



# **FRANKSTON CITY COUNCIL**

## **COUNCIL MEETING SUPPORTING INFORMATION**

**2025/CM18**

**8 DECEMBER 2025**

## TABLE OF CONTENTS

11.3	<b>Planning Application 530/2022/P - 347-349 Nepean Highway, Frankston - To construct a ten (10) storey mixed-use building and construct or carry out works, use the land for a food and drink premises (cafe) and create or alter to access to a road in a Transport Zone 2</b>	
	Attachment E Supporting Documents .....	2



## **Consideration of City Planning Reports**

**PLANNING APPLICATION 530/2022/P - 347-349  
NEPEAN HIGHWAY, FRANKSTON - TO  
CONSTRUCT A TEN (10) STOREY MIXED-USE  
BUILDING AND CONSTRUCT OR CARRY OUT  
WORKS, USE THE LAND FOR A FOOD AND  
DRINK PREMISES (CAFE) AND CREATE OR  
ALTER TO ACCESS TO A ROAD IN A  
TRANSPORT ZONE 2**

### **Supporting Documents**

**Meeting Date: 8 December 2025**

**Attachment: E**

TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

SEPTEMBER 2024

2.06 Frankston Context  
Site Survey



<p>GOODISON SURVEYING</p> <p>Licensed Land Surveyors &amp; Development Consultants Level 1 424 Bridge Road Richmond 3121 (03) 9428 1818 office@goodisonsurveying.com.au</p>	<p><b>Legend</b></p> <p>△ - SURVEY CONTROL POINT BCK - BACK OF CONCRETE KERB EOB - EDGE OF BITUMEN FBK - FACE OF BLUESTONE KERB INV - INVERT OF CONCRETE CHANNEL</p> <p>HW - HABITABLE WINDOW NH - NON HABITABLE WINDOW H - HEAD OF WINDOW S - SILL OF WINDOW</p> <p>GV - GAS VALVE JP - JUNCTION PIT SEP - SIDE ENTRY PIT 1 - PHOTO POINT</p>	<p><b>Notations</b></p> <p>Levels are to AHD (Australian Height Datum). Level datum is based on PM140 with RL 6.831 This is not a title re-establishment survey. Contour interval 0.2 meters. Only visible services have been located by this survey. Other hidden underground services may exist. "Dig before you Dig" or other underground location services should be investigated.</p>	<p><b>Notations</b></p> <p>Levels are to AHD (Australian Height Datum). Level datum is based on PM140 with RL 6.831 This is not a title re-establishment survey. Contour interval 0.2 meters. Only visible services have been located by this survey. Other hidden underground services may exist. "Dig before you Dig" or other underground location services should be investigated.</p>	<p><b>Feature and Level Survey</b></p> <p><b>347 Nepean Highway Frankston</b></p>	<p>Job Ref: 17458 Scale: 1:200 A1 Date of plan: 25/2/22 Updated:</p>
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TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

SEPTEMBER 2024

## 4.05 Material Schedule



AF01

MF01

MC01

GT02

MC01

MF01

AF02

GT01



AF01

Finish  
Colour

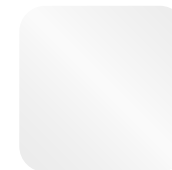
Applied Finish Texture  
Off White



AF02

Finish

Applied Finish Texture  
Aggregate finish



GT01  
Finish  
Colour

Glazing  
Clear



GT02

Finish  
Colour

Glazing  
Light Grey



MC01

Finish  
Colour

Metal Cladding  
Dark Bronze



MC02

Finish  
Colour

Metal Cladding  
Light Bronze



MF01

Finish  
Colour

Metal Finish  
Dark Bronze

Disclaimer: Perspective images are presented as an artist's impression of the development.  
Landscaping shown on perspective images is indicative only and is subject to Landscape Architects design.



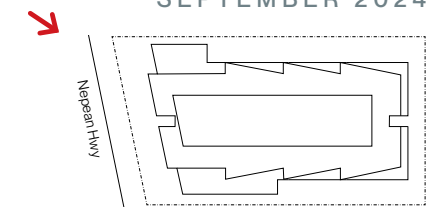
TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

SEPTEMBER 2024

5.01 The Proposal

Perspective View - Nepean Highway Interface



Disclaimer: Perspective images are presented as an artist's impression of the development.  
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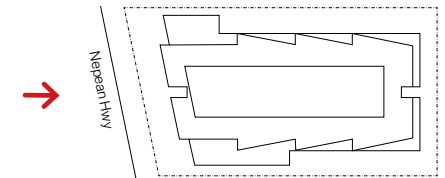
TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

SEPTEMBER 2024

5.02 The Proposal

Perspective View - Western Facade

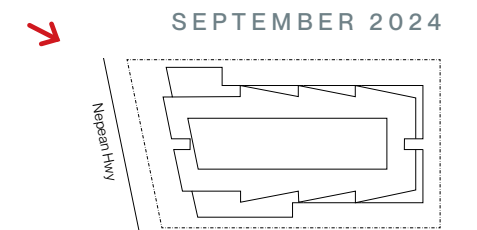


Disclaimer: Perspective images are presented as an artist's impression of the development.  
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TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY



5.03 The Proposal

Perspective View - Northern Facade



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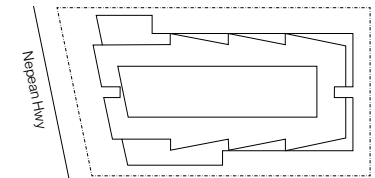
TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

SEPTEMBER 2024

5.04 The Proposal

Perspective View - Nepean Hwy Street View



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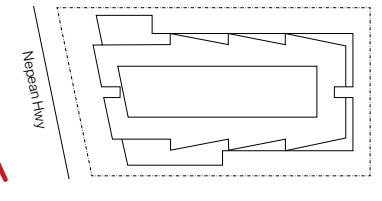
TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

SEPTEMBER 2024

5.05 The Proposal

Perspective View - Neighbouring DDO

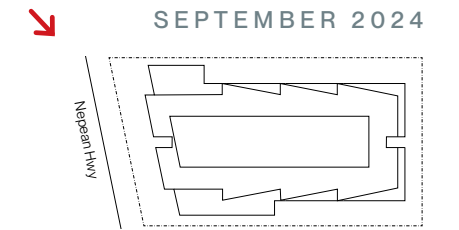


Disclaimer: Perspective images are presented as an artist's impression of the development.  
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TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY



5.06 The Proposal

Perspective View - Gateway to Frankston View



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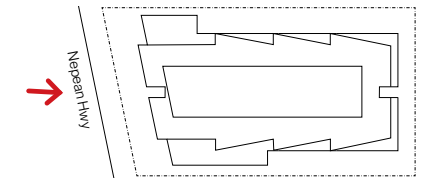
TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

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5.07 The Proposal

Perspective View - Podium



Disclaimer: Perspective images are presented as an artist's impression of the development.  
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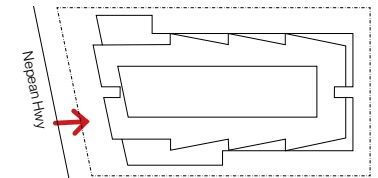
TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

SEPTEMBER 2024

5.08 The Proposal

Perspective View - Entry



Disclaimer: Perspective images are presented as an artist's impression of the development.  
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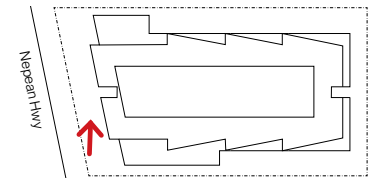
TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

SEPTEMBER 2024

5.09 The Proposal

Perspective View - Cafe



Disclaimer: Perspective images are presented as an artist's impression of the development.  
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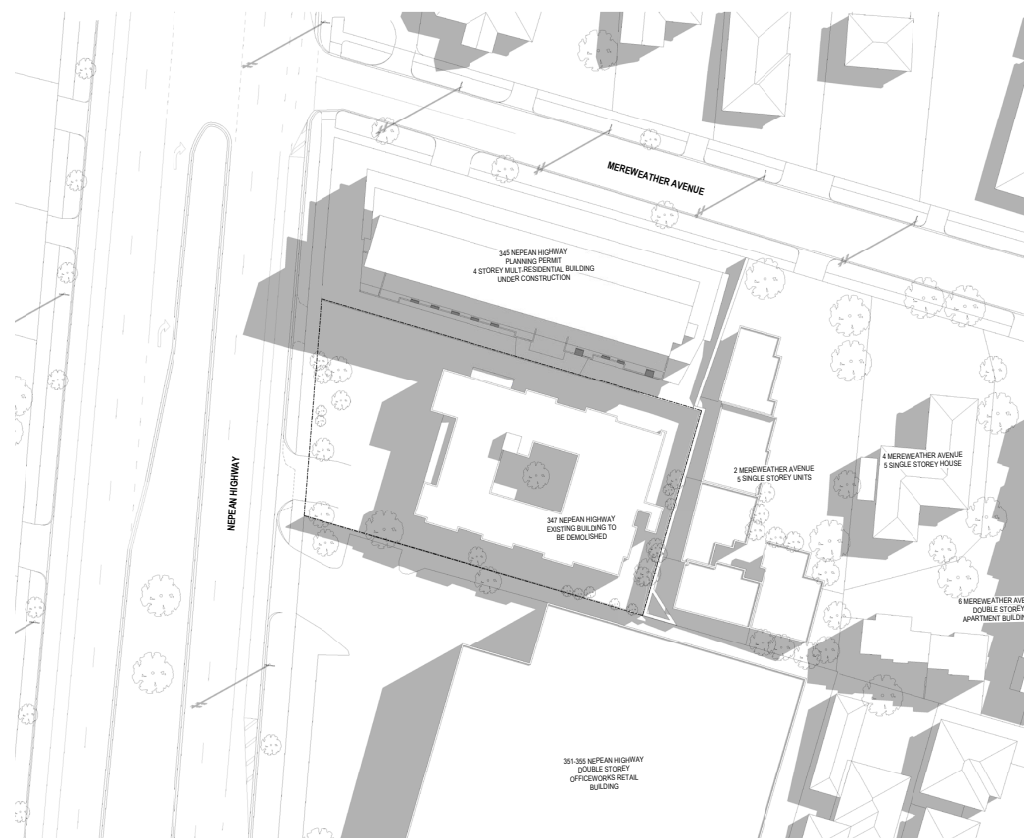


TOWN PLANNING APPLICATION

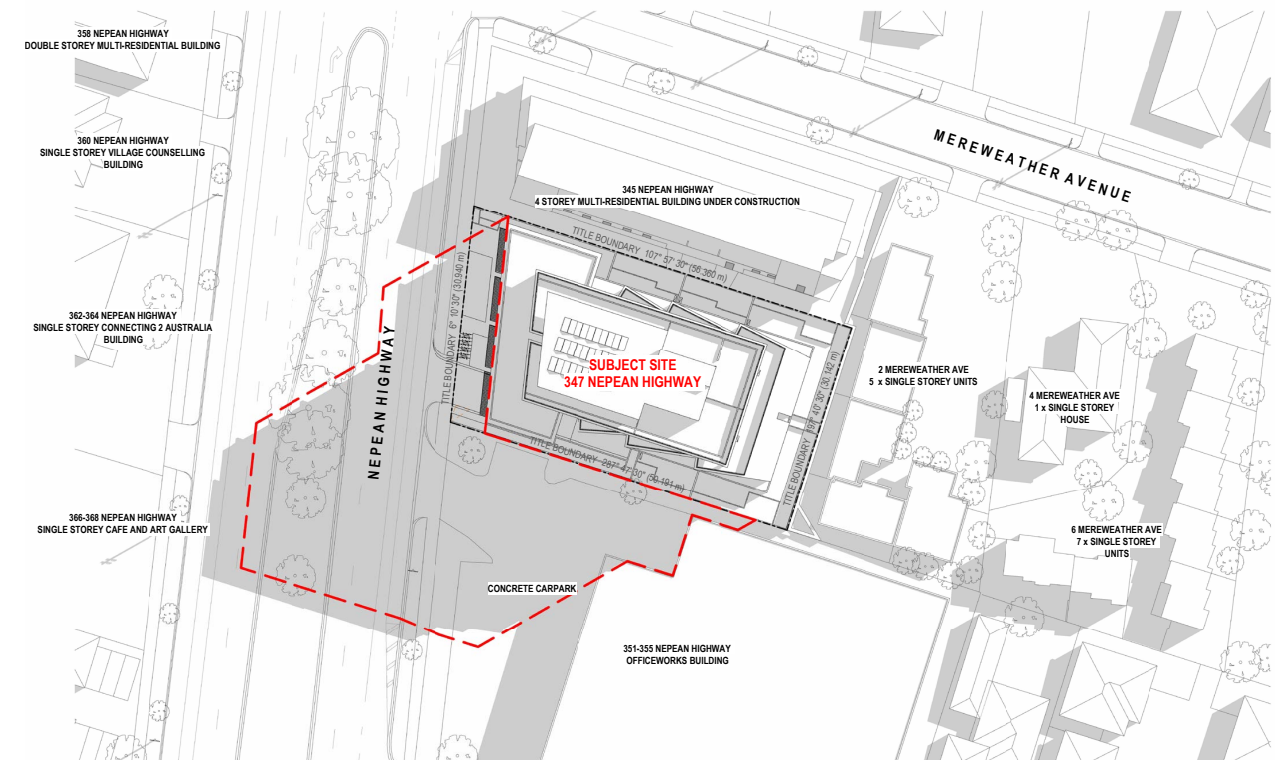
347 NEPEAN HIGHWAY

SEPTEMBER 2024

6.01 Spring Shadow Casting  
22nd of September - 9am



9.00am: Existing



9.00am: Proposed

DDO Envelope

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

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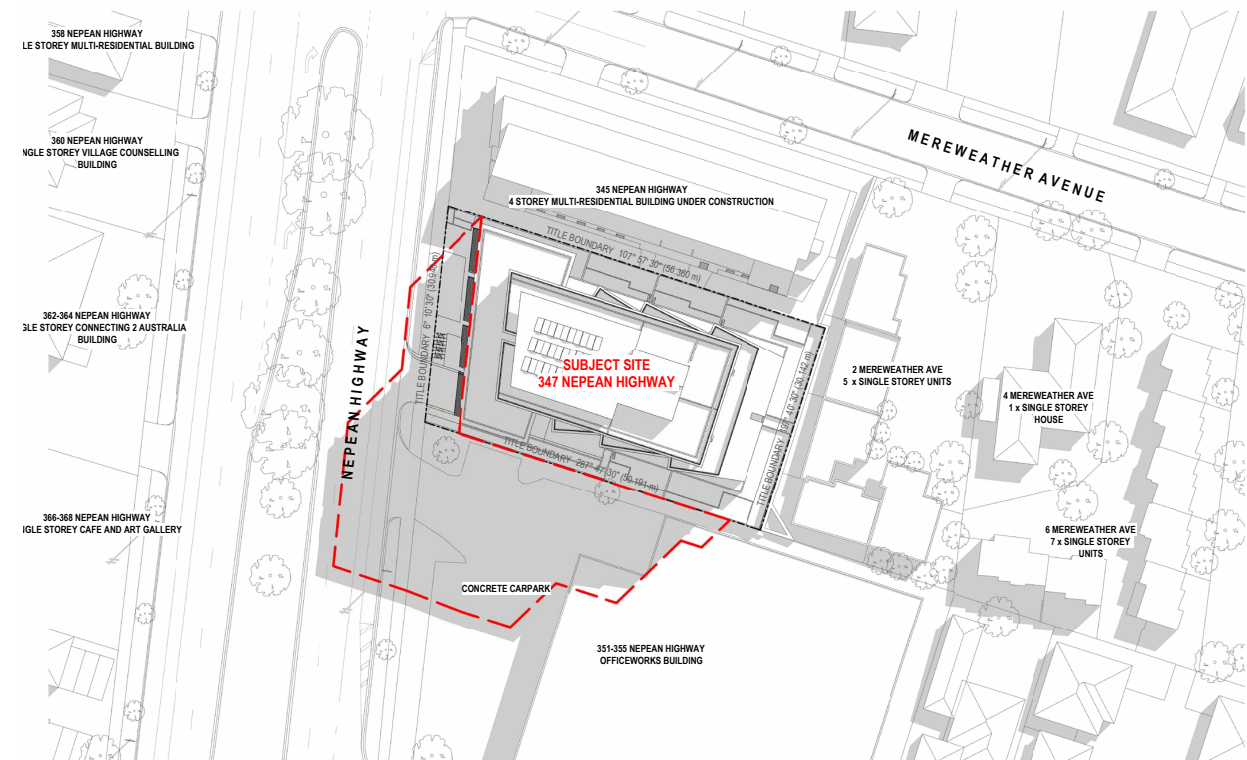
347 NEPEAN HIGHWAY

SEPTEMBER 2024

6.02 Spring Shadow Casting  
22nd of September - 10am



10.00am: Existing



10.00am: Proposed

DDO Envelope

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

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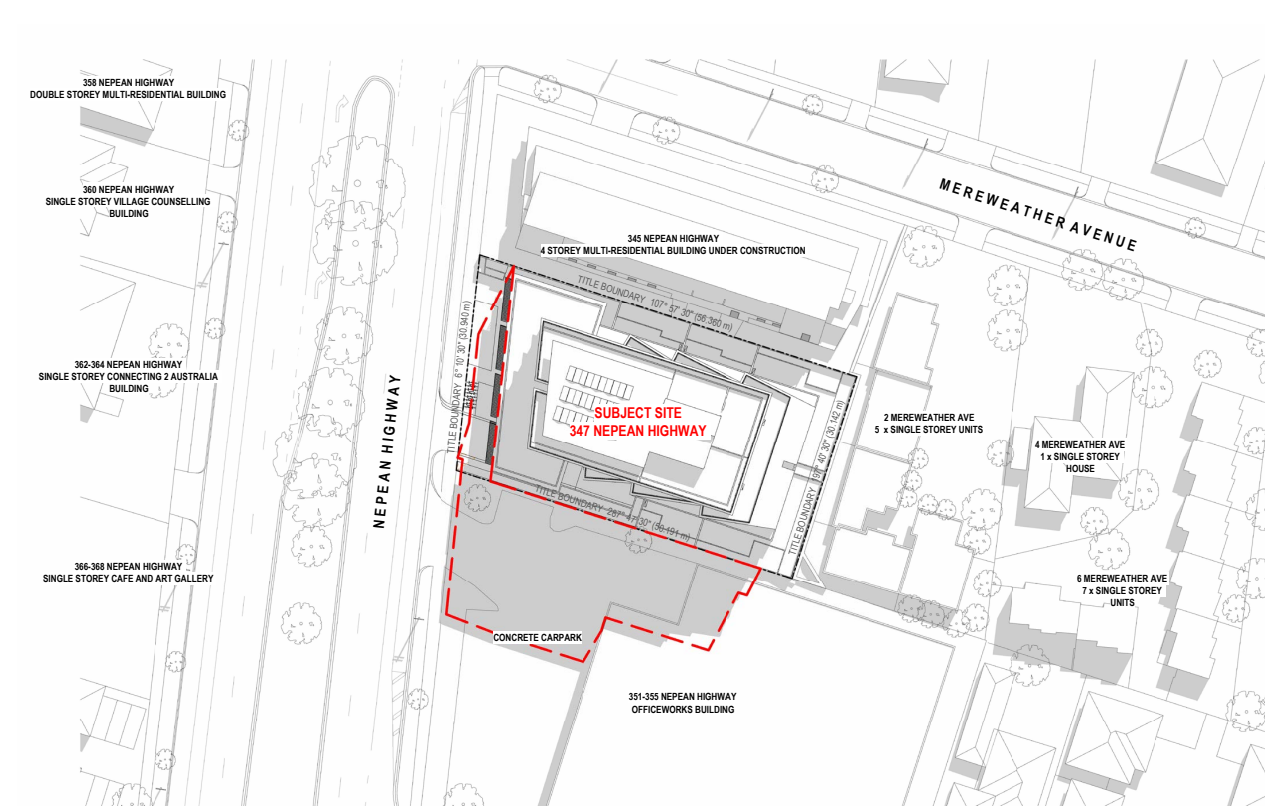
347 NEPEAN HIGHWAY

SEPTEMBER 2024

6.03 Spring Shadow Casting  
 22nd of September - 11am



11.00am: Existing



11.00am: Proposed

DDO Envelope

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

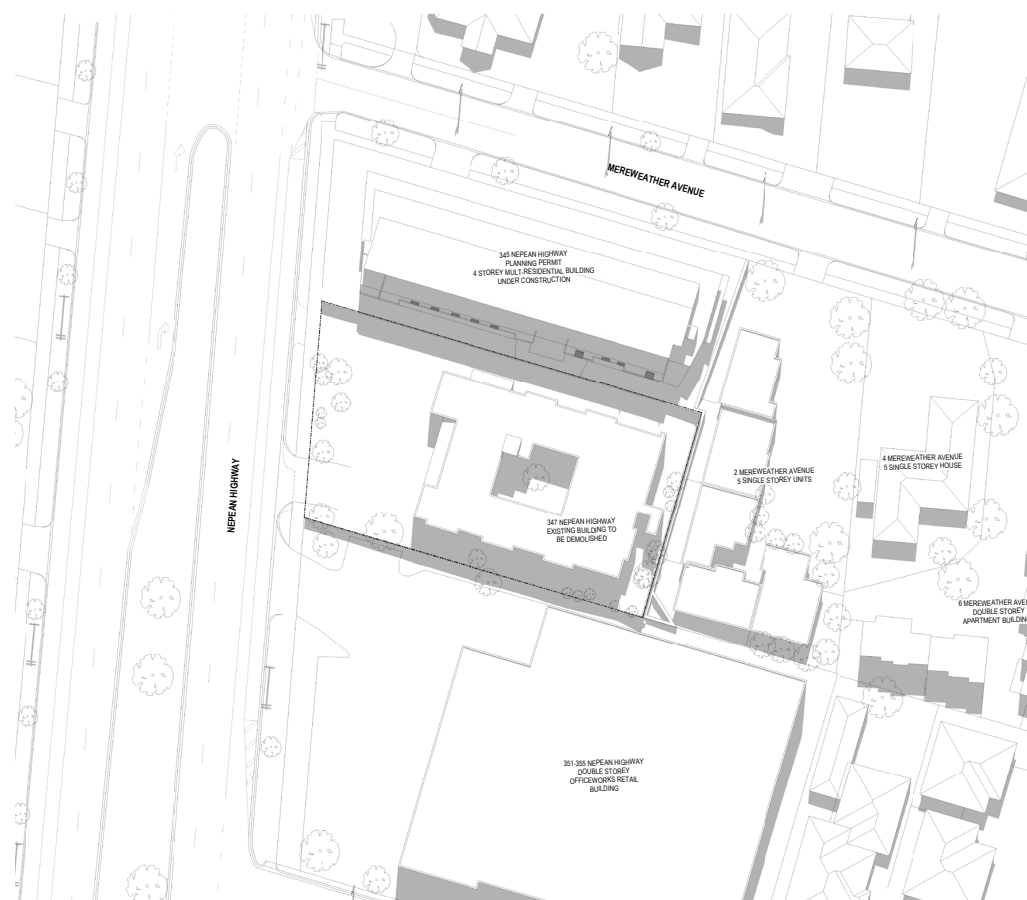


TOWN PLANNING APPLICATION

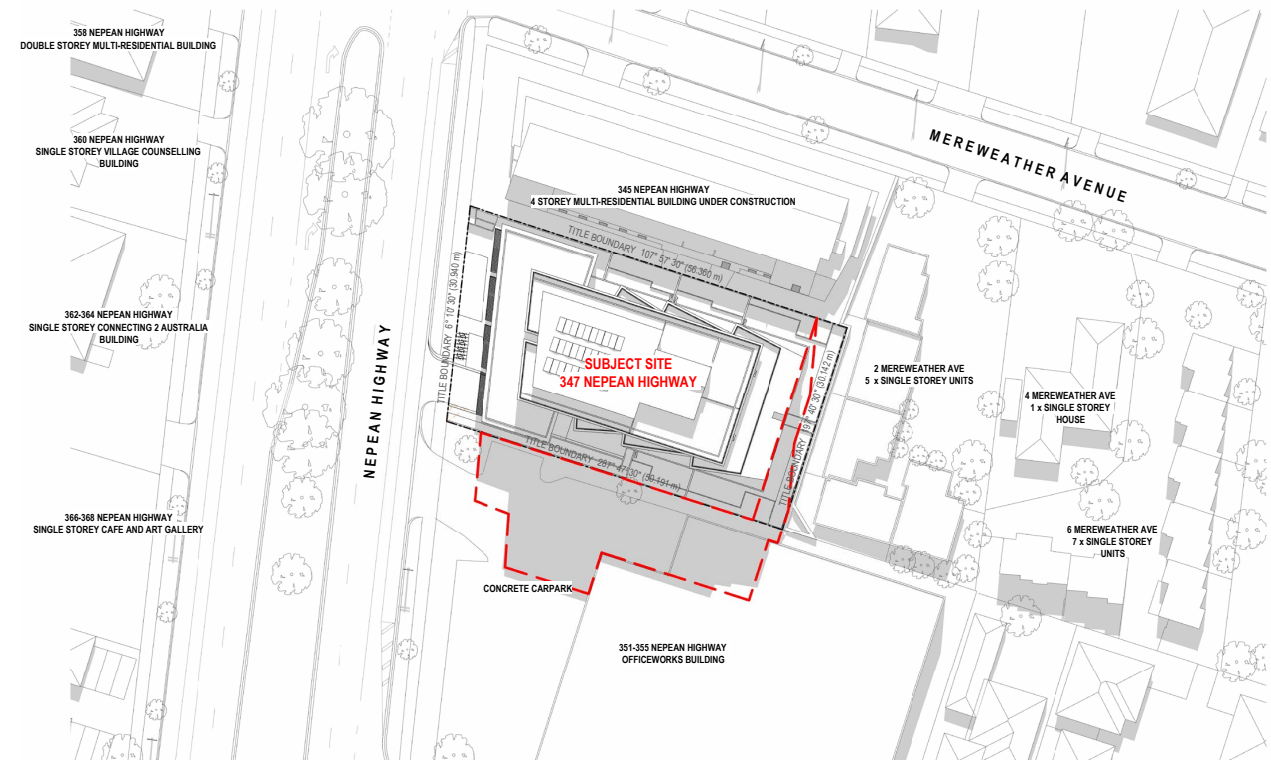
347 NEPEAN HIGHWAY

SEPTEMBER 2024

6.04 Spring Shadow Casting  
22nd of September - 12pm



12.00pm: Existing



12.00pm: Proposed

DDO Envelope

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



TOWN PLANNING APPLICATION

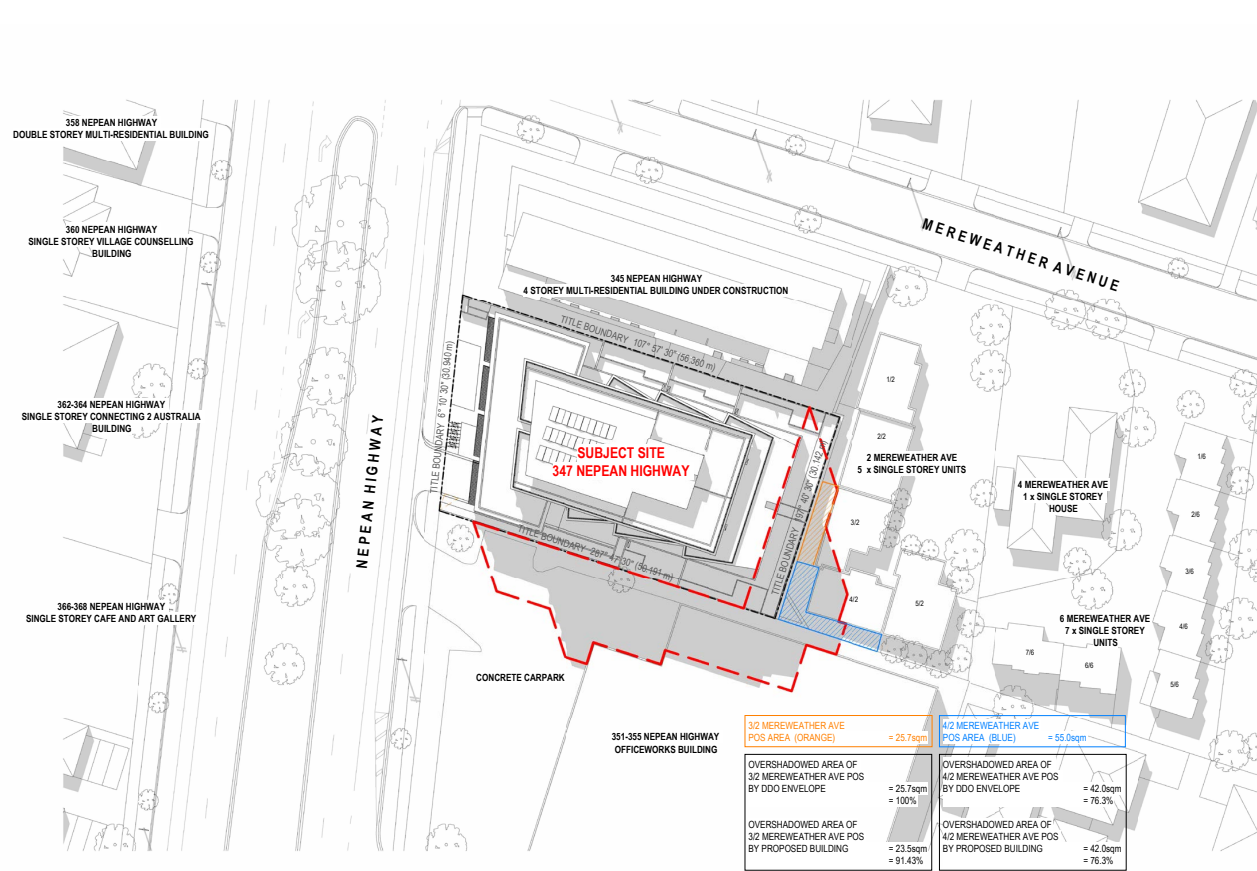
347 NEPEAN HIGHWAY

SEPTEMBER 2024

6.05 Spring Shadow Casting  
22nd of September - 1pm



1.00pm: Existing



1.00pm: Proposed

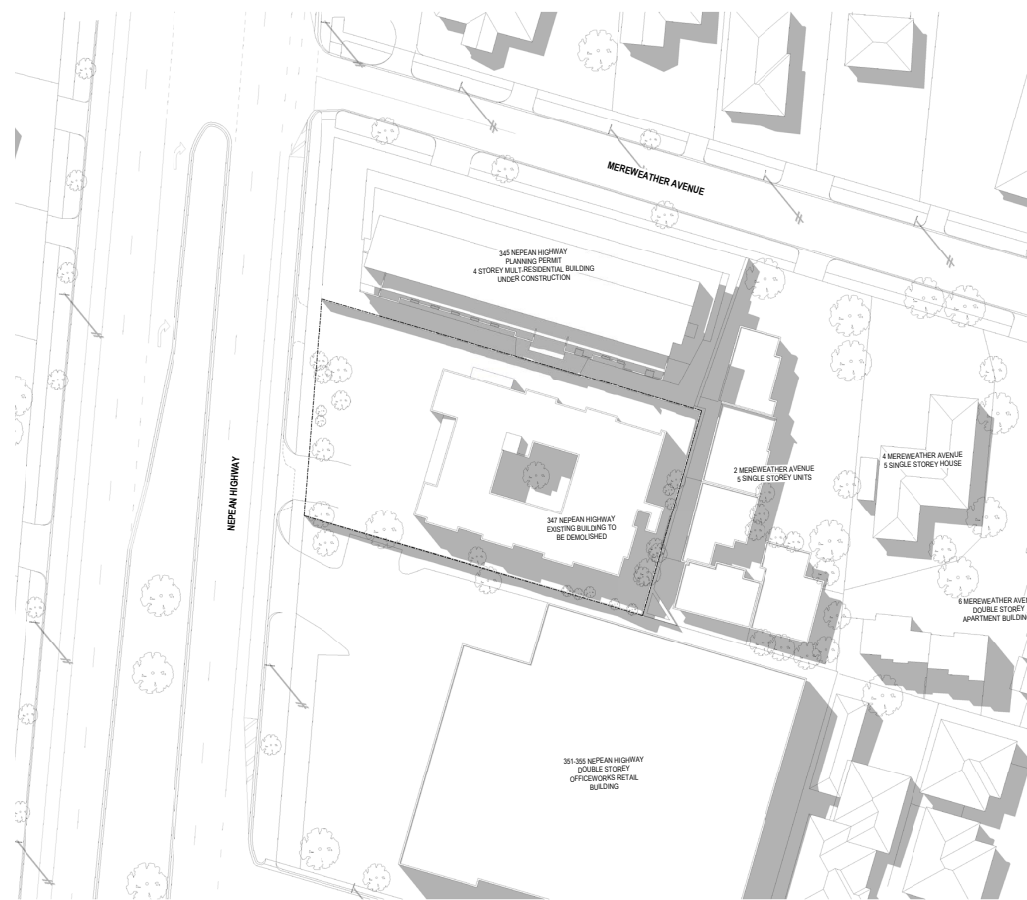
DDO Envelope

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

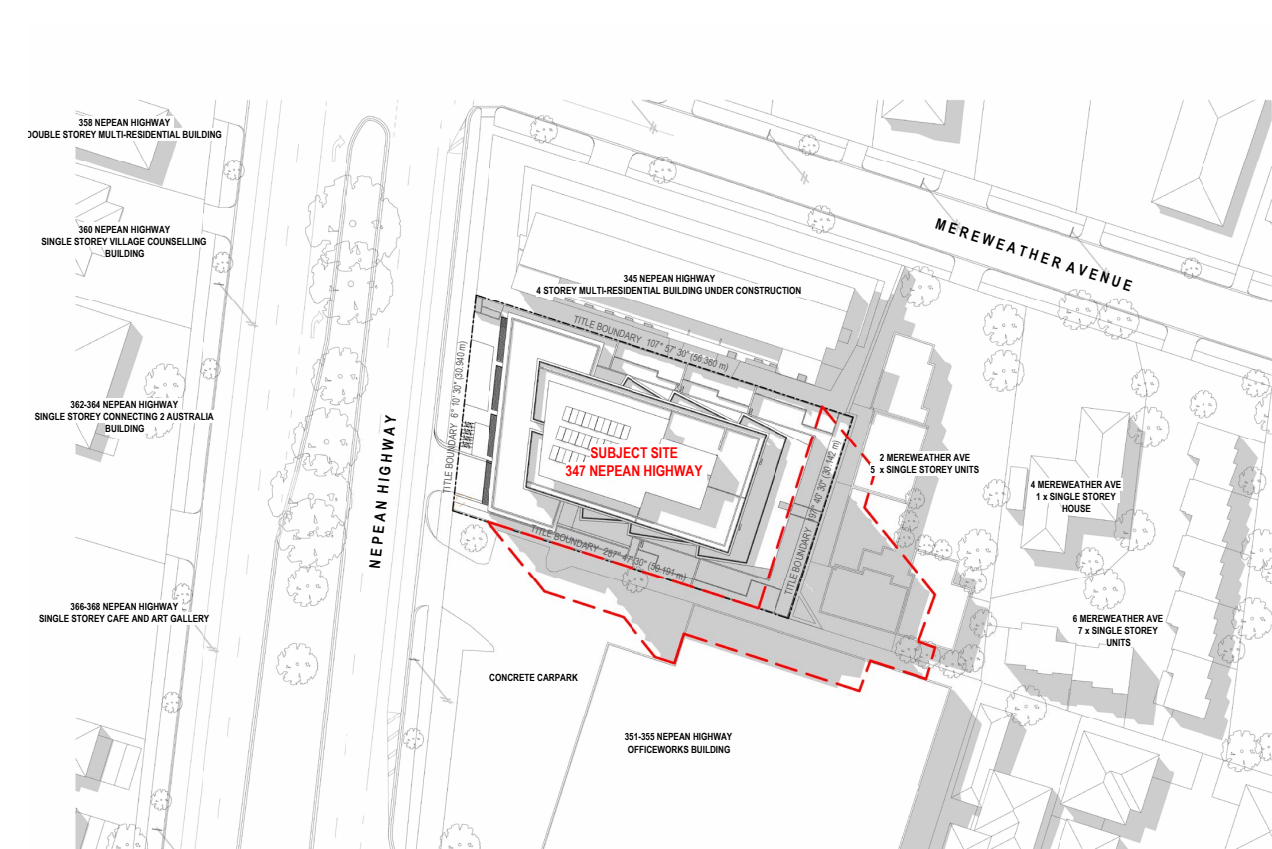
SEPTEMBER 2024

## 6.06 Spring Shadow Casting

22nd of September - 2pm



2.00pm: Existing



2.00pm: Proposed

DDO Envelope

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

TOWN PLANNING APPLICATION

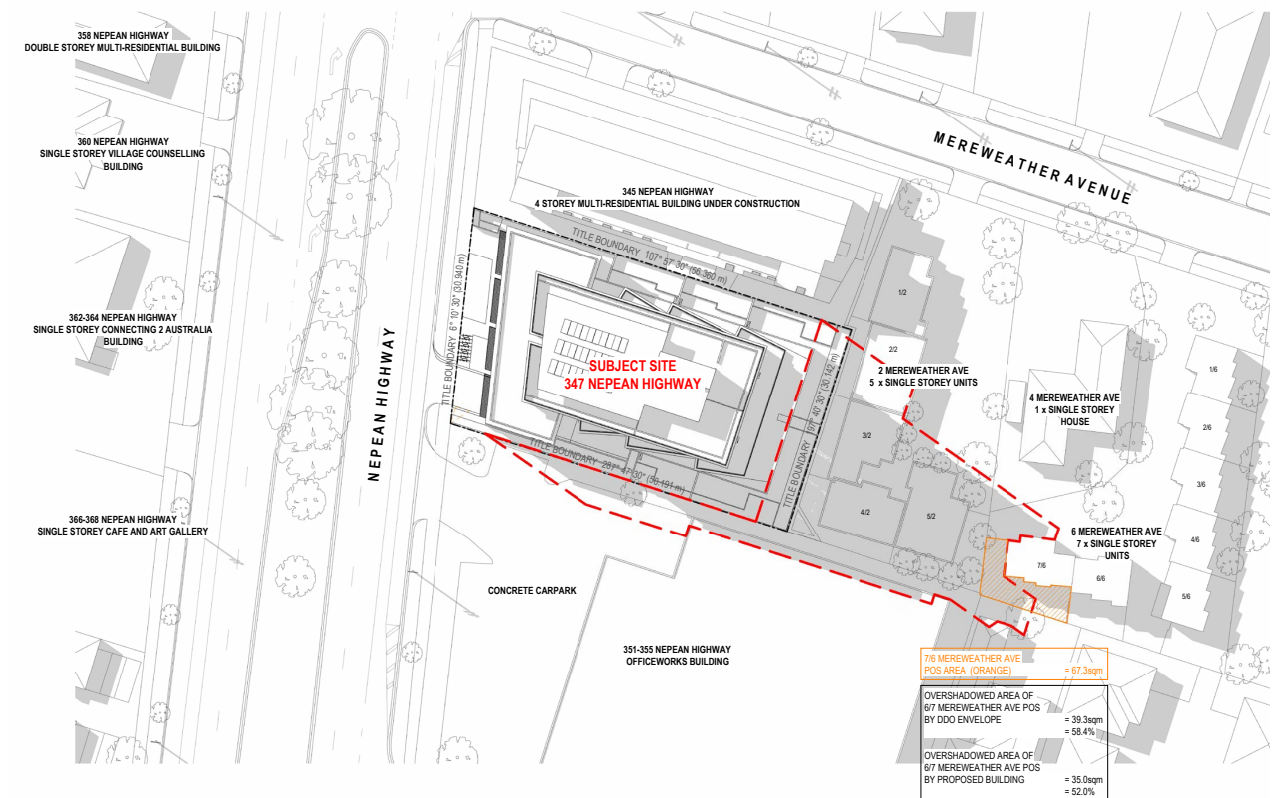
347 NEPEAN HIGHWAY

SEPTEMBER 2024

6.07 Spring Shadow Casting  
22nd of September - 3pm



3.00pm: Existing



3.00pm: Proposed

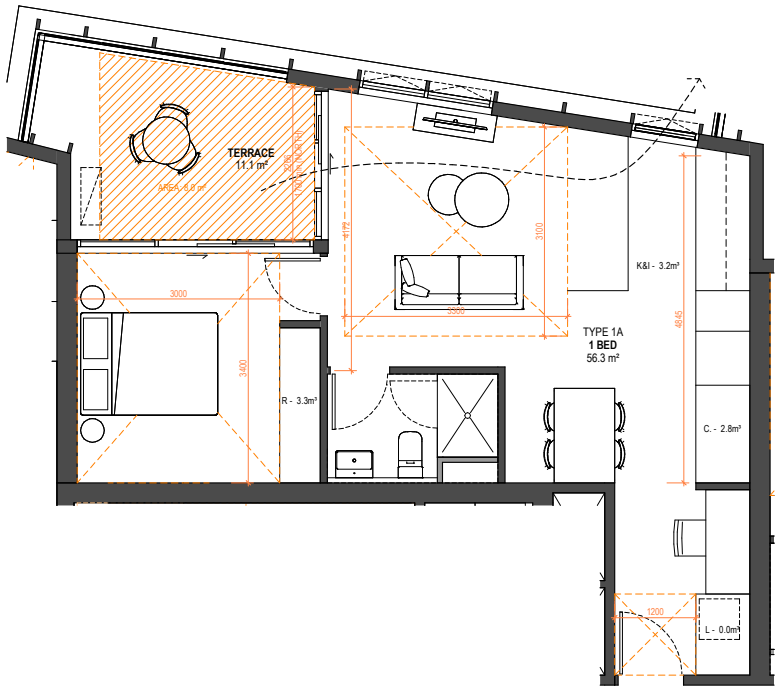
DDO Envelope

Disclaimer: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.

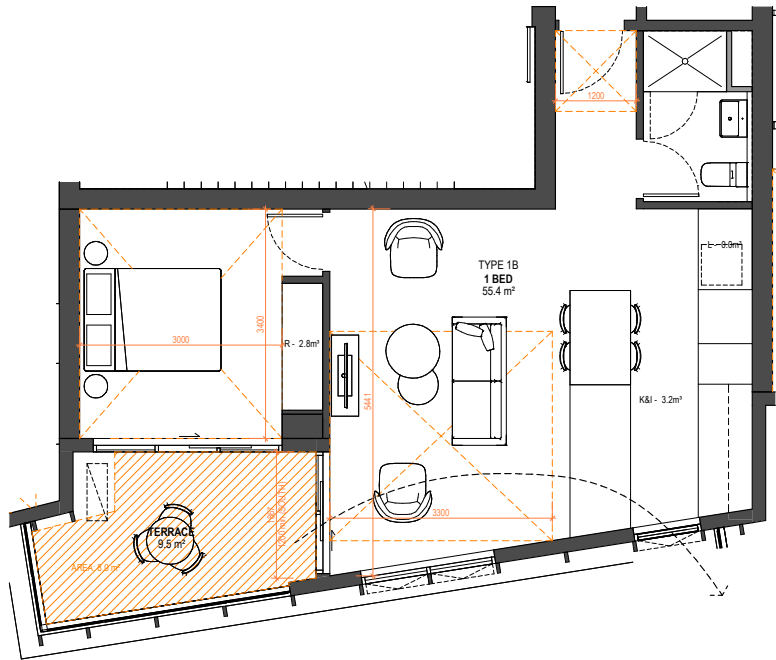
TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

SEPTEMBER 2024



BADS - 1A



BADS - 1B

LAYOUT: 1A			
INSTANCES: 7			
TYPE: 1 bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	Y	
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³	Y	9.3 m³ Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

LAYOUT: 1B			
INSTANCES: 7			
TYPE: 1 bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	Y	
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³	Y	6.0 m³ Internal
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	

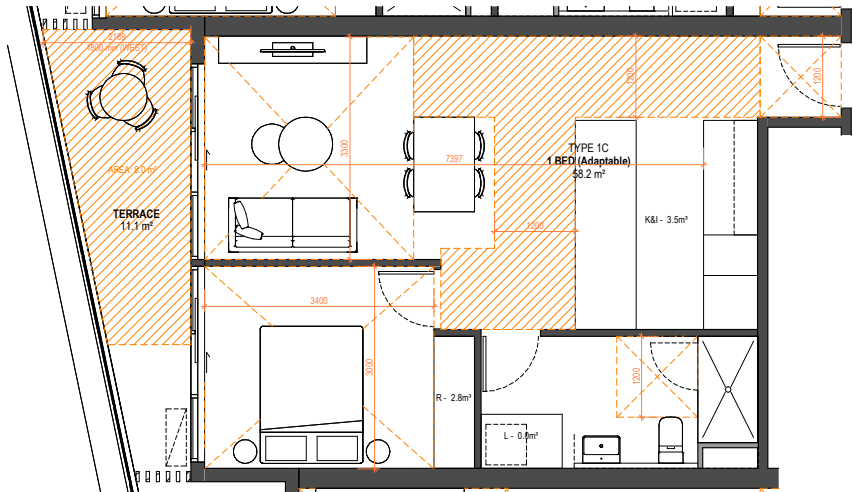
Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

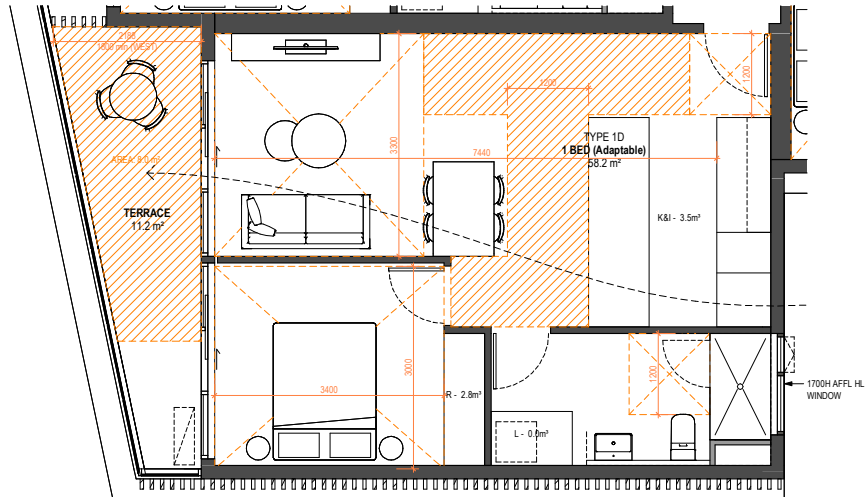
SEPTEMBER 2024



BADS - 1C (Adaptable)

LAYOUT: 1C (Adaptable)				
INSTANCES: 1				
TYPE: 1 bed	MINIMUM REQ.		Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²		Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.		Y	
ROOM DEPTH:	9m maximum depth.		Y	
WINDOWS:	1.2m wide for saddleback.		Y	
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³		Y	Internal 6.3m³
NATURAL VENTILATION:	Breezepath between 5m and 18m.		N	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²		Y	11.1m² ACHIEVED
ACCESSIBILITY:			Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



BADS - 1D (Adaptable)

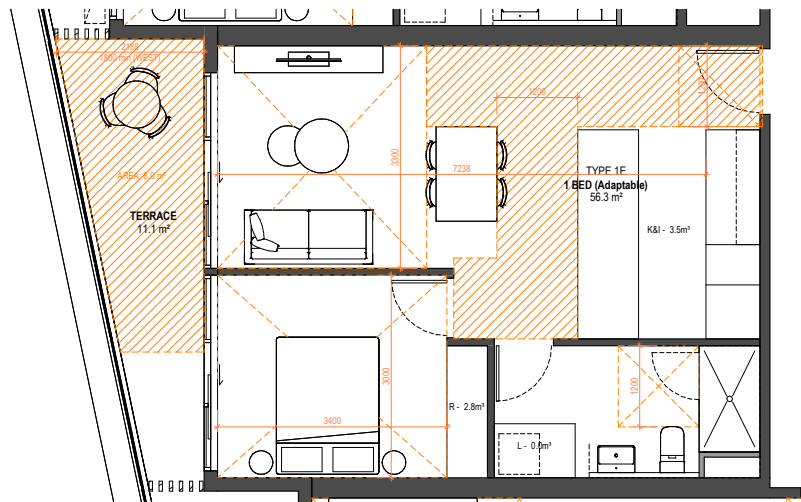
LAYOUT: 1D (Adaptable)				
INSTANCES: 1				
TYPE: 1 bed	MINIMUM REQ.		Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²		Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.		Y	
ROOM DEPTH:	9m maximum depth.		Y	
WINDOWS:	1.2m wide for saddleback.		Y	
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³		Y	Internal 6.3m³
NATURAL VENTILATION:	Breezepath between 5m and 18m.		Y	
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²		Y	11.2m² ACHIEVED
ACCESSIBILITY:			Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

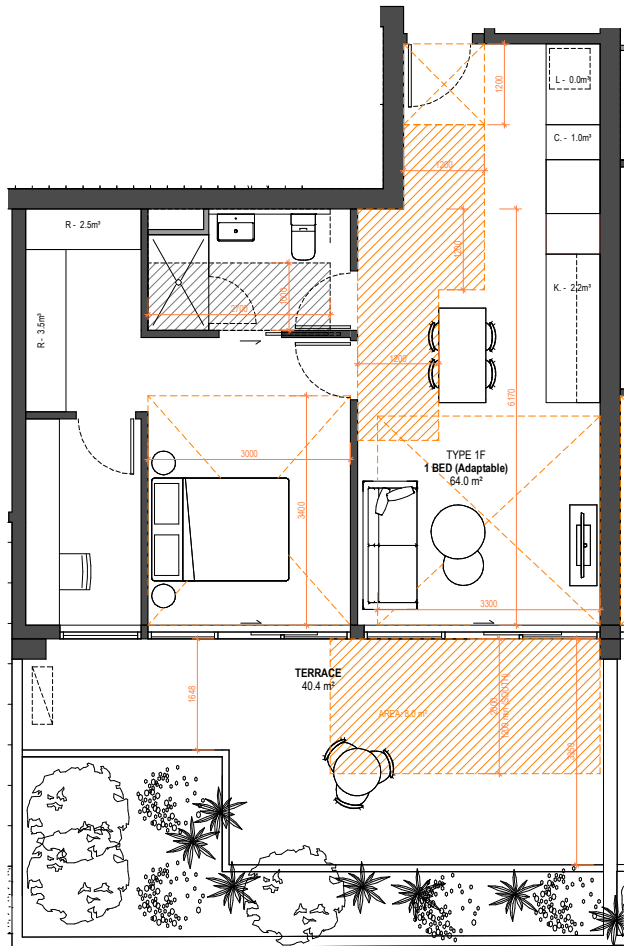
SEPTEMBER 2024



BADS - 1E (Adaptable)

LAYOUT: 1E (Adaptable)				
INSTANCES: 1				
TYPE: 1 bed	MINIMUM REQ.	Y/N	COMMENTS	
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y		
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y		
ROOM DEPTH:	9m maximum depth.	Y		
WINDOWS:	1.2m wide for saddleback.	Y		
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³	Y	Internal 6.3m³	
NATURAL VENTILATION:	Breezephath between 5m and 18m.	N		
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y	11.1m² ACHIEVED	
ACCESSIBILITY:		Y	Adaptable	

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



BADS - 1F (Adaptable)

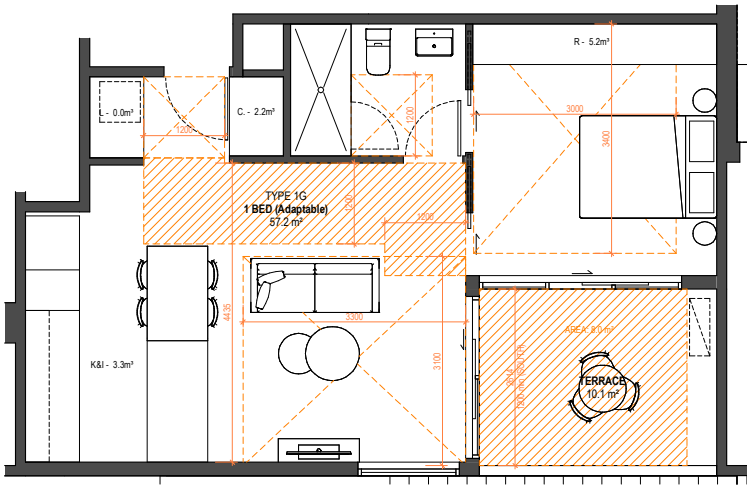
LAYOUT: 1F (Adaptable)				
INSTANCES: 1				
TYPE: 1 bed	MINIMUM REQ.	Y/N	COMMENTS	
FUNCTIONAL LAYOUT: Living	Width: 3.3 m Area: 10.0 m²	Y		
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y		
ROOM DEPTH:	9m maximum depth.	Y		
WINDOWS:	1.2m wide for saddleback.	Y		
STORAGE:	Internal: 6.0 m³ Total: 10.0 m³	Y	Internal 9.2m³	
NATURAL VENTILATION:	Breezephath between 5m and 18m.	N		
PRIVATE OPEN SPACE:	Width: 1.8 m Area: 8.0 m²	Y		
ACCESSIBILITY:		Y	Adaptable	

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

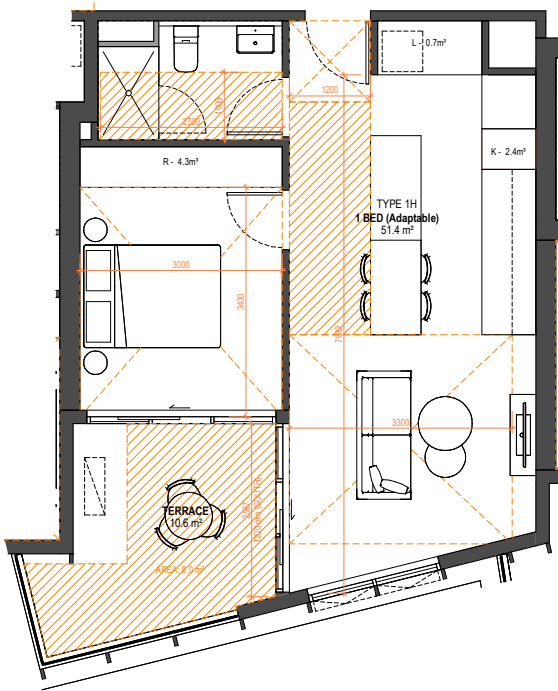
SEPTEMBER 2024



BADS - 1G (Adaptable)

LAYOUT: 1G (Adaptable)				
INSTANCES:1				
TYPE: 1 bed	MINIMUM REQ.		Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m    Area: 10.0 m²		Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.		Y	
ROOM DEPTH:	9m maximum depth.		Y	
WINDOWS:	1.2m wide for saddleback.		Y	
STORAGE:	Internal: 6.0 m³    Total: 10.0 m³		Y	Internal 10.7m³
NATURAL VENTILATION:	Breezepath between 5m and 18m.		N	
PRIVATE OPEN SPACE:	Width: 1.8 m    Area: 8.0 m²		Y	
ACCESSIBILITY:			Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



BADS - 1H (Adaptable)

LAYOUT: 1H (Adaptable)				
INSTANCES:12				
TYPE: 1 bed	MINIMUM REQ.		Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.3 m    Area: 10.0 m²		Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.		Y	
ROOM DEPTH:	9m maximum depth.		Y	
WINDOWS:	1.2m wide for saddleback.		Y	
STORAGE:	Internal: 6.0 m³    Total: 10.0 m³		Y	Internal 7.4m³
NATURAL VENTILATION:	Breezepath between 5m and 18m.		Y	
PRIVATE OPEN SPACE:	Width: 1.8 m    Area: 8.0 m²		N	
ACCESSIBILITY:			Y	Adaptable

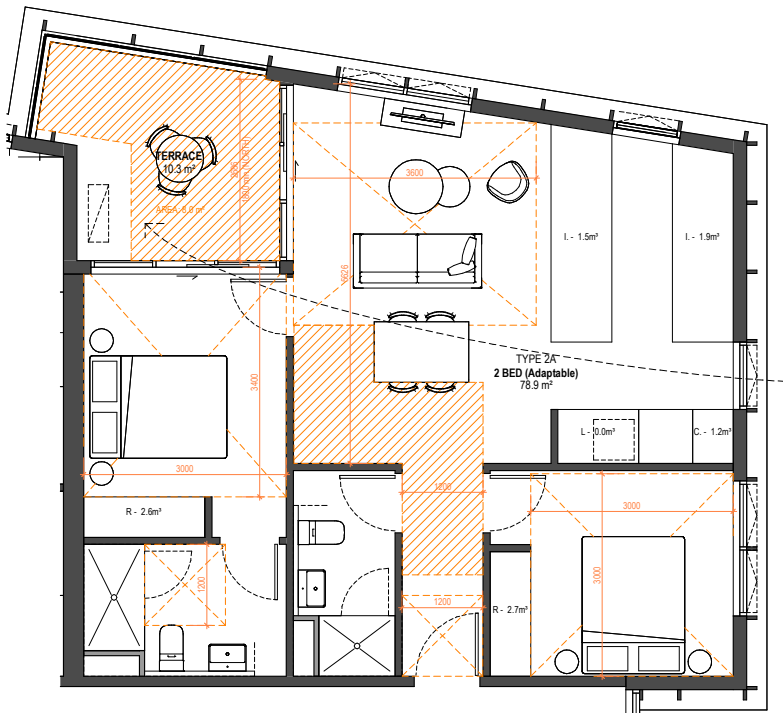
Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



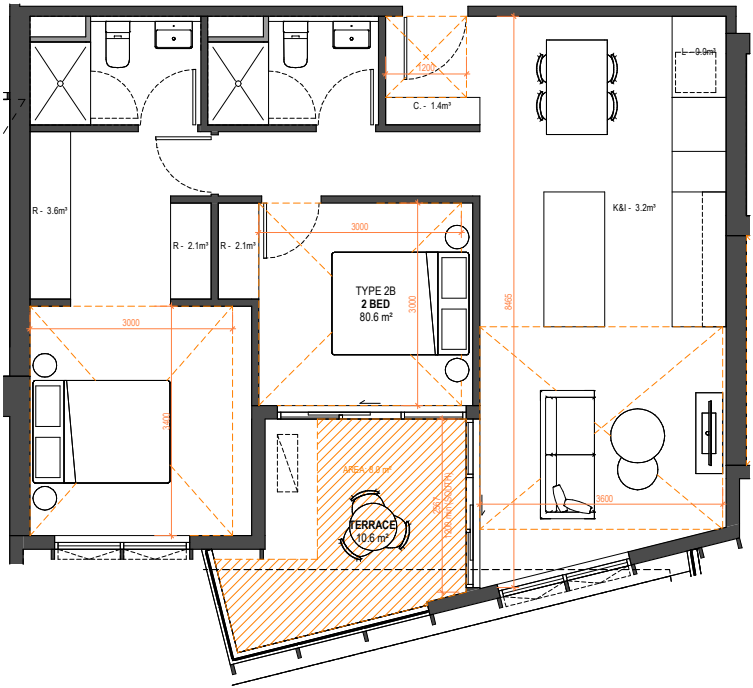
TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

SEPTEMBER 2024



BADS - 2A (Adaptable)



BADS - 2B

LAYOUT: 2A (Adaptable)			
INSTANCES: 14			
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	Y	
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	9.9 m³ Internal
NATURAL VENTILATION:	Breezephath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

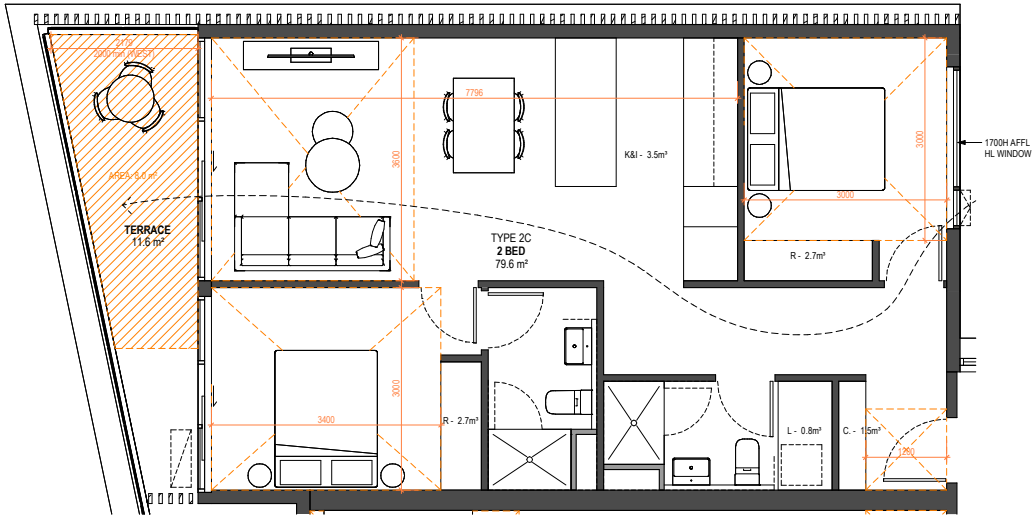
LAYOUT: 2B			
INSTANCES: 4			
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	N	
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	N	Internal 12.4m³
NATURAL VENTILATION:	Breezephath between 5m and 18m.	N	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		N	

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

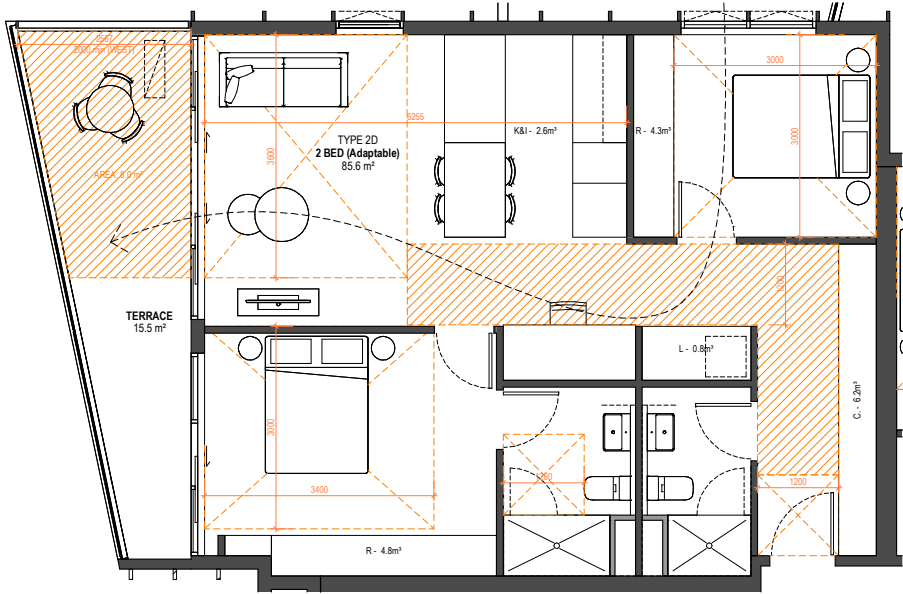
TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

SEPTEMBER 2024



BADS - 2C



BADS - 2D (Adaptable)

LAYOUT: 2C			
INSTANCES: 1			
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	Y	
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	11.2 m³ Internal
NATURAL VENTILATION:	Breezephath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	11.6m² ACHIEVED
ACCESSIBILITY:		N	

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

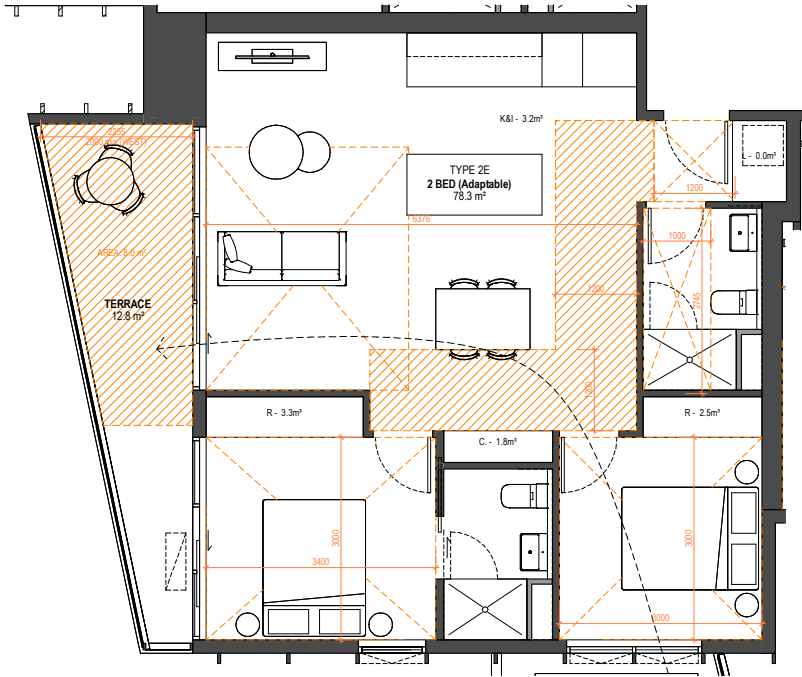
LAYOUT: 2D (Adaptable)			
INSTANCES: 6			
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	Y	
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	Internal 18.7m³
NATURAL VENTILATION:	Breezephath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

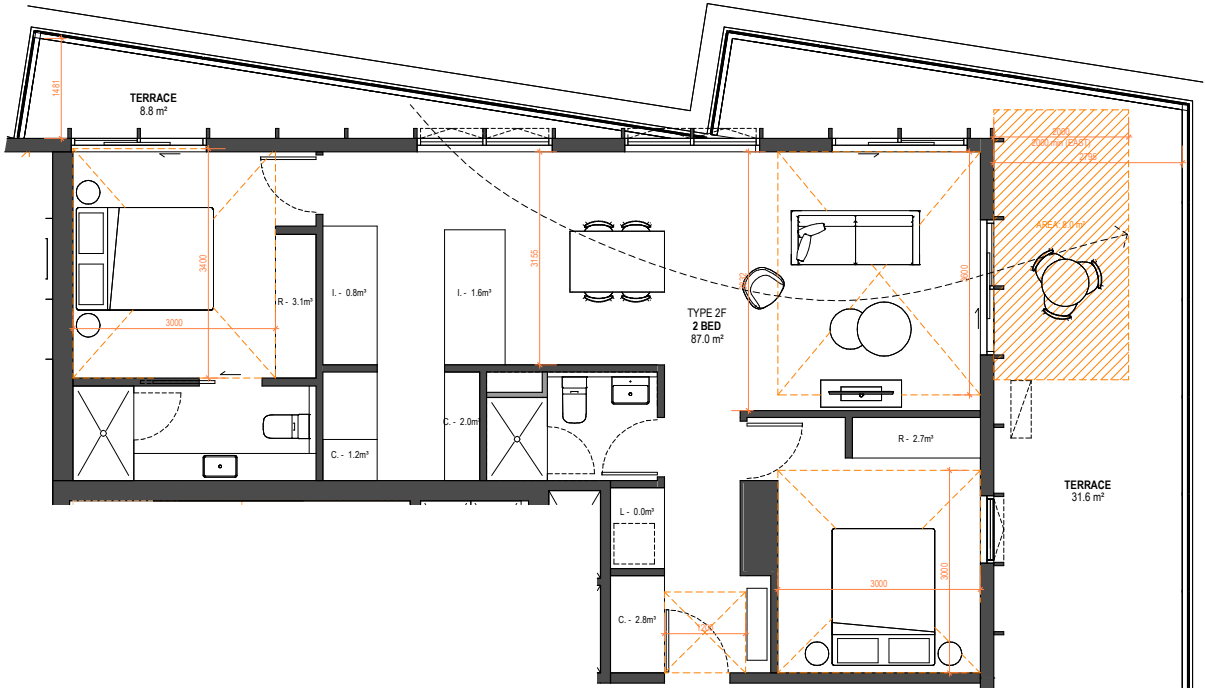
TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

SEPTEMBER 2024



BADS - 2E (Adaptable)



BADS - 2F

LAYOUT: 2E (Adaptable)				
INSTANCES: 6				
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS	
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y		
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y		
ROOM DEPTH:	9m maximum depth.	Y		
WINDOWS:	1.2m wide for saddleback.	Y		
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	Internal 10.8 m³	
NATURAL VENTILATION:	Breezephath between 5m and 18m.	Y		
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	12.8m² ACHIEVED	
ACCESSIBILITY:		Y	Adaptable	

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

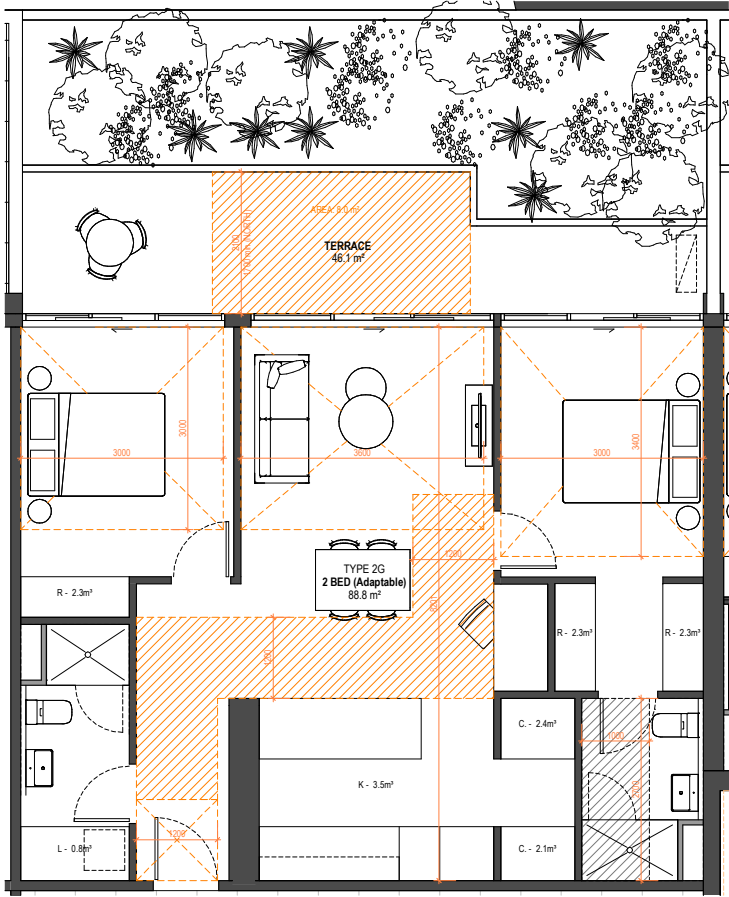
LAYOUT: 2F				
INSTANCES: 1				
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS	
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y		
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y		
ROOM DEPTH:	9m maximum depth.	Y		
WINDOWS:	1.2m wide for saddleback.	Y		
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	Internal 14.2 m³	
NATURAL VENTILATION:	Breezephath between 5m and 18m.	Y		
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y		
ACCESSIBILITY:		N		

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

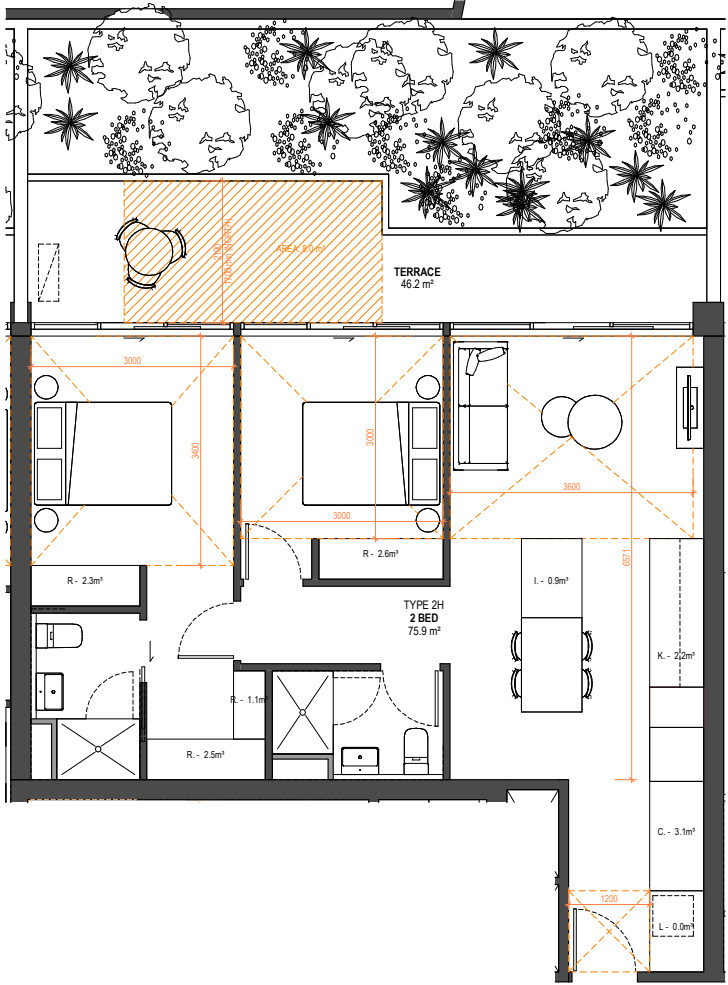
SEPTEMBER 2024



BADS - 2G (Adaptable)

LAYOUT:2G (Adaptable)				
INSTANCES:1				
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS	
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y		
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y		
ROOM DEPTH:	9m maximum depth.	Y		
WINDOWS:	1.2m wide for saddleback.	Y		
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	Internal 15.7 m³	
NATURAL VENTILATION:	Breezephath between 5m and 18m.	N		
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y		
ACCESSIBILITY:		Y	Adaptable	

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.



BADS - 2H

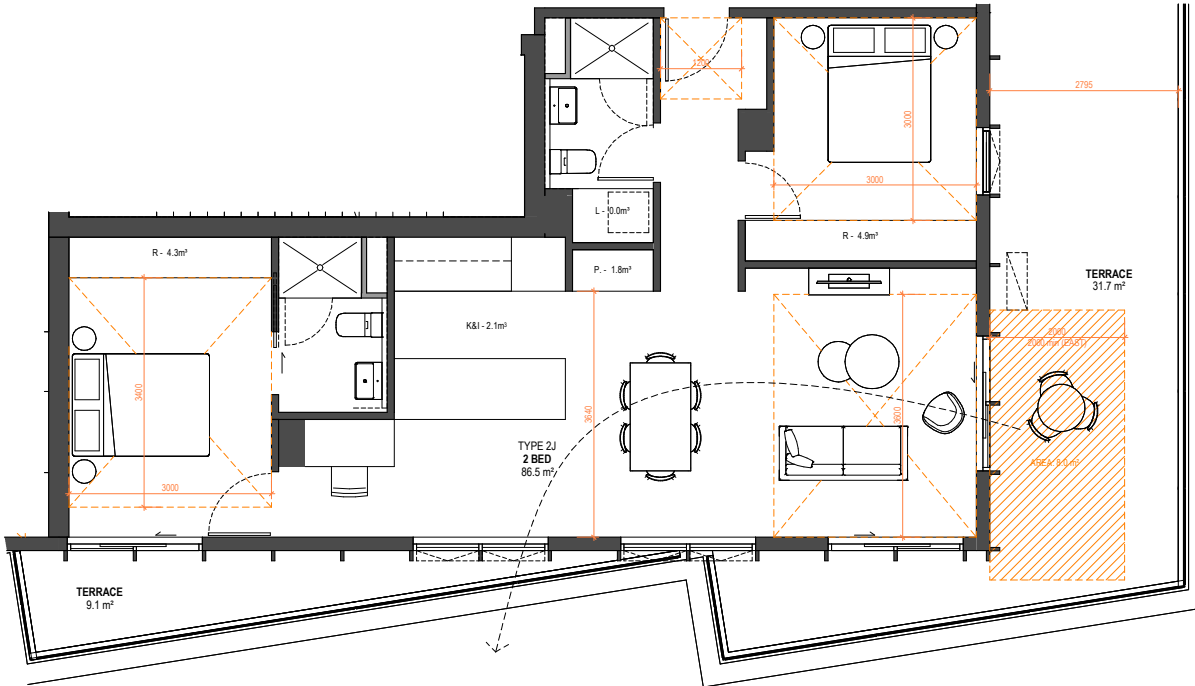
LAYOUT:2H				
INSTANCES:1				
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS	
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y		
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y		
ROOM DEPTH:	9m maximum depth.	Y		
WINDOWS:	1.2m wide for saddleback.	Y		
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	Internal 14.7 m³	
NATURAL VENTILATION:	Breezephath between 5m and 18m.	N		
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y		
ACCESSIBILITY:		Y		

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

SEPTEMBER 2024



BADS - 2J

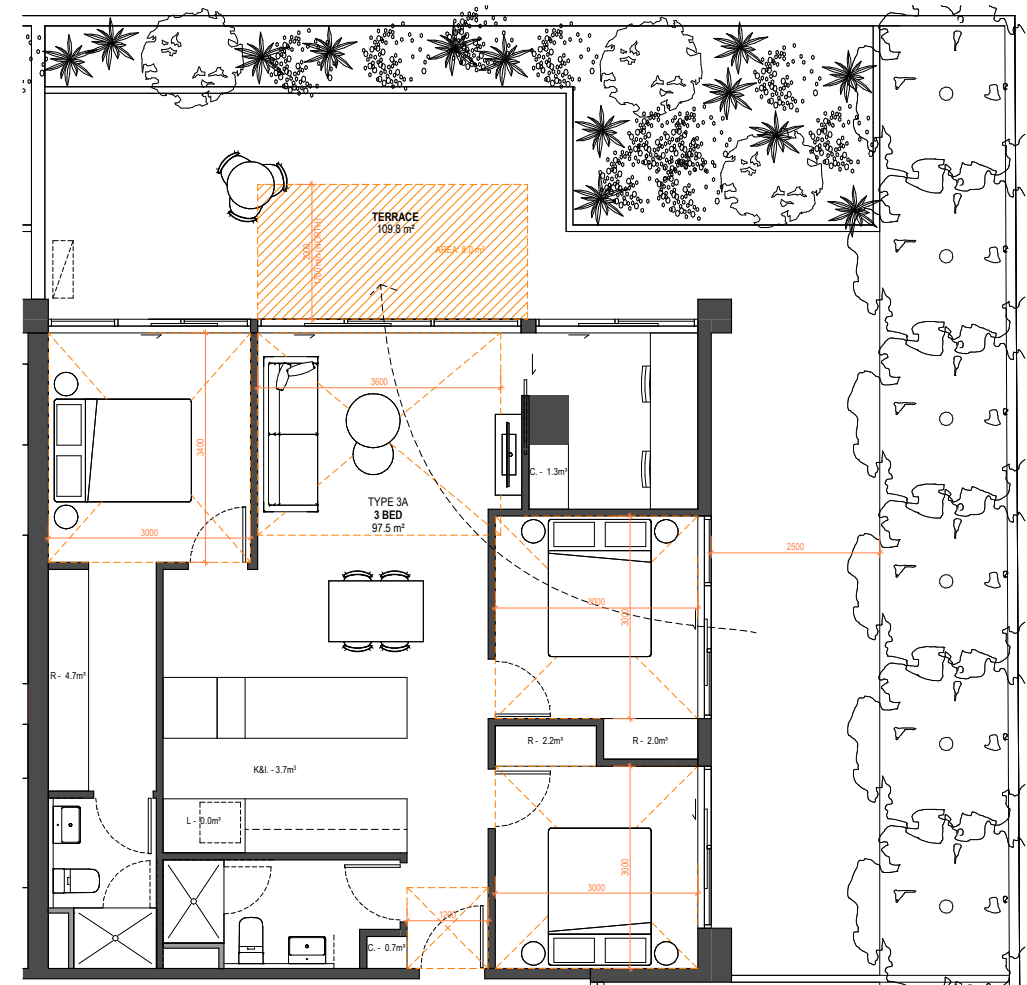
LAYOUT: 2J			
INSTANCES: 1			
TYPE: 2 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	Y	
STORAGE:	Internal: 9.0 m³ Total: 14.0 m³	Y	Internal 13.1 m³
NATURAL VENTILATION:	Breezepath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.0 m Area: 8.0 m²	Y	
ACCESSIBILITY:		Y	

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

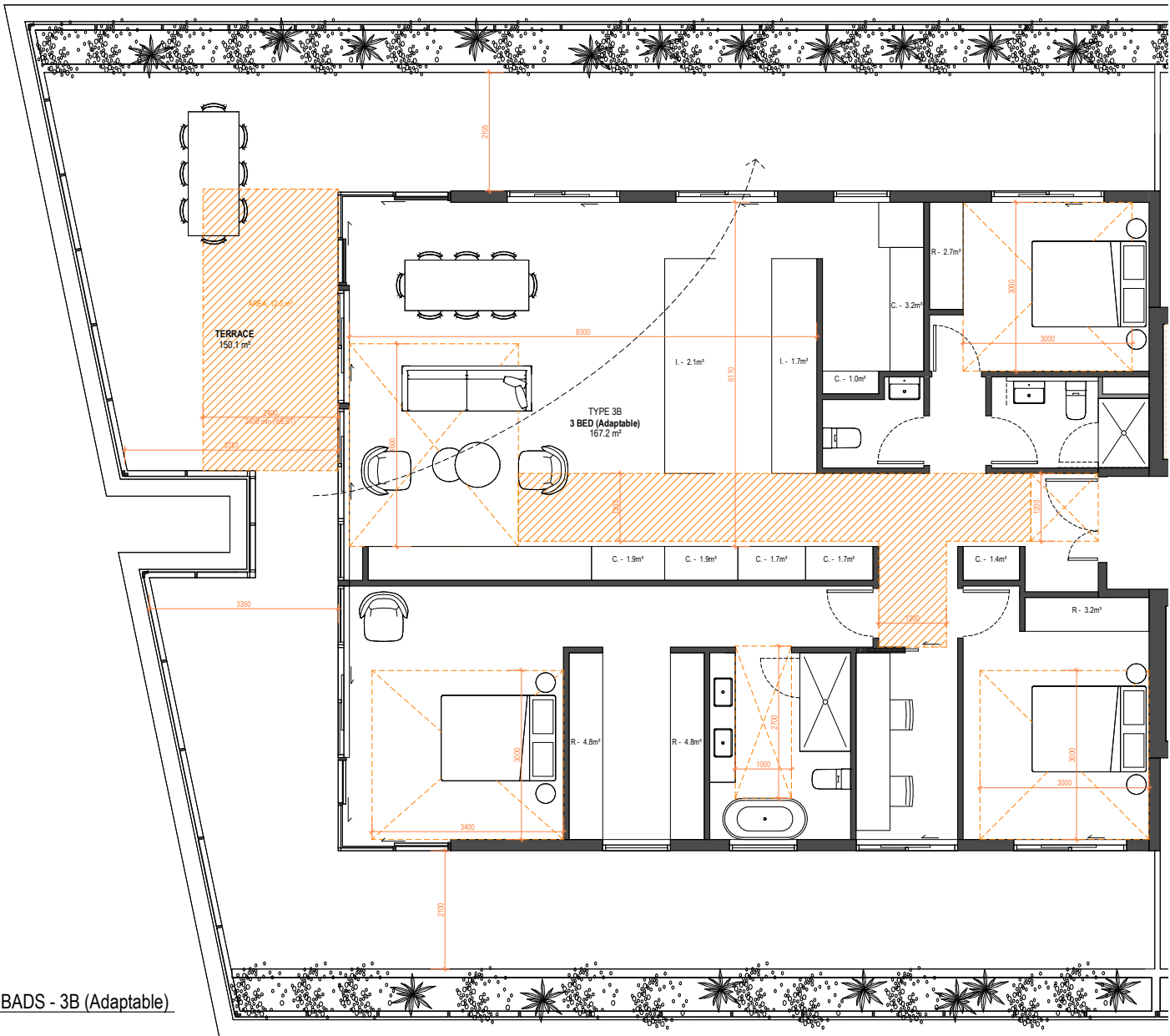
TOWN PLANNING APPLICATION

347 NEPEAN HIGHWAY

SEPTEMBER 2024



BADS - 3A



BADS - 3B (Adaptable)

LAYOUT: 3A			
INSTANCES: 2			
TYPE: 3 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	Y	
STORAGE:	Internal: 12.0 m³ Total: 18.0 m³	Y	Internal 14.6m³
NATURAL VENTILATION:	Breezephath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.4 m Area: 12.0 m²	Y	
ACCESSIBILITY:		N	

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.

LAYOUT: 3B (Adaptable)			
INSTANCES: 1			
TYPE: 3 Bed	MINIMUM REQ.	Y/N	COMMENTS
FUNCTIONAL LAYOUT: Living	Width: 3.6 m Area: 12.0 m²	Y	
FUNCTIONAL LAYOUT: Bedroom(s)	Master: 3.4x3m. Secondary 3x3m.	Y	
ROOM DEPTH:	9m maximum depth.	Y	
WINDOWS:	1.2m wide for saddleback.	Y	
STORAGE:	Internal: 12.0 m³ Total: 18.0 m³	Y	Internal 32.1m³
NATURAL VENTILATION:	Breezephath between 5m and 18m.	Y	
PRIVATE OPEN SPACE:	Width: 2.4 m Area: 12.0 m²	Y	
ACCESSIBILITY:		Y	Adaptable

Note: All dimensions and volumes are nominal only. Volume excludes fridge, dishwasher, oven, rangehood and undersink.