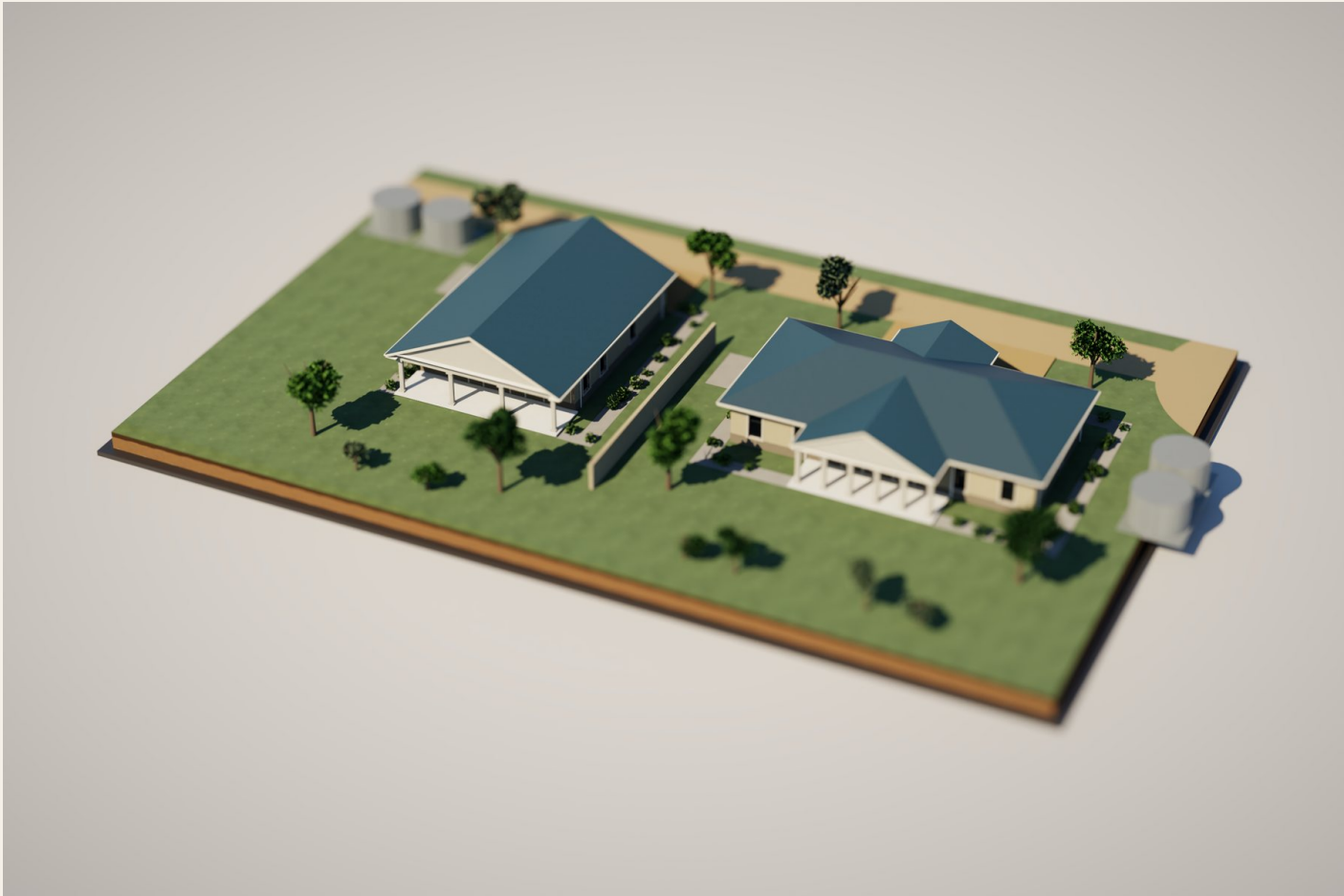
7,866 m² SITE AREA	5.4 % SITE COVERAGE	192.0 m² THE VILLA, FLOOR AREA
149.0 m² THE CASINO, FLOOR AREA	BAL-29 BUSHFIRE CONSTRUCTION	5.93 m RIDGE ABOVE GROUND



