

TOWN PLANNING DOCUMENTATION

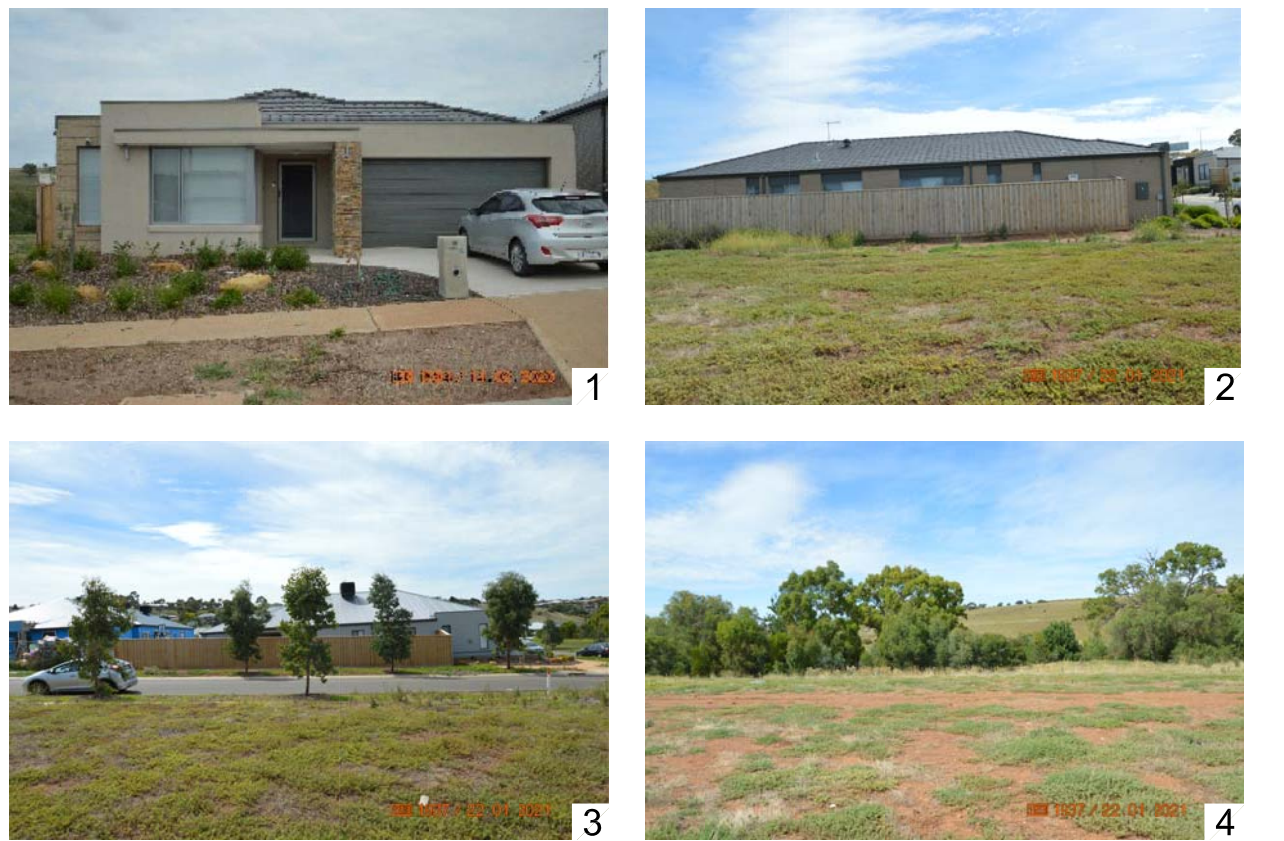
