Designer
BUILDING DESIGN SOLUTIONS
PH: 0422 759 547
E: nathan@buildingdesignsolutions.com.au

Land Surveyor
SHAW LAND SURVEYS P/L
PH: (03) 5443 0320
E: shawlandsurveys@gmail.com

Council
CITY OF GREATER BENDIGO
PH: (03) 5434 6000
E: planningenquries@bendigo.vic.gov.au

Town Planning Consultant
TERRACO
PH: (03) 5442 5799
E: info@terraco.com.au

Heritage Consultant
KYLIE HOWE HERITAGE & CONSERVATION
PH: 0411 141 037
E: info@kyliehoweheritageconservation.com.au

BDS
Building Design Solutions

ABN: **41 420 373 776**



Drawing Register

A00 - COVER SHEET
A01 - EXISTING/ DEMOLITION SITE PLAN
A02 - EXISTING/ DEMOLITION FLOOR PLAN (RESIDENCE)
A03 - EXISTING/ DEMOLITION FLOOR PLAN (GARAGE)
A04 - EXISTING/ DEMOLITION ELEVATIONS 1 OF 2 (RESIDENCE)
A05 - EXISTING/ DEMOLITION ELEVATIONS 2 OF 2 (RESIDENCE)
A06 - EXISTING/ DEMOLITION ELEVATIONS (GARAGE)
A07 - EXISTING/ DEMOLITION 3D PERSPECTIVES 1 OF 2
A08 - EXISTING/ DEMOLITION 3D PERSPECTIVES 2 OF 2
A09 - PROPOSED SITE PLAN
A10 - PROPOSED OVERLOOKING PLAN
A11 - 9AM OVERSHADOWING PLAN
A12 - 10AM OVERSHADOWING PLAN
A13 - 11AM OVERSHADOWING PLAN
A14 - 12PM OVERSHADOWING PLAN
A15 - 1PM OVERSHADOWING PLAN
A16 - 2PM OVERSHADOWING PLAN
A17 - 3PM OVERSHADOWING PLAN
A18 - PROPOSED FLOOR PLAN (RESIDENCE)
A19 - PROPOSED FLOOR PLANS (GARAGE)
A20 - PROPOSED ELEVATIONS 1 OF 2 (RESIDENCE)
A21 - PROPOSED ELEVATIONS 2 OF 2 (RESIDENCE)
A22 - PROPOSED ELEVATIONS (GARAGE)
A23 - PROPOSED 3D PERSPECTIVES 1 OF 2
A24 - PROPOSED 3D PERSPECTIVES 2 OF 2
A25 - RENDERED 3D PERSPECTIVE 1 OF 4
A26 - RENDERED 3D PERSPECTIVE 2 OF 4
A27 - RENDERED 3D PERSPECTIVE 3 OF 4
A28 - RENDERED 3D PERSPECTIVE 4 OF 4

3D PERSPECTIVES ARE INDICATIVE ONLY

BPC Building and Plumbing Commission
RBP No: **DP-AD 33515**

Design Matters National

Graeme & Kerrie Stewart
140 Barnard Street, Bendigo VIC 3550

25-07
Town Planning

REV	DESCRIPTION	DATE

Property Details

140 BARNARD STREET, BENDIGO VIC 3550
LOT 3 ON PLAN OF SUBDIVISION 331188G
VOLUME 10233, FOLIO 401
STANDARD PARCEL IDENTIFIER (SPI): 3\PS331188
LOCAL COUNCIL: CITY OF GREATER BENDIGO
COUNCIL PROPERTY NUMBER: 210624
DIRECTORY REF: VICROADS 607 R5

GENERAL RESIDENTIAL ZONE (GRZ)
HERITAGE OVERLAY (HO87)
VICTORIAN HERITAGE REGISTER - H1745
(PARK TERRACE)

Site Levels

SITE CONTOURS SHOWN ARE TO THE AUSTRALIAN HEIGHT DATUM **(AHD)**.
CONTOURS ARE AT 0.10m INTERVALS.
LEVELS DERIVED FROM SHAW LAND SURVEYS FEATURE AND LEVEL PLAN.
REF: 7658/25.
CONTRACTORS ARE TO CHECK AND VERIFY ALL LEVELS ONSITE PRIOR TO COMMENCING ANY WORKS.

Demolition Legend

- EXISTING BUILDING ELEMENTS AND/ OR STRUCTURES TO BE REMOVED, MAKE GOOD ALL REMAINING SURFACES.
- EXTENT OF NEW BUILDING WORKS. REFER TO THE PROPOSED PLANS FOR FULL DETAILS.

Site Legend

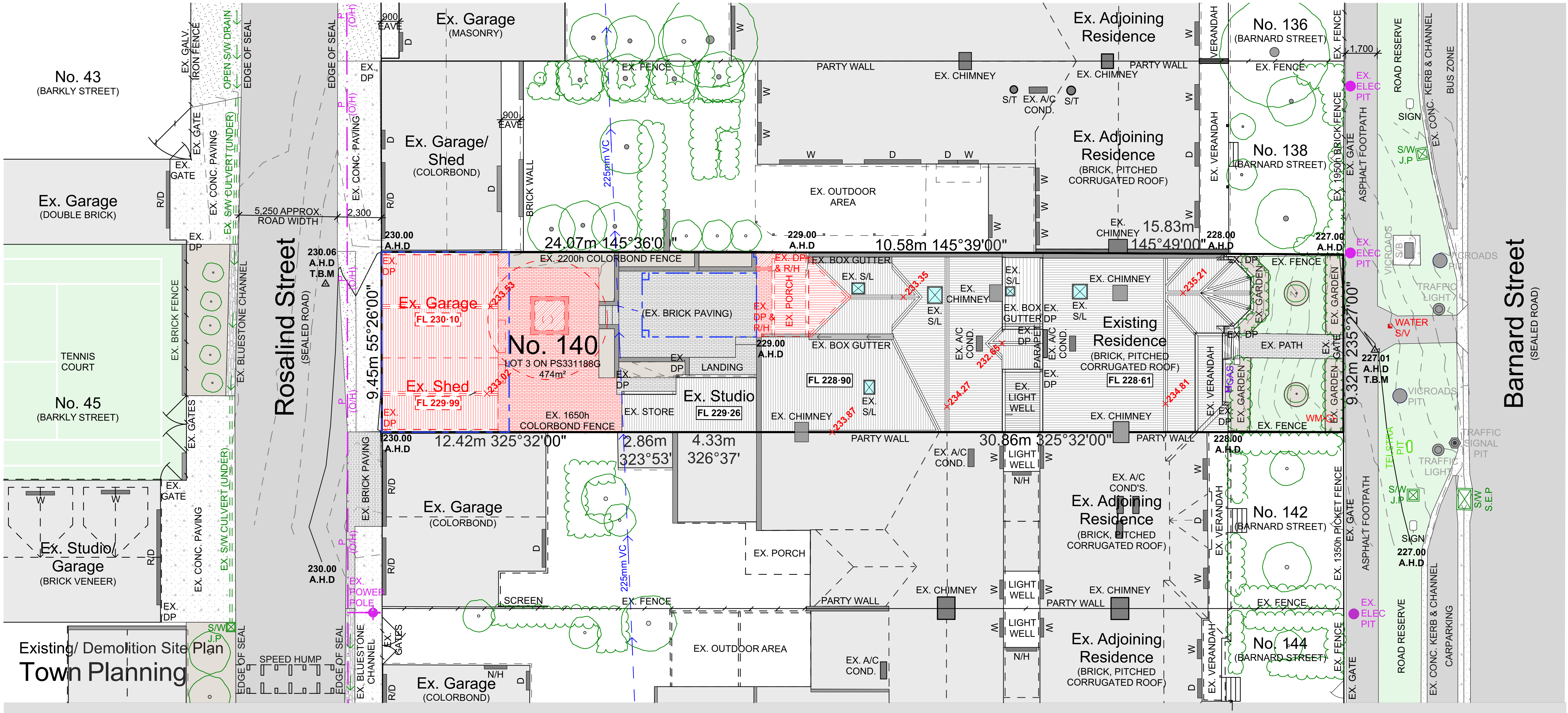
- EXISTING TITLE BOUNDARIES
- EXISTING TITLE EASEMENTS
- NEIGHBOURING TITLE BOUNDARIES
- W — EXISTING HABITABLE ROOM WINDOWS (N/H = NON-HABITABLE, D = DOOR)
- EXISTING RETAINING WALLS
- EXISTING FENCING (AS SHOWN)
- 230.00 A.H.D — EXISTING CONTOUR LEVEL (MAJOR)
- EXISTING CONTOUR LEVEL (MINOR)
- 233.87 — EXISTING ROOF RIDGE HEIGHTS (A.H.D)
- T.B.M — TEMPORARY BENCH MARK (NAIL IN ASPHALT SEAL)
- EXISTING TREE, SHRUB OR VEGETATION
- EXISTING ASPHALT SEAL
- EXISTING GRASS AREA
- EXISTING GARDEN AREA

Site Services

- EXISTING SEWER MAIN
- S/W — EXISTING STORMWATER MAIN
- P — EXISTING POWER MAIN (O/H = OVERHEAD)
- G — EXISTING GAS MAIN
- T — EXISTING TELSTRA/ NBN MAIN (O/H = OVERHEAD)
- W — EXISTING WATER MAIN
- VICROADS — EXISTING VICROADS TRAFFIC MANAGEMENT

THE LOCATION OF ALL EXISTING SERVICES AND INFRASTRUCTURE ARE TAKEN FROM ASSET PLANS RECEIVED FROM THE RELEVANT SERVICING AUTHORITIES. CONTRACTORS ARE TO CHECK AND VERIFY LOCATIONS ONSITE PRIOR TO COMMENCING ANY WORKS.