Villa and casino at Kinglake



The two forecourts from the accessway



The gardens behind the rendered wall

Site plan





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



Drawn from the Sierra model

3D views

The two houses on their board, photographed from the Sierra model

3D VIEWS

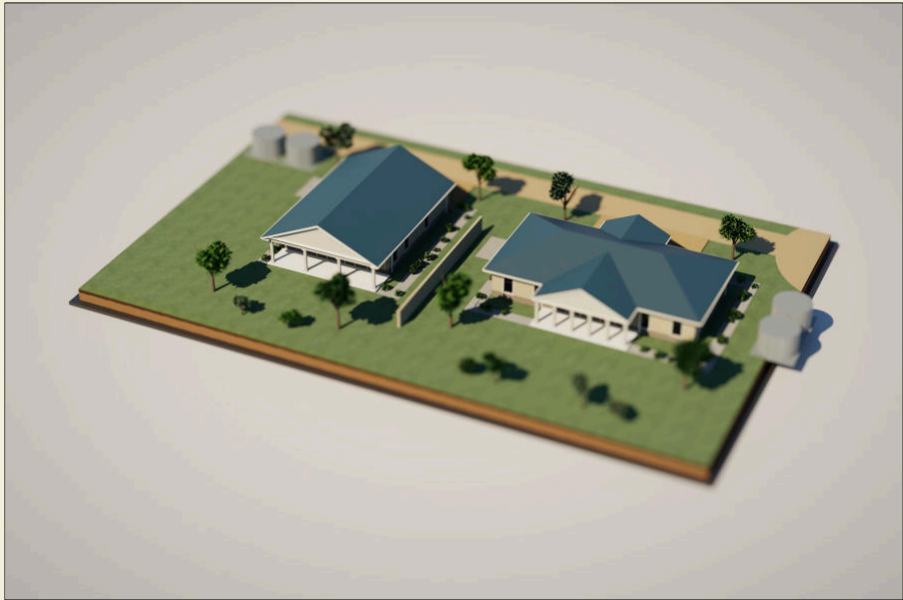
The two houses on their board, photographed from the Sierra model



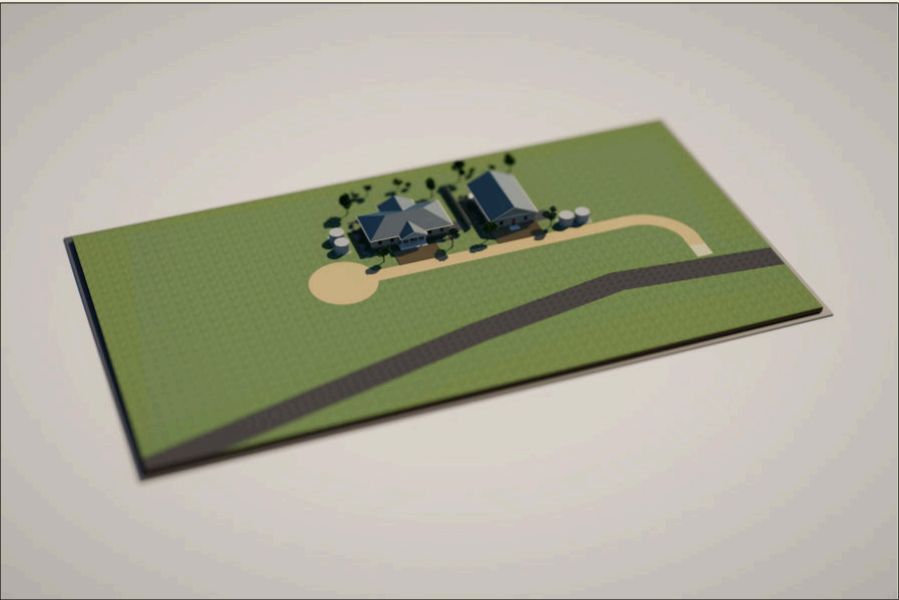
The villa and the casino on their board, from the south



The two fronts, seen low from the paddock by the road



The gardens and the two loggias, from the north-west



The whole lot on a board of its own, from the road: the accessway, the turning circle and the two houses



VILLA AND CASINO AT KINGLAKE

176 Whittlesea-Kinglake Road
Kinglake VIC 3763 · Lot 3 PS842658
Murrindindi · FZ1 · BMO

3D views



TP36

Scale NTS
Revision C
Draft for review - 16 October 2026

TOWN PLANNING

Draft for review, not for construction

Levels in metres relative to the villa's floor, FFL 0.00 (the model datum); the ground is taken level at -0.23. Boundaries from the Vicmap cadastre, about 0.85 m uncertain, not surveyed. BAL-29 assumed pending the bushfire hazard site assessment. Do not scale. Clause references name the requirement each measure answers; nothing here certifies compliance.

