

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	20 Hunters Lane KALIMNA VIC 3909 Lot: 10 LP: 54626
The application is for a permit to:	Use and development of a dwelling
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
35.07-1	Use of land for dwelling
35.07-4	Buildings and works associated with a section 2 use - Dwelling
44.06-2	Construct a building or carry out works
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2026.11.1

You may look at the application and any documents that support the application free of charge at:
<https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must ♦ **be made to the Responsible Authority in writing,**
 ♦ **include the reasons for the objection, and**
 ♦ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Subject to the applicant giving notice
---	---

If you object, the Responsible Authority will tell you its decision.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 22 January 2026 9:03 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 3185 CoT Vol_8326_Fol_603.pdf; 21385 Site Plan V1.pdf; 21385 BMP V1.pdf; 21385 Report.pdf; V-Carlin-19A-Kingston-24R-Freedom_RVT23.pdf; 21385 BHSA V1.pdf; Planning_Permit_Application_2026-01-22T09-02-27_30311801_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Crowther & Sadler Pty Ltd

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersadler.com.au

Postal address : PO Box 722 Bairnsdale Vic 3875

Preferred phone number: 51 52 5011

Street number: 20

Street name: Hunters Lane

Town: Kalimna

Post code: 3909

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Existing conditions : Vacant

Description of proposal : Use and development of a dwelling

Estimated cost of development: 420,000

Has there been a pre-application meeting: No

ExtraFile: 3

Invoice Payer: Crowther & Sadler

Address for Invoice: PO Box 722 Bairnsdale Vic 3875

Invoice Email: contact@crowthersadler.com.au

Primary Phone Invoice: 51 52 5011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Full copy of Title: [3185 CoT Vol_8326_Fol_603.pdf](#)

3. Supporting information/reports: [21385 Site Plan V1.pdf](#)

2. Supporting information/reports: [21385 BMP V1.pdf](#)

Planning report: [21385 Report.pdf](#)

Plans: [V-Carlin-19A-Kingston-24R-Freedom_RVT23.pdf](#)

1. Supporting information/reports: [21385 BHSA V1.pdf](#)

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

Page 1 of 3

VOLUME 08326 FOLIO 603

Security no : 124131132017B
Produced 06/01/2026 12:57 PM

LAND DESCRIPTION

Lot 10 on Plan of Subdivision 054626.

PARENT TITLES :

Volume 07008 Folio 416 Volume 08305 Folio 586

Created by instrument B258853 15/12/1961

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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.

DIAGRAM LOCATION

SEE LP054626 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ629610B (E)	CONV PCT & NOM ECT TO LC	Completed	25/09/2025
AZ655584B (E)	TRANSFER	Registered	02/10/2025

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 20 HUNTERS LANE KALIMNA VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD
Effective from 02/10/2025

DOCUMENT END

PLAN OF SUBDIVISION

PART OF CROWN ALLOTMENTS 90 & 30B

PARISH OF COLQUHOUN

LP 54626

EDITION 3

PLAN MAY BE LODGED 30-10-61

V 7008 F 416 V 8305 F 586

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

DEPTH LIMITATION: 50 FEET (CA 90)

COLOUR CODE

E-1 = BLUE

R1, R2, R3 & R4 = BROWN

E-3 = GREEN

APPROPRIATIONS

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

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

THE LAND COLOURED GREEN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE

APPURTENANCIES

AS TO LOT 608

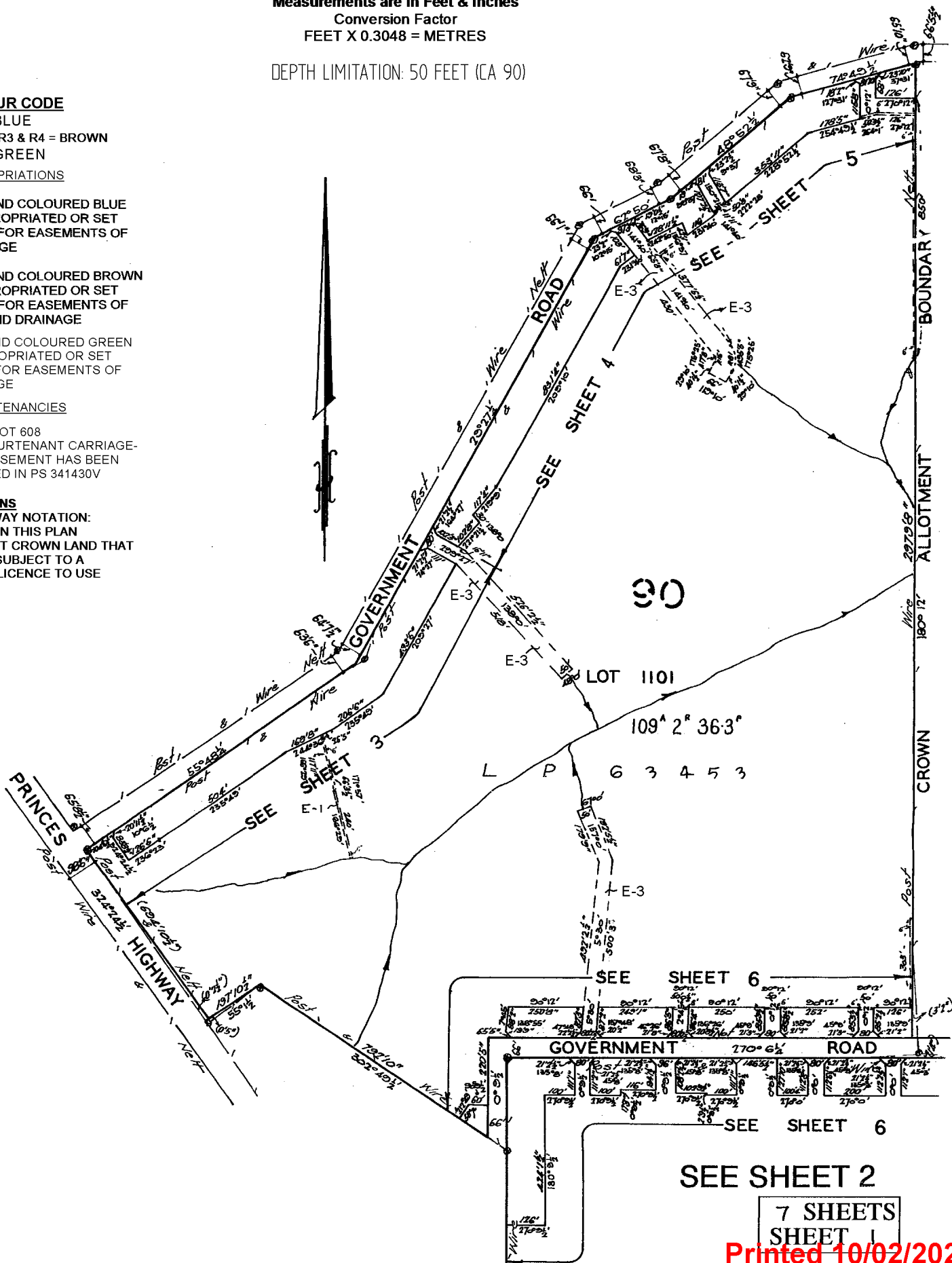
AN APPURTENANT CARRIAGE-
WAY EASEMENT HAS BEEN
CREATED IN PS 341430V

NOTATIONS

WATERWAY NOTATION:

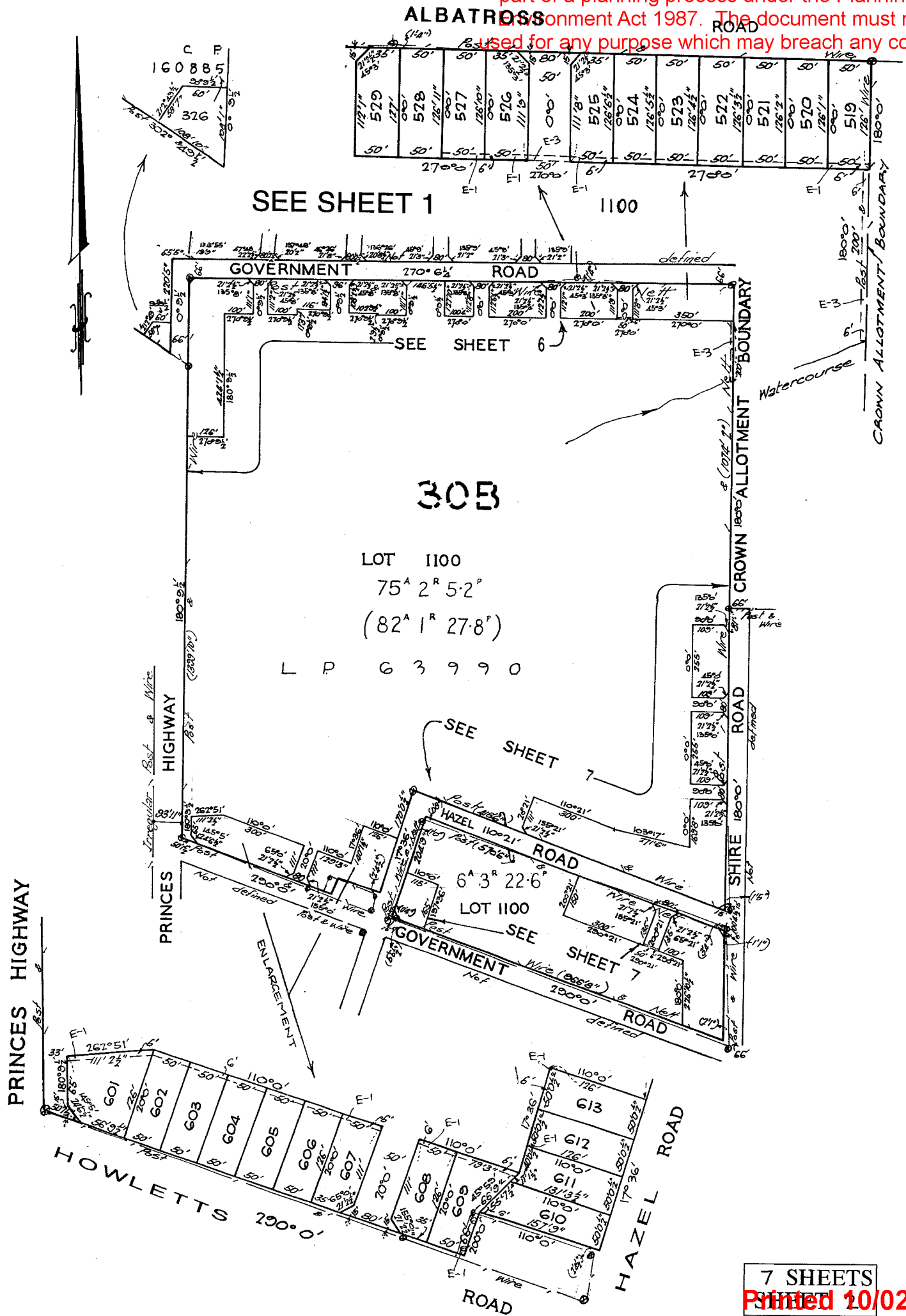
LOT 580 IN THIS PLAN

MAY ABOUT CROWN LAND THAT
MAY BE SUBJECT TO A
CROWN LICENCE TO USE



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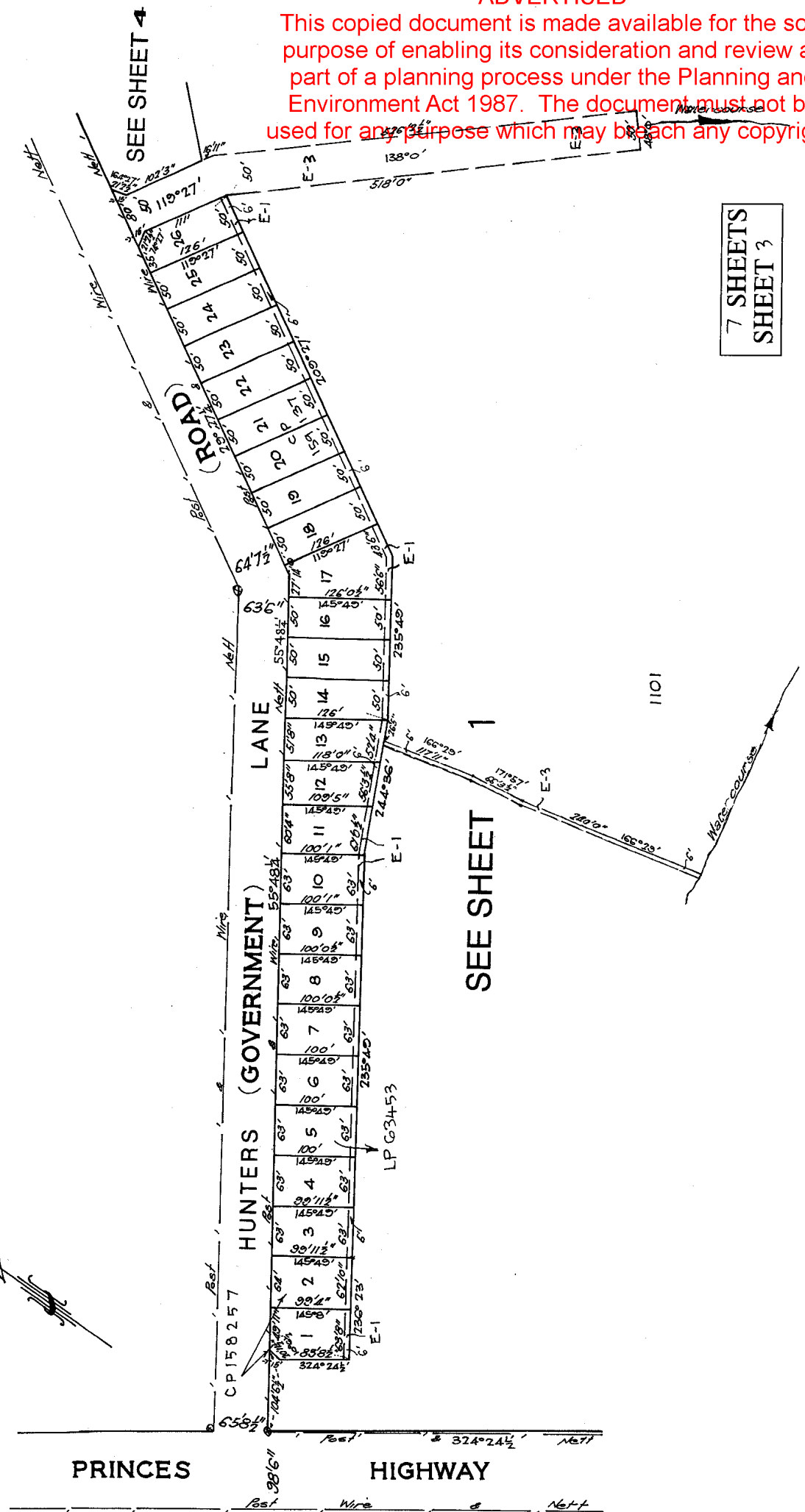
LP 54626