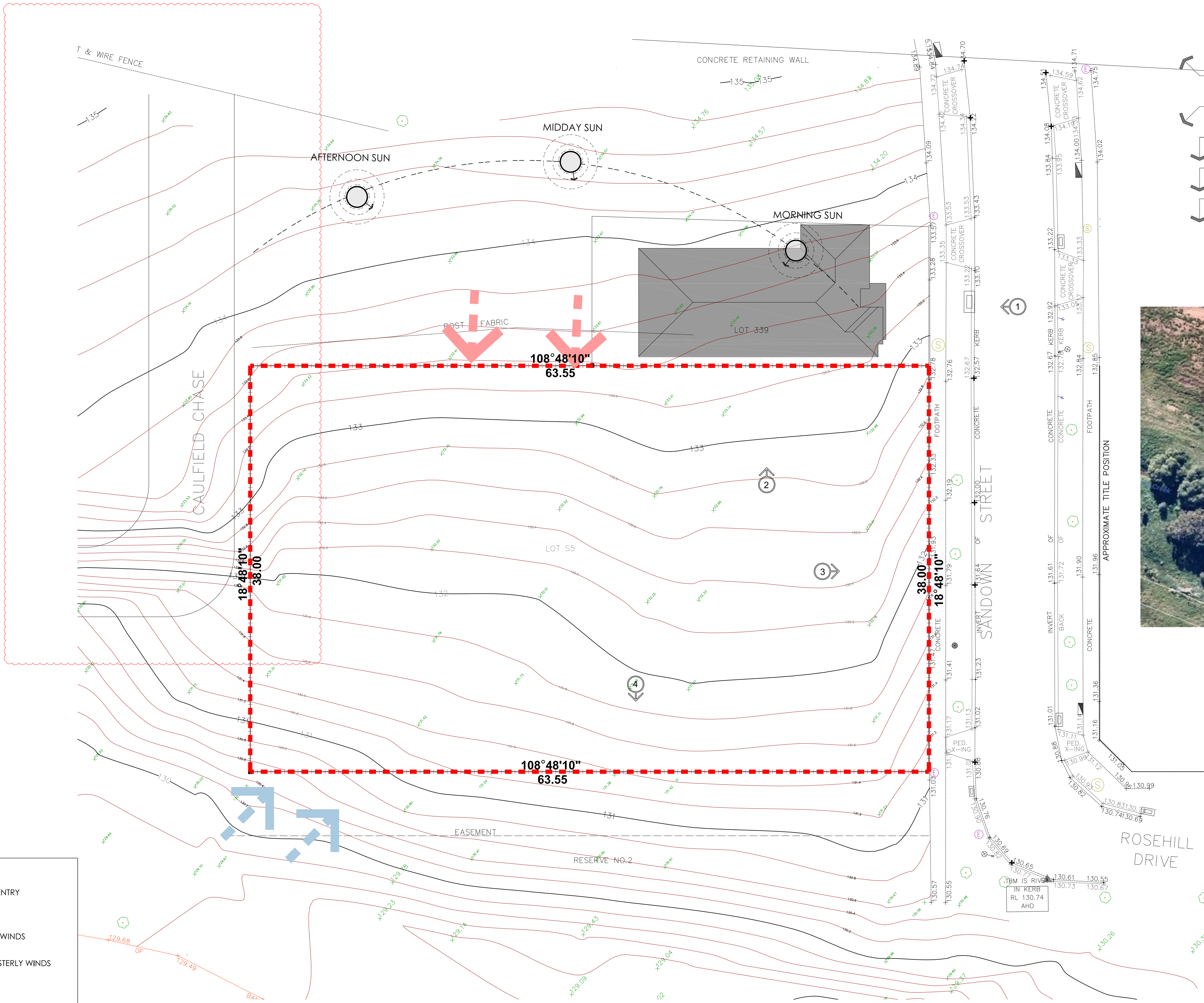
LOTS 5 SANDOWN STREET - BACCHUS MARSH