Project SB-2026-04
Drawn from the Sierra model

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

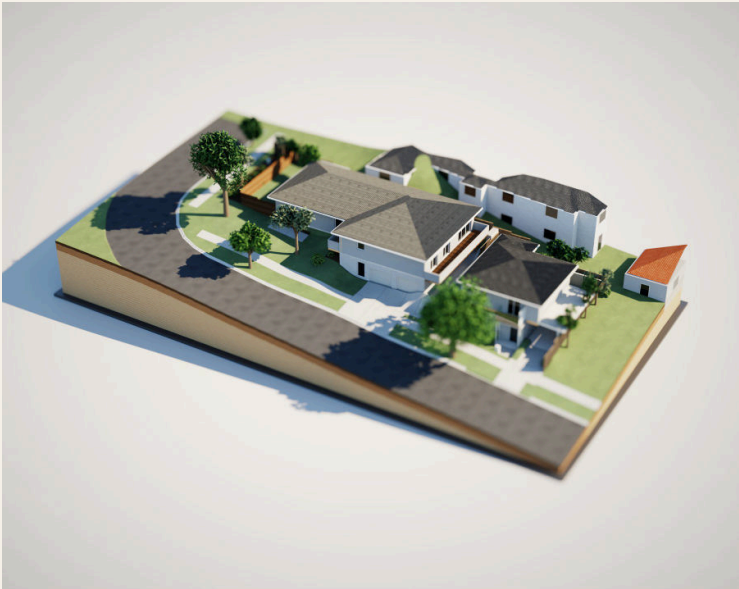
54 Airds Road, Templestowe Lower

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



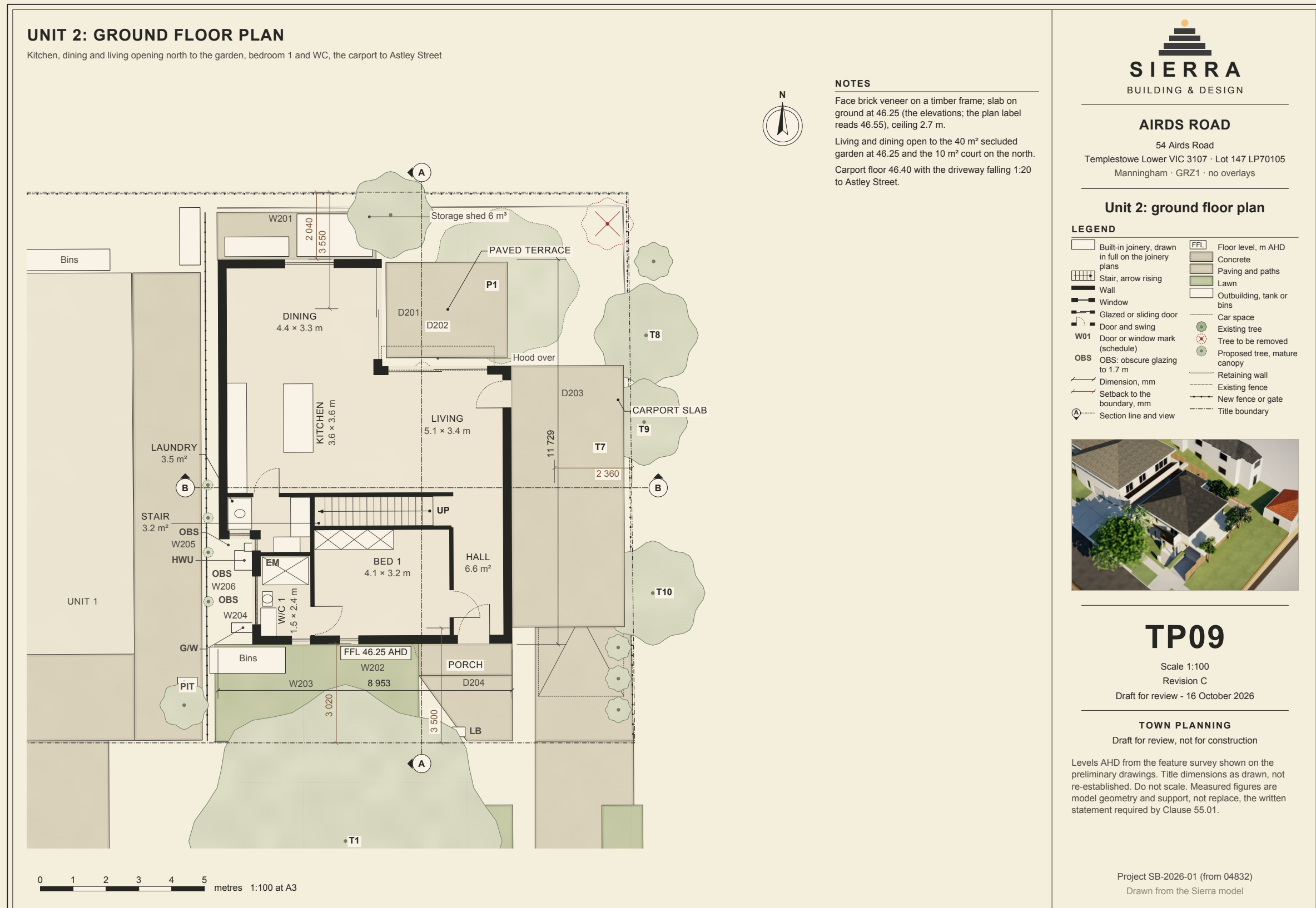
The new dwelling to Astley Street



The existing house on the corner

Unit 2: ground floor plan

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



STREETSCAPE ELEVATIONS

Architectural elevation drawing of a two-story house. The house has a dark, gabled roof. The upper story is light-colored with several windows. The lower story features a large front porch with a dark railing and a small side porch. A vertical line on the right side is labeled "TITLE BOUNDARY".

