
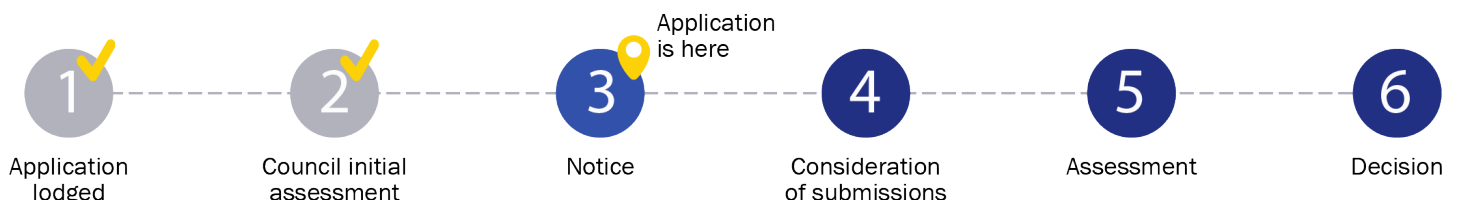


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 PS617759 V11171 F234 21 High Street, Bunyip VIC 3815
The application is for a permit to:	Building and works associated with a postal agency (access ramp and storage shed)

APPLICATION DETAILS	
The applicant for the permit is:	Nexus Vista Pty Ltd
Application number:	T240153
<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: 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:		27 June 2024
<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>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>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<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>



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Nexus Vista

Development Solutions

www.nexusvista.com.au | 03 9125 9035

ABN: 71 666 929 013 | ACN: 666 929 013

Extension to the existing Post Office Building.

21 HIGH STREET BUNYIP
VIC 3815

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Nexus Vista

02 April 2024

Statutory Planning Department
Cardinia Shire Council
20 Siding Ave, Officer VIC 3809
Officer VIC 3809

RE: Planning Permit Application for buildings and works for the extension of Post Office at 21 High Street, Bunyip VIC 3815.

Nexus Vista would like to submit a planning permit application for the above property on behalf of the owner. The application seeks approval for a storage area at the rear and a ramp at the front of the existing post office building at 21 High Street, Bunyip VIC 3815 (subject site).

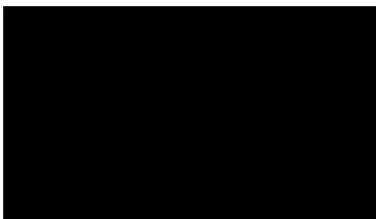
Please find the following documents to support the application:

1. A full copy of Title including the Plan of Subdivision.
2. A Site Survey prepared by Nobelius Land Surveyors.
3. A written design response statement.
4. A complete drawing set including Site Plan, Floor Plans and Elevations for the proposal.

We believe the supporting documentation is sufficient for reviewing the application Please advise us if any further information is required.

Thank you.
Amu

Date: 02/04/2024



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DESIGN RESPONSE REPORT

Existing Conditions:



Figure 1 Subject Site and Surroundings

Site

<i>Land Description</i>	Lot 1 on Plan of Subdivision 617759V
<i>Encumbrances</i>	Nil.
<i>Site Area</i>	296 sq.m.
<i>Site Shape</i>	Generally square with a chamfer-ed North-West corner.
<i>Built Form</i>	A single storey weather board clad structure with brick chimneys intercepting

	<p>the North and South facades and a hip and gable roof with clay tiles.</p> <p>The building is setback 3 meters from the front boundary.</p>
<i>Fence</i>	<p>A timber picket fence and a security fence towards the North along the front boundary both aligning with the front wall.</p> <p>A 1.8m high metal fence along the North and the West boundary.</p> <p>A 2.0m high palling fence along the South boundary.</p>
<i>Vegetation</i>	<p>Two existing trees in the south-west corner of the site.</p>

Surroundings

<i>North</i>	<p>Lot 2 PS 617759V - C1Z - Vacant Lot currently used for parking.</p> <p>Followed by lots in GRZ1.</p>
<i>East</i>	<p>Lot 1 PS 339358 - C1Z - single storey building</p>
<i>West</i>	<p>Lot 1 LP 28774 - C1Z - single storey building for medical centre.</p>
<i>South</i>	<p>Abuts High Street.</p> <p>Followed by single storey food/retail premises.</p>
<i>Neighbourhood Character</i>	<p>A rural commercial/shopping strip with single storey buildings complementing the heritage character used for shops, food premises, offices, medical centers, etc.</p>



Figure 2 Existing Post Office Building

Proposal:

The proposal consists of adding two components to the rear of the existing structure as follows:

1. A storage pod - 4.5 x 3.0 m - in the north-west part of the site - 100 mm away from the existing structure.

The storage pod will have external in Colorbond cladding and Colorbond roof to match the existing building.

A ramp - 1.1m wide - towards the east - replacing the existing stairs with new steps to allow for a landing at the entrance.

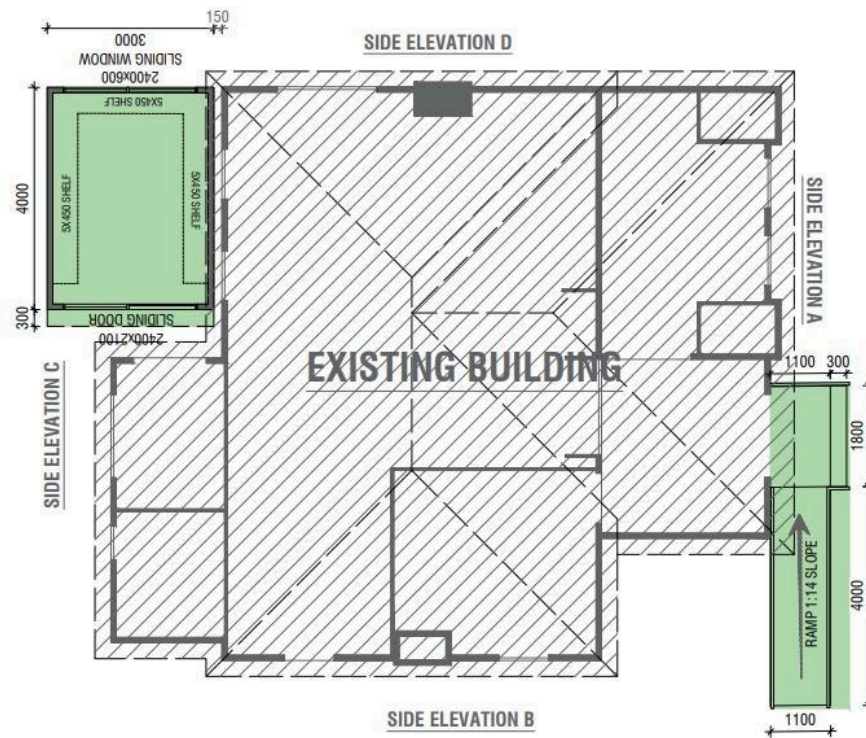


Figure 3 Proposed Site Plan

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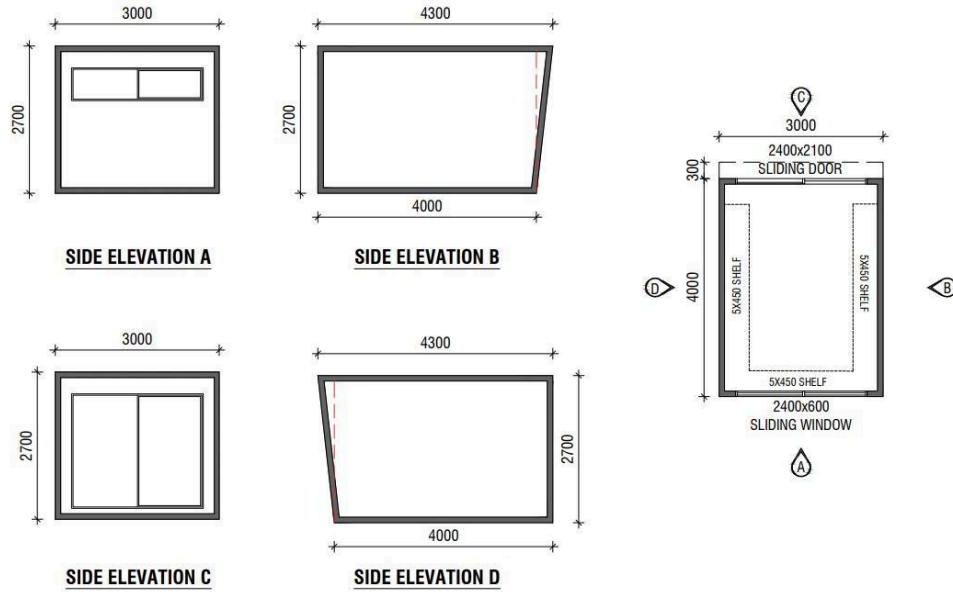


