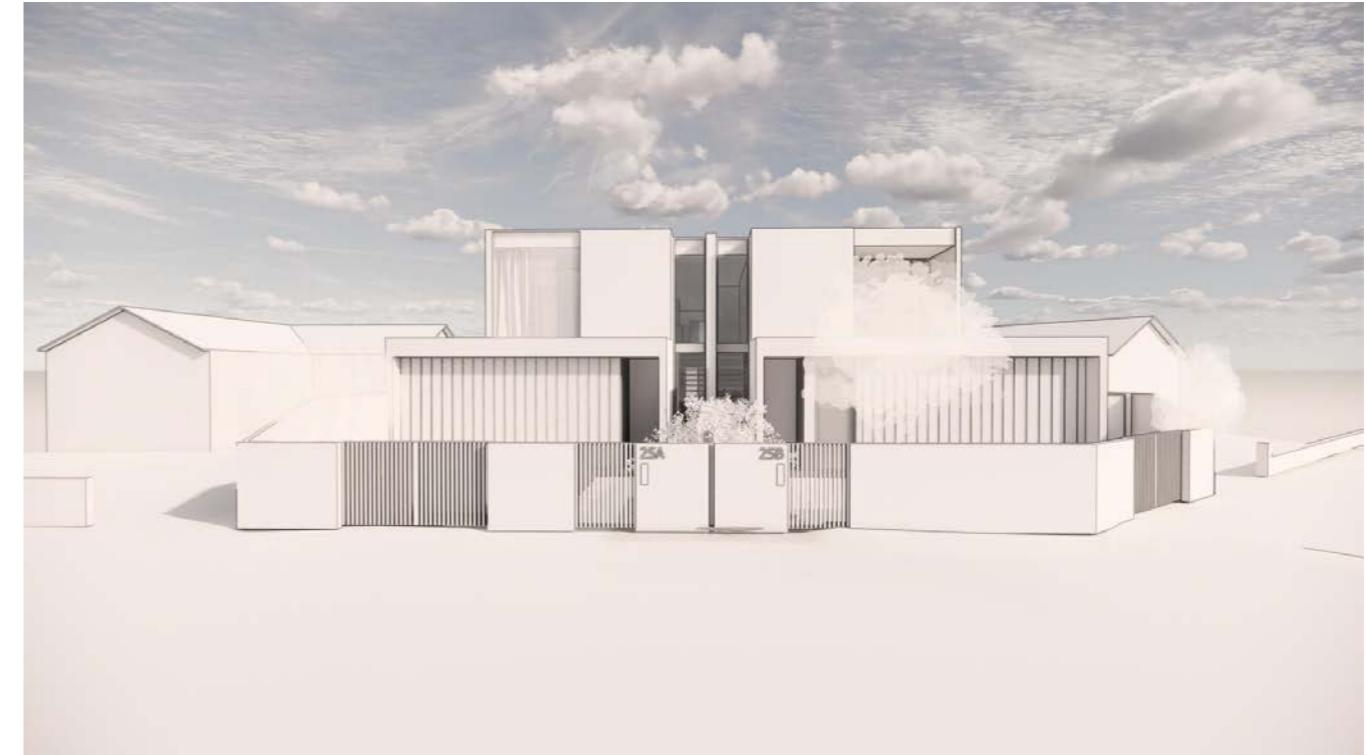


TOWNPLANNING SUBMISSION_RFI

25 LEONARD STREET, HAMPTON EAST VIC 3188

NAME	REVISION	DATE
TP00.01 DESIGN RESPONSE & MATERIALS		27.04.2025
TP00.02 SITE ANALYSIS - PHOTOS	A	27.04.2025
TP00.03 SITE ANALYSIS	A	27.04.2025
TP10.01 SITE PLAN - EXISTING & DEMOLITION	A	27.04.2025
TP10.06 SITE PLAN & ROOF PLAN - PROPOSED	A	27.04.2025
TP20.01 PROPOSED PLAN - GROUND FLOOR	A	27.04.2025
TP20.02 PROPOSED PLAN - LEVEL 1	A	27.04.2025
TP30.01 PROPOSED ELEVATIONS - NORTH & SOUTH		27.04.2025
TP30.02 PROPOSED ELEVATIONS - SOUTH FRONT FENCE	A	27.04.2025
TP30.03 PROPOSED ELEVATIONS - EAST & WEST	A	27.04.2025
TP50.01 SHADOW DIAGRAMS 9AM		27.04.2025
TP50.02 SHADOW DIAGRAMS 10AM		27.04.2025
TP50.03 SHADOW DIAGRAMS 11AM		27.04.2025
TP50.04 SHADOW DIAGRAMS 12PM		27.04.2025
TP50.05 SHADOW DIAGRAMS 1PM		27.04.2025
TP50.06 SHADOW DIAGRAMS 2PM		27.04.2025
TP50.07 SHADOW DIAGRAMS 3PM		27.04.2025



**Bayside City Council
Planning and Environment Act 1987**
ADVERTISED PLAN
Planning Application No.: 5/2024/376/1
Date: 17 June 2025



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PROPOSED 3D CONCEPT VISUALISATION

North Elevation



PROPOSED 3D CONCEPT VISUALISATION

South Elevation (Streetscape)

PROPOSED MATERIALS SCHEDULE



RN1
Charcoal Render
Location: External Wall



RN2
Polished Concrete Look Render (Light Grey)
Location: External Wall



CL1
Cladding System 01
Lysaght Enseam Cladding in a charcoal paint finish
(265mm Variant)
Location: Garage Door and Wall cladding at Groundfloor

CL2
Cladding System 02
Lysaght Enseam Cladding in a charcoal paint finish (465mm Variant)
Location: First Floor Cantelever/Balcony to Dwelling 01

MT1, PC1
Metal Cladding detailing and Powdercoating to match CL1 & CL2



SC1
Privacy Screen Type 1
Aluminium Battens in a Timber look finish (Charred Ash)
Location: First Floor Balcony Privacy Screening



SC2
Screen Type 2
Aluminium blade profile (powdercoated to match CL1, CL2 and MT1)
Location: Front Garden and fence (Pedestrian and vehicle gate)

GL1
Clear Glass Balustrade
Frameless (No green tint)
Location: First Floor Balconies

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DESIGN RESPONSE

The proposal involves constructing two double storey townhouses (side by side) running south to north on the subject site.

ACZ1 - Preference for Townhouse Typology:

In response to Bayside City Council's guidelines and the unique characteristics of the site, our proposal to build two townhouses is both equitable and a more effective use of the irregularly shaped land compared to higher-density alternatives. By opting for two townhouses, we achieve a balanced approach that maximizes the site's potential while maintaining a respectful scale and minimizing impact on the surrounding area. Being in a transitional precinct of the zone (Precinct 6 in the ACZ2), and furthermore Leonard Street being on the outskirt and the final street which is included in the zone (NRZ opposite), we believe this approach ensures that the development integrates seamlessly with the existing neighborhood, preserving the area's character and avoiding the overburdening of local infrastructure and amenities. Additionally, the reduced density allows for more generous landscaping and open space, contributing to a more pleasant living environment and better accommodating the irregular site dimensions. This strategy aligns with the Council's objectives for sustainable and context-sensitive development.

Neighborhood Characteristics:

In response to Bayside City Council's emphasis on preserving neighborhood character while accommodating modern development, our proposed two-storey townhouse integrates contemporary design elements in a manner that respects and enhances the local aesthetic. The design features a refined modern architectural style with clean lines and a balanced scale, harmonizing with the existing streetscape. By incorporating high-quality materials and a thoughtfully articulated facade, the development maintains visual cohesion with neighboring properties while introducing fresh, contemporary elements. The townhouse is set back appropriately to align with prevailing setbacks, ensuring it complements the established rhythm of the neighborhood. Additionally, the integration of landscaping and the preservation of green space reflect the Council's commitment to enhancing local character and environmental sustainability.

Streetscape and Building Form:

The building envelope is crafted from a blend of setbacks, internal functions, and landscaping integration. The principal facade on Leonard Street is designed to step away from neighboring properties, minimizing visual bulk through contrasting forms, compliant setbacks, and extensive landscaping.

Access and Parking:

Each dwelling will include either a double garage or a single garage, both accessed through a secure, gated private crossover. Additionally, a front pedestrian security gate will provide access to the front door via a thoughtfully designed landscaped garden and pathway.

Fencing:

The existing fences to the north, east and west will predominantly remain. A 2-2.2 meter timber palisade fence will be added where necessary. A new 1.5m high fence is proposed to the southern boundary (streetscape) which will be a combination of a aluminium metal blade screening + solid rendered wall.

Landscaping:

The design includes diverse ground-level landscaping to create a pleasant natural environment utilising native planting.

Setback:

Our proposed development fully complies with Bayside City Council's building setback requirements, ensuring that it integrates seamlessly into the existing streetscape. The townhouse is designed with setbacks that align with the Council's guidelines, respecting the established rhythm and scale of neighboring properties. By adhering to these setback regulations, the development maintains adequate spacing between structures, which not only preserves the character of the area but also enhances privacy and access to natural light for both the new and existing homes. This thoughtful approach ensures that the new construction complements the existing neighborhood while contributing positively to the local urban environment.

Energy Efficiency, Solar Access, and Natural Ventilation:

Internal and external living spaces are oriented to the North to maximize solar access. The design ensures excellent natural ventilation through opposing windows and large sliding doors. Enhanced acoustic performance, increased insulation in walls, floors, and roof areas, and thermally efficient glazing will achieve an average minimum of 6-star energy ratings for the dwellings.



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DESIGN RESPONSE & MATERIALS

Project Name

LEONARD

**Client
Address**

**N/A
25 LEONARD STREET, HAMPTON EAST VIC 3188**

Drawn By: A.N SEHOVIC **Scale:** @ A3

Checked By: -

Issued Date: 27.04.2025

Project Stage: TOWNPLANNING
SUBMISSION_RFI
Drawing Revision

TP00.01



CURLY ROURKE RESERVE
View standing corner of Leonard Street/Leonard Street.
Playground, grass and some sparse vegetation.



21 Leonard Street
Corner Block. Two-storey development with basement carparking.
Contemporary design, with Hip Roof.



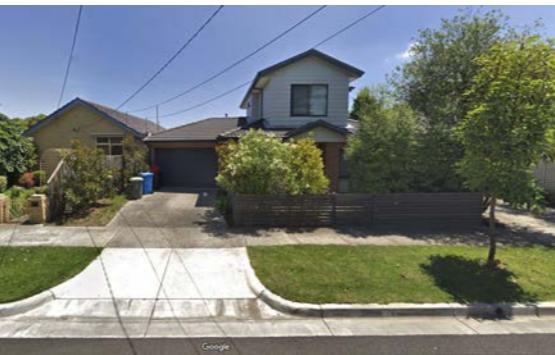
23 Leonard Street
Single storey brick dwelling. Low fence to front with long driveway & sparse vegetation.



25 Leonard Street
Subject Site.



27 Leonard Street
Single storey brick dwelling. Low brick fence to front with long driveway & sparse vegetation.
Carport located to eastern boundary with a single storey extension to rear.



29 Leonard Street
Double storey brick and weatherboard single dwelling.



5 Carrington Street (View from Leonard Street)
Corner Block. Double storey weatherboard single dwelling. High timber paling fence to Leonard Street and a white timber picket fence to Carrington Street frontage.



7 Carrington Street
Single storey brick dwelling. Low brick fence to front, no garage.



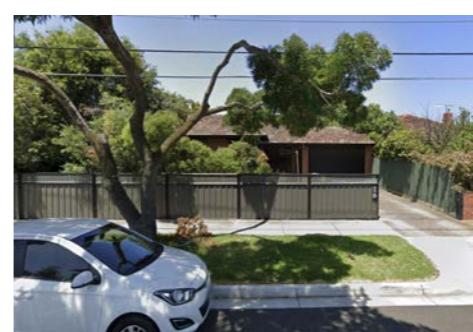
12 Leonard Street
Corner Block. New contemporary double storey single dwelling development in a pale tone render.



14 Leonard Street
Single storey brick and render single dwelling.



16 Leonard Street
Single storey brick single dwelling.



18 Leonard Street
Single storey brick single dwelling. High metal fence and no gate to driveway



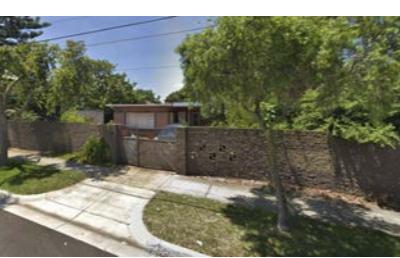
20 Leonard Street
Opposite subject site to south boundary. Double storey weatherboard single dwelling. High solid brick fence and no gate to driveway



22 Leonard Street
Corner Block, opposite subject site to south boundary. Single storey brick single dwelling. High timber and brick fence to street frontage.



24 Seafoam Street
Corner Block, opposite subject site to south boundary. Single storey brick single dwelling.



26 Leonard Street
Opposite subject site to south boundary. Single storey brick single dwelling. Solid high render fence.



3 Carrington Street
Corner Block Townhouse development. Corner of Leonard Street/Carrington Street.
Contemporary double storey townhouses. High timber fence to street frontage, materiality of development is a mix of colorbond cladding and render.

**Bayside City Council
Planning and Environment Act 1987**

ADVERTISED PLAN

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Date: 17 June 2025



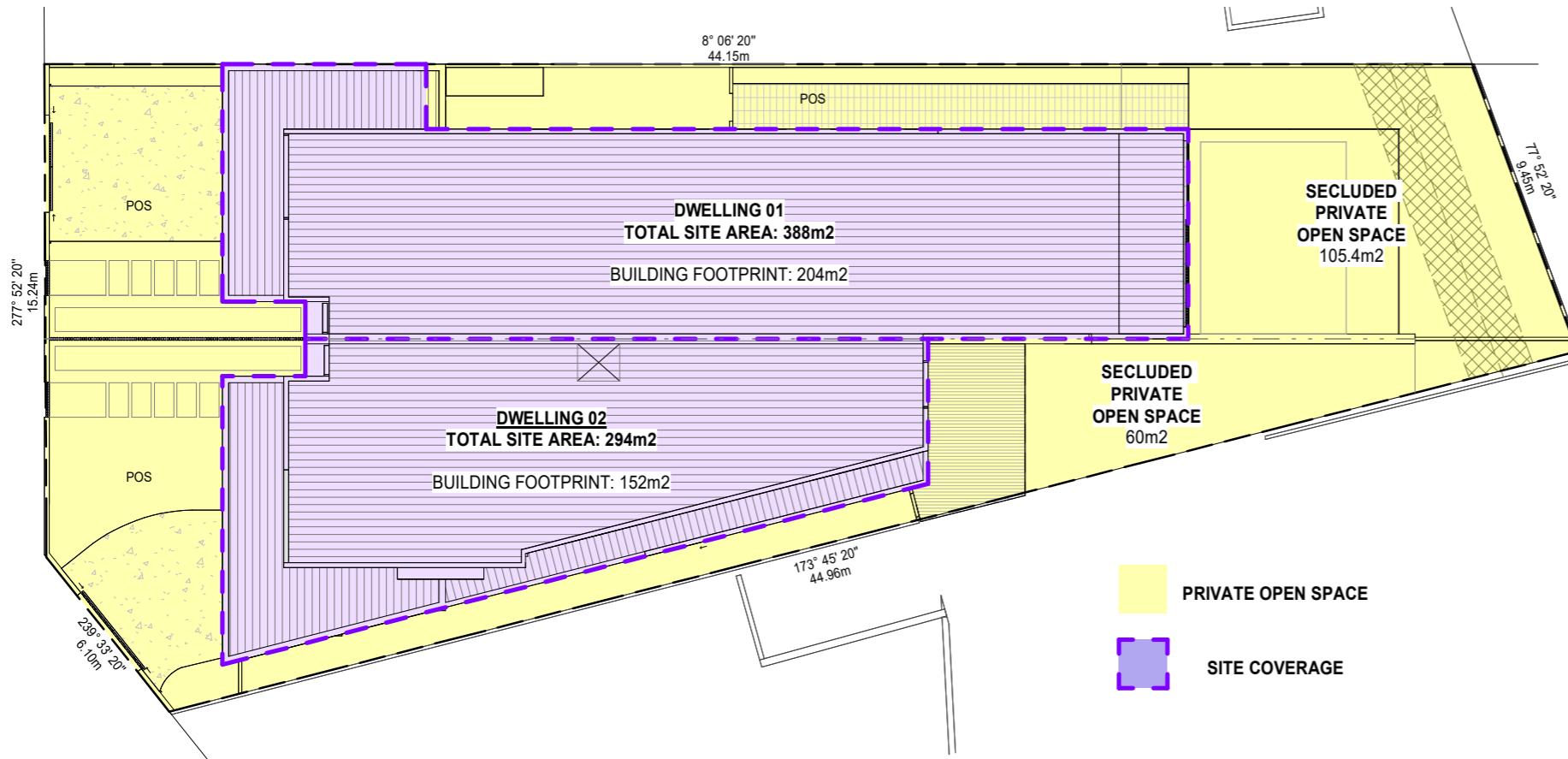
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Drawing Name
SITE ANALYSIS - PHOTOS
Project Name
LEONARD
Client
Address
N/A
25 LEONARD STREET, HAMPTON EAST VIC 3188

Drawn By: A.N SEHOVIC **Scale:** @ A3
Checked By: -
Issued Date: 27.04.2025
Project Stage: TOWNPLANNING
SUBMISSION_RFI
Drawing: Revision

TP00.02 REV.A



DEVELOPMENT SUMMARY

TOTAL SITE BOUNDARY AREA: 681.74 M²

PROPOSED LOT 01 DWELLING 01:
TOTAL SITE BOUNDARY AREA: 388 M²

PROPOSED:

GROUND FLOOR AREA:	184M ² / 47.42%
FIRST FLOOR AREA:	180M ² / 46.39%
BUILDING FOOTPRINT:	204M ² / 52.58%
PERMEABLE SURFACES:	115.6M ² / 29.8%
IMPERVIOUS SURFACES:	68.8M ² / 17.73%
INCLUDING: POOL, POOL PAVING, DRIVEWAY	
GARDEN AREA:	74.6M ² / 19.23%
PRIVATE OPEN SPACE	184.4M ² / 47.52%
SECLUDED PRIVATE OPEN SPACE	105.4M ² / 27.16%

PROPOSED LOT 02 DWELLING 02:
TOTAL SITE BOUNDARY AREA: 294 M²

PROPOSED:

GROUND FLOOR AREA:	152.00M ² / 51.7%
FIRST FLOOR AREA:	115.60M ² / 39.32%
BUILDING FOOTPRINT:	152.00M ² / 51.7%
PERMEABLE SURFACES:	105.50M ² / 35.9%
IMPERVIOUS SURFACES:	32.50M ² / 11.05%
INCLUDING: OUTDOOR PAVING, DRIVEWAY	
GARDEN AREA:	80.20M ² / 27.27%
PRIVATE OPEN SPACE	138.00M ² / 46.9%
SECLUDED PRIVATE OPEN SPACE	60.00M ² / 20.41%

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Date: 17 June 2025



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Drawing Name
SITE ANALYSIS
Project Name
LEONARD
Client
Address
N/A
25 LEONARD STREET, HAMPTON EAST VIC 3188

Drawn By: A.N SEHOVIC Scale: As indicated @ A3
Checked By: -
Issued Date: 27.04.2025
Project Stage: TOWNPLANNING SUBMISSION_RFI
Drawing Revision

TP00.03 REV.A

LEONARD STREET

Bayside City Council
Planning and Environment Act 1987

ADVERTISED PLAN

Planning Application No.: 5/2024/376/1

Date: 17 June 2025

SEAFOAM
STREET

LEONARD STREET

1 SITE PLAN - EXISTING & DEMOLITION

TP10.01

1 : 200



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Drawing Name
SITE PLAN - EXISTING & DEMOLITION