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



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

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

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

TOWN PLANNING · TWO DWELLINGS · CLAUSE 55

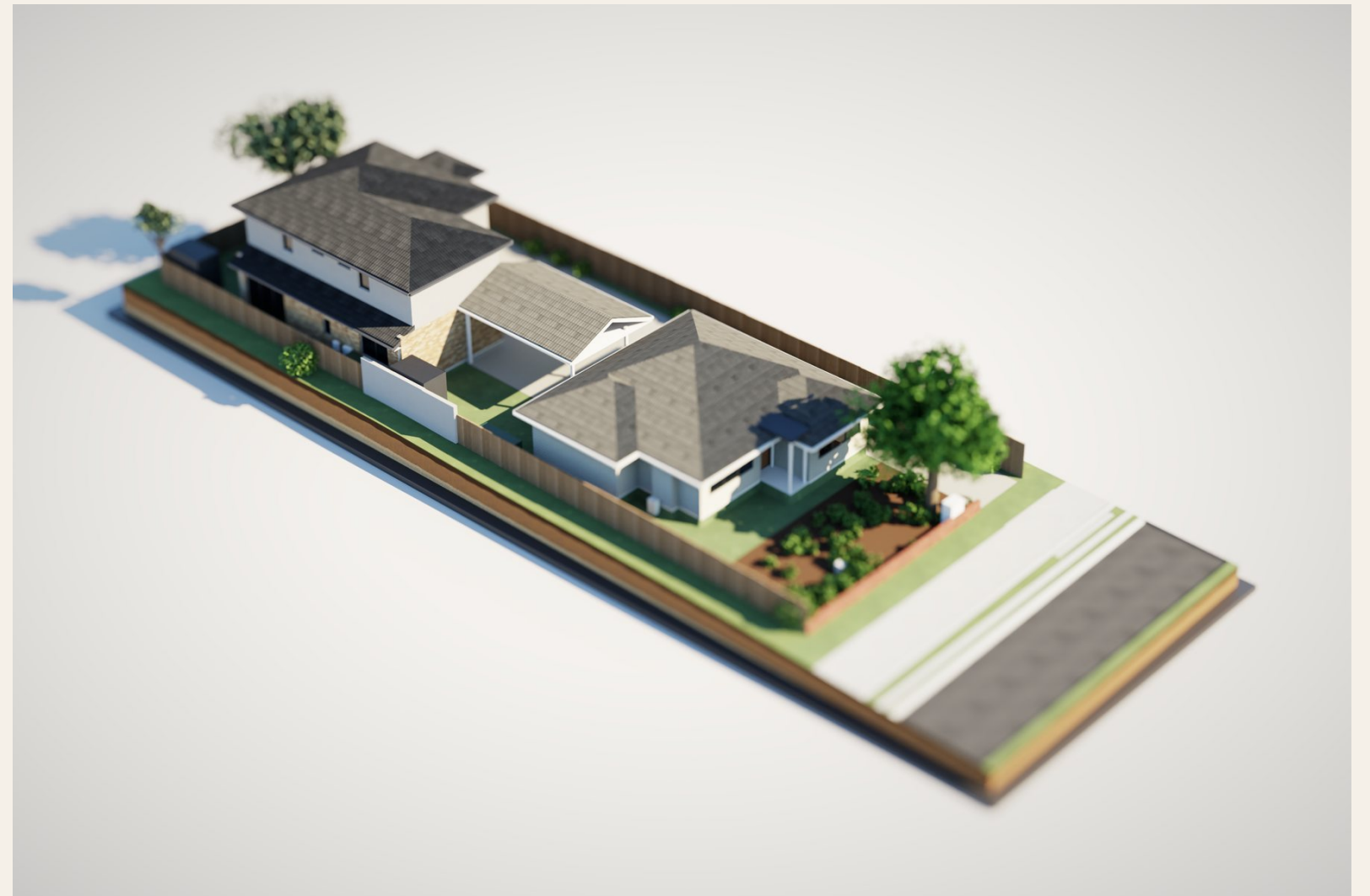
Two dwellings *at Giddings Street*

The weatherboard house kept at the street; a new two-storey dwelling behind it, reached by a shared driveway, so the street keeps its single-storey front.