MAY 2021

CONTENTS

SCALE

TP01	NEIGHBOURHOOD AND SITE CONTEXT PLAN	1:200 @A1
TP02	DESIGN RESPONSE PLAN	1:200 @A1
TP03	GROUND FLOOR PLAN	1:100@A1
TP04	FIRST FLOOR PLAN	1:100 @A1
TP05	ROOF PLAN	1:100 @A1
TP06	ELEVATIONS	1:100 @A1
TP07	ELEVATIONS	1:100 @A1
TP08	SHADOW DIAGRAM PLAN - SEPT EQUINOX	1:200 @A1



- 2.7km MOORABOOL SHIRE COUNCIL
- 2.6km PENTLAND PRIMARY SCHOOL
- 2.5km CHILDCARE & KINDERGARTEN
- 0.4km BACCHUS MARSH ROAD
- 0.7km BUS STOP
- 0.9km COUNTRY CLUB
- 2.7km REGIONAL HOSPITAL
- 3.0km SHOPPING CENTRE
- 0.3km WESTERN FREEWAY
- 0.7km MITCHAM PRIMARY SCHOOL
- 0.1km KORKUPERRIMUL CREEK
- 2.0km WERRIBEE RIVER
- 4.9km GOLF CLUB

LEGEND:

- VEHICULAR SITE ENTRY
- TITLE BOUNDARY
- HOT NORTHERLY WINDS
- COLD SOUTHWESTERLY WINDS
- CONTOURS
- EXISTING TREES

AUSTRALIAN HEIGHT DATUM DERIVED FROM:
PM 915 - RL 56.10 AHD (SMES 28/07/14)
(Refer to Survey Plan No. 8871 prepared by
A LINE SURVEYING)

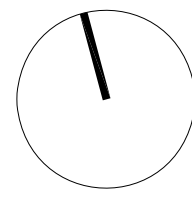
TOWN PLANNING DOCUMENTATION

PROPOSED TOWNHOUSES
LOT S5 SANDOWN STREET, UNDERBANK,
BACCHUS MARSH, VICTORIA

For: BOFIZI PTY LTD

SITE & NEIGHBOURHOOD DESCRIPTION PLAN

SCALE 1:200



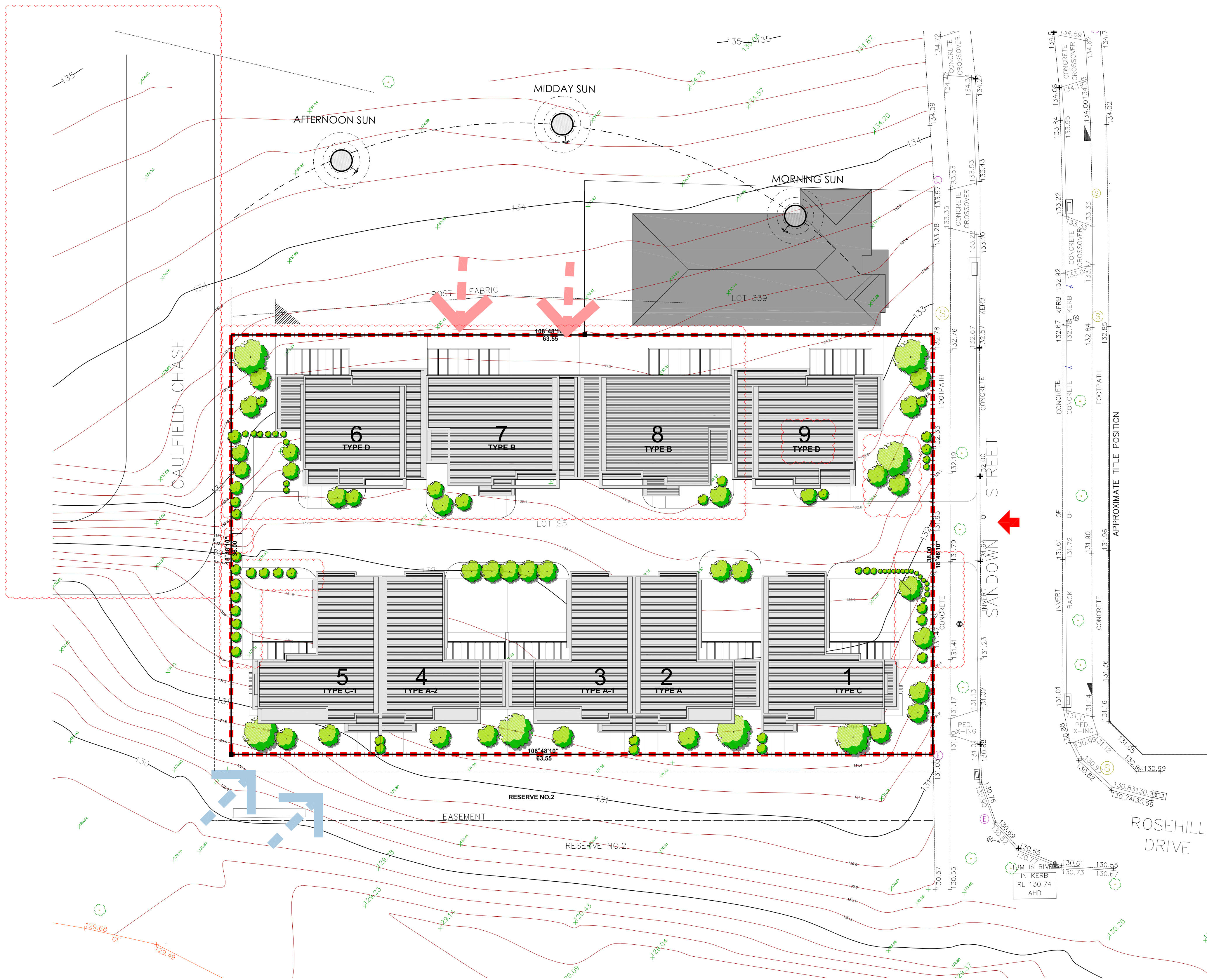
Amendments	
No	Revision
A	COUNCIL REF
B	COUNCIL REF

