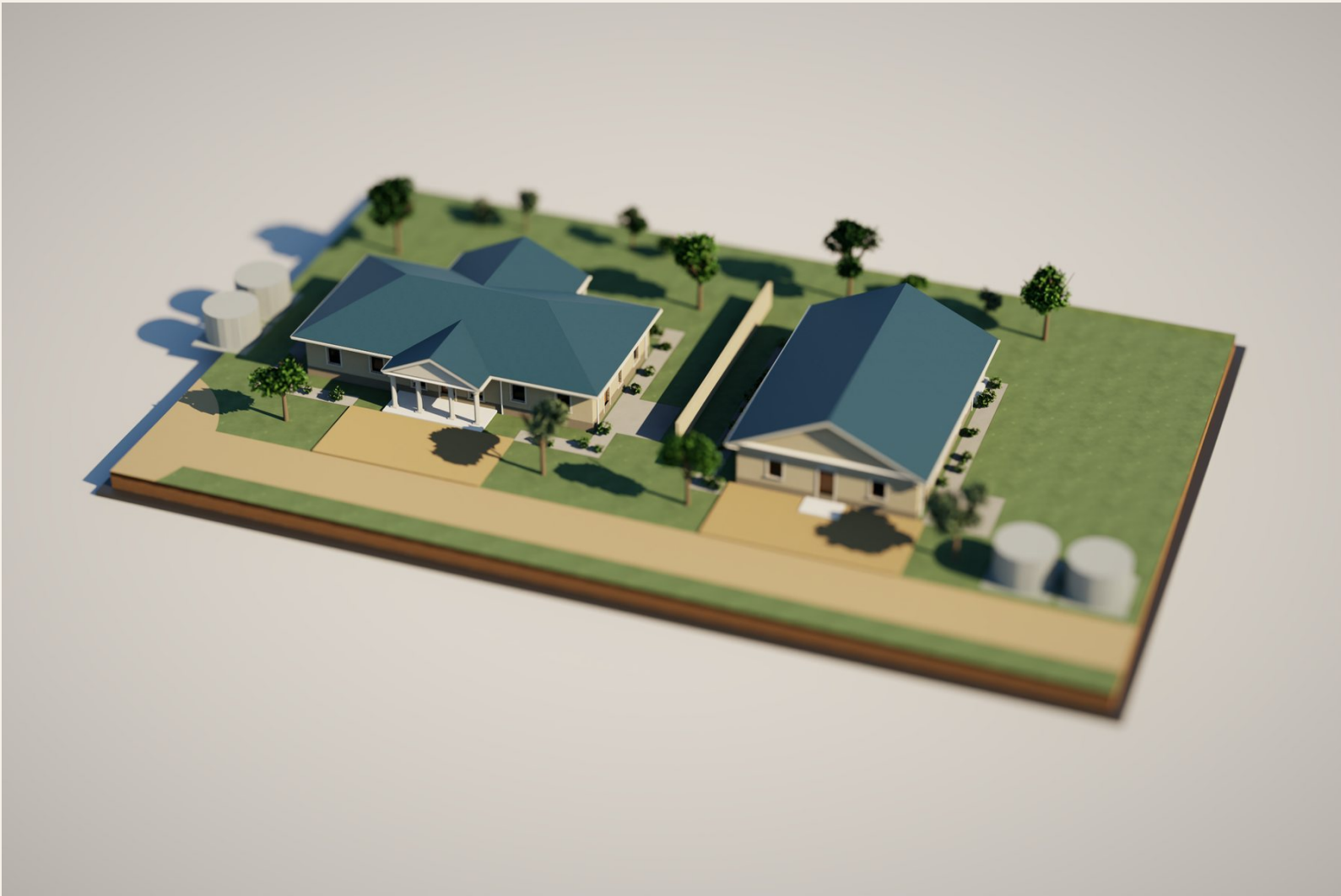


TOWN PLANNING · TWO DWELLINGS · FARMING ZONE · BMO

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

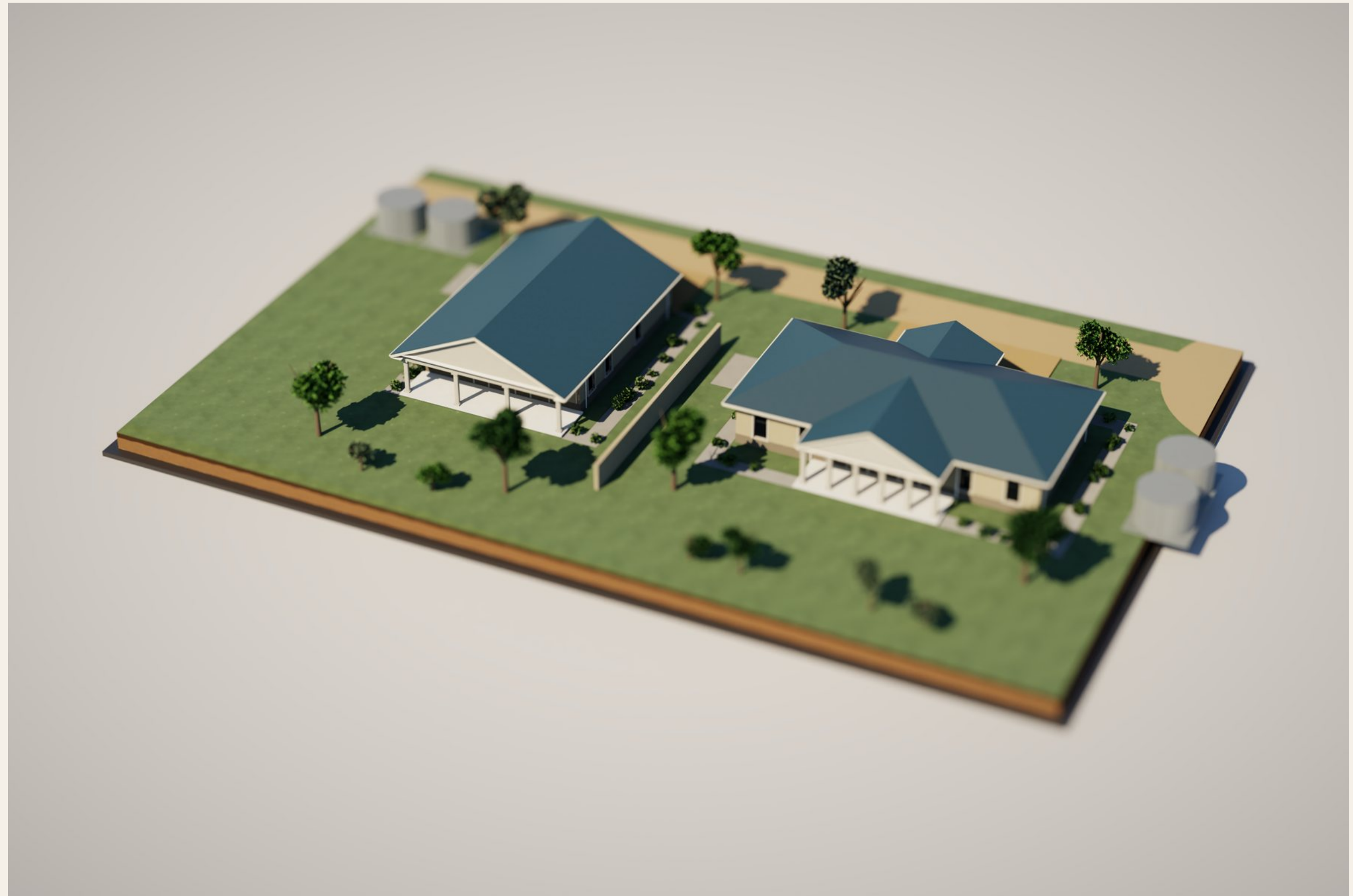


Villa and casino at Kinglake



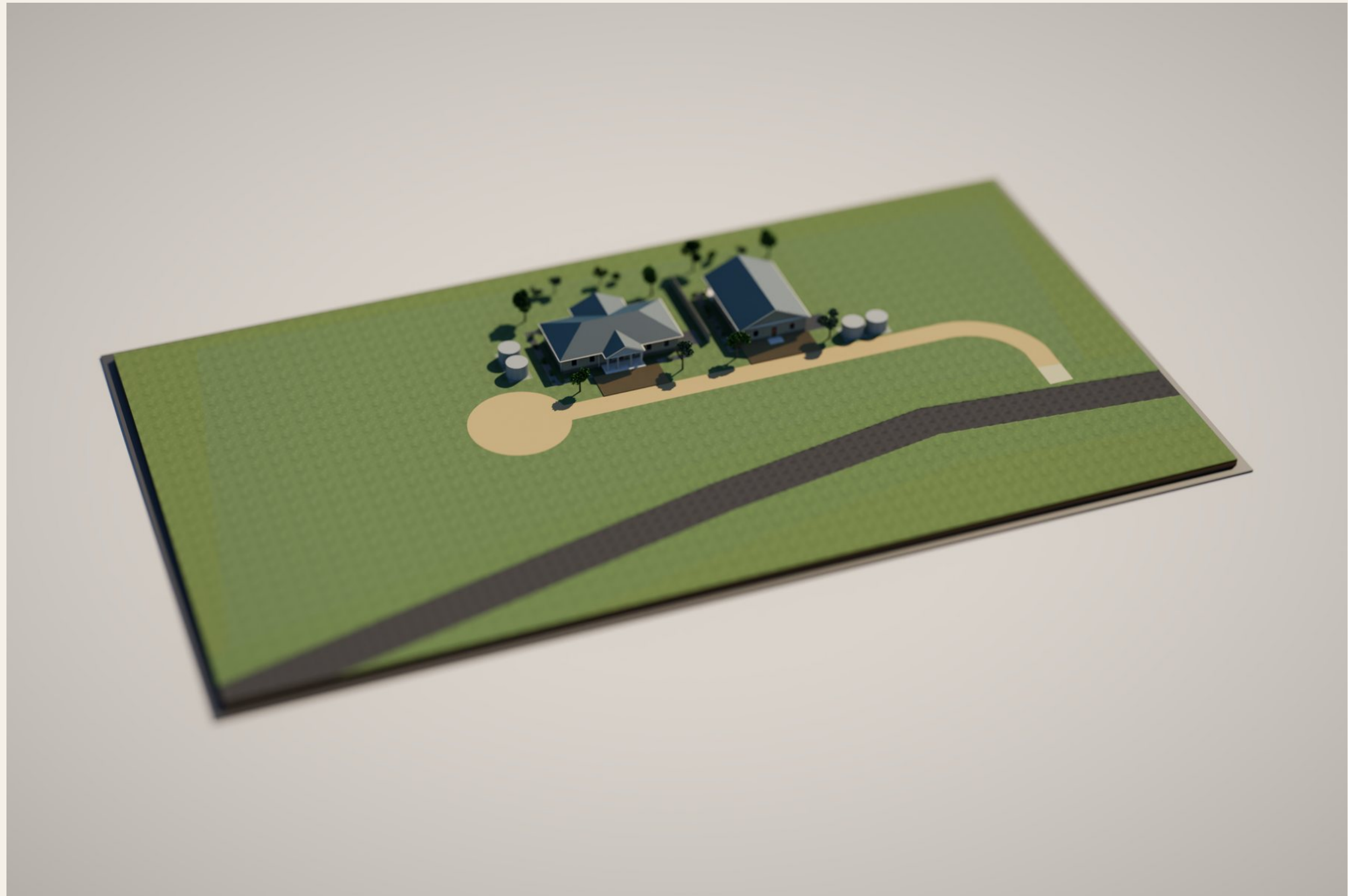
The two forecourts from the accessway

Villa and casino at Kinglake



The gardens behind the rendered wall

Villa and casino at Kinglake



The two houses in their paddock

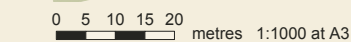
Villa and casino at Kinglake



The kitchen

The mapped parcel, its frontage to the Whittlesea-Kinglake Road and its setting

The mapped parcel, its frontage to the Whittlesea–Kinglake Road and its setting



Kinglake Central, on the ridge of the Kinglake Ranges: cleared grazing land in holdings of several hectares among forest, houses set well back from the roads. The Whittlesea–Kinglake Road, Transport Zone 2, runs along the south boundary.

No dwelling in other ownership is mapped within 100 m; to confirm from aerial survey.

Lot 3 on PS842658: about 7,866 m² (0.79 ha) by the Vicmap cadastre, some 150 m along the road and up to 72 m deep.

A vacant grazing paddock with scattered trees, as the sales photographs show it. Slope, drainage lines, vegetation and soils are not surveyed; the ground is drawn level.

Farming Zone Schedule 1 (35.07): the land is under the 40 ha the schedule sets for a dwelling without a permit, and the schedule's 100 m setback from TRZ2 land covers all of it, so the dwelling needs a permit for its use and its buildings.

Bushfire Management Overlay (44.06) and Clause 53.02; Bushfire Prone Area. The schedule's 5 m boundary setback is met.



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

LEGEND

-  Proposed building
-  Wall
-  Window
-  Glazed or sliding door
-  Door and swing
-  Proposed tree, mature canopy
-  Masonry wall or fence
-  Title boundary
-  Nature strip or reserve
-  Road



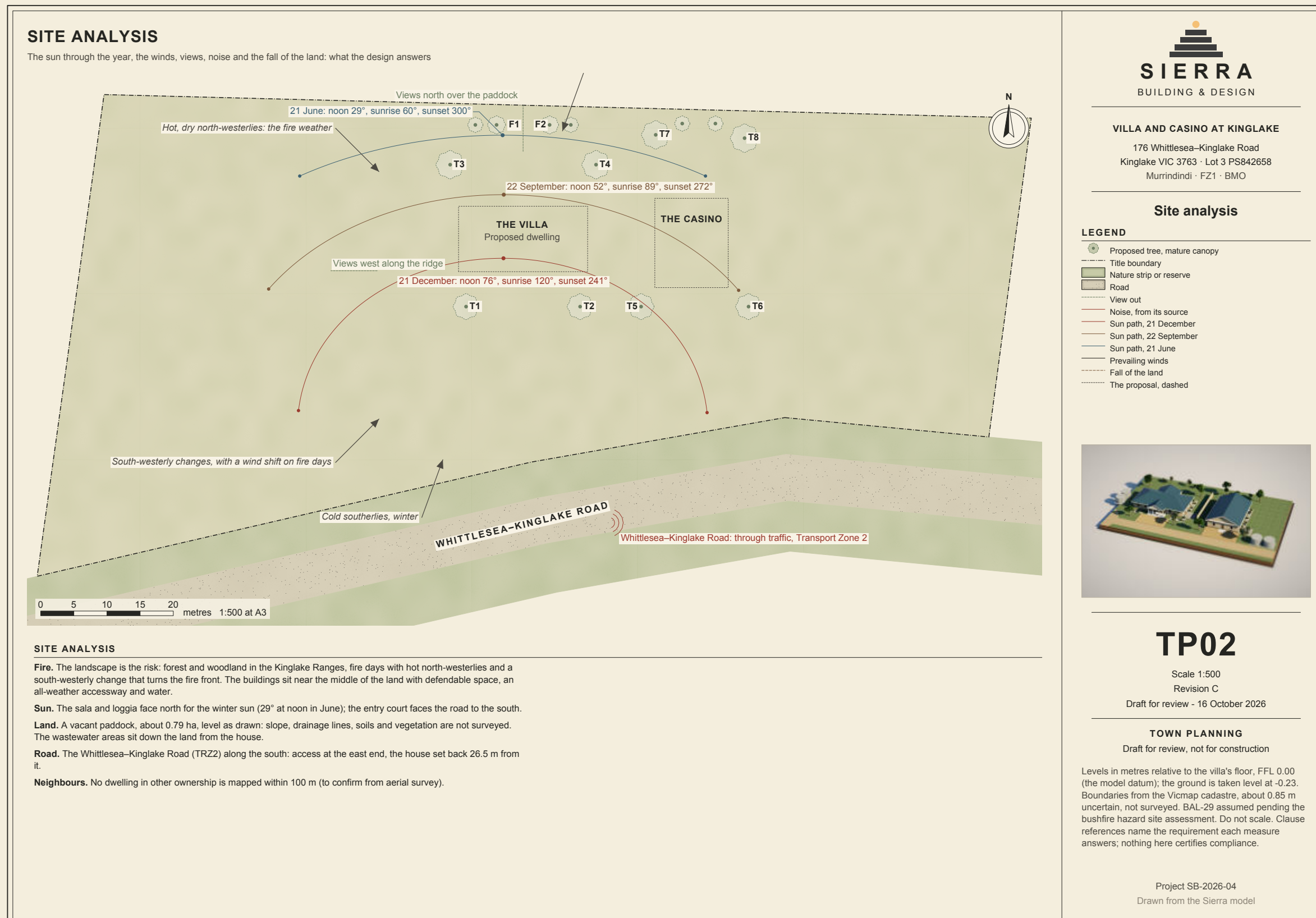
Scale 1:1000

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-2026-04
Drawn from the Sierra model