Figure 4 Proposed Plan and Elevations for the storage shed.

Planning Controls :

Zone	Commercial Zone 1 (C1Z)
Overlay	Heritage Overlay (HO46)
Permit Triggers	<p>Clause 31.04-4 A permit is required for buildings and works in a CZ1.</p> <p>Clause 43.01-1 Construct a building or construct or carry out works, including a pergola in a HO.</p>

Design Response:

- 1) The proposed additions are to the rear of the existing building, thus, will not impact the appearance and significance of the existing Heritage Building.
- 2) Given the scale and size of the additions, they will not be visible from High Street. Hence, respecting the existing Heritage character of the building and the neighbourhood.

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- 3) The materials, finishes and colors for the proposed extension will preserve the significance of the existing heritage building and align with the existing neighbourhood character.
- 4) The additions are minor in nature. A part of the vacant Lot 1 of PS 617759V lies between the subject site and the adjoining residential zone. Hence, the proposal will not impact the amenity of any nearby residential lots.

Conclusion:

The proposal is generally in accordance with the purpose of the Zone, Overlay and relevant policies of the Planning Scheme.

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Nexus Vista Pty Ltd
03 9125 9035
Po Box 576, Officer VIC 3809
info@nexusvista.com.au

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

VOLUME 11171 FOLIO 234

Security no : 124113571663T
Produced 20/03/2024 07:23 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 617759V.
PARENT TITLE Volume 10375 Folio 810
Created by instrument PS617759V 19/11/2009

REGISTERED PROPRIETOR

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS617759V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 21 HIGH STREET BUNYIP VIC 3815

ADMINISTRATIVE NOTICES

NIL

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS617759V













DOCUMENT END

FEATURE & LEVEL PLAN

21 High Street
BUNYIP

SCALE 1:200 (A3)

LEGEND

-  - WATER METER
-  - TELSTRA PIT
-  - POWER POLE
-  - SIGN
-  - ELEC. PIT
-  - GAS METER
-  - PHOTO POSITION & DIRECTION
-  - DENOTES APPROX. VICMAP TITLE LINE
-  - DENOTES OVERHEAD ELECTRICAL LINE
-  - DENOTES FIRST FLOOR BUILDING LINE
-  - DENOTES FIRST FLOOR HABITABLE WINDOWS
-  - DENOTES GROUND FLOOR HABITABLE WINDOWS

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NOTE:

- TITLE SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND SHOULD NOT BE USED FOR EITHER DIMENSIONS OR POSITION.
- TITLE BOUNDARIES HAVE NOT BEEN RE-ESTABLISHED.
- ANY EASEMENTS ENCUMBERING THE LAND HAVE NOT BEEN SHOWN ON THIS PLAN.
- SETBACKS SHOWN ON THIS PLAN ARE MEASURED TO FENCE LINES WHERE APPLICABLE.

NOTE:

- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON BUNYIP PM 1 (R.L. 91.554)
- TITLE & BUILDING POSITIONS OFF SUBJECT SITE ARE DISPLAYED FOR INDICATION PURPOSES, USE QUOTED SETBACKS ONLY

NOBELIUS LAND SURVEYORS

P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
Fax 03 5941 7359
mail@nobelius.com.au

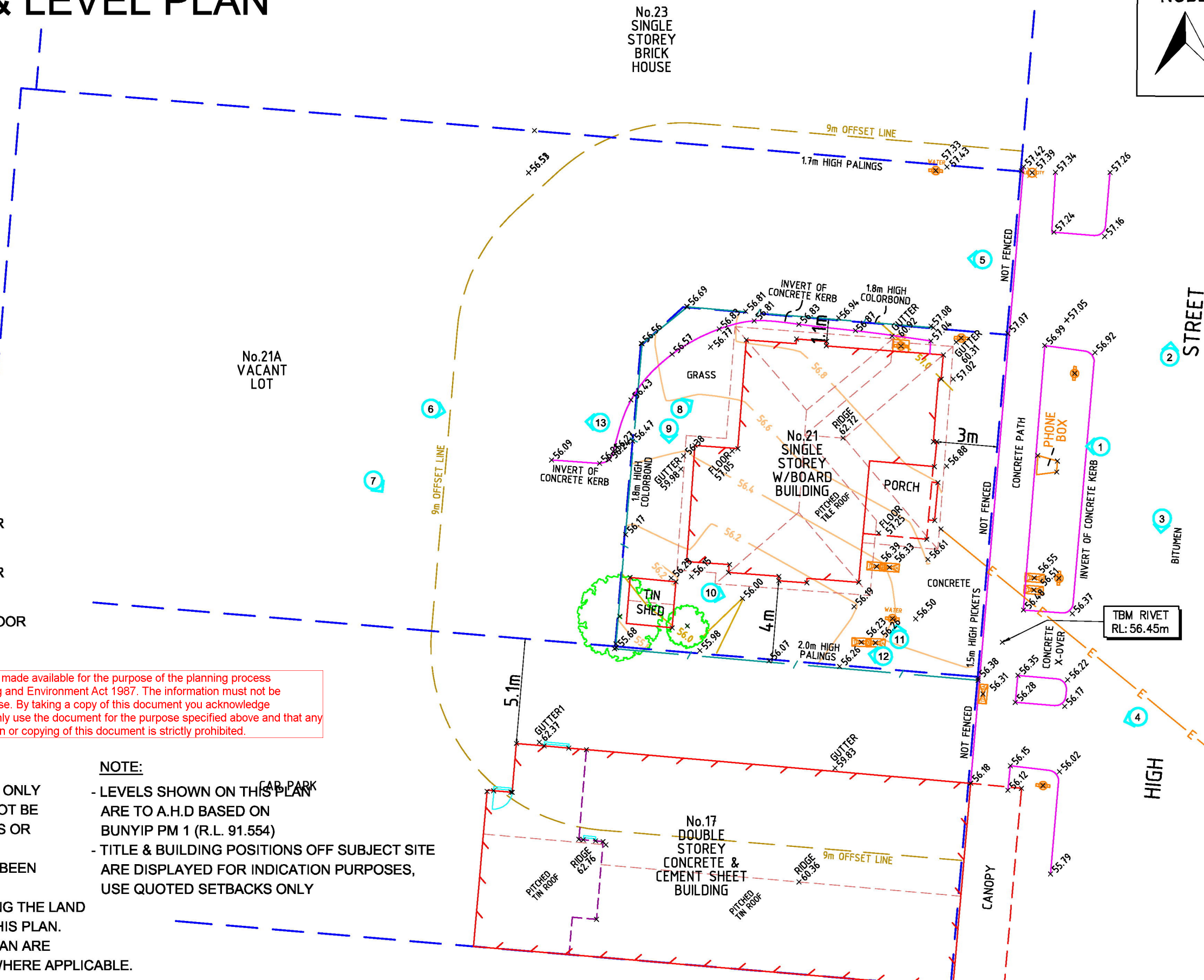


DRAWN BY : HENRY

CHECKED : T.F

DATE OF SURVEY : 07/03/2024

SURV. REF. NO. 21873



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TOWN PLANNING SUBMISSION	15/05/24		01				
TOWN PLANNING SUBMISSION	30/05/24		02				

PROJECT DETAILS :
21 HIGH STREET
BUNYIP VIC 3815

TITLE
SITE SURVEY

ADDRESS:
21, HIGH ST BUNYIP
VIC 3815

DRG NO.
TP-01

DRAWN BY:
NK

CHECKED BY:

DATE:

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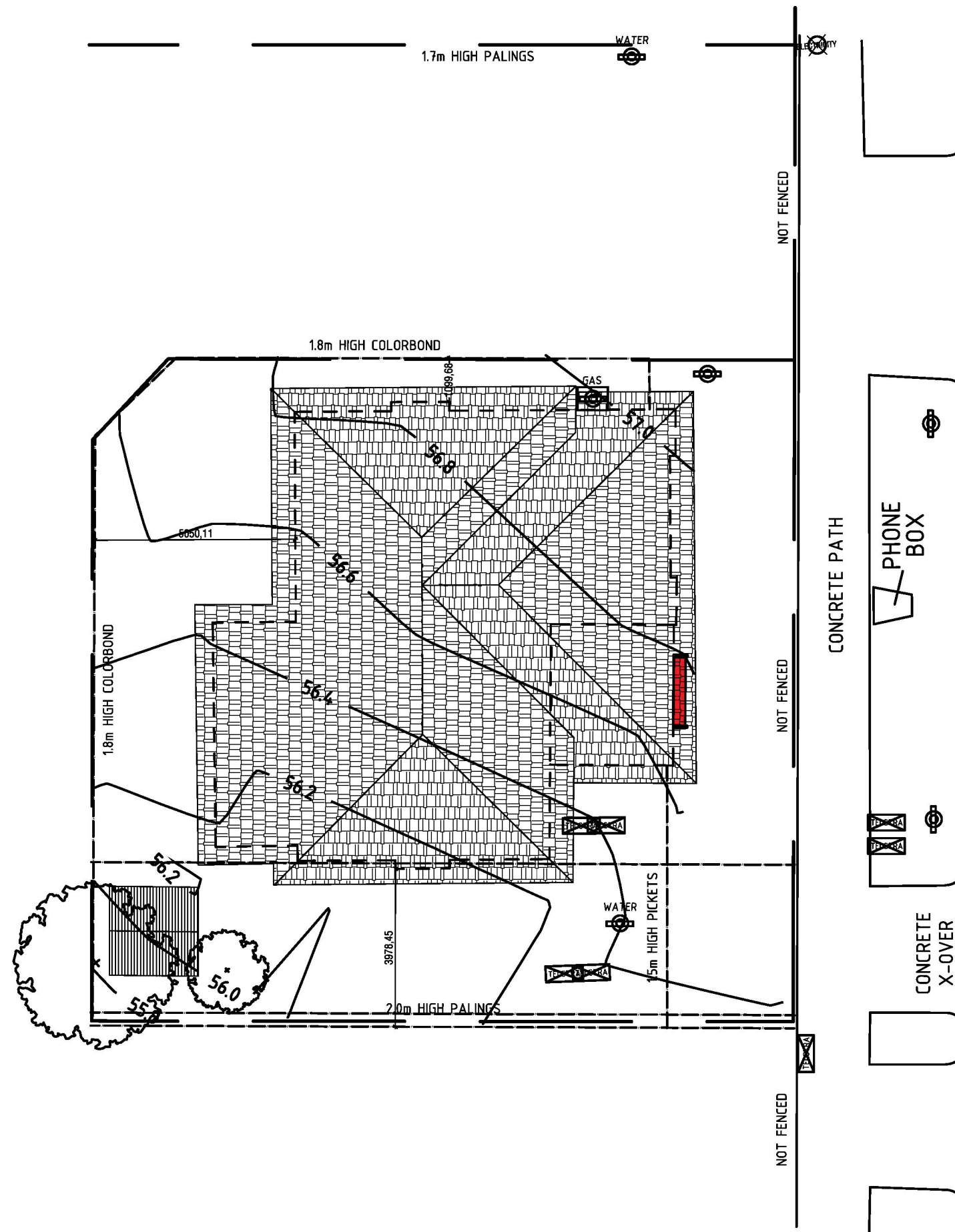
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JOB NO:

SCALE:1:200

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PROJECT DETAILS :
21 HIGH STREET
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TITLE
 SITE PLAN

ADDRESS:
 21, HIGH ST BUNYIP
 VIC 3815

DRG NO.
 TP-02

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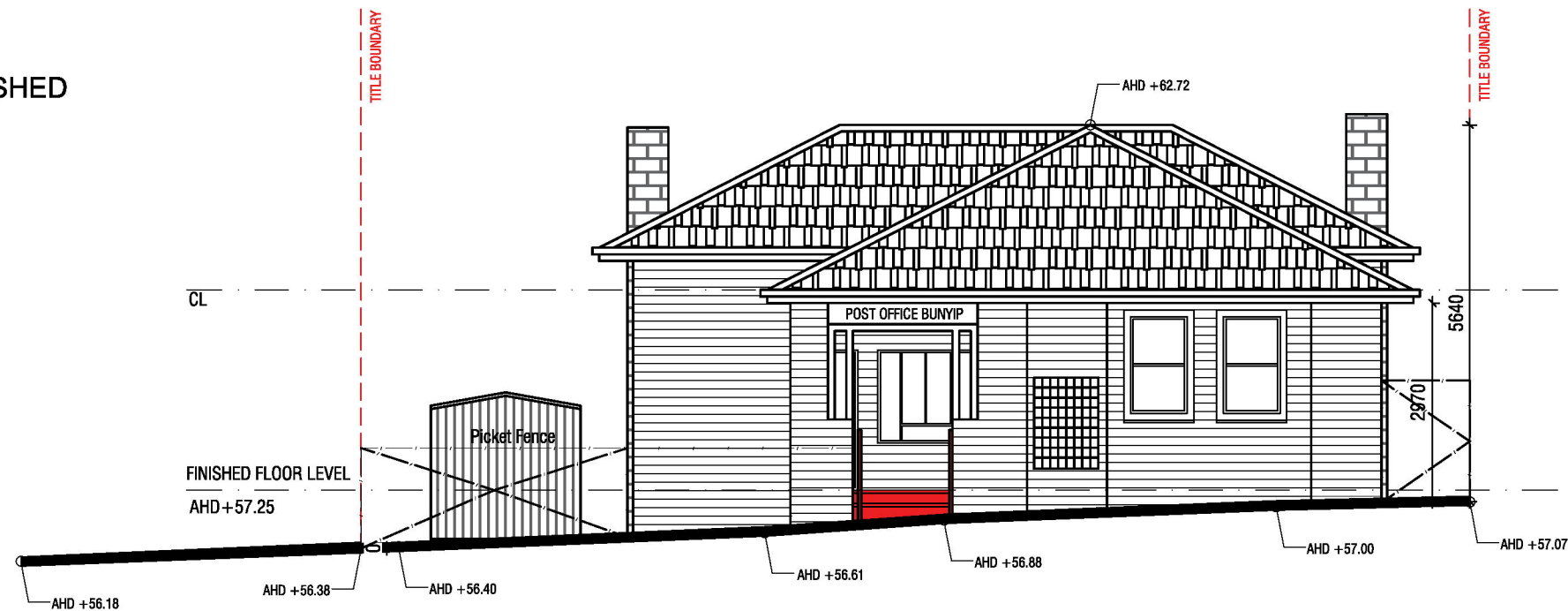
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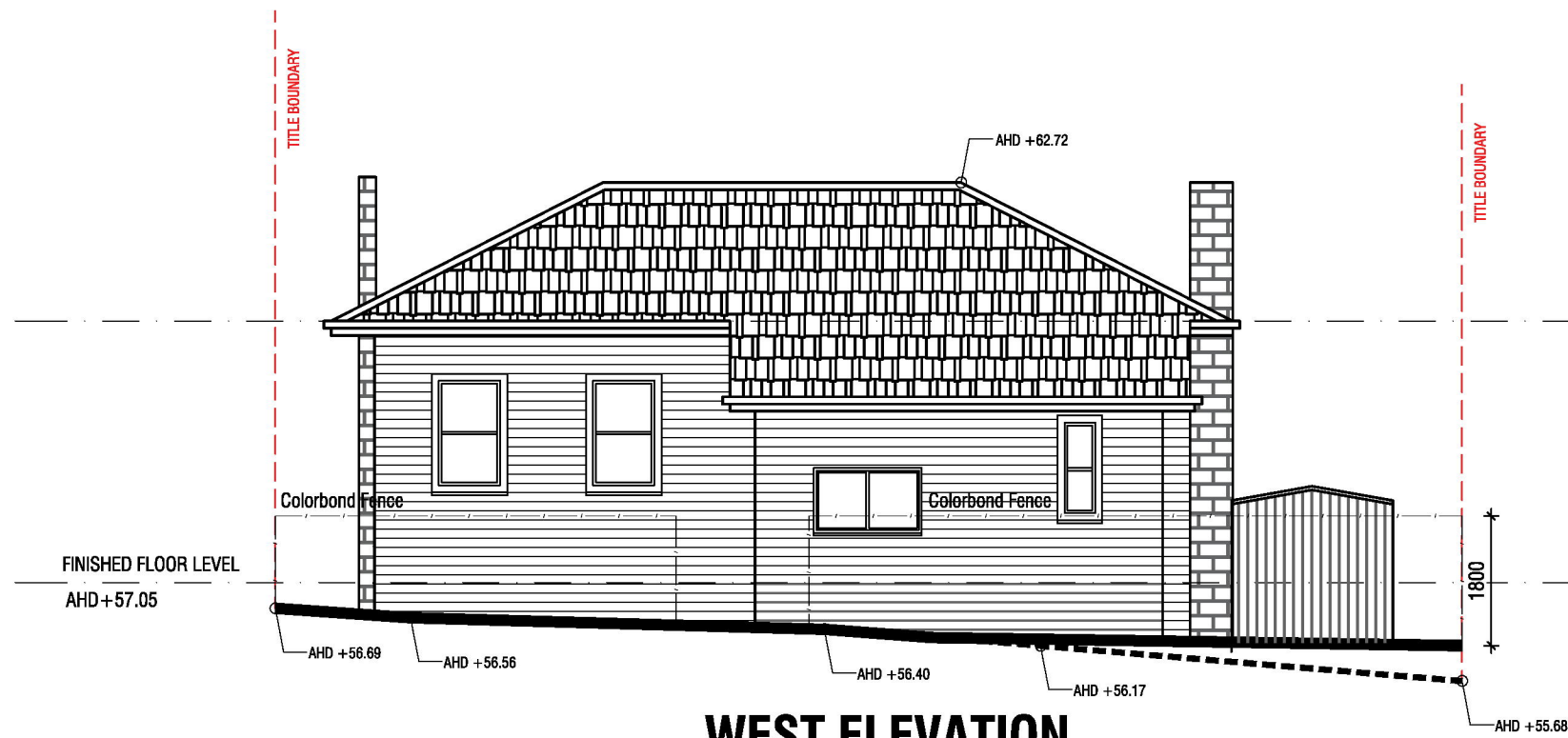


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EAST ELEVATION

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WEST ELEVATION

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TOWN PLANNING SUBMISSION	30/05/24		02				

PROJECT DETAILS :
21 HIGH STREET
BUNYIP VIC 3815

TITLE
ELEVATION

ADDRESS:
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VIC 3815

DRG NO.
TP-03

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DATE:

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JOB NO:

SCALE:1:100

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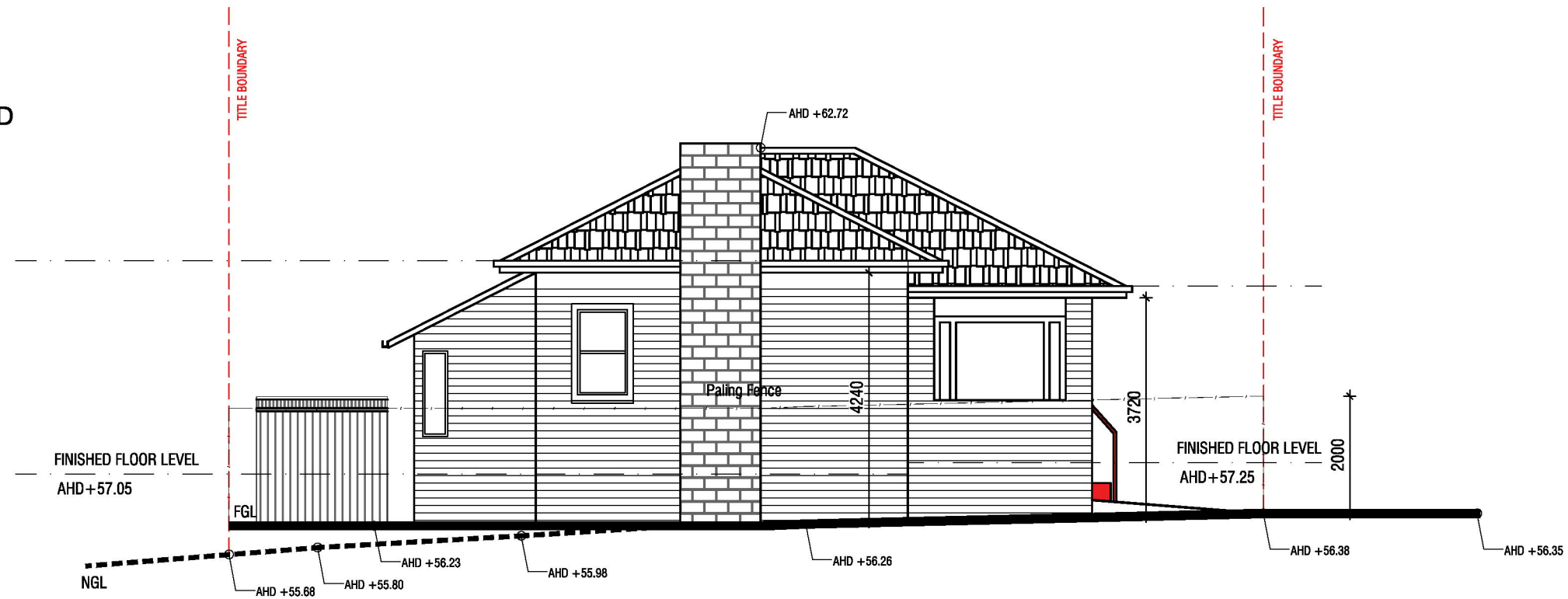
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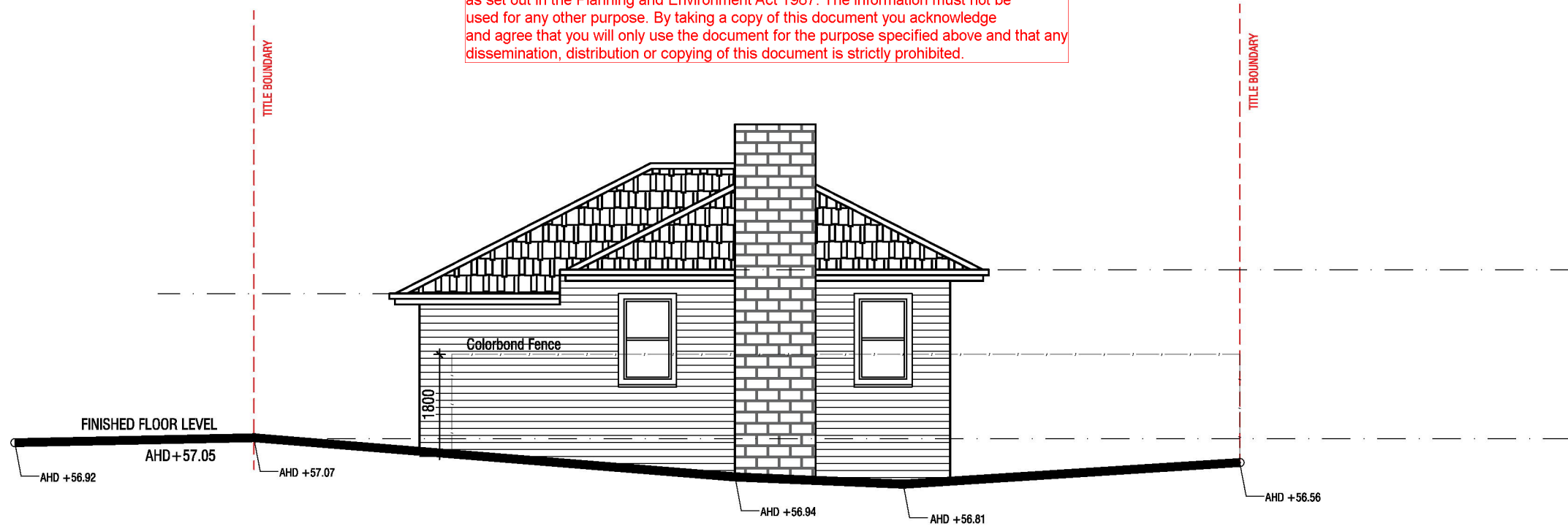
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SOUTH ELEVATION

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NORTH ELEVATION

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TOWN PLANNING SUBMISSION	15/05/24		01				
TOWN PLANNING SUBMISSION	30/05/24		02				

PROJECT DETAILS :
21 HIGH STREET
 BUNYIP VIC 3815

TITLE
ELEVATION C & D

ADDRESS:
 21, HIGH ST BUNYIP
 VIC 3815

DRG NO.
TP-04

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 NK

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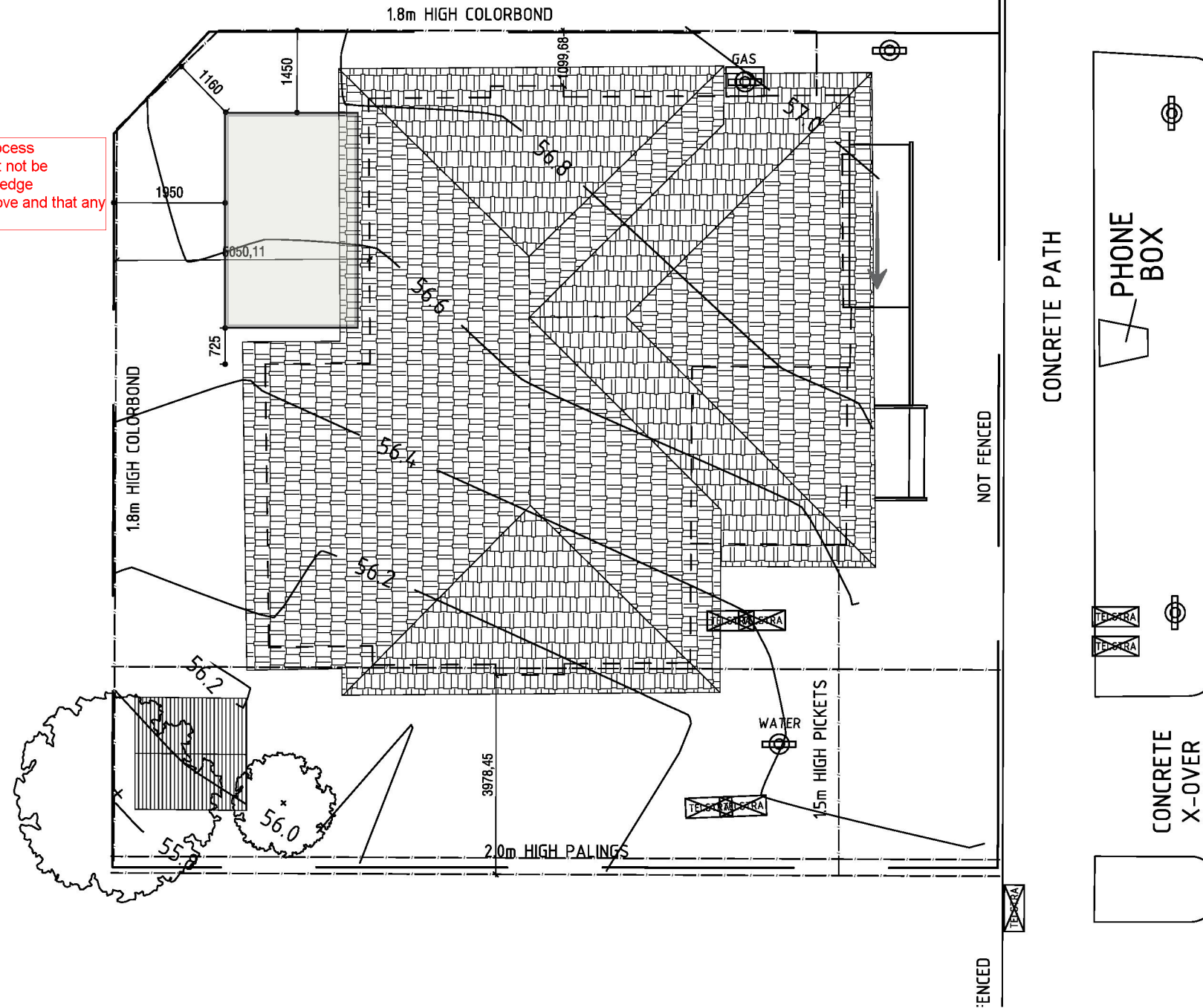
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TOWN PLANNING SUBMISSION	30/05/24		02				

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ADDRESS:
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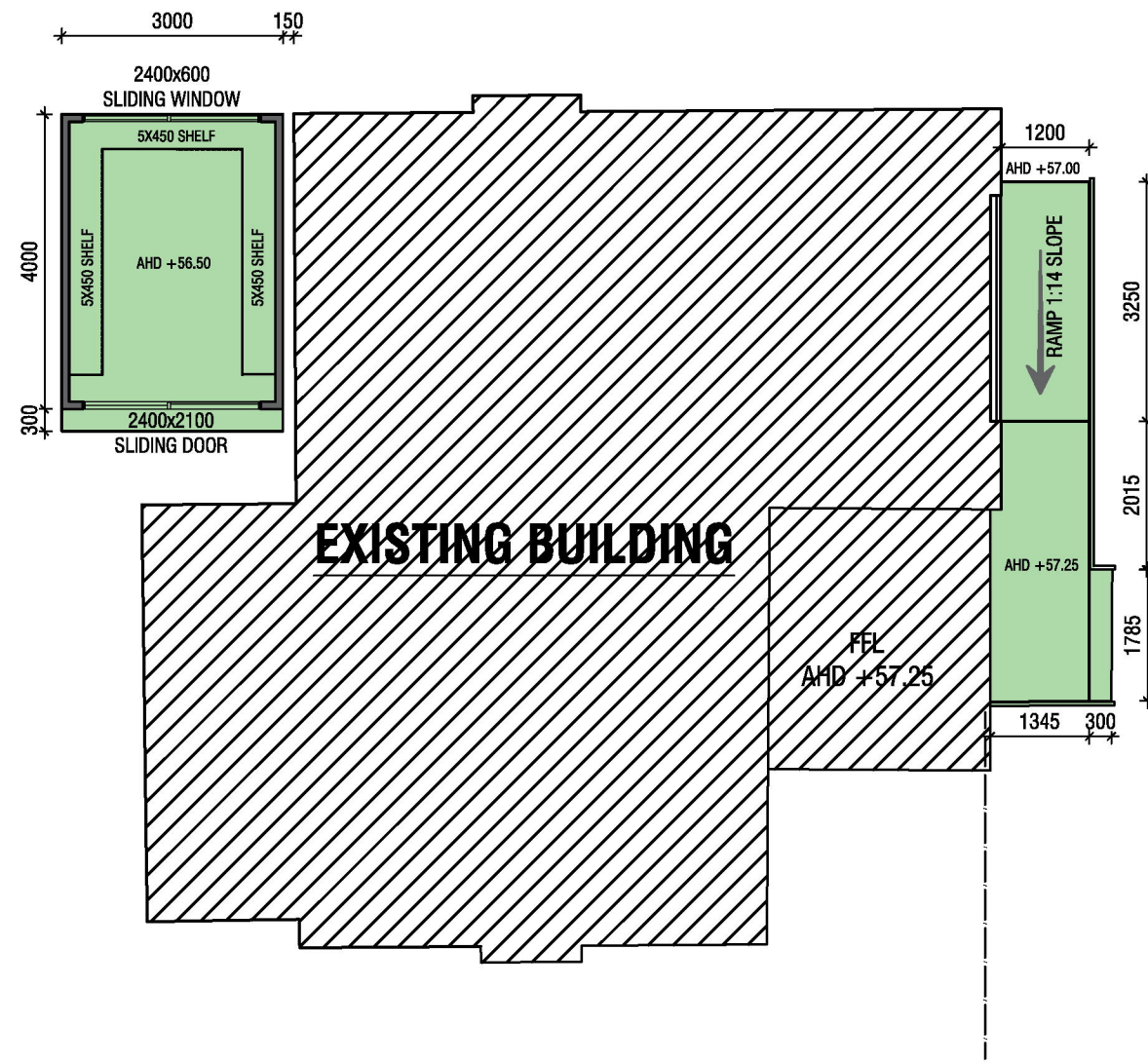
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TITLE
PROPOSED FLOOR PLAN

DRG NO.
TP-06



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TOWN PLANNING SUBMISSION	15/05/24		01				
TOWN PLANNING SUBMISSION	30/05/24		02				

PROJECT DETAILS :
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BUNYIP VIC 3815

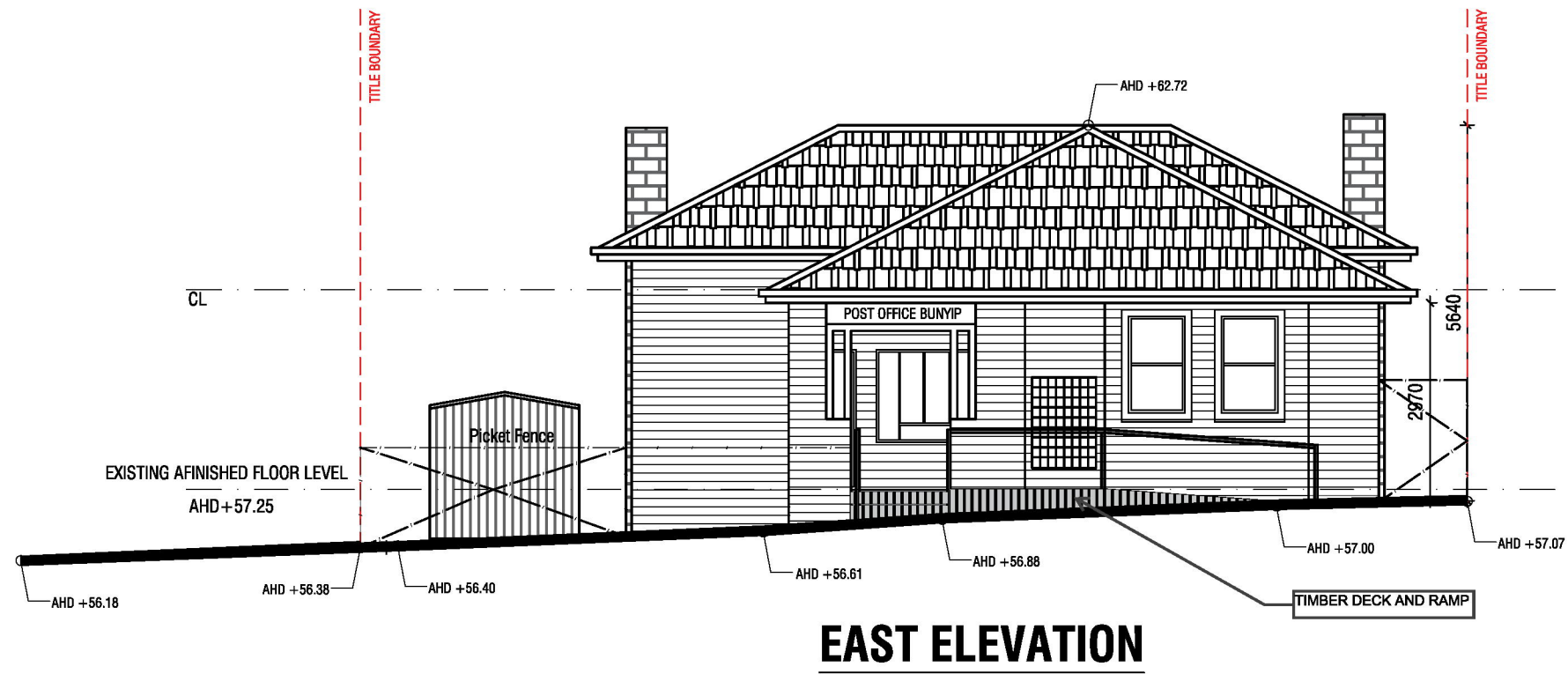
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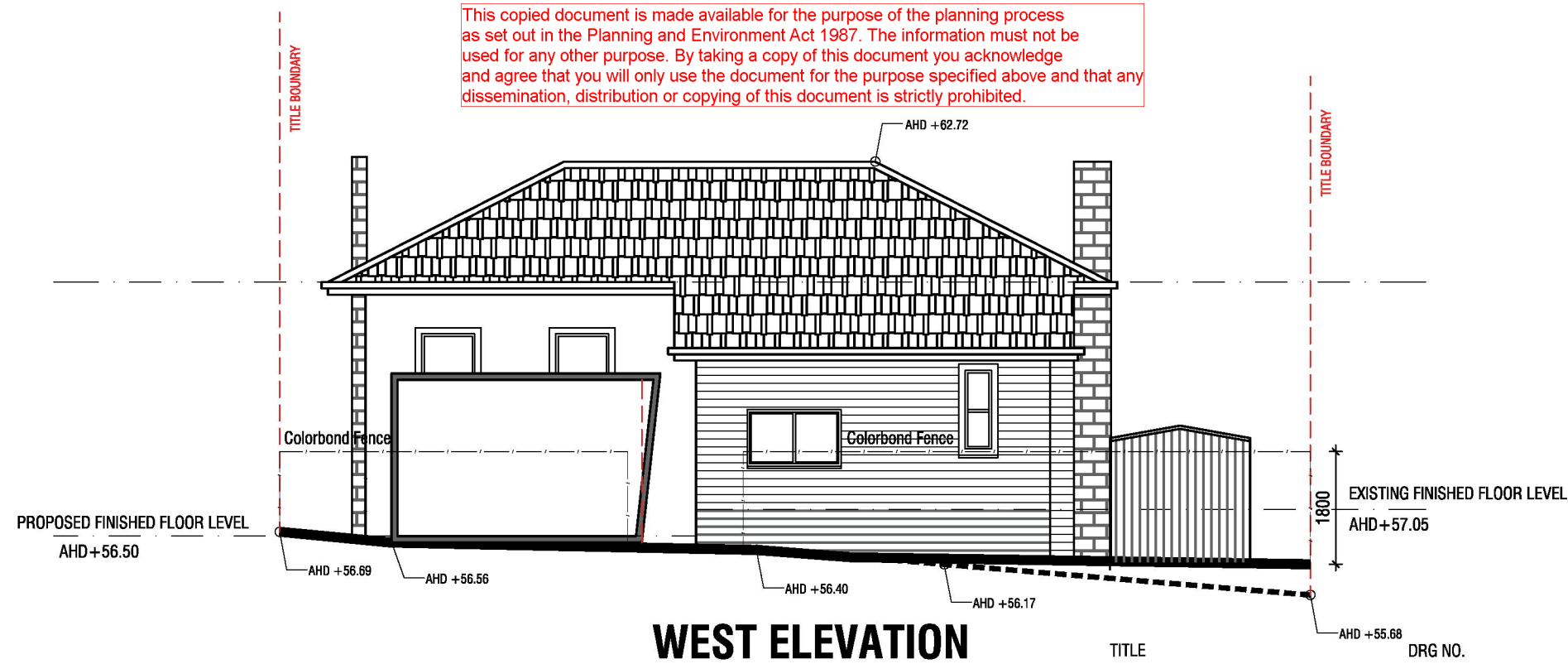
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EAST ELEVATION

LOCATION	COLOUR	SWATCH
TIMBER RAMP AND HAND RAIL	TREATED PINE WALNUT STAIN	
STORAGE UNIT	EPS PANELS WHITE	

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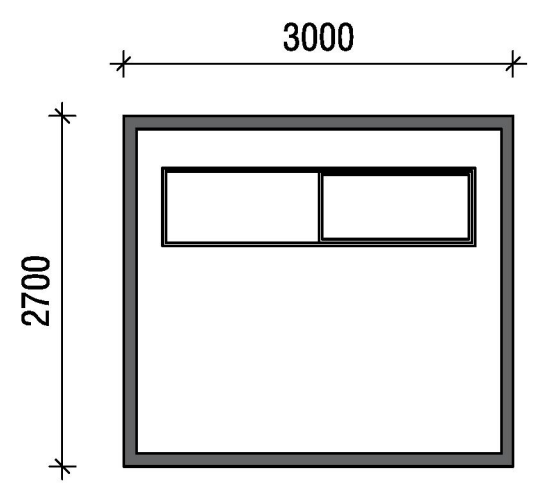


WEST ELEVATION

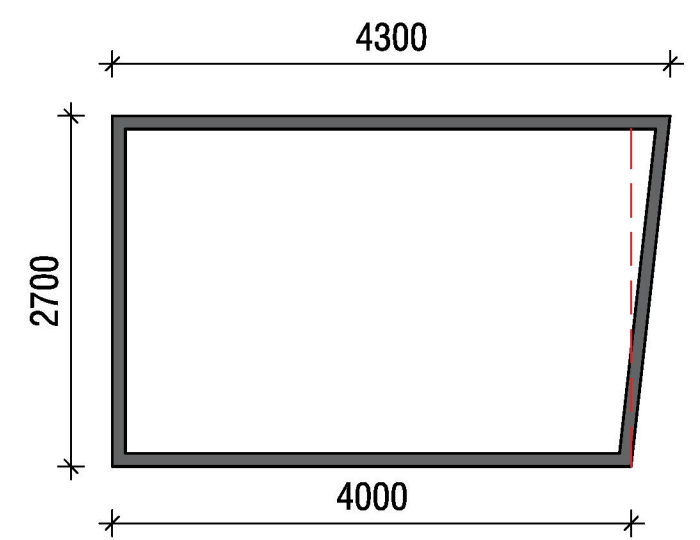
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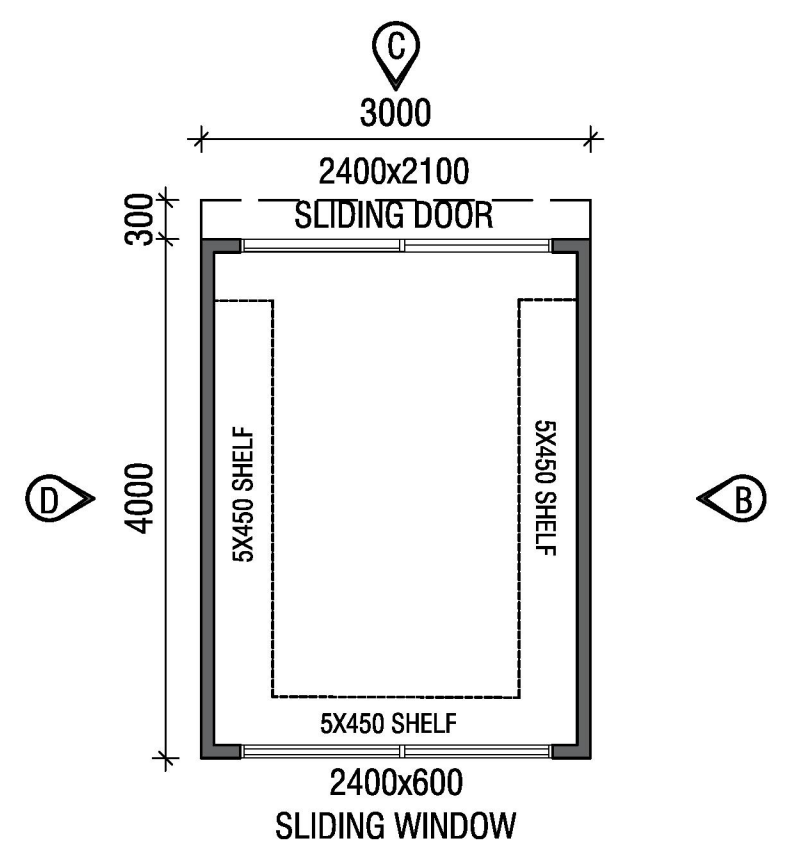
PROPOSED ELEVATION		DRG NO. TP-07		Nexus Vista
PROJECT DETAILS :		ADDRESS:	DRAWN BY:	info@nexusvista.com.au
21 HIGH STREET		21, HIGH ST BUNYIP	NK	PO Box 576
BUNYIP VIC 3815		VIC 3815	CHECKED BY:	OFFICER VIC 3809
			JOB NO:	03 9125 9035
			DATE:	SCALE:1:100
				www.nexusvista.com.au



SIDE ELEVATION A

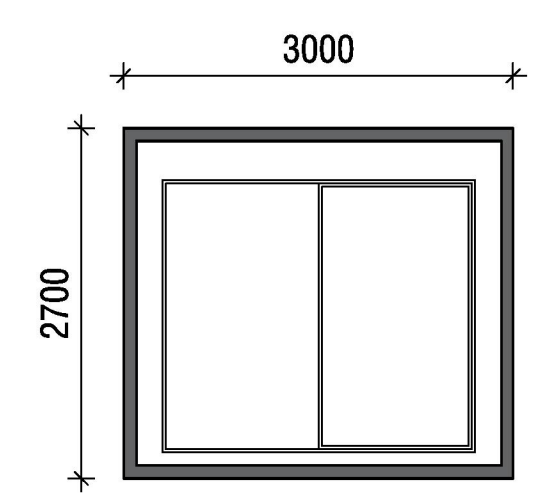


SIDE ELEVATION B

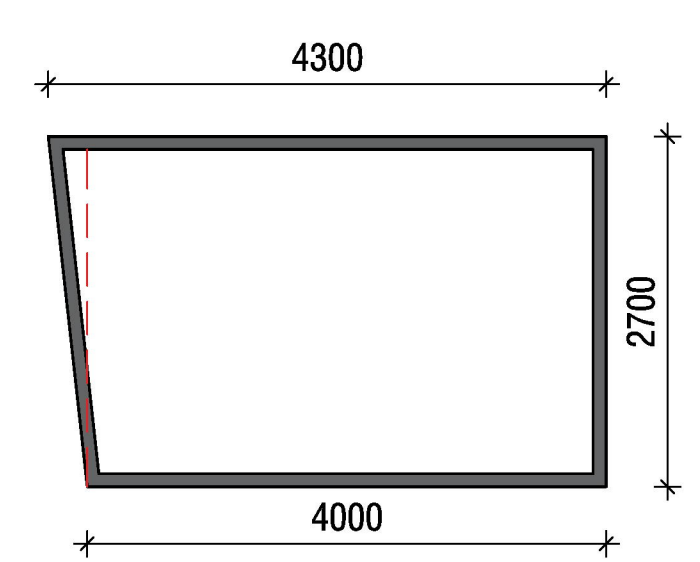


SPECIFICATION

- WALL : 50MM EPS PANELS
- ROOF : 50MM EPS PANELS
- FLOOR : PARTICLE BOARD
- COLOR : WHITE



SIDE ELEVATION C



SIDE ELEVATION D

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Nexus Vista

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TOWN PLANNING SUBMISSION	27/03/24		00				
TOWN PLANNING SUBMISSION	15/05/24		01				
TOWN PLANNING SUBMISSION	30/05/24		02				

PROJECT DETAILS :
21 HIGH STREET
 BUNYIP VIC 3815

TITLE
 STORAGE UNIT DETAILS

ADDRESS:
 21, HIGH ST BUNYIP
 VIC 3815

DRG NO.
 TP-09

DRAWN BY:
 NK

CHECKED BY:

DATE:

JOB NO:

SCALE: 1:50

Nexus Vista
 info@nexusvista.com.au
 PO Box 576
 OFFICER VIC 3809
 03 9125 9035
 www.nexusvista.com.au



Photo 1



Photo 2

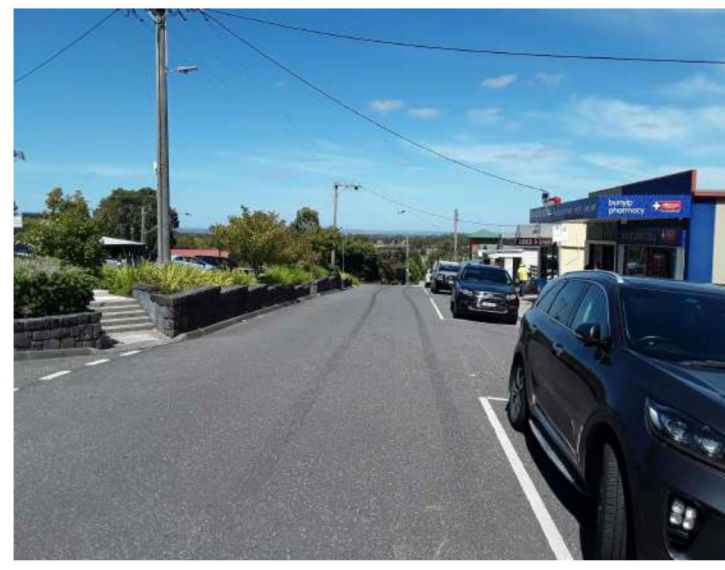


Photo 3

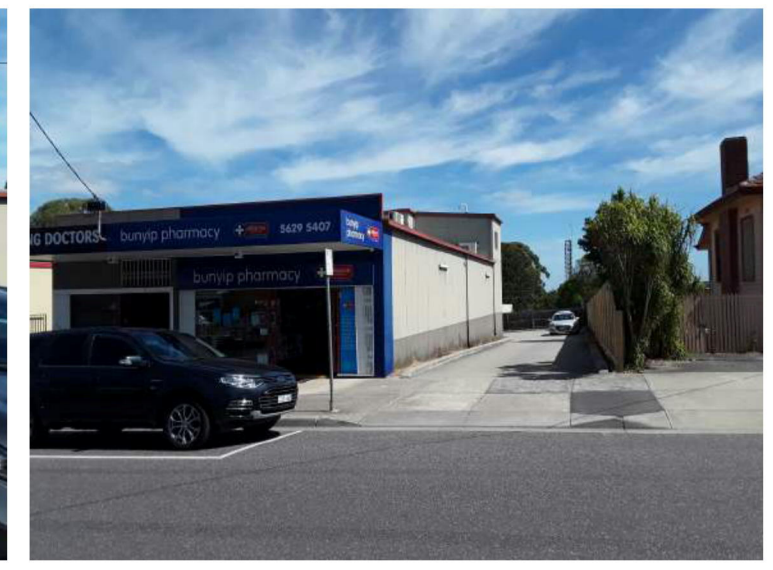


Photo 4



Photo 5



Photo 6

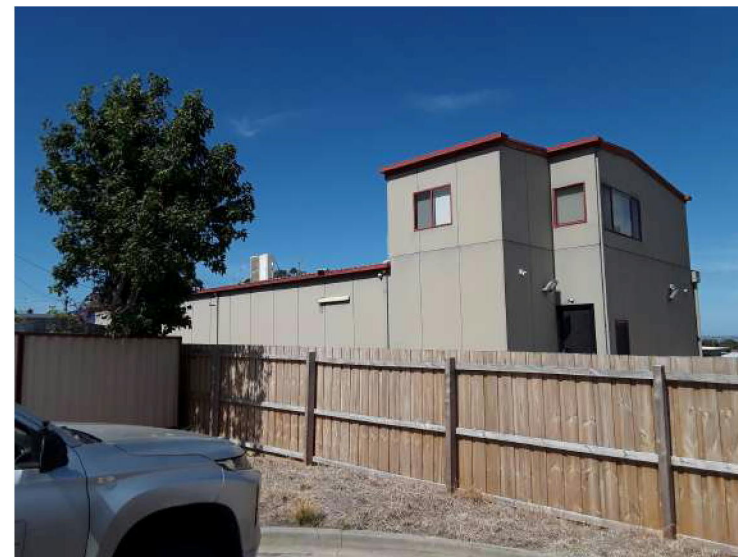


Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

BUILDER / CONTRACTOR SHALL VERIFY JOB DIMENSIONS BEFORE ANY JOB COMMENCES. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED WORK. WORK SHALL CONFORM THE SPECIFICATION, OTHER DRAWINGS AND JOB DIMENSIONS. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE DRAFTSPERSON, AND MANUFACTURE SHALL NOT COMMENCE PRIOR TO THE RETURN OF INSPECTED SHOP DRAWINGS SIGNED BY DRAFTSPERSON.

DESCRIPTION.	DATE.	REF	REVISION	DESCRIPTION.	DATE.	REF	REVISION
TOWN PLANNING SUBMISSION	27/03/24		00				
TOWN PLANNING SUBMISSION	15/05/24		01				
TOWN PLANNING SUBMISSION	30/05/24		02				

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