SITE 43 Giddings Street, North Geelong

CONTROLS Greater Geelong · NRZ8 · no overlays

STATUS Draft for review · Revision C · October 2026



From the south-east: the existing house at the street, the carport and the new dwelling behind.

The site

645.7 m² by title, 15.24 m to Giddings Street on the east and 42.37 m deep; a street of weatherboard and brick-veneer houses set back 6 to 8 m.

The proposal

Dwelling 1, the existing three-bedroom weatherboard house, kept with a new carport. Dwelling 2, a new four-bedroom, two-storey dwelling behind it.

The controls

Greater Geelong Planning Scheme: Neighbourhood Residential Zone Schedule 8, no overlays. Assessed against Clause 55 as amended by VC315.

THE DESIGN

43 Giddings Street, North Geelong

A rectangular lot of 645.7 m² in a street of double-fronted single-storey houses. The existing weatherboard house is kept at the street with a new carport; behind it, 25 metres back, a new four-bedroom, two-storey dwelling is reached by a shared driveway with screen planting along it. Face brick below and light render above under charcoal tiles. The two retained trees, obscure-glazed upper windows and the garden areas of each dwelling answer Clause 55.

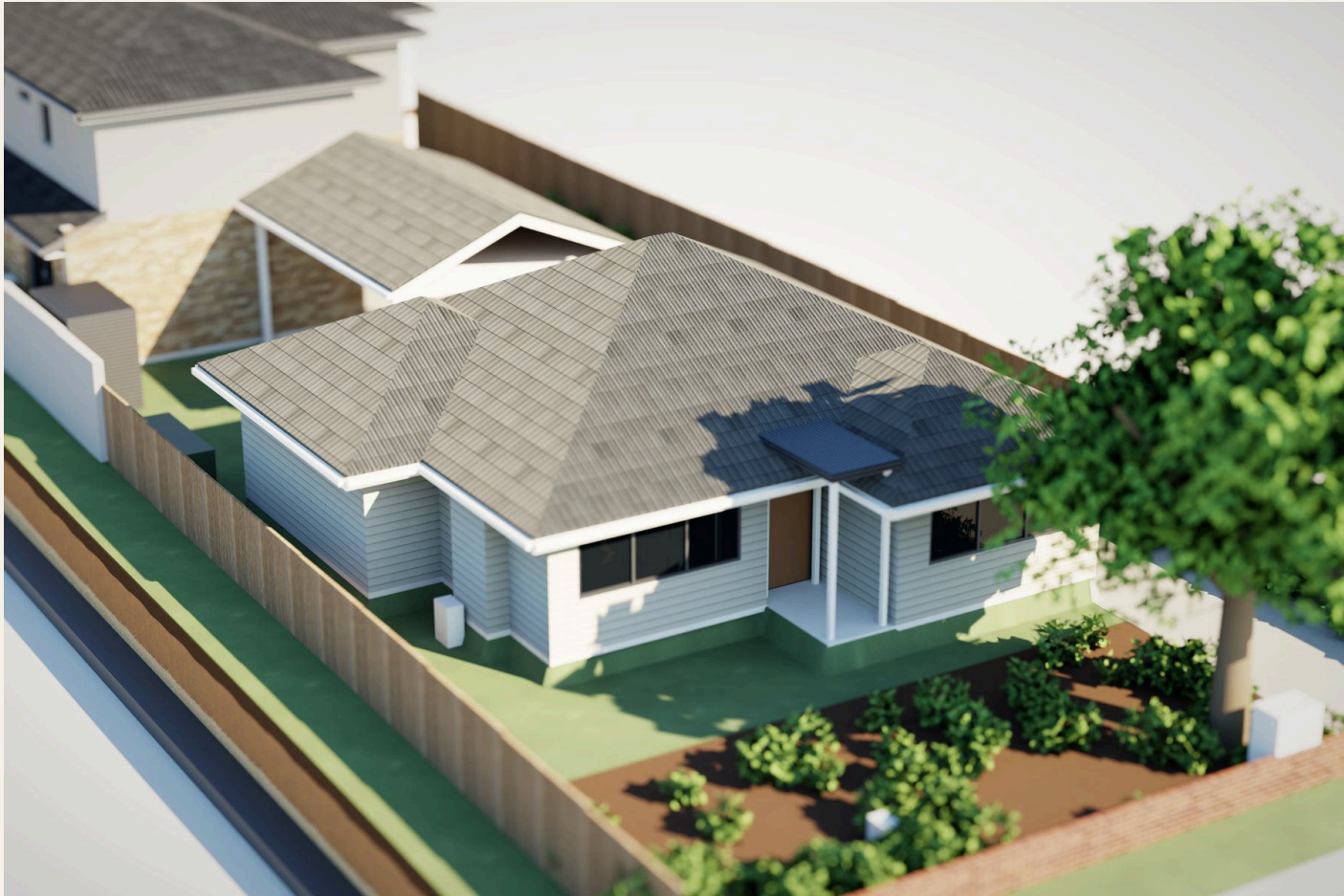
IN THIS SET

TP01	Site context and description	TP15	Dwelling 1: the existing house, elevations
TP02	Existing conditions	TP16	Streetscape and site elevation
TP03	Site analysis	TP17	Section A-A
TP04	Design response	TP18	Section B-B
TP05	Site plan	TP19	Shadow diagrams
TP07	Dwelling 1: the existing house	TP20	Overlooking
TP08	Dwelling 2: ground floor plan	TP21	Landscape plan
TP09	Dwelling 2: first floor plan	TP23	Materials and colours
TP11	North elevation	TP33	3D views
TP12	South elevation	TP34	Construction sequence
TP13	West elevation	TP35	Construction sequence, continued
TP14	East elevation	TP36	Development summary

645.7 m ² SITE AREA	38.4 % SITE COVERAGE	61.6 % PERMEABLE
37.6 % GARDEN AREA	191.8 m ² DWELLING 2, FLOOR AREA	7.51 m DWELLING 2, BUILDING HEIGHT



