


Notice of Application for a Planning Permit

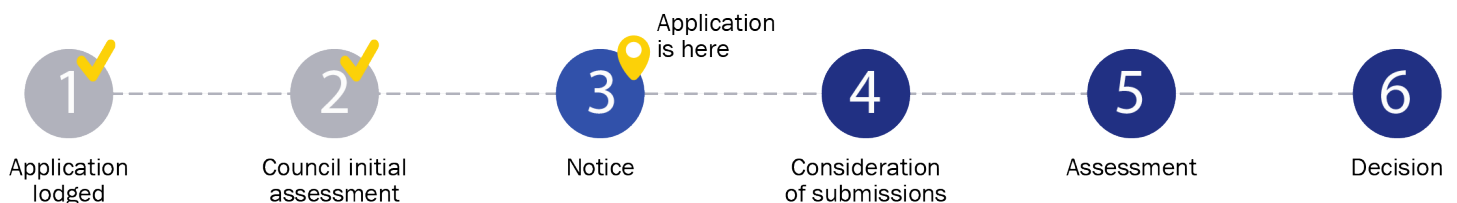
The land affected by the application is located at:	L2 PS506833 V10692 F261 1220 Nar Nar Goon-Longwarry Road, Bunyip VIC 3815
The application is for a permit to:	Buildings and works associated with extensions to an existing dwelling
A permit is required under the following clauses of the planning scheme:	
35.04-5	Construct a building or construct or carry out works associated with a use in Section 2 (accommodation)
35.04-5	Construct a building within nominated setbacks,
44.04-2	Construct a building or construct or carry out works
APPLICATION DETAILS	
The applicant for the permit is:	West Gippsland Planning Services
Application number:	T260166
<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?	
<p>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:</p>	
24 April 2026	
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <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.
<p>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.</p>	


Cardinia

ADVERTISED MATERIAL

Planning Application: T260166
Date Prepared: 09 April 2026

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Planning Enquiries
Phone: 1300 787 624
Web: www.cardinia.vic.gov.au

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

i Click for further information.

Clear Form

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 1220	St. Name: Nar Nar Goon Longwarry Road
Suburb/Locality: Bunyip	Postcode:	

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.: 2	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: PS 506833
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i For what use, development or other matter do you require a permit? *

Buildings and works associated with Extensions to an existing dwelling.

⚠ Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Cost \$ 200,000

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

i Estimated cost of any development for which the permit is required *

Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Existing Dwelling


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Provide a plan of the existing conditions. Photos are also helpful.

Title Information i

Encumbrances on title *

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

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:			
Title:	[REDACTED]		
Organisation (if applicable): West Gippsland Planning			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.: 72	St. Name: Kamanari Ct	
Suburb/Locality: Drouin		State: VIC	Postcode: 3818

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone:	Email: wgplanning@outlook.com
Mobile phone: 0466 792 853	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*			Same as applicant <input checked="" type="checkbox"/>
Name:			
Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:

Owner *


The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Owner *			Same as applicant <input type="checkbox"/>
Name:			
Title:	[REDACTED]		
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.: 1220	St. Name: Nar Nar Goon Longwarry Road	
Suburb/Locality: Bunyip		State:	Postcode:
Owner's Signature (Optional):			Date:
			day / month / year

Declaration

This form must be signed by the applicant *

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature 

Date: 05.03.2026

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

No Yes

If 'Yes', with whom?:

Date:


day / month / year

Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant council planning permit checklist?

Signed the declaration?



Lodgement

Lodge the completed and signed form, the fee and all documents with:

Cardinia Shire Council
PO Box 7
Pakenham VIC 3810

Contact information:

Telephone: 1300 787 624

Fax: (03) 5941 3784

Email: mail@cardinia.vic.gov.au

DX: 81006

Deliver application in person, by post or by electronic lodgement.

EXAMPLES

Example 1

The Land i

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: 4	St. No.: 26	St. Name: Planmore Avenue
Suburb/Locality: HAWTHORN		Postcode: 3122

Formal Land Description *
Complete either A or B.

A Lot No.: **2** Lodged Plan Title Plan Plan of Subdivision No.: **LP93562**

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

Example 2

i **For what use, development or other matter do you require a permit? ***

Construction of two, double-storey dwellings and construction of two new crossovers.

📎 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Example 3

Existing Conditions i

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling.

📎 Provide a plan of the existing conditions. Photos are also helpful.

Example 4

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name: Title: **Mr** First Name: **Len** Surname: **Browning**

Organisation (if applicable): **Responsible Developers P/L**

Postal Address: If it is a P.O. Box, enter the details here: Unit No.: **4** St. No.: **12** St. Name: **Ardour Lane**

Suburb/Locality: **Wycheproof** State: **Vic** Postcode: **3527**

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone: **9123 4567** Email: **tcpl@bigpond.net.au**

Mobile phone: **0412 345 678** Fax: **9123 4567**

Contact person's details* Same as applicant

Name: Title: **Mr** First Name: **Andrew** Surname: **Hodge**

Organisation (if applicable): **Town Planning Consultants**

Postal Address: If it is a P.O. Box, enter the details here: Unit No.: St. No.: St. Name: **PO Box 111**

Suburb/Locality: **Parkdale** State: **Vic** Postcode: **3194**

Owner * Same as applicant

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here: Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Owner's Signature (Optional): Date:

day / month / year



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

VOLUME 10692 FOLIO 261

Security no : 124132792828X
Produced 09/03/2026 10:07 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 506833F.
PARENT TITLE Volume 07525 Folio 012
Created by instrument PS506833F 28/11/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

[REDACTED]
OLAV ERICH KAURAN DOCH OF 1220 NAR NAR GOON-LONGWARRY ROAD BUNYIP VIC 3815
AV123078V 10/12/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV123079T 10/12/2021
PERPETUAL CORPORATE TRUST 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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS506833F 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: 1220 NAR NAR GOON-LONGWARRY ROAD BUNYIP VIC 3815

ADMINISTRATIVE NOTICES

NIL

eCT Control 19219M LEXTECH
Effective from 10/12/2021

DOCUMENT END



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Document Type	Plan
Document Identification	PS506833F
Number of Pages (excluding this cover sheet)	1
Document Assembled	19/02/2023 22:18

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PLAN OF SUBDIVISION	STAGE No. —	LTO USE ONLY EDITION 1	PLAN NUMBER PS 506 833 F
----------------------------	----------------	----------------------------------	------------------------------------

LOCATION OF LAND
 PARISH: Kooweerup East
 TOWNSHIP: —
 SECTION: B
 CROWN ALLOTMENT: 53A (part)
 CROWN PORTION: —

LTO BASE RECORD: Litho Kooweerup East/DCMB
 TITLE REFERENCES:
 VOL 7525 FOL 012
 LAST PLAN REFERENCE:
 Misc Plan F-271
 POSTAL ADDRESS: 1210 Longwarry - Narnargoan Road, Bunyip 3815
 AMG Co-ordinates N 5 782 280 ZONE: 55
 (of approx. centre of plan) E 386 220

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: Cardinia Shire REF: T 010 843 502/035

1. This plan is certified under section 6 of the Subdivision Act 1988

~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.
 Date of original certification under section 6 .../.../...~~

~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

OPEN SPACE
 (i) A requirement for public open space under section 18 of the Subdivision Act 1988 ~~has~~ has not been made.
 (ii) The requirement has been satisfied.
 (iii) The requirement is to be satisfied in Stage-.....

Council Delegate
~~Council Seal~~
 Date 17/4/2001

~~Re-certified under section 11(7) of the Subdivision Act 1988.
 Council Delegate
 Council Seal
 Date -/-~~

LTO USE ONLY
 STATEMENT OF COMPLIANCE/
 EXEMPTION STATEMENT
 RECEIVED DATE: 26/11/02

LTO USE ONLY
 PLAN REGISTERED
 TIME 5:55 pm
 DATE 28/11/2002
A.L. Taylor
 Assistant Registrar of Titles

VESTING OF ROADS OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON

NOTATIONS

DEPTH LIMITATION: Does not apply.

STAGING:
 This is not a staged subdivision.

Planning Permit No. T 010 843

SURVEY:
 This plan is ~~is not~~ based on survey.

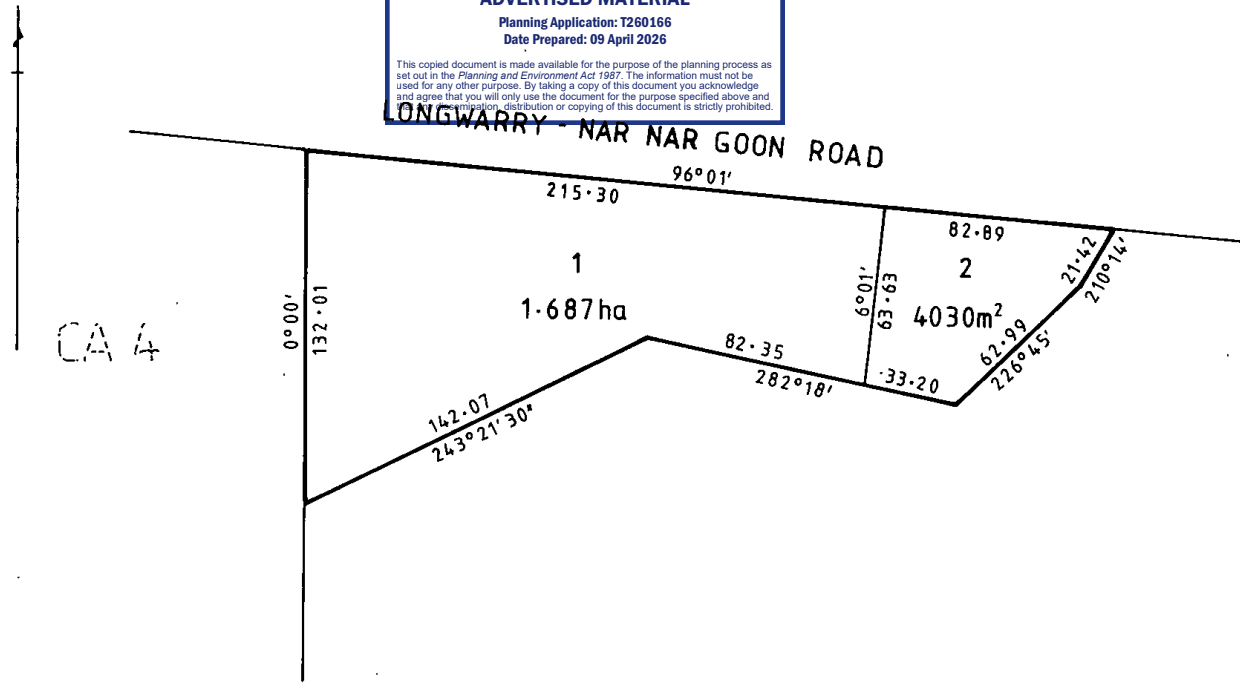
EASEMENT INFORMATION

LEGEND	A - Appurtenant Easement	E - Encumbering Easement	R - Encumbering Easement (Road)	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of

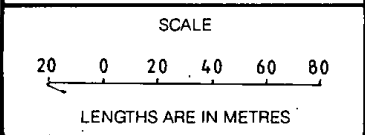
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LEA CALDWELL
 LICENSED LAND SURVEYOR
 P.O. Box 319 Drouin 3818
 Bus: (056) 25 2543



ORIGINAL	SHEET SIZE
SCALE 1:2000	A3

LICENSED SURVEYOR (PRINT)... *Lea Caldwell*.....
 SIGNATURE DATE 5/11/2001
 REF 1007 VERSION 01

Sheet 1 of 1 Sheet

DATE 17/4/02
 COUNCIL DELEGATE SIGNATURE



15 February 2026

Planning Department
Cardinia Shire Council
Officer VIC 3809

**RE: PLANNING APPLICATION FOR BUILDINGS AND WORKS ASSOCIATED WITH
AN EXTENSION TO AN EXISTING DWELLING AT 1220 NAR NAR GOON - LONGWARRY
ROAD, BUNYIP.**

Attached please find an Application for a Planning Permit for buildings and works associated with extension to an existing dwelling at 1120 Nar Nar Goon – Longwarry Road, Bunyip in accordance with the submitted plans.

The proposed development requires a Planning Permit due to the following Planning controls:

- *Clause 35.04 - Green Wedge Zone Schedule 1 – Buildings and works associated with a Section 2 use that are greater than 50m². Construction of building within 100m of a dwelling not in the same ownership and 100m of a Transport Zone 2.*
- *Clause 45.05 – Restructure Overlay – A planning permit is required to extend a dwelling within this overlay.*

It is submitted that there are no further Planning Permit triggers for this application.

1. THE PROPOSAL

The proposal is for a single storey dwelling extension. The existing crossover will continue to provide access to the subject site and no changes are proposed to the crossover.

The dwelling will result in comprising of four bedrooms, a tv room, a new bath and laundry, as well as a rumpus room. Internal works will also provide a large open floor lounge/kitchen area and a living/family area. A new verandah at the front and rear of the dwelling is proposed which will increase the total floor area by 277.3m².

The external colors proposed for the development is as follows:

- Roof, fascia and gutter - White & cream
- External Walls - Natural timber, black custom orb and off white render

The proposed addition has been designed to fit in with the existing dwelling by utilising a combination of custom orb, timber and render clad walls along with a metal skillion roof and curved roof that will provide visual interest. The secluded private open space of the dwelling is located to the south, but will receive adequate solar access to its generous, open proportions.

The proposed addition will not require site *cutting and filling* as the development site is generally flat. The floor height of the proposed extensions will be the same as the floor level of the existing dwelling. The proposal is sufficiently setback from surrounding vegetation and wont encroach upon onto any the tree protection zone.

Once a Planning Permit has been issued, then an Onsite Wastewater Management System (OWMS) permit will be obtained from Councils Health Dept to upgrade the septic system.

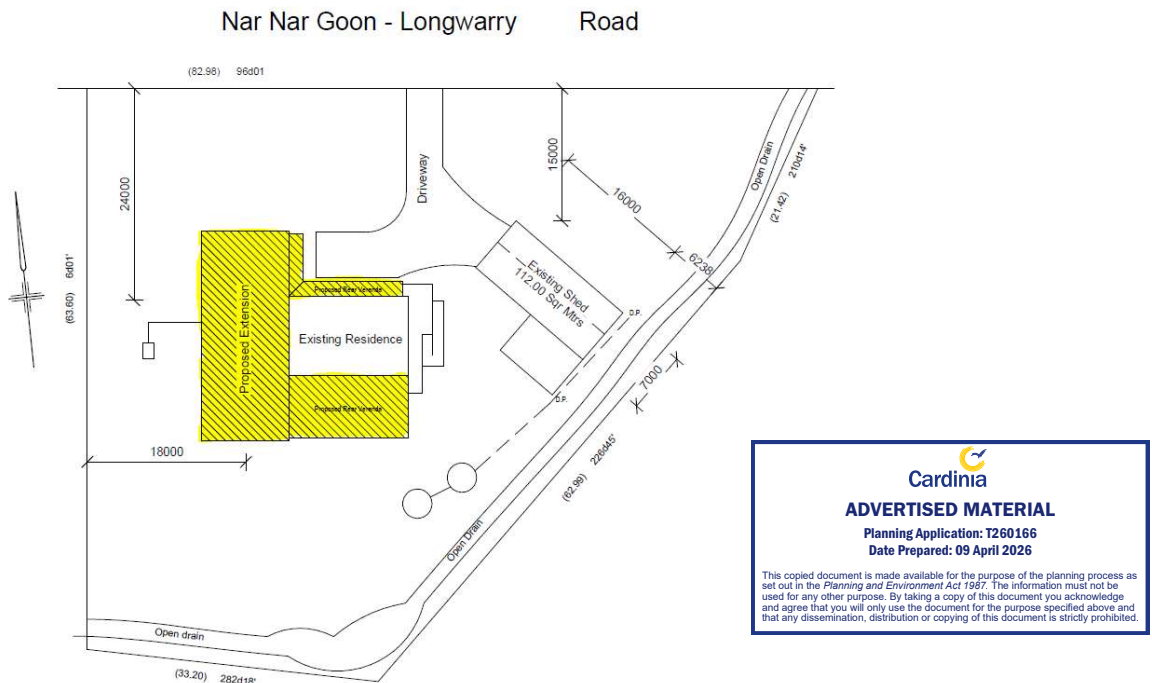


IMAGE 1 – Site Plan.

2. SUBJECT SITE AND SURROUNDING LAND

The subject site is formally described as Lot 2 Plan of Subdivision 506833 and is commonly known as 1220 Nar Nar Goon-Longwarry Road, Bunyip.

The site has an area of 4030sqm and gains direct access via Nar Nar Goon-Longwarry Road, Bunyip.

The location of the proposed development is free of vegetation and is approximately flat.

The land is surrounded predominantly by property in the Green Wedge Zone, that's used for agricultural purposes to the south and small lots with single dwelling to the east and west. Low Density Residential and Neighbourhood Residential zoned land is to the northeast, which has been developed with single dwellings.



IMAGE 2 – Aerial view of the subject site.

3. Restrictive Covenants and S173 Agreements

There are no known restrictive covenants, caveats or any other restrictions attached to the title of the subject land. In addition to this, there are no easements attached to the Plan of Subdivision – copy attached.

4. Clause 35.04 - Green Wedge Zone 1

The subject site is zoned as Green Wedge Zone Schedule 1 (GWZ1) as identified under the provisions of the Cardinia Planning Scheme.

The purpose of the zone provision is to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.*
- *To encourage use and development that is consistent with sustainable land management practices.*
- *To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.*
- *To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.*
- *To protect and enhance the biodiversity of the area.*



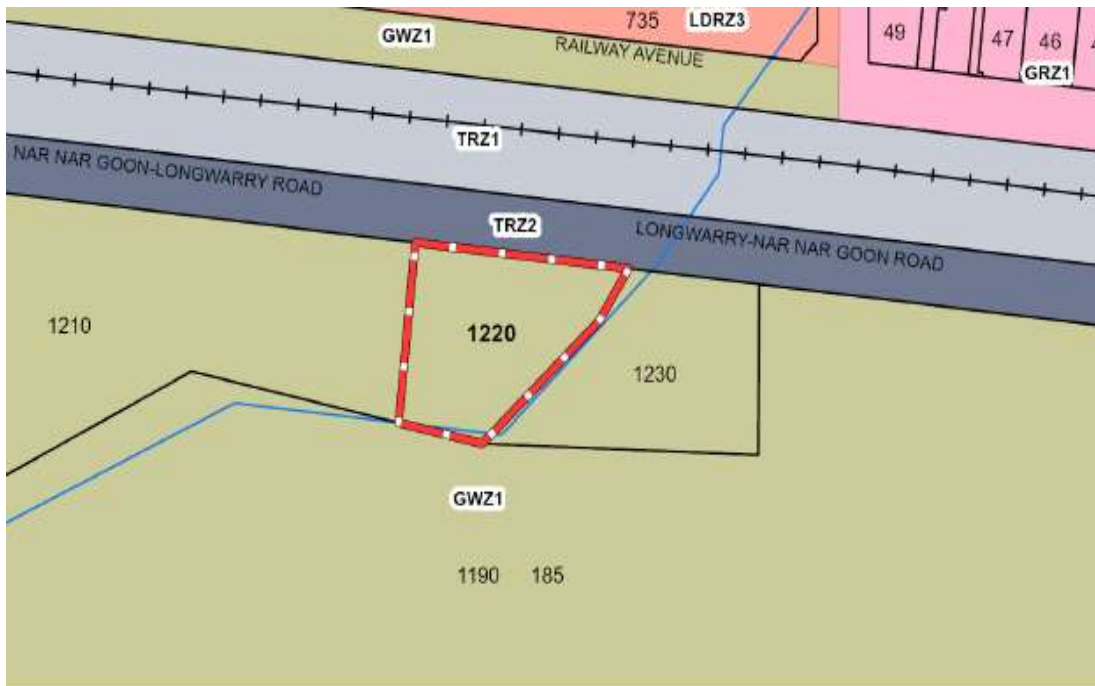


IMAGE 3 - Land use zoning of the subject site and surrounding areas.

Clause 35.04-5, relating to *buildings and works* states that a planning permit is required to construct or carry out buildings and works associated with a Section 2 use (dwelling) that (as relevant to this application):

- *Is greater than 50m² in floor area.*

A building which is within any of the following setbacks (as relevant):

- *within 100m of a Transport Zone 2.*
- *within 100m of a dwelling not in the same ownership.*
- *Within 100 metres of a waterway*

Response:

It is submitted that the proposal will be well setback from Nar Nar Goon Road as the development will have a generous setback of 15m from the road, which exceeds the setback of the abutting property to the west and will be largely screened by existing vegetation within the road reserve. The development will only be closer to the abutting dwelling on the western lot, however the addition will be respectfully designed with

minimal visual bulk and is unlikely to have an adverse impact on the neighbours amenity.

A new wastewater system will also ensure that there are no impacts to the existing waterway located east of the site.

5. **Clause 44.04 - Land Subject to Inundation Overlay (LSIO)**

The subject site and surrounding areas are affected by Land Subject to Inundation Overlay.

The purpose of the overlay is to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To minimise the potential flood risk to life, health and safety associated with development.*
- *To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.*
- *To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*
- *To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.*

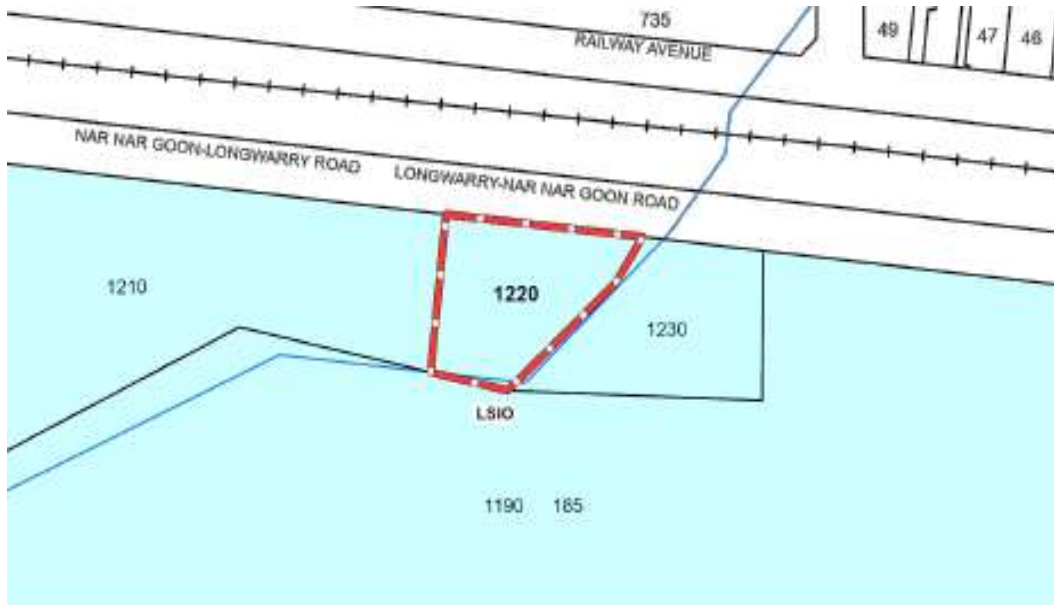


IMAGE 4 – Land Subject to Inundation Overlay (LSIO) affecting site and surrounding areas.

Clause 44.04-2 relating to *buildings and works* states that a permit is required to construct a building or to construct or carry out works, however the Schedule to the overlay specifically exempts (as identified) developments from permit requirements.

The overlay states that (as relevant to this application) a permit is not required to construct or carry out:

- *an extension to an existing dwelling, provided the proposed floor level is at or above the existing floor level.*

Response:

It is therefore submitted that a permit is not required under the overlay provisions for the proposed extensions as the floor level of the proposed extensions will be same as the existing dwelling (as per Clause 3 of the Schedule to LSIO overlay).

6. Clause 45.05 - Restructure Overlay Schedule 51 (RO51)

The subject site is affected by Restructure Overlay Schedule 51 (RO51).

The purpose to be achieved under this overlay provision is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify old and inappropriate subdivisions which are to be restructured.
- To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.

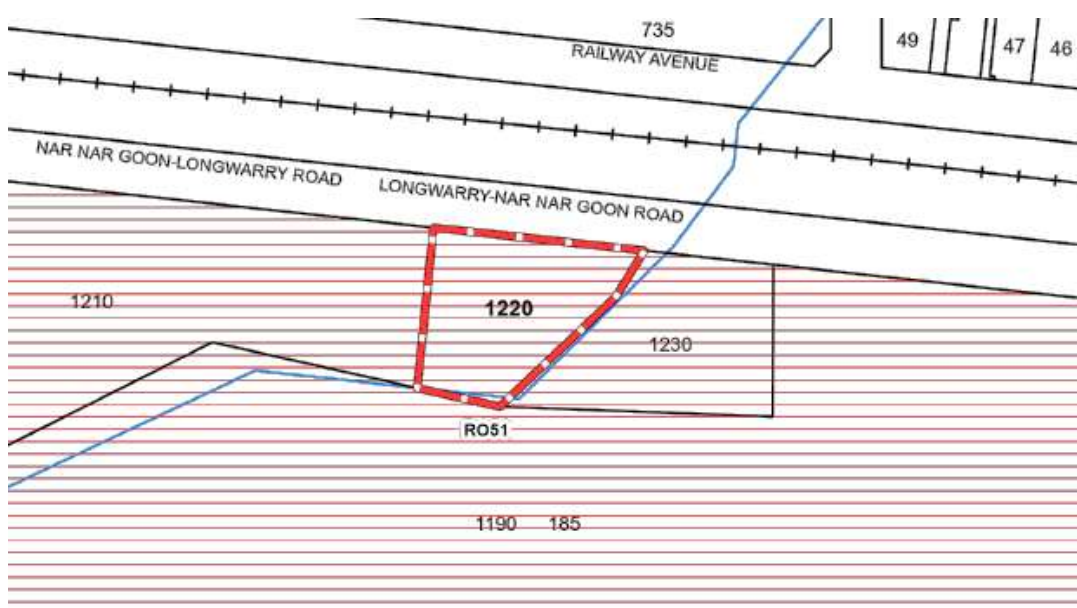


IMAGE 5 – Restructure Overlay Schedule 51 (RO51) affecting site and surrounding areas.

Clause 45.05-2 relating to *buildings and works* states that a permit is required to construct or extend a dwelling or other building, however it does not need to accord with the restructure plan if one is not listed in the schedule.

The schedule specifically states that the restructure plan applies to all land identified within RO15 of *Cardinia Shire Council – Subdivision Restructure Plans (Agricultural Land - Tenement), January 2002*.

Response :-

Based on pre-application discussion with Council, it was confirmed that since the land contains an existing dwelling, extending this dwelling will generally be supported. It is not considered that the proposed extensions will conflict with the provisions of the Restructure Overlay.



7. PARTICULAR PROVISIONS

There are no Particular Provisions, which is directly relevant to the consideration of this application.

8. SECTION 52 NOTIFICATION:

It is submitted that the application could have been submitted as a VicSmart application (Clause 59.13 as per Clause 35.04-5) in the absence of the Restructure Overlay (which is not directly relevant to this application).

LSIO does not require a permit under the overlay provisions.

Given the low-impact (temporary) nature of the proposed development, it is not considered that any adjoining landowner/occupier will be affected by this proposal.

On this basis, we request if the Council could waive the notification requirements under s52 of the Act. The developers are ready to commence the development soon as a permit is issued by Council.

9. CONCLUSION:

It is submitted that the application should be supported as it positively responds to the relevant provisions of the Planning Policy Framework and the purpose, objective and decision guidelines of the overlay provisions as relevant to this application.

In particular, this planning report submits that the proposal is acceptable for the following reasons:

- a) The siting, design, height, bulk and materials selected will blend in with the natural environment, character and appearance of the area. It is not considered that the development will have a detrimental impact on the landscape of the area as there are other similar developments on surrounding land.
- b) There are no sensitive land uses adjoining the site which will be affected due to the proposed development.
- c) No vegetation is proposed for removal or will be impacted.
- d) An onsite wastewater management permit will be obtained from Council as part of the Building Permit process.
- e) No earthworks are proposed as the development site is generally flat.

It is submitted that the proposed development appropriately balances Councils policy objectives whilst delivering a site responsive land use and development which is consistent with the relevant zone and overlay provisions.

On this basis, it is requested that Council issues a Planning Permit in support of the application for the proposed dwelling extension.

Please do not hesitate to contact us (preferably by email) if you require any additional information.



10. PHOTO ALBUM:



IMAGE 6 – subject site as viewed from Nar Nar Goon - Longwarry Road.


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IMAGE 7 – Northern view of the existing dwelling.



IMAGE 8 - North western view of the existing dwelling.

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IMAGE 9 – South western view of the existing dwelling.



IMAGE 10 – Southern view of the existing dwelling.

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IMAGE 11 - Eastern view of the existing dwelling.



IMAGE 12 – view of the adjoining Nar Nar Goon – Longwarry Road looking west.



IMAGE 13 – views to the south from the existing dwelling.



IMAGE 14 – views to the west from the existing dwelling.

PROPERTY DETAILS

Address: **1220 NAR NAR GOON-LONGWARRY ROAD BUNYIP 3815**

Lot and Plan Number: **Lot 2 PS506833**

Standard Parcel Identifier (SPI): **2\PS506833**

Local Government Area (Council): **CARDINIA**

Council Property Number: **4618360400**

Planning Scheme: **Cardinia**

Directory Reference: **Vicroads 718 E11**



www.cardinia.vic.gov.au

[Planning Scheme - Cardinia](#)

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**

OTHER

Registered Aboriginal Party: **Bunurong Land Council
Aboriginal Corporation**

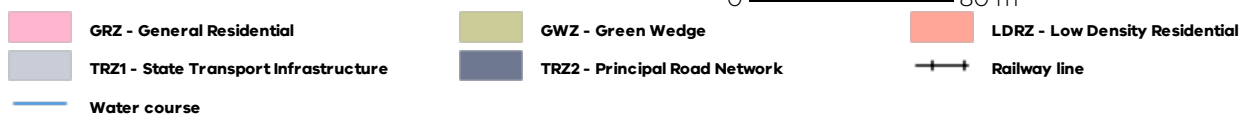
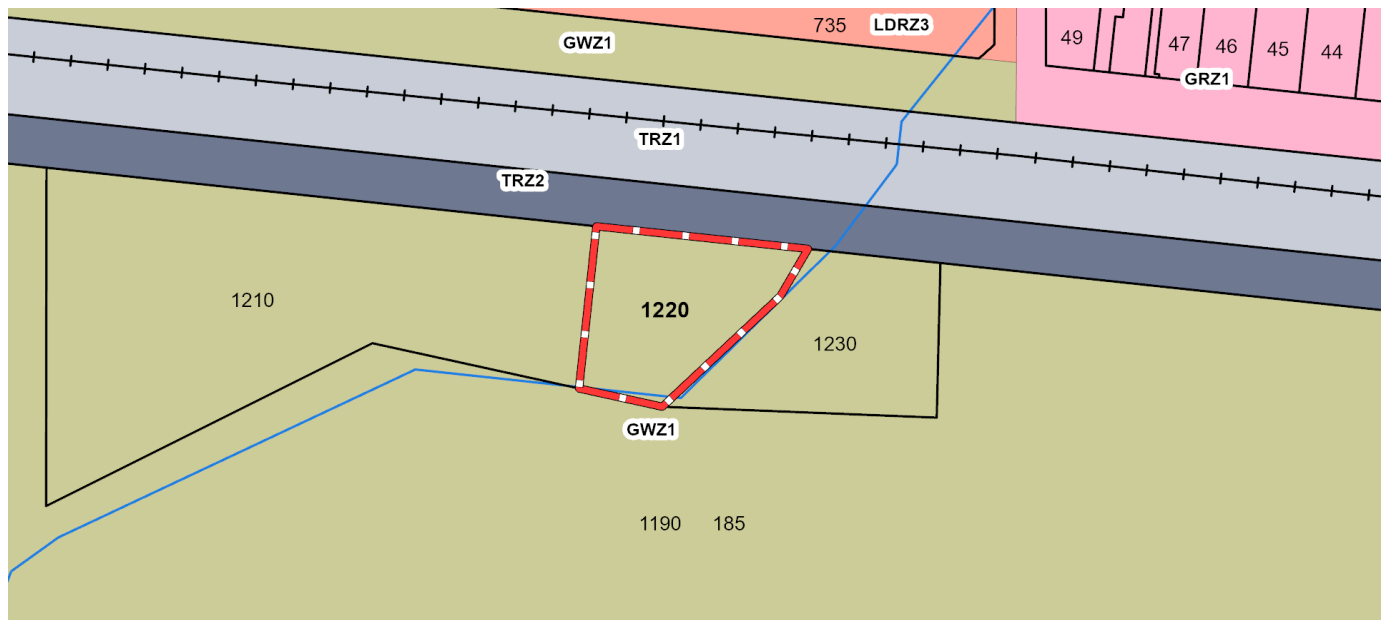
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[GREEN WEDGE ZONE \(GWZ\)](#)

[GREEN WEDGE ZONE - SCHEDULE 1 \(GWZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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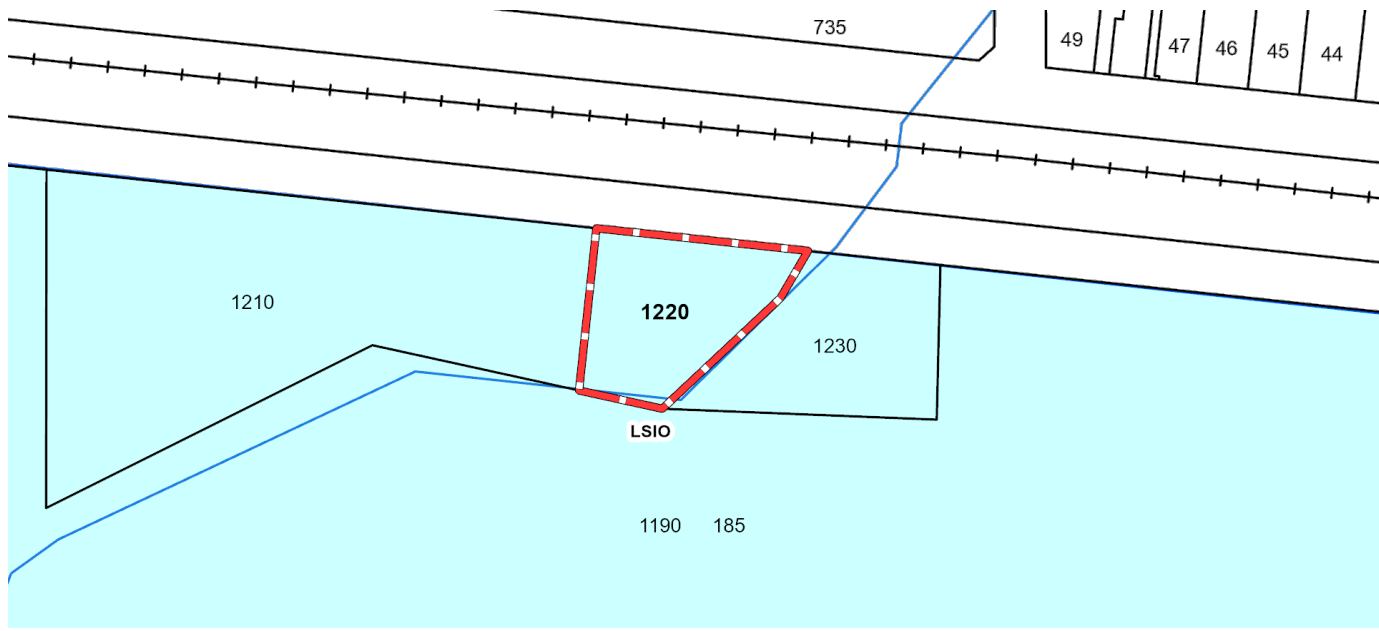
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PLANNING PROPERTY REPORT


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Planning Overlays

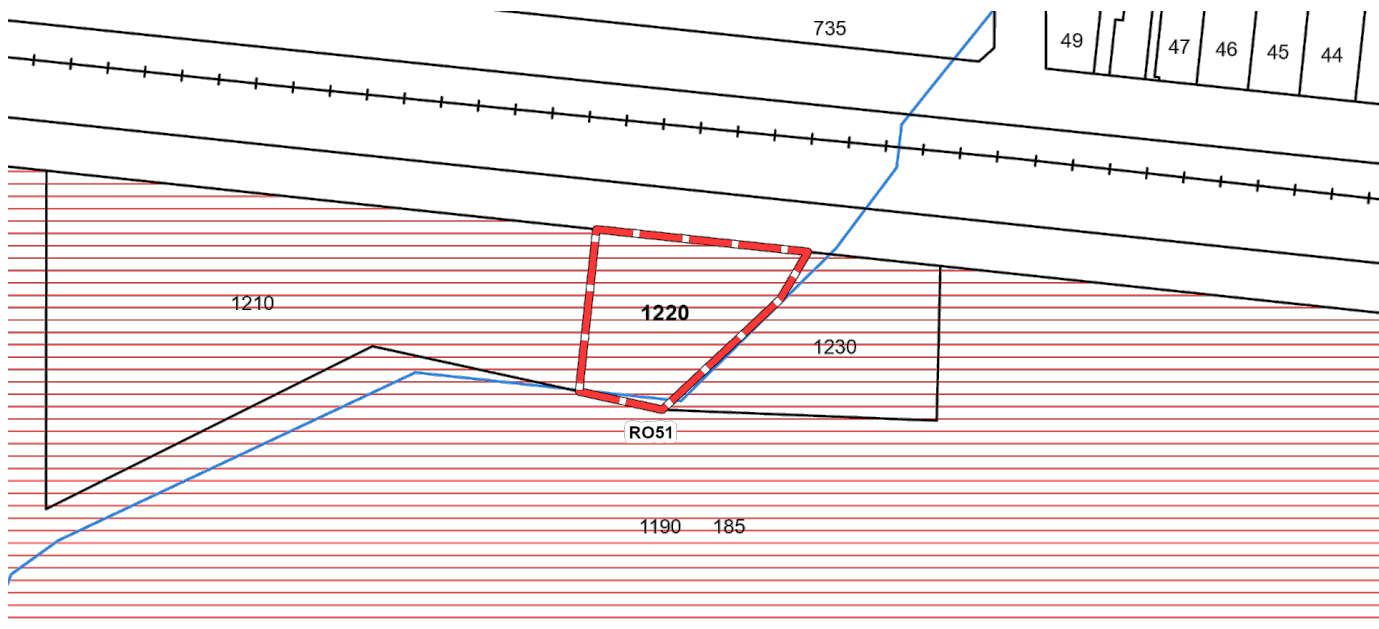
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)



LSIO - Land Subject to Inundation Overlay
 Railway line
 Water course

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

[RESTRUCTURE OVERLAY \(RO\)](#)
[RESTRUCTURE OVERLAY - SCHEDULE 51 \(RO51\)](#)



RO - Restructure Overlay
 Railway line
 Water course

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

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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

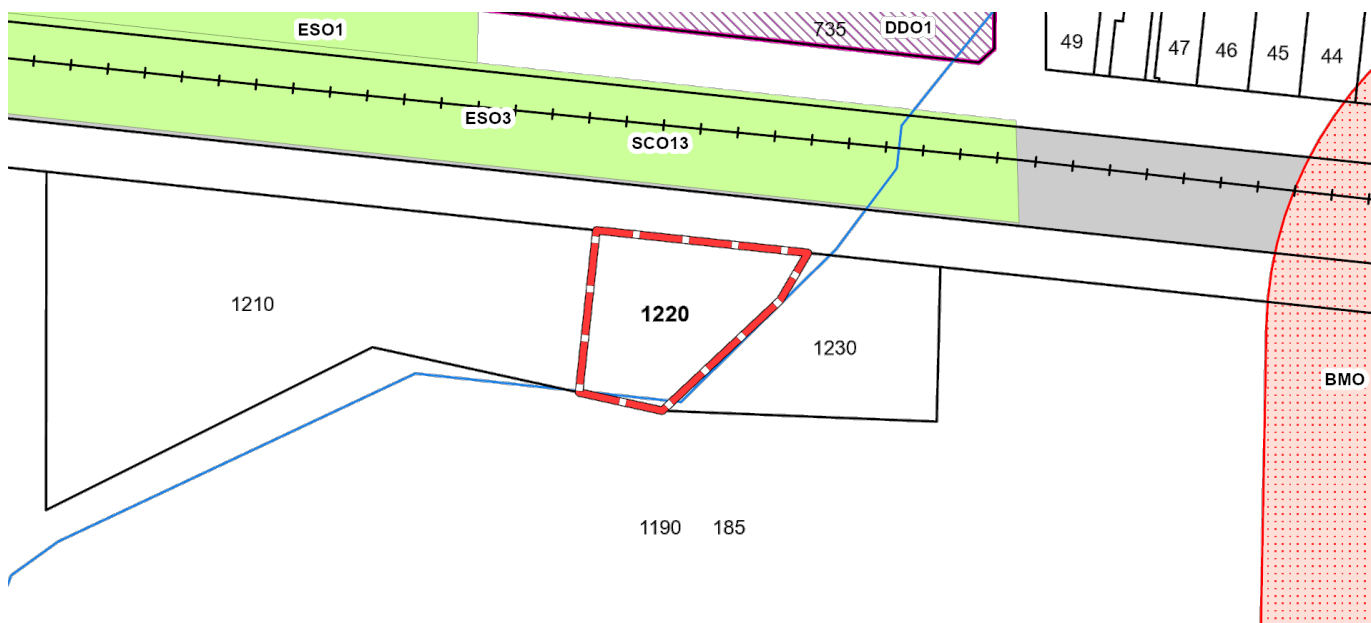
[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

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

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)

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- BMO - Bushfire Management Overlay
- DDO - Design and Development Overlay
- ESO - Environmental Significance Overlay
- SCO - Specific Controls Overlay
- Railway line
- Water course

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

Further Planning Information

Planning scheme data last updated on 6 March 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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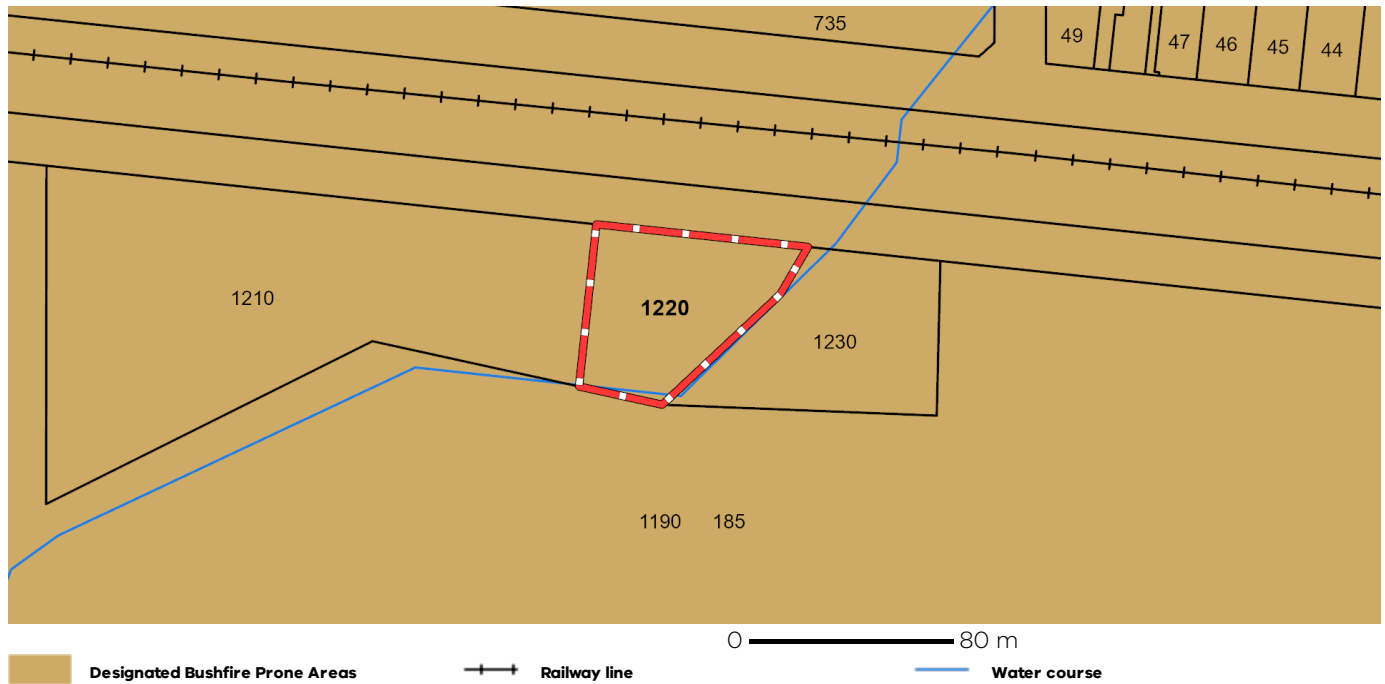
Department
of Transport
and Planning

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

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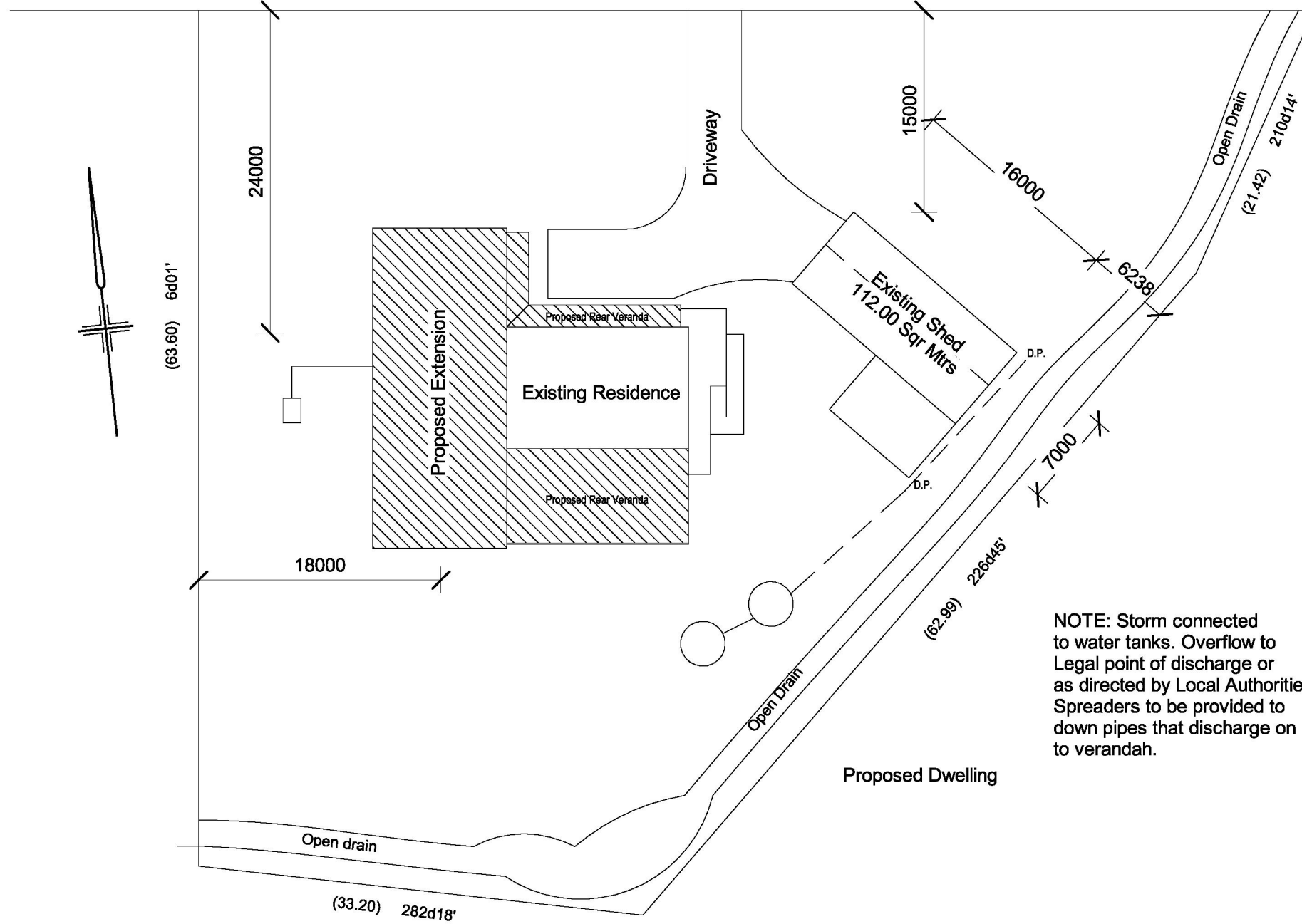
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Nar Nar Goon - Longwarry Road

(82.98) 96d01



NOTE: Storm connected to water tanks. Overflow to Legal point of discharge or as directed by Local Authorities. Spreaders to be provided to down pipes that discharge on to verandah.

1 Site Plan
1 : 400



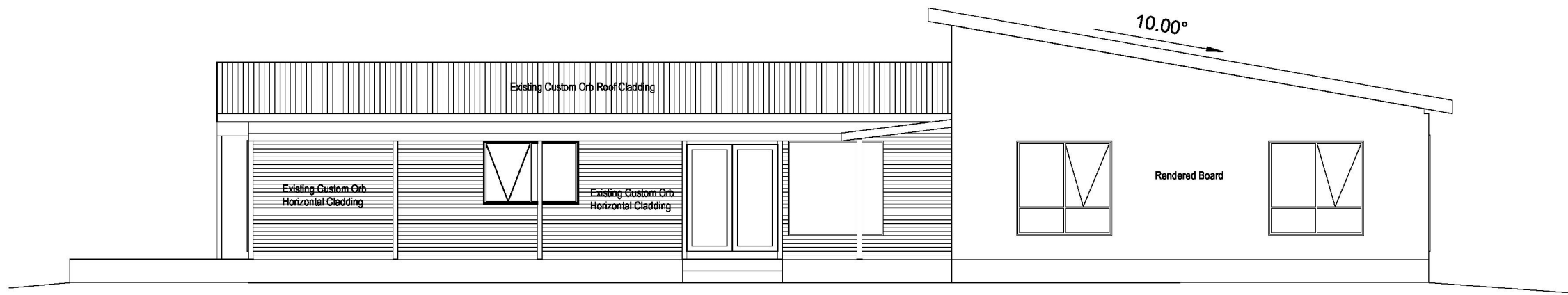
Area Analysis

Existing Living Area	170.90 Sqr Mtrs
Proposed Living Area	164.20 Sqr Mtrs
Total Living	335.10 Sqr Mtrs
Existing Deck	47.90 Sqr Mtrs
Proposed Front Veranda	24.30 Sqr Mtrs
Proposed Back Veranda	88.80 Sqr Mtrs
Total Veranda	113.10 Sqr Mtrs
Total Area	496.10 Sqr Mtrs

1 Proposed Plan
1:100

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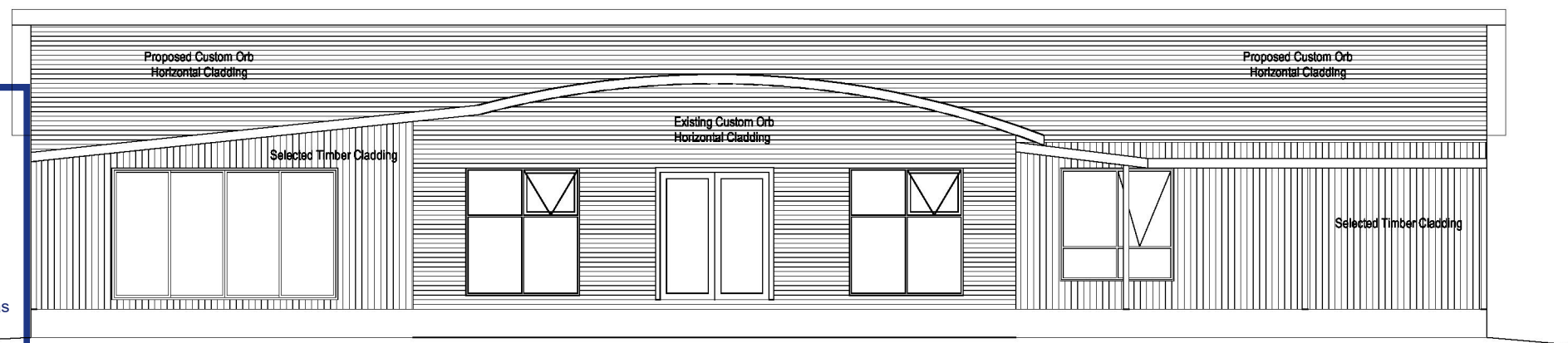


1 North Elevation
1 : 100

Material & Colour Schedule		
Element	Material	Colour
External Walls	Custom Orb	Black
	Timber	Natural
	Render	Off White
Window Frames	Aluminium	Black
Spouting & Fascia	Metal	Cream
Trims	Metal	Cream
Roof	Metal	White

Notation -

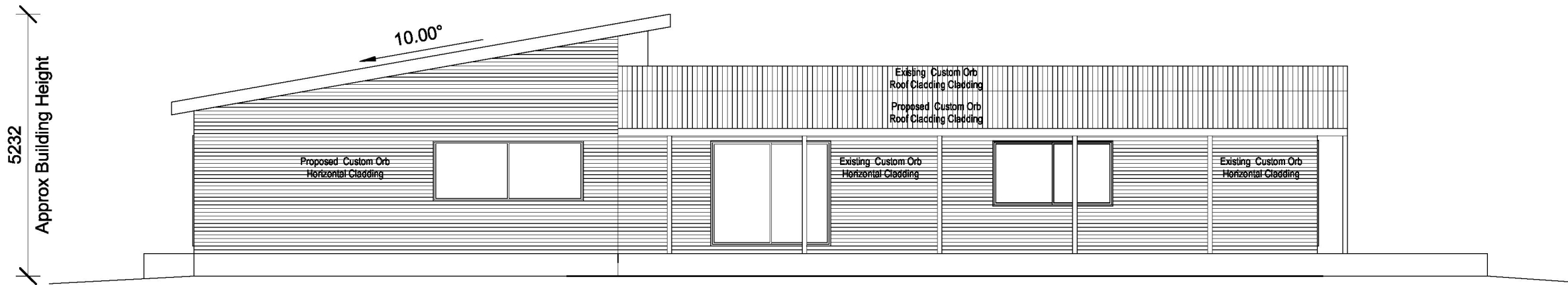
- i) No site cutting or filling required to carry out proposed development.
- ii) No vegetation to be removed to make way for the proposed development.
- iii) The FFL for proposed extensions to be same or above the existing FFL of the dwelling.



2 East Elevation
1 : 100


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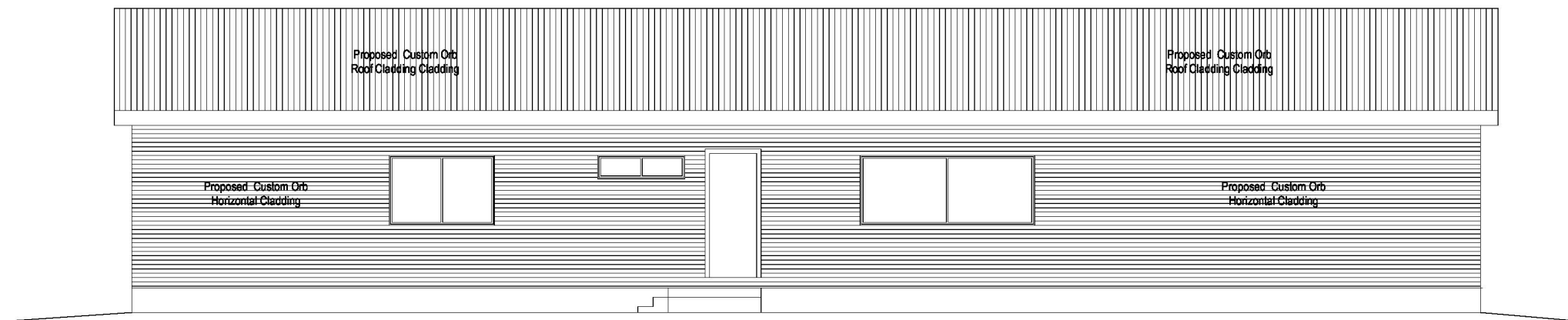
1 South Elevation
1 : 100

Material & Colour Schedule

Element	Material	Colour
External Walls	Custom Orb	Black
	Timber	Natural
	Render	Off White
Window Frames	Aluminium	Black
Spouting & Fascia	Metal	Cream
Trims	Metal	Cream
Roof	Metal	White


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2 West Elevation
1 : 100

Notation -

- i) No site cutting or filling required to carry out proposed development.
- ii) No vegetation to be removed to make way for the proposed development.
- iii) The FFL for proposed extensions to be same or above the existing FFL of the dwelling.