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SITE CONTEXT			
DATE	DATE	SCALE	
20/5/2021	06/08/2020	1:200	
DRAWN	PROJECT	SHEET	
XH	2018010	02	
DRAWING		REVISION	
TP-01		B	



SITE PLAN
SCALE 1:200

DESIGN RESPONSE

It is the intention of the Applicant to create a contemporary style medium density development aimed at providing suitable accommodation and to add a quality designed built form to enhance the residential streetscape within the immediate greenspace environment.

The proposed development has been designed within the context of this site giving consideration to the various opportunities and constraints that the site offers in its topography and adjacent outlook to green spaces.

Particular consideration has been given to:

- All townhouse dwellings are entered by residents primarily from the internal landscaped, central driveway access and or for units 1-5 a further access from the southern boundary of the site facing the parkland.
- The development has been designed to enable each of the dwelling's day living areas and secluded private open spaces to have direct access to northern solar orientation.
- The development has been designed primarily to take advantage and work with the site topography by stepping the floorplans with the site contours and topography.
- The development design has aimed to create a visually articulated contemporary development, in context with the adjoining neighborhood by highlighting the treatment of varying facade elements, offering a varied palette of window proportions, material texture, colour choice, wall treatment in particular with a contemporary articulated flat parapet roof built form profile allowing a balance to the scale and interplay to the overall composition.
- Emphasis, has been given to also providing varying floor plans which offer variety in accommodation with 3 bedroom plus study options with 4 bedroom options on the slightly larger allotments 1 & 5.
- Each dwelling has been provided with the required secluded private open space on the northern side with convenient access to living and service areas to the rear of dwellings.
- The central driveway area has been designed to:-
 - Provide a landscaped streetscape environment
 - offer a visually pleasant well-lit environment
 - providing passive surveillance from dwellings not otherwise adequately addressed in developments where access to garages is from a rear laneway.
 - Provide pedestrian access and movement from front and rear dwellings to this common area encouraging community atmosphere and a sense of place to the residents, not often experienced in row housing developments.
 - This central active area, makes valuable use of the land as against a rear laneway in row house design.
- Secure Double garages with suitable storage are provided with convenient access from the central driveway
- The development has allowed for the design of compact floorplans providing direct convenient and safe access from garage to dwelling compared to rear loaded developments, where the usual access to rear garages is not covered and could be considered unsafe. Market demand prefers this type of design.
- Primary Access for the residents of the Parkland facing dwellings is provided from the central landscaped driveway with a further access to the front of the dwellings on the southern boundary facing the Parkland.
- Consideration has also been given to minimizing any overlooking with suitable screening treatments where required.
- The overall height of the stepped development falls well within the overall height requirements and coupled with treatment of built form to the side and street setbacks, results in a built form that is articulated and not dominant to the streetscape.
- Particular attention has been given to the design and articulation of townhouses 1 on the corner & townhouse 9 which has been visually articulated to face Sandown Street.
- It is believed that this development offers a good contemporary solution in meeting the demand for this type of dwelling accommodation in this developing area of the Underbank Residential Estate.

We believe that the proposed development satisfies generally the objectives of the local authorities and Rescode.