Two dwellings at Giddings Street



The existing house at the street



The shared driveway to the new dwelling

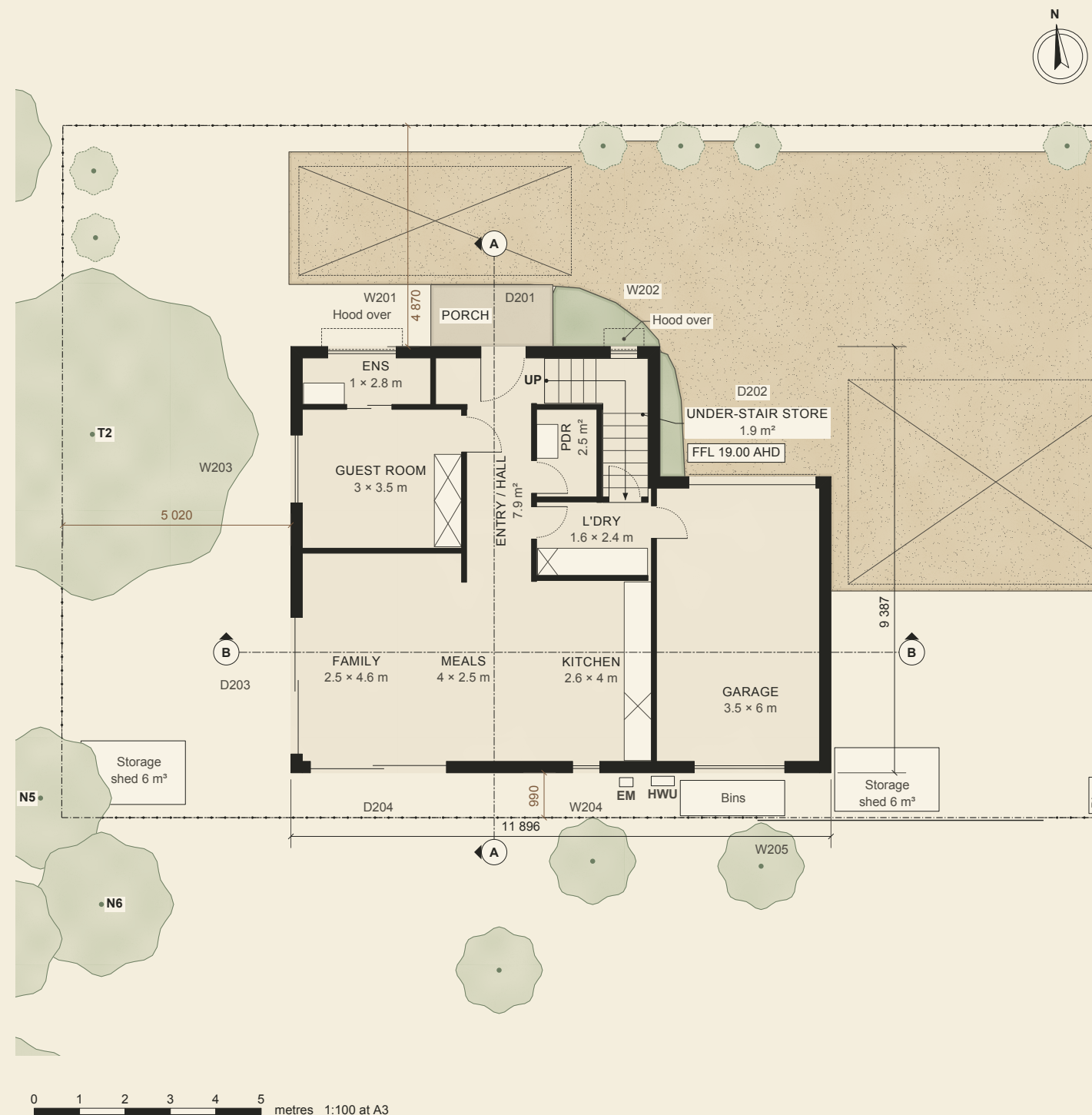
Site plan



Entry under the balcony, guest room, family, meals and kitchen opening to the west garden, and the garage

DWELLING 2: GROUND FLOOR PLAN

Entry under the balcony, guest room, family, meals and kitchen opening to the west garden, and the garage



NOTES

Face brick veneer on a timber frame; slab on ground at FFL 19.00 (datum from the elevations, survey ground about 18.8).

Family room sliding doors open west to the 76 m² garden and south to the side path.

Stair 16 risers of about 187 mm; rise and going to NCC Housing Provisions Part 11.2.

SIERRA
BUILDING & DESIGN

GIDDINGS STREET

43 Giddings Street
North Geelong VIC 3215 · Lot 1 TP807067
Greater Geelong · NRZ8 · no overlays

Dwelling 2: ground floor plan

LEGEND

	Built-in joinery, drawn in full on the joinery plans		Floor level, m AHD
	Stair, arrow rising		Permeable paving or gravel
	Wall		Garden beds
	Window		Outbuilding, tank or bins
	Door and swing		Car space
	Glazed or sliding door		Existing tree
	Door or window mark (schedule)		Proposed tree, mature canopy
	Dimension, mm		Existing fence
	Setback to the boundary, mm		Masonry wall or fence, existing
	Section line and view		Title boundary



TP08

Scale 1:100
Revision C
Draft for review - 16 October 2026

TOWN PLANNING

Draft for review, not for construction

Levels AHD from the feature survey shown on the preliminary drawings; TBM nail RL 18.50. 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-2026-02 (from 04849)
Drawn from the Sierra model