North
GDA2020
ZONE 55



Existing/ Demolition Site Plan
Town Planning

ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:200 @ A3 | Sheet - A01 | Date - 23/09/2026 | Drawn - Nathan Gray

Design Matters National

BPC Building and Plumbing Commission
RBP No: DP-AD 33515

Existing Floor Areas

EXISTING FLOOR AREA:	205.66m²	22.13sqs
EXISTING VERANDAH AREA:	7.87m²	0.85sqs
EXISTING LIGHTWELL AREA:	8.41m²	0.90sqs
EXISTING PORCH AREA:	7.38m²	0.79sqs
EXISTING STUDIO/ STORE AREA:	17.64m²	1.90sqs
EXISTING GARAGE/ SHED AREA:	55.84m²	6.01sqs
TOTAL EXISTING AREA:	302.80m²	32.59sqs

Wall Legend

EXISTING TIMBER FRAMED, BRICK OR BRICK VENEER WALLS TO REMAIN. (ALLOW TO PROTECT DURING DEMOLITION WORKS)

EXISTING TIMBER FRAMED, BRICK OR BRICK VENEER WALLS TO BE REMOVED.

Demolition Legend

EXISTING BUILDING ELEMENTS AND/ OR STRUCTURES TO BE REMOVED, MAKE GOOD ALL REMAINING SURFACES.

EXTENT OF NEW BUILDING WORKS. REFER TO THE PROPOSED PLANS FOR FULL DETAILS.

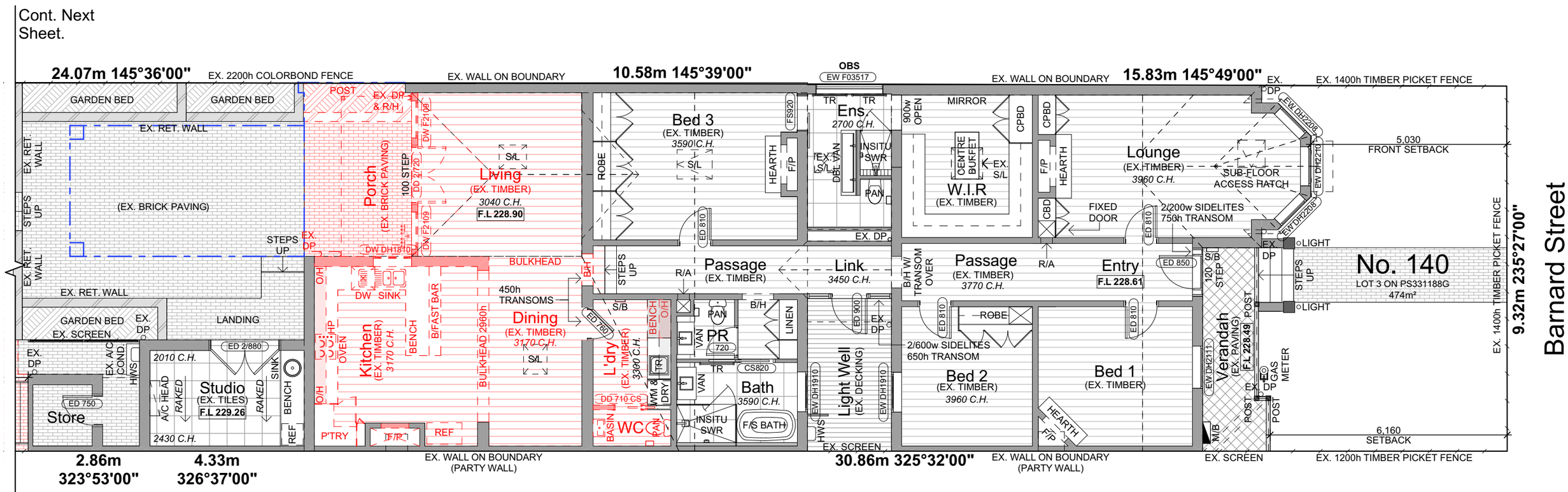
All Floor Levels Shown Are To The Australian Height Datum (A.H.D), Exact F.L's To Be Confirmed Onsite.

Doors & Windows

DOOR AND WINDOW CODES ARE AS FOLLOWS -
EW## - EXISTING WINDOW TO REMAIN
DW## -WINDOW TO BE DEMOLISHED
REW## - RE-USE EXISTING WINDOW
ED## - EXISTING DOOR TO REMAIN
DD## - DOOR TO BE DEMOLISHED
RED## - RE-USE EXISTING DOOR

North
GDA2020
ZONE 55

Cont. Next Sheet.



Cont. Next Sheet.

Existing/ Demolition Floor Plan (Residence)

Town Planning

ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:100 @ A3 Sheet - A02 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National
BPC Building and Plumbing Commission
RBP No: DP-AD 33515

Existing Floor Areas

EXISTING FLOOR AREA:	205.66m²	22.13sqs
EXISTING VERANDAH AREA:	7.87m²	0.85sqs
EXISTING LIGHTWELL AREA:	8.41m²	0.90sqs
EXISTING PORCH AREA:	7.38m²	0.79sqs
EXISTING STUDIO/ STORE AREA:	17.64m²	1.90sqs
EXISTING GARAGE/ SHED AREA:	55.84m²	6.01sqs
TOTAL EXISTING AREA:	302.80m²	32.59sqs

Wall Legend

EXISTING TIMBER FRAMED, BRICK OR BRICK VENEER WALLS TO REMAIN. (ALLOW TO PROTECT DURING DEMOLITION WORKS)

EXISTING TIMBER FRAMED, BRICK OR BRICK VENEER WALLS TO BE REMOVED.

Demolition Legend

EXISTING BUILDING ELEMENTS AND/ OR STRUCTURES TO BE REMOVED, MAKE GOOD ALL REMAINING SURFACES.

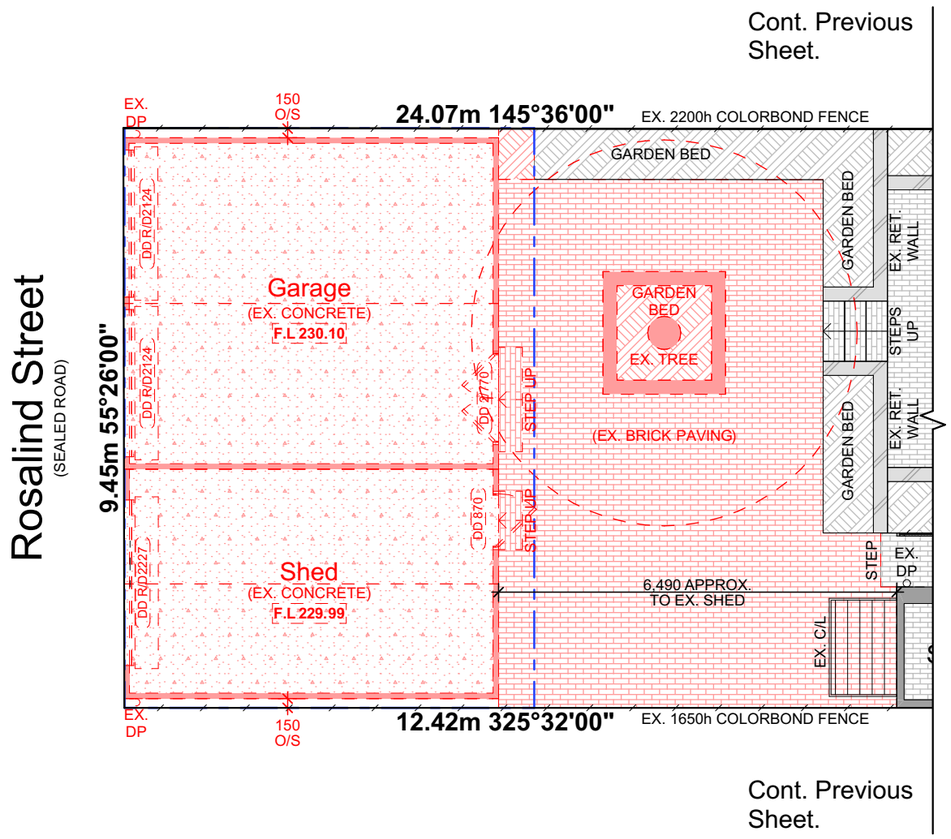
EXTENT OF NEW BUILDING WORKS. REFER TO THE PROPOSED PLANS FOR FULL DETAILS.

All Floor Levels Shown Are To The Australian Height Datum (A.H.D), Exact F.L's To Be Confirmed Onsite.

Doors & Windows

DOOR AND WINDOW CODES ARE AS FOLLOWS -
EW## - EXISTING WINDOW TO REMAIN
DW## -WINDOW TO BE DEMOLISHED
REW## - RE-USE EXISTING WINDOW
ED## - EXISTING DOOR TO REMAIN
DD## - DOOR TO BE DEMOLISHED
RED## - RE-USE EXISTING DOOR

North
GDA2020
ZONE 55



Existing/ Demolition Floor Plan (Garage)

Town Planning

ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:100 @ A3 Sheet - A03 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National
BPC Building and Plumbing Commission RBP No: DP-AD 33515

Demolition Legend

EXISTING BUILDING ELEMENTS AND/ OR STRUCTURES TO BE REMOVED, MAKE GOOD ALL REMAINING SURFACES.

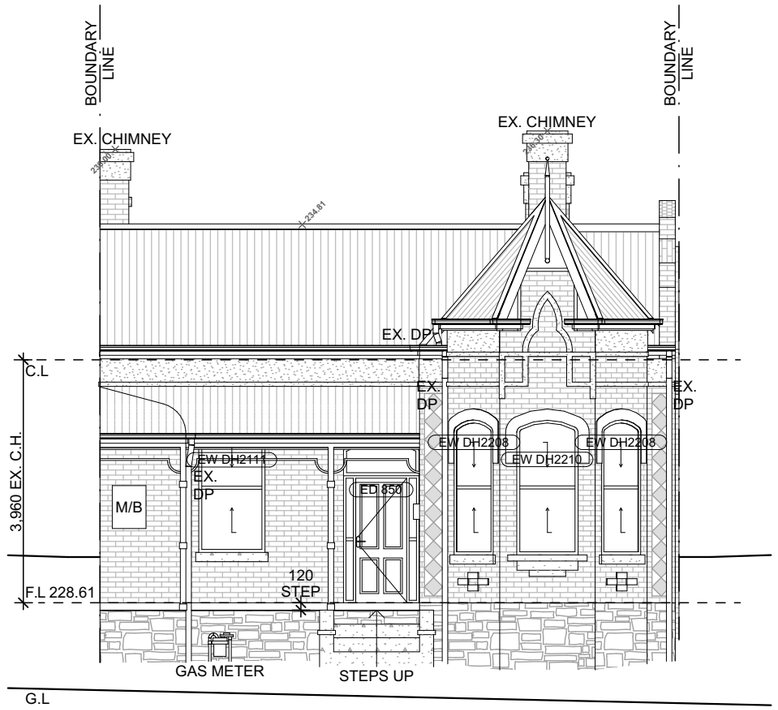
EXTENT OF NEW BUILDING WORKS. REFER TO THE PROPOSED PLANS FOR FULL DETAILS.

