



SPii

ARCHITECTURAL
PROPERTY
CONSULTANTS

ZONING TO ARCHITECTURE REPORT

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

TABLE OF CONTENTS

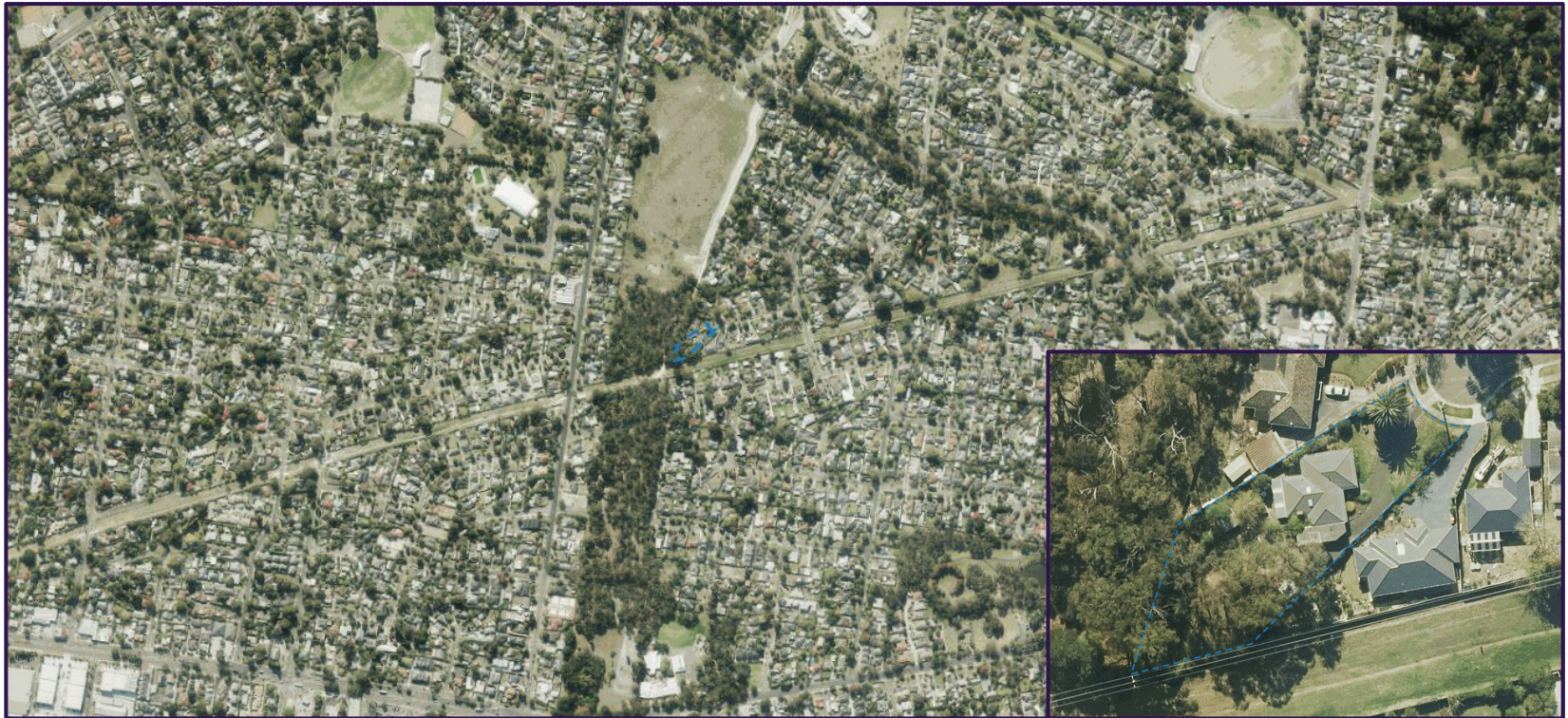
PROPERTY LOCATION.....	04
PROPERTY ZONING AND ESTIMATED VALUE.....	05
PERMITTED BUILDING OCCUPATIONS.....	08
DEVELOPMENT FEASIBILITY.....	11
POTENTIAL BUILDING PROGRAM.....	19
MASSING MODEL.....	23
COMPOSITE IMAGE.....	29

PROPERTY LOCATION

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

PROPERTY LOCATION

9 BAINBRIDGE COURT, KILSYTH, VIC 3137



<https://mapshare.vic.gov.au/vicplan/>

PROPERTY ZONING

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

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LOCATION INFORMATION



SUBURB
KILSYTH

CITY
MELBOURNE

STREET ADDRESS
9 BAINBRIDGE COURT

LOCAL GOVERNMENT AREA (COUNCIL)
YARRA RANGES

PROPERTY INFORMATION



LOT AND PLAN NO.
Lot 67 LP68602

LOT AREA
1578m²

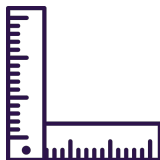
ZONING TYPE
NEIGHBOURHOOD RESIDENTIAL ZONE
(NRZ1)

COUNCIL PROPERTY NO.
191114

STANDARD PARCEL IDENTIFIER (SPI)
67\LP68602

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LOT (PRIMARY PLANNING RULES)



SETBACK
N/A

COVERAGE
N/A

FLOOR AREA RATIO
N/A

MAX. PERMITTED HEIGHT
9.0-10.0m
TWO STOREYS

UNITS (PRIMARY PLANNING RULES)



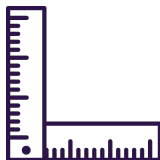
DENSITY
N/A

POTENTIAL UNITS
N/A

PRIVATE OPEN SPACE
N/A

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LOT (SECONDARY PLANNING RULES)



SETBACK
FRONT - 4.0 TO 9.0m
REAR - 1m
SIDE - 1m
NORTH WINDOW - 1m

COVERAGE
60%

MAX. PERMITTED HEIGHT
9.0-10.0m
TWO STOREYS

UNITS (SECONDARY PLANNING RULES)



DENSITY
MIN. LOT SIZE - 300 TO 600m²

POTENTIAL UNITS
5

PRIVATE OPEN SPACE
8 - 40m²

PROPERTY ZONING - ENVIRONMENTAL FACTORS



9 BAINBRIDGE COURT, KILSYTH, VIC 3137



HERITAGE SENSITIVITY

YES
(Aboriginal
Cultural
Heritage)



FLOOD LINES

NO
(NOT WITHIN)



BUSHFIRE PRONE AREA

YES
(WITHIN)



ENVIRONMENTAL SENSITIVITY

YES
(SLO 23)



SITE SLOPE

GRADUAL
SLOPE
(9% FALL)

PERMITTED BUILDING OCCUPATIONS

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

PERMITTED BUILDING OCCUPATIONS

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

USE ZONE : SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ1.

NEIGHBOURHOOD CHARACTER OBJECTIVES:

- None specified.

PERMITTED USE:

- Bed and breakfast
- Community care accommodation
- Dependent person's unit
- Domestic animal husbandry (other than Domestic animal boarding)
- Dwelling (other than Bed and breakfast)
- Home based business
- Informal outdoor recreation
- Medical centre
- Place of worship
- Racing dog husbandry
- Railway
- Residential aged care facility
- Rooming house
- Tramway
- Any use listed in clause 62.01

PERMITTED BUILDING OCCUPATIONS

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

PERMITTED USE (PERMIT REQUIRED):

- Accommodation (other than Community care accommodation, Dependent person's unit, Dwelling, Residential aged care facility and Rooming house) Agriculture (other than Animal production, Animal training, Apiculture, Domestic animal husbandry, Horse husbandry and Racing dog husbandry)
- Car park
- Car wash
- Convenience restaurant
- Convenience shop
- Domestic animal husbandry (other than Domestic animal boarding) - if the Section 1 condition is not met
- Food and drink premises (other than Convenience restaurant and Take away food premises)
- Grazing animal production
- Leisure and recreation (other than Informal outdoor recreation and Motor racing track)
- Market
- Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus,
- Nightclub and Place of worship)
- Plant nursery
- Service station
- Store
- Take away food premises
- Utility installation (other than Minor utility installation and Telecommunications facility)
- Any other use not in Section 1 or 3

PERMITTED BUILDING OCCUPATIONS

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

PROHIBITED:

- Amusement parlour
- Animal production (other than Grazing animal production)
- Animal training
- Brothel
- Cinema based entertainment facility
- Domestic animal boarding
- Extractive industry
- Horse husbandry
- Industry (other than Car wash)
- Motor racing track
- Nightclub
- Office (other than Medical centre)
- Retail premises (other than, Convenience shop, Food and drink premises, Market and Plant nursery)
- Saleyard
- Transport terminal
- Warehouse (other than Store)

TITLE DEED ASSESSMENT

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

TITLE DEED ASSESSMENT



9 BAINBRIDGE COURT, KILSYTH, VIC 3137

LOT 67 - 9 BAINBRIDGE COURT

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 08793 FOLIO 914

Security no : 124093642399M
Produced 10/11/2021 03:00 PM

LAND DESCRIPTION

Lot 67 on Plan of Subdivision 068602.

PARENT TITLES :

Volume 08090 Folio 762 Volume 08213 Folio 103

Volume 08565 Folio 659 to Volume 08565 Folio 660

Created by instrument LP068602 24/09/1969

Volume 08484 Folio 758

TITLE DEED ASSESSMENT



9 BAINBRIDGE COURT, KILSYTH, VIC 3137

LOT 67 - 9 BAINBRIDGE COURT

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 5 equal undivided shares

Sole Proprietor

HARDIK KUMUDCHANDRA RAO of 1/7 BINDI STREET WANTIRNA SOUTH VIC 3152

As to 2 of a total of 5 equal undivided shares

Sole Proprietor

SATWINDER PAUL SINGH SACHDEVA of 15/28-30 DUNBLAME ROAD NOBLE PARK VIC 3174

As to 1 of a total of 5 equal undivided shares

Sole Proprietor

CHINTANKUMAR DINKARBHAI PATEL of 6/95 JANEFIELD DRIVE BUNDOORA VIC 3083

As to 1 of a total of 5 equal undivided shares

Sole Proprietor

DIPAL HARDIK RAO of 1/7 BINDI STREET WANTIRNA SOUTH VIC 3152

AQ697791M 05/02/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ697792K 05/02/2018

PEPPER FINANCE CORPORATION LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

TITLE DEED ASSESSMENT



9 BAINBRIDGE COURT, KILSYTH, VIC 3137

LOT 67 - 9 BAINBRIDGE COURT

DIAGRAM LOCATION

SEE LP068602 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

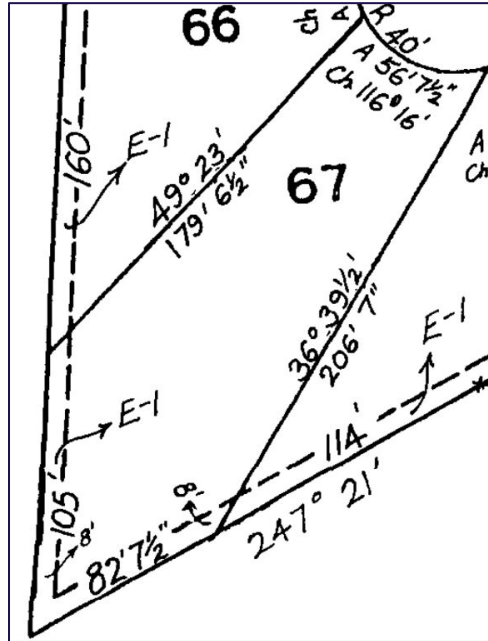
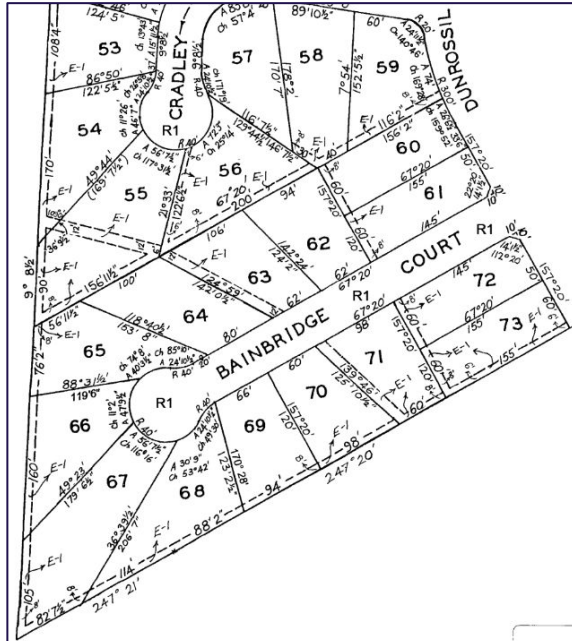
PLAN OF SUBDIVISION ASSESSMENT

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

PLAN OF SUBDIVISION ASSESSMENT

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

LOT 67 - 9 BAINBRIDGE COURT



PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENTS
12^{A1} AND 12^{A2}
PARISH OF MOOROOLBARK
COUNTY OF EVELYN
VOL 8090 FOL 762 VOL 8213 FOL 103 VOL 8484 FOL 758
Measurements are in Feet & Inches
Conversion Factor
FEET x 0.3048 = METRES

LP 68602
EDITION 3
PLAN APPROVED 15/01/69

APPROPRIATIONS
THE LAND COLOURED BLUE IS
APPROPRIATED OR SET APART
FOR EASEMENTS OF DRAINAGE
AND SEWERAGE

THE LAND COLOUR BROWN IS
APPROPRIATED OR SET APART FOR
EASEMENTS OF WAY AND DRAINAGE

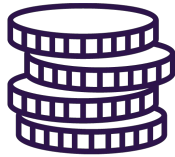
PROPERTY WEIGHTING

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

ESTIMATED VALUE

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

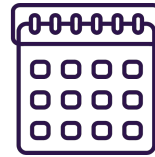
PROPERTY VALUE



ESTIMATED PROPERTY VALUE
\$880,000

ESTIMATED RENTAL INCOME
\$475.00 (PW)

PROPERTY HISTORY







BUILT IN
1960

SALES HISTORY

2024	- \$850 000.00
2017	- \$800 000.00
1994	- \$123 000.00
1978	- \$39 150.00

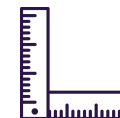
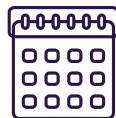
RECENT SURROUNDING SALE VALUES

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

ADDRESS	PURCHASE DATE	PURCHASE PRICE	LAND SIZE	\$/m ²
34 TERRIGAL CRESCENT (5BED, 3BATH, 2CAR)	 2023 (DECEMBER)	 \$ 395 000.00	 864m ²	 \$ 457.17
44 BALLANTYNE CRESCENT (5BED, 2BATH, 2CAR)	2023 (AUGUST)	\$ 830 000.00	1250m ²	\$ 664.00
21 URANA STREET (5BED, 2BATH, 4CAR)	2024 (JANUARY)	\$ 925 000.00	894m ²	\$ 1034.67
9 BALMORAL STREET (5BED, 3BATH, 3CAR)	2023 (AUGUST)	\$ 981 000.00	899m ²	\$ 1091.21
23 JACARANDA AVENUE (5BED, 2BATH, 3CAR)	2024 (FEBRUARY)	\$ 1 170 000.00	864m ²	\$ 1354.16
3 TIMMS COURT (4BED, 1BATH, 4CAR)	2023 (AUGUST)	\$ 865 000.00	1686m ²	\$ 513.04

TRANSFER HISTORY IN SAME STREET

9 BAINBRIDGE COURT, KILSYTH, VIC 3137



ADDRESS	PURCHASE DATE	PURCHASE PRICE	ESTIMATED RENTAL INCOME / WEEK	LAND SIZE
1A BAINBRIDGE COURT (3BED, 2BATH, 2CAR)	2009	\$ 392 500.00	\$ 610.00	364m ²
3A BAINBRIDGE COURT (3BED, 2BATH, 2CAR)	2021	\$ 860 000.00	\$ 620.00	469m ²
4 BAINBRIDGE COURT (-BED, -BATH, -CAR)	1984	\$ 65 500.00	\$ 630.00	936m ²
5 BAINBRIDGE COURT (-BED, -BATH, -CAR)	1993	\$ 95 000.00	\$ 570.00	898m ²

ANNUAL SALE TRENDS - KILSYTH

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

MEDIAN PRICE - HOUSE

SALE - \$ 795 000.00

1.9% GROWTH IN 12 MONTHS



RENTAL - \$ 550.00 Per week

10% GROWTH IN 12 MONTHS

3.9% RENTAL YIELD



9 BAINBRIDGE COURT, KILSYTH, VIC 3137

MEDIAN PRICE SALE

HOUSES



2 BED HOUSE
\$ 670 000.00

3 BED HOUSE
\$ 780 000.00

4 BED HOUSE
\$ 955 000.00

UNITS



1 BED UNIT
NO DATA AVAILABLE

2 BED UNIT
\$ 634 250.00

3 BED UNIT
\$ 782 500.00

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

MEDIAN PRICE RENT

HOUSES



2 BED HOUSE
\$ 480.00 P/W

3 BED HOUSE
\$ 550.00 P/W

4 BED HOUSE
\$ 597.00 P/W

UNITS



1 BED UNIT
NO DATA AVAILABLE

2 BED UNIT
\$ 450.00 P/W

3 BED UNIT
\$ 580.00 P/W

SITE PROXIMITY

9 BAINBRIDGE COURT, KILSYTH, VIC 3137



PRIMARY SCHOOL

KILSYTH PRIMARY
SCHOOL
(GOVERNMENT)
0.58km

GHILGAI SCHOOL
(INDEPENDANT)
0.68km

ST PETER JULIAN
EYMARD SCHOOL
(CATHOLIC)
0.99km



SECONDARY SCHOOL

YARRA HILLS
SECONDARY
COLLEGE
(GOVERNMENT)
0.74km

BILLANOOK
COLLEGE
(INDEPENDANT)
2.36km



POLICE STATION

MOOROOLBARK
POLICE STATION
2.3km



HOSPITAL

KILSYTH MEDICAL
CENTRE
1.5km

EASTERN HEALTH
MAROONDAH
7.2km



GROCERY

WOOLWORTHS
KILSYTH
1.3km

ALDI
1.3km

COLES
MOOROOLBARK
2.3km

DEMOGRAPHICS - KILSYTH



9 BAINBRIDGE COURT, KILSYTH, VIC 3137



HOUSEHOLD DEMOGRAPHIC

FAMILIES
70%

SINGLE
28%

GROUP
2%



AGE PROFILE

UNDER 15
19%

15 TO 64
62%

OVER 65
19%



OCCUPANCY

OWNS
33%

OWNS WITH
MORTGAGE
43%

RENTING
20%

NOT STATED
4%

CONCEPT BUILDING PROGRAM

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

LAND SUBDIVISION

DESIGN 1



DESIGN 2



DESIGN 3



Dwellings
Total FSR
Total GFA
Footprint Area
Land Efficiency

6
0.44:1
695m²
347m²
84%

4
0.30:1
478m²
239m²
89%

3
0.25:1
388m²
194m²
93%

CONCEPT BUILDING PROGRAM



9 BAINBRIDGE COURT, KILSYTH, VIC 3137

UNIT 1

DESIGN 2

SITE AREA - 296.77m²

Program	Floor Area (m ²)
Bedroom 1 & En-Suite	25
Bedroom 2	12
Bedroom 3	15
Bedroom 4 & En-Suite	20
Guest Bathroom	6
Open plan living	50
Garage	36.9
Ancillary & Circulation	17.06
Porch	3
TOTAL FLOOR AREA	184.96

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

UNIT 2

SITE AREA - 258.30m²

Program	Floor Area (m ²)
Bedroom 1	20
Bedroom 2	15
Bedroom 3	15
Bedroom 4 & En-Suite	35
Guest Bathroom	8
Open plan living	65
Garage	36.9
Ancillary & Circulation	23.81
Porch	3
TOTAL FLOOR AREA	221.71

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

UNIT 3

SITE AREA - 290.10m²

Program	Floor Area (m ²)
Bedroom 1 & En-Suite	22
Bedroom 2	12
Bedroom 3	12
Guest Bathroom	11
Open plan living	65
Garage	36.9
Ancillary & Circulation	9.74
Porch	3
TOTAL FLOOR AREA	171.64

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

UNIT 4

SITE AREA - 497.67m²

Program	Floor Area (m ²)
Bedroom 1 & En-Suite	25
Bedroom 2	10
Lounge	15
Guest Bathroom	11
Open plan living	60
Garage	18
Ancillary & Circulation	15
Porch	3
TOTAL FLOOR AREA	157

FINANCIAL PROJECTIONS

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

FINANCIAL PROJECTIONS

UNIT 1 LOT - 296.77m²



9 BAINBRIDGE COURT, KILSYTH, VIC 3137

Ground Floor Area (m ²)	116.28
Estimated Cost per m ² (Ground Floor, medium finishes)	\$1,800.00
First Floor Area (m ²)	68.68
Estimated Cost per m ² (First Floor, medium finishes)	\$2,800.00
Estimated Construction Cost	\$401,608.00
Cost of Property Acquisition (Including 1.8% agent fees, 3k \$3k marketing, \$5k conveyancing))	\$159,851.00
Estimated Professional Fees (Including but not limited to, Architect, Engineers etc) - Typically, the consultant team and permit acquisition account for 14-17% of the construction costs	\$60,000.00
Estimated Total Cost of Construction Incl. Fees	\$621,459.00
Estimated sale value	\$763,826.56
Estimated profit / (loss)	\$142,367.56
Potential rental rate per week	\$570.00
Potential Rental Turnover Per Annum (per unit)	\$6,840.00

FINANCIAL PROJECTIONS

UNIT 2 LOT - 258.30m²



9 BAINBRIDGE COURT, KILSYTH, VIC 3137

Ground Floor Area (m ²)	136.10
Estimated Cost per m ² (Ground Floor, medium finishes)	\$1,800.00
First Floor Area (m ²)	85.61
Estimated Cost per m ² (First Floor, medium finishes)	\$2,800.00
Estimated Construction Cost	\$484,688.00
Cost of Property Acquisition (Including 1.8% agent fees, 3k \$3k marketing, \$5k conveyancing))	\$139,128.00
Estimated Professional Fees (Including but not limited to, Architect, Engineers etc) - Typically, the consultant team and permit acquisition account for 14-17% of the construction costs	\$72,750.00
Estimated Total Cost of Construction Incl. Fees	\$686,566.00
Estimated sale value	\$915,591.35
Estimated profit / (loss)	\$229,025.35
Potential rental rate per month	\$445.00
Potential Rental Turnover Per Annum	\$5,340.00

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

Ground Floor Area (m ²)	171.64
Estimated Cost per m ² (Ground Floor, medium finishes)	\$1,800.00
First Floor Area (m ²)	0
Estimated Cost per m ² (First Floor, medium finishes)	\$2,800.00
Estimated Construction Cost	\$308,952.00
Cost of Property Acquisition (Including 1.8% agent fees, 3k \$3k marketing, \$5k conveyancing))	\$193,986.00
Estimated Professional Fees (Including but not limited to, Architect, Engineers etc) - Typically, the consultant team and permit acquisition account for 14-17% of the construction costs	\$45,000.00
Estimated Total Cost of Construction Incl. Fees	\$547,938.00
Estimated sale value	\$710,636.19
Estimated profit / (loss)	\$162,698.19
Potential rental rate per month	\$410.00
Potential Rental Turnover Per Annum	\$4,920.00

FINANCIAL PROJECTIONS

UNIT 4 LOT - 497.67m²



9 BAINBRIDGE COURT, KILSYTH, VIC 3137

Ground Floor Area (m ²)	151.35
Estimated Cost per m ² (Ground Floor, medium finishes)	\$1,800.00
First Floor Area (m ²)	0
Estimated Cost per m ² (First Floor, medium finishes)	\$2,800.00
Estimated Construction Cost	\$272,430.00
Cost of Property Acquisition (Including 1.8% agent fees, 3k \$3k marketing, \$5k conveyancing))	\$139,128.00
Estimated Professional Fees (Including but not limited to, Architect, Engineers etc) - Typically, the consultant team and permit acquisition account for 14-17% of the construction costs	\$41,250.00
Estimated Total Cost of Construction Incl. Fees	\$452,806.00
Estimated sale value	\$626,589.00
Estimated profit / (loss)	\$173,783.00
Potential rental rate per month	\$400.00
Potential Rental Turnover Per Annum	\$4,800.00

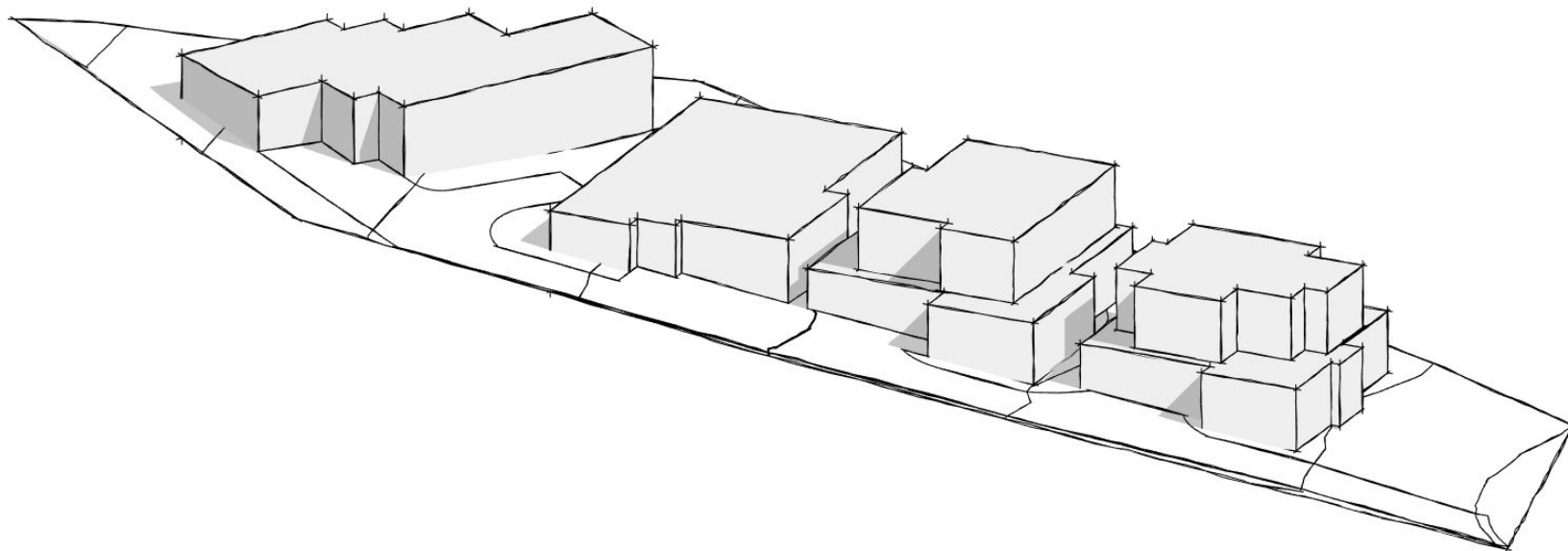
CONCEPT MASSING

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

CONCEPT MASSING

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

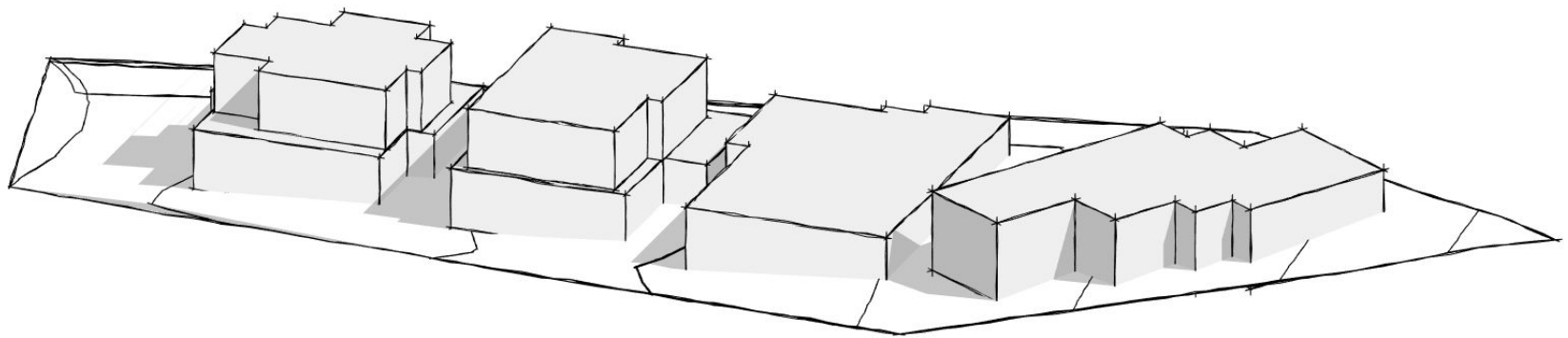
CONCEPT MASS



CONCEPT MASSING

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

CONCEPT MASS



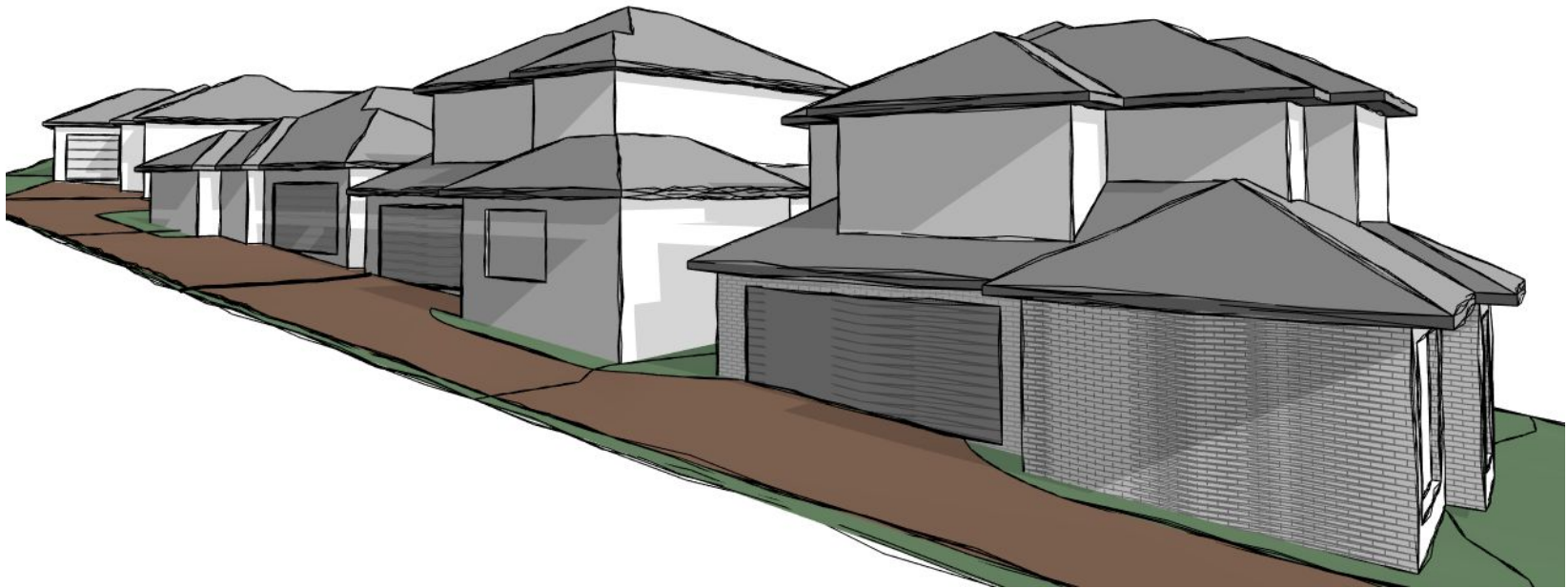
ARCHITECTURAL CONCEPT DESIGN

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

ARCHITECTURAL CONCEPT DESIGN

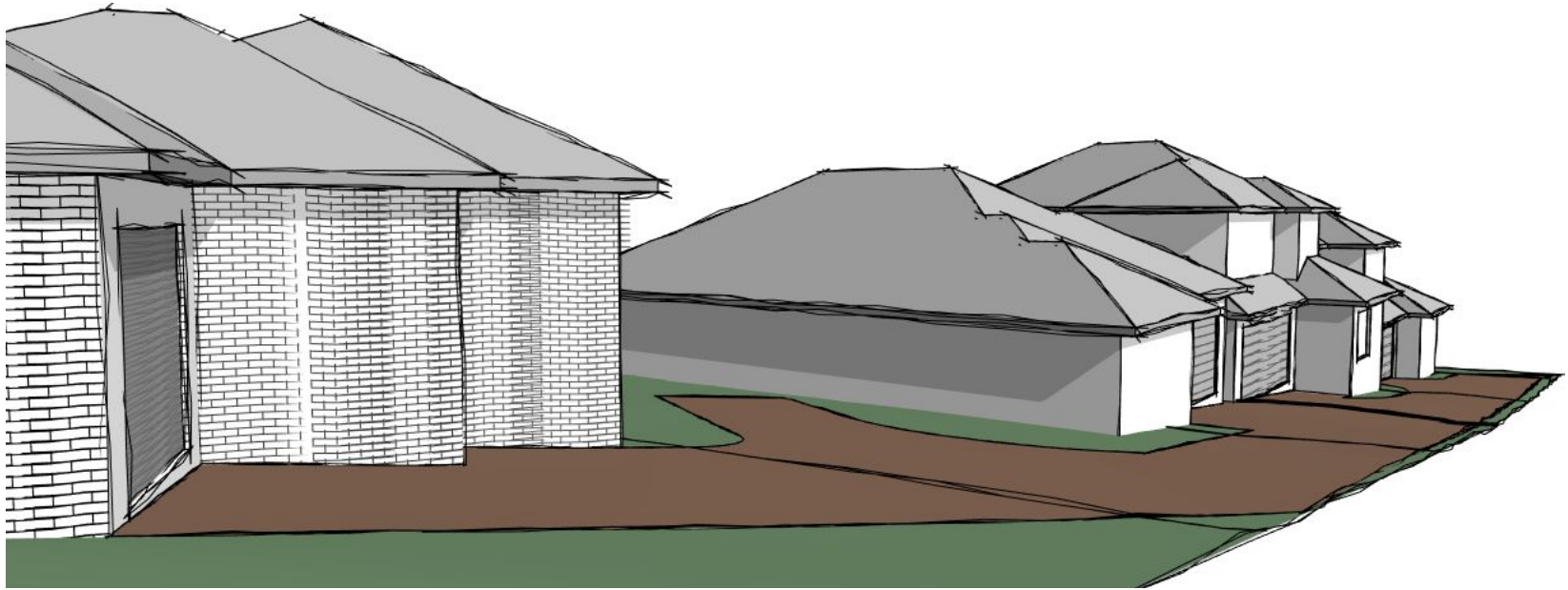


9 BAINBRIDGE COURT, KILSYTH, VIC 3137



ARCHITECTURAL CONCEPT DESIGN

9 BAINBRIDGE COURT, KILSYTH, VIC 3137



BUILDING CONCEPT PLANS

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

BUILDING CONCEPT PLANS



9 BAINBRIDGE COURT, KILSYTH, VIC 3137



3D MODEL

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

3D MODEL

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

3D VIEW 1



3D MODEL

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

3D VIEW 2



PRESENTATION RENDERS

9 BAINBRIDGE COURT, KILSYTH, VIC 3137

PRESENTATION RENDERS



9 BAINBRIDGE COURT, KILSYTH, VIC 3137



PRESENTATION RENDERS



9 BAINBRIDGE COURT, KILSYTH, VIC 3137



PRESENTATION RENDERS



9 BAINBRIDGE COURT, KILSYTH, VIC 3137