It will meet current and future accommodation requirements and responds positively to the site conditions with the aim of enhancing the amenity of the neighbourhood and by its design set precedence for a quality designed development.

- LEGEND:**
- VEHICULAR SITE ENTRY
 - TITLE BOUNDARY
 - HOT NORTHERLY WINDS
 - COLD SOUTHWESTERLY WINDS
 - CONTOURS
 - EXISTING TREES
 - PROPOSED TREES

AUSTRALIAN HEIGHT DATUM DERIVED FROM:
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A LINE SURVEYING)

TOWN PLANNING DOCUMENTATION

PROPOSED TOWNHOUSES
LOT S5 SANDOWN STREET, UNDERBANK,
BACCHUS MARSH, VICTORIA

For: BOFIZI PTY LTD

Amendments		Date
No	Revision	
A	COUNCIL REF	18/05/2021
B	COUNCIL REF	18/05/2021

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DRAWING TITLE			
DESIGN RESPONSE			
PROJECT NO.	DATE	SCALE	
215/2021	06/08/2020	1:200	
DRAWN BY	PROJECT NO.	SHEET NO.	REVISION NO.
XH	2018010	03	
DRAWING NO.			TP-02
			B



DEVELOPMENT SCHEDULE	
SITE AREA	: 2415.0m²
BUILDING SITE COVERAGE	: 1060.3m² (43.9%)
PERMEABILITY	: 771.4m² (32.0%)
GARDEN AREA	: 895.6m² (37.1%)

UNIT 1 (TYPE C)	
GROUND FLOOR	: 66.6m²
FIRST FLOOR	: 100.9m²
TOTAL LIVING	: 167.5m² (18.0sq)
PORCH	: 4.3m²
BALCONY	: 6.7m²
GARAGE	: 39.7m²
TOTAL AREA	: 218.2m² (23.5sq)
S.P.O.S	: 53.0m²

UNIT 2 (TYPE A)	
GROUND FLOOR	: 62.0m²
FIRST FLOOR	: 90.1m²
TOTAL LIVING	: 152.1m² (16.4sq)
PORCH	: 4.3m²
GARAGE	: 39.1m²
BALCONY	: 5.8m²
TOTAL AREA	: 201.3m² (21.7sq)
S.P.O.S	: 40.8m²

UNIT 3 (TYPE A-1)	
GROUND FLOOR	: 62.0m²
FIRST FLOOR	: 90.1m²
TOTAL LIVING	: 152.1m² (16.4sq)
PORCH	: 4.3m²
GARAGE	: 39.1m²
BALCONY	: 5.8m²
TOTAL AREA	: 201.3m² (21.7sq)
S.P.O.S	: 40.8m²

UNIT 4 (TYPE A-2)	
GROUND FLOOR	: 62.0m²
FIRST FLOOR	: 90.1m²
TOTAL LIVING	: 152.1m² (16.4sq)
PORCH	: 4.3m²
GARAGE	: 39.1m²
BALCONY	: 5.8m²
TOTAL AREA	: 201.3m² (21.7sq)
S.P.O.S	: 40.8m²

UNIT 5 (TYPE C-1)	
GROUND FLOOR	: 62.4m²
FIRST FLOOR	: 100.6m²
TOTAL LIVING	: 163.0m² (17.5sq)
PORCH	: 4.3m²
GARAGE	: 39.1m²
BALCONY	: 8.5m²
TOTAL AREA	: 214.9m² (23.1sq)
S.P.O.S	: 46.7m²

UNIT 6 (TYPE D)	
GROUND FLOOR	: 83.9m²
FIRST FLOOR	: 81.8m²
TOTAL LIVING	: 165.7m² (17.8sq)
PORCHES	: 3.0m²
GARAGE	: 39.6m²
TOTAL AREA	: 206.3m² (22.4sq)
S.P.O.S	: 45.3m²

UNIT 7/8 (TYPE B)	
GROUND FLOOR	: 65.1m²
FIRST FLOOR	: 104.1m²
TOTAL LIVING	: 169.2m² (18.3sq)
PORCHES	: 5.5m²
GARAGE	: 41.7m²
TOTAL AREA	: 236.4m² (25.4sq)
S.P.O.S	: 49.6m²

UNIT 9 (TYPE D)	
GROUND FLOOR	: 83.9m²
FIRST FLOOR	: 81.8m²
TOTAL LIVING	: 165.7m² (17.8sq)
PORCHES	: 3.0m²
GARAGE	: 39.6m²
TOTAL AREA	: 206.3m² (22.4sq)
S.P.O.S	: 45.3m²

SUGGESTED ALTERNATIVE GROUND FLOOR PLAN

1:100

RESERVE NO.2

EASEMENT



FIRST FLOOR PLAN

1:100

CAULFIELD CHASE

POST & FABRIC

LOT 339

108°48'10"
63.55

6
TYPE D

7
TYPE B

8
TYPE B

9
TYPE D

LOT S5

5
TYPE C-1

4
TYPE A-2

3
TYPE A-1

2
TYPE A

1
TYPE C

108°48'10"
63.55

RESERVE NO.2

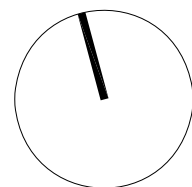
EASEMENT

ROOF PLAN 1:100

TOWN PLANNING DOCUMENTATION

PROPOSED TOWNHOUSES
LOT S5 SANDOWN STREET, UNDERBANK,
BACCHUS MARSH, VICTORIA

For: BOFIZI PTY LTD



Amendments	
No	Revision
A	COUNCIL RPT
B	COUNCIL RPT

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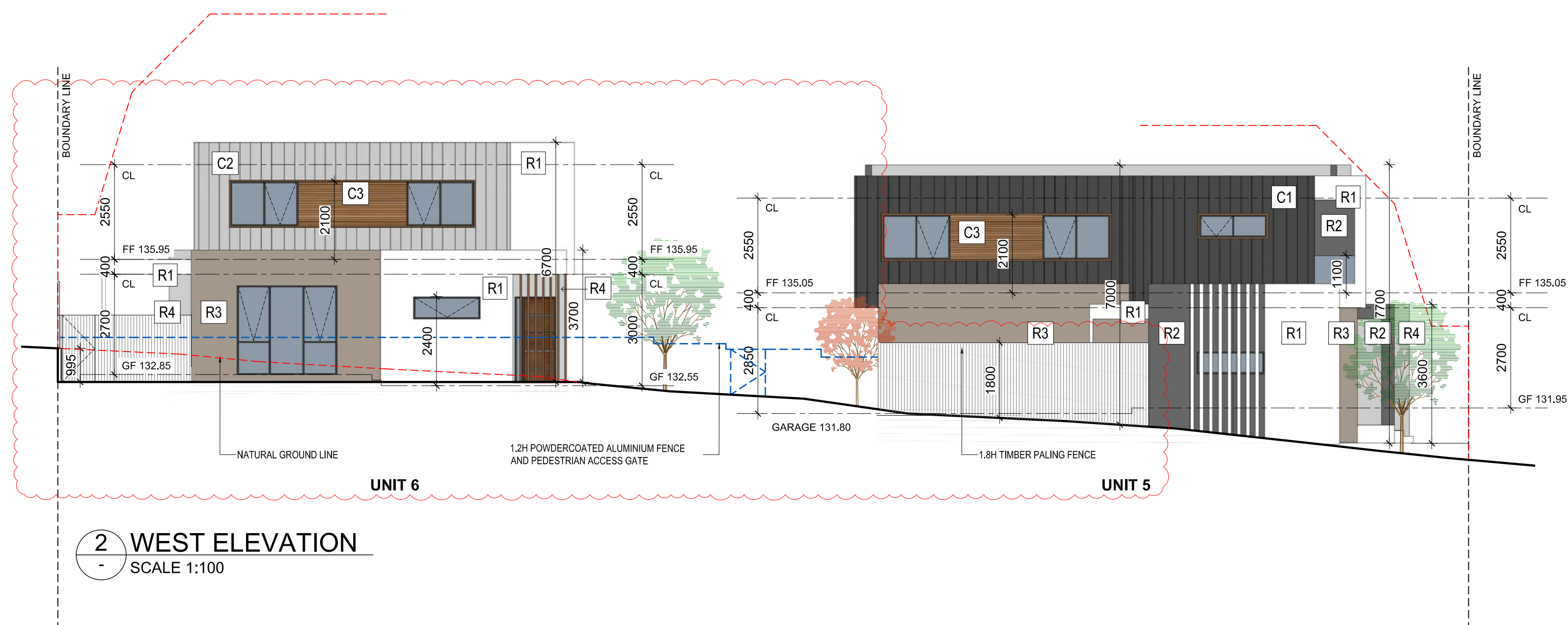
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DRAWING TITLE			
ROOF PLAN		TP-05	
PLOT DATE	DATE	SCALE	1:100
20/05/2021	29/07/2020		
DRAWN	PROJECT N°	SHEET N°	06
XH	2018010		
DRAWING N°			

PED.
X-ING

SANDOWN STREET

131.01 OF INVERT 131.61 OF CONCRETE 132.67 KERB 132.92
130.88 OF BACK 131.72 OF CONCRETE 132.76 KERB 133.04
130.76 OF SANDOWN STREET 131.64 OF INVERT 132.00 OF CONCRETE 132.57 KERB 133.03
130.76 OF SANDOWN STREET 131.64 OF INVERT 132.00 OF CONCRETE 132.57 KERB 133.03
130.76 OF SANDOWN STREET 131.64 OF INVERT 132.00 OF CONCRETE 132.57 KERB 133.03



MATERIAL & COLOUR SCHEDULE

EXTERNAL EAVES & SOFFITS	SQUARE SET SMOOTH WHITE PAINT OR TIMBER LINED FINISH
EXTERNAL WINDOW & DOOR FRAMES	POWDERCOATED ALUMINIUM FINISH COLOUR: WOODLAND GREY, OR SIMILAR
GARAGE DOOR	FULLY AUTOMATED SECTIONAL PANEL DOOR COLORBOND - SURFMIST
DOWNPIPES	COLORBOND FINISH WITH COLOUR TO MATCH WALL
RAINHEADS	COLORBOND FINISH WITH COLOUR TO MATCH WALL
GUTTERS	COLORBOND - WOODLAND GREY
ROOFING	COLORBOND TRAY DECK ROOFING COLORBOND - COLOUR AS SELECTED
PARAPET CAPPING / FLASHING	COLORBOND FINISH WITH COLOUR TO MATCH WALL
DRIVEWAY	COLOURED CONCRETE COLOUR: CHARCOAL, OR SIMILAR
FENCE & GATE	1800mm HIGH CAPPED TIMBER PALING FENCE & GATE 1200mm POWDERCOATED ALUMINIUM FENCE & GATE

R1	APPLIED RENDER FINISH COLOUR: DULUX-NATURAL WHITE, OR SIMILAR
R2	APPLIED RENDER FINISH COLOUR: DULUX-DOMINO, OR SIMILAR
R3	APPLIED RENDER FINISH COLOUR: DULUX-CRUST, OR SIMILAR
R4	APPLIED RENDER FINISH COLOUR: DULUX-STEPNEY, OR SIMILAR
C1	SELECTED VERTICAL ALUMINIUM CLADDING COLOUR: BLACK, COLOUR TO BE CONFIRMED
C2	SELECTED ALUMINIUM CLADDING COLOUR: LIGHT GREY, COLOUR TO BE CONFIRMED
C3	HORIZONTAL POWDERCOATED ALUMINIUM CLADDING COLOUR AS SELECTED



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LOT S5 SANDOWN STREET, UNDERBANK,
BACCHUS MARSH, VICTORIA

For: BOFIZI PTY LTD

Amendments	No	Revision	Date
A	COUNCIL REF		18/02/2021
B	COUNCIL REF		18/02/2021

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DRAWING TITLE	ELEVATIONS
PROJECT DATE	04/06/2020
DATE	20/05/2021
SCALE	1:100
DRAWN	XH
PROJECT NO	2018010
SHEET NO	07
REVISION NO	
TP-06	B

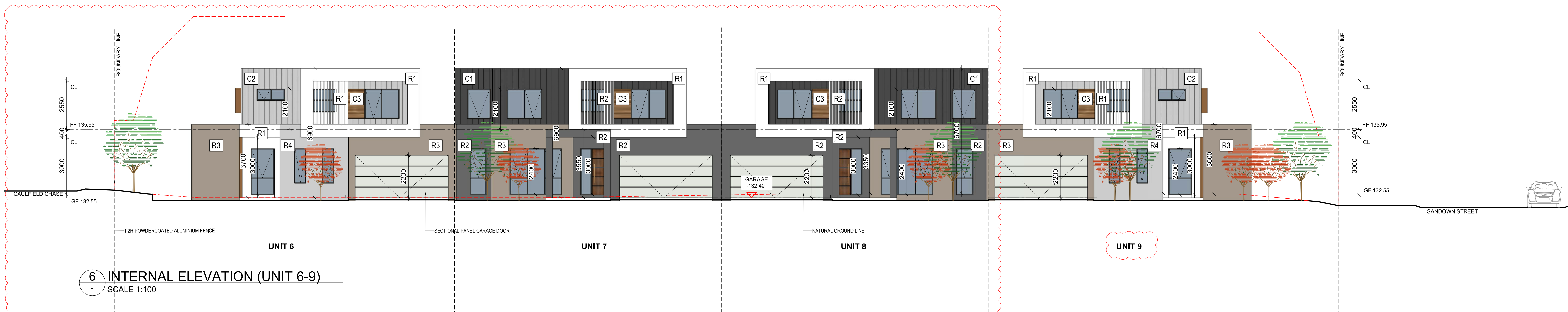


4 EAST ELEVATION
SCALE 1:100

MATERIAL & COLOUR SCHEDULE	
EXTERNAL EAVES & SOFFITS	SQUARE SET SMOOTH WHITE PAINT OR TIMBER LINED FINISH
EXTERNAL WINDOW & DOOR FRAMES	POWDERCOATED ALUMINIUM FINISH COLOUR: WOODLAND GREY, OR SIMILAR
GARAGE DOOR	FULLY AUTOMATED SECTIONAL PANEL DOOR COLORBOND - SURFMIST
DOWNPIPES	COLORBOND FINISH WITH COLOUR TO MATCH WALL
RAINHEADS	COLORBOND FINISH WITH COLOUR TO MATCH WALL
GUTTERS	COLORBOND - WOODLAND GREY
ROOFING	COLORBOND TRAY DECK ROOFING COLORBOND - COLOUR AS SELECTED
PARAPET CAPPING / FLASHING	COLORBOND FINISH WITH COLOUR TO MATCH WALL
DRIVEWAY	COLOURED CONCRETE COLOUR: CHARCOAL, OR SIMILAR
FENCE & GATE	1800mm HIGH CAPPED TIMBER PALING FENCE & GATE 1200mm POWDERCOATED ALUMINIUM FENCE & GATE
R1 APPLIED RENDER FINISH COLOUR: DULUX-NATURAL WHITE, OR SIMILAR R2 APPLIED RENDER FINISH COLOUR: DULUX-DOMINO, OR SIMILAR R3 APPLIED RENDER FINISH COLOUR: DULUX-CRUST, OR SIMILAR R4 APPLIED RENDER FINISH COLOUR: DULUX-STEPNEY, OR SIMILAR C1 SELECTED VERTICAL ALUMINIUM CLADDING COLOUR: BLACK, COLOUR TO BE CONFIRMED C2 SELECTED ALUMINIUM CLADDING COLOUR: LIGHT GREY, COLOUR TO BE CONFIRMED C3 HORIZONTAL POWDERCOATED ALUMINIUM CLADDING COLOUR AS SELECTED	



5 INTERNAL ELEVATION (UNIT 1-5)
SCALE 1:100



6 INTERNAL ELEVATION (UNIT 6-9)
SCALE 1:100

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LOT S5 SANDOWN STREET, UNDERBANK,
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DRAWING TITLE			
ELEVATIONS			
PROJECT NO	DATE	SCALE	
XH	04/08/2020	1:100	
PROJECT NO	2018010	SHEET NO	08
DRAWING NO	TP-07	REVISION NO	B



SHADOW DIAGRAM @9AM (22 SEPTEMBER EQUINOX)



SHADOW DIAGRAM @12PM (22 SEPTEMBER EQUINOX)



SHADOW DIAGRAM @3PM (22 SEPTEMBER EQUINOX)