CREATE OPENINGS WITHIN EXISTING WALLS AS REQUIRED TO SUIT THE PROPOSED NEW WORKS.

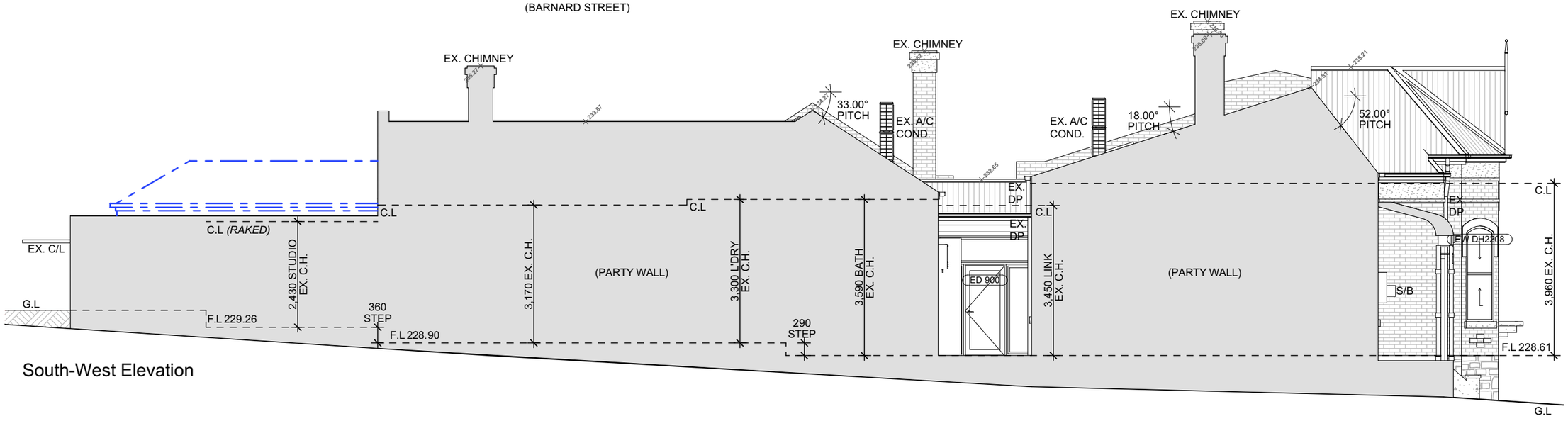
Existing Levels

EXISTING FLOOR LEVELS AND SPOT LEVELS SHOWN ARE TO THE AUSTRALIAN HEIGHT DATUM **(A.H.D)**. LEVELS DERIVED FROM SHAW LAND SURVEYS FEATURE AND LEVEL PLAN.
SURVEYORS REF: **7658/25**

CONTRACTORS ARE TO CHECK AND VERIFY ALL LEVELS ONSITE PRIOR TO COMMENCING ANY WORKS.



South-East Elevation
(BARNARD STREET)



South-West Elevation

Existing/ Demolition Elevations 1 of 2 (Residence)

Town Planning

ABN: 41 420 373 776
Building Design Solutions

Project **25-07 Graeme & Kerrie Stewart**

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:100 @ A3 Sheet - A04 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National
BPC Building and Plumbing Commission RBP No: DP-AD 33515

Demolition Legend

EXISTING BUILDING ELEMENTS AND/ OR STRUCTURES TO BE REMOVED, MAKE GOOD ALL REMAINING SURFACES.

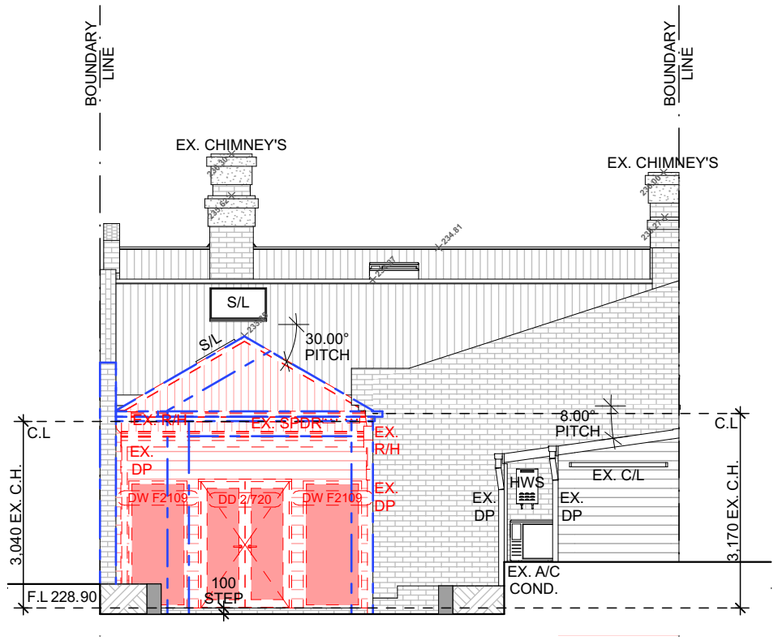
EXTENT OF NEW BUILDING WORKS. REFER TO THE PROPOSED PLANS FOR FULL DETAILS.

CREATE OPENINGS WITHIN EXISTING WALLS AS REQUIRED TO SUIT THE PROPOSED NEW WORKS.

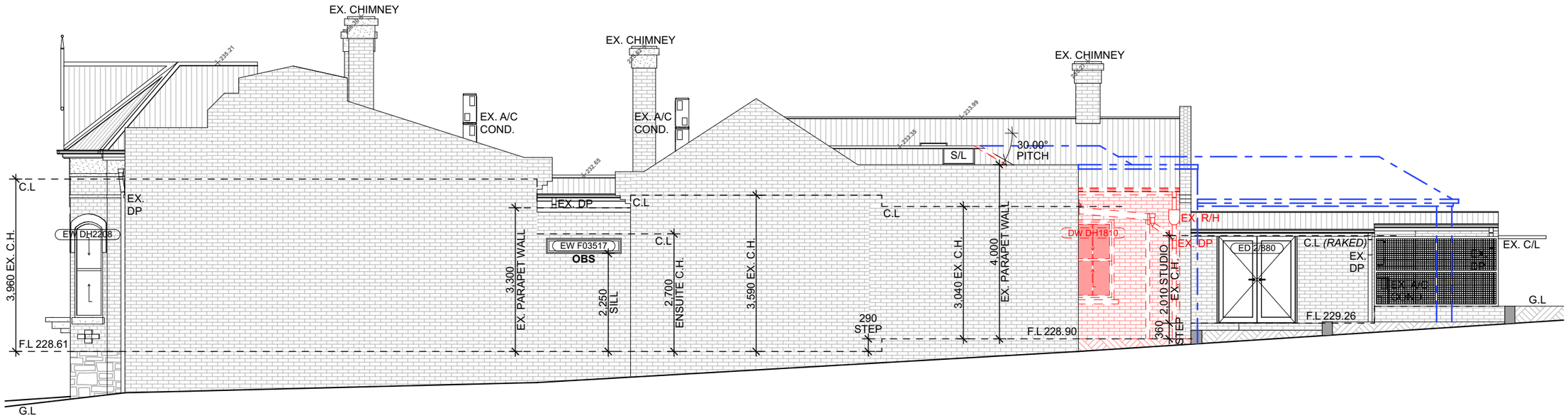
Existing Levels

EXISTING FLOOR LEVELS AND SPOT LEVELS SHOWN ARE TO THE AUSTRALIAN HEIGHT DATUM **(A.H.D)**. LEVELS DERIVED FROM SHAW LAND SURVEYS FEATURE AND LEVEL PLAN.
SURVEYORS REF: **7658/25**

CONTRACTORS ARE TO CHECK AND VERIFY ALL LEVELS ONSITE PRIOR TO COMMENCING ANY WORKS.



North-West Elevation



North-East Elevation

Existing/ Demolition Elevations 2 of 2 (Residence)

Town Planning

ABN: 41 420 373 776
Building Design Solutions

Project **25-07 Graeme & Kerrie Stewart**

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:100 @ A3 Sheet - A05 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National
BPC Building and Plumbing Commission RBP No: DP-AD 33515

Demolition Legend

EXISTING BUILDING ELEMENTS AND/ OR STRUCTURES TO BE REMOVED, MAKE GOOD ALL REMAINING SURFACES.

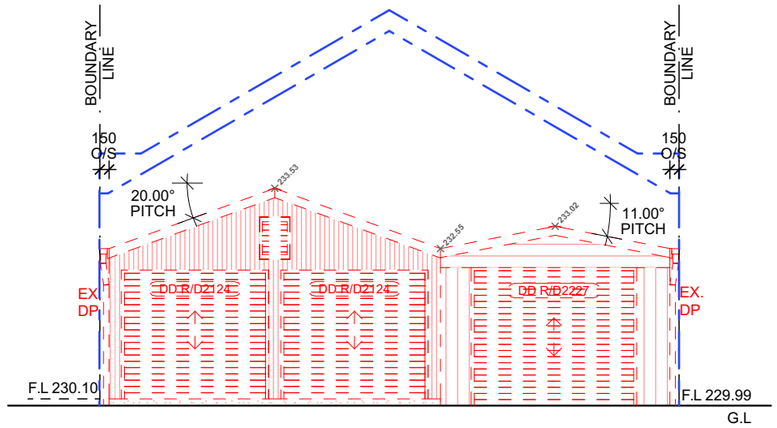
EXTENT OF NEW BUILDING WORKS. REFER TO THE PROPOSED PLANS FOR FULL DETAILS.

CREATE OPENINGS WITHIN EXISTING WALLS AS REQUIRED TO SUIT THE PROPOSED NEW WORKS.

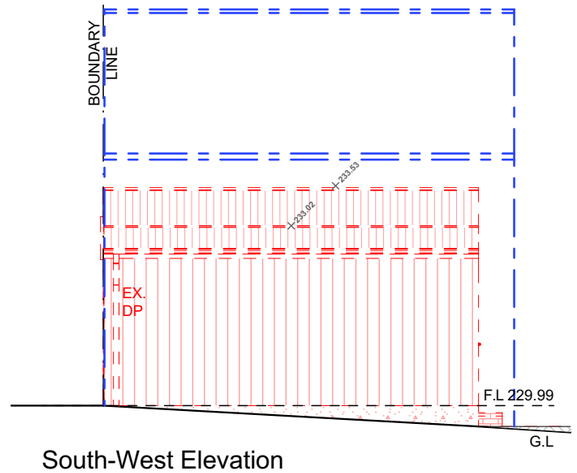
Existing Levels

EXISTING FLOOR LEVELS AND SPOT LEVELS SHOWN ARE TO THE AUSTRALIAN HEIGHT DATUM **(A.H.D)**. LEVELS DERIVED FROM SHAW LAND SURVEYS FEATURE AND LEVEL PLAN.
SURVEYORS REF: **7658/25**

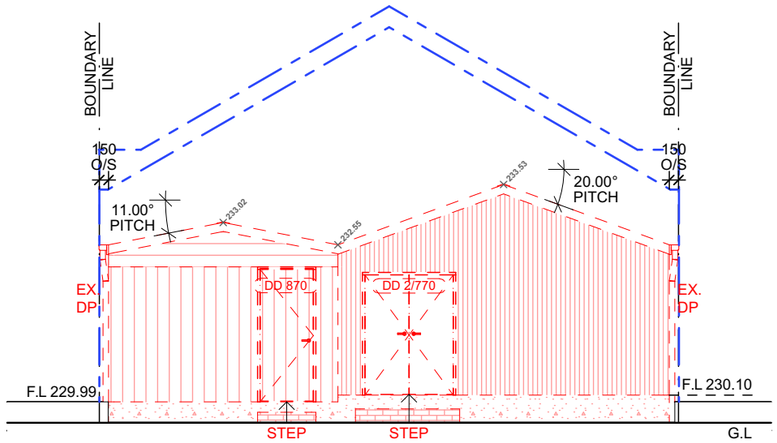
CONTRACTORS ARE TO CHECK AND VERIFY ALL LEVELS ONSITE PRIOR TO COMMENCING ANY WORKS.



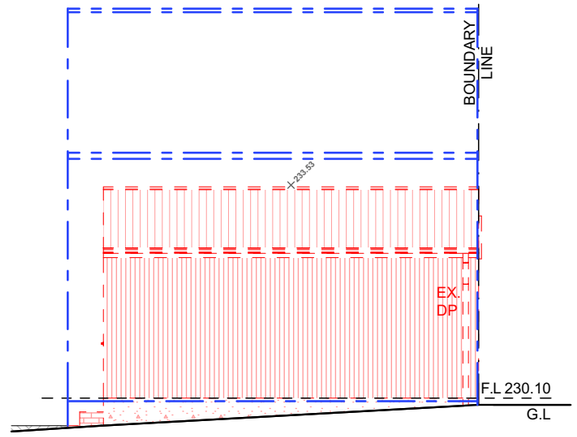
North-West Elevation
(ROSALIND STREET)



South-West Elevation



South-East Elevation



North-East Elevation

Existing/ Demolition Elevations (Garage)

Town Planning

ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

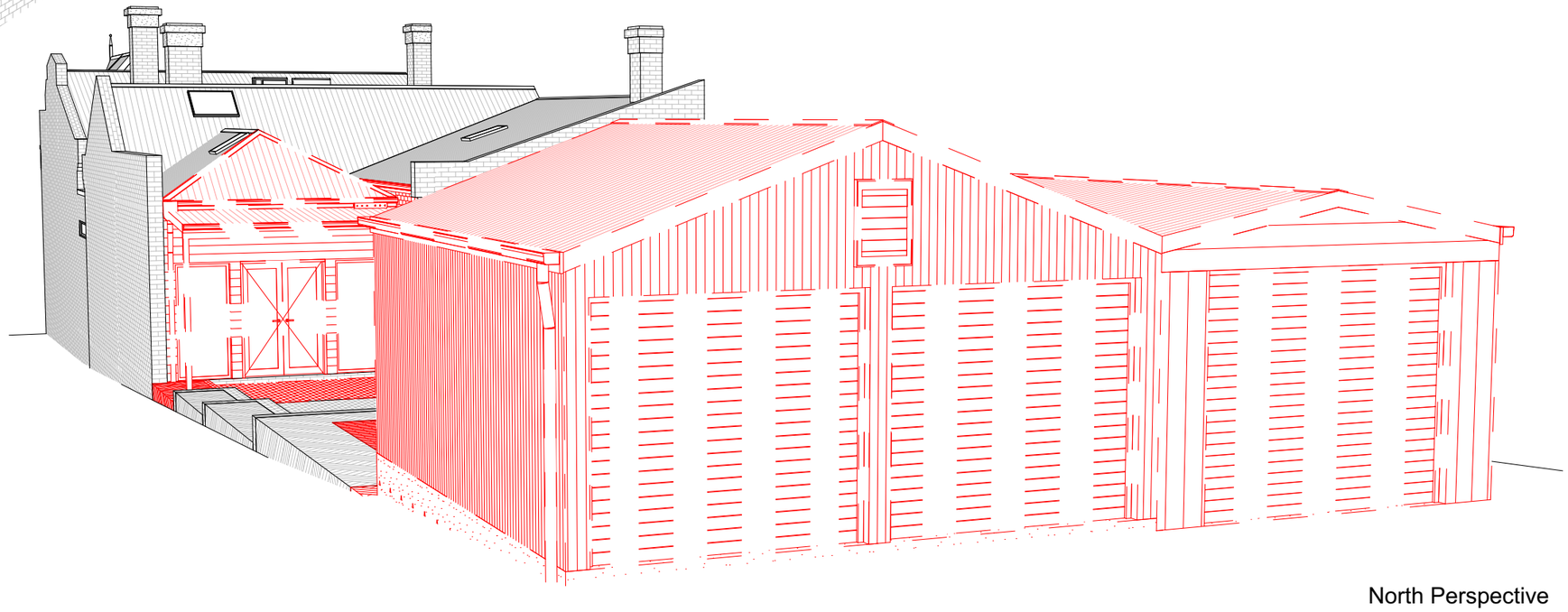
Scale - 1:100 @ A3 Sheet - A06 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National
BPC Building and Plumbing Commission RBP No: DP-AD 33515

Existing Building Elements Shown
Red Are To Be Removed.



East Perspective



North Perspective

Existing/ Demolition 3D Perspectives 1 of 2

Town Planning

BDS
ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

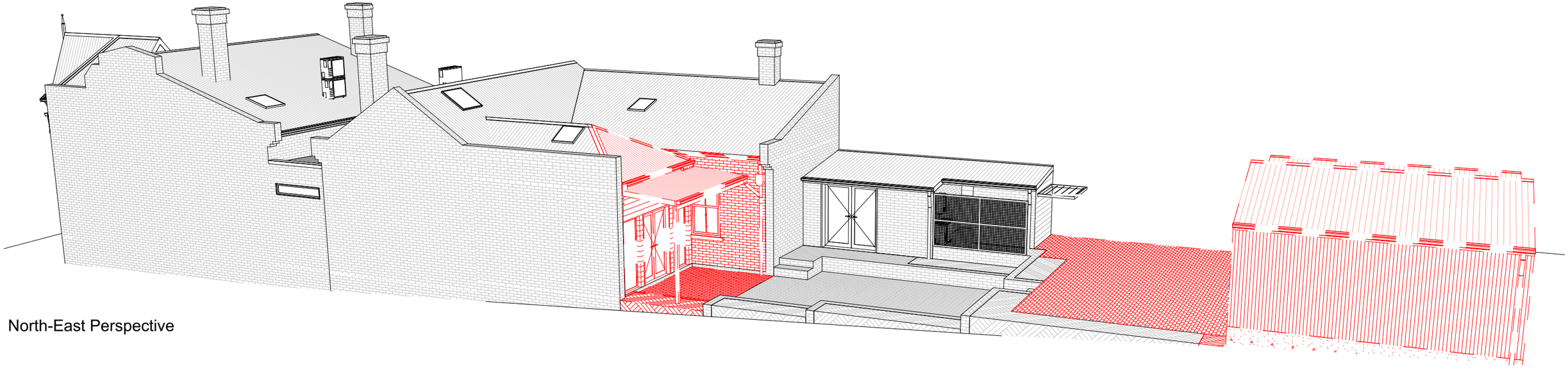
Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - N.T.S @ A3 Sheet - A07 Date - 23/09/2026 Drawn - Nathan Gray

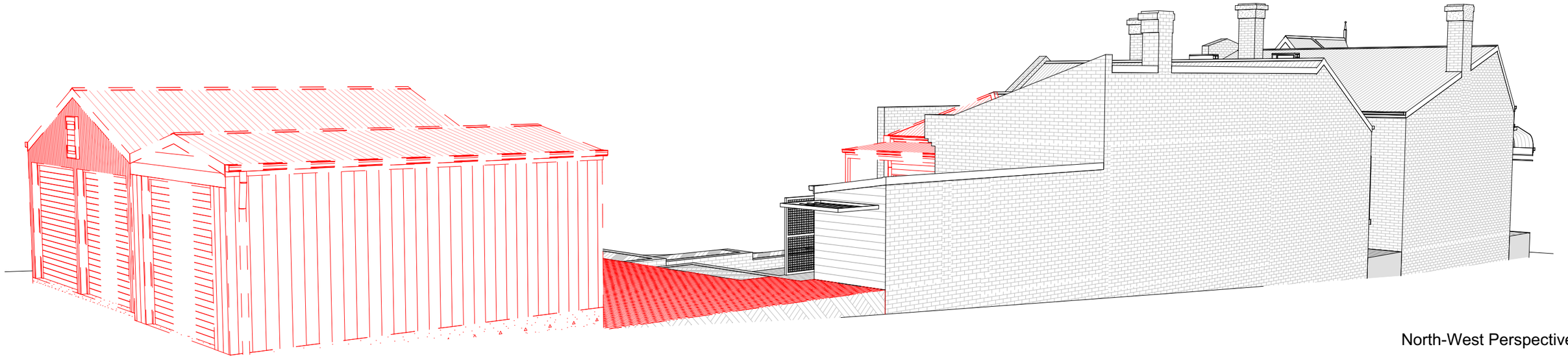
Design Matters National

BPC Building and Plumbing Commission
RBP No: DP-AD 33515

Existing Building Elements Shown
Red Are To Be Removed.



North-East Perspective



North-West Perspective

Existing/ Demolition 3D Perspectives 2 of 2

Town Planning

3DS
ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - N.T.S @ A3 Sheet - A08 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National
BPC Building and Plumbing Commission
RBP No: DP-AD 33515

Property Details

140 BARNARD STREET, BENDIGO VIC 3550
LOT 3 ON PLAN OF SUBDIVISION 331188G
VOLUME 10233, FOLIO 401
STANDARD PARCEL IDENTIFIER (SPI): 3\PS331188
LOCAL COUNCIL: CITY OF GREATER BENDIGO
COUNCIL PROPERTY NUMBER: 210624
DIRECTORY REF: VICROADS 607 R5

GENERAL RESIDENTIAL ZONE (GRZ)
HERITAGE OVERLAY (HO87)
VICTORIAN HERITAGE REGISTER - H1745
(PARK TERRACE)

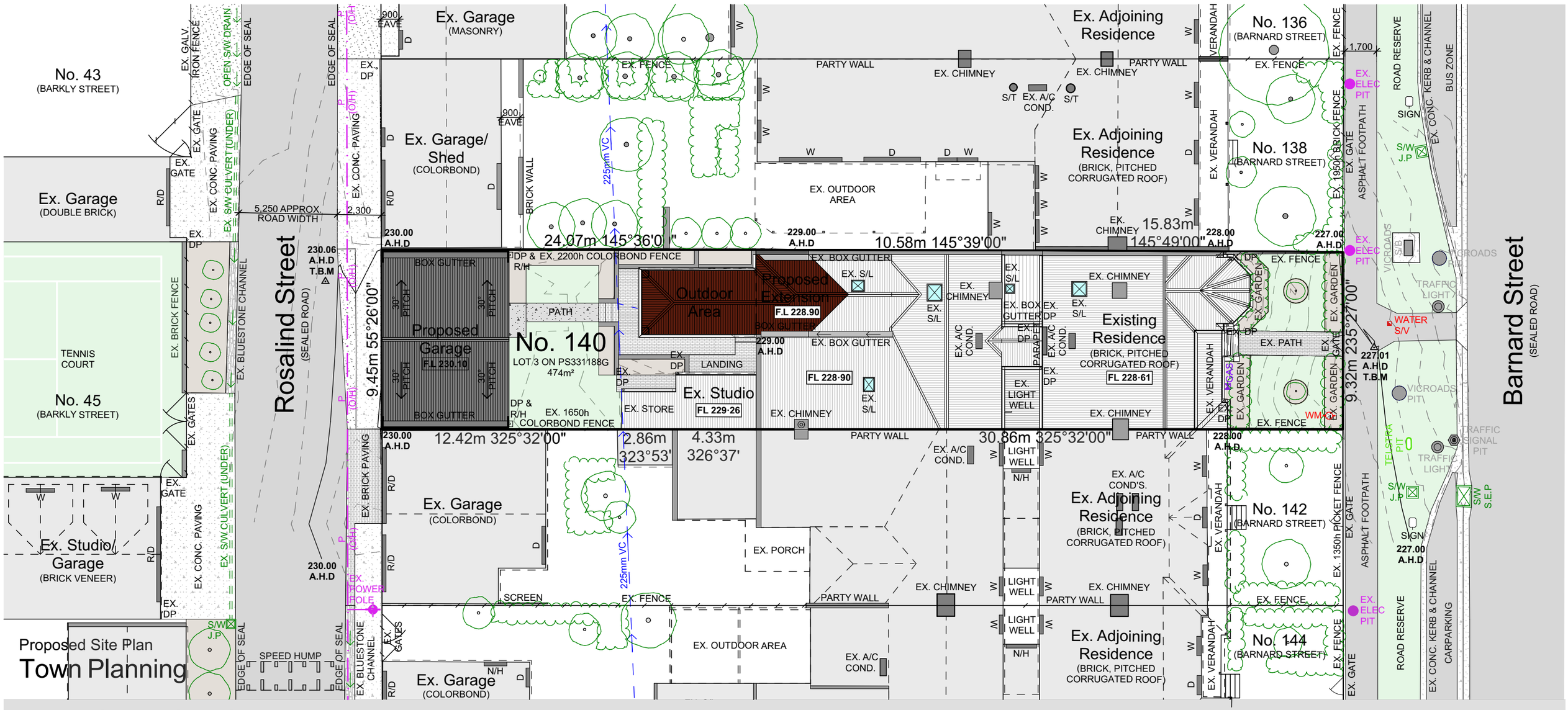
Site Levels

SITE CONTOURS SHOWN ARE TO THE AUSTRALIAN HEIGHT DATUM **(AHD)**.
CONTOURS ARE AT 0.10m INTERVALS.
LEVELS DERIVED FROM SHAW LAND SURVEYS FEATURE AND LEVEL PLAN.
REF: 7658/25.
CONTRACTORS ARE TO CHECK AND VERIFY ALL LEVELS ONSITE PRIOR TO COMMENCING ANY WORKS.

Site Legend

- EXISTING TITLE BOUNDARIES
- EXISTING TITLE EASEMENTS
- NEIGHBOURING TITLE BOUNDARIES
- W — EXISTING HABITABLE ROOM WINDOWS (N/H = NON-HABITABLE, D = DOOR)
- EXISTING RETAINING WALLS
- EXISTING FENCING (AS SHOWN)
- 230.00 A.H.D — EXISTING CONTOUR LEVEL (MAJOR)
- EXISTING CONTOUR LEVEL (MINOR)
- T.B.M — TEMPORARY BENCH MARK (NAIL IN ASPHALT SEAL)
- EXISTING TREE, SHRUB OR VEGETATION
- EXISTING ASPHALT SEAL
- EXISTING GRASS AREA
- EXISTING GARDEN AREA

North
GDA2020
ZONE 55



Proposed Site Plan
Town Planning

ABN: 41 420 373 776
Building Design Solutions

Project **25-07 Graeme & Kerrie Stewart**

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:200 @ A3 Sheet - A09 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National
BPC Building and Plumbing Commission RBP No: DP-AD 33515

Overlooking Legend

WIN — NEW WINDOW OR GLAZED DOOR TO A PROPOSED HABITABLE ROOM

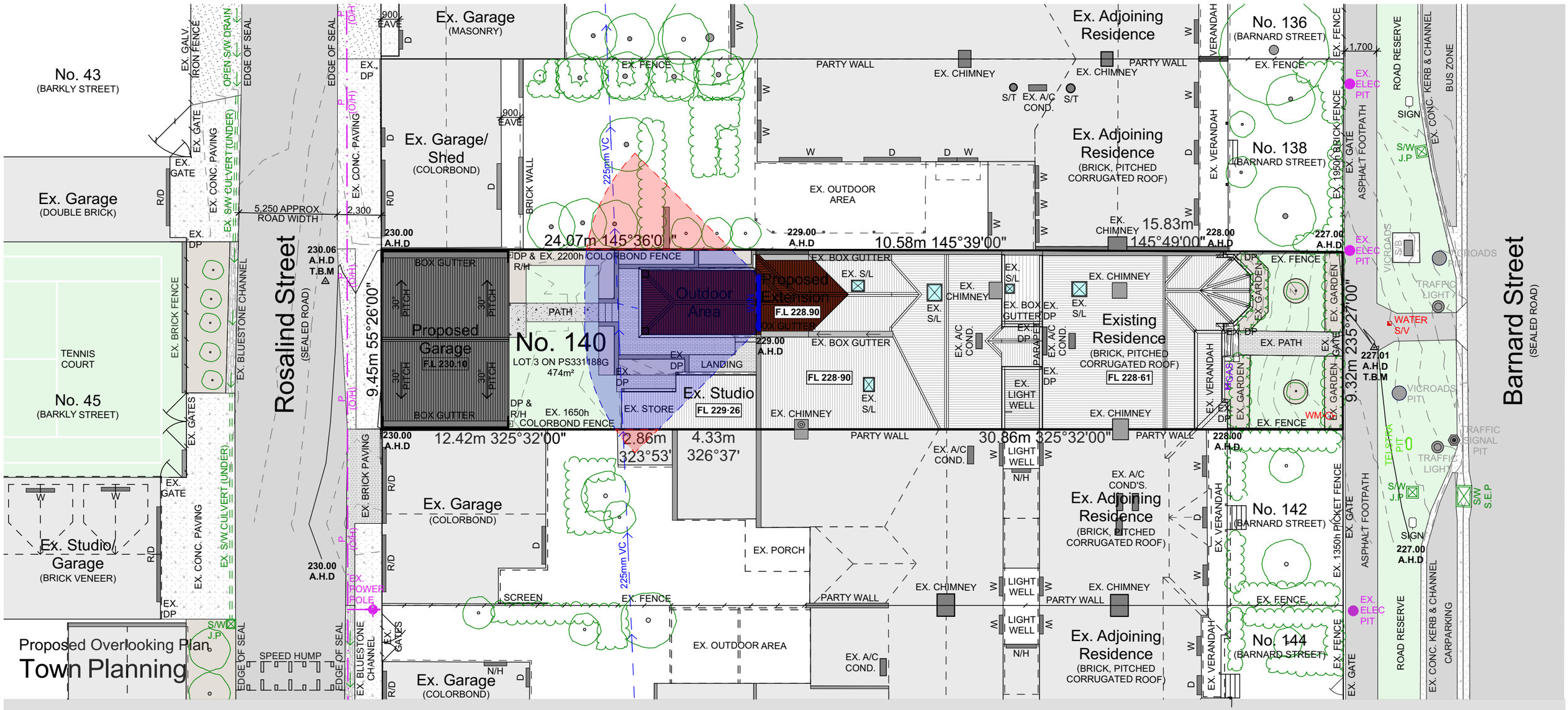
EXTENT OF OVERLOOKING

EXTENT OF OVERLOOKING BLOCKED

Overlooking Notes

OVERLOOKING STANDARDS DO NOT APPLY TO A NEW HABITABLE ROOM WINDOW OR GLAZED DOOR ON THE GROUND FLOOR WHICH:
- FACES A PROPERTY BOUNDARY WHERE THERE IS A VISUAL BARRIER AT LEAST 1.8m HIGH. EG (BOUNDARY FENCING) AND THE FLOOR LEVEL IS LESS THAN 0.8m ABOVE GROUND LEVEL AT THE BOUNDARY.
- THE WINDOW HAS A FLOOR TO SILL HEIGHT OF 1.7m OR GREATER.
- THE WINDOW HAS OBSCURE GLAZING BELOW 1.7m ABOVE FLOOR LEVEL.
- THE WINDOW HAS A PERMANENTLY FIXED EXTERNAL SCREEN AT LEAST 1.7m ABOVE FLOOR LEVEL AND NO MORE THAN 25% TRANSPARENT.

North
GDA2020
ZONE 55



Proposed Overlooking Plan
Town Planning

3DS
ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:200 @ A3 Sheet - A10 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National
BPC Building and Plumbing Commission RBP No: DP-AD 33515

Overshadowing Legend

- AREA OF EXISTING OVERSHADOWING
- AREA OF PROPOSED OVERSHADOWING
- OVERLAPPING OVERSHADOWING

Overshadowing Notes

OVERSHADOWING LEGEND SHOWN FOR A MIN. OF 5 HOURS OF SUNLIGHT BETWEEN 9AM AND 3PM ON THE 22ND OF SEPTEMBER AS PER STANDARD A14 OF CLAUSE 54.04-5.
WHERE SUNLIGHT TO EXISTING RECREATIONAL PRIVATE OPEN SPACE IS REDUCED AT LEAST 75%, OR 40m², WHICHEVER IS LESSER AREA OF THE PRIVATE OPEN SPACE SHOULD RECEIVE A MINIMUM OF 5 HOURS OF SUNLIGHT BETWEEN 9AM AND 3PM ON THE 22ND OF SEPTEMBER.
IF SUNLIGHT TO AN EXISTING DWELLING IS LESS THAN THE REQUIREMENTS OF THIS STANDARD, THE AMOUNT OF SUNLIGHT SHOULD NOT BE FURTHER REDUCED.

Existing Site Coverage

SITE AREA :	474.00m²
TOTAL BUILDING AREA :	294.39m²
TOTAL AREA OF ALLOTMENT	294.39/474.00
COVERED, < 60%:	= 62.10%

Proposed Site Coverage

SITE AREA :	474.00m²
TOTAL BUILDING AREA :	326.60m²
TOTAL AREA OF ALLOTMENT	326.60/474.00
COVERED, < 60%:	= 68.90%

INCREASE OF COVERAGE 32.21m² / 6.80%

Proposed Site Permeability

TOTAL BUILDING AREA :	326.60m²
IMPERMEABLE SURFACES:	33.00m² APPROX.
TOTAL AREA COVERED:	359.60m² APPROX.
SITE AREA:	474m²
TOTAL AREA OF ALLOTMENT	359.60/474
COVERED, < 80%:	= 75.89%

Recreational Private Open Space

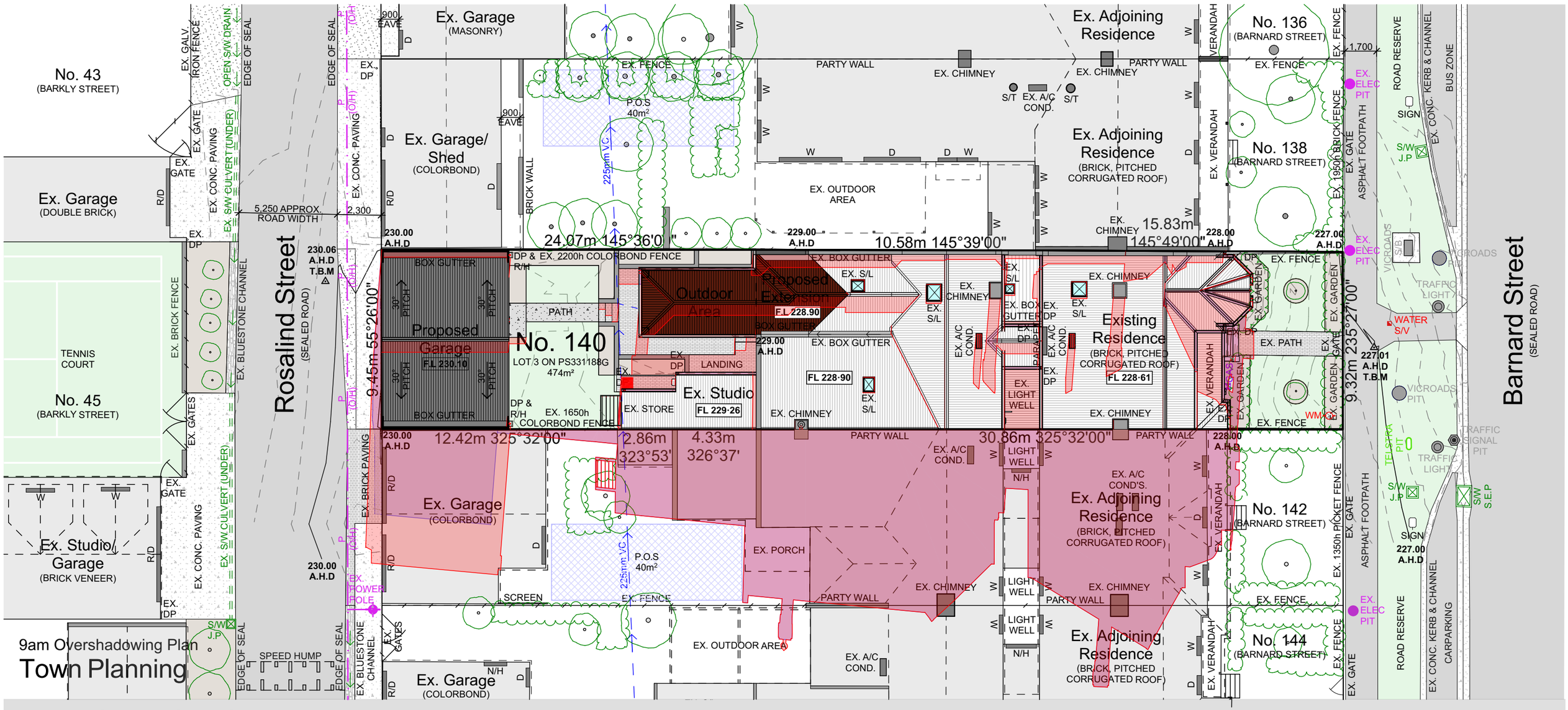
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AREA SHOWN CROSS HATCHED INDICATES A MIN. 40m² OF RECREATIONAL PRIVATE OPEN SPACE AT THE SIDE OR REAR OF THE DWELLING WITH A MINIMUM DIMENSION OF 3m AND CONVENIENT ACCESS FROM A HABITABLE ROOM (OTHER THAN A BEDROOM).

Proposed Garden Area

ALLOTMENT SIZE IS 474m2 (BETWEEN 400-500m²)
MINIMUM % OF LOT SET ASIDE AS GARDEN AREA IS 25% AS PER CLAUSE 32.08-4.
TOTAL BUILDING AREA: 326.60m²
TOTAL GARDEN AREA: 147.40m² OR 45.13%

North
GDA2020
ZONE 55



9am Overshadowing Plan

Town Planning

ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:200 @ A3 Sheet - A11 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National

BPC Building and Plumbing Commission
RBP No: DP-AD 33515

Overshadowing Legend

- AREA OF EXISTING OVERSHADOWING
- AREA OF PROPOSED OVERSHADOWING
- OVERLAPPING OVERSHADOWING

Overshadowing Notes

OVERSHADOWING LEGEND SHOWN FOR A MIN. OF 5 HOURS OF SUNLIGHT BETWEEN 9AM AND 3PM ON THE 22ND OF SEPTEMBER AS PER STANDARD A14 OF CLAUSE 54.04-5.
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IF SUNLIGHT TO AN EXISTING DWELLING IS LESS THAN THE REQUIREMENTS OF THIS STANDARD, THE AMOUNT OF SUNLIGHT SHOULD NOT BE FURTHER REDUCED.

Existing Site Coverage

SITE AREA :	474.00m²
TOTAL BUILDING AREA :	294.39m²
TOTAL AREA OF ALLOTMENT	294.39/474.00
COVERED, < 60%:	= 62.10%

Proposed Site Coverage

SITE AREA :	474.00m²
TOTAL BUILDING AREA :	326.60m²
TOTAL AREA OF ALLOTMENT	326.60/474.00
COVERED, < 60%:	= 68.90%

INCREASE OF COVERAGE 32.21m² / 6.80%

Proposed Site Permeability

TOTAL BUILDING AREA :	326.60m²
IMPERMEABLE SURFACES:	33.00m² APPROX.
TOTAL AREA COVERED:	359.60m² APPROX.
SITE AREA:	474m²
TOTAL AREA OF ALLOTMENT	359.60/474
COVERED, < 80%:	= 75.89%

Recreational Private Open Space

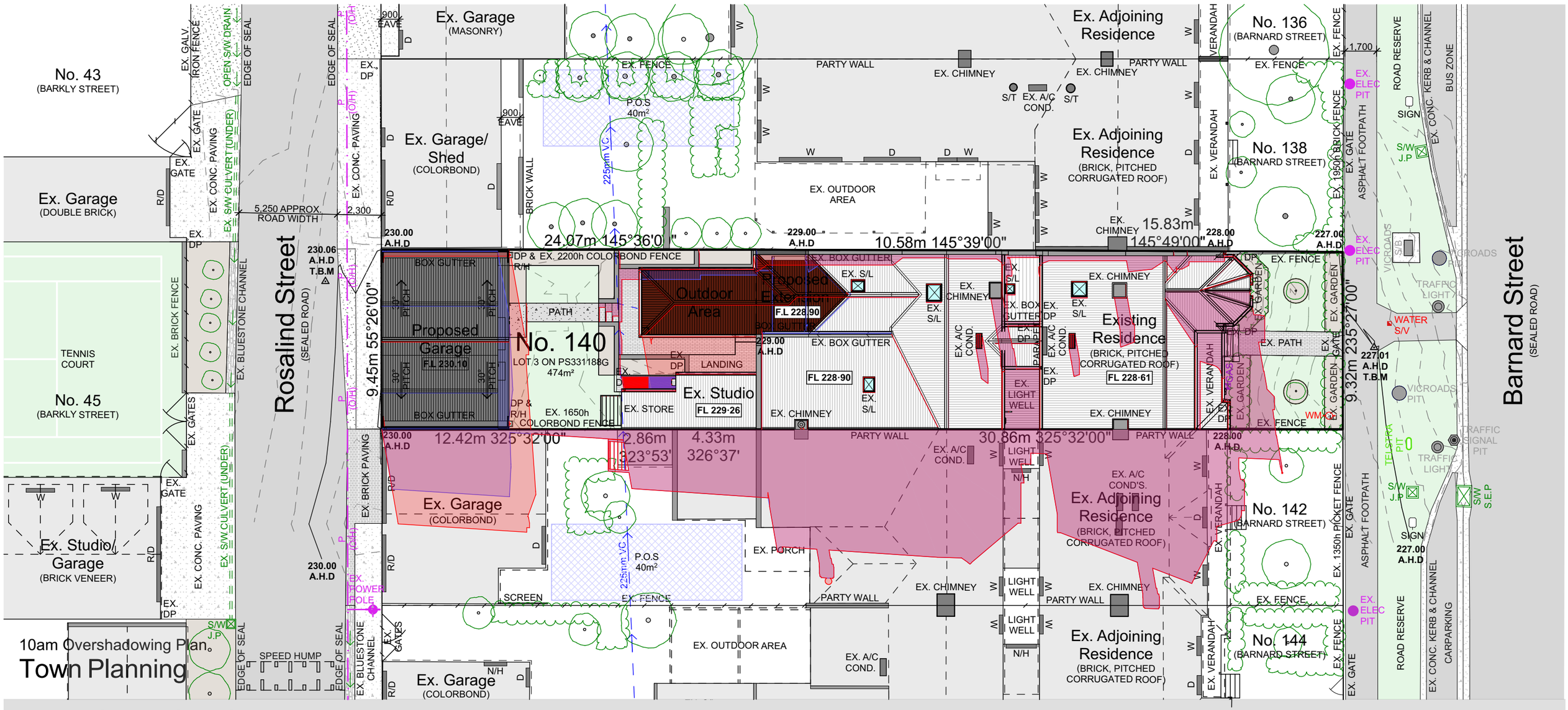
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Proposed Garden Area

ALLOTMENT SIZE IS 474m2 (BETWEEN 400-500m²)
MINIMUM % OF LOT SET ASIDE AS GARDEN AREA IS 25% AS PER CLAUSE 32.08-4.
TOTAL BUILDING AREA: 326.60m²
TOTAL GARDEN AREA: 147.40m² OR 45.13%

North
GDA2020
ZONE 55



10am Overshadowing Plan.

Town Planning

BDS
ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:200 @ A3 Sheet - A12 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National

BPC Building and Plumbing Commission RBP No: DP-AD 33515

Overshadowing Legend

- AREA OF EXISTING OVERSHADOWING
- AREA OF PROPOSED OVERSHADOWING
- OVERLAPPING OVERSHADOWING

Overshadowing Notes

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IF SUNLIGHT TO AN EXISTING DWELLING IS LESS THAN THE REQUIREMENTS OF THIS STANDARD, THE AMOUNT OF SUNLIGHT SHOULD NOT BE FURTHER REDUCED.

Existing Site Coverage

SITE AREA :	474.00m²
TOTAL BUILDING AREA :	294.39m²
TOTAL AREA OF ALLOTMENT	294.39/474.00
COVERED, < 60%:	= 62.10%

Proposed Site Coverage

SITE AREA :	474.00m²
TOTAL BUILDING AREA :	326.60m²
TOTAL AREA OF ALLOTMENT	326.60/474.00
COVERED, < 60%:	= 68.90%

INCREASE OF COVERAGE 32.21m² / 6.80%

Proposed Site Permeability

TOTAL BUILDING AREA :	326.60m²
IMPERMEABLE SURFACES:	33.00m² APPROX.
TOTAL AREA COVERED:	359.60m² APPROX.
SITE AREA:	474m²
TOTAL AREA OF ALLOTMENT	359.60/474
COVERED, < 80%:	= 75.89%

Recreational Private Open Space

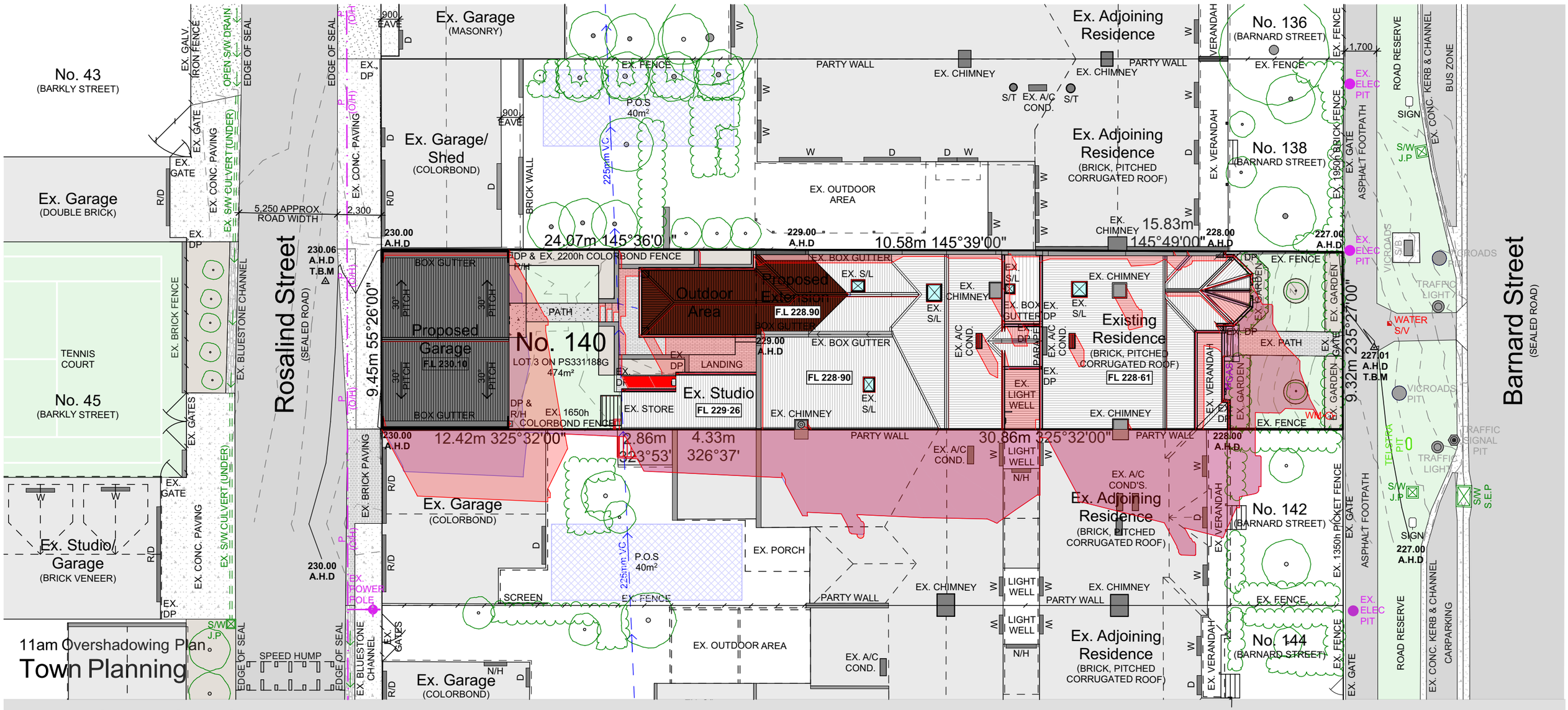
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Proposed Garden Area

ALLOTMENT SIZE IS 474m2 (BETWEEN 400-500m²)
MINIMUM % OF LOT SET ASIDE AS GARDEN AREA IS 25% AS PER CLAUSE 32.08-4.
TOTAL BUILDING AREA: 326.60m²
TOTAL GARDEN AREA: 147.40m² OR 45.13%

North
GDA2020
ZONE 55



11am Overshadowing Plan.

Town Planning

BDS
ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:200 @ A3 Sheet - A13 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National

BPC Building and Plumbing Commission RBP No: DP-AD 33515

Overshadowing Legend

- AREA OF EXISTING OVERSHADOWING
- AREA OF PROPOSED OVERSHADOWING
- OVERLAPPING OVERSHADOWING

Overshadowing Notes

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Existing Site Coverage

SITE AREA :	474.00m²
TOTAL BUILDING AREA :	294.39m²
TOTAL AREA OF ALLOTMENT	294.39/474.00
COVERED, < 60%:	= 62.10%

Proposed Site Coverage

SITE AREA :	474.00m²
TOTAL BUILDING AREA :	326.60m²
TOTAL AREA OF ALLOTMENT	326.60/474.00
COVERED, < 60%:	= 68.90%

INCREASE OF COVERAGE 32.21m² / 6.80%

Proposed Site Permeability

TOTAL BUILDING AREA :	326.60m²
IMPERMEABLE SURFACES:	33.00m² APPROX.
TOTAL AREA COVERED:	359.60m² APPROX.
SITE AREA:	474m²
TOTAL AREA OF ALLOTMENT	359.60/474
COVERED, < 80%:	= 75.89%

Recreational Private Open Space

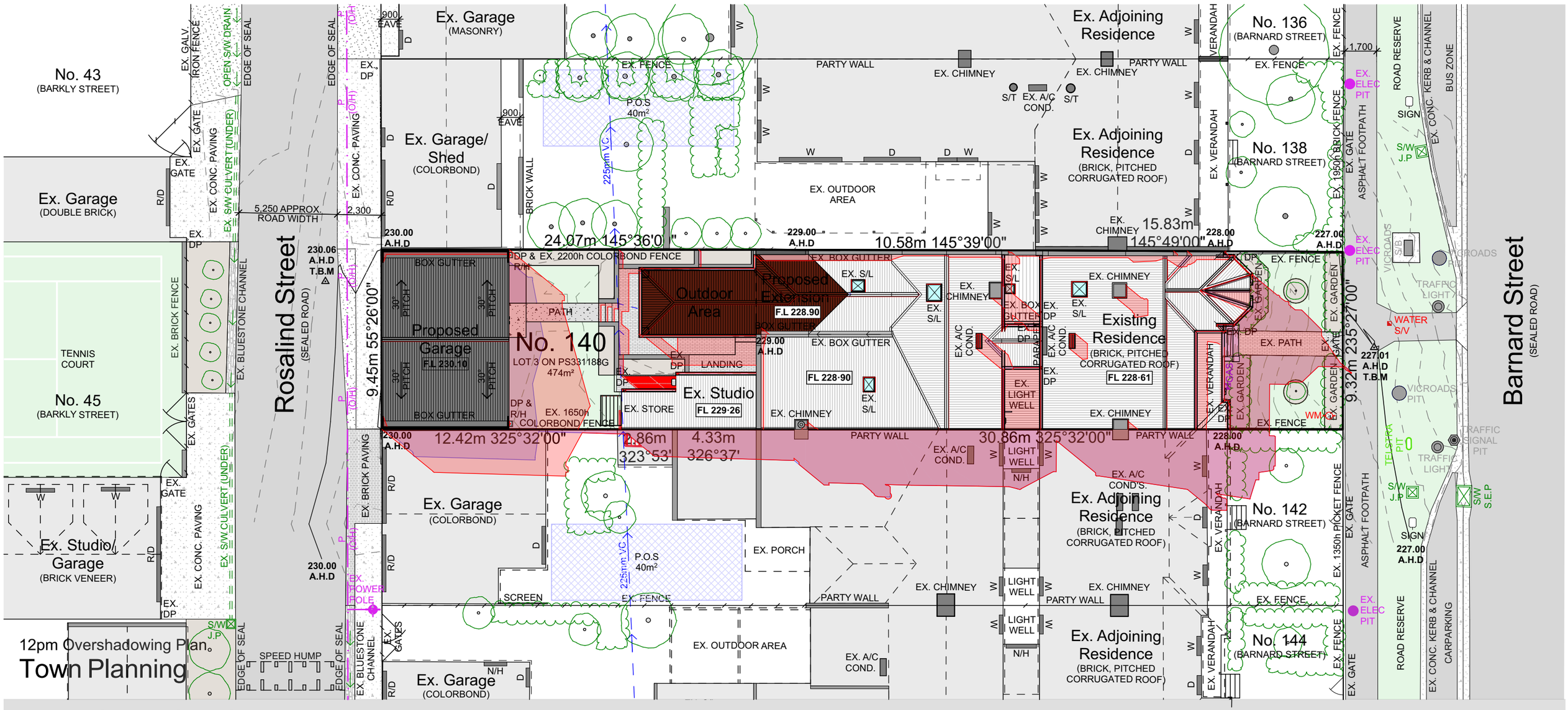
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Proposed Garden Area

ALLOTMENT SIZE IS 474m2 (BETWEEN 400-500m²)
MINIMUM % OF LOT SET ASIDE AS GARDEN AREA IS 25% AS PER CLAUSE 32.08-4.
TOTAL BUILDING AREA: 326.60m²
TOTAL GARDEN AREA: 147.40m² OR 45.13%

North
GDA2020
ZONE 55



12pm Overshadowing Plan.

Town Planning

BDS
ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:200 @ A3 Sheet - A14 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National
BPC Building and Plumbing Commission RBP No: DP-AD 33515

Overshadowing Legend

- AREA OF EXISTING OVERSHADOWING
- AREA OF PROPOSED OVERSHADOWING
- OVERLAPPING OVERSHADOWING

Overshadowing Notes

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Existing Site Coverage

SITE AREA :	474.00m²
TOTAL BUILDING AREA :	294.39m²
TOTAL AREA OF ALLOTMENT	294.39/474.00
COVERED, < 60%:	= 62.10%

Proposed Site Coverage

SITE AREA :	474.00m²
TOTAL BUILDING AREA :	326.60m²
TOTAL AREA OF ALLOTMENT	326.60/474.00
COVERED, < 60%:	= 68.90%

INCREASE OF COVERAGE 32.21m² / 6.80%

Proposed Site Permeability

TOTAL BUILDING AREA :	326.60m²
IMPERMEABLE SURFACES:	33.00m² APPROX.
TOTAL AREA COVERED:	359.60m² APPROX.
SITE AREA:	474m²
TOTAL AREA OF ALLOTMENT	359.60/474
COVERED, < 80%:	= 75.89%

Recreational Private Open Space

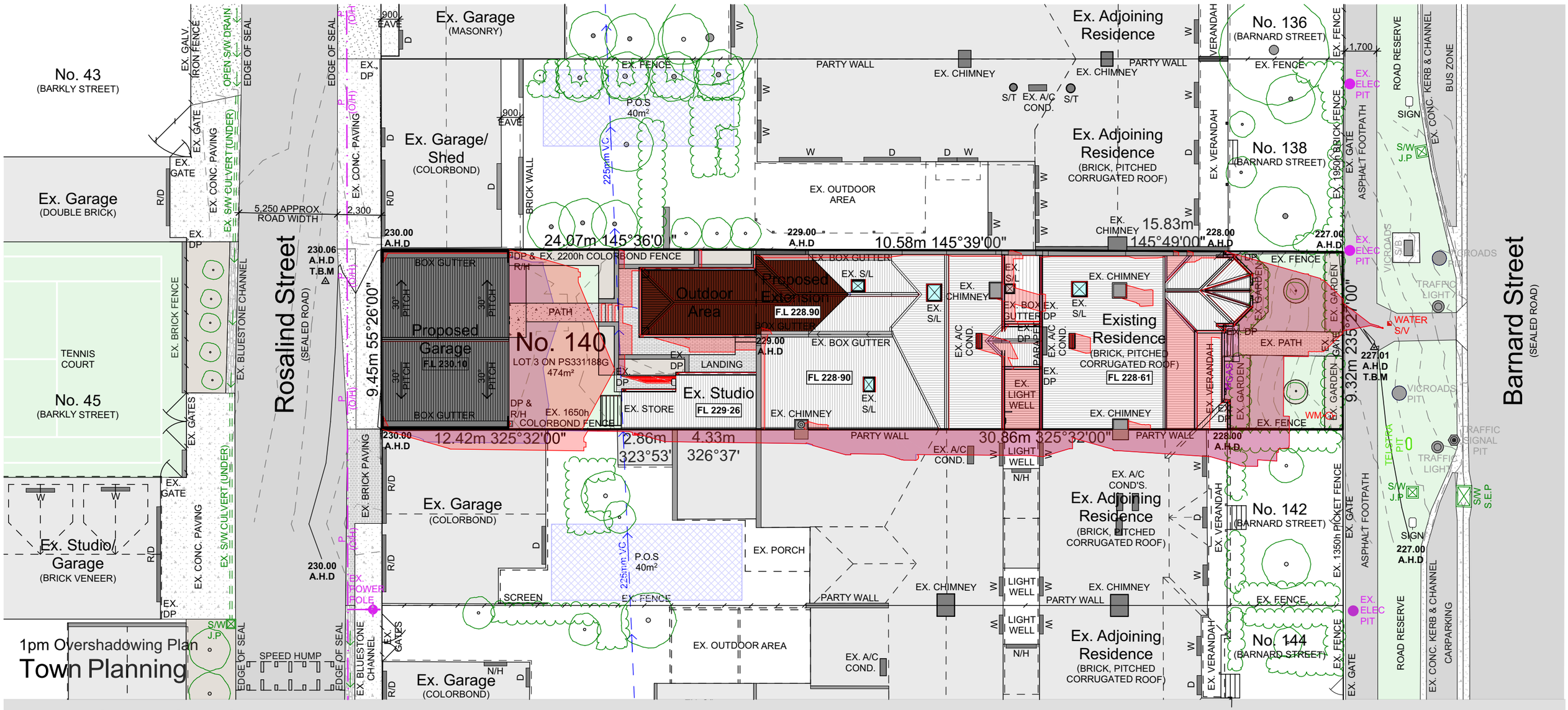
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Proposed Garden Area

ALLOTMENT SIZE IS 474m2 (BETWEEN 400-500m²)
MINIMUM % OF LOT SET ASIDE AS GARDEN AREA IS 25% AS PER CLAUSE 32.08-4.
TOTAL BUILDING AREA: 326.60m²
TOTAL GARDEN AREA: 147.40m² OR 45.13%

North
GDA2020
ZONE 55



1pm Overshadowing Plan

Town Planning

BDS
ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:200 @ A3 Sheet - A15 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National

BPC Building and Plumbing Commission RBP No: DP-AD 33515

Overshadowing Legend

- AREA OF EXISTING OVERSHADOWING
- AREA OF PROPOSED OVERSHADOWING
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Existing Site Coverage

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INCREASE OF COVERAGE 32.21m² / 6.80%

Proposed Site Permeability

TOTAL BUILDING AