

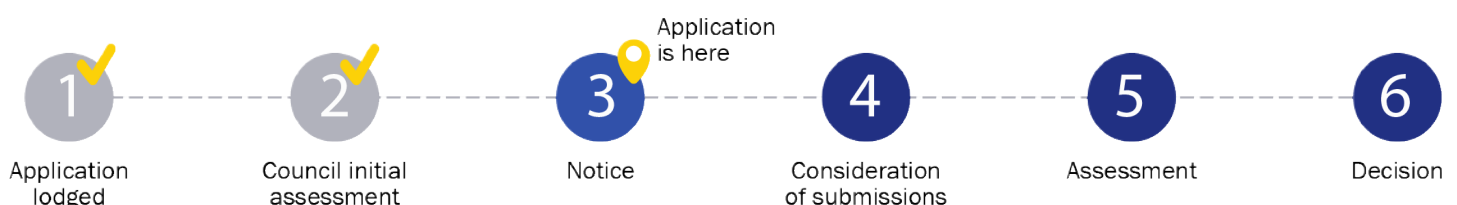


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 LP138777 140 Nash Road, Bunyip VIC 3815	
The application is for a permit to:	Buildings and Works (Alterations and Additions to a Dwelling)	
A permit is required under the following clauses of the planning scheme:		
35.05-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling),	
42.01-2	Construct a building or construct or carry out works	
APPLICATION DETAILS		 <p>ADVERTISED MATERIAL Planning Application: T250687 Date Prepared: 10 February 2026</p> <p><small>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small></p>
The applicant for the permit is:	BuildingDesigned	
Application number:	T250687	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:		25 February 2026
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <ul style="list-style-type: none"> • 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.



Application Summary

Portal Reference A42549TY

Basic Information

Proposed Use	Extensions to the dwelling footprint and reconfiguration of internal living areas. Updated external materials and roof finishes in subdued tones. Associated site works
Current Use	Existing Habitable Dwelling
Cost of Works	\$250,000
Site Address	140 Nash Road Bunyip 3815

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

No such encumbrances are breached

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.

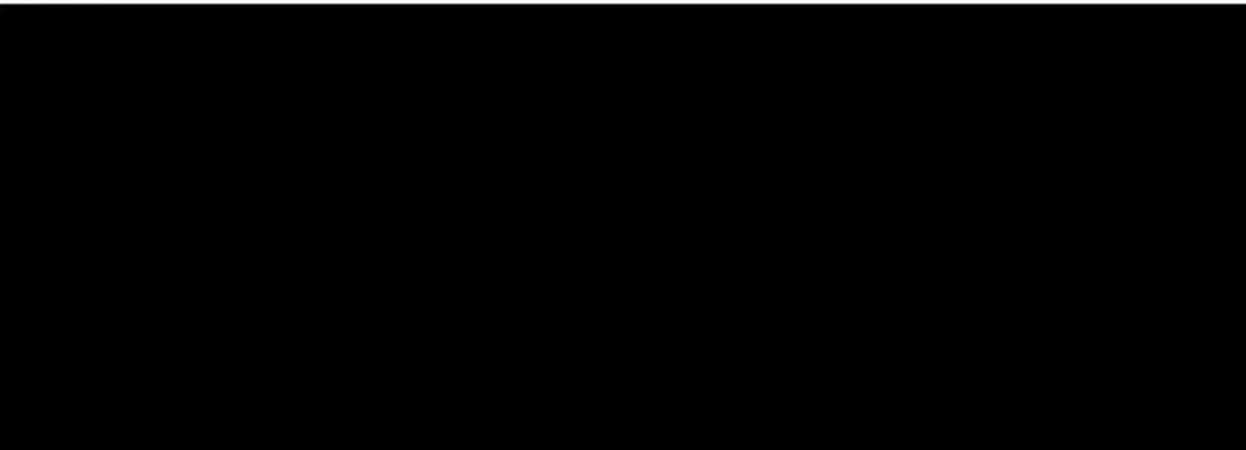


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Contacts



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm

Phone: 1300 787 624

After Hours: 1300 787 624

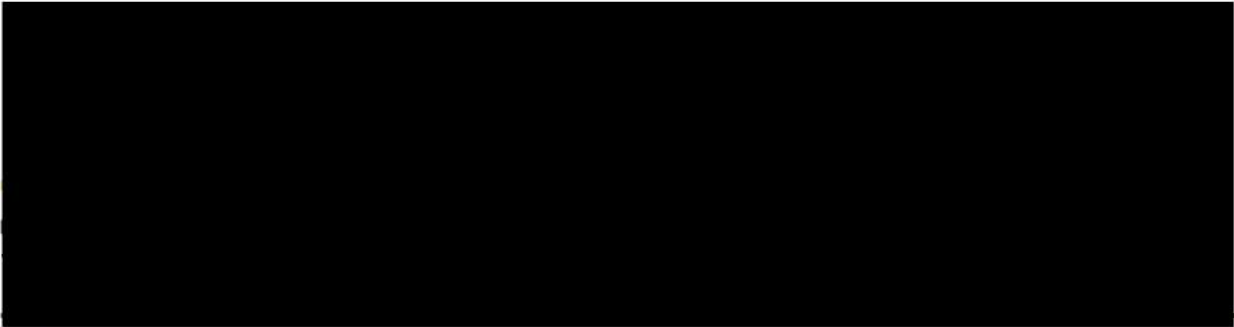
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
06-11-2025	Additional Document	2537 Knight planning letter.pdf
11-11-2025	A Copy of Title	7. POS.pdf
11-11-2025	Alteration statement	4. 2537 Written Statement â€” Amendments to Existing Dwelling.pdf
11-11-2025	Site plans	5. 2537 Allison Knight 140 Nash Road Bunyip WD PA 6-11-2025.pdf
11-11-2025	A Copy of Title	6. Title.PDF
11-11-2025	Additional Document	1. 2537 Cover Letter.pdf
11-11-2025	Additional Document	2. 2537 Knight planning letter.pdf
11-11-2025	Additional Document	3. 2537 Planning Statement â€” Proposed Alterations and Additions to Existing Dwelling.pdf

☐ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By



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

Page 1 of 1

VOLUME 09443 FOLIO 457

Security no : 124129666078P
Produced 06/11/2025 03:12 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 138777.
PARENT TITLE Volume 04351 Folio 124
Created by instrument LP138777 24/11/1981

REGISTERED PROPRIETOR



MORTGAGE AE965838Y 22/03/2007
ST. GEORGE BANK 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.

DIAGRAM LOCATION

SEE LP138777 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 140 NASH ROAD BUNYIP VIC 3815

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

DOCUMENT END


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LP138777

EDITION 1

APPROVED 6 / 11 / 81

PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENT 30	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
	BROWN = CARRIAGEWAY, DRAINAGE & SEWERAGE. BLUE = DRAINAGE & SEWERAGE.	ROADWIDTHS ARE NOT TO SCALE.
PARISH: OF BUNYIP COUNTY: OF MORNINGTON		
50 25 0 SCALE 50 100 LENGTHS ARE IN METRES		

Vol. 4351 Fol. 124

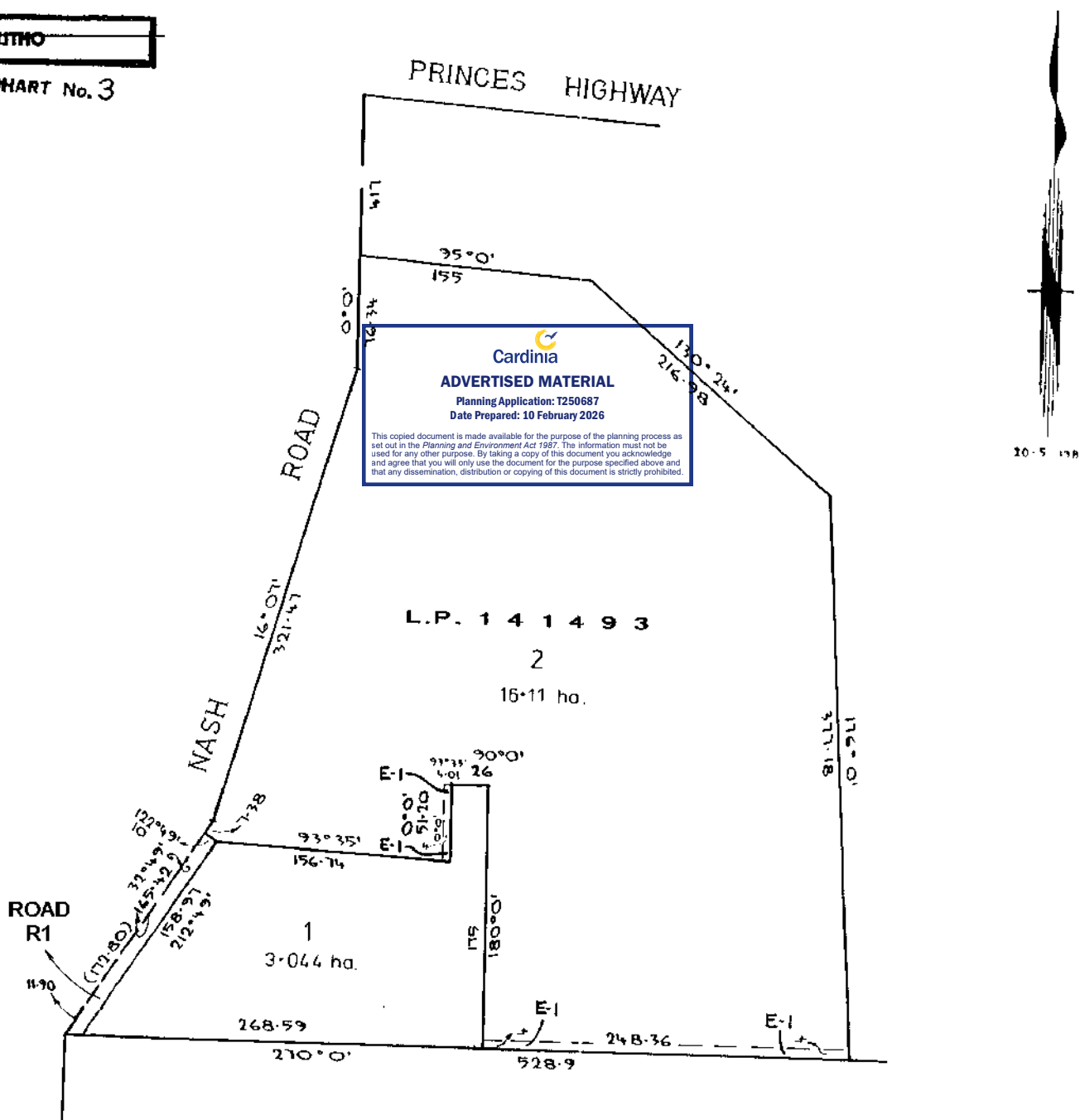
APPROVED
6 NOV 1981

COLOUR CONVERSION

E-1 = BLUE
R1 = BROWN



CHART No. 3





buildingdesigned

54 Queen Street Warragul

MOBILE: 0488 142 227



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54 Queen Street, Warragul VIC 3820
Mobile: 0488 142 227

Planning Statement – Proposed Alterations and Additions to Existing Dwelling

Applicant / Owner: Allison Knight
Address: 140 Nash Road, Bunyip VIC 3815
Prepared by: Buildingdesigned (Designer / Agent)
Project No.: 2537
Date: November 2025



1. Proposal Overview

This application seeks planning approval for alterations and additions to an existing single-storey dwelling on a 3.044 ha lot within the **Green Wedge A Zone (GWAZ2)** and **Environmental Significance Overlay (ESO1)**. The works are confined to the developed portion of the site and are intended to modernise and expand the dwelling to improve functionality, energy performance, and connection to the outdoor living environment while maintaining the rural character of the locality.