Site plan



How the villa and the casino answer the Farming Zone, the Bushfire Management Overlay and the brief



BUSHFIRE (44.06, 53.02)

SITING

LANDSCAPE

FARMING ZONE (35.07)

SERVICES



SIERRA
BUILDING & DESIGN

VILLA AND CASINO AT KINGLAKE

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

Design response

LEGEND

-  The proposal
-  Permeable paving or gravel
-  Paving and paths
-  Lawn
-  Outbuilding, tank or bins
-  Proposed tree, mature canopy
-  Masonry wall or fence
-  Title boundary
-  Defendable space, 9 m



TP04

Scale 1:300
Revision C
Draft for review - 16 October 2026

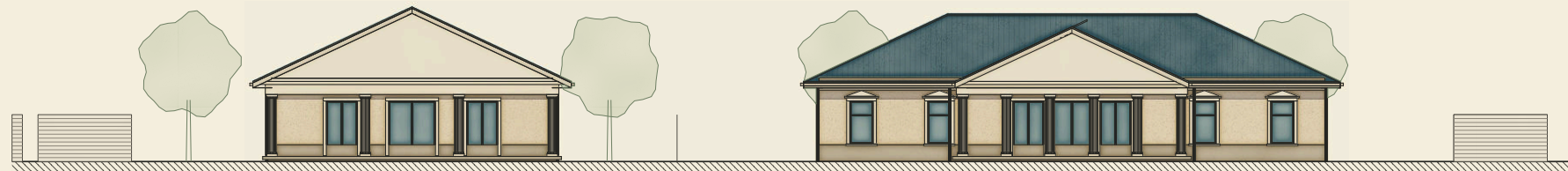
TOWN PLANNING

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.

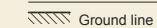
Project SB-2026-04
Drawn from the Sierra model

the villa and the casino from their courts and the road



the gardens: the two loggias either side of the garden wall

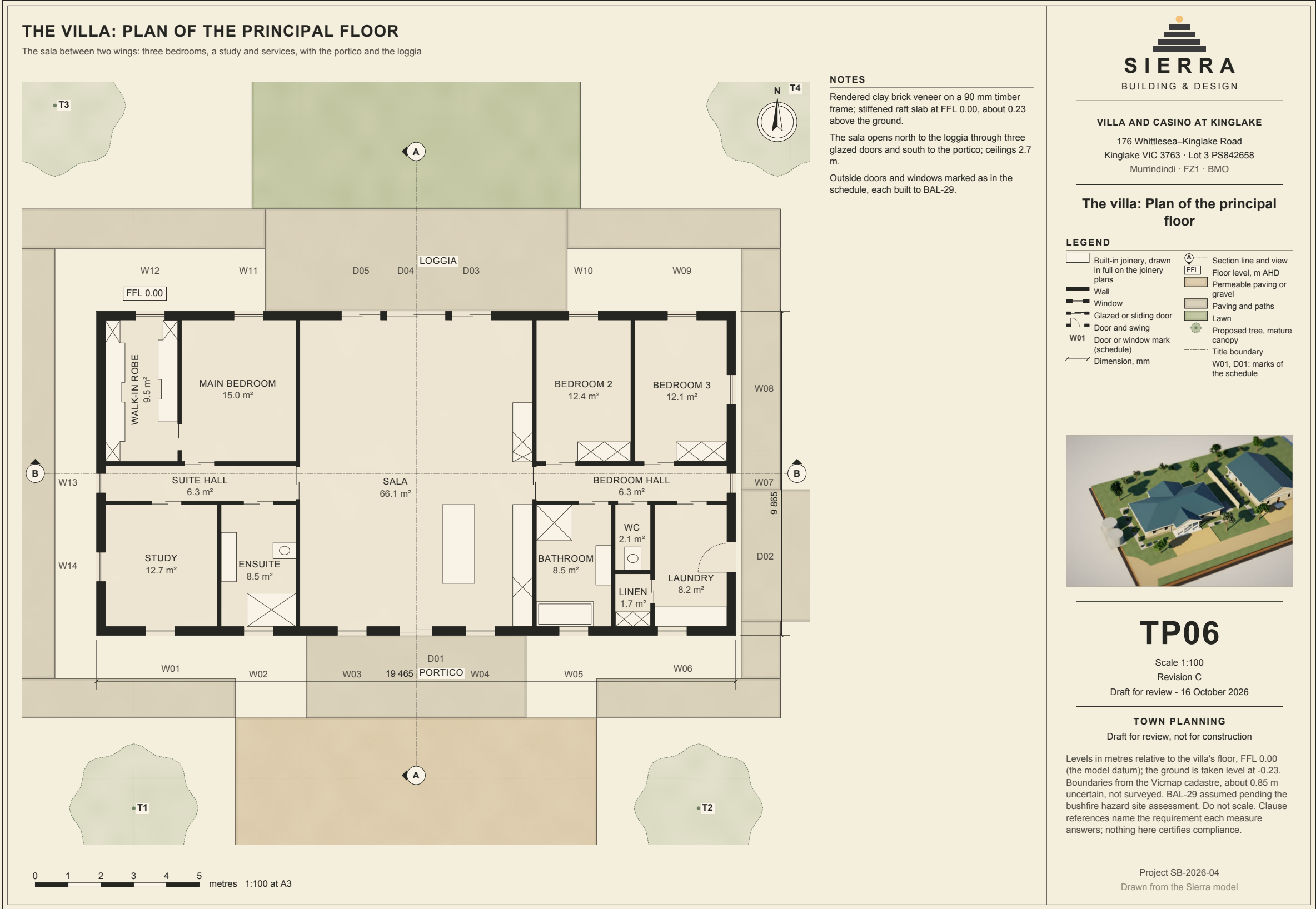
0 2 4 6 8 10 metres 1:200 at A3



Drawn from the Sierra model

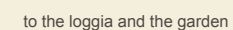
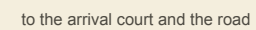
The villa: plan of the principal floor

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

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

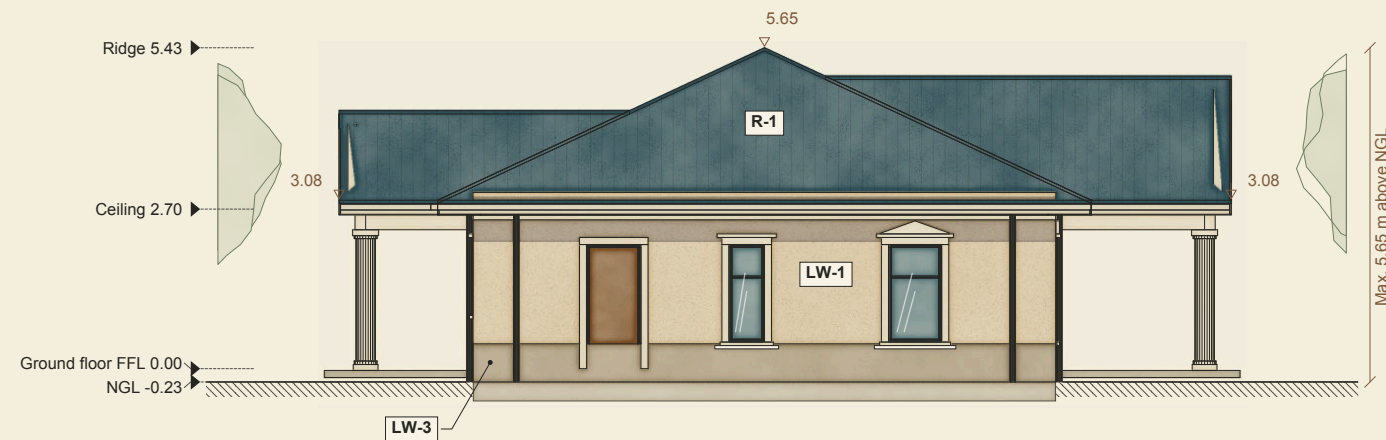


Render on clay brick veneer, limewash pale stone (LW-1); architraves, frieze, cornices and hoods warm white (LW-2); plinth warm grey (LW-3).
Pre-painted sheet steel roof, deep teal-grey (R-1); fascias, gutters and downpipes stone white (R-2).
Aluminium windows and doors, charcoal (J-1); the entry door oiled solid timber (T-1).
Tuscan columns, precast concrete or rendered steel, limewash (C-1).

The wing ends, with the pediments of the portico and the loggia in profile

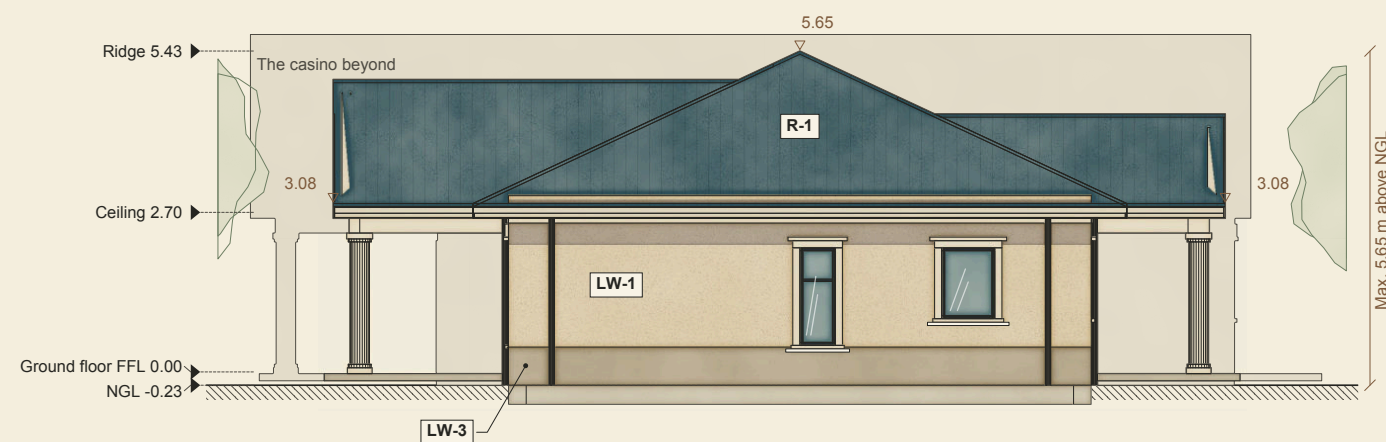
The wing ends, with the pediments of the portico and the loggia in profile

The wing ends, with the pediments of the portico and the loggia in profile



room wing's end, the pediment

the bedroom wing's end, the pediments in profile



the main suite's end

the main suite's end

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).



176 Whittlesea-Kinglake Road

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

LEGEND

LW-1 Mate

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



Scale 1:100

Revision C

Draft for review - 16 October 2026

Draft for review, not for constr

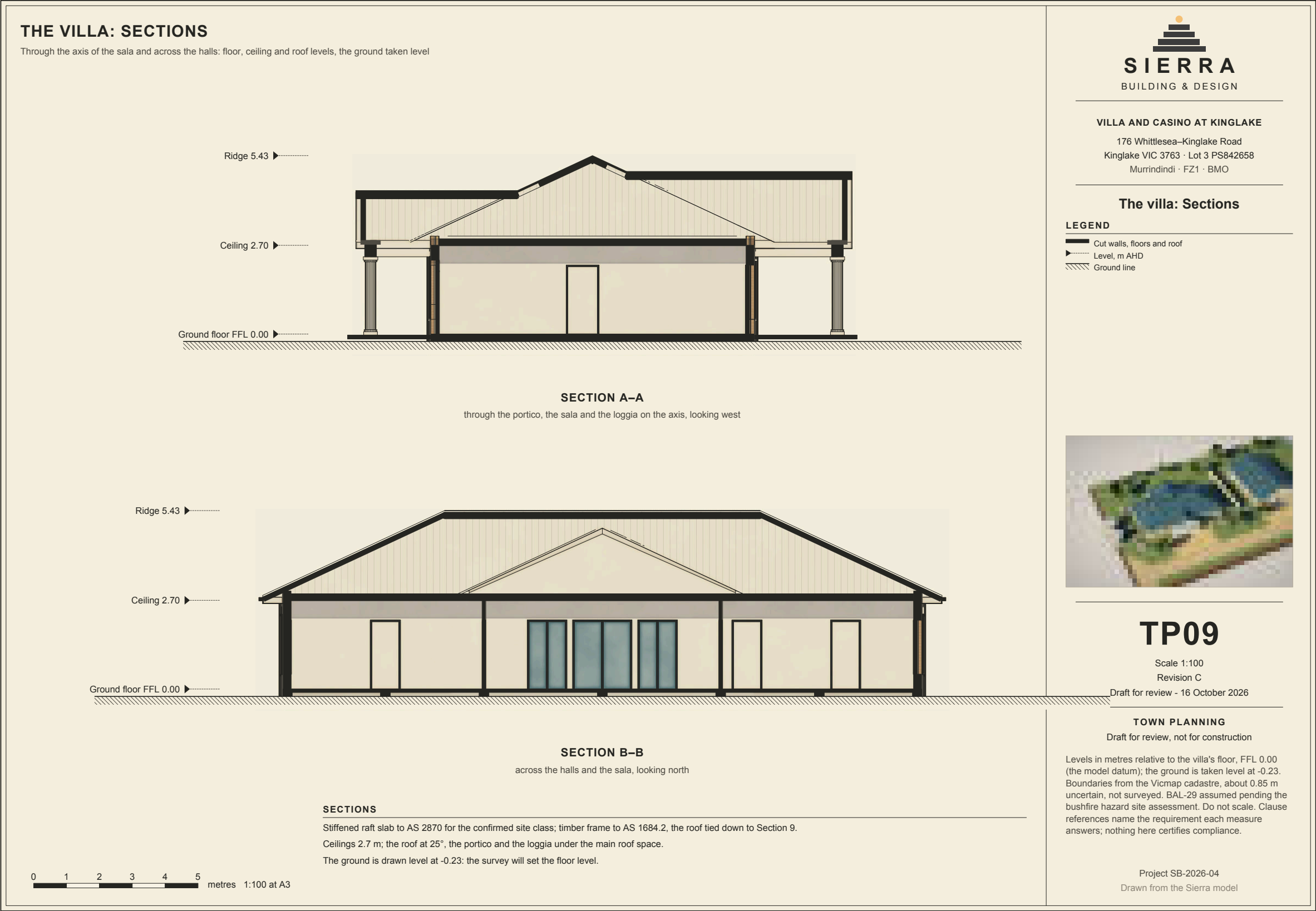
in metres relative to the villa's floor. EEI

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

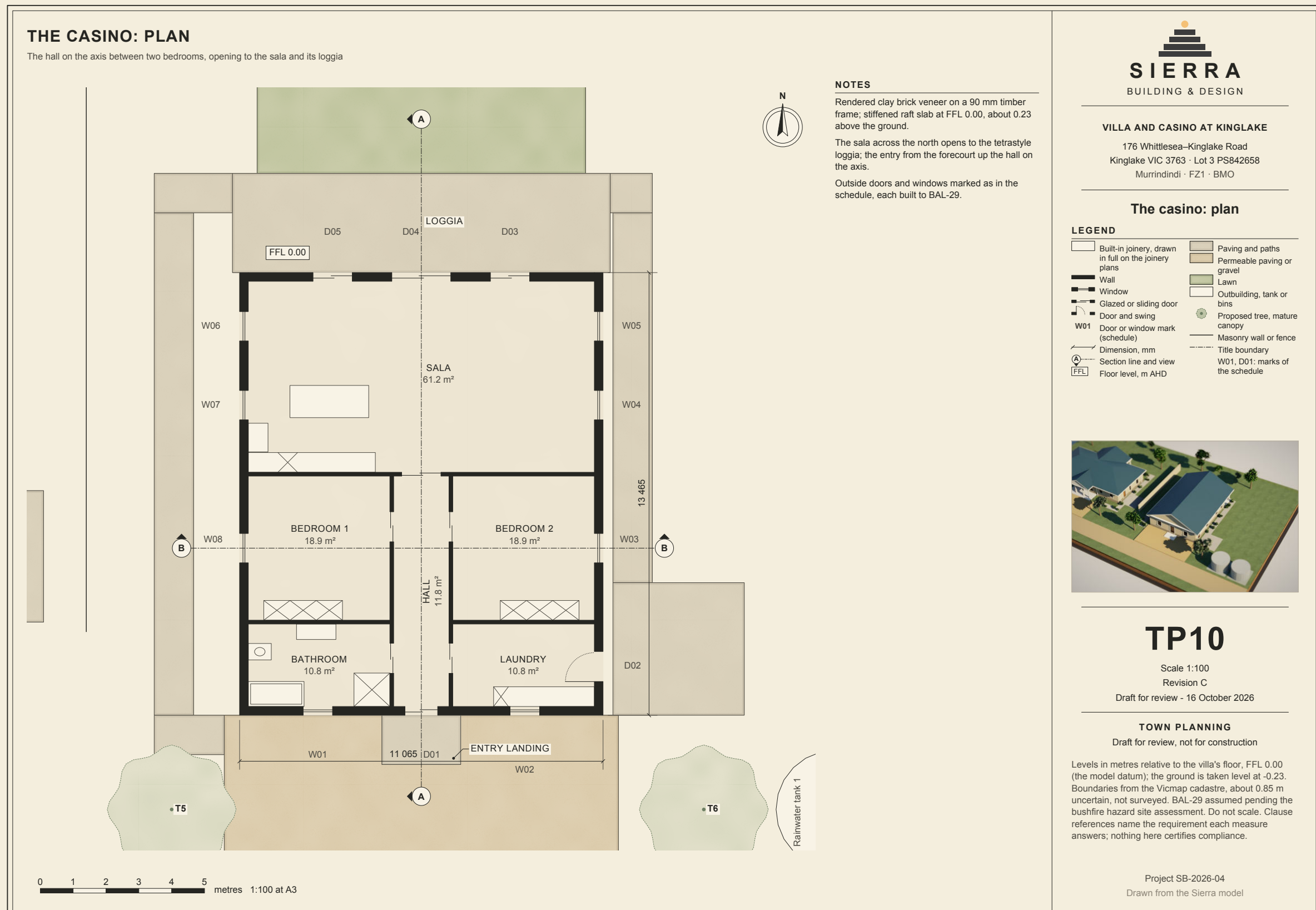
The villa: sections

Through the axis of the sala and across the halls: floor, ceiling and roof levels, the ground taken level



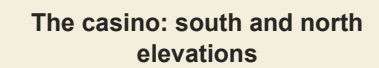
The casino: plan

The hall on the axis between two bedrooms, opening to the sala and its loggia



FINISHES

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



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



TP11

Draft for review - 16 October 2026

Draft for review, not for construction

Drawn from the Sierra model

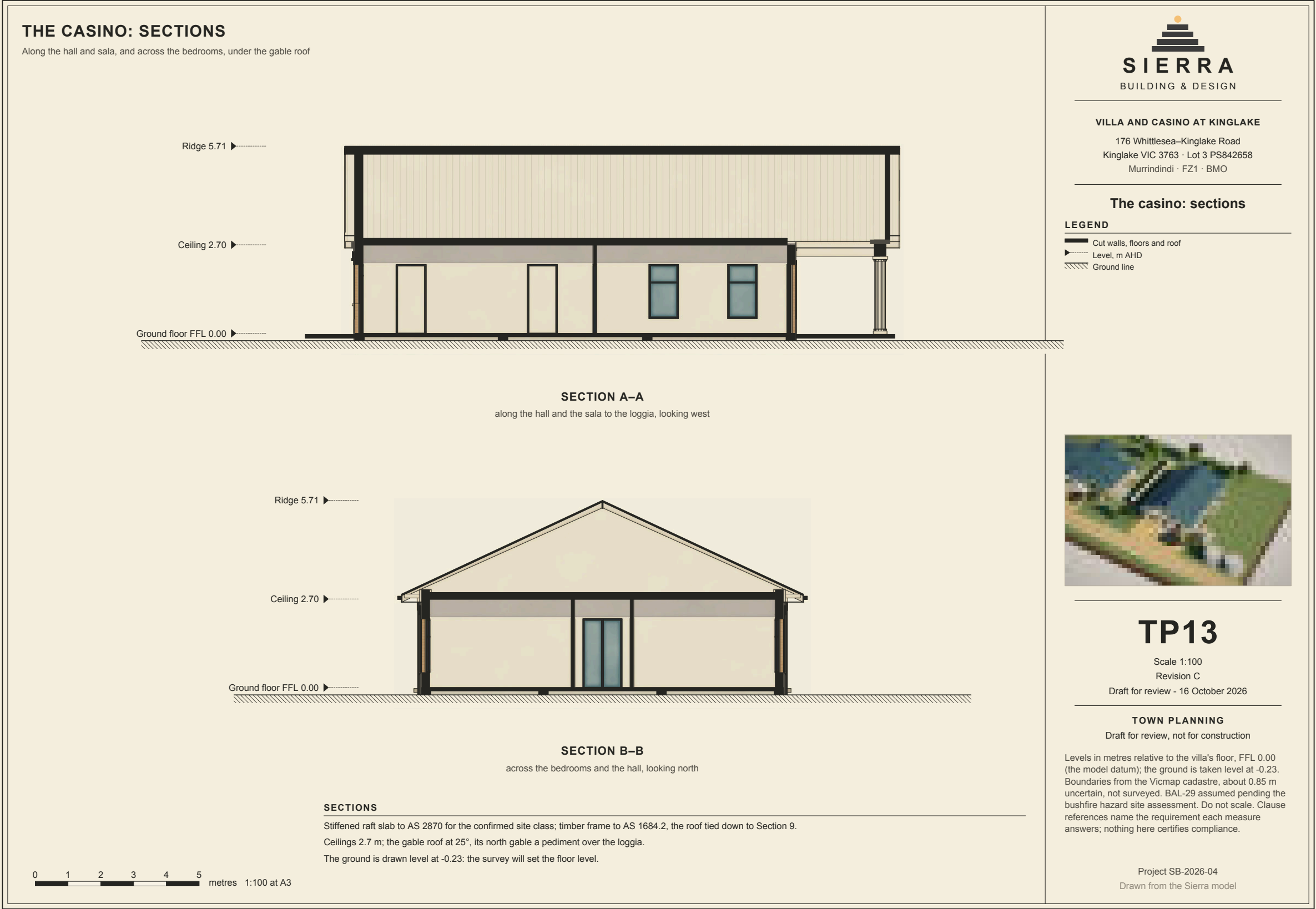
The casino: east and west elevations

The long sides under their eaves, the loggia at the garden end

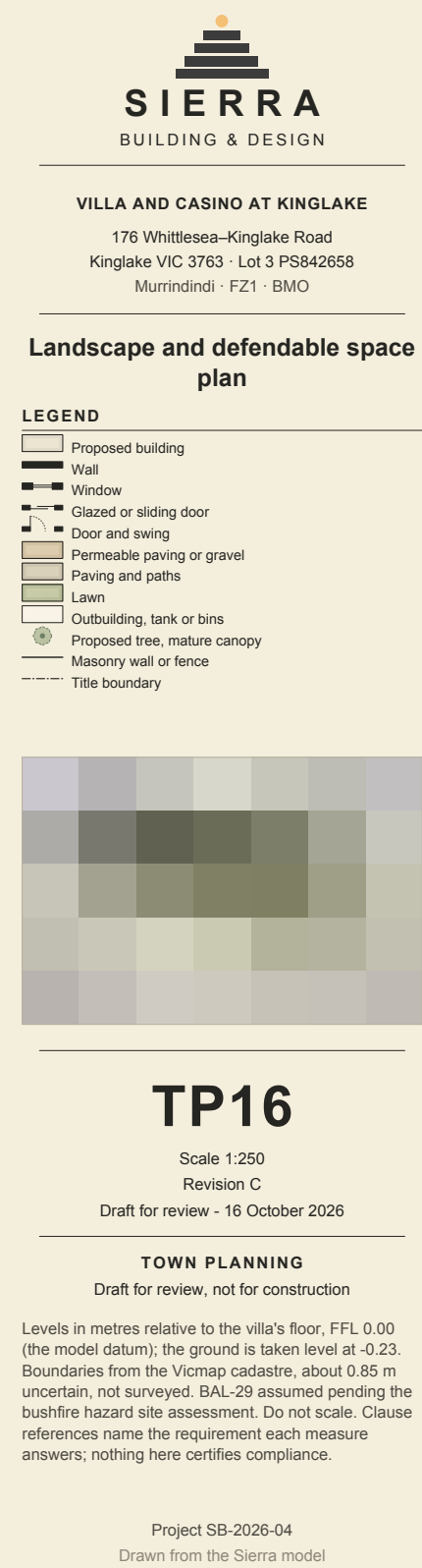


The casino: sections

Along the hall and sala, and across the bedrooms, under the gable roof

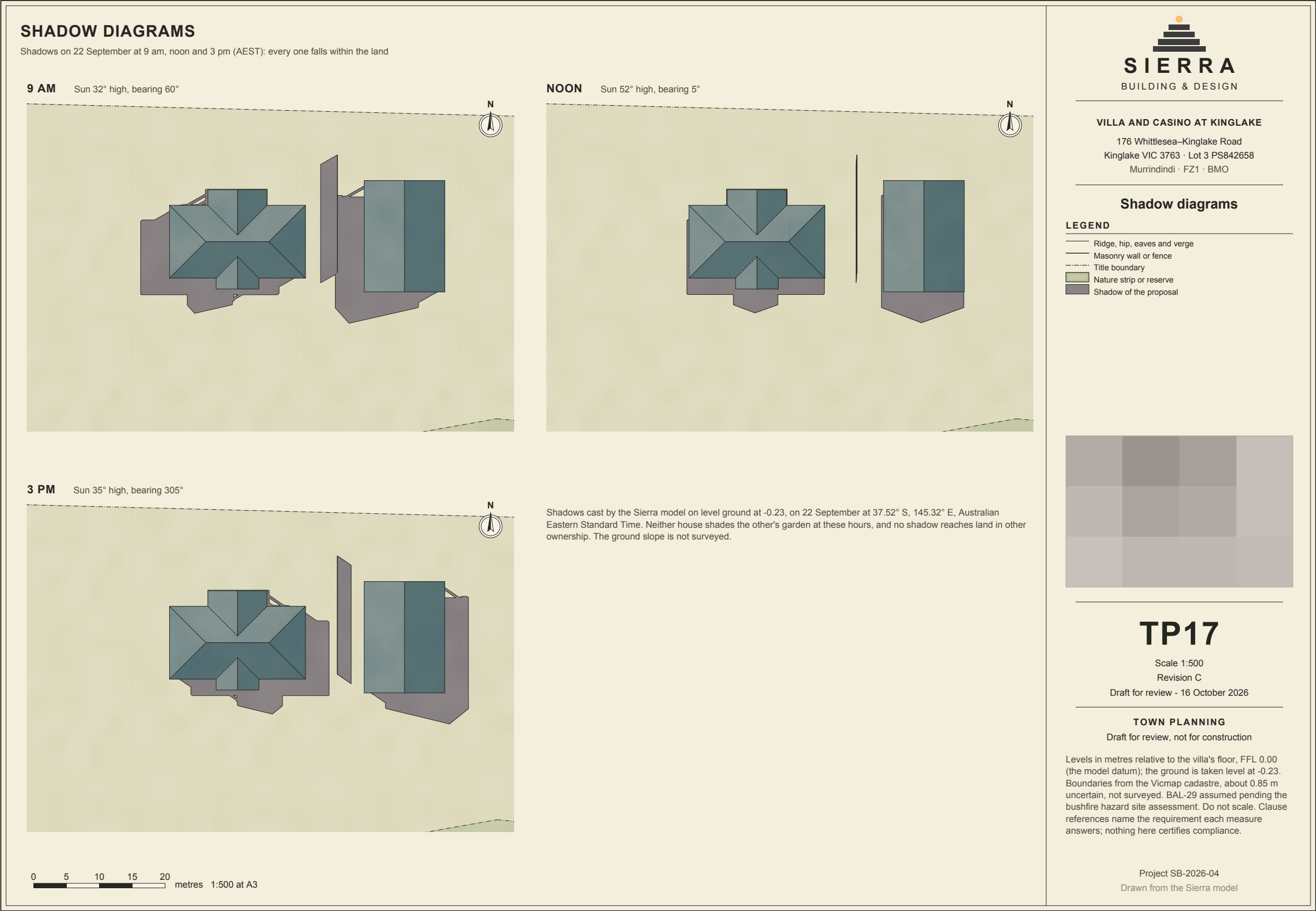






Shadow diagrams

Shadows on 22 September at 9 am, noon and 3 pm (AEST): every one falls within the land



Materials and colours

Limewashed render under a deep teal-grey roof: a quiet palette for the open paddock

MATERIALS AND COLOURS

Limewashed render under a deep teal-grey roof: a quiet palette for the open paddock



LW-1 Render, pale stone
Sand-finished render on clay brick veneer, limewash finish. AS 3959 7.4.1(a): non-combustible masonry.



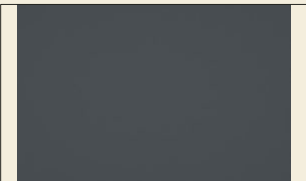
LW-2 Render, warm white
Architraves, the frieze band, cornices, window hoods and the pediment tympana.



LW-3 Render, warm grey
The plinth band at the foot of the walls, above the damp-proof course.



R-1 Roof, deep teal-grey
Pre-painted sheet steel, fully sarked. AS 3959 7.6.1(a), 7.6.3(a).



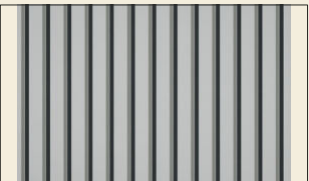
J-1 Windows and doors, charcoal
Powder-coated aluminium frames, metal hardware. AS 3959 7.5.3(b), 7.5.4(c).



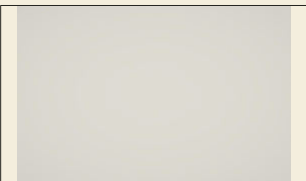
C-1 Columns, limewash
Precast concrete or rendered steel Tuscan columns (7.7.5).



G-1 Courts and accessway, crushed granite
Compacted granitic sand on a base course, all-weather (53.02-5 Table 3).



W-1 Tanks, steel
Above-ground steel tanks, 22,500 L each (53.02-5 Table 2).



R-2 Gutters, fascias and downpipes, stone white
Metal quad gutters, fascias, bargeboards and round downpipes (AS 3959 7.6.7).



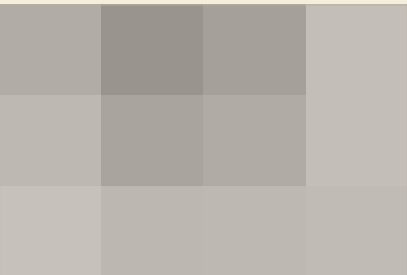
T-1 Doors, oiled solid timber
The entry and laundry doors: solid timber 45 mm leaves in aluminium frames (7.5.4(c)).

Also: fascias, gutters and downpipes in stone white (R-2); the entry and laundry doors in oiled solid timber (T-1); paths and the drying court in exposed aggregate concrete (P-1). Colours are indicative selections, to be confirmed with samples.



VILLA AND CASINO AT KINGLAKE
176 Whittlesea-Kinglake Road
Kinglake VIC 3763 · Lot 3 PS842658
Murrindindi · FZ1 · BMO

Materials and colours



TP20

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

3D views

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

3D VIEWS

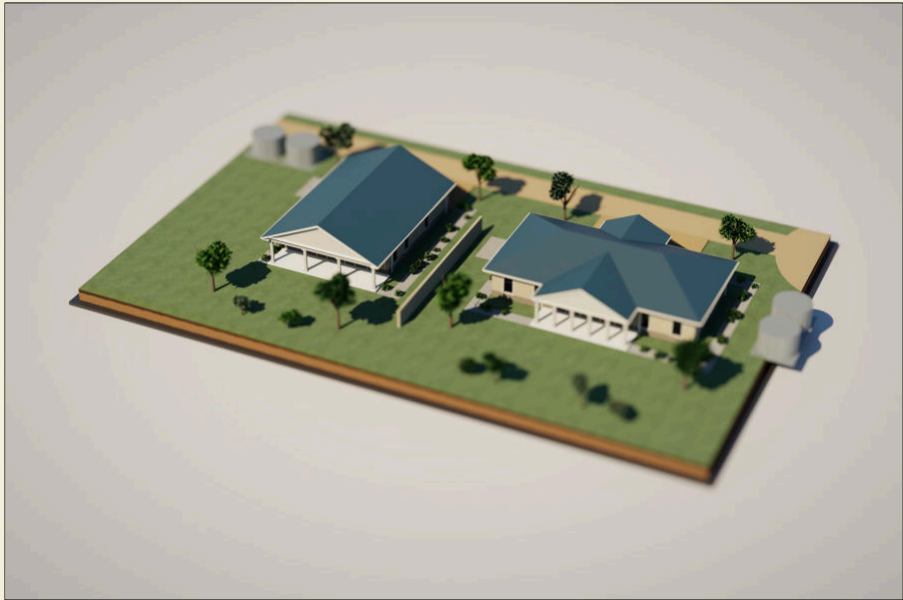
The two houses on their board, photographed from the Sierra model



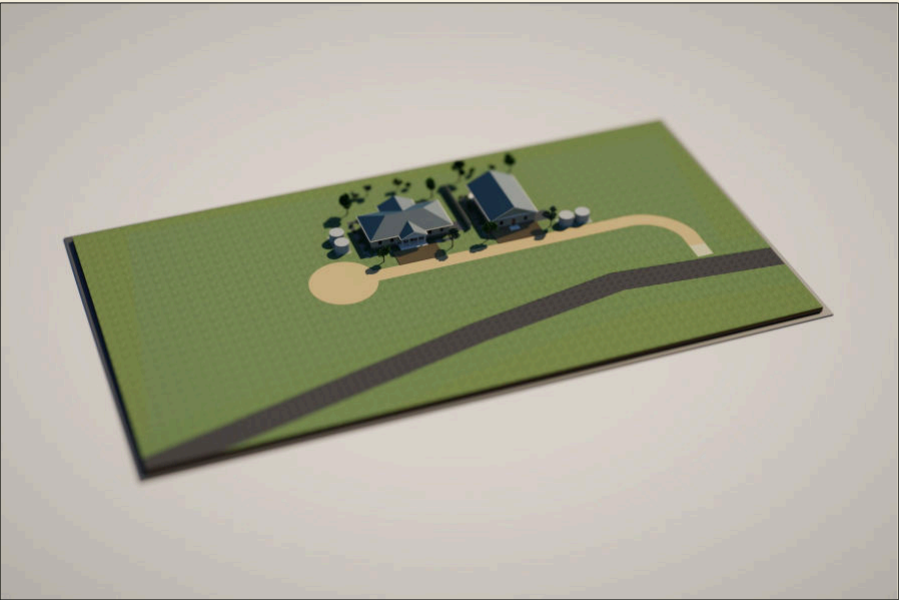
The villa and the casino on their board, from the south



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



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

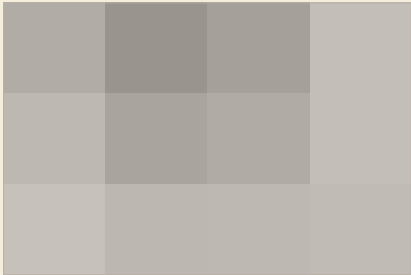


The whole lot on a board of its own, from the road: the accessway, the turning circle and the two houses



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.

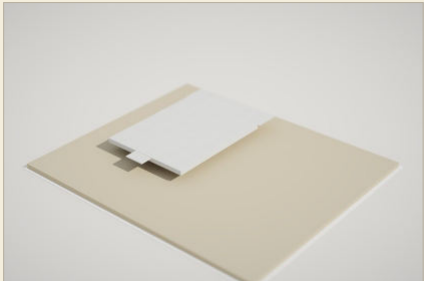
Project SB-2026-04
Drawn from the Sierra model

Construction sequence

The casino put together on its board: each step lifted over its place, the work before it built

CONSTRUCTION SEQUENCE

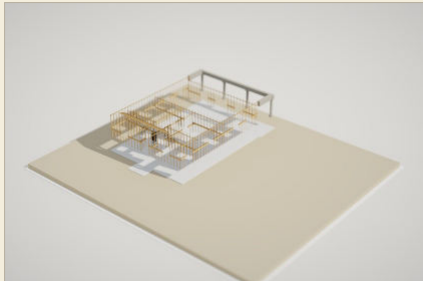
The casino put together on its board: each step lifted over its place, the work before it built



01 Footings and slab

Structure: the bones

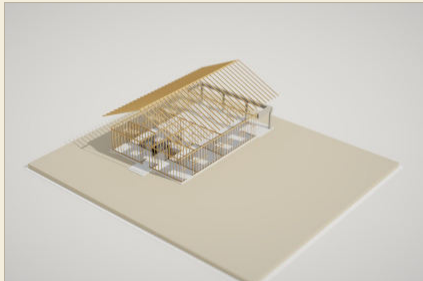
Classify the site, then set out, excavate and pour the footings and slab the frames will stand on.
8 parts rest on the prepared ground.
NCC 2025 Vol. 2 H1D4, NCC 2025 Housing Provisions Part 4.2, AS 2870:2011 Section 2, AS 2870:2011 Clause 3.2



02 Wall frames and posts

Structure: the bones

Stand the wall frames and posts on the slab, plumb and straighten them, and fix their bottom plates down.
13 parts bear on the footings and slab.
NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 6



03 Roof framing

Structure: the bones

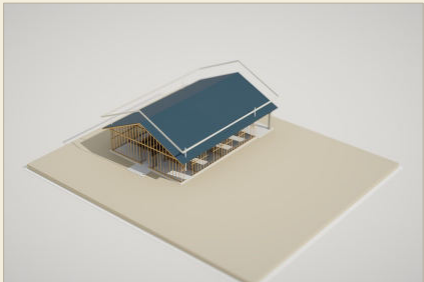
Seat the rafters or trusses, ridge, hips and valleys on the top plates and fix them down.
1 part bears on the wall frames and posts.
NCC 2025 Vol. 2 H1D6, AS 1684.2:2021 Section 7, AS 1684.2:2021 Clause 7.2.24, AS 1684.2:2021 Clause 7.2.25



04 Roof cladding

Envelope: closing in

Lay the sarking and battens, then the roof cladding with its ridge and hip cappings and verges.
1 part bears on the roof framing.
NCC 2025 Vol. 2 H1D7, NCC 2025 Vol. 2 H2D6, NCC 2025 Housing Provisions Part 7.2, NCC 2025 Housing Provisions Part 10.8



05 Fascias, bargeboards and gutters

Envelope: closing in

Fix the fascias and bargeboards, hang the gutters to fall and connect the downpipes.
4 parts rest on the prepared ground.
NCC 2025 Vol. 2 H2D6, AS/NZS 3500.3, NCC 2025 Housing Provisions Part 7.4, NCC 2025 Vol. 2 H7D4



06 Wall wrap and cladding

Envelope: closing in

Wrap the frames, then build the veneer or fix the cladding with its cavity, flashings and weepholes.
16 parts bear on the footings and slab.
NCC 2025 Vol. 2 H1D5, NCC 2025 Vol. 2 H2D4, NCC 2025 Housing Provisions Part 5.2, NCC 2025 Housing Provisions Part 5.6



07 Windows and doors

Envelope: closing in

Install, flash and seal the windows and external doors in their frame openings.
10 parts bear on the footings and slab.
NCC 2025 Vol. 2 H1D8, NCC 2025 Vol. 2 H2D7, NCC 2025 Housing Provisions Part 8.2, NCC 2025 Housing Provisions Part 8.3



08 Eaves and porch linings

Dressing: the architecture

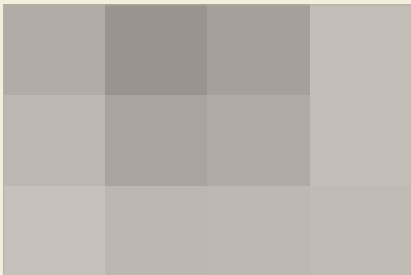
Line the eaves, verges and porch ceilings between the fascias and the walls.
1 part bears on the wall frames and posts.
AS 1684.2:2021 Clause 7.2.24, NCC 2025 Vol. 2 H7D4, AS 3959:2018

The sequence is read from the Sierra model: parts are ordered by role and checked to rest on work already in place. It is a drafting order, not a construction method statement or engineering design; each step is designed and inspected against the cited provisions.



VILLA AND CASINO AT KINGLAKE
176 Whittlesea-Kinglake Road
Kinglake VIC 3763 · Lot 3 PS842658
Murrindindi · FZ1 · BMO

Construction sequence



TP37

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

Construction sequence, continued

Closing in and dressing: windows and doors, linings, trims and the garden

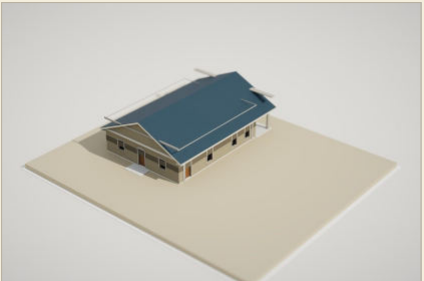
CONSTRUCTION SEQUENCE, CONTINUED

Closing in and dressing: windows and doors, linings, trims and the garden



09 **Insulation and linings**
Dressing: the architecture

Insulate the walls and ceilings, waterproof the wet areas and line the rooms.
14 parts bear on the footings and slab.
NCC 2025 Vol. 2 H6D2, NCC 2025 Housing Provisions Part 13.2, NCC 2025 Housing Provisions Part 13.4, NCC 2025 Vol. 2 H4D2



10 **Trims, finishes and fixtures**
Dressing: the architecture

Fit the trims, mouldings, joinery and fixtures that dress the architecture.
13 parts bear on the footings and slab.



11 **External works and garden**
Dressing: the architecture

Lay the paths and courts, set the tanks and plant the garden.
15 parts rest on the prepared ground.
NCC 2025 Vol. 2 H1D3, NCC 2025 Vol. 2 H2D2, NCC 2025 Housing Provisions Part 3.2, NCC 2025 Housing Provisions Part 3.3



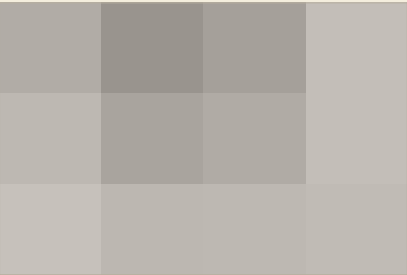
The casino complete
11 steps from the ground up. Fit check: every part rests on, or is fixed to, work already in place.

The sequence is read from the Sierra model: parts are ordered by role and checked to rest on work already in place. It is a drafting order, not a construction method statement or engineering design; each step is designed and inspected against the cited provisions.



VILLA AND CASINO AT KINGLAKE
176 Whittlesea-Kinglake Road
Kinglake VIC 3763 · Lot 3 PS842658
Murrindindi · FZ1 · BMO

Construction sequence, continued



TP38

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

Development summary

The two dwellings in figures: floor areas, rooms, the porches, parking and how they are served

DEVELOPMENT SUMMARY

The two dwellings in figures: floor areas, rooms, the porches, parking and how they are served

	The villa	The casino	Site
Status	proposed	proposed	
Bedrooms	3	2	
Storeys	1	1	
Floor area, ground floor	192.0 m²	149.0 m²	
Floor area, total (outer faces)	192.0 m²	149.0 m²	341.0 m²
Porches and loggias, roofed	45.5 m²	34.7 m²	
Car parking	The arrival court: two cars	The forecourt: two cars	
Ridge above the ground	5.65 m	5.93 m	
Site area			7,866.1 m²
Site coverage			421.3 m², 5.4 %
Permeable			7315.6 m², 93.0 %

WATER

Rainwater from the roofs to two 22,500 L steel tanks for each house; 10,000 L of the first reserved for firefighting, with a CFA outlet beside the accessway (53.02-5 Table 2).

ACCESS

An all-weather crushed granite accessway, 4 m wide and about 81 m long, from the road to a turning circle of 8 m radius (53.02-5 Table 3).

ENERGY AND POWER

Electricity connection to confirm with the distributor; the energy rating (NCC H6, NatHERS) to follow.

WASTEWATER

On-site treatment and a land application area for each house, sized and placed by a land capability assessment to the EPA guidelines; the areas shown are indicative.

BUSHFIRE

BAL-29 construction and 9 m of defendable space for grassland, kept to Table 4. With the application: the bushfire hazard site and landscape assessments, a bushfire management statement and the management plan (44.06-3).

BEFORE LODGING

Current title and plan of subdivision, covenants and any section 173 agreement; a licensed feature and level survey; the land capability assessment; site classification (AS 2870) and wind classification (AS 4055); a pre-application meeting.

THE VILLA: ROOMS AS DRAWN

Room	Size	Storey
Sala	66.1 m²	ground floor
Main bedroom	15.0 m²	ground floor
Walk-in robe	9.5 m²	ground floor
Suite hall	6.3 m²	ground floor
Study	12.7 m²	ground floor
Ensuite	8.5 m²	ground floor
Bedroom 2	12.4 m²	ground floor
Bedroom 3	12.1 m²	ground floor
Bedroom hall	6.3 m²	ground floor
Bathroom	8.5 m²	ground floor
WC	2.1 m²	ground floor
Linen	1.7 m²	ground floor
Laundry	8.2 m²	ground floor

THE CASINO: ROOMS AS DRAWN

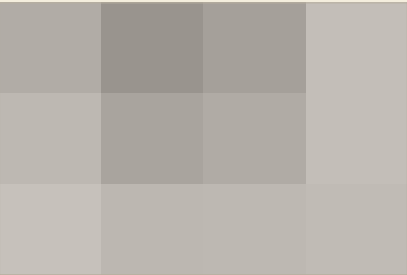
Room	Size	Storey
Sala	61.2 m²	ground floor
Bedroom 1	18.9 m²	ground floor
Bedroom 2	18.9 m²	ground floor
Hall	11.8 m²	ground floor
Bathroom	10.8 m²	ground floor
Laundry	10.8 m²	ground floor



VILLA AND CASINO AT KINGLAKE

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

Development summary



TP39

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

“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

SERVICES

Town planning

Building design

BIM & documentation