ADVERTISED

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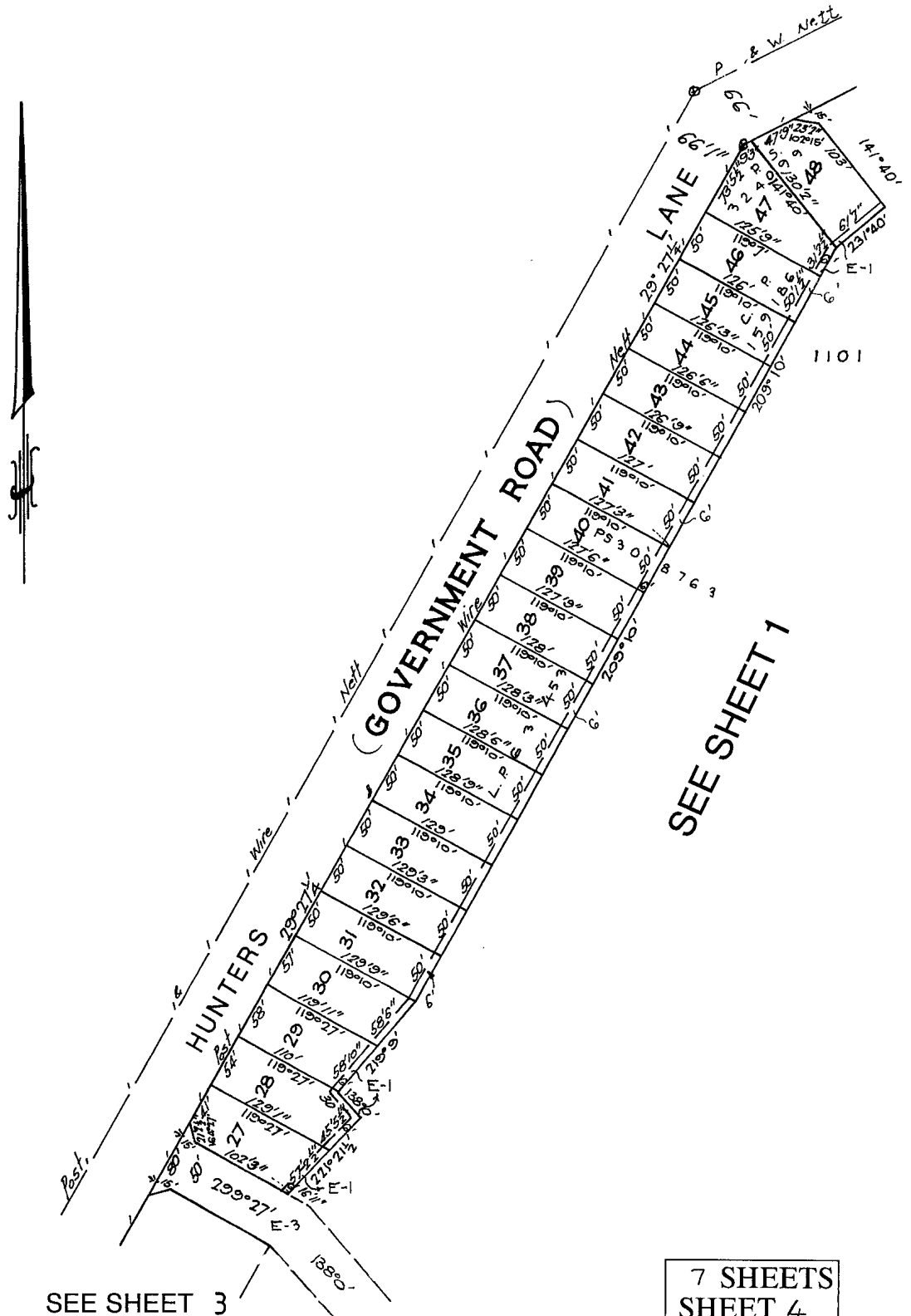
LP54626



7 SHEETS
SHEET 3

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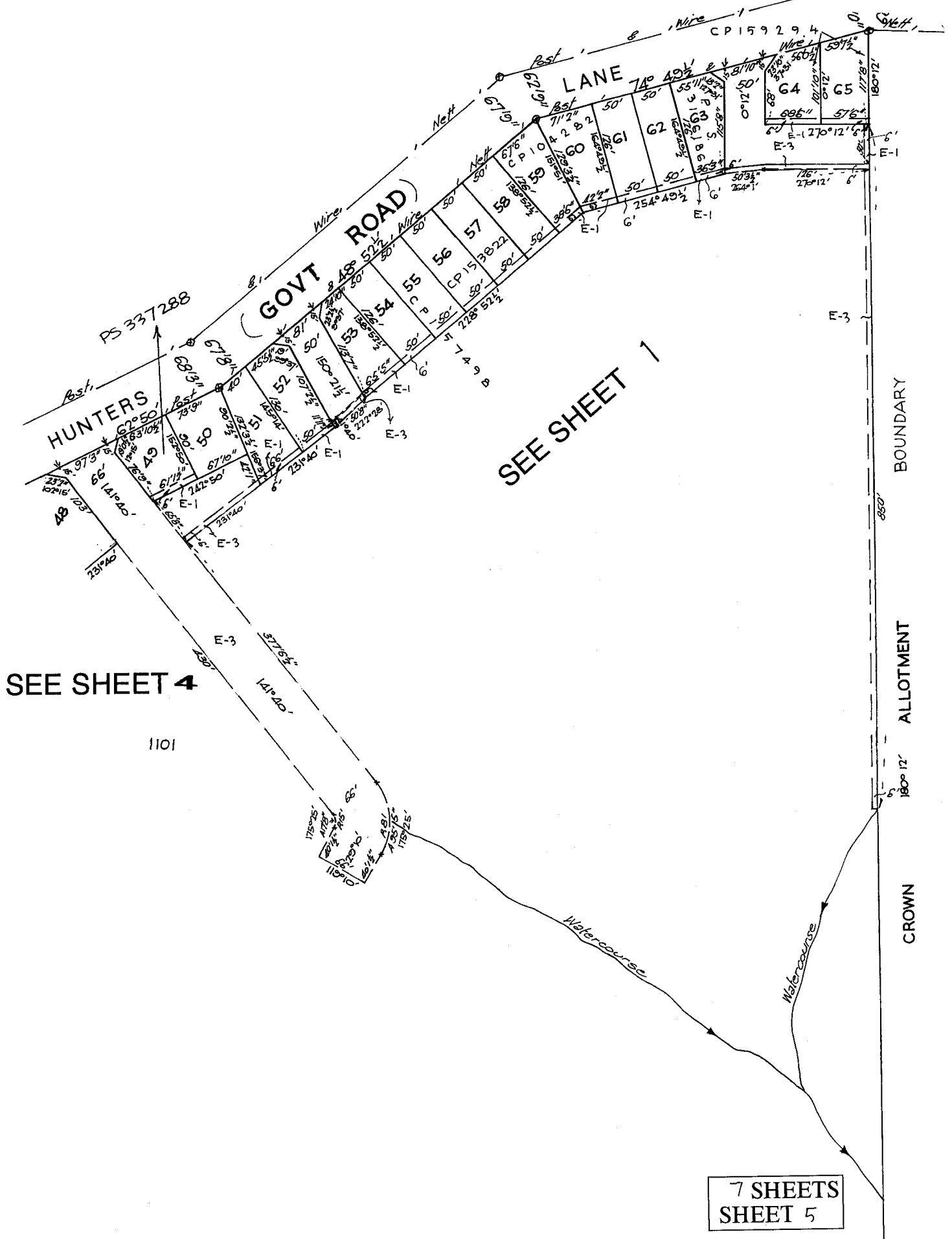
SEE SHEET 5



SEE SHEET 3

7 SHEETS
SHEET 4

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7 SHEETS
SHEET 6

LP54626

SEE SHEET 1

1101

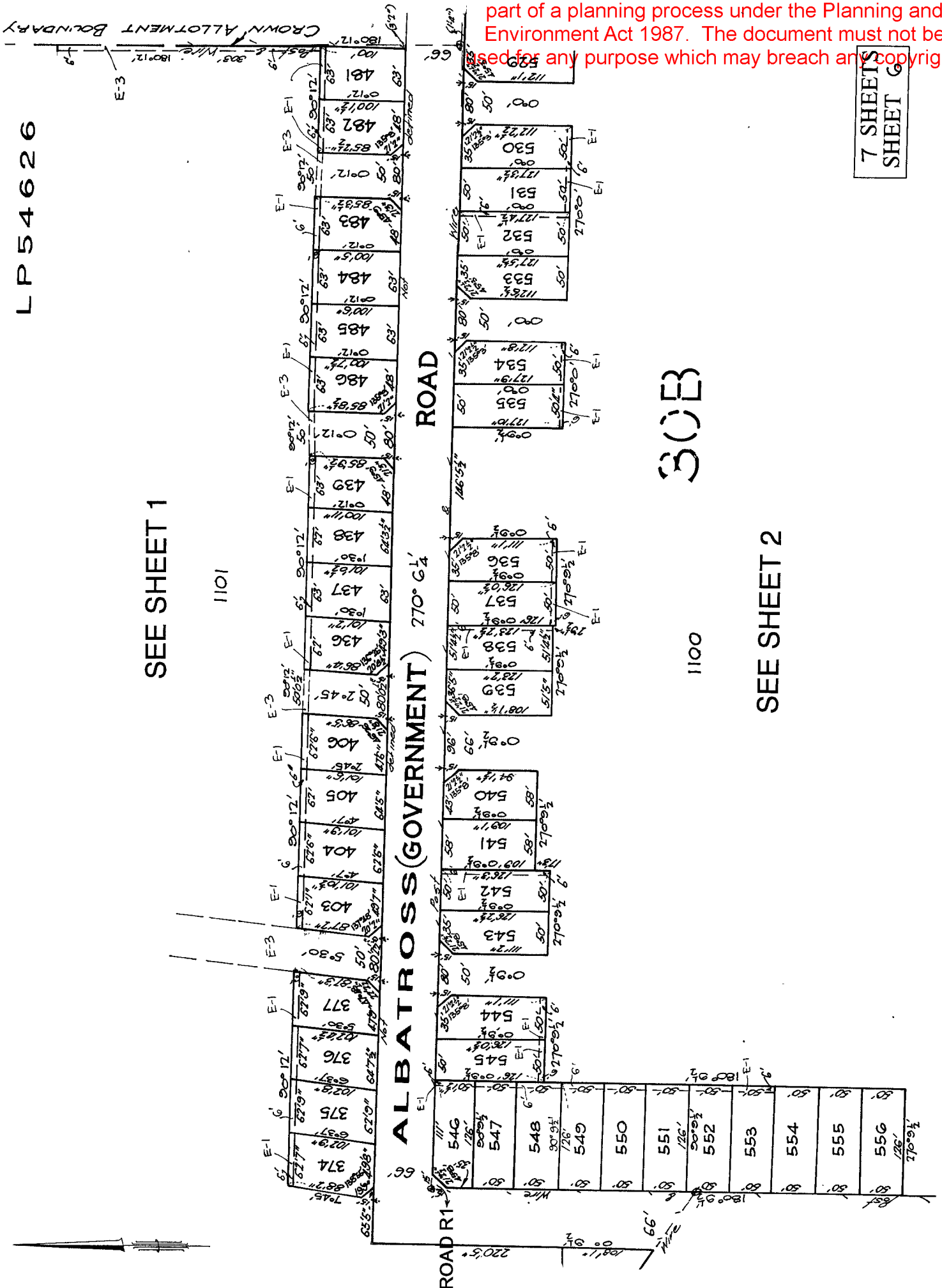
ALBATROSS (GOVERNMENT) ROAD

270° 6' 4"