2. Description of Proposed Works

- **New Living Wing Addition (approx. 173 m²)** containing open-plan kitchen, dining, and living spaces with raked ceilings and highlight glazing.
- **Internal Alterations** including new walk-in pantry, powder room, and circulation link between old and new areas.
- **Outdoor & Alfresco Works** with a covered alfresco adjoining the pool, and unroofed timber deck with glass pool fencing.
- **Roof & External Finishes** using low-reflectivity Colorbond in Monument and Scyon Linea cladding to complement the existing dwelling and landscape.
- **Demolition Works** limited to removal of the existing carport and minor ceiling/wall sections for skylights.
- **No changes** to existing outbuildings, pool, or driveway.
- **All works** are within the existing developed curtilage, with no vegetation removal and minimal site disturbance.

3. Site and Servicing

- Existing access from Nash Road retained.
- Roof and stormwater systems upgraded and reconnected to lawful discharge points.



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- Septic system retained and upgraded to meet current standards.
- Total building coverage is approximately **421 m²**, representing **1.4 % of the total site area**

4. Planning Scheme Assessment

Clause 35.05 – Green Wedge A Zone (GWAZ2)

The proposal remains consistent with the purpose of the zone by:

- Maintaining the rural residential character of the area;
- Ensuring that building bulk, scale, and materials integrate with the natural landscape;
- Limiting development to the existing residential envelope; and
- Avoiding impacts on agricultural land or environmental values.

Clause 42.01 – Environmental Significance Overlay (ESO1)

The proposal does not involve native vegetation removal or earthworks beyond 1 m.

Stormwater will be appropriately managed through on-site systems.

The design employs non-reflective materials and low-profile roofs to ensure minimal landscape visibility and environmental impact.

Clause 15.01 – Built Environment and Heritage

The alterations represent a high-quality architectural outcome that enhances the amenity, sustainability, and design coherence of the existing home.

Clause 22.01 – Rural Residential and Township Design Policy

The proposal achieves policy objectives by respecting existing character, maintaining building setbacks, and utilising complementary colours and materials.

5. Neighbourhood and Environmental Impact

- Additions are below 7m in height and within existing envelope.
- No impact on adjoining properties or rural outlook.
- No change to noise, traffic, or light spill.
- No vegetation loss or modification to drainage patterns.





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6. Conclusion

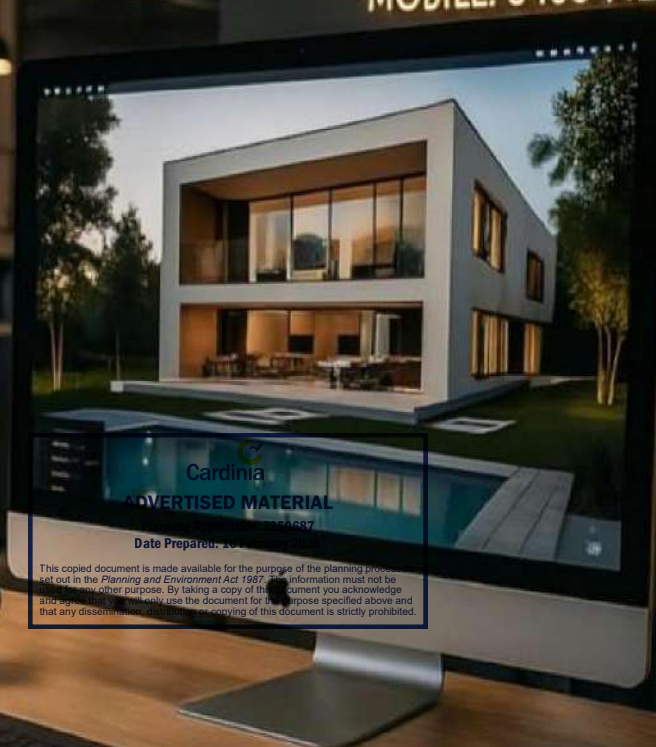
The proposed alterations and additions represent an **orderly and appropriate development** that respects the rural setting and planning controls.

The works:

- Maintain the residential use and character of the site;
- Do not alter land use, access, or vegetation;
- Are fully compliant with the intent of the GWAZ2 and ESO1 provisions; and
- Deliver a modest and environmentally responsible enhancement to the existing dwelling at 140 Nash Road, Bunyip.




Buildingdesigned
54 Queen Street Warragul
MOBILE: 0488 142227



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PLANNING PERMIT APPLICATION

Alterations and Additions to Existing Dwelling



54 Queen Street, Warragul VIC 3820
Mobile: 0488 142 227

Planning Report
Proposed Alterations and Additions to Existing Dwelling
Property: 140 Nash Road, Bunyip VIC 3815
Prepared by: Buildingdesigned
Date: 23 October 2025

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1. PROPOSAL SUMMARY

The proposal involves alteration and addition to the existing single-storey dwelling on the 3.044 ha rural residential property at 140 Nash Road, Bunyip. The works will upgrade the existing home's functionality and energy efficiency, enhance visual appearance, and integrate outdoor living spaces adjoining the existing pool.

Key elements of the proposal include:

- A new addition of approximately 173m² to the existing 175m² dwelling, creating a total combined living area of approximately 349m², plus verandah and deck areas totalling around 44m².
- Construction of a new open-plan living, kitchen, and dining wing to the north-east, with a raked ceiling and highlight windows for improved natural light and cross ventilation.
- Addition of a covered alfresco area adjoining the existing pool, with a seamless connection to the new living spaces through full-height sliding doors.
- A new unroofed deck with glass pool fencing integrated with the alfresco area for outdoor dining and relaxation.
- Internal reconfiguration to create a walk-in pantry, powder room, and improved circulation between existing and new areas.
- Retention of existing bedrooms and bathrooms with minor refurbishment and connection to the new addition.
- New roof forms at 5° and 7° pitch with Colorbond Custom Orb and standing seam cladding, designed to integrate with the existing roofline while providing modern visual contrast.
- External finishes of Scyon Linea cladding to match existing and Colorbond cladding in low-reflectivity tones, consistent with the rural setting and environmental objectives.
- Upgraded drainage and roofwater systems with compliant box gutter overflow provisions and new stormwater connections to the existing system.
- All works to comply with NCC 2022, AS 3660.1 termite protection, AS 1288 glazing, and AS 3740 wet area waterproofing standards.

Colour schedule summary

- Roofing, Colorbond corrugated, Monument
- Wall cladding, Colorbond standing seam, Monument
- Barges and flashings, Colorbond, Monument
- Gutters and fascia, Colorbond, Monument
- Windows, aluminium, colour Monument

COLOUR SCHEDULE



COLORBOND CORRUGATED
COLOUR: MONUMENT



BARGE/FLASHINGS COLORBOND
COLOUR: MONUMENT



GUTTER & FASCIA
COLORBOND
COLOUR: MONUMENT



WALL CLADDING
COLORBOND STANDING SEAM
COLOUR: MONUMENT



WINDOWS
COLOUR: MONUMENT



Cardinia

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Artist Impression only



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Construction Cost Summary

Cost of development
\$250,000 excluding GST.

Scope basis
Alterations and additions to an existing dwelling in rural Cardinia. Includes demolition and reinstatement.

Rate basis
\$2,600 to \$3,000 per m² applied to the expected addition and typical make-good items.

Inclusions
Demolition and make-good.
Services adjustments and septic allowance.
Minor landscaping and external works.
Preliminaries, overheads, and builder margin.

Exclusions
Planning and building permit fees.
Authority charges and service headworks.
Design and consultant fees.
Furniture and loose appliances.
Latent conditions and abnormal foundations.
Premium finishes outside a standard specification.
Contingency beyond the above allowances.

Notes
Figure is an order-of-cost for application purposes. Subject to measured areas, soil results, service checks, final scope, and builder pricing.



2. SITE AND SURROUNDS

The subject land:

- Is located on the north side of Nash Road, Bunyip.
- Contains an existing single-storey dwelling with outbuildings and vegetation.
- Is within a rural setting characterised by scattered dwellings, open paddocks, and established trees.
- Has vehicular access from Nash Road.
- The site includes the existing dwelling, carport, outbuilding, and swimming pool which are all to remain. The new addition is positioned to the east of the existing residence, maintaining generous setbacks and minimal impact on surrounding properties.
- The property is located approximately **1.5 km** North of the **Bunyip Railway Station** and township area, with convenient access via Nash Road and Wattletree Road. The land is **predominantly flat**, containing **scattered established trees and lawn areas**, with the **existing vegetation to remain**.
- The proposed alterations maintain the building height below 5m, retain over 35% of the site as garden area, and preserve the existing setback of approximately 92m from Nash Road, consistent with the existing rural streetscape



Surrounding land uses are predominantly rural residential and agricultural.

3. ZONING AND OVERLAYS

Zone: Green Wedge A Zone – Schedule 2 (GWAZ2)

Overlay: Environmental Significance Overlay – Schedule 1 (ESO1)

Planning Zones

[GREEN WEDGE A ZONE \(GWAZ\)](#)

[GREEN WEDGE A ZONE - SCHEDULE 2 \(GWAZ2\)](#)



Planning Overlays

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 \(ESO1\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend



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4. PERMIT TRIGGERS

Clause 35.05 – Green Wedge A Zone

- A permit is required to construct a building or carry out works for an alteration or extension to an existing dwelling **if the floor area exceeds 50 m².**
- The proposed extension exceeds this threshold, so a permit is required.
- Schedule 2 does not specify any exemption.

Summary of objectives

- Implement the Municipal Planning Strategy and the Planning Policy Framework.
- Provide for the use of land for agriculture.
- Protect, conserve, and enhance biodiversity, natural resources, scenic landscapes, and heritage values.
- Ensure use and development promote sustainable land management and infrastructure provision.
- Protect, conserve, and enhance cultural heritage significance and rural, scenic non-urban character.
- Recognise and protect the amenity of existing rural living areas.

Application requirements

Provide information that demonstrates the proposal meets Clause 35.05 and Schedule 2.

- Services and access for any dwelling works. Show all-weather emergency access, wastewater treatment and on-site retention if no sewer, potable water supply and on-site storage for domestic and fire-fighting needs, and connection to reticulated electricity or an alternative energy source.
- Buildings and works triggers. Identify any new buildings or works within listed setback distances and address impacts. Triggers include buildings within 10 metres of any road, 5 metres of any other boundary, 30 metres of a dwelling on another lot, and 100 metres of a waterway, wetland, or floodplain.
- Earthworks. Confirm whether any earthworks change the rate of flow or discharge point of water across a boundary or increase saline groundwater discharge.
- Schedule context. Note the GWAZ2 minimum subdivision area of 2 hectares and any local variations relevant to dwelling extensions.

Decision guidelines the responsible authority will consider

- General issues including policy alignment, land capability, relationship to agriculture and natural resource management, suitability and off-site impacts, amenity, and heritage or landscape values.
- Potential effects on accommodation near extractive industry within 500 metres of land with a work authority.
- Rural issues including maintenance of agricultural production, need for an integrated land management plan, rural infrastructure impacts, future expansion potential, and retention of land for future sustainable agriculture.



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- Environmental issues including flora and fauna, soil and water quality, emissions, biodiversity and revegetation, sustainable land management, and on-site effluent location.
- Design and siting issues including visual impact from siting, height, bulk, colours and materials, the siting and design of services and roads, and traffic management needs.

How the proposal complies

Project: alterations and additions to the existing dwelling at 140 Nash Road, Bunyip. The site is largely flat with existing buildings and pool, existing vegetation retained, and established access. Distance to Bunyip township and 1,538 m to the train station provides context for incremental upgrade to an existing rural dwelling.

