

Redefining the way we will live



The next-generation, architect-designed
homes of Underbank

UNDERBANK



Underbank aims to be at the forefront of positive change, helping redefine the way we will live.

Across the globe, new ideas and new ways of creating homes for masterplanned communities are emerging – environments that not only improve the way in which we interact and live within our homes, but also respect and enhance the natural landscape in which they reside. And with this, comes benefits.

By choosing to live here, buyers have the option to access complimentary home designs created exclusively by our architects. Meticulously considered and thoughtfully tailored to Underbank's unique features, the homes maximise internal space, light, views and value.



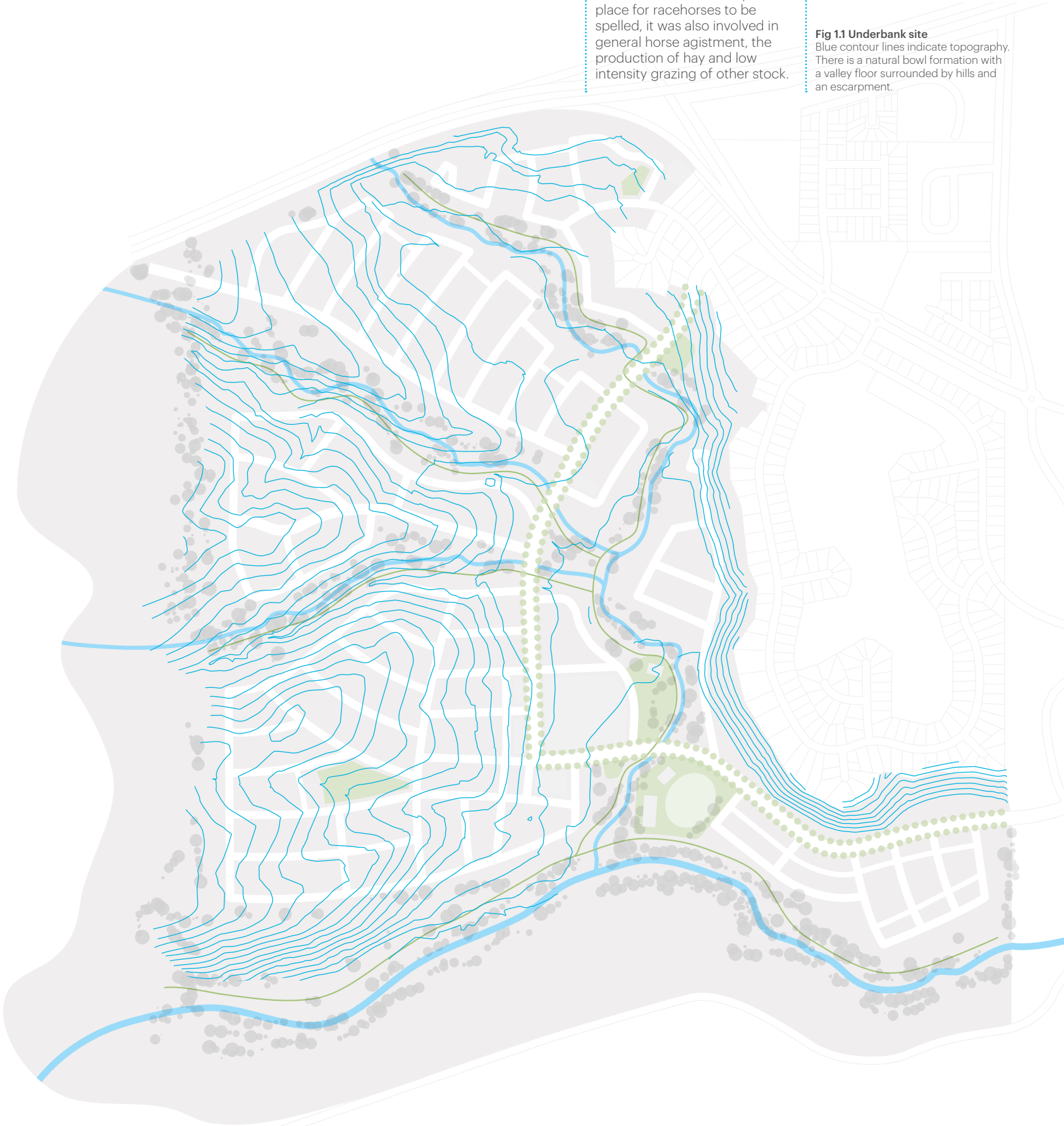
Unlike most new estates, Underbank boasts rolling hills and beautiful sweeping views of an established natural landscape.

Situated on the western edge of Bacchus Marsh, the property formerly known as Underbank Stud has now begun its transformation into a masterplanned residential community. Not only does the property provide a beautiful backdrop to live, it is also the inspiration behind a unique style of architecture. Purposely created to take advantage of the natural landscape, it maximises the potential of each and every home lot.

Underbank has a rich history, filled with character and charm. John Lyle, the first known owner of the property, purchased it in 1864. Three generations of Lyles would then live at the Underbank farm, and up until recently it was operating as a successful stud farm. A peaceful place for racehorses to be spelled, it was also involved in general horse agistment, the production of hay and low intensity grazing of other stock.

With the new Underbank, comes a new chapter in its unique story. A team of industry-leading experts who, over the course of many years, have meticulously planned and prepared for its transformation into a vibrant residential community.

Fig 11 Underbank site
Blue contour lines indicate topography. There is a natural bowl formation with a valley floor surrounded by hills and an escarpment.



Topography

// A natural advantage

Inspired by the natural landscape of Underbank, the architectural philosophy aims to set a new benchmark in design and livability for Australian masterplanned communities.

Key criteria underpin the design philosophy.

- ① Economical homes that are efficient and practical
- ② Modern and timeless in appearance
- ③ Flexible design system that provides choice for buyers
- ④ Spacious interiors whilst minimising house footprints
- ⑤ Environmentally responsible buildings which respond to and connect to the landscape
- ⑥ A range of individual homes that, when placed together, build a vibrant neighbourhood and community.

Architectural vision.
An interview with
Louis Chiodo Architects.

What do you think the experience of living at Underbank will be like?

Each home at Underbank should be a tranquil, hillside retreat. This should be a relaxing place to come home to, with unique views, a feeling of being connected to nature and being part of a beautiful neighbourhood.

How have you approached the design guidelines for Underbank?

From day one it was about creating lightweight architecture. We really wanted these homes to be seen as if to be floating on the land trying to avoid excessive cutting into the land form. Our guidelines suggest contemporary dwellings which aim to step with the slope of each site.

The developer, Kataland, did not want our creativity be stifled, giving us the opportunity to pursue this style of design with the aim of retaining the unique character of Underbank. It's really a way of living in harmony with the landscape.

Every house at Underbank will be different, but is there a general style?

The style we have proposed is definitely contemporary, but also very informal. It's really more like the kind of architecture you would find in coastal areas than suburbia, where typically everything looks the same. Underbank is different; it's the opposite of the usual cookie-cutter approach to estates. For example, we're suggesting tall fences and closed-in garages to be less prominent.

This aims to promote a more open and relaxed look to the community.

Is this way of designing also more cost conscious?

Yes. We costed our design ideas with a few builders and we were very comfortable with the results. There are cost savings to be made in the choice of claddings and the materials used for dwellings. The use of natural, drought-tolerant plantings create low maintenance landscaping which encourages water efficiency, saves money and minimises the mowing of large areas of lawn. It's really all about easy living.



Above: Louis Chiodo, Director of Louis Chiodo Architects. Left: initial concept sketches.

“Underbank is special. It demands a style of architecture which goes beyond the ordinary.”

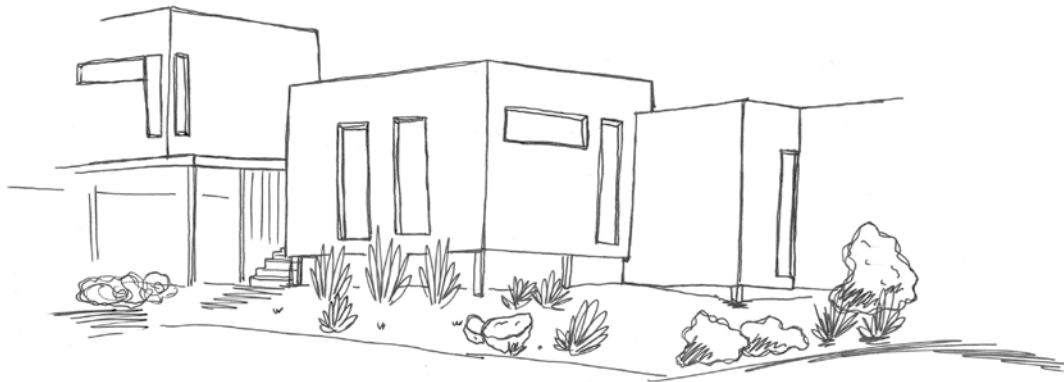
–Louis Chiodo, Architect

Vision
// Next-generation living

Fundamentally, the home design concept is about flexibility.

Flexibility to capitalise on Underbank's unique landscape, individual lot conditions and buyer needs. Whether it be sweeping views, large internal spaces, light or specific individual desires, the designs can adapt in order to maximise all available opportunities.

By working with the land, the modular approach also allows the homes to 'step' down slopes, significantly reducing costs of earthworks and retaining walls.



Modular, flexible design.
Respecting the land.

Typical scenario

An allotment could feature a slope upwards (from the front road boundary) to a height of approximately 5 metres. (See Figure 1.1)

Previous method (large site cut)

A typical slab on ground with a 5 metre slope would require an excessive site cut. (See Figure 1.2)

The Underbank method (sit lightly the land)

By working with the land, not against it, the Underbank homes create a series of pavilions or modules that step gradually. (See Figure 1.3)

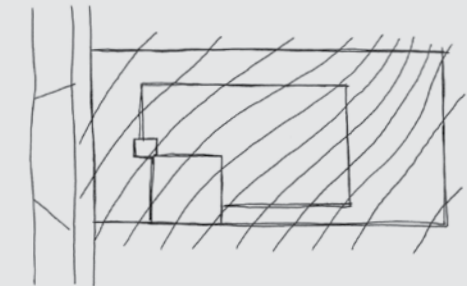


Fig 1.1 Typical scenario
Diagonal slope, 5 metre incline

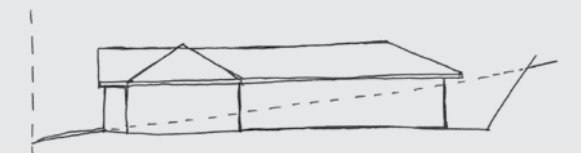


Fig 1.2 Typical site cut
Excessive site cut, significant retaining wall at rear

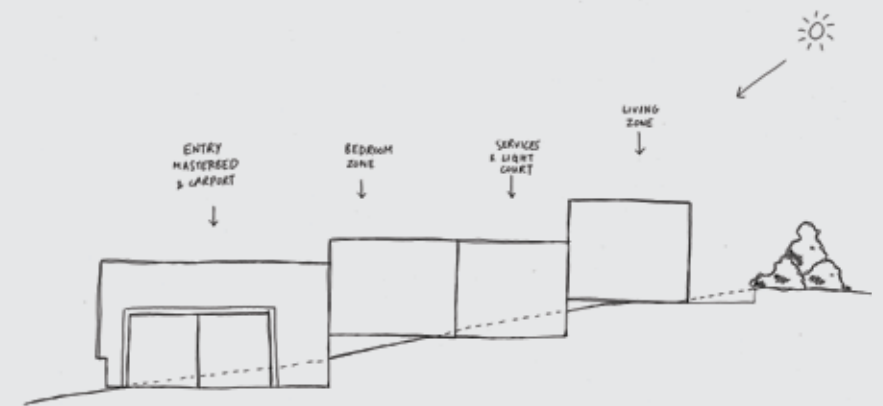


Fig 1.3 The Underbank method
Series of modules that step gradually

A modular design that sits lightly on the land, seemingly 'floating' on the slope.

Design

// Modular, flexible homes

Modular – Flexible – Liveable

Modular design allows for minimal disruption to the site profile. These designs create a sense of the homes floating on the land.

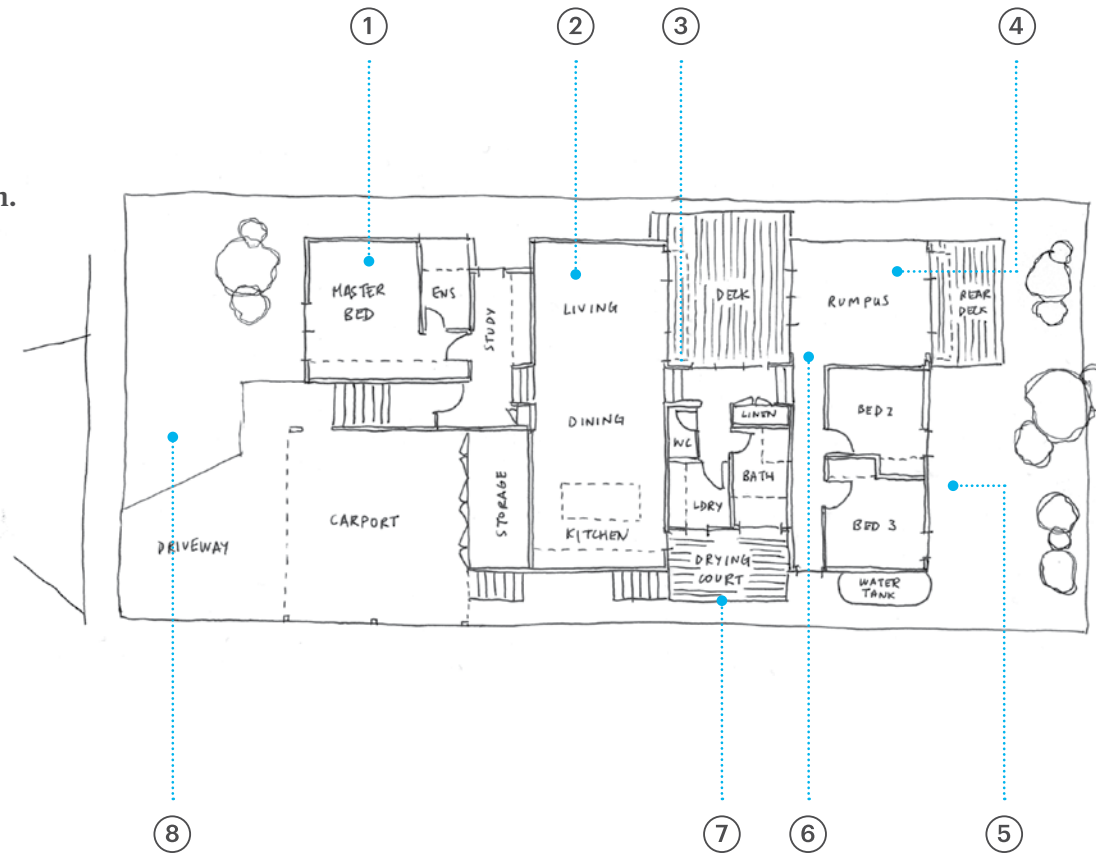
Floor plans allow for flexibility in design configurations to suit various sites, occupier lifestyles and future growth potential.

An emphasis on liveability promotes comfort and space, as well as cost effectiveness and low maintenance across home and garden.

The modular design approach proposed for Underbank creates generous living spaces that maximise both light and views.

- ① **Parent's retreat**
A separate zone for parents creates a tranquil retreat within the home.
- ② **Living, dining and kitchen**
This generous open plan design makes use of natural light.
- ③ **Seamless integration between interior and exterior zones**
A natural flow is created between interior and exterior zones.
- ④ **Secondary living area**
This may be used as a rumpus room, second lounge or media room.
- ⑤ **Maximising northern aspects**
Large windows allow natural light to penetrate.
- ⑥ **Children's retreat**
A zone within the home for children to play and rest.
- ⑦ **Services & drying area**
This is located in the centre of the house to maximise light and space.
- ⑧ **Generous setbacks**
This ensures a generous frontage and maintains the intended streetscape.

Indicative floor plan.
Flexible living.



Cohesive streetscapes.
Neighbourhoods with character.

One way which a uniform landscape can be achieved is by reducing fencing and allowing natural elements to border houses. In this way the neighbourhoods appear open, relaxed and friendly.

Fig 1.4 Artist's impression
A sketch of proposed neighbourhood character at Underbank.

Fig 1.5 Example architectural style
Design details include large windows and relaxed outdoor spaces.

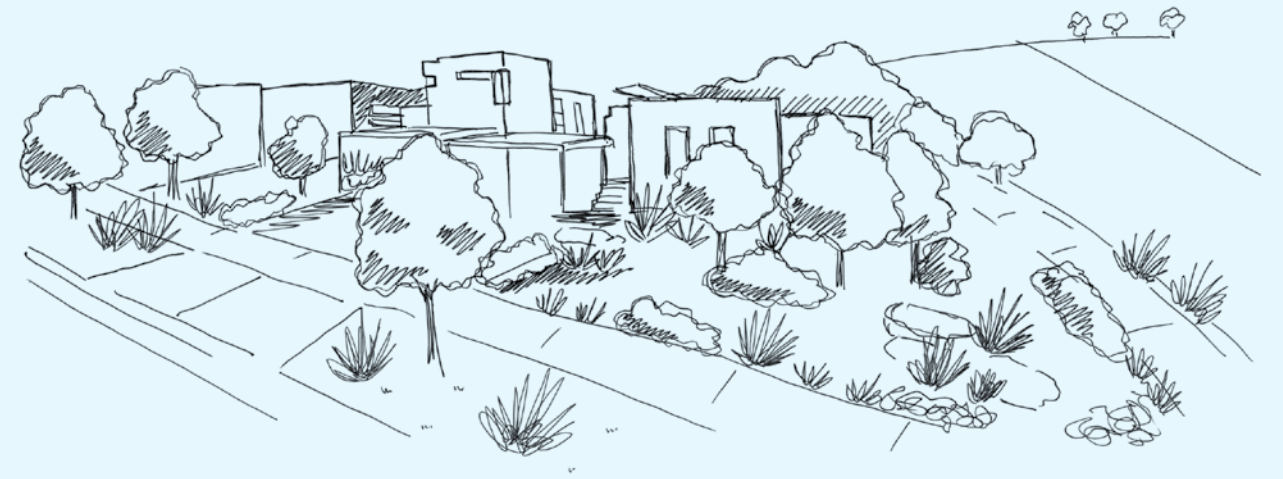


Fig 1.4

Homes of varying designs will still have a unifying style, presenting a cohesive and attractive neighbourhood streetscape.



Fig 1.5

Preferred materials.
Lightweight, in harmony
with the landscape.

Lightweight materials are the preferred choice at Underbank. Other external materials can be used, however lightweight structures sit more easily upon the land and are in line with Underbank's overall design philosophy. The chosen materials should balance the house's environmental impact with affordability and aesthetic value.

The selection of materials can ensure longevity, low maintenance and energy efficiency.

Wall Cladding

Recommended materials include:

- Horizontal or vertical fibre cement sheet cladding
- Custom orb or mini orb and corrugated iron sheeting
- Timber weatherboards
- Timber vertical or horizontal boards
- Painted or natural timber boards
- Plywood sheet cladding

Roofing

Underbank design guidelines encourage the use of lightweight roofing materials instead of tiles, such as:

- Corrugated Colorbond, zincalume or similar
- Colorbond tray deck roofing
- Hipped or skillion roofs to be Colorbond metal corrugated iron or tray deck material



Artist impression

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Artist impression

In harmony with the landscape



A new era in home design



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