30B

1100

SEE SHEET 2



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LP 54626

SEE SHEET 2

LP 63990

1100

30B

CP 156240

POINT 180° 0'

ROA
R4

20

11

1

2

11

[illegible]

1.59

1

11

60
(22)

2

S

02

020

7 SHEETS
SHEET 7

Printed 10/02/2026

Page 11 of 49

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MODIFICATION TABLE								PLAN NUMBER	
RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN								LP 54626	
WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.									
AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES		
LOT 608		APPURTENANT NOTATION ADDED	PS 341430V			2	MLB		
LOT 528		REMOVAL OF EASEMENT	AC725655R	17/3/2004		3	PTL		

Planning Report

Use and Development of a Dwelling
20 Hunters Lane, Kalimna

Our reference – 21385

January 2026



FS 520900



Contents

1.	Introduction	3
2.	Subject Land & Surrounding Context	4
3.	The Application & Proposal	6
4.	Cultural Heritage	9
5.	Planning Policy	10
5.1	Planning Policy Framework	10
5.2	Municipal Planning Strategy	11
6.	Planning Elements	12
6.1	Farming Zone 3	12
6.2	Environmental Significance Overlay 1-53	14
6.3	Bushfire Management Overlay	15
7.	Conclusion	25
8.	Attachments	
	Application Form	
	Proposed Site Plan (Version 1)	
	Proposed Floor and Elevation Plans (<i>Mettricon Homes</i>)	
	Bushfire Hazard Site Assessment (Version 1)	
	Bushfire Management Plan (Version 1)	
	Copy of Title (Lot 10 on PS54626)	

Note: Applicable Planning Application fee is \$1,462.50 – Class 4

1. Introduction

This Planning Report is prepared in support of the proposed use and development of a dwelling at 20 Hunters Lane, Kalimna. The Report addresses the provisions of the Farming Zone 3, Environmental Significance Overlay 1-53 and Bushfire Management Overlay as contained within the East Gippsland Planning Scheme.



Aerial image of the subject land and immediate surrounds (Source: Google Earth)

2. Subject Land & Surrounding Context

Formally known as Lot 10 on PS54626 or otherwise known as 20 Hunters Lane, Kalimna, the subject land is a regular shaped vacant property located on the southern side of Hunters Lane.

The property has an area of approximately 600 square metres, contains introduced grasses and the landform has a gentle fall from Hunters Lane to the rear of the property (south). The boundaries of the site are fenced with standard paling fencing and vehicle access to the land will be provided from Hunters Lane to the north of the property.



View of the subject land looking south from Hunters Lane

The Hunters Lane precinct of Kalimna is somewhat unusual with conventional sized residential allotments to the south of Hunters Lane, with rural residential allotments and larger hobby farms to the north of Hunters Lane.

The neighbouring property at 22 Hunters Lane, Kalimna on the east side of the subject land contains a single storey brick dwelling which fronts Hunters Lane.



View of the neighbouring property at 22 Hunters Lane on east side of subject land

To the west at 18 Hunters Lane, Kalimna is a single storey detached weatherboard dwelling that fronts Hunters Lane.



Image of the neighbouring western property and subject land looking south from Hunters Lane.

North of the subject land across from Hunters Lane is a rural property developed with a dwelling and associated shedding and is used for livestock grazing.



Image to the north of the subject land across from Hunters Lane looking north

South of the subject land is 10 Hunters Lane which is a vacant rural property which contains managed vegetation to the immediate south of the residential allotments that front Hunters Lane



View of 10 Hunters Lane looking east along the rear of residential lots that front Hunters Lane.



View of the scrub vegetation to the south of the subject land

3. The Application & Proposal

It is proposed to use and develop the subject land for the purposes of a dwelling.

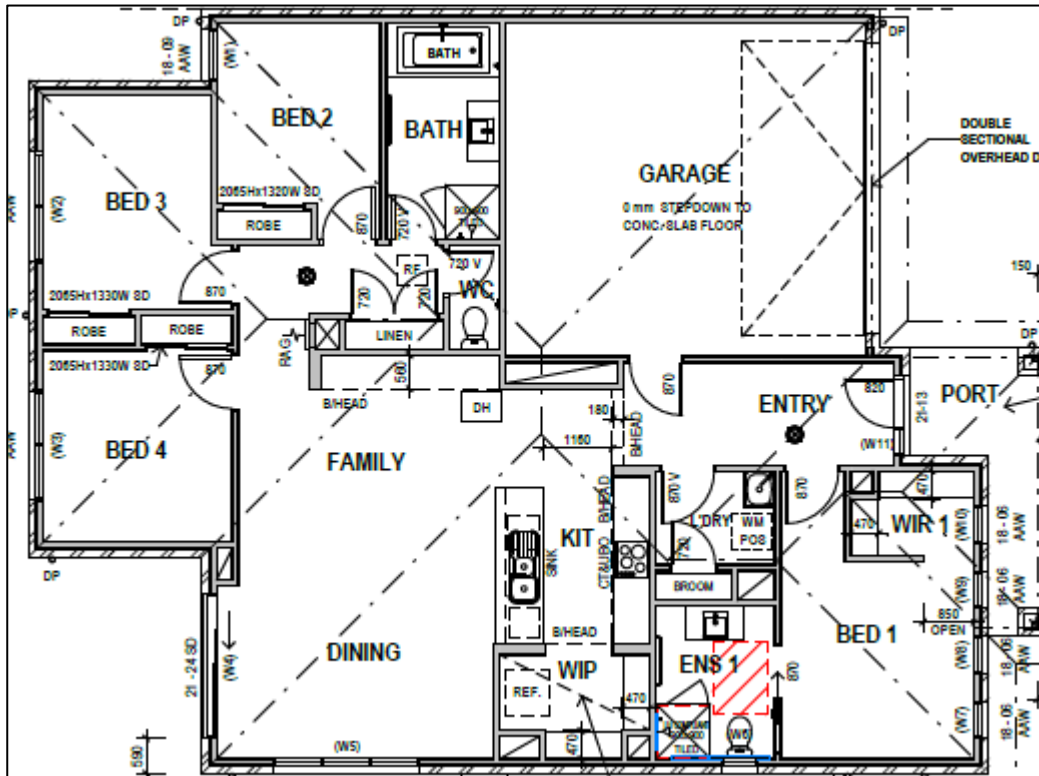
The proposed dwelling will be sited on the subject land with a setback from Hunters Lane of 6.0 metres to the dwelling porch and 6.72 metres from the dwelling's front façade.

The proposed rear setback of the dwelling to the south of the subject land is 7.9 metres. The eastern setback is 4.27 metres and the western setback is 2.5 metres.



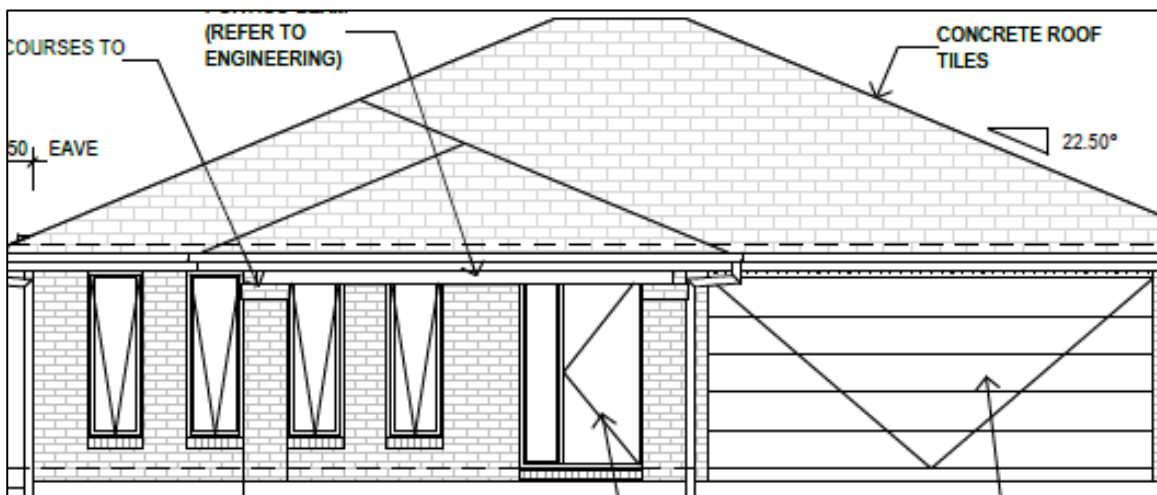
Proposed site plan

The proposed dwelling will consist of four bedrooms, open plan family/dining/kitchen area, bathroom and laundry area.



Proposed floor plan of the dwelling (Source: Metricon)

The proposed dwelling will be single storey with a floor to ceiling height of 2.4 metres. The dwelling is to be constructed from face brickwork, aluminium windows and concrete roof tiles.



Proposed northern elevation (Source: Metricon)

It is noted that the proposed dwelling will be connected to all available utility services including reticulated sewerage.

Planning approval is required pursuant to the following Clauses of the East Gippsland Planning Scheme:

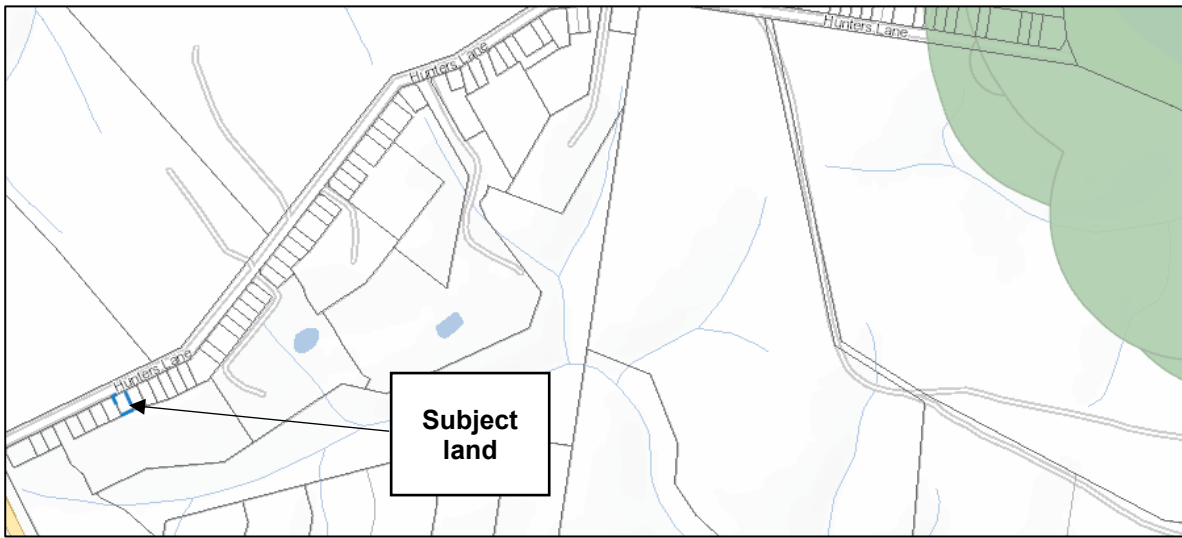
Planning Scheme Clause	Matter for which a Permit is required
35.07-1 Farming Zone 3	Use of the land for a dwelling
35.07-4 Farming Zone 3	Buildings and works associated with a Section 2 use
42.01-2 Environmental Significance Overlay 1-53	Construct a building and carry out works
44.06-2 Bushfire Management Overlay	Construct a building and carry out works associated with accommodation

The application is required to be referred to the relevant fire authority in accordance with section 55 of the *Planning and Environment Act 1987*.

4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity*



Extract from Cultural Heritage Sensitivity mapping – cultural heritage sensitivity land is shown in dark green (Source: VicPlan)

The subject land is not within an area of cultural heritage sensitivity and the construction of one dwelling on a lot is an exempt activity and therefore a CHMP is not required for the proposed dwelling.

5. Planning Policy

5.1 Planning Policy Framework

Despite the Farming Zone 3 of the property the proposal achieves planning policy support within Clause 11.01-1S Settlement. The subject land is a vacant, serviced property within the settlement boundary of Lakes Entrance and provides an opportunity for housing choice and population growth within close access to jobs, services and community facilities.

Clause 11.01-1L-02 Growth area towns – Lakes Entrance supports development within the Lakes Entrance settlement boundary which will not necessitate the removal of native vegetation consistent with the strategies for the town.

The proposed development will not require the removal of native vegetation respecting Clause 12.01-2S Native vegetation management.

The whole of the subject land is contained within a Bushfire Management Overlay and as such Clause 13.02-1S Bushfire planning is relevant to the application. The proposed development responds positively to the bushfire risk posed to the subject land through the provision of defensible space, appropriate separation from the bushfire hazard, provision for onsite water for firefighting and a robust building structure.

Clause 14.01-1S Protection of agricultural land seeks to protect the state's agricultural base by preserving productive farmland. The subject land although zoned Farming Zone 3 can not be considered a productive agricultural property given the size of the property, its inability to sustain an agricultural use and sensitive neighbouring uses adjoining the land.

The development of a dwelling on the subject land will be connected to reticulated sewerage avoiding detrimental impacts to receiving waterways as sought within Clause 14.02-1S Catchment planning and management.

The subject land is akin to a residential property given the surrounding context of the area. The proposed dwelling will assist to achieve housing targets, increases the proportion of housing in an established urban area and within the Lakes Entrance settlement boundary and provides for housing choice to suit a variety of household types consistent with Clause 16.01-1S Housing supply.

5.2 Municipal Planning Strategy

Lakes Entrance is identified as a growth area town within Clause 02.03-1 Settlement and housing. The property is located within the Lakes Entrance settlement boundary and assists to achieve Council's strategic directions for the township. The proposal will encourage population growth and development of a fully serviced allotment and provides for a housing type that suits different household needs.

The land is devoid of native vegetation and is connected to reticulated sewerage. The development will avoid the removal of native vegetation and connected to reticulated sewerage maintains the health of the Gippsland Lakes as sought within Clause 02.03-2 Environmental and landscape values.

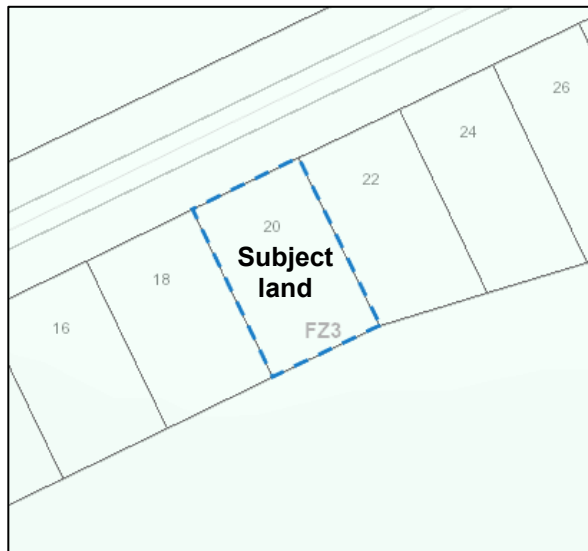
Clause 02.03-3 Environmental risks and amenity advises that East Gippsland is subject to bushfire risk. The proposed development will provide for adequate separation from the bushfire hazard to the south of the property, allows for easy to be maintained defensible space, provides a robust building standard, water for firefighting and is easily accessed by emergency services vehicles.

The subject land given the surrounding land use context and residential size can not be considered an agricultural property. No loss of productive agricultural land will occur as a result of the development and there will be no detrimental impacts to the adjoining grazing activities opposite the site across from Hunters Lane responding to Clause 02.03-4 Natural resource management.

6. Planning Elements

6.1 Farming Zone 3

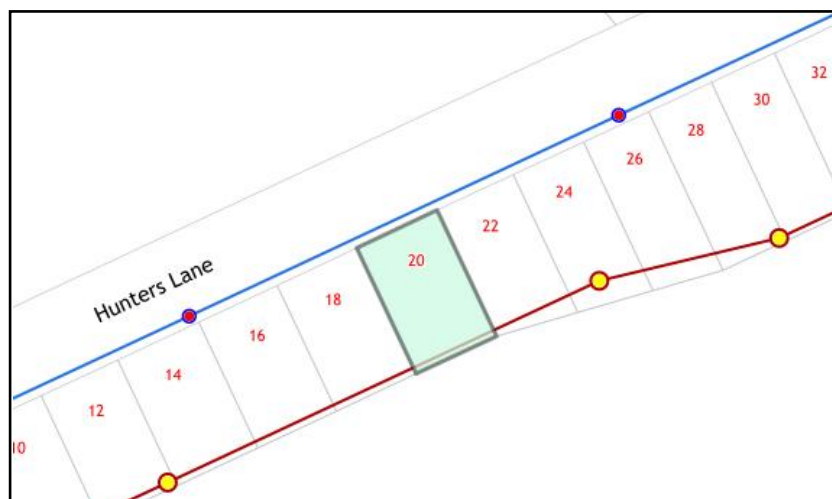
The subject land is within the Farming Zone Schedule 3 under the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: VicPlan)

Pursuant to Clause 35.07-2 Use of land for a dwelling the necessary requirements are met:

- Access to the dwelling will be provided from Hunters Lane which is an all-weather road with dimensions that can easily accommodate emergency vehicles.
- The proposed dwelling will be connected to reticulated sewerage.
- Potable water will be provided to the dwelling via East Gippsland's water main within Hunters Lane.
- Connection of the dwelling to a reticulated electricity supply will be undertaken.



Location of reticulated water and sewerage servicing Hunters Lane, Kalimna

In accordance with Clause 35.07-5 Application requirements for dwellings the following commentary is offered:

- No agricultural production is being undertaken on the land due to the land size and sensitive adjoining uses. Heavy fragmentation of agricultural land within the area has already occurred and the proposal will not exacerbate the current context of the site.
- The nearby agricultural use is land management livestock grazing occurring to the north of the property across from Hunters Lane. Livestock grazing within the rural context is a benign land use compared to more intensive agricultural uses and the development of the site is unlikely to be detrimentally impacted by the livestock grazing use.
- Given the residential and rural living context of the area the proposed dwelling is unlikely to restrict the operation of nearby livestock land management grazing. Opportunities for expansion of existing agricultural activities is limited in the location.
- The site is one of the few remaining lots not developed with a dwelling and will not lead to a proliferation of dwellings.
- No wind energy facility is located within one kilometre of the subject land.
- There is no existing or proposed extractive industry operation located within 500 metres from the nearest title boundary.

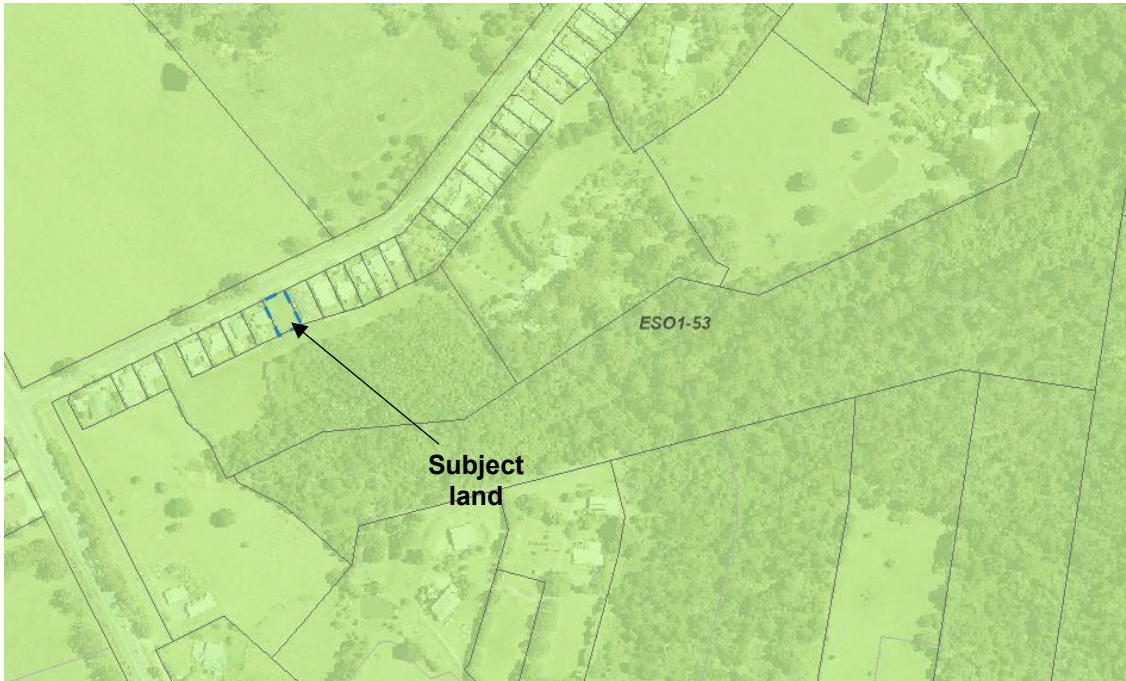
Decision Guidelines

An assessment of the proposed use and development against the decision guidelines has been undertaken:

- No native vegetation will be removed to facilitate the proposed dwelling ensuring the relevant themes of the Regional Catchment Strategy are maintained.
- The land is connected to reticulated sewerage ensuring the property is capable of supporting the use and development.
- A proposed dwelling on the site is suitable and compatible with the residential context of the area.
- All available existing utility services will be provided to the dwelling.
- Given the size of the site and residential/rural residential context of the area there will be no loss to agricultural production.
- There will be no detrimental impact to soil and water quality as the site is connected to reticulated sewerage.
- The immediate area is residential in context and the development of the dwelling will not detrimentally impact the landscape, major roads or local vistas.

6.2 Environmental Significance Overlay 1 - 53

The site is contained within the Environmental Significance Overlay 1 – 53.



Planning scheme overlay mapping (Source: VicPlan)

Schedule 1 of the Overlay is East Gippsland Sites of Biological Significance.

Schedule 1 – 53 is the site named Colquhoun and Kalimna, the statement of environmental significance relates to two native birds and numerous flora species.

Decision Guidelines

Consideration of the decision guidelines reveals the following:

- There will be no clearing of native vegetation undertaken to facilitate the development.
- No loss of environmental values will result from the proposed development.
- No vegetation remnants are contained on the land requiring fencing.
- Weed control on this residential sized lot is easily able to be undertaken by the landowner.

6.3 Bushfire Management Overlay

The site is subject to the Bushfire Management Overlay.

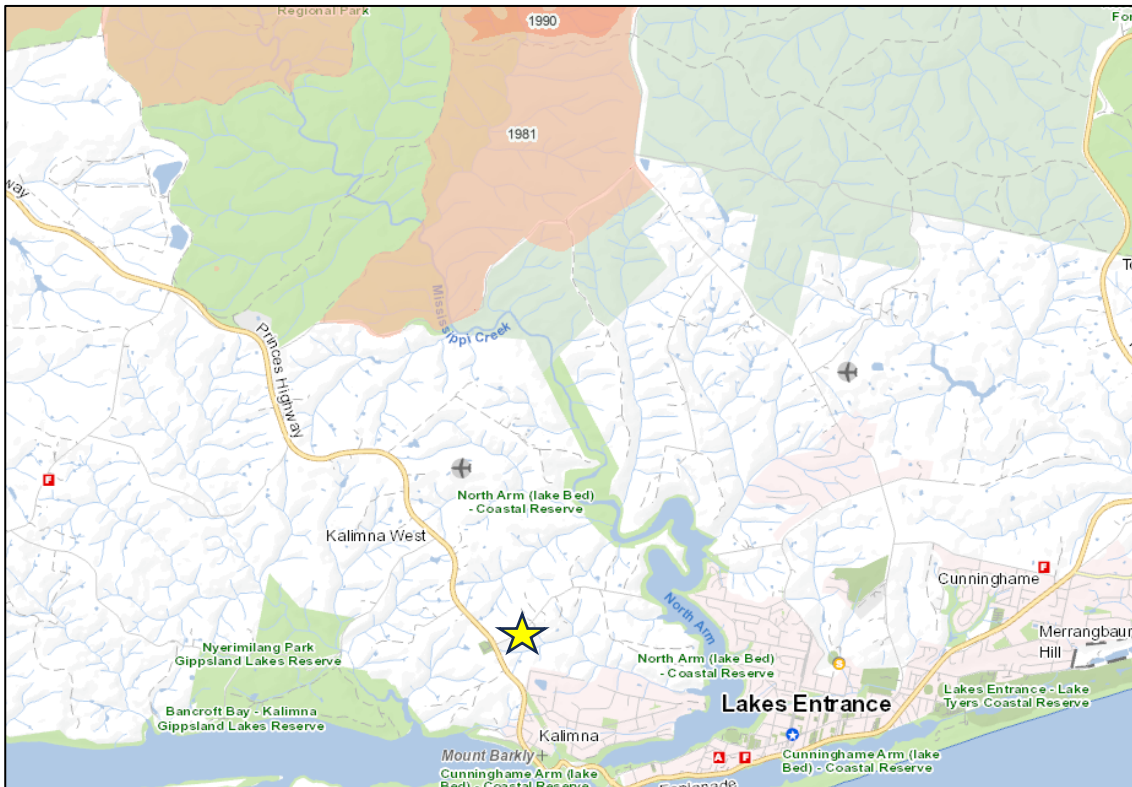


Bushfire Management Overlay mapping (Source: VicPlan)

Clause 44.06-3 Application requirements, outlines that an application must be accompanied with a Bushfire Hazard Site Assessment, Bushfire Hazard Landscape Assessment and Bushfire Management Statement.

Bushfire Hazard Landscape Assessment





Bushfire history of the subject land and surrounds – yellow star represents the subject land (Source: Mapshare)

The Bushfire Hazard Landscape Assessment identifies that the subject land is located within an area of undulating terrain interspersed by waterways, has no recent fire history and has native vegetation to the north and east separated from the subject land by grassland. To the west is open grazing land. The subject land is considered to be within a Broader Landscape Type 3 as a bushfire could approach the subject land from a number of directions although access to an appropriate place to shelter is only a short distance from the site at Lakes Entrance (4.9km).

Bushfire Management Statement

Response to Objectives and Standards to Clause 53.02 is provided below.

CLAUSE 53.02-4.1 LANDSCAPE, SITING & DESIGN OBJECTIVES

Objective

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack.

Approved Measures

AM 2.1

The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

Response:

There is a predominant risk of fire provided from the north-west and a lesser risk from the south-west having regard to the prevailing winds. There is the ability for fire runs through the Crown Land and grass fires in the intervening landscape to the north-west. A bushfire running from the south-west would have a limited run through Forest and Grassland vegetation.

The site is located within a Broader Landscape Type 3 with the possibility for fire to approach from more than one direction. Within the immediate surrounds to the east is managed grazing land and to the south is predominately low threat and highly modified vegetation. Areas of nearby grazing land interrupt the fire run from forested areas to the north.

The egress route is to the south (approximately 2.5 km) to Lakes Entrance Activity Area which offers a safer place to shelter. It is also noted that to the west is the regional town of Bairnsdale approximately 32 km from the site which also offers a safer place to shelter.

AM 2.2

A building is sited to ensure the site best achieves the following:

- The maximum separation distance between the building and the bushfire hazard.
- The building is in close proximity to a public road.
- Access can be provided to the building for emergency service vehicles.

Response:

The subject land is constrained given the size of the property with a depth of just 30 metres and width of 19 metres. The proposed dwelling has been sited to achieve vehicle access from Hunters Lane and provide the maximum separation from the bushfire hazard which is located on the southern neighbouring property.

Classifiable vegetation that poses the immediate hazard to the subject land is Scrub to the south of the subject land. The Scrub is located approximately 13 metres from the rear boundary of the subject land and is on a downslope >5-10 degrees. Column C in Table 2 prescribes a separation distance of 17m.



Scrub vegetation located south of the subject land

The proposed dwelling is a relatively modest size and proposed to be setback 7.9 metres from the rear boundary. While the prescribed separation distance of 17 metres is not achieved within the property boundary the dwelling is nonetheless setback slightly more than 20 metres from the Scrub.

A strip of Grassland is contained between the rear boundary of residential properties and the area of Scrub. The Grassland and Scrub are located within the property at 10 Hunters Lane, Kalimna. The area of Grassland has a width of approximately 13 metres.

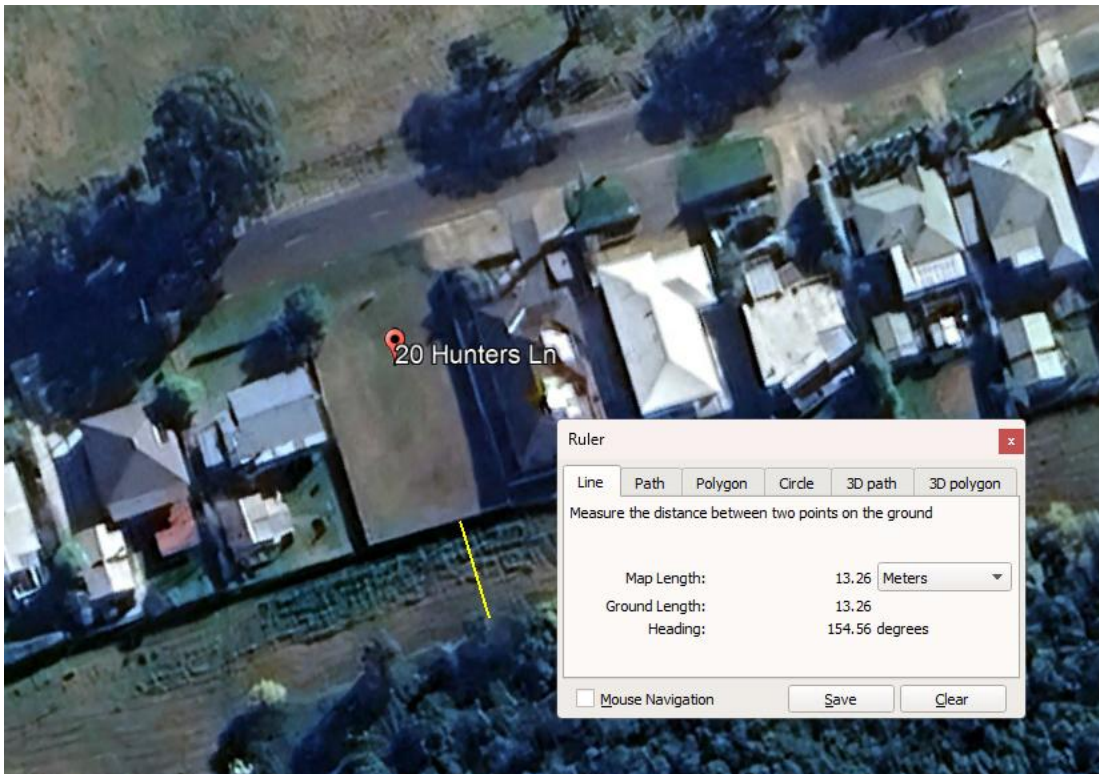


Image of the width of the managed vegetation between the rear boundary of 20 Hunters Lane and the scrub vegetation (Source: Google Earth)

The landowner of 10 Hunters Lane the property to the south of the subject land has proactively ensured that there is a managed vegetation “buffer” between the rear of properties in Hunters Lane and has been actively achieved for many years. Images demonstrating the continued management of 10 Hunters Lane are provided:



Image of the site context in 5/2008 (Source: Google Earth)



Image of the site context in 11/2013 (Source: Google Earth)



Image of the site context in 9/2016 (Source: Google Earth)



Image of the site context in 4/2019 (Source: Google Earth)



Image of the site context in 9/2022 (Source: Google Earth)



Image of the site context 4/2024 (Source: Google Earth)



Image of site context 8/2024 (Source: Google Earth)



Image of the scrub vegetation taken 23/10/2025

It is considered that the actions of the landowner of 10 Hunters Lane over many years provides reasonable assurance that the separation distance from the Scrub vegetation and the building will be maintained. Further assurance is provided that Council has a responsibility and the ability to issue a land management notice for management of vegetation to afford satisfactory protection to adjoining properties.

Proposed access from Hunters Lane will service the proposed dwelling via a driveway with a length of 8.5 metres. Hunters Lane is a good quality sealed road which can easily accommodate emergency vehicles. Occupants will have the ability to egress the subject land within a vegetated managed area in a fire event.

The driveway access will meet the requirements of Table 5 to Clause 53.02-5.

AM 2.3

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

Response:

The proposed dwelling is to be constructed on a concrete slab, walls will be face brickwork and the roof will be concrete tiles. The selected external materials are all resilient to high levels of radiant heat and embers.

Given the risk posed by classifiable vegetation the dwelling will be constructed to BAL 29. It is noted wall rood and floor construction exceeds the requirements for BAL-29

CLAUSE 53.02-4.2 DEFENDABLE SPACE & CONSTRUCTION OBJECTIVES

Objective

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Approved Measures

AM 3.1

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defendable space in accordance with:

- Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or
- If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.

The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.

Response:

Vegetation surrounding the dwelling is grassland to the north on a downslope >0 – 5 degrees, south is Scrub on a downslope >5–10 degrees and east and west are low threat.

Separation from the bushfire hazard for Scrub vegetation can be achieved greater than the distance prescribed by Column C in Table 2 to Clause 53.02-5. Defendable space will be provided within property boundaries given the subject land's limitations.

The strip of Grassland adjacent to the rear boundary is regularly managed however may not constitute a low fuel condition. It is proposed the timber paling fence on the rear boundary be replaced with a steel fence to a height of 2.0 metres to offer shielding from a fire in the strip of Grassland.

AM 3.2

A building used for accommodation (other than a dwelling or dependent person's unit), a childcare centre, an education centre, a hospital, leisure and recreation or a place of assembly is:

- Provided with defendable space in accordance with Table 3 and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land.
- Constructed to a bushfire attack level of BAL12.5.

Response:

N/A The proposal meets the requirements of AM 3.1.

CLAUSE 53.02-4.3 WATER SUPPLY & ACCESS OBJECTIVES

Clause 53.02-4.3 Objective

A static water supply is provided to assist in protecting property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved Measures**AM 4.1**

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:

- A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.

Response:

Table 4 to Clause 53.02-5 prescribes a static water supply of 5,000 litres to be provided on site for firefighting purposes given the availability of fire hydrants within Hunters Lane.

The Bushfire Management Plan also prescribes that the length of access is less than 30 metres and there is no design and construction requirements given fire authority access to the water supply is not required.

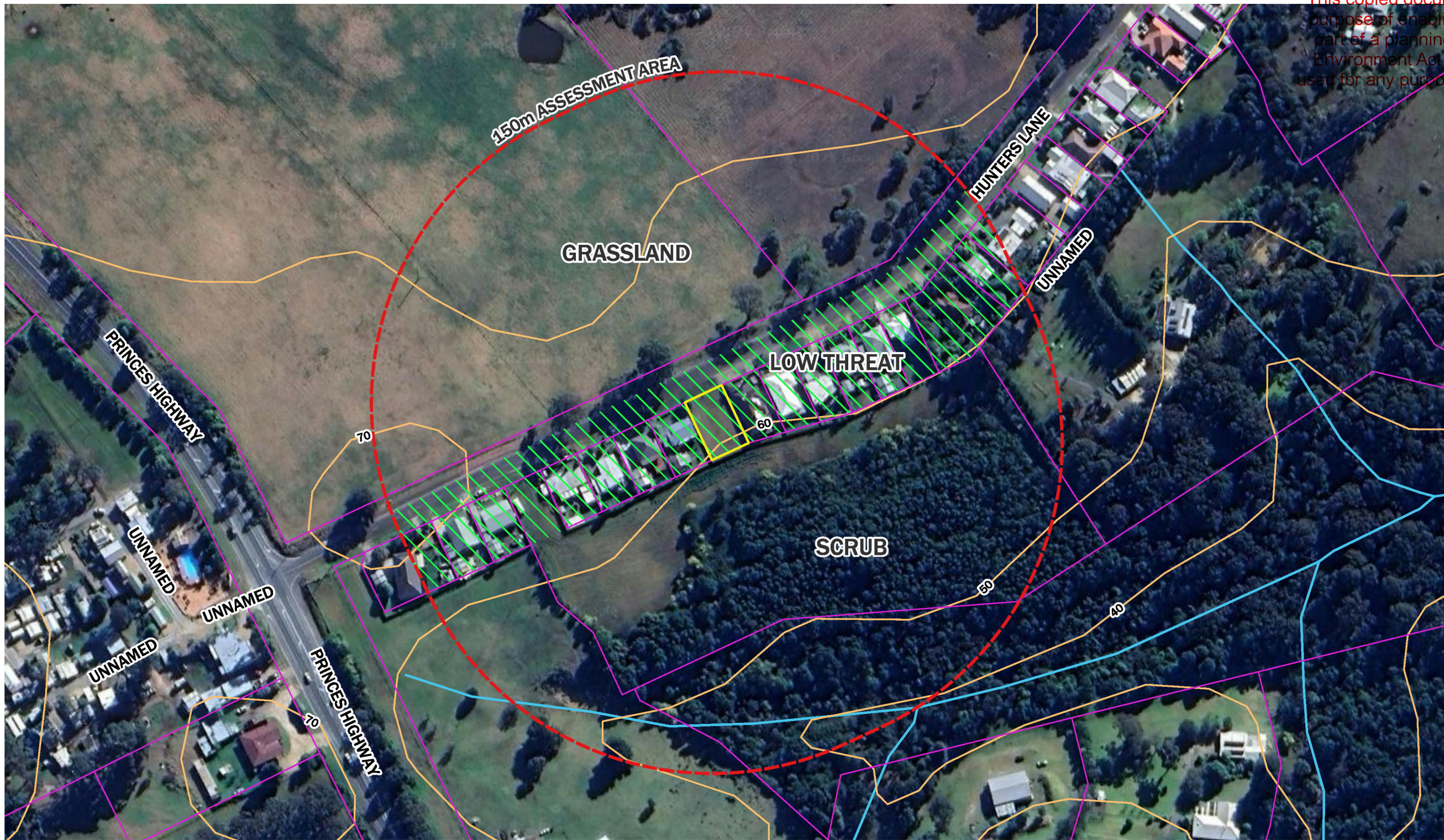
The proposal represents an appropriate response to the bushfire planning provisions and mitigates the risk associated with a bushfire event to an acceptable level.

7. Conclusion

The proposed use and development of a dwelling at 20 Hunters Lane, Kalimna is considered to accord with all relevant provisions of the Farming Zone 3, Environmental Significance Overlay 1-53 and Bushfire Management Overlay of the East Gippsland Planning Scheme. The proposal is consistent with Planning Policy Framework and Municipal Planning Strategy and represents a logical and safe planning outcome given the site context.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.

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- Subject Land
- PARCEL_VIEW
- 150m Assessment Area
- Low Threat Area
- EL_CONTOUR
- HY_WATERCOURSE

20 HUNTERS LANE, KALIMNA

Crowther & Sadler Pty, Ltd.

LICENSED SURVEYORS & TOWN PLANNERS

152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

	North	East	South	West
Slope	Downslope >0° -5°	N/A	Downslope >5° -10°	N/A
Veg Type	Grassland	Low Threat	Scrub	Low Threat
Separation Distances	10m	50m/PB	19m	50m/PB

*SEPARATION DISTANCES DERIVED FROM TABLE 2, COLUMN C.

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1:2,000	21385 VERSION 1 - DRAWN 10/12/2025

BUSHFIRE HAZARD SITE ASSESSMENT

PARISH OF COLQUHOUN
CROWN ALLOTMENT 90 (PART)

LOT 10 ON LP54626

Printed 10/02/2026
Page 38 of 49

Bushfire Management Plan – 20 HUNTERS LANE, KALIMNA



PLAN REF: 21385 BMP V2 0 7.5 15 m

Crowther & Sadler Pty Ltd.
LICENSED SURVEYORS & TOWN PLANNERS

- PARCEL_VIEW
- Subject Land
- Proposed Dwelling
- Driveway
- Defendable Space

Prepared By: Crowther & Sadler Pty Ltd

Version: 2

Date: 22/01/2026

Bushfire Protection Measures

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

a) Defendable Space

Defendable space is provided for a distance of **50 metres** around the building or to the property boundary whichever is the lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

The building must comply to a minimum Bushfire Attack Level of BAL – 29

c) Water Supply

The following requirements apply:

- An effective capacity of 5,000 litres.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) Access

Access Required: No ☒

Yes ☐ The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

Length of access is greater 100 metres: Yes ☐ No ☒

Where length of access is greater than 100 metres the following design and construction requirements apply:

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

Length of driveway is greater than 200 metres: Yes ☐ No ☒

Where length of access is greater than 200 metres the following design and construction requirement applies:

- Passing bays are required at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.

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- PARCEL_VIEW
- Subject Land
- Proposed Dwelling
- Driveway

20 HUNTERS LANE, KALIMNA		SITE PLAN	
<div>Crowther & Sadler <small>Pty, Ltd.</small></div> <div>LICENSED SURVEYORS & TOWN PLANNERS</div> <div>152 MACLEOD STREET, BAIRNSDALE, VIC., 3875</div> <div>P. (03) 5152 5011 E. contact@crowthersadler.com.au</div>		PARISH OF COLQUHOUN CROWN ALLOTMENT 90 (PART)	
		LOT 10 ON LP54626	
		SCALE (SHEET SIZE A3)	SURVEYORS REF.
		1:250	21385 VERSION 1 - DRAWN 05/01/2026



CARLIN 19A
KINGSTON

DRAWING LIST

SHEET No.	SHEET NAME	SHEET No.	SHEET NAME
F05-00	COVER SHEET		
F05-01	GENERAL NOTES		
F05-02	SITE PLAN		
F05-03	FLOOR PLAN		
F05-04	ROOF PLAN		
F05-05	ELEVATIONS		
F05-06	ELEVATIONS		
F05-07	SECTION		
F05-08	FLOOR COVERINGS		
F05-09	ELECTRICAL PLAN		
F05-13	INTERNAL ELEVATIONS		
F05-14	SLAB PLAN		
F05-A2	WINDOW SCHEDULE		
F05-A3	DOOR SCHEDULE		

REVISIONS

REV.	DESCRIPTION	DATE	DRAWN	CHECKED

REVISIONS

DRAWING TITLE:
COVER SHEET



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FREEDOM

SPEC: BASE

DESIGN:
CARLIN 19A

FACADE:
KINGSTON

PRODUCT CODE:
VF3CAR19KINSNA

CEILING:
24G R

OWNER:
METRICON HOMES

VIC

501 Blackburn Road, Mount Waverley, VIC, 3149
P.O. Box 857, Mount Waverley, VIC, 3149

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MASTER PLAN F05-00/14
DATE: 07/02/2026

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STANDARD NOTES:

AS PER NCC 2022

GENERAL

- REFER TO ALL ASSOCIATED ENGINEERING DRAWINGS FOR DESIGN AND CONSTRUCTION REQUIREMENTS OF STRUCTURAL, SLAB & HYDRAULIC ELEMENTS (where applicable).
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE.
- FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
- INTERNAL ELEVATION DIMENSIONS ARE TO PLASTER.
- ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE.

FRAMING

- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH AS1684.2-2021 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.
- PREFABRICATED ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS & LAYOUTS.
- WALL BRACING, FIXING, TIE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQ. TO BE AS PER ENGINEERS DETAIL
- SPECIFIED EAVE WIDTH, MEASURED FROM FACE OF BRICK (UNO).
- PROVIDE 2No. JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAILS-TYP-DOOR-01N.
- ENSURE RETURN AIR GRILLE & AC VOIDS ARE CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.

CEILING/WALL - GENERAL

- PROVIDE PLASTER LINED CEILINGS TO ALL AREAS (UNO).
- SOFFITS 4.5mm FC SHEET (UNO).
- ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (50mm MIN' LAP TO ALL JOINS WITH CONTINUOUS SILICON SEAL BETWEEN & 50mm MIN' VERTICAL OVERHANG.)
- PROVIDE CAVITY FLASHING & WEEPHOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5
- WATERPROOFING FOR EXTERNAL ABOVE GROUND USE TO COMPLY WITH AS4654.1-2012 & AS4654.2-2012.

STEPS/STAIRS & BALUSTRADES

- ALL STEPS MUST COMPLY WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.2
- BARRIERS & HANDRAILS MUST COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3
- BALUSTRADE IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.3 TO BE INSTALLED WHERE VOIDS, OR INTERNAL & EXTERNAL LANDINGS EXCEED 1000mm ABOVE FINISHED GROUND/FLOOR LEVEL.
- PROVIDE SLIP RESISTANCE IN ACCORDANCE WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.4 & AS4586-2013.
- STAIRS ARE INDICATIVE ONLY. REFER TO DETAILS, SPECIFICATIONS & SELECTION DOCUMENTS.

WET AREAS

- WATERPROOFING OF WET AREAS TO COMPLY WITH NCC 2022 H4D2 HOUSING PROVISIONS 10.2 INCLUDING STATE VARIATIONS AND ADDITIONS.
- WALL LINING TO WET AREAS TO BE APPROVED WET AREA BOARD (UNO).
- ALL INWARD SWING HINGED WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC 2022 H4D5 HOUSING PROVISIONS 10.4.2

WINDOWS & DOORS

- CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNO).
- SIZES NOMINATED AS A GENERIC CODE (UNO). FIRST 2 NUMBERS REFER TO HEIGHT & SECOND 2 RELATE TO WIDTH.
- EXTERNAL WINDOWS & DOORS TO COMPLY WITH NCC 2022 H6D1 HOUSING PROVISIONS 13.4.4.
- WINDOWS TO COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6.
- ALL GLAZING TO COMPLY WITH AS1288-2021 & AS2047-2014, & WITH AS4055-2021 FOR WIND LOADING (UNO).
- WINDOWS SHALL BE PROTECTED IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & 11.3.8
- WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS (UNO).
- PROVIDE LIGHTWEIGHT CLADDING ABOVE ALL CORNER WINDOWS & CORNER DOORS (UNO).
- SAFETY GLAZING IN HUMAN IMPACT AREAS INCLUDING ADJACENT TO BATHS OR SHOWERS TO BE IN ACCORDANCE WITH NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6

ENERGY EFFICIENCY NOTES

- NOTE: DESIGN MODIFICATIONS MAY BE NECESSARY TO ACHIEVE REQUIRED ENERGY RATING, BASED ON SPECIFIC SITING. REFER TO SPECIFICATION & CONTRACT DOCUMENTATION.
- PROVIDE BULK CEILING INSULATION & EXTERNAL WALL INSULATION AS PER STD SPECIFICATIONS (UNO).
 - PROVIDE WEATHER STRIPPING TO WINDOWS & ALL EXTERNAL HINGED DOORS.
 - PROVIDE DRAFT PREVENTION TO EXHAUST FANS, AS PER RELEVANT BUILDING CODES.
 - SEALED GAPS AROUND WINDOWS & EXTERNAL DOORS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 H1D7 HOUSING PROVISIONS 7.5.6 & AS/NZS 2904-1995.
 - INSULATION OF SERVICES AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.2
 - HEATING AND COOLING DUCTWORK AS PER NCC 2022 HOUSING PROVISIONS H6D2 13.7.4 & SEALING PER AS4254-2021.
 - ARTIFICIAL LIGHTING AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.6
 - WHERE APPLICABLE, PROVIDE SUB-FLOOR VENTILATION IN ACCORDANCE WITH NCC 2022 H2D5 HOUSING PROVISIONS 6.2.1 TO SUSPENDED TIMBER FLOORS.

MISCELLANEOUS

- PROVIDE CAVITY FLASHING & WEEPHOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5.
- PLIABLE BUILDING MEMBRANES TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.1 & AS4200.1-2017 & BE INSTALLED IN ACCORDANCE WITH AS4200.2-2017.
- ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, NCC 2022 H2D2 HOUSING PROVISIONS 3.3 & AS/NZS 3500.3-2021.
- PROVIDE MINIMUM 115mm SLOTTED GUTTERS WITH APPROVED OVERFLOW PROVISIONS AS REQUIRED.
- ALL EXHAUST SYSTEMS TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.2, INCLUDING "MAKE UP AIR" VENTILATION METHOD AS PER 10.8.2 (5)(a)
- WHERE REQUIRED, BATHROOM AND SANITARY COMPARTMENT EXHAUST FANS TO ACHIEVE A MINIMUM FLOW RATE OF 25 L/s, & 40 L/s FOR A KITCHEN OR LAUNDRY.
- PROVIDE TERMITE MGT. SYSTEM AS PER AS3660.1-2014.
- ALL SMOKE ALARMS TO COMPLY WITH AS3786-2014, CONNECTED TO MAINS POWER, AND INTERCONNECTED WHERE APPLICABLE. INSTALLATION TO BE IN ACCORDANCE WITH NCC 2022 H3D6 HOUSING PROVISIONS 9.5.4
- LOCATIONS OF ELECTRICAL COMPONENTS & VENTS SHOWN ARE INDICATIVE ONLY, AND MUST BE INSTALLED TO REQUIRED DISTANCES FROM WALL & CEILING JUNCTIONS.
- BUILDINGS IN BUSHFIRE PRONE AREAS TO COMPLY WITH AS3959-2018.
- DWELLINGS WITHIN 1km OF A BAY/10km OF A SURF COAST MUST HAVE ALL STEEL & MORTAR IN ACCORDANCE WITH SECTION 5 OF AS3700-2018.
- TEMPORARY DOWNPIPES TO BE INSTALLED DURING CONSTRUCTION TO PREVENT WATER PONDING NEAR THE FOOTINGS.

STEEL FRAMING REQUIREMENTS (WHERE APPLICABLE):

- STEEL FRAME & TRUSSES REQUIRING THE ISSUE OF A SIGNED COMPLIANCE CERTIFICATE FOR THE BUILDING DESIGN - FORM 15 UPON COMPLETION AND PRIOR TO FINAL CERTIFICATION
- STEEL FRAMES AND TRUSSES TO COMPLY WITH:
 - AS/NZS 1170.0-2002 STRUCTURAL DESIGN ACTIONS: PART 0: GENERAL PRINCIPLES
 - AS/NZS 1170.1-2002 STRUCTURAL DESIGN ACTIONS: PART 1: PERMANENT, IMPOSED AND OTHER ACTIONS
 - AS/NZS 4600-2018 COLD-FORMED STEEL STRUCTURES
 - AS4055-2021 WIND LOADS FOR HOUSING
 - AS4100-2020 STEEL STRUCTURES CODE
 - AS3623-1993 DOMESTIC METAL FRAMING
 - AS3566.1-2002 SELF DRILLING SCREWS
 - NASH STANDARDS
- STEEL FRAMING SUPPLIER TO PROVIDE DESIGN, CONNECTORS AND FIXING HARDWARE FOR ALL STEEL TO STRUCTURAL TIMBER MEMBERS (UNO BY ENGINEER).

FACADE DETAIL	
S-TYP-ESCA-01N	

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REFER TO "METRICON - WINDOW AND DOOR CODE SIZE GUIDE"

DRAWING TITLE:
GENERAL NOTES

0123m

SCALE (A3)

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

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DESIGN: CARLIN 19A	PRODUCT CODE: VF3CAR19KINSNA	OWNER: METRICON HOMES	
FACADE: KINGSTON	CEILING: 24G R	VIC	
501 Blackburn Road, Mount Waverley, VIC, 3149 P.O. Box 857, Mount Waverley, VIC, 3149		JOB N°: TBC	PERMIT N°: TBC
Builders Licence N°: CDB-U 52967 ACN: 005 108 752 in this drawing. Tel: 1300 786 773 www.metriconhomes.com.au		WIND SPEED: TBC	MASTER ISSUED: TBC
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		MASTER PLAN DATE: 07/02/25	

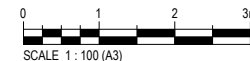


-  900W. x 1200D. CIRCULATION SPACE TO FRONT EDGE OF TOILET PAN
- IN WALL REINFORCING REFER DETAIL

-  UNDER STAIR WALLS (WHERE APPLICABLE) -
TO BE BUILT AFTER STAIR
 70MM STUD WALLS
- V** (Noted on INTERNAL DOOR size) = 20mm MAX. UNDERCUT
-  DUCTED HEATING RETURN AIR WALL GRILLE
-  DUCTED HEATING UNIT LOCATION
-  ROOF ACCESS
-  SMOKE ALARM

AREA	m ²	SQR
GROUND FLOOR	140.30 m ²	15.10
TOTAL LIVING	140.30 m ²	15.10
PORTICO	6.97 m ²	0.75
GARAGE	36.07 m ²	3.88
TOTAL OTHER	43.05 m ²	4.63
TOTAL	183.35 m ²	19.74

DRAWING TITLE:
FLOOR PLAN



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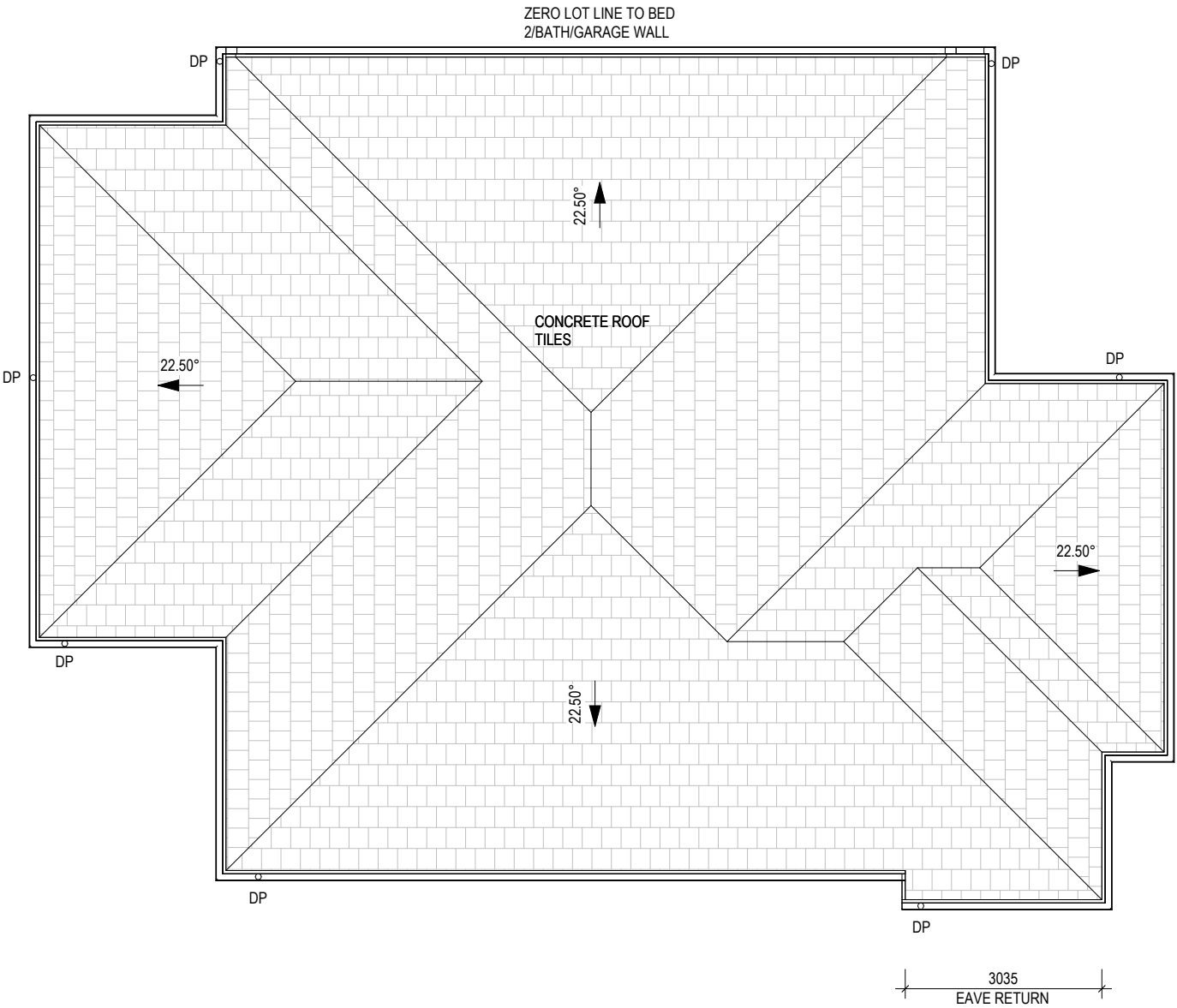
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MASTER PLAN DATE: 07/03/2014		F05-03/14 Printed 10/03/2014	

Printed 10/02/2026



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DRAWING TITLE:
ROOF PLAN

SCALE 1 : 100 (A3)

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SPEC: BASE

DESIGN:
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PRODUCT CODE:
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OWNER:
METRICON HOMES

JOB N°: TBC

WIND SPEED: TBC

DRAWN: BN, AD

CHECKED: AS,CE

MASTER PLAN
DATE: 07/02/2025

PERMIT N°: TBC

MASTER ISSUED: TBC

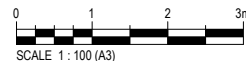
SHEET:
F05-04/14

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- PROVIDE F.C SHEET INFILL ABOVE ALL SIDE AND REAR ELEVATION WINDOWS & DOORS AS REQUIRED UNLESS NOTED OTHERWISE
- PROVIDE FC SHEET INFILL ABOVE FRONT ENTRY DOOR FRAME & ABOVE GARAGE DOOR OPENING UNLESS NOTED OTHERWISE.



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DESIGN:
CARLIN 19A

FACADE:
KINGSTON

PRODUCT CODE:
VF3CAR19KINSNA

CEILING:
24G R

OWNER:
METRICON HOMES

VIC

JOB N°:	TBC	PERMIT N°:	TBC
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WIND SPEED: TBC	MASTER ISSUED: TBC
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THIRD SPEED	YES	WATER TESTED	YES
DRAWN	BY AD	CHECKED	10-25

MASTER PLAN

DATE: 07/02/2023 Printed 10/02/2023

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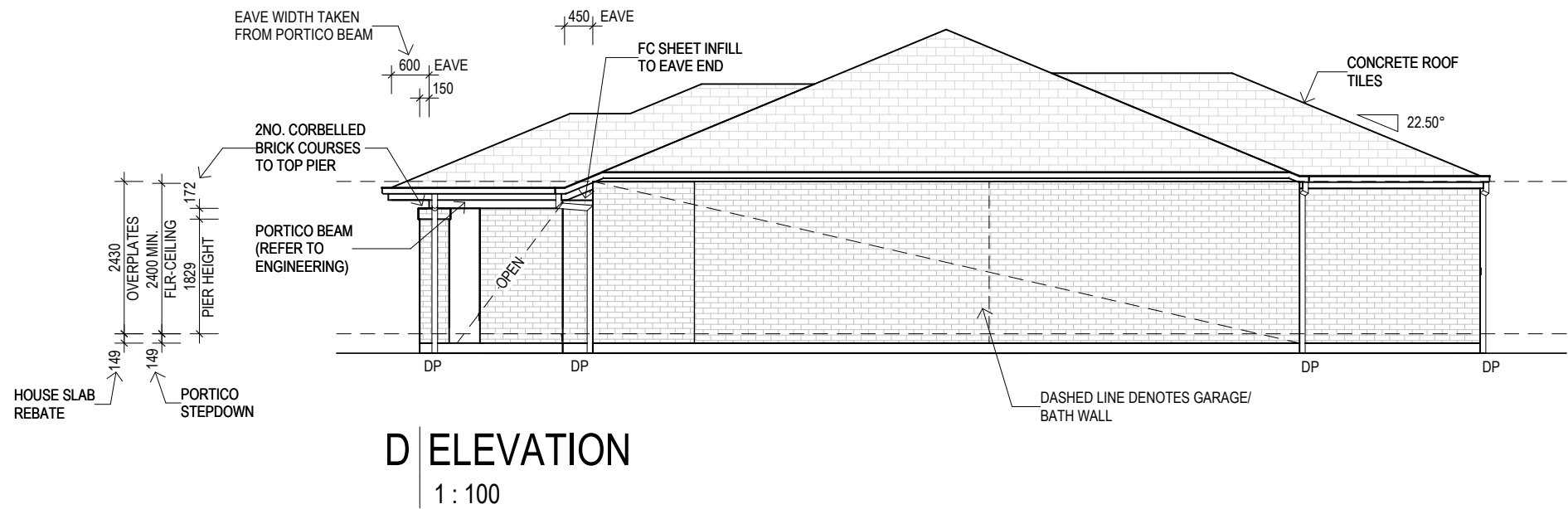
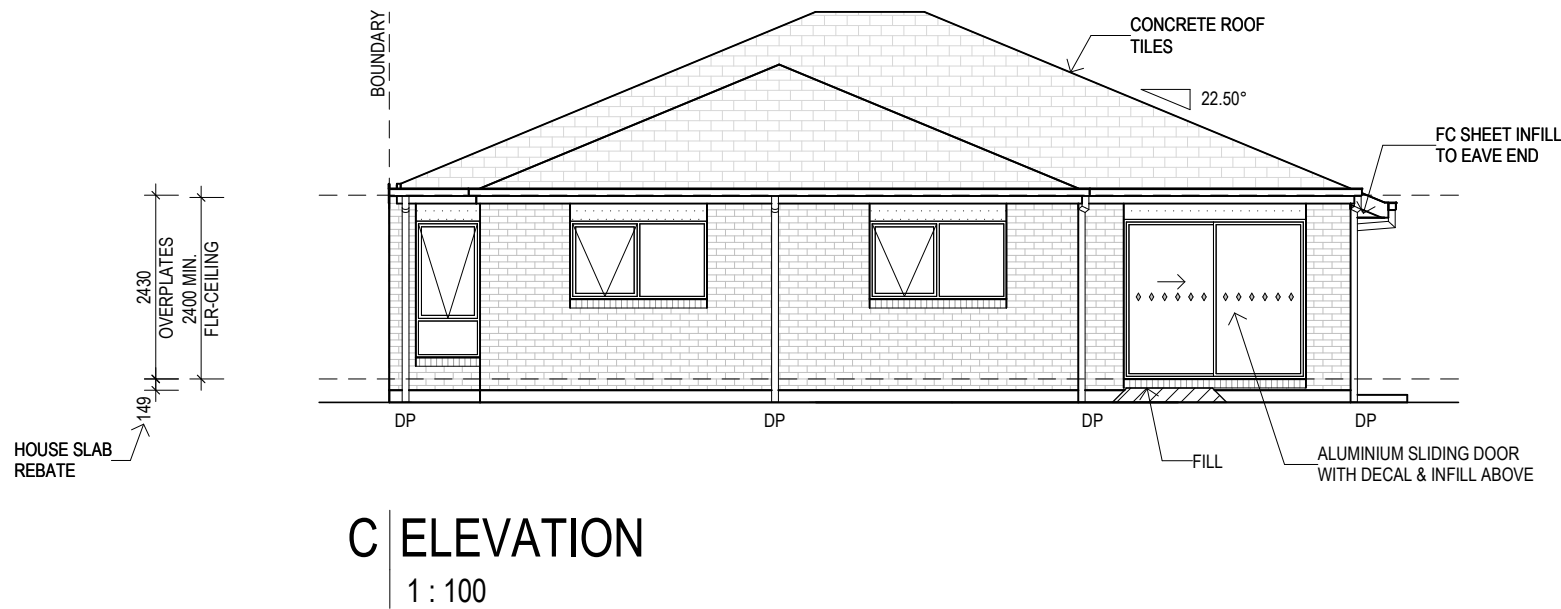
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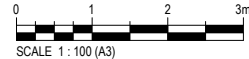
SPEC: BASE



NOTES:

- PROVIDE F.C SHEET INFILL ABOVE ALL SIDE AND REAR ELEVATION WINDOWS & DOORS AS REQUIRED UNLESS NOTED OTHERWISE

DRAWING TITLE:
ELEVATIONS



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over scaled dimension. *If in doubt, ASK.*



FREEDOM

SPEC: BASE

DESIGN:
CARLIN 19A

FACADE:
KINGSTON

PRODUCT CODE:
VF3CAR19KINSNA

CEILING:
24G R

OWNER:
METRICON HOMES

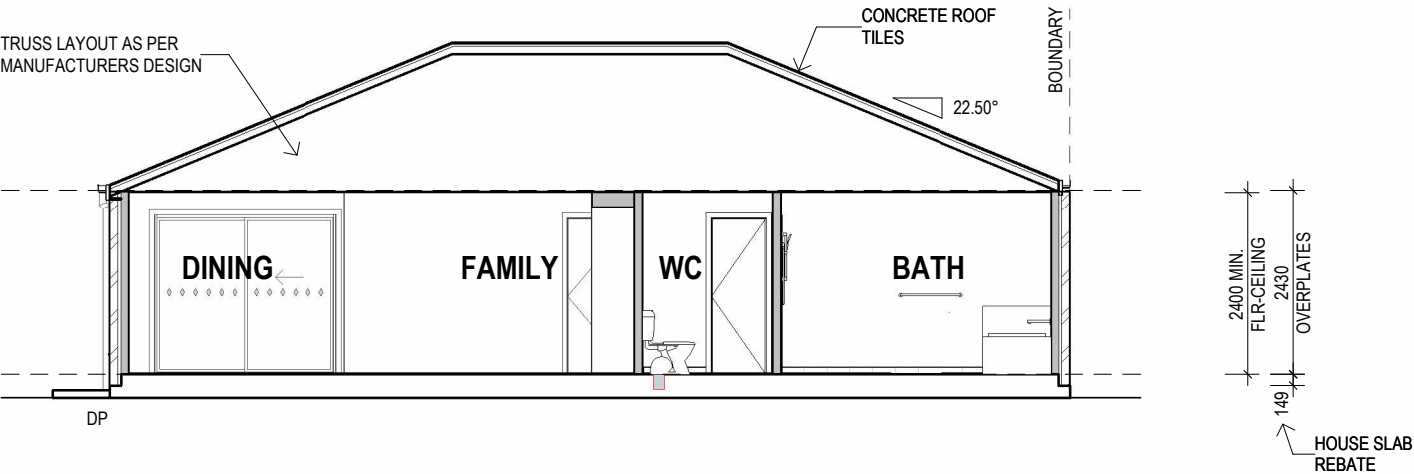
VIC

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WIND SPEED:	TBC	MASTER ISSUED:	TBC
DRAWN:	BN, AD	CHECKED:	AS,CE
MASTER PLAN		SHEET:	
DATE: 07/02/2025		F05-06/14	

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Y SECTION
1 : 100

NOTE: SECTION VIEW IS INDICATIVE ONLY– CONSTRUCTION DETAILS, COLOUR SELECTION & CONTRACT DOCUMENTATION ITEMS TAKE PRECEDENCE

DRAWING TITLE:
SECTION

0123m

SCALE 1: 100 (A3)

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m

metricon

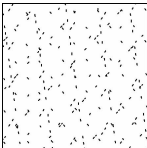
FREEDOM

SPEC: BASE

DESIGN: CARLIN 19A		PRODUCT CODE: VF3CAR19KINSNA		OWNER: METRICON HOMES	
FACADE: KINGSTON		CEILING: 24G R		VIC	
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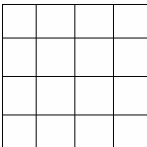
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FLOOR COVERINGS



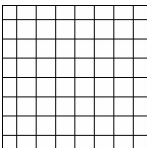
CARPET

46.5 m²



TILES

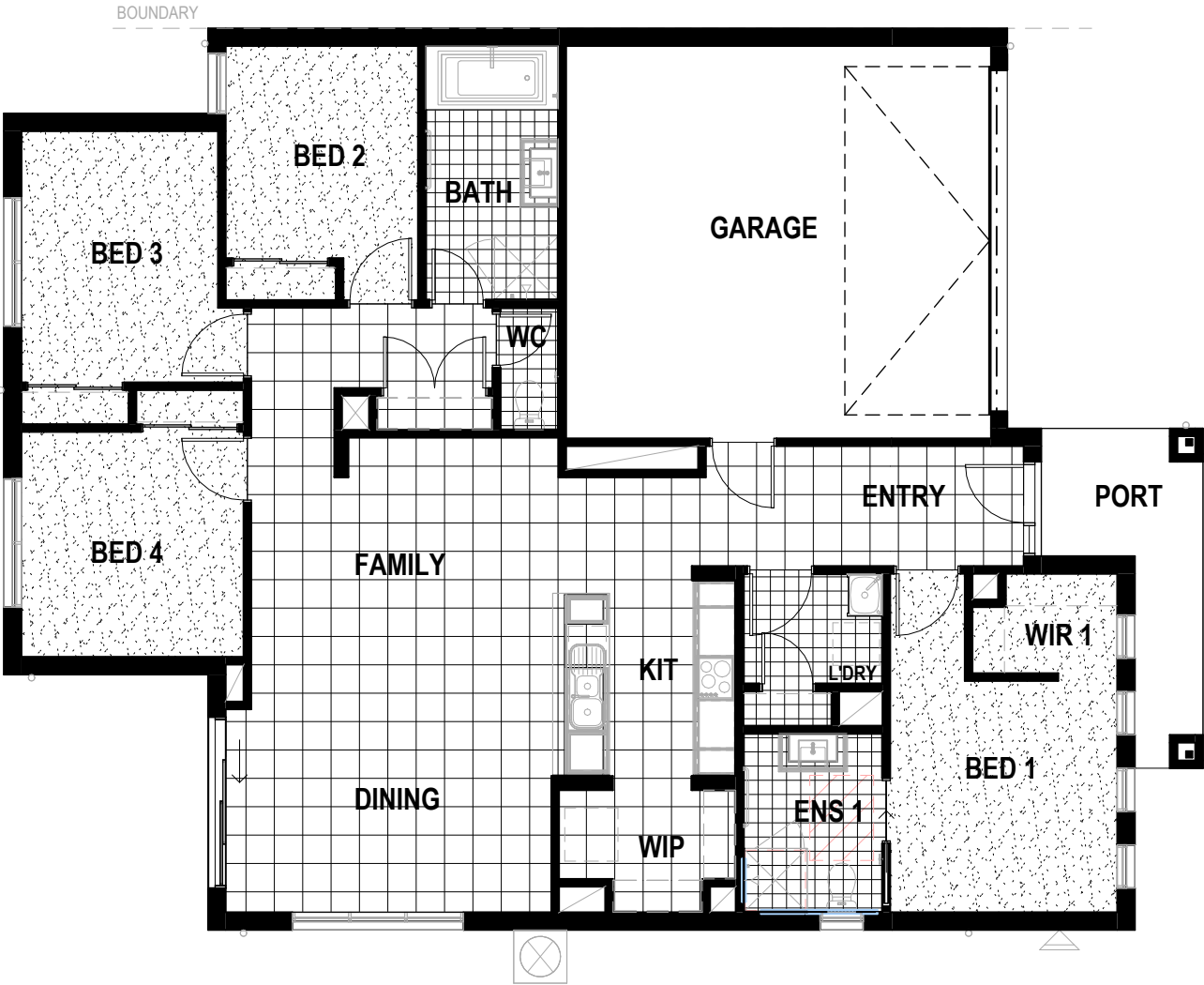
54.5 m²



WET AREA TILES

14.4 m²

MASTER PLAN NOTE: ONLY WET AREA AND BALCONY (WHERE BALCONY IS ADOPTED) TILES ARE PROVIDED AS STANDARD. REFER TO SPECIFICATION DOCUMENT DETAILS. ADDITIONAL FLOOR COVERINGS SHOWN ARE INDICATIVE.



21/11/2025 6:03:52 PM

DRAWING TITLE:
FLOOR COVERINGS

0123m

SCALE 1: 100 (A3)

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m

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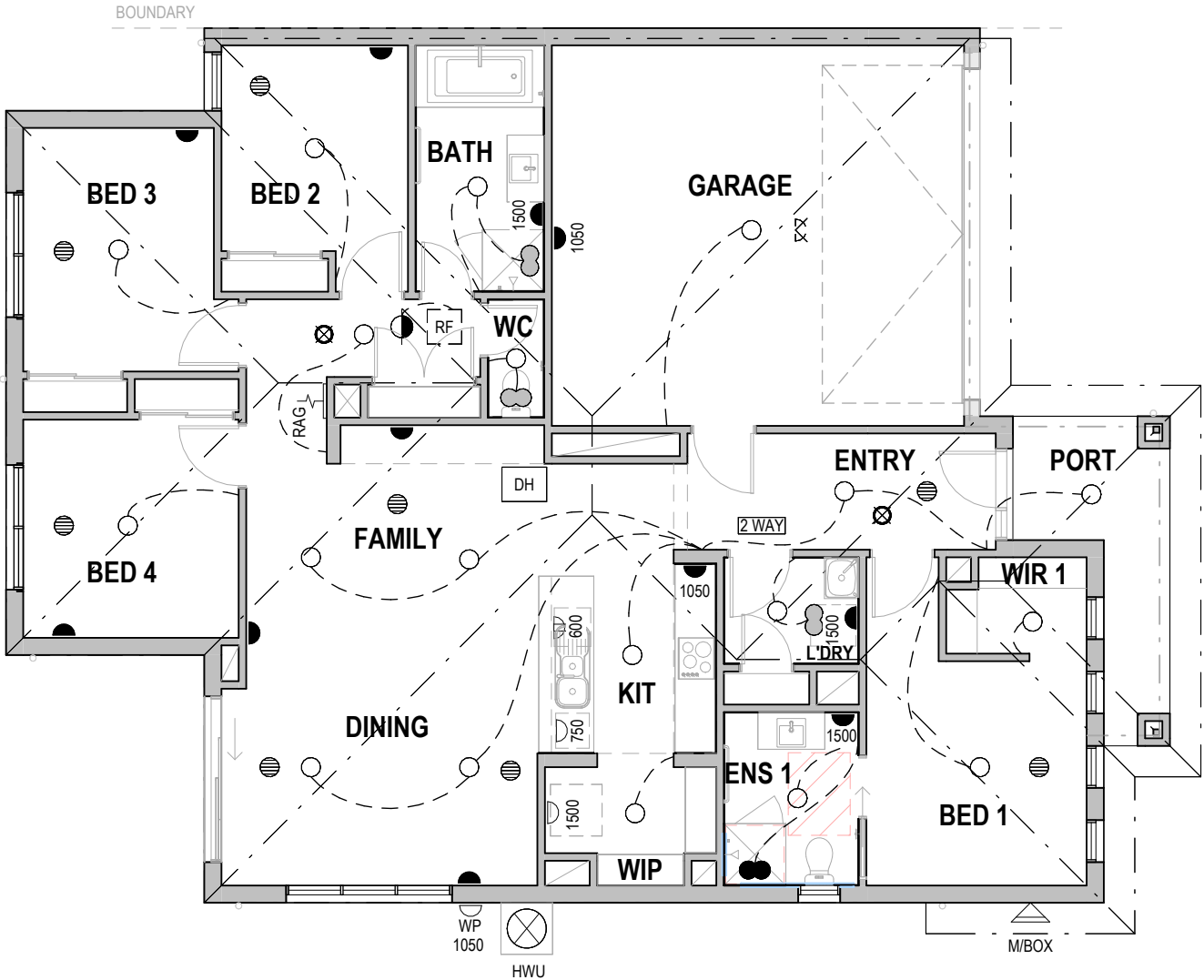
FREEDOM

SPEC: BASE

DESIGN: CARLIN 19A		PRODUCT CODE: VF3CAR19KINSNA		OWNER: METRICON HOMES	
FACADE: KINGSTON		CEILING: 24G R		VIC	
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		DATE: 07/02/2025		Printed 10/02/2025	

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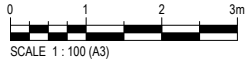
LEGEND		
	TYPE	COUNT
<div>2 WAY</div>	2 WAY SWITCH	1
<div></div>	CEILING LIGHT OUTLET	19
<div></div>	DOUBLE POWER POINT	13
<div></div>	DUCTED HEATING RETURN AIR WALL GRILLE	1
<div>DH</div>	DUCTED HEATING UNIT LOCATION	1
<div></div>	EXHAUST FAN WIRED TO LIGHT	3
<div></div>	EXHAUST FAN WITH DRAFT STOPPERS	1
<div></div>	LIGHT OUTLET & S.P.POINT TO ROOF	1
<div></div>	OVERHEAD HEATING DUCTS	8
<div>RF</div>	ROOF ACCESS	1
<div></div>	SINGLE POWER POINT	2
<div></div>	SINGLE POWER POINT CEILING	1
<div></div>	SINGLE POWER POINT ON SEPARATE CIRCUIT	1
<div>WP</div>	SINGLE WEATHERPROOF POWER POINT	1
<div></div>	SMOKE ALARM	2



NOTES:

- THE LOCATIONS OF ALL ELECTRICAL, HEATING & COOLING ITEMS SHOWN ON THIS PLAN ARE INDICATIVE ONLY, FINAL PLACEMENT ON SITE MAY VARY SUBJECT TO BUILDING TOLERANCES & SITE CONDITIONS AS APPLICABLE.
- HEATING & COOLING OUTLET LOCATIONS ARE IN APPROXIMATE POSITIONS ONLY & ARE SUBJECT TO VERIFICATION BY HEATING CONTRACTOR.
- SMOKE DETECTOR HARDWIRED TO CONSUMER MAINS WITH 9V BATTERY BACKUP. INSTALLED IN ACCORDANCE WITH AS 3786
- POWER POINTS TO BE AT 300MM AFL (UNLESS NOTED OTHERWISE)
- LIGHT SWITCHES TO BE INSTALLED AT 1050MM AFL

DRAWING TITLE:
ELECTRICAL PLAN



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FREEDOM

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DESIGN:
CARLIN 19A

FACADE:
KINGSTON

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PRODUCT CODE:
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CEILING:
24G R

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