- Objectives: Works are limited to an existing rural homesite and maintain agricultural capability. No change to land use. Vegetation retention, low visual bulk, and materials sympathetic to rural character support landscape and amenity objectives.
- Services and access: The dwelling remains serviced by all-weather access suitable for emergency vehicles. Wastewater continues to be treated and retained within the lot where sewer is unavailable. Potable water storage and fire-fighting supply are provided on site. Electricity remains via reticulated supply or an existing alternative system.
- Buildings and works: Additions are designed to avoid listed setback trigger distances. Where any element approaches a trigger, plans demonstrate no adverse amenity or landscape impact and address the guideline tests.
- Earthworks: Only minor cut and fill for slab levels and drainage on a flat site. No change to the rate of flow or discharge point across property boundaries and no increase in saline groundwater discharge.
- Rural issues: No reduction in productive land. No new access demands beyond existing rural infrastructure. The scale of works does not constrain future agricultural use of the balance of the land.
- Environmental issues: Retention of existing vegetation and no works near waterways limit biodiversity and water quality impacts. Effluent areas remain located to minimise nutrient loads on waterways and native vegetation. Construction management limits dust and noise.
- Design and siting: Additions are sited within the established building envelope, with restrained height and bulk, muted colours, and materials that reduce visual prominence in the rural landscape. Service runs and any minor road works are concealed or co-located to minimise visual impact.
- Extractive industry buffers: No accommodation is proposed within an identified 500 metre buffer to an extractive industry work authority. The proposal avoids risk of impact from traffic, noise, dust, blasting, or vibration.



Schedule and local triggers

- Lot size and subdivision: No subdivision is proposed. GWAZ2 sets a 2 hectare minimum for any future subdivision.
- Dwelling extension threshold and local variations: GWAZ2 does not specify a no-permit extension area. The proposal seeks a permit where required and demonstrates compliance with the decision guidelines.



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Clause 42.01 – Environmental Significance Overlay (ESO1)

- A permit is required to construct a building or carry out works unless specifically exempted by the schedule.
- ESO1 does not exempt domestic buildings or extensions.
- The works therefore require a permit under ESO1.

Purpose

- Identify areas with environmental constraints.
- Ensure development is compatible with environmental values.

Permit requirements

- Permit required to construct a building, carry out works, subdivide land, construct paths or trails, and remove, destroy, or lop vegetation unless an exemption applies.

Buildings and works, common exemptions summary

- External materials are non-reflective or subdued.
- Dwelling height not over 7 m, other buildings not over 4 m.
- Cut or fill not over 1 m and disturbed areas stabilised.
- Site slope not over 20 percent.
- No native vegetation removal in areas of botanical or zoological significance, except listed environmental weeds.
- Extra size limits apply to extensions and outbuildings in rural zones.
- Works located within any registered building envelope.



Vegetation, common exemptions summary

- Removal of dead vegetation within set limits.
- Removal of listed environmental weeds.
- Pruning and lopping as part of normal maintenance.
- Removal of seedlings or regrowth under 5 years where land is lawfully maintained as cleared.
- Utility and safety works with consent.
- Emergency works and fire protection activities.

Application requirements

- Plans showing existing and proposed buildings and works, heights, external colours and materials.
- Plans showing existing vegetation and any proposed removal.
- Extent and management of earthworks, including stabilisation.
- For any native vegetation removal, provide species and size data, photos or a scaled plan, habitat and EVC notes, hollow-bearing trees, topography and constraints, avoidance and minimisation statement, and any relevant property vegetation or bushfire defendable space information.



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- Environmental assessment by a suitably qualified person where relevant.

Decision guidelines to address

- Whether vegetation removal has been avoided and minimised.
- Protection and enhancement of natural environment and area character.
- Retention and enhancement of remnant vegetation and habitat, including planting along waterways, gullies, ridgelines, and boundaries.
- Impacts on remnant vegetation, habitats of significance, and threatened species.
- Impacts on landscape character, including prominent ridgelines and significant views.
- Whether siting, height, scale, materials, colours, and form minimise visual impact.
- Availability of alternative sites, designs, or construction methods that reduce earthworks and meet objectives.
- Measures to address slope, erosion, drainage, salinity, and fire.
- Protection of waterways and water quality through effluent, erosion, and sediment controls.

How We Comply

Buildings and works

- Maximum addition height under 7 m.
- Low-gloss, muted finishes.
- Earthworks under 1 m cut or fill with immediate stabilisation.
- Site is generally flat, slope well under 20 percent.
- No works on ridgelines or view-sensitive locations.



Vegetation and habitat

- No native vegetation removal proposed.
- Retain all existing vegetation.
- Indigenous planting along boundaries to strengthen habitat links and soften built form.

Water, erosion, and effluent

- Erosion and sediment control plan for construction.
- Roof water to lawful point or on-site detention as required with stable outfalls.
- Confirm septic capacity and setbacks, upgrade if required to protect water quality.

Bushfire and risk

- Maintain defendable space within existing managed garden areas appropriate to alteration and addition scale.
- Materials and detailing to meet any BAL outcome set by the building surveyor.
- Unobstructed emergency access maintained.



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Landscape character

- Additions subordinate to existing dwelling scale.
- Colours and materials blend with the surrounding landscape.
- Boundary planting breaks up building mass in longer views

5. VICSMART ELIGIBILITY

The proposal is **not eligible for VicSmart** because:

- The land is zoned **Green Wedge A Zone (GWAZ2)**, which is **not listed** in Clause 59 VicSmart classes of application.
- **ESO1** in the Cardinia Planning Scheme does **not include VicSmart exemptions** for domestic buildings.
Accordingly, the application must proceed as a **standard planning permit application** under Section 47 of the Planning and Environment Act 1987.



6. ABORIGINAL CULTURAL HERITAGE SENSITIVITY

Part of the subject site falls within an Area of Cultural Heritage Sensitivity, as shown on the Planning Property Report map. Land within 200 metres of a waterway is an area of cultural heritage sensitivity under the Aboriginal Heritage Regulations 2018.

When a Cultural Heritage Management Plan (CHMP) is required
A CHMP is required only if both triggers apply:

1. all or part of the activity area is in an area of cultural heritage sensitivity, and
2. all or part of the proposed works are a high impact activity.

Exempt activities for this proposal

The Regulations list several exempt activities relevant to alterations and additions to a single dwelling:

- construction or extension of one or two dwellings on a lot, exempt
- buildings and works ancillary to a dwelling, exempt
- exterior alteration or exterior decoration of a building, exempt

High impact activities, for context

The construction or works for three or more dwellings on a lot is a high impact activity.

Conclusion

The proposal involves alterations and additions to an existing single dwelling. These works sit within the exempt categories, so a CHMP is not triggered, despite part of the site being within an area of cultural heritage sensitivity.



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7. CARDINIA WESTERN PORT GREEN WEDGE MANAGEMENT PLAN

Summary And Compliance

What it is

- A 20-year strategic framework for rural Cardinia.
- Guides biodiversity, agriculture, water, townships, and climate response.
- Implemented through the Cardinia Planning Scheme.

Precinct

- 140 Nash Road sits in the Railway Precinct, a sensitive transition from township to green-wedge land with high biodiversity values.

Urban development stance

- Limit settlement growth and keep clear township edges.
- Prevent encroachment into the green wedge.
- Avoid fragmentation through subdivision, boundary realignments, or excisions.
- Discourage rural-living outcomes.
- Maintain a low-density rural transition at township edges.

Biodiversity and landscape

- Protect significant habitats and maintain biolink corridors.
- Recognise Ramsar and threatened species values in the wider area.

Agriculture

- Protect productive land and avoid land fragmentation to support long-term farm viability.

Visitation

- Encourage low-impact, agriculture-linked recreation and tourism with minimal environmental impact.

How this application is compliant

- No urban expansion or new lots, avoiding land fragmentation and maintaining a low-density rural transition.
- Works are sited to respect biodiversity and mapped environmental values, with no impact to key biolinks or overlay objectives.
- Rural character is retained and township edges remain clear and defensible.
- Productive land is protected, with no subdivision, boundary realignment, or excision.
- No new visitor use is introduced, consistent with low-impact recreation and tourism settings.

Conclusion

- The proposal aligns with the Management Plan by protecting rural character and biodiversity, avoiding fragmentation, and fitting the Railway Precinct transition around Bunyip.

8. CLAUSE 51.02 – METROPOLITAN GREEN WEDGE LAND, CORE PLANNING PROVISIONS

Applicability

Land outside the Urban Growth Boundary in metropolitan Melbourne. Applies to the subject land in Cardinia.





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Purpose

Protect non-urban land and productive agriculture. Keep uses and development compatible with rural character. Direct urban activities to urban areas.

Key controls to note

- Use controls. Some uses are prohibited unless strict conditions are met. A dwelling must be the only dwelling on the lot, except like-for-like replacement. Any second dwelling is tightly limited. Hospitality and accommodation must be in conjunction with rural uses and capped for patrons or bedrooms.
- Subdivision. New lots smaller than the zone minimum are not allowed, except for resubdivision with no increase in lot or dwelling yield, or a utility lot by a public authority.
- Deeming. References to former rural zones outside the UGB are taken to mean the Green Wedge suite of zones.

Our proposal

Alterations and additions to an existing lawful dwelling. No new dwelling. No subdivision. Rural use and character retained.

Compliance summary

- Non-urban purpose maintained. No change to land use.
- One dwelling outcome maintained. No additional dwelling proposed.
- No fragmentation. No subdivision proposed.
- Rural character protected. Low site coverage, generous setbacks, rural materials and finishes.
- Environmental outcomes maintained. No native vegetation removal proposed. Any minor removal, if later required, will be minimised and addressed by permit.
- Servicing on site. On-site wastewater and stormwater management to standard.
- No adverse amenity impacts. Use of existing access and domestic curtilage.

9. CLAUSE 52.17 NATIVE VEGETATION

Summary

Clause 52.17 manages the removal, destruction, or lopping of native vegetation. It requires a permit unless an exemption applies and uses the avoid, then minimise, then offset approach.

Applicability to this site

No native vegetation removal is proposed as part of this application. On this basis, Clause 52.17 is not triggered.

Compliance statement

The proposal retains all native vegetation on the site. No removal, destruction, or lopping is sought or required. As there is no native vegetation impact, no offset is required. If any native vegetation removal is identified later, a separate assessment and permit process will be undertaken before works commence.



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10. CLAUSE 65.01 APPROVAL OF AN APPLICATION OR PLAN, RESPONSE

Overview

The proposal is for alterations and additions to an existing dwelling at 140 Nash Road, Bunyip. Works occur within a serviced rural setting. No native vegetation will be removed. The site is generally flat and accessible. Existing access and on-site parking are retained and upgraded where required.

Section 60 matters

The proposal responds to relevant policies and controls, does not create material detriment, and is supported by specialist inputs where triggered. Permit conditions can address detailed management items.

Environmental effects and land contamination

No known contamination. Works are domestic in scale. Standard construction management will control noise, dust, and sediment. Stormwater quality measures, silt fencing, and sequencing will limit off-site impacts.

Municipal Planning Strategy and Planning Policy Framework

The addition supports housing quality and liveability policy while respecting the rural setting. Built form remains subordinate to landscape character. The works consolidate development on an existing lot rather than dispersing built form.

Zone, overlays, and other provisions

The design meets the purpose of the zone and overlays by keeping building bulk low, protecting landscape values, and managing environmental risks. Any overlay decision guidelines are addressed in the relevant report sections.

Orderly planning

Works occur within the established building envelope around the existing dwelling, maintaining setbacks and avoiding vegetation removal. The project uses existing access and services. The outcome is consistent with the area's development pattern.

Amenity and human health

The addition maintains reasonable visual bulk, daylight, and overlooking controls. Construction will be managed to minimise temporary amenity impacts. Ongoing use remains residential.

Proximity to public land

No adverse impacts on nearby public land or road reserves. Setbacks and landscape treatments maintain rural character at the interface.

Land degradation, salinity, and water quality

Ground disturbance is limited. Topsoil will be managed on site. Stormwater will be treated and detained before discharge to protect downstream water quality.