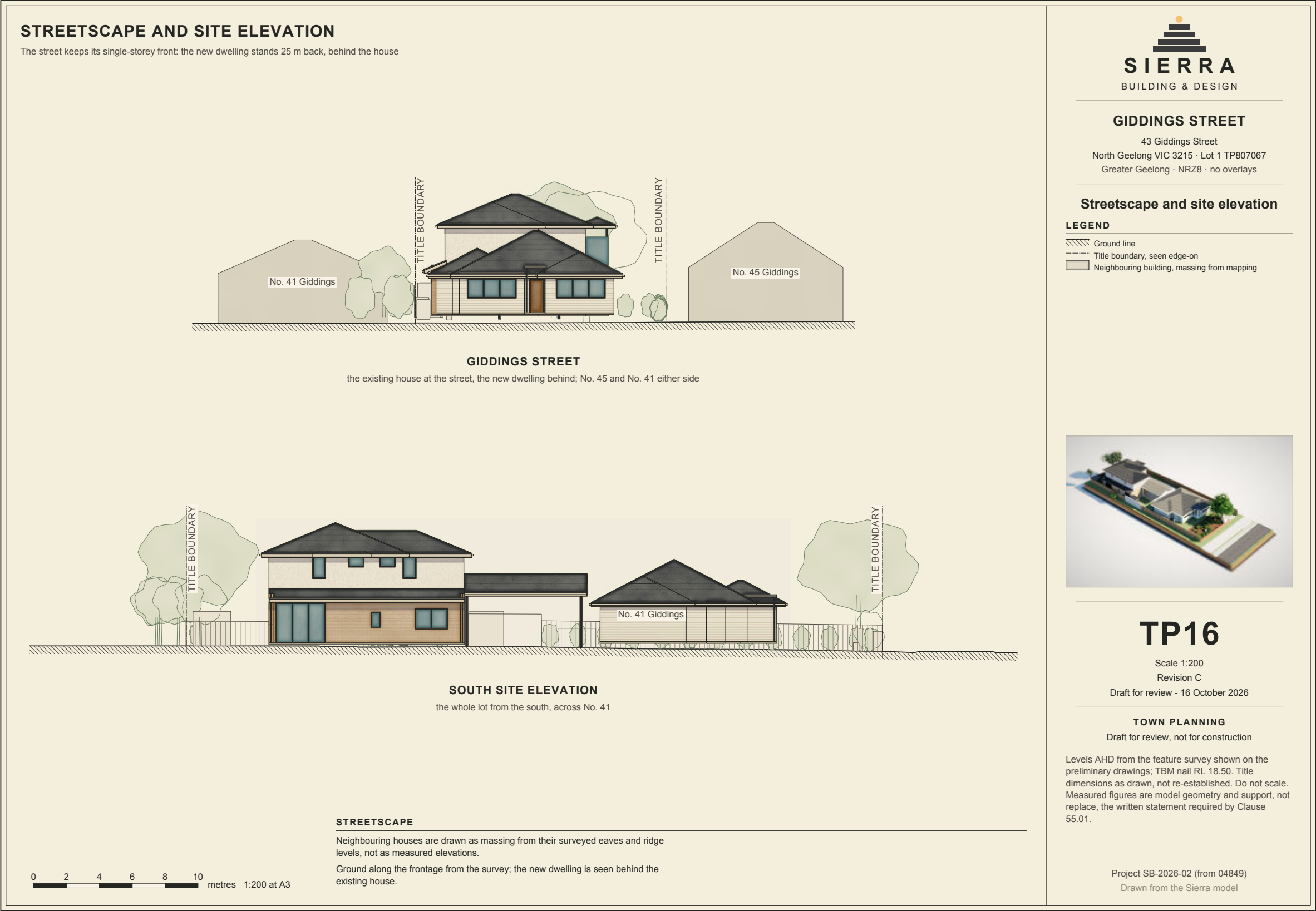
SIERRA BUILDING DESIGN · TOWN PLANNING

TP11

Project SB-2026-02 (from 04849)
 Drawn from the Sierra model

Streetscape and site elevation

The street keeps its single-storey front: the new dwelling stands 25 m back, behind the house



3D views

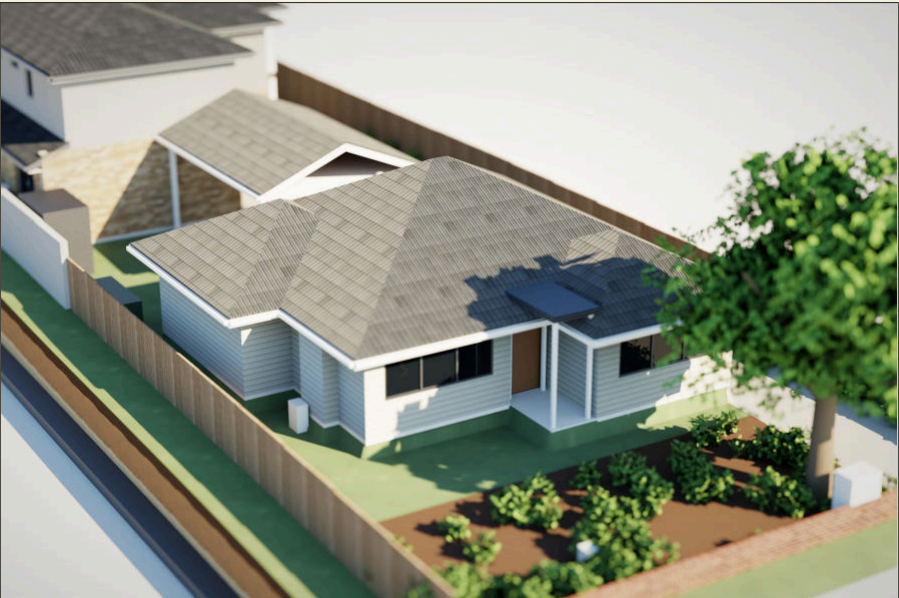
The proposal on its board, photographed from the Sierra model: from above, and low over the street front

3D VIEWS

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



From the south-east: the house at the street, the carport, the new dwelling behind



The house at the street, seen low from across Giddings Street



The new dwelling's west garden and the retained tree T2



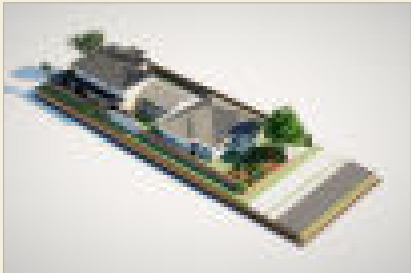
The shared driveway along No. 45



GIDDINGS STREET

43 Giddings Street
North Geelong VIC 3215 · Lot 1 TP807067
Greater Geelong · NRZ8 · no overlays

3D views



TP33

Scale NTS
Revision C
Draft for review - 16 October 2026

TOWN PLANNING

Draft for review, not for construction

Levels AHD from the feature survey shown on the preliminary drawings; TBM nail RL 18.50. 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-2026-02 (from 04849)
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

CONTACT

Jose A. Reyes · Director

info@sierradesign.com.au

0425 438 414

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