Project Name
LEONARD

Client
Address

N/A
25 LEONARD STREET, HAMPTON EAST VIC 3188

Drawn By: A.N SEHOVIC Scale: 1: 200 @ A3

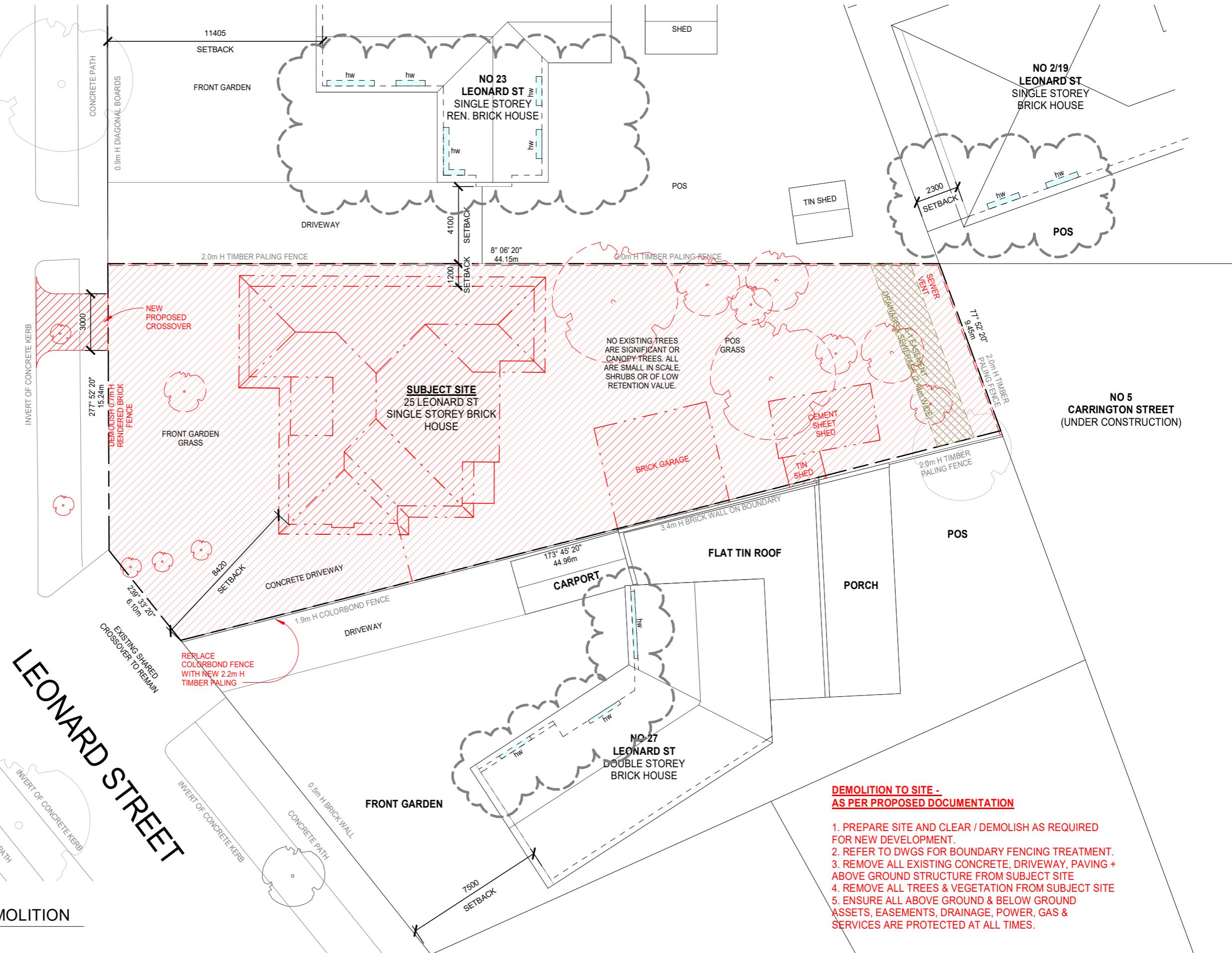
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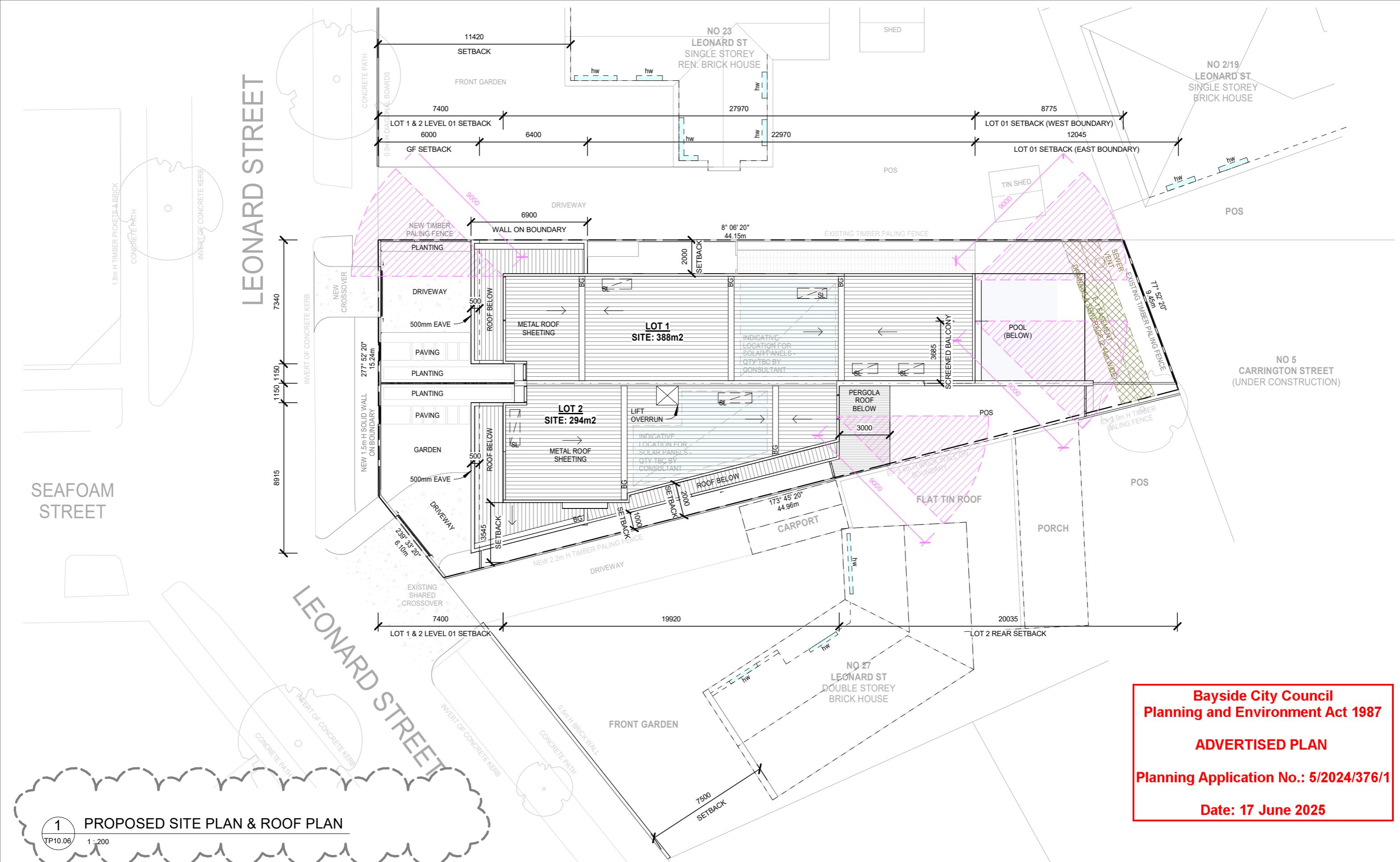
Issued Date: 27.04.2025

Project Stage: TOWNPLANNING
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Drawing Revision

TP10.01 REV.A





Bayside City Council Planning and Environment Act 1987

ADVERTISED PLAN

Planning Application No.: 5/2024/376/1

Date: 17 June 2025

PROPOSED SITE PLAN & ROOF PLAN

TP10



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Drawing Name
SITE PLAN & ROOF PLAN - PROPOSED

Project Name
LEONARD

Client
Address

N/A
25 LEONARD STREET, HAMPTON EAST VIC 318

Drawn By: A.N SEHOVIC **Scale:** 1:200 @ A3
Checked By: -
Issued Date: 27.04.2025
Project Stage: TOWNPLANNING
SUBMISSION_RFI
Drawing Revision

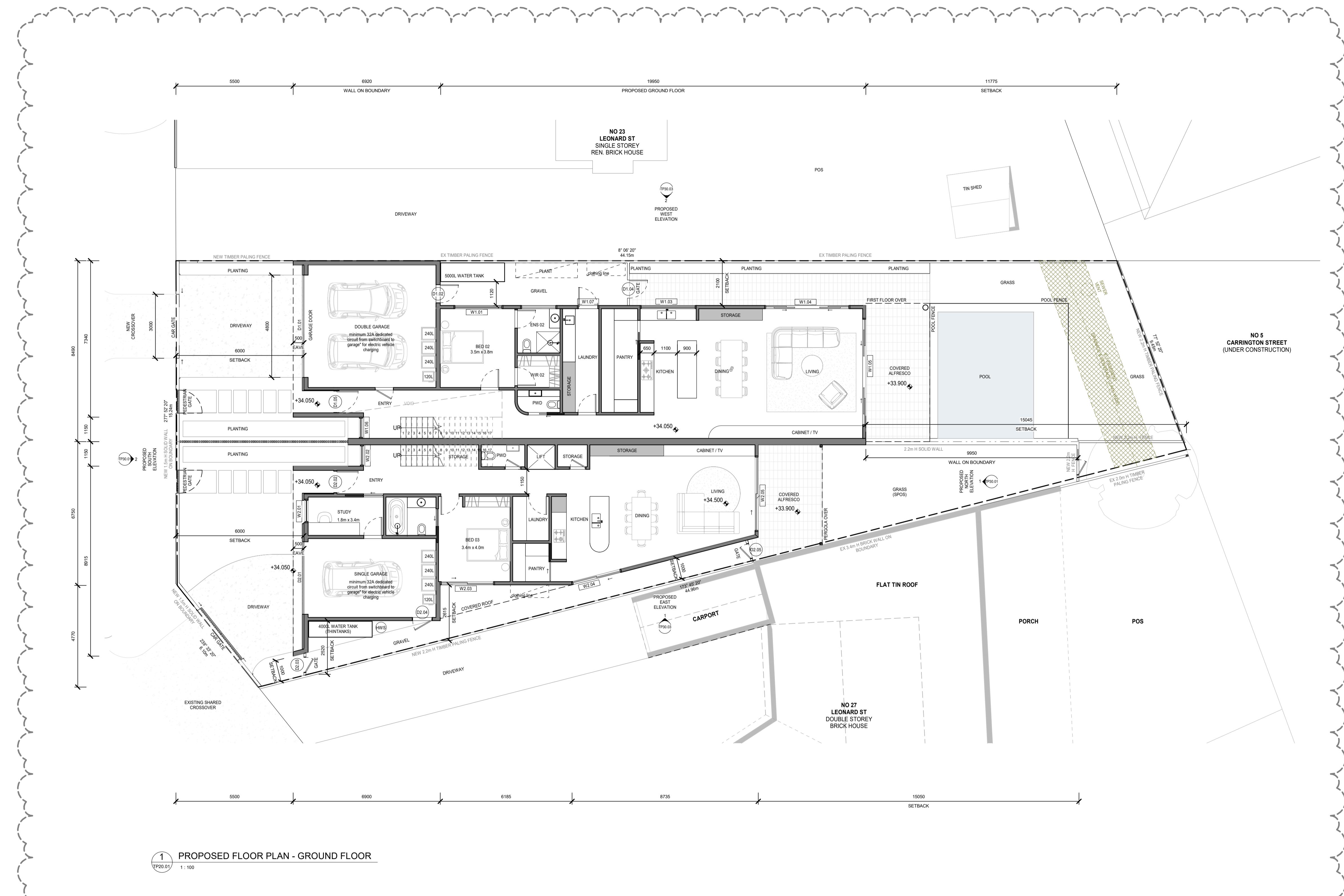
TP10.06 REV.A

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ADVERTISED PLAN

Planning Application No.: 5/2024/376/1

Date: 17 June 2025



The logo for Say Architecture, featuring a large, stylized lowercase 's' in light blue on a dark brown background. To the right, the company name 'SAY ARCHITECTURE' is written in a bold, black, sans-serif font. Below the name, the email address 'studio@sayarchitecture.com.au' and the phone number '+61 423 354 009' are listed. At the bottom, the ABN '91 677 836 190' and ACN '677 836 190' are provided.

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STRUC. & CIVIL ENGI

Structural and Civil Engineer

NEER SERVICES ENGINEER

Building Services Engineer

ER

BUILDING SURVEY

ESD Consultant

DR **ESD CONSULTANT**
Building Surveyor

Rev.	Description	Date
A	Town Planning: REV A	18.04.2025

Drawing Name
PROPOSED PLAN - GROUND FLOOR

Project Name
LEONARD

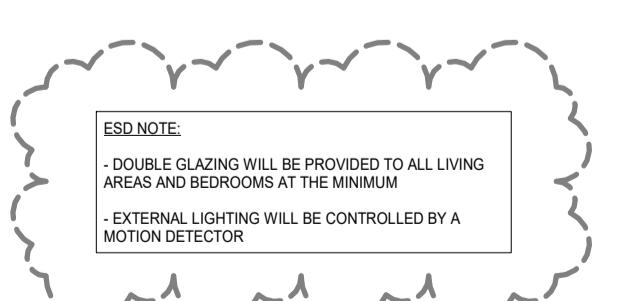
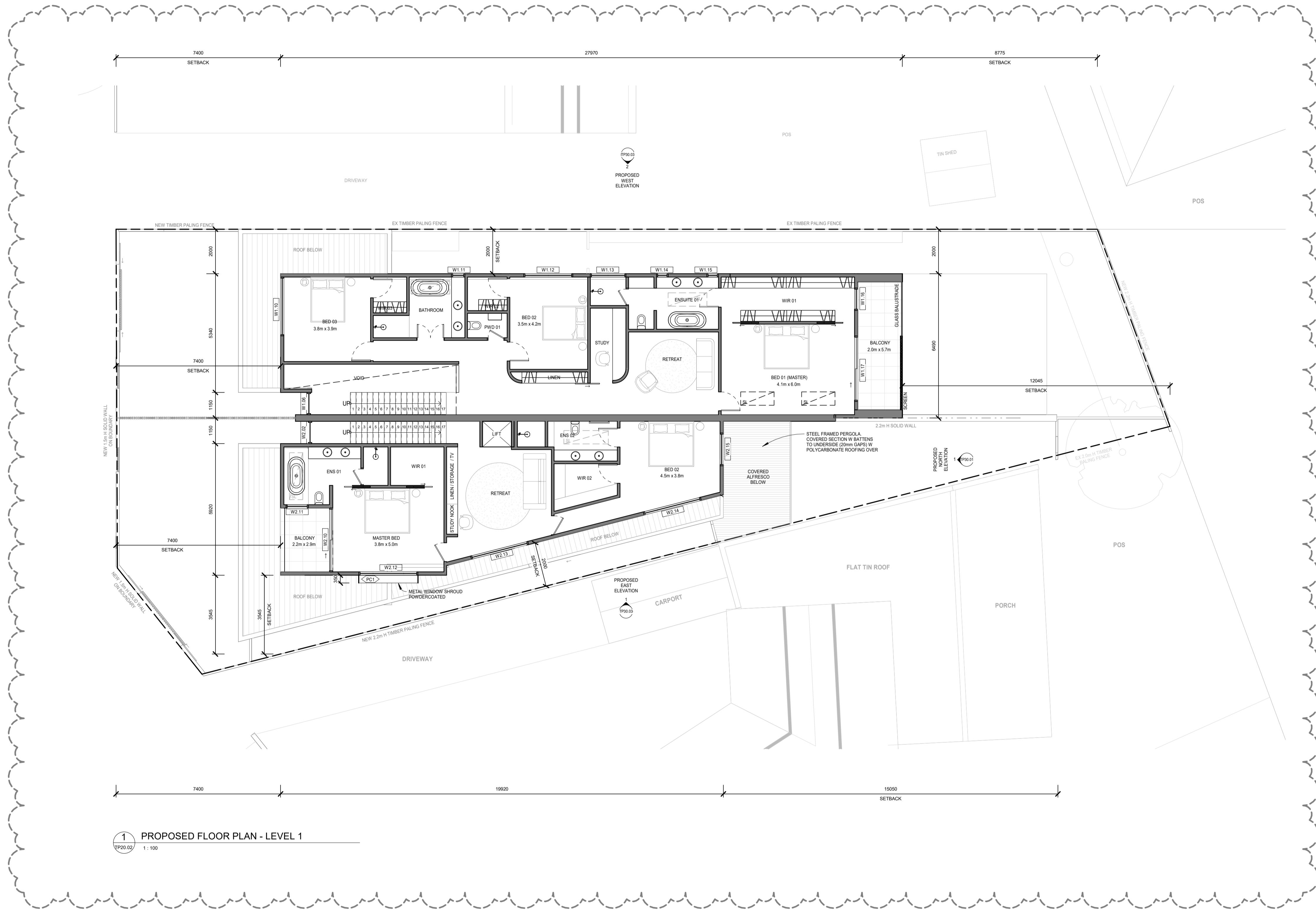
Client	N/A
Address	25 LEONARD STREET

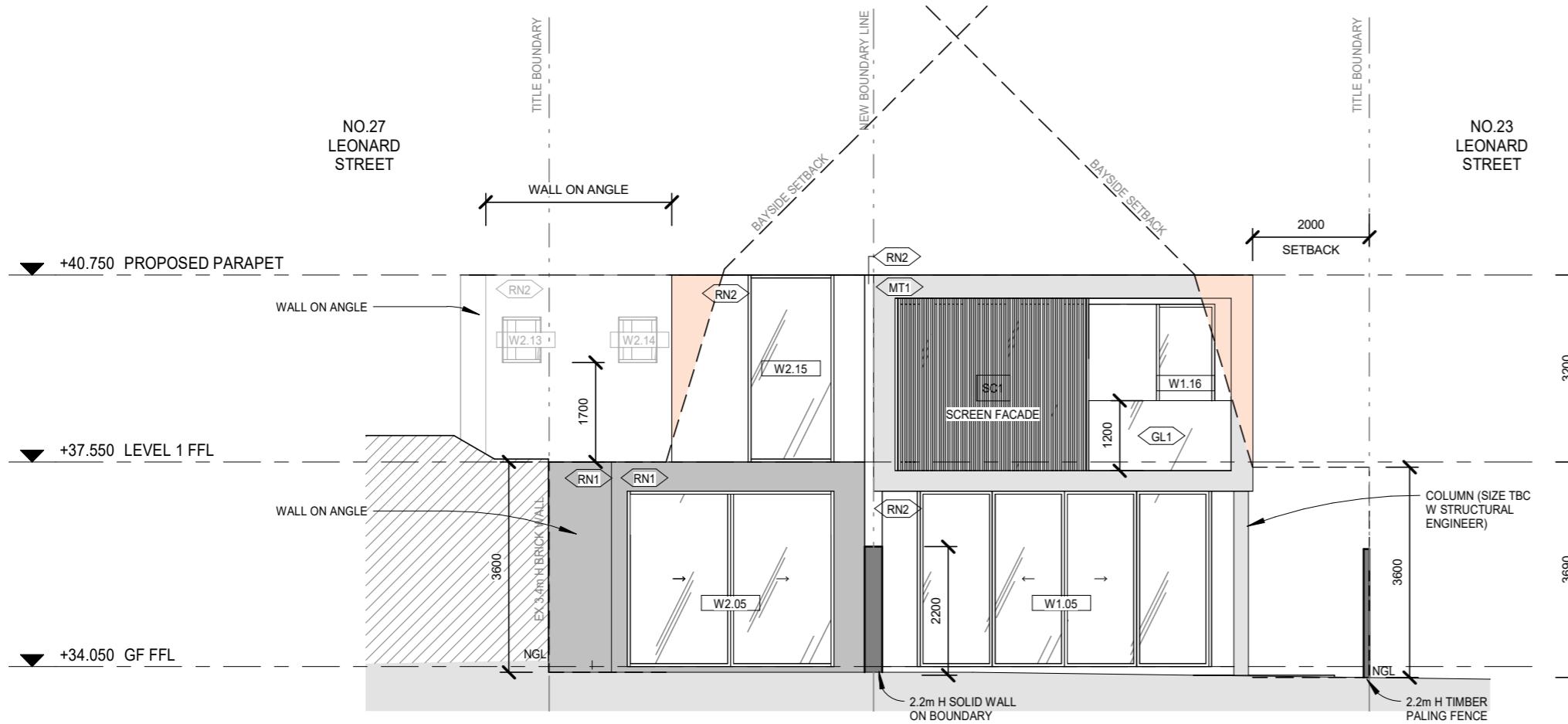
ESD NOTE:

- DOUBLE GLAZING WILL BE PROVIDED TO ALL LIVING AREAS AND BEDROOMS AT THE MINIMUM
- EXTERNAL LIGHTING WILL BE CONTROLLED BY A MOTION DETECTOR

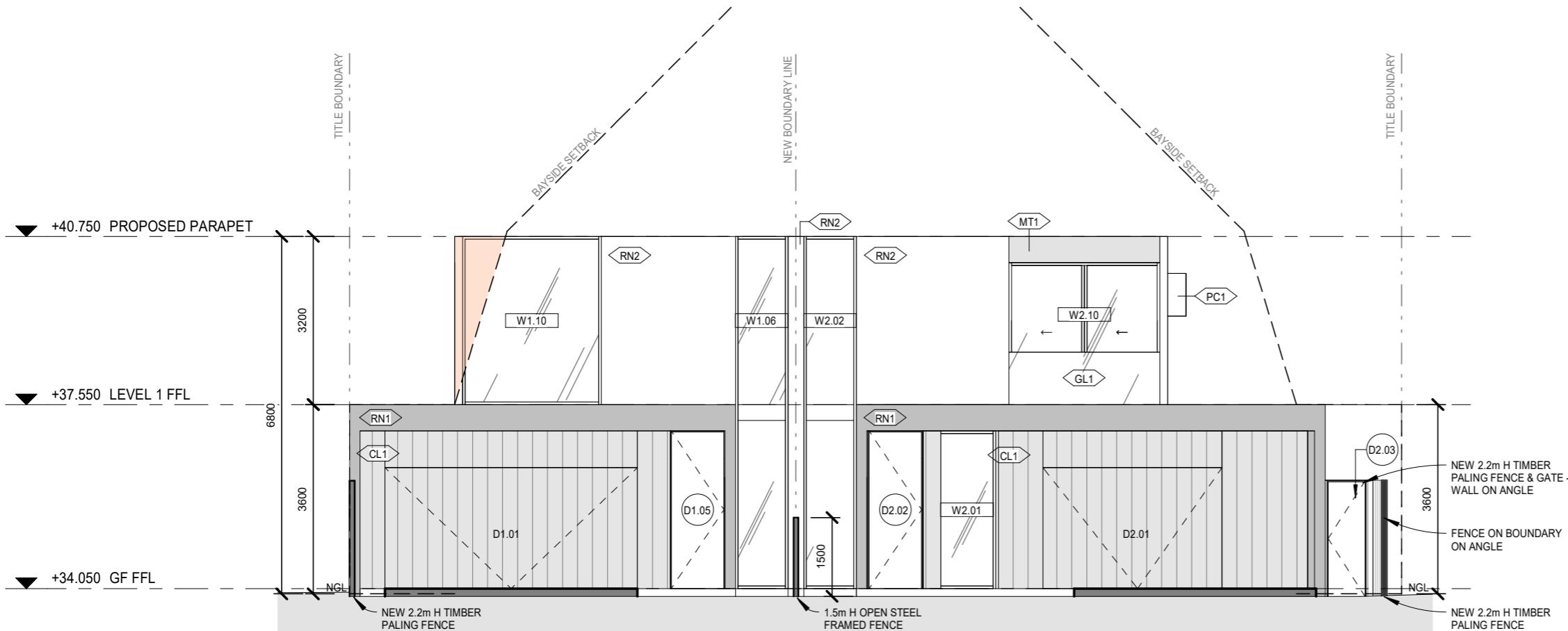
Drawn By: A.N SEHOVIC **Scale:** 1 : 100 @ A1
Checked By: -
Issued Date: 29.04.2025
Project Stage: TOWNPLANNING
SUBMISSION_RFI
Drawing Revision

TP20.01 REV.A





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Planning and Environment Act 1987**
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Planning Application No.: 5/2024/376/1
Date: 17 June 2025



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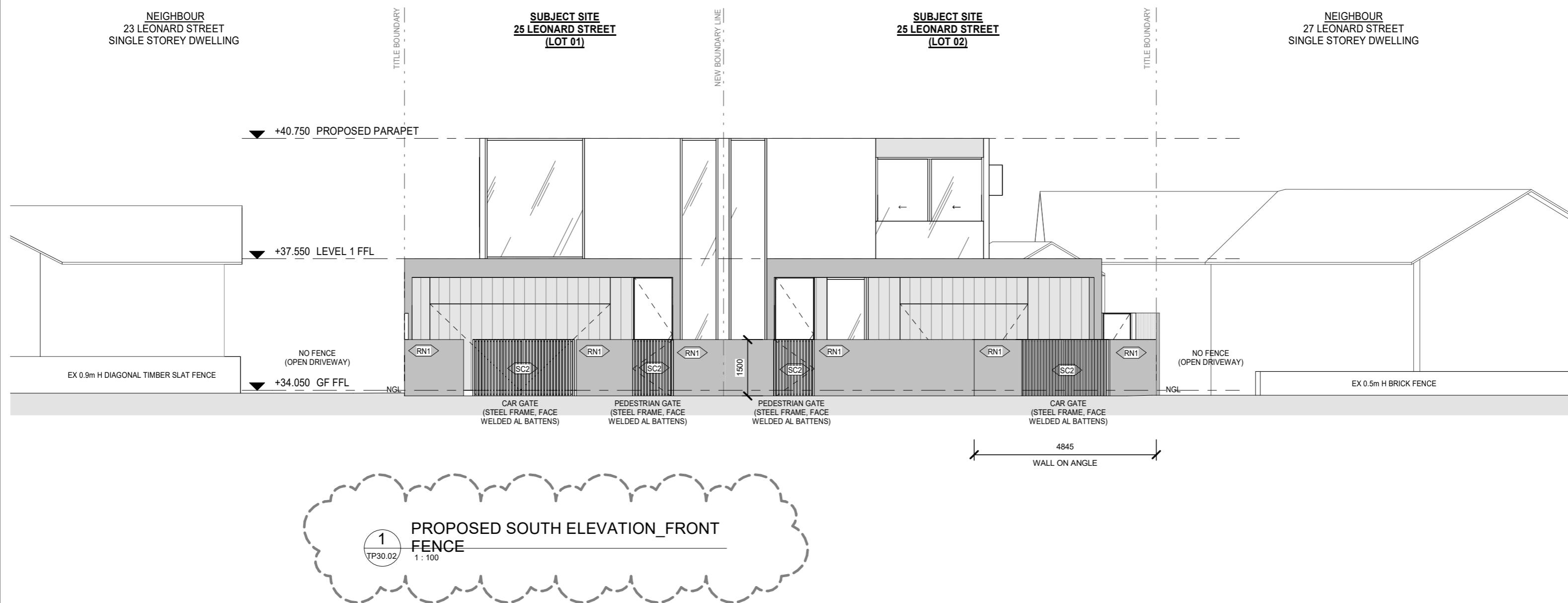
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Drawing Name: **PROPOSED ELEVATIONS - NORTH & SOUTH**
Project Name: **LEONARD**
Client Address: **N/A**
25 LEONARD STREET, HAMPTON EAST VIC 3188

Drawn By: **A.N SEHOVIC** Scale: **1:100 @ A3**
Checked By: **-**
Issued Date: **27.04.2025**
Project Stage: **TOWNPLANNING SUBMISSION_RFI**
Drawing Revision

TP30.01

**Bayside City Council
Planning and Environment Act 1987**
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Planning Application No.: 5/2024/376/1
Date: 17 June 2025

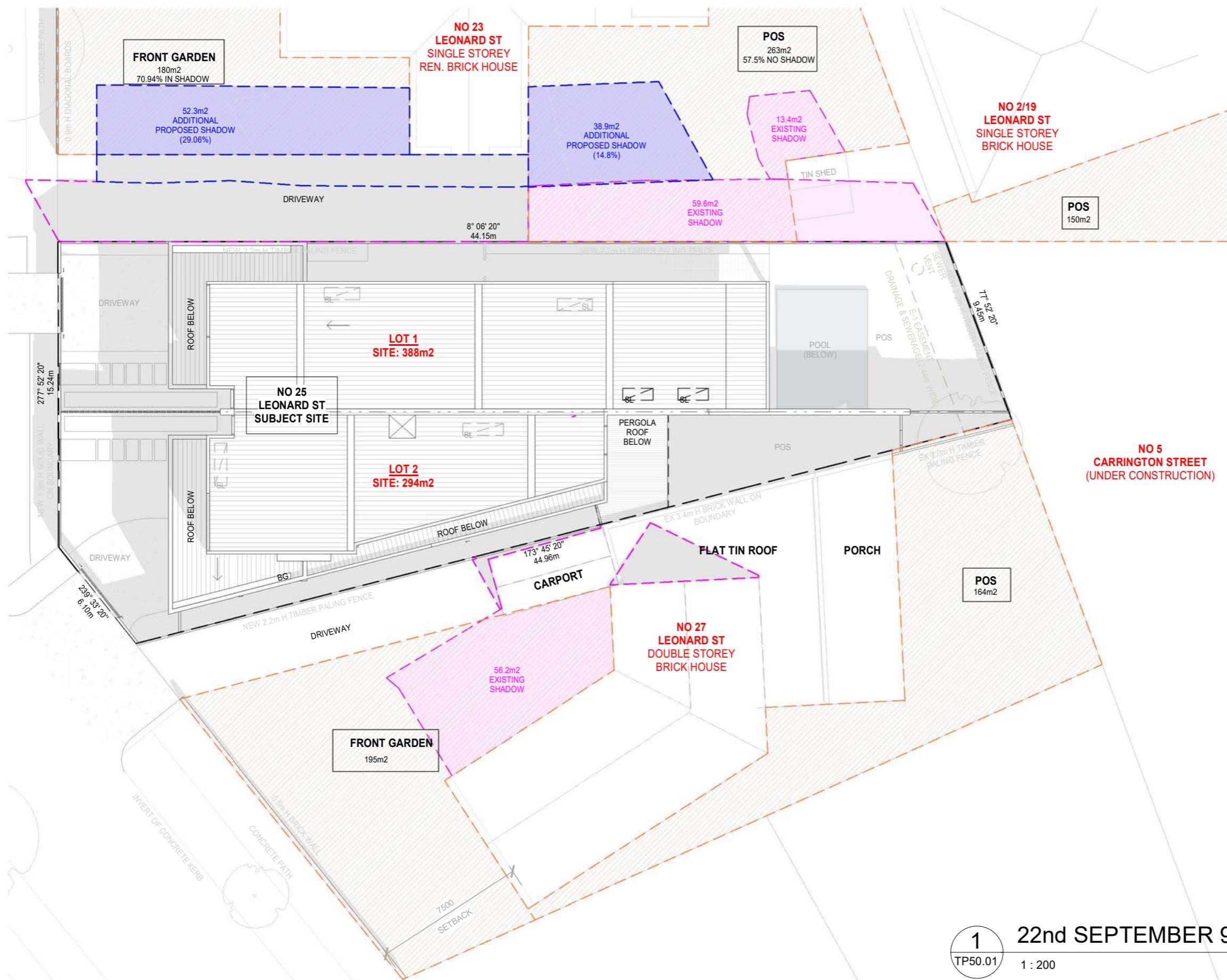


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Drawing Name
PROPOSED ELEVATIONS - SOUTH FRONT FENCE
Project Name
LEONARD
Client
Address
N/A
25 LEONARD STREET, HAMPTON EAST VIC 3188

Drawn By: A.N SEHOVIC Scale: 1:100 @ A3
Checked By: -
Issued Date: 27.04.2025
Project Stage: TOWNPLANNING SUBMISSION_RFI
Drawing Revision
TP30.02 REV.A



Bayside City Council
Planning and Environment Act 1987
ADVERTISED PLAN
Planning Application No.: 5/2024/376/1
Date: 17 June 2025

- PRIVATE OPEN SPACE
- LINE OF EXISTING SUNLIGHT
- EXISTING SUNLIGHT OVER PRIVATE OPEN SPACE
- ADDITIONAL PROPOSED SUNLIGHT OVER PRIVATE OPEN SPACE



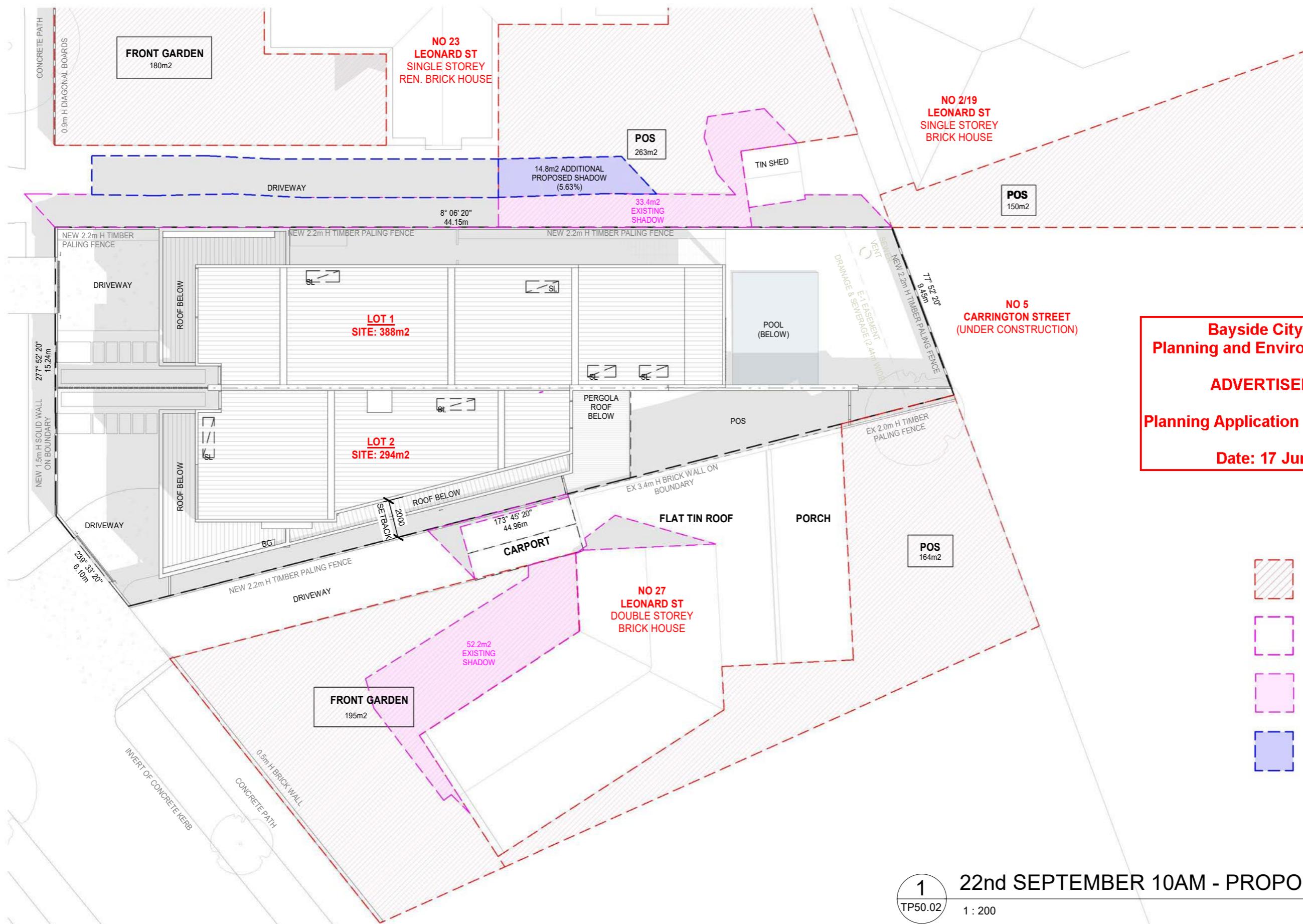
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Drawing Name: SHADOW DIAGRAMS 9AM
Project Name: LEONARD
Client Address: N/A
25 LEONARD STREET, HAMPTON EAST VIC 3188

Drawn By: A.N SEHOVIC Scale: 1: 200 @ A3
Checked By: -
Issued Date: 27.04.2025
Project Stage: TOWNPLANNING SUBMISSION_RFI
Drawing Revision

TP50.01



Bayside City Council
Planning and Environment Act 1987
ADVERTISED PLAN
Planning Application No.: 5/2024/376/1
Date: 17 June 2025



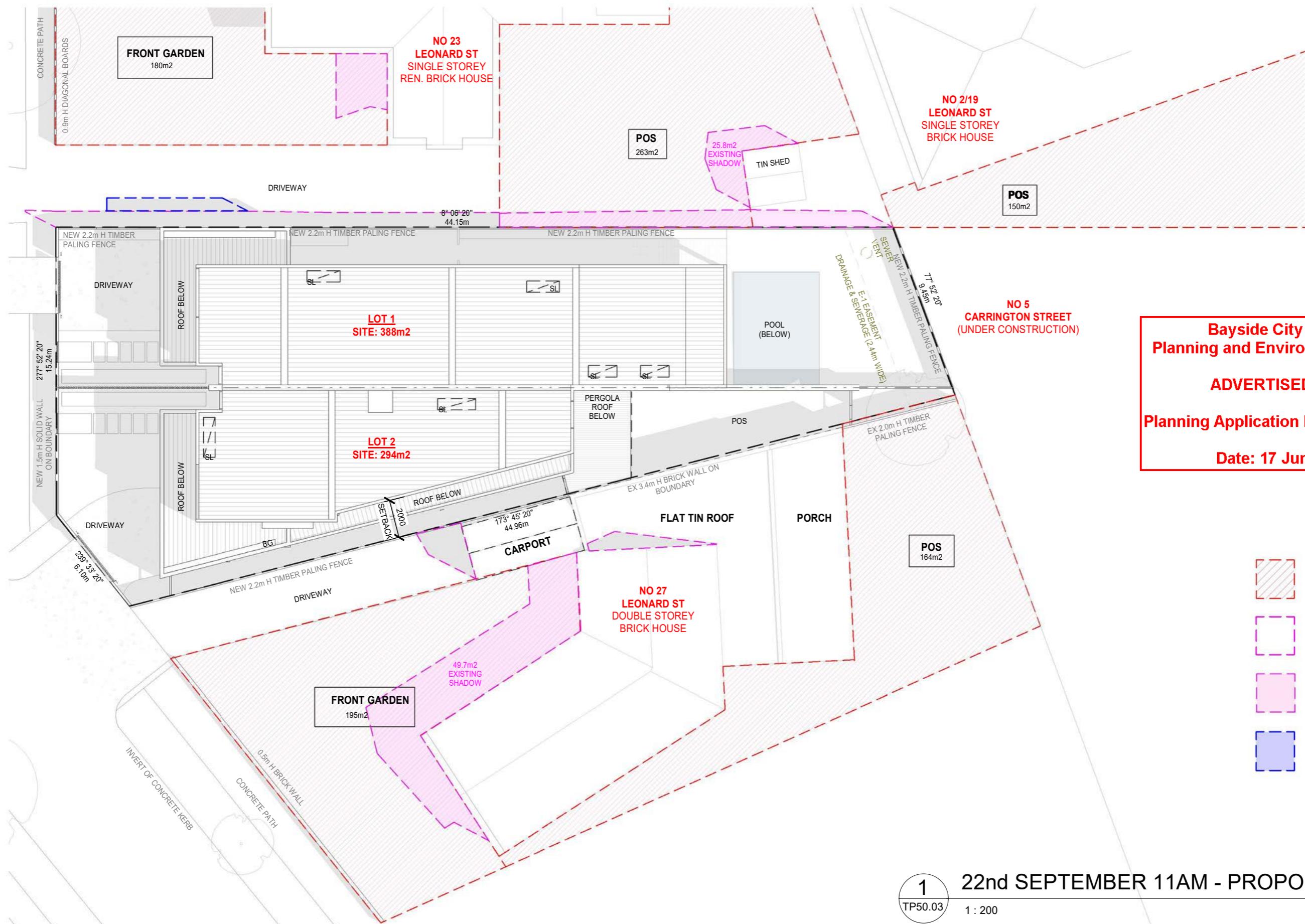
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Drawing Name: SHADOW DIAGRAMS 10AM
 Project Name: LEONARD
 Client Address: N/A
 25 LEONARD STREET, HAMPTON EAST VIC 3188

Drawn By: A.N SEHOVIC Scale: 1: 200 @ A3
 Checked By: -
 Issued Date: 27.04.2025
 Project Stage: TOWNPLANNING SUBMISSION_RFI
 Drawing Revision

TP50.02



Bayside City Council
Planning and Environment Act 1987

ADVERTISED PLAN

Planning Application No.: 5/2024/376/1

Date: 17 June 2025

Diagram illustrating four types of sunlight boundaries:

- PRIVATE OPEN SPACE (diagonal hatching)
- LINE OF EXISTING SUNLIGHT (magenta dashed line)
- EXISTING SUNLIGHT OVER PRIVATE OPEN SPACE (pink shaded area)
- ADDITIONAL PROPOSED SUNLIGHT OVER PRIVATE OPEN SPACE (blue shaded area)

<divTP50.01



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studio@sayarchitecture.com.au
+61 423 354 009
gab 91 677 836 190 acn 677 836 190

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ARCHITECT.

THE DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT
SECONDARY CONSULTANTS DRAWINGS, DETAILS & SPECIFICATIONS.

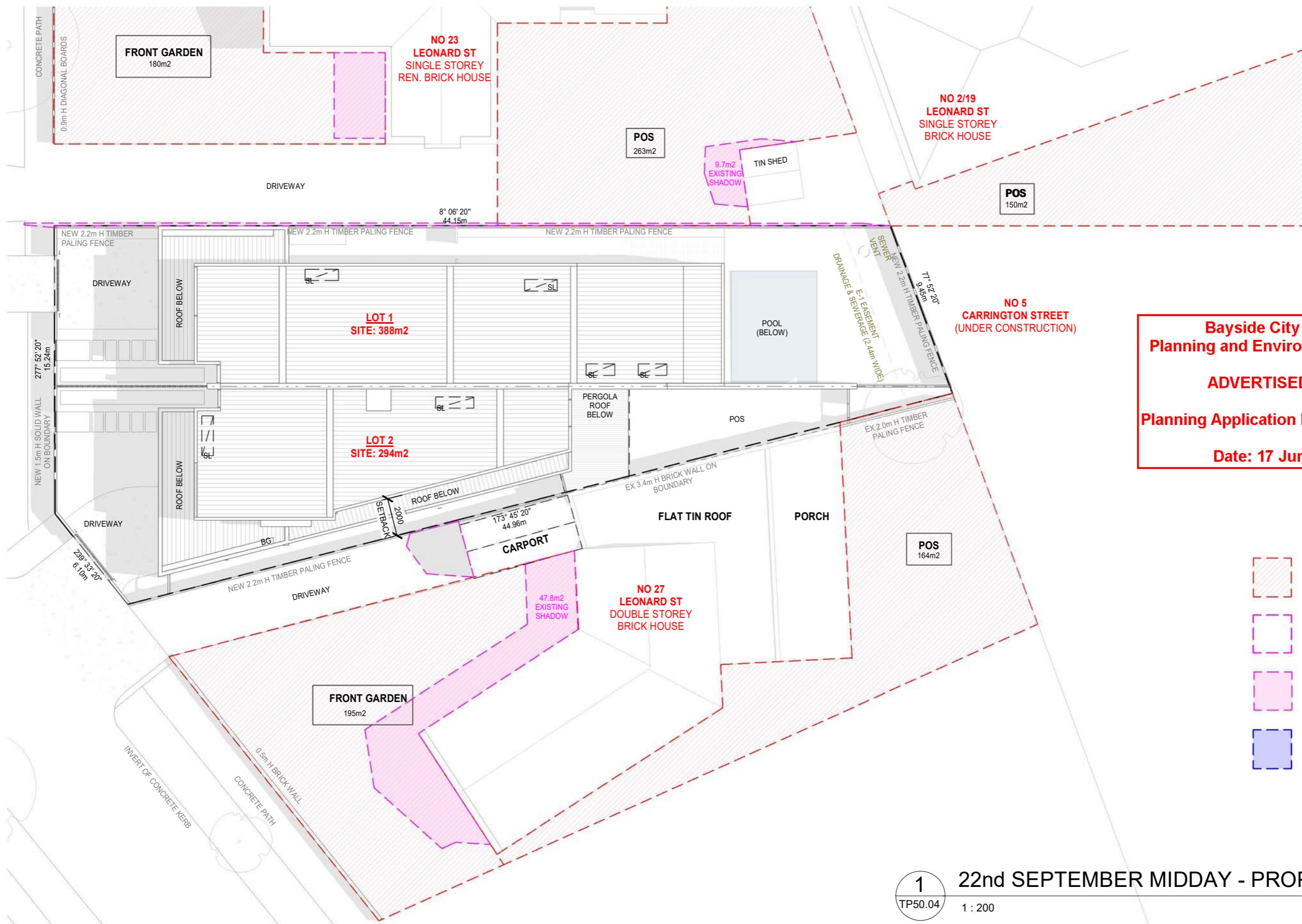
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VERIFIED ON SITE.

Drawing Name
SHADOW DIAGRAMS 11AM

Project Name
LEONARD

Client	N/A
Address	25 LEONA

TP50.03



Bayside City Council
Planning and Environment Act 1987
ADVERTISED PLAN
Planning Application No.: 5/2024/376/1
Date: 17 June 2025

- PRIVATE OPEN SPACE**
- LINE OF EXISTING SUNLIGHT**
- EXISTING SUNLIGHT OVER PRIVATE OPEN SPACE**
- ADDITIONAL PROPOSED SUNLIGHT OVER PRIVATE OPEN SPACE**



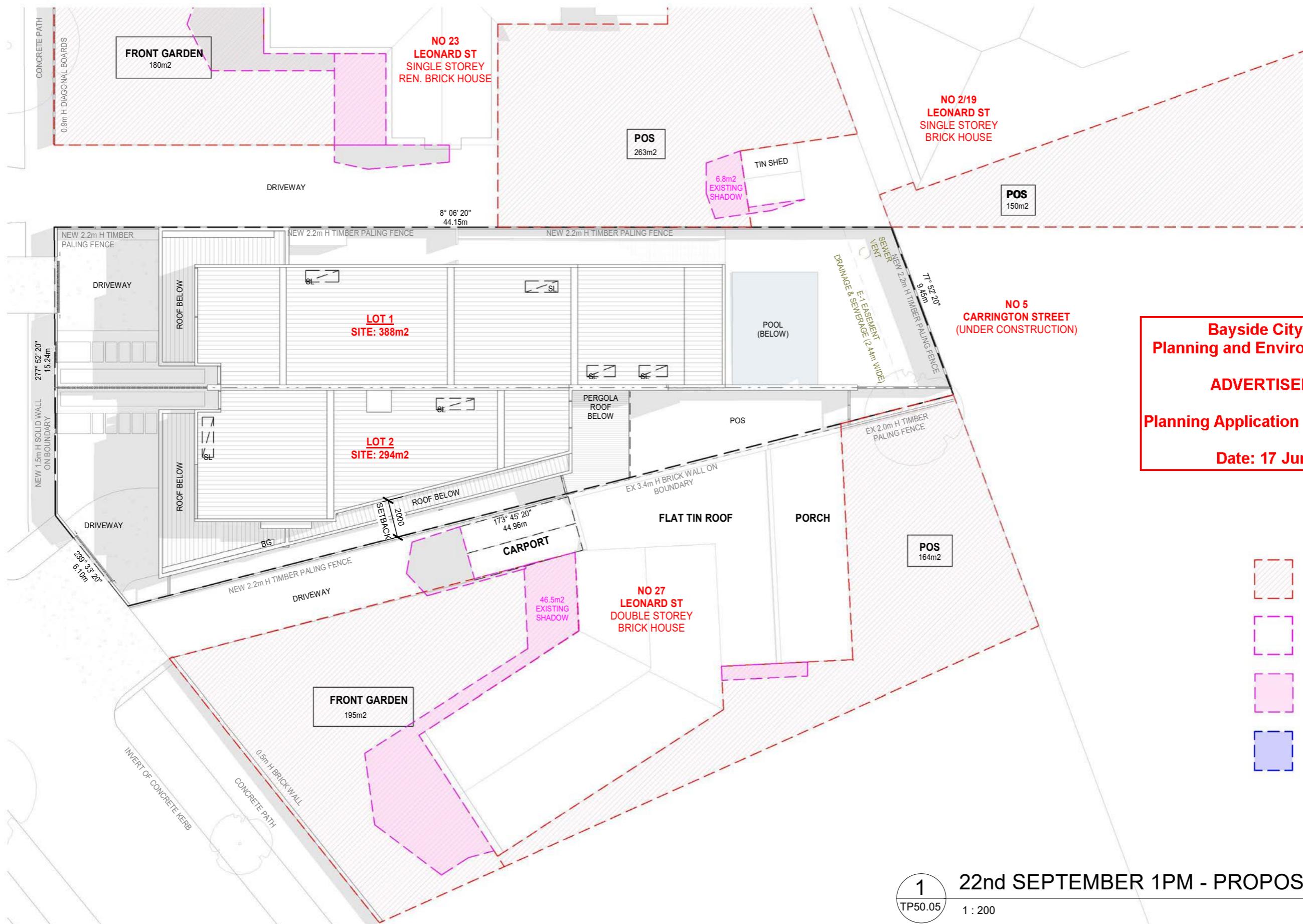
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Drawing Name
SHADOW DIAGRAMS 12PM
Project Name
LEONARD
Client
Address
N/A
25 LEONARD STREET, HAMPTON EAST VIC 3188

Drawn By: A.N SEHOVIC **Scale:** 1: 200 @ A3
Checked By: -
Issued Date: 27.04.2025
Project Stage: TOWNPLANNING SUBMISSION_RFI
Drawing **Revision**

TP50.04



**Bayside City Council
Planning and Environment Act 1987
ADVERTISED PLAN
Planning Application No.: 5/2024/376/1
Date: 17 June 2025**

- PRIVATE OPEN SPACE
- LINE OF EXISTING SUNLIGHT
- EXISTING SUNLIGHT OVER PRIVATE OPEN SPACE
- ADDITIONAL PROPOSED SUNLIGHT OVER PRIVATE OPEN SPACE

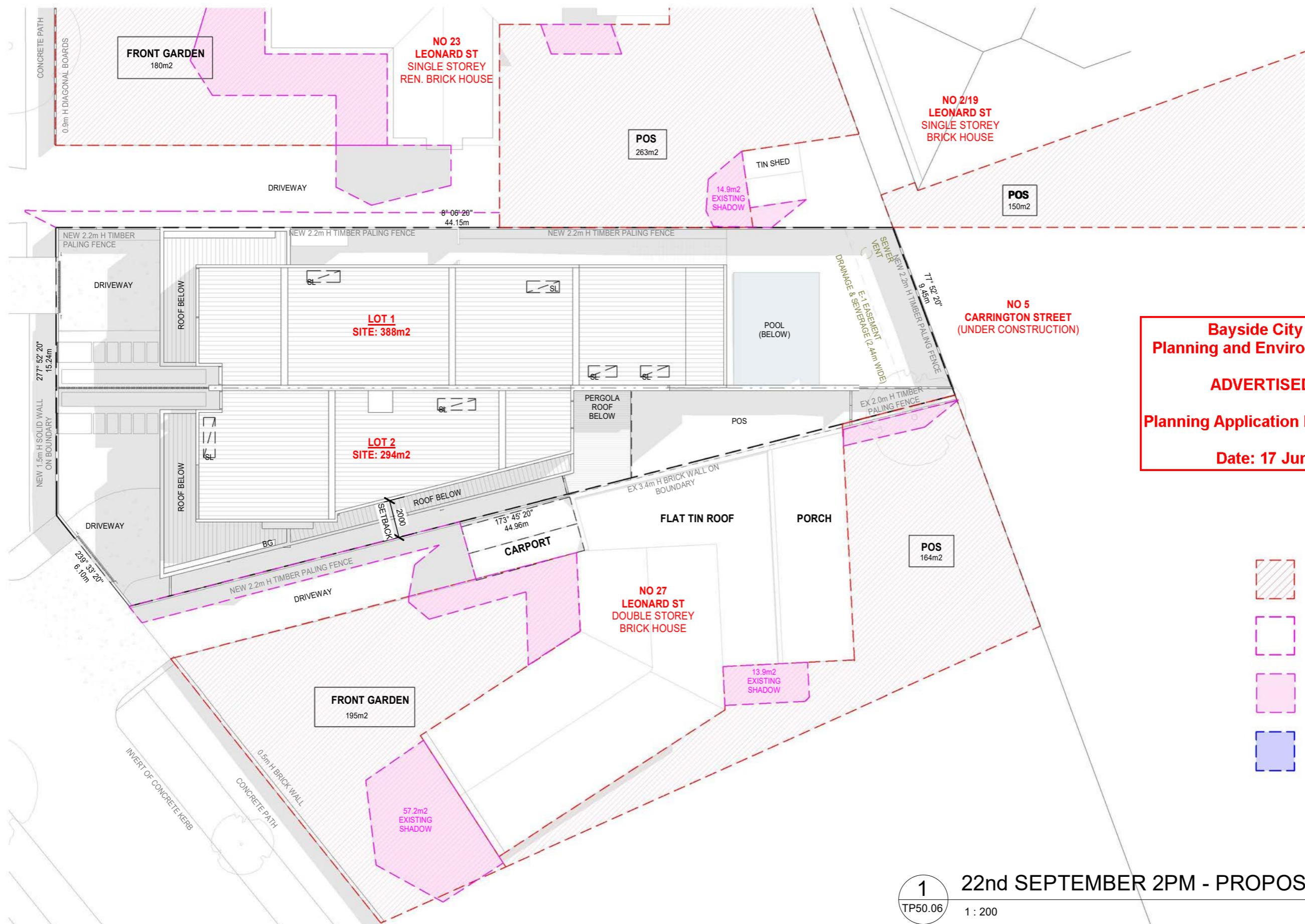


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Drawing Name: SHADOW DIAGRAMS 1PM
Project Name: LEONARD
Client Address: N/A
25 LEONARD STREET, HAMPTON EAST VIC 3188

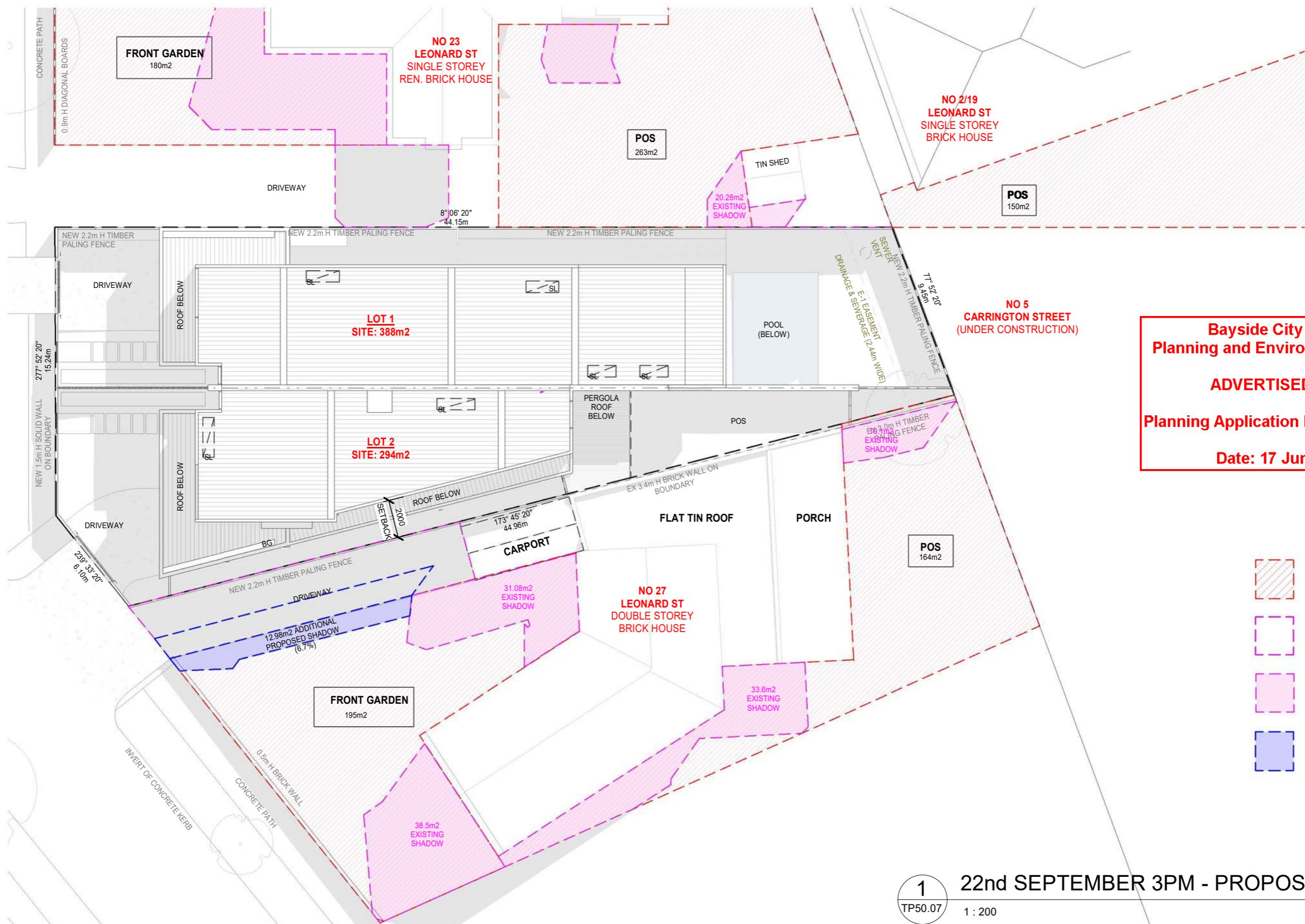
Drawn By: A.N SEHOVIC Scale: 1: 200 @ A3
Checked By: A.N SEHOVIC
Issued Date: 27.04.2025
Project Stage: TOWNPLANNING SUBMISSION_RFI
Drawing Revision
TP50.05



Bayside City Council
Planning and Environment Act 1987
ADVERTISED PLAN
Planning Application No.: 5/2024/376/1
Date: 17 June 2025

- PRIVATE OPEN SPACE
- LINE OF EXISTING SUNLIGHT
- EXISTING SUNLIGHT OVER PRIVATE OPEN SPACE
- ADDITIONAL PROPOSED SUNLIGHT OVER PRIVATE OPEN SPACE

 SAY ARCHITECTURE studio@sayarchitecture.com.au +61 423 354 009 abn 91 677 836 190 acn 677 836 190	<small>THE COPY OF THIS DRAWING IS ISSUED FOR THE SOLE USE OF THE RECIPIENT. NO COPIES WILL BE PUBLISHED, REPRODUCED OR GIVEN TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</small> <small>THE DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT SECONDARY CONSULTANTS DRAWINGS, DETAILS & SPECIFICATIONS.</small> <small>THE CONTRACTOR SHALL VERIFY ALL DIMENSION ON SITE PRIOR TO COMMENCING ANY SHOP DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED. SCALED DIMENSIONS MUST BE VERIFIED ON SITE.</small>	Drawing Name: SHADOW DIAGRAMS 2PM Project Name: LEONARD Client Address: N/A 25 LEONARD STREET, HAMPTON EAST VIC 3188	Drawn By: A.N SEHOVIC Scale: 1: 200 @ A3 Checked By: - Issued Date: 27.04.2025 Project Stage: TOWNPLANNING SUBMISSION_RFI Drawing: TP50.06 Revision: TP50.06
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Bayside City Council
Planning and Environment Act 1987
ADVERTISED PLAN
Planning Application No.: 5/2024/376/1
Date: 17 June 2025

- PRIVATE OPEN SPACE
- LINE OF EXISTING SUNLIGHT
- EXISTING SUNLIGHT OVER PRIVATE OPEN SPACE
- ADDITIONAL PROPOSED SUNLIGHT OVER PRIVATE OPEN SPACE



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Drawing Name
SHADOW DIAGRAMS 3PM
Project Name
LEONARD
Client
Address
 N/A
 25 LEONARD STREET, HAMPTON EAST VIC 3188

Drawn By: A.N SEHOVIC **Scale:** 1: 200 @ A3
Checked By: -
Issued Date: 27.04.2025
Project Stage: TOWNPLANNING SUBMISSION_RFI
Drawing Revision

TP50.07