Stormwater quality

Roof water connects to a lawful point of discharge via capture and treatment measures. On-site



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detention and sediment controls will operate during construction. Final drainage is subject to Building Surveyor approval.

Native vegetation

No native vegetation removal is proposed. Existing vegetation is retained and protected during works with tree protection zones and fencing.

Natural hazards, flood, erosion, fire

The site is generally flat with low erosion risk. If applicable, the building will achieve the relevant BAL 12.5 and CFA or municipal requirements. Finished floor levels and drainage will manage overland flow paths as needed.

Loading and unloading, traffic flow, road safety

Domestic scale works use existing access. Contractor parking and deliveries will be managed on site where possible to avoid road impacts. No material change to traffic generation.

Transport system impacts

The residential use and minor increase in floor area have negligible impact on the transport network.

Conclusion

The proposal meets the Clause 65.01 decision guidelines, supports policy objectives, maintains amenity and environmental outcomes, and represents orderly planning for this site.

11. CONCLUSION

The proposal is consistent with the Cardinia Planning Scheme and should receive Council support for these reasons:

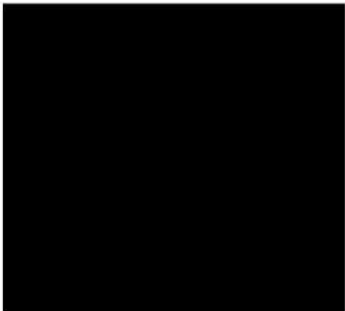
- It aligns with the Municipal Planning Strategy and Planning Policy Framework.
- It meets the purpose and decision guidelines of the Green Wedge A Zone Schedule 2.
- It responds to Environmental Significance Overlay ESO1 with siting and design that avoid off-site impacts.
- No native vegetation is proposed to be removed, and there is no third-party vegetation within the works area.
- The design respects the rural character and development pattern around Nash Road and the wider Bunyip area.
- It integrates with existing on-site buildings and pool on a largely flat allotment, with all vegetation to remain.
- Matters under the Planning and Environment Act 1987 have been addressed through compliance with the Scheme.
- The proposal satisfies the relevant objectives and standards of the applicable zones and overlays.
- Aboriginal cultural heritage has been considered with reference to mapped sensitivity, and statutory processes will be observed.



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The works provide a suitable and efficient use and development of a Green Wedge allotment for a family in Bunyip. The alterations and additions respect the original home and consolidate changes within the serviced and developed part of the site. Site constraints have been appropriately managed through layout, setbacks, access, and drainage. The proposal integrates with surrounding residential and rural uses, existing outbuildings, animal husbandry areas, and the local road network.

This is a high-quality application and seeks Council approval.



12. DISCLAIMER AND COPYRIGHT

This report has been prepared by **Buildingdesigned** for the sole purpose of supporting a planning permit application at 140 Nash Road, Bunyip.

It is based on information available at the time of preparation and should not be relied upon for any other purpose without written consent from Buildingdesigned.

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buildingdesigned
54 Queen Street Warragul
MOBILE: 0488 142 227



ADVERTISED MATERIAL

Planning Application: T250687

Date Prepared: 10 February 2026

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Planning Application Submission Checklist and Cover Note

Cardinia Shire Council

Planning Permit Application – Alterations & Additions to Existing Dwelling

Property: 140 Nash Road, Bunyip VIC 3815

Owner / Applicant: [REDACTED]

Agent / Designer: Buildingdesigned – 54 Queen Street, Warragul VIC 3820

Project No.: 2537

Date: November 2025



Submission Cover Note

This application seeks a Planning Permit for proposed alterations and additions to the existing dwelling at 140 Nash Road, Bunyip. The works are confined to the developed area of the site, maintaining the property's rural character and meeting the provisions of the Green Wedge A Zone (GWAZ2) and Environmental Significance Overlay (ESO1).

The proposal involves:

- New living wing addition of approximately 173 m² with open-plan kitchen, dining, and living spaces.
- Internal reconfiguration to improve functionality and energy efficiency.
- New covered alfresco, unroofed deck, and integrated pool fencing.
- Removal of existing carport and minor demolition for skylights.
- No vegetation removal, no change to access, and compliant stormwater management.

The accompanying documentation addresses all relevant clauses of the Cardinia Planning Scheme, including 35.05, 42.01, 51.02, 52.17, and 65.01.

Planning Application Checklist

Document	Description / Reference	Prepared By
Planning Report	Planning Statement – Proposed Alterations and Additions to Existing Dwelling – full planning assessment including zoning, overlays, Aboriginal heritage, and policy response	Buildingdesigned
Written Statement of Amendments	Detailed breakdown of proposed works and amended areas	Buildingdesigned



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Planning Cover Letter /
Supporting Statement

Summary of proposal
intent and compliance
overview

Buildingdesigned

Architectural Drawings \$



Buildingdesigned

(dated 07/11/2020)
includes transmittal, site
aerials, existing and
proposed floor plans,
elevations, demolition plan,
and colour schedule

Certificate of Title

Volume 9443 Folio 457 –
current registered
proprietor Allison Marie
Knight

Landata (Land Registry)

Plan of Subdivision

Plan LP138777 –
Approved 6 November
1981, showing Lot 1
boundaries (3.044 ha)

Landata

Planning Property Report
(included in drawing set)

Extract showing zoning
(GWAZ2) and overlays
(ESO1) with site
dimensions

Department of Transport &
Planning

Site Photos / Visuals

Artist impressions of
proposed addition,
included in Planning
Report and WD set

Buildingdesigned



Declaration

All required information has been supplied in support of this application. The proposal meets the intent of the Cardinia Planning Scheme and represents an orderly and appropriate development of the land.

Submitted by:



Buildingdesigned

P: 0488 142 227 | E: info@buildingdesigned.com.au



buildingdesigned

54 Queen Street Warragul

MOBILE: 0488 142 227



54 Queen Street, Warragul VIC 3820
Mobile: 0488 142 227

Written Statement – Proposed Alterations and Additions to Existing Dwelling

Applicant / Owner: [REDACTED]
Property Address: 140 Nash Road, Bunyip VIC 3815
Project No.: 2537
Prepared by: Buildingdesigned



Overview

This proposal seeks planning approval for alterations and additions to the existing single-storey dwelling on the 3.044 ha rural residential property at 140 Nash Road, Bunyip. The intent is to modernise and expand the home to improve liveability, energy performance, and integration with the existing pool and outdoor areas while maintaining the site's rural character.

Summary of Amendments

1. **New Living Wing Addition (approx. 173 m²)**
 - Construction of a new open-plan kitchen, dining, and living area to the north-east of the existing dwelling.
 - Raked ceilings with highlight windows to enhance natural light and cross-ventilation.
 - Integration with the outdoor pool area via full-height sliding doors.
2. **Internal Alterations**
 - Creation of a new **walk-in pantry, powder room**, and improved circulation linking the existing and new areas.
 - Minor refurbishments to existing bedrooms and bathrooms (no change to layout or number of rooms).
3. **Outdoor and Alfresco Works**
 - Addition of a **covered alfresco area** adjoining the pool.
 - New **unroofed timber deck with glass pool fencing** for outdoor dining and relaxation.
4. **Roof and External Finishes**
 - New roof forms at 5° and 7° pitch using **Colorbond Custom Orb** and **standing-seam cladding** in low-reflectivity *Monument* colour.
 - External finishes of **Scyon Linea** and Colorbond cladding to complement the existing home and rural landscape.
5. **Demolition and Make-Good**
 - Removal of the existing carport and small sections of external wall and ceiling as shown on the demolition plan.
 - Ceiling removal above the former kitchen for installation of new skylights.
 - No change to the existing pool, outbuildings, or driveway.



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6. Site and Services

- All works remain within the developed part of the site; no vegetation removal proposed.
- Existing vehicular access from Nash Road retained.
- Stormwater, roofwater, and septic systems upgraded and reconnected to existing lawful points of discharge.

7. Area Summary

Component	Area (m ²)
Existing living	175.80
Existing verandah	28.38
Proposed new living	173.23
Proposed alfresco	29.28
Proposed unroofed deck / pergola	14.73
Total site coverage	≈ 421 m² (≈ 1.4 % of site area)



8. Visual and Environmental Outcomes

- Additions remain below 7 m in height and within the established building envelope.
- No native vegetation removal or earthworks exceeding 1 m.
- Colours and materials minimise visual impact and reflect the rural context.

Conclusion

The alterations and additions respect the existing home's character while providing a functional and sustainable upgrade.

No change to land use, vegetation, or servicing is proposed.

All works are confined to the current dwelling area and are consistent with the **Green Wedge A Zone (GWAZ2)** and **Environmental Significance Overlay (ESO1)** provisions.

The proposal constitutes an orderly, sympathetic, and environmentally responsible improvement to the existing dwelling at 140 Nash Road, Bunyip.



DOCUMENT TRANSMITTAL

Proposed Alteration & Addition

Client [REDACTED]
Project Address 140 Nash Road, Bunyip
Project No. 2537

Drawing Transmittal

Issued date	ID	Name	Issue
3/02/2026 2:32 PM, Planning Drawings			
	WD-1	Transmittal	04
	WD-2	Presentation	04
	WD-7	Site Details	04
	WD-8	Site Aerial	04
	WD-9	Existing Floor Plan	04
	WD-11	Existing Elevations	04
	WD-12	Existing Elevations	04
	WD-13	Demo Floor Plan	04
	WD-15	Demo Elevations	04
	WD-16	Demo Elevations	04
	WD-17	Proposed Site Plan	04
	WD-18	Proposed Floor Plan	04
	WD-22	Proposed Elevations	04
	WD-23	Proposed Elevations	04



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Planning Application: T250687
Date Prepared: 10 February 2026

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Please find attached Working Drawings for your review in pdf format.
Please check the current design is in accordance with your requirements.

For questions about this document, contact:
Graeme Parker – info@buildingdesigned.com.au | 0488 142 227

buildingdesigned
54 Queen Street Warragul
MOBILE: 0488 142 227

Proposed Alteration & Addition

140 Nash Road, Bunyip



PROPERTY REPORT

From www.land.vic.gov.au at 01 May 2025 01:55 PM

PROPERTY DETAILS

Address: **140 NASH ROAD BUNYIP 3815**
 Lot and Plan Number: **Lot 1 LP138777**
 Standard Parcel Identifier (SPI): **1\LP138777**
 Local Government Area (Council): **CARDINIA**
 Council Property Number: **4619253100**
 Directory Reference: **Vicroads 718 G8**


www.cardinia.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 30444 sq. m (3.04 ha)

Perimeter: 837 m

For this property:

Site boundaries

Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **NARRACAN**

Cardinia ADVERTISED MATERIAL

Planning Application: T250687
 Date Prepared: 10 February 2026

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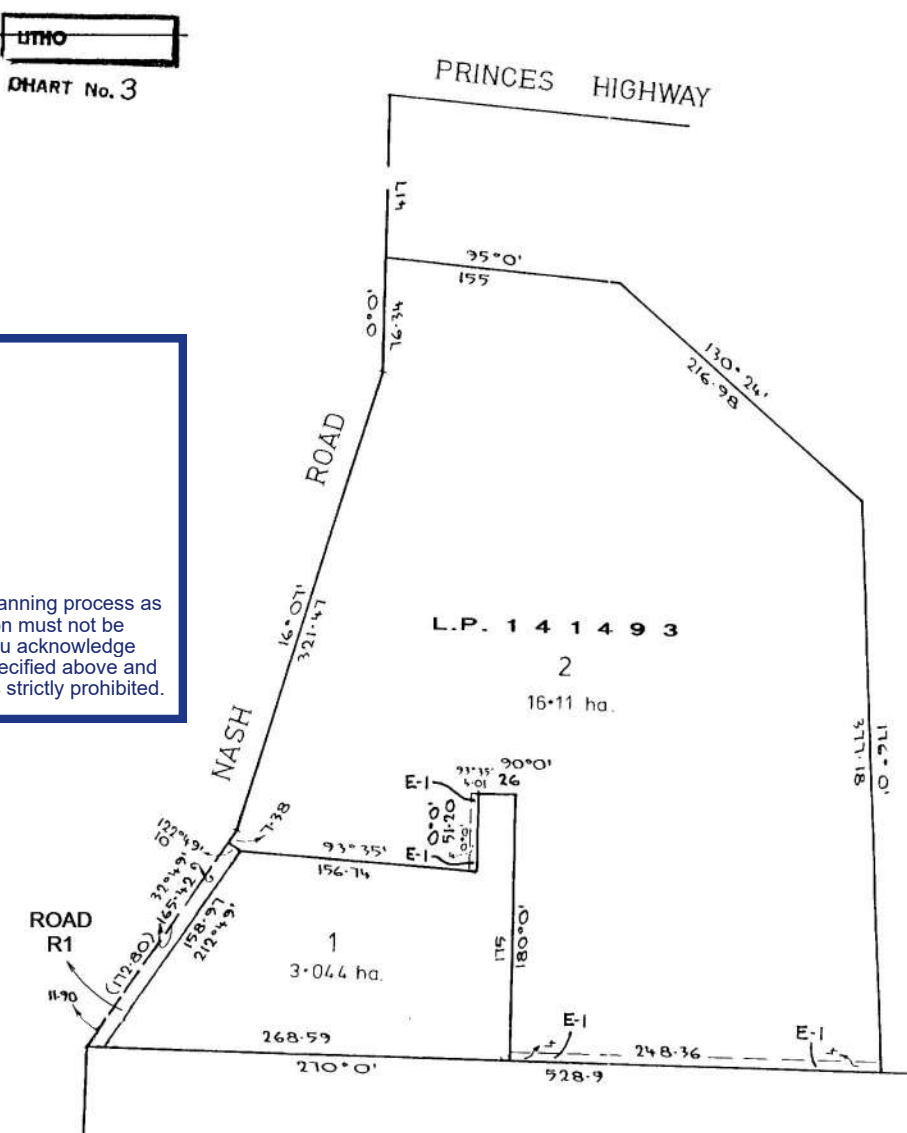
LP138777
EDITION 1
 APPROVED 6 / 11 / 81

PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTMENT 30	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
PARISH: OF BUNYIP COUNTY: OF MORNINGTON	BROWN - CARRIAGEWAY, DRAINAGE & SEWERAGE. BLUE - DRAINAGE & SEWERAGE.	ROADWIDTHS ARE NOT TO SCALE.

APPROVED
6 NOV 1981

UTMO
CHART No. 3

COLOUR CONVERSION
E-1 = BLUE
R1 = BROWN



20° 5' 1981

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PROPERTY REPORT: 140 NASH ROAD BUNYIP 3815

Page 1 of 2

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DRAWING TITLE:
Working Drawings

PROJECT: Proposed Alteration & Addition
 140 Nash Road, Bunyip

DRAWING: SHEET SIZE:
WD-7/31 A3
 JOB NO: 2537
 DRAWN: GP
 PLOT: 3/02/2026
 DATE: 01/05/2025

AREA SUMMARY	
AREA	SQM
01 Existing Living Area	175.80
02 Existing V'dah Area	28.38
03 Proposed Living Area	173.23
04 Proposed Alfresco Area	29.28
05 Proposed Unroofed Deck & Pergola	14.73
	421.42 m²

Issue Transmittal Set Name Issued date
 04 Planning Drawings 3/02/2026 2:32 PM



Site Aerial
SCALE 1:2000



Site Aerial
SCALE 1:500

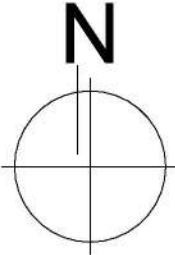


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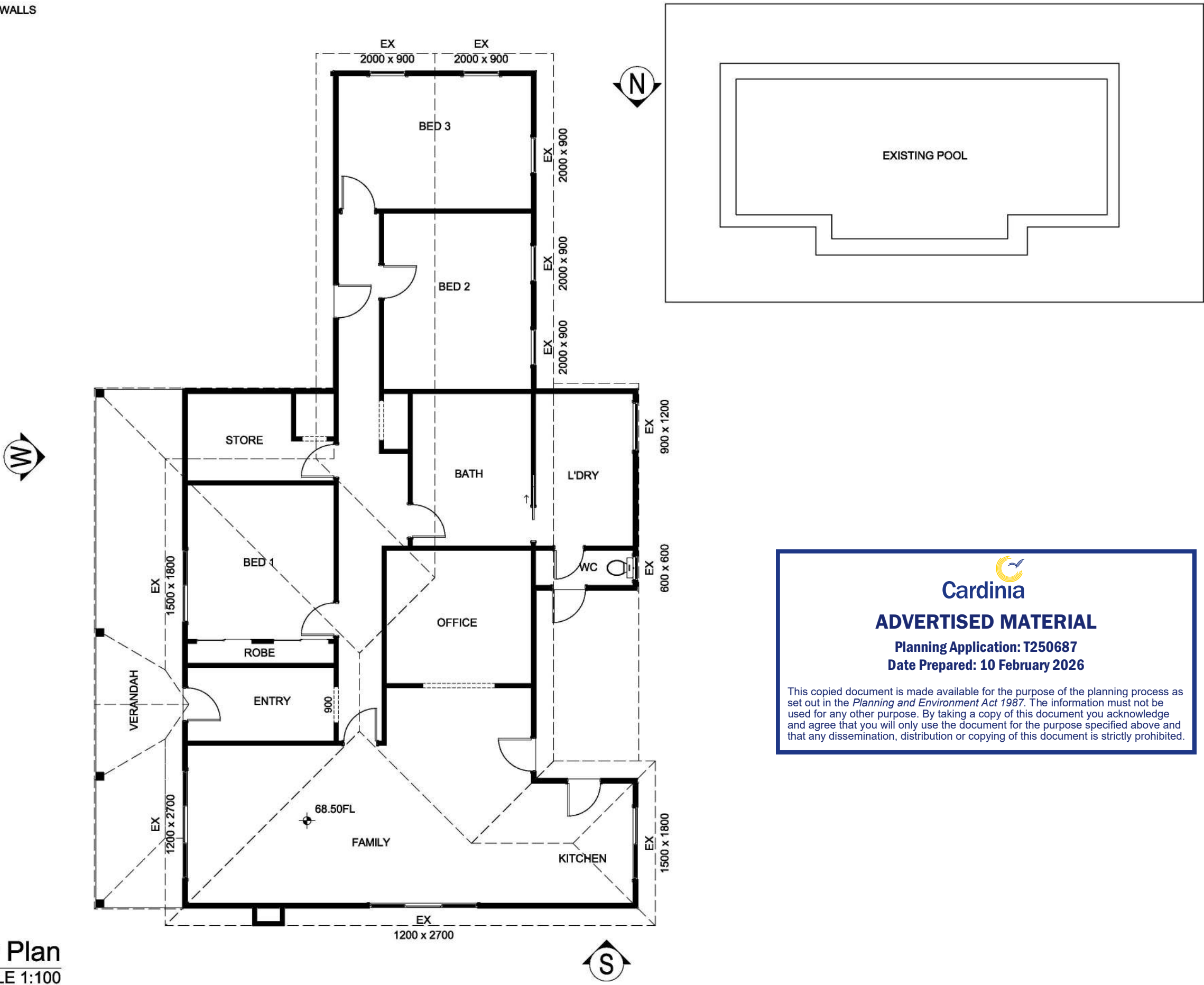
Planning Application: T250687

Date Prepared: 10 February 2026

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WALL TYPES
— DENOTES EXISTING STUD WALLS



Existing Floor Plan
SCALE 1:100

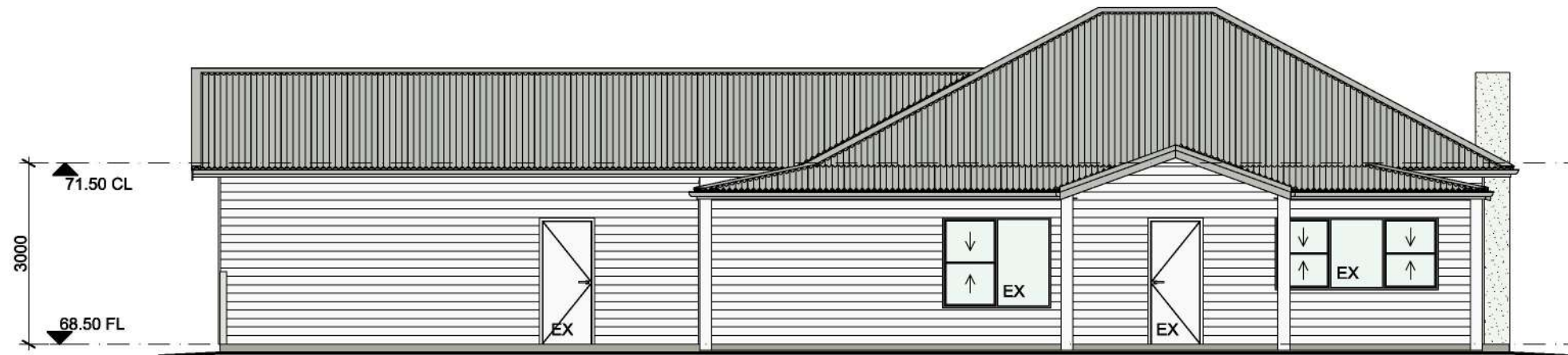


Cardinia

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Existing West Elevation
SCALE 1:100



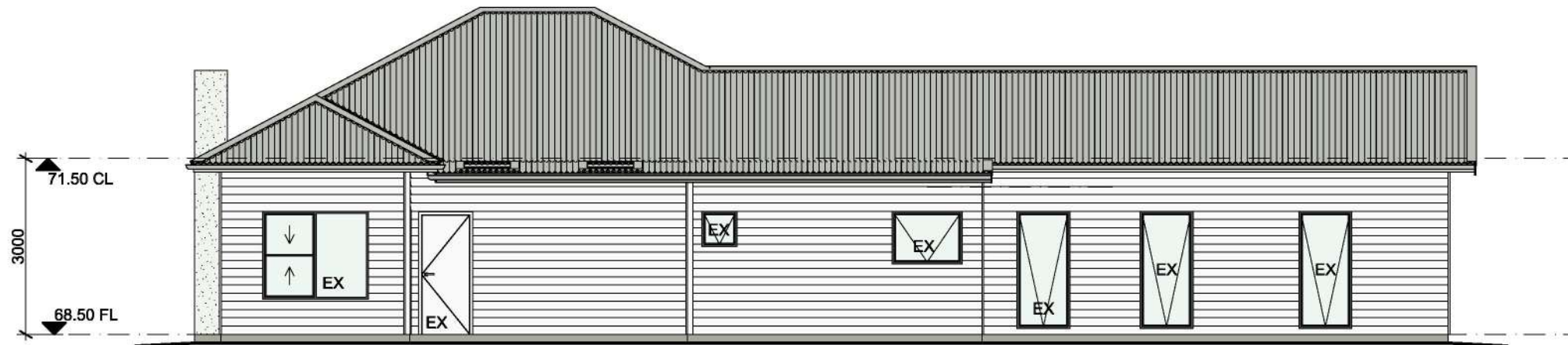
Existing North Elevation
SCALE 1:100



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Existing East Elevation
SCALE 1:100



Existing South Elevation
SCALE 1:100



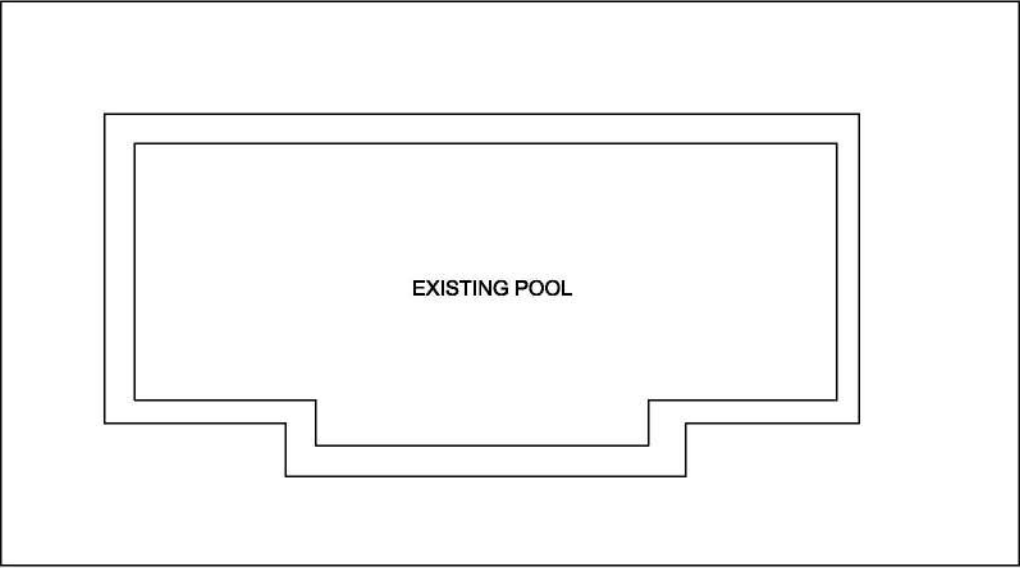
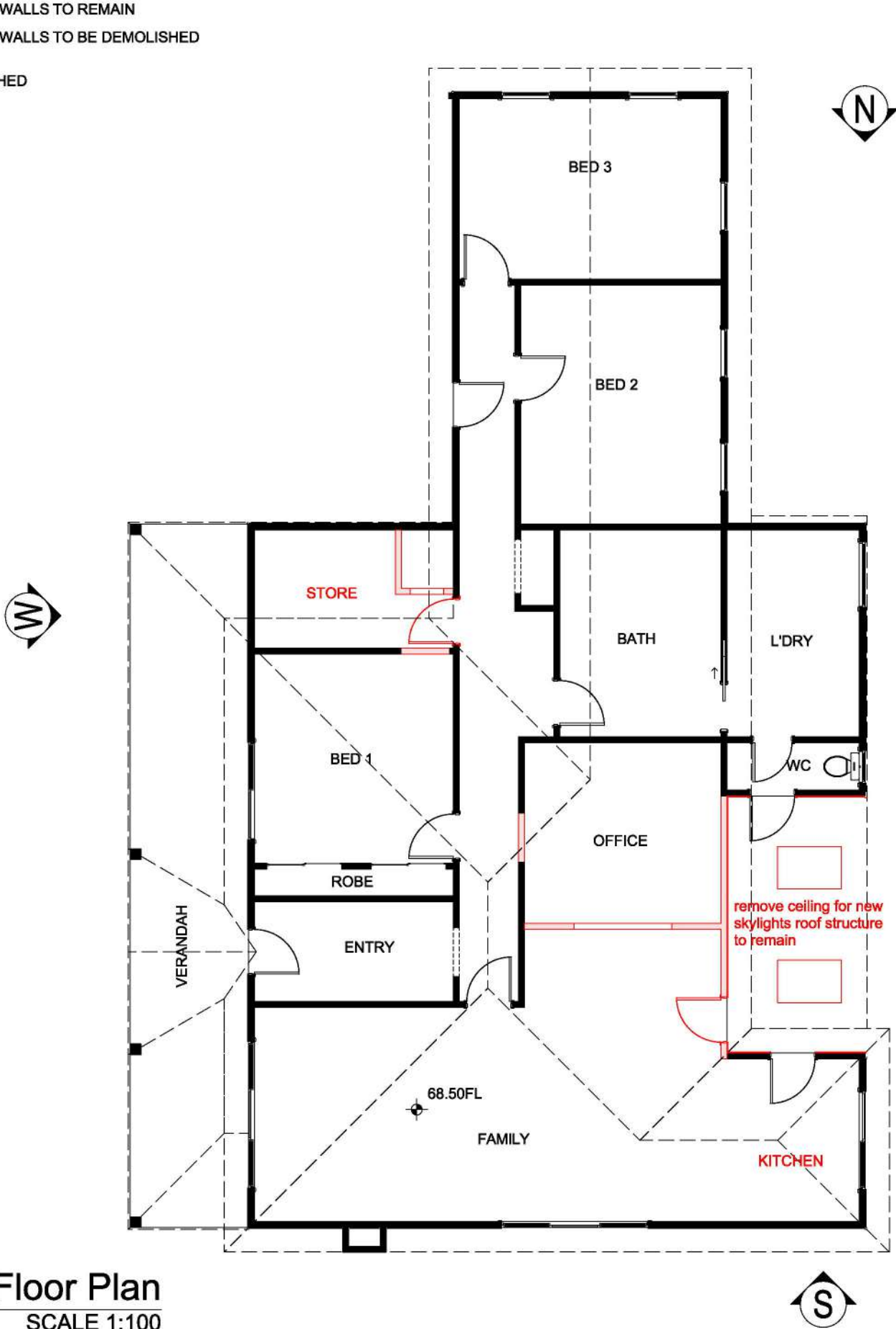
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WALL TYPES

- DENOTES EXISTING STUD WALLS TO REMAIN
- DENOTES EXISTING STUD WALLS TO BE DEMOLISHED
- DENOTES TO BE DEMOLISHED



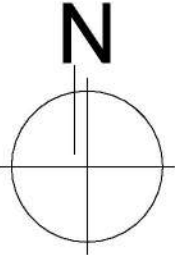
**Cardinia**

ADVERTISED MATERIAL

Planning Application: T250687

Date Prepared: 10 February 2026

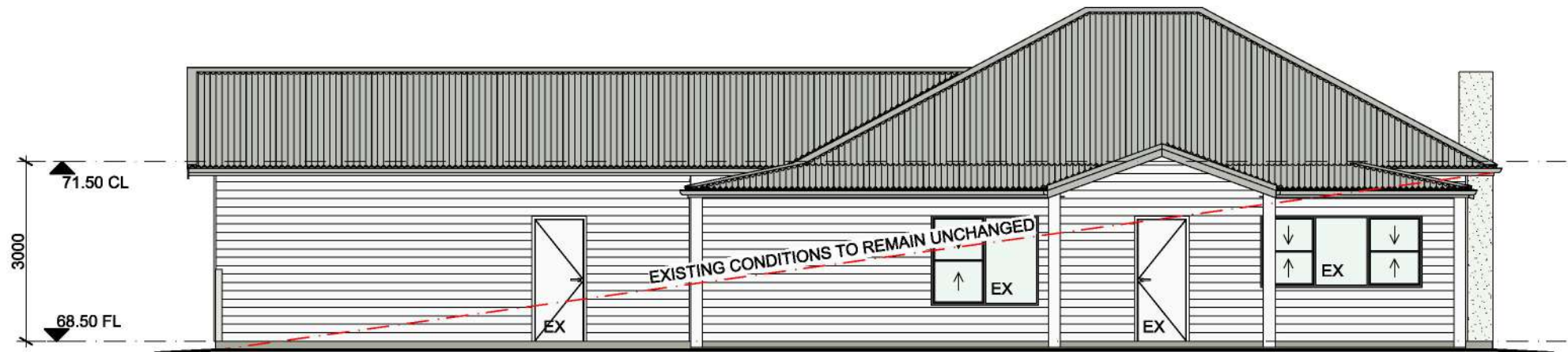
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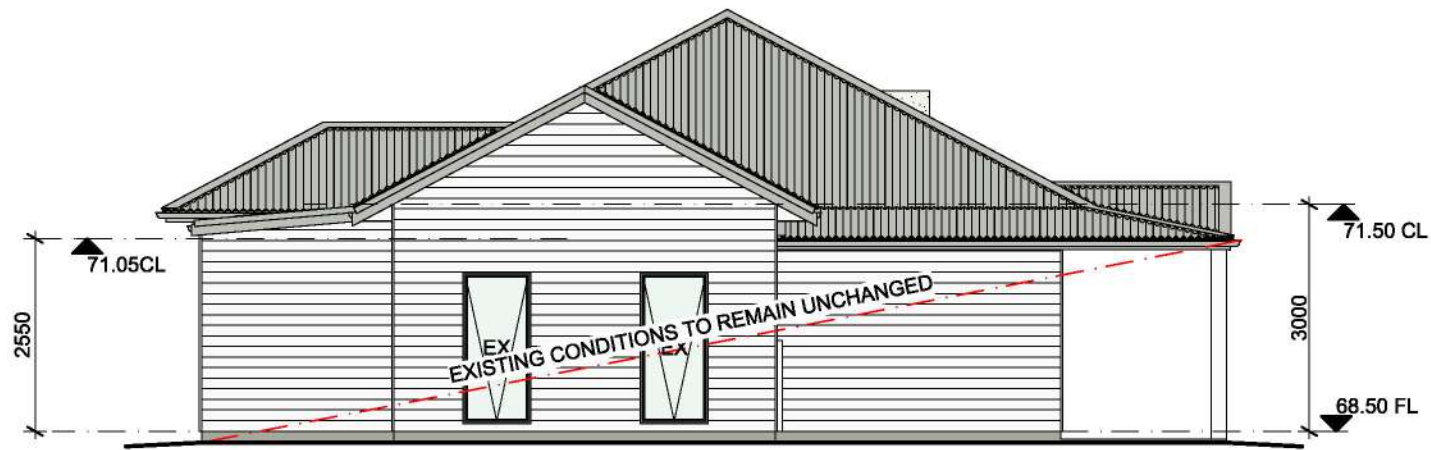
Demo Floor Plan
SCALE 1:100



DENOTES TO BE DEMOLISHED



Demo West Elevation
SCALE 1:100



Demo North Elevation
SCALE 1:100



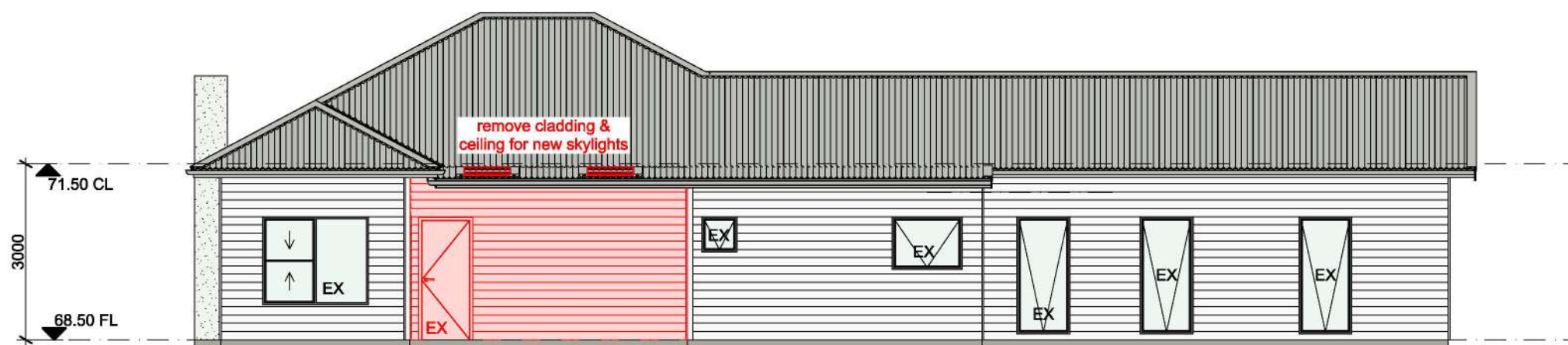
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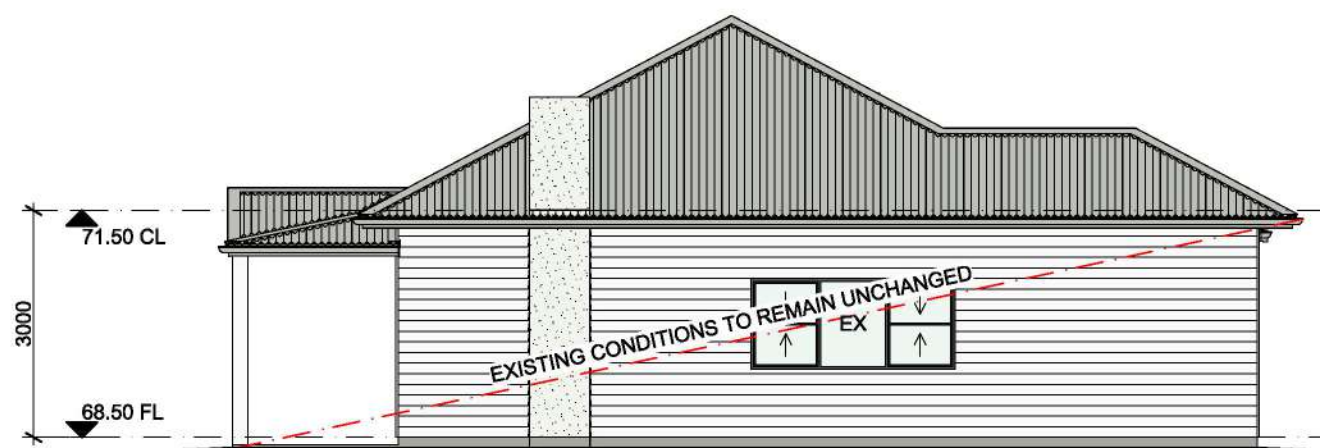


DENOTES TO BE DEMOLISHED



Demo East Elevation

SCALE 1:100



Demo South Elevation

SCALE 1:100



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Working Drawings

PROJECT: Proposed Alteration & Addition
140 Nash Road, Bunyip

DRAWING: WD-16/31
SHEET SIZE: A3
JOB NO: 2537
DRAWN: GP
PLOT: 3/02/2026
DATE: 01/05/2025

AREA SUMMARY		Issue	Transmittal Set Name	Issued date
AREA	SQM	04	Planning Drawings	3/02/2026 2:32 PM
01 Existing Living Area	175.80			
02 Existing V'dah Area	28.38			
03 Proposed Living Area	173.23			
04 Proposed Alfresco Area	29.28			
05 Proposed Unroofed Deck & Pergola	14.73			
421.42 m ²				

THE SITE CUT INDICATED IS APPROXIMATE ONLY. THE BUILDER SHALL ASSESS AND ADJUST THE CUTS AS NECESSARY TO ACCOMMODATE CONSTRUCTION VARIABLES SUCH AS:

- SITE DRAINAGE (TO COMPLY WITH AS 3500 & NCC 3.1.2)
- SLAB FORMING/BOXING SYSTEM
- TERMITE TREATMENT/CONTROL SYSTEM
- PROPOSED LANDSCAPE FEATURES INCLUDING FINISHED LEVELS, BACKFILLING, PAVEMENT DEPTHS, CROSS FALLS FOR DRAINAGE ETC...

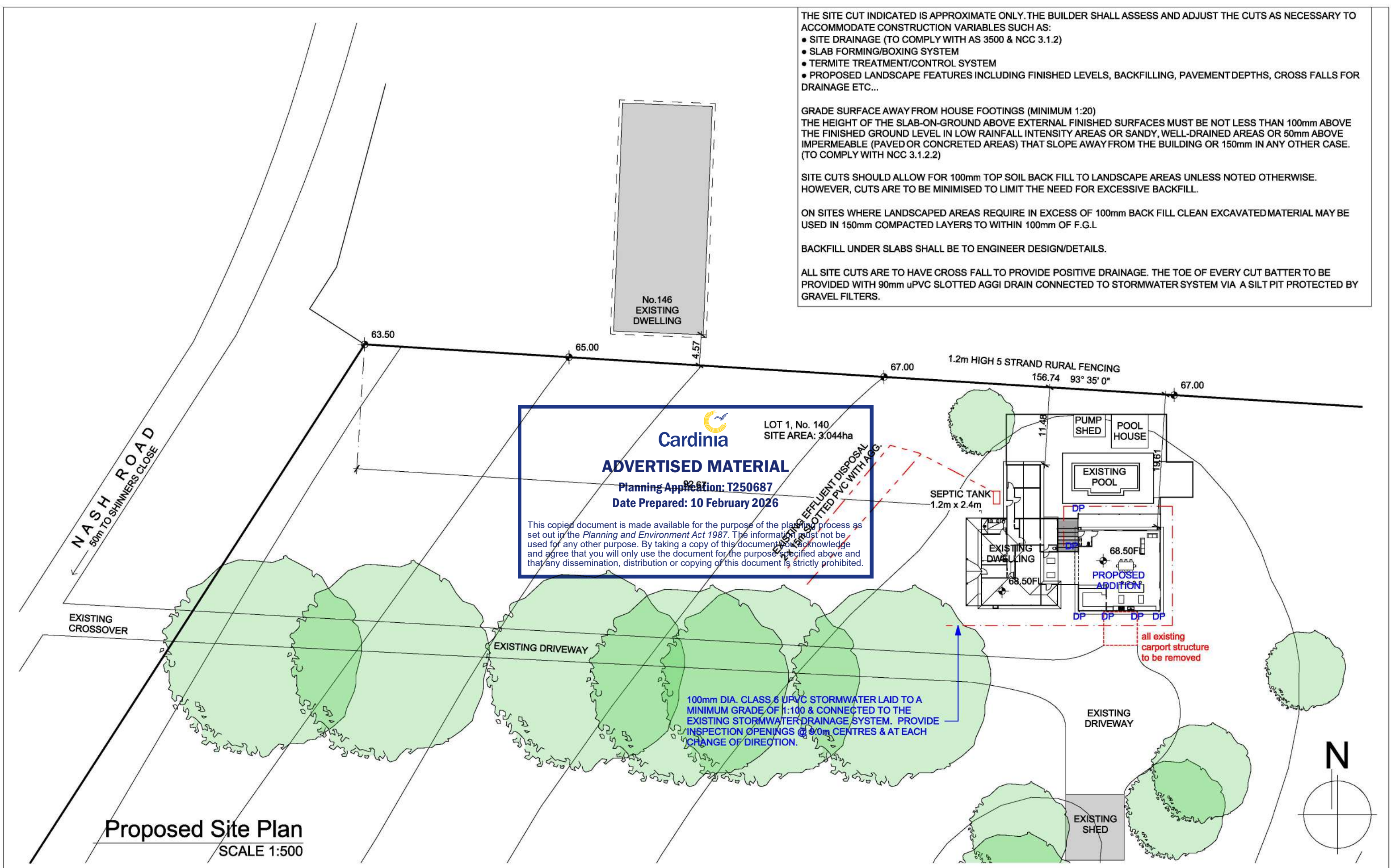
GRADE SURFACE AWAY FROM HOUSE FOOTINGS (MINIMUM 1:20)
THE HEIGHT OF THE SLAB-ON-GROUND ABOVE EXTERNAL FINISHED SURFACES MUST BE NOT LESS THAN 100mm ABOVE THE FINISHED GROUND LEVEL IN LOW RAINFALL INTENSITY AREAS OR SANDY, WELL-DRAINED AREAS OR 50mm ABOVE IMPERMEABLE (PAVED OR CONCRETED AREAS) THAT SLOPE AWAY FROM THE BUILDING OR 150mm IN ANY OTHER CASE. (TO COMPLY WITH NCC 3.1.2.2)

SITE CUTS SHOULD ALLOW FOR 100mm TOP SOIL BACK FILL TO LANDSCAPE AREAS UNLESS NOTED OTHERWISE. HOWEVER, CUTS ARE TO BE MINIMISED TO LIMIT THE NEED FOR EXCESSIVE BACKFILL.

ON SITES WHERE LANDSCAPED AREAS REQUIRE IN EXCESS OF 100mm BACK FILL CLEAN EXCAVATED MATERIAL MAY BE USED IN 150mm COMPACTED LAYERS TO WITHIN 100mm OF F.G.L

BACKFILL UNDER SLABS SHALL BE TO ENGINEER DESIGN/DETAILS.

ALL SITE CUTS ARE TO HAVE CROSS FALL TO PROVIDE POSITIVE DRAINAGE. THE TOE OF EVERY CUT BATTER TO BE PROVIDED WITH 90mm uPVC SLOTTED AGGI DRAIN CONNECTED TO STORMWATER SYSTEM VIA A SILT PIT PROTECTED BY GRAVEL FILTERS.



PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1

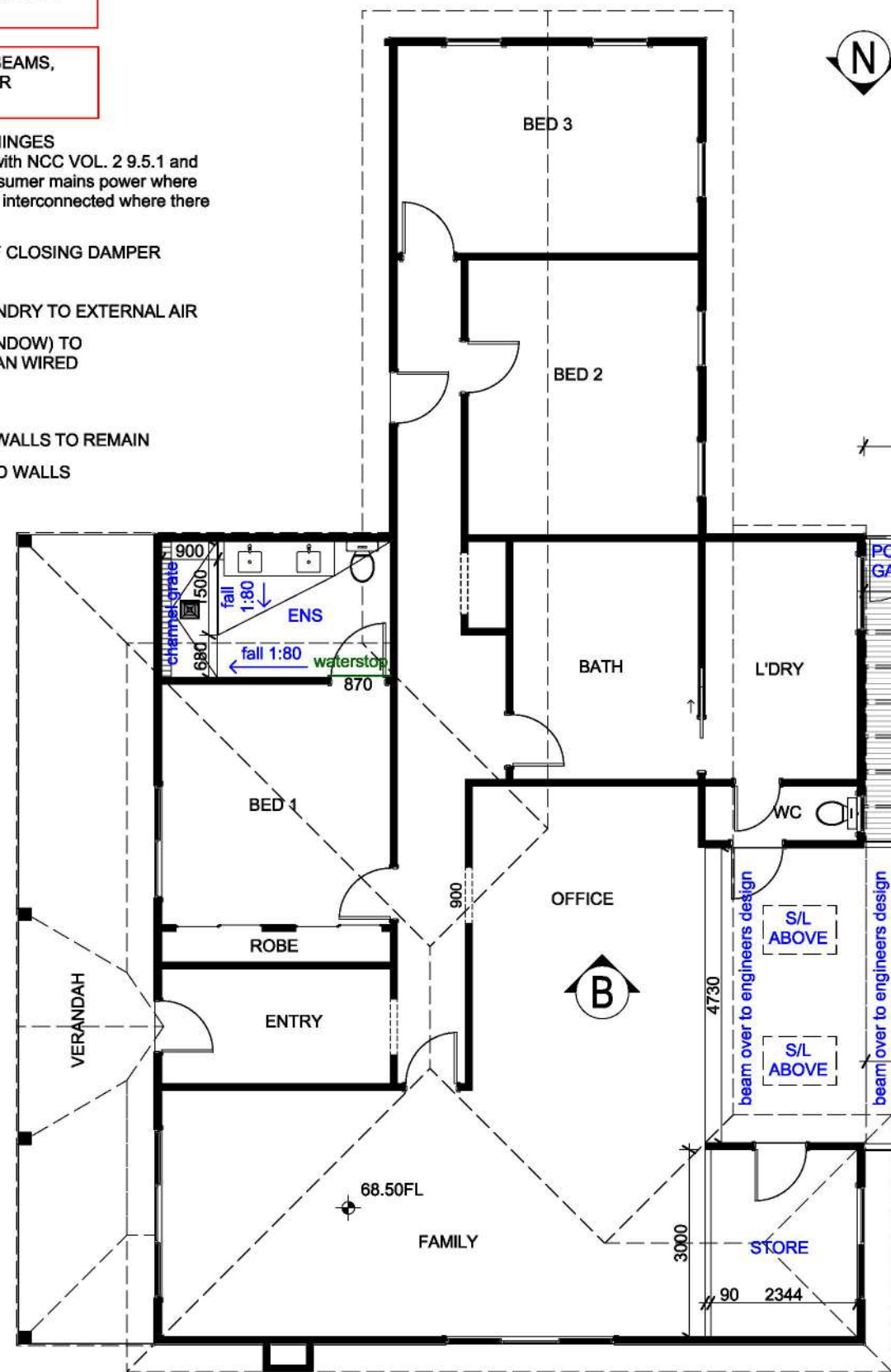
ALL STRUCTURAL MEMBERS INCLUDING BEAMS, LINTELS, BRACING AND TIE DOWNS AS PER ENGINEERS DESIGN

WC HINGED DOOR TO HAVE REMOVABLE HINGES
Smoke alarms must be located in accordance with NCC VOL. 2 9.5.1 and comply with AS 3786 and connected to the consumer mains power where consumer power is supplied to the building and interconnected where there is more than one alarm.

EXHAUST FANS TO BE FITTED WITH A SELF CLOSING DAMPER
MIN. 25L/S TO BATHROOMS AND WC
MIN. 40L/S TO KITCHEN AND LAUNDRY
EXHAUST FROM BATHROOM, WC AND LAUNDRY TO EXTERNAL AIR

ANY TOILETS THAT HAVE NO OPENING (WINDOW) TO EXTERNAL AIR MUST HAVE AN EXHAUST FAN WIRED TO THE LIGHT.

WALL TYPES
— DENOTES EXISTING STUD WALLS TO REMAIN
— DENOTES PROPOSED STUD WALLS




PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1


ALL STRUCTURAL MEMBERS INCLUDING BEAMS, LINTELS, BRACING AND TIE DOWNS AS PER ENGINEERS DESIGN

No earthworks or retaining walls are proposed


COLOUR SCHEDULE




COLORBOND CORRUGATED
COLOUR: MONUMENT




BARGE/FLASHINGS COLORBOND
COLOUR: MONUMENT



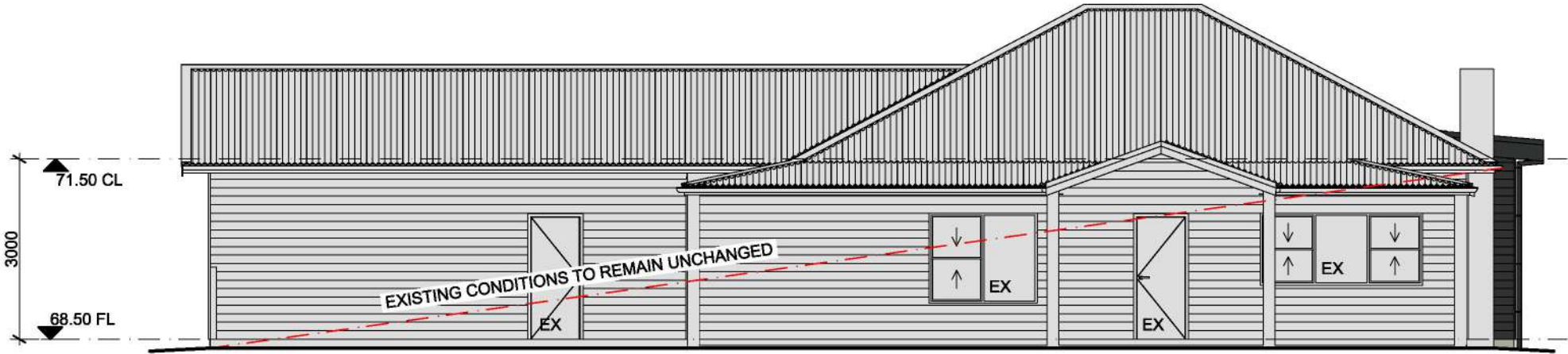
GUTTER & FASCIA
COLORBOND
COLOUR: MONUMENT



WALL CLADDING
COLORBOND STANDING SEAM
SCYON LINEA
COLOUR: MONUMENT



WINDOWS
COLOUR: MONUMENT



Proposed West Elevation
SCALE 1:100



Cardinia

ADVERTISED MATERIAL

Planning Application: T250687
Date Prepared: 10 February 2026

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SELECTED WINDOWS & DOORS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND NCC. GLAZING TO BE IN ACCORDANCE WITH AS1288

COLORBOND CUSTOMORB ROOF SHEETING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

SCYON LINEA CLADDING TO MATCH EXISTING & TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

SELECTED BAL COMPLIANT TIMBER POSTS

POOL FENCE & GATE S. STEEL POSTS & 12mm TOUGHENED GLASS AS PER AS 1288

SELF CLOSING, SELF LOCKING POOL GATE WITH SELECTED COMPLIANT LOCK

POOL FENCE MIN 1200mm HIGH FROM FINISHED SURFACE LEVEL, INSTALLED AS PER NCC & AS1926

SELF CLOSING, SELF LOCKING POOL GATE WITH SELECTED COMPLIANT LOCK

BAL COMPLIANT BASEBOARDS TO DECK

Proposed North Elevation
SCALE 1:100

NCC 2022 Volume 2 (Housing Provisions) Part 3.3.3 specifies the minimum height for a finished floor level (slab-on-ground) above the external finished ground level:
100mm: Above finished ground level in low rainfall intensity areas or sandy, well-drained areas.
50mm: Above impermeable (paved or concrete) areas that slope away from the building.
150mm: In any other case.

PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AS 3660.1

ALL STRUCTURAL MEMBERS INCLUDING BEAMS, LINTELS, BRACING AND TIE DOWNS AS PER ENGINEERS DESIGN

No earthworks or retaining walls are proposed
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COLOUR SCHEDULE



COLORBOND CORRUGATED
COLOUR: MONUMENT



BARGE/FLASHINGS COLORBOND
COLOUR: MONUMENT



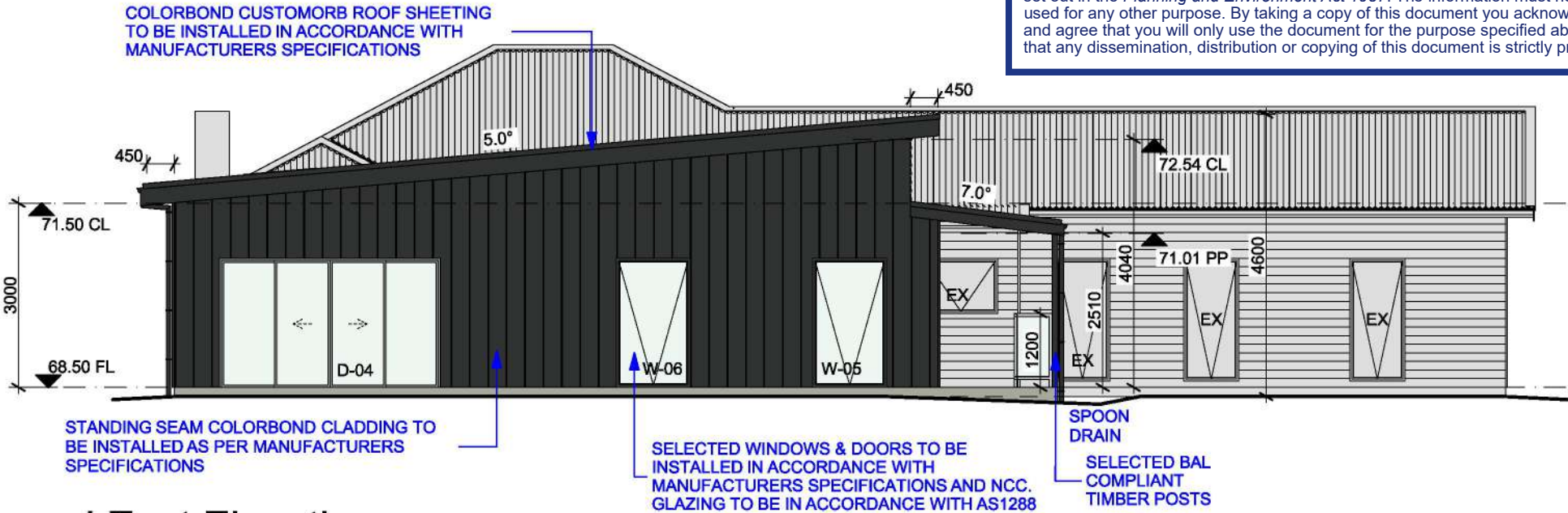
GUTTER & FASCIA
COLORBOND
COLOUR: MONUMENT



WALL CLADDING
COLORBOND STANDING SEAM
SCYON LINEA
COLOUR: MONUMENT

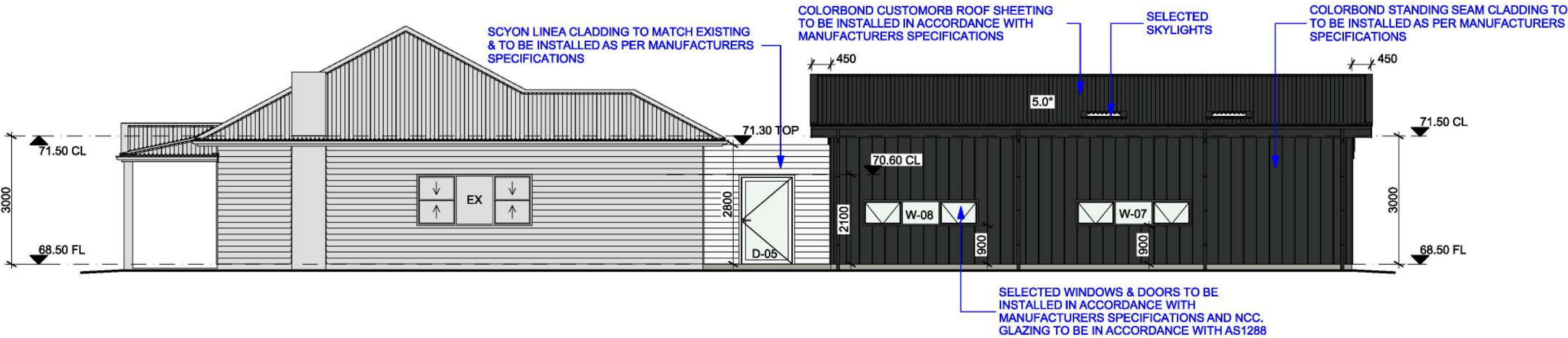


WINDOWS
COLOUR: MONUMENT



Proposed East Elevation

SCALE 1:100



Proposed South Elevation

SCALE 1:100

NCC 2022 Volume 2 (Housing Provisions) Part 3.3.3 specifies the minimum height for a finished floor level (slab-on-ground) above the external finished ground level:
100mm: Above finished ground level in low rainfall intensity areas or sandy, well-drained areas.
50mm: Above impermeable (paved or concrete) areas that slope away from the building.
150mm: In any other case.

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DRAWING TITLE:
Working Drawings

PROJECT: Proposed Alteration & Addition
140 Nash Road, Bunyip

DRAWING: SHEET SIZE:
WD-23/31 A3
JOB NO: 2537
DRAWN: GP
PLOT: 3/02/2026
DATE: 01/05/2025

AREA SUMMARY	
AREA	SQM
01 Existing Living Area	175.80
02 Existing V'dah Area	28.38
03 Proposed Living Area	173.23
04 Proposed Alfresco Area	29.28
05 Proposed Unroofed Deck & Pergola	14.73
421.42 m²	

Issue Transmittal Set Name Issued date
04 Planning Drawings 3/02/2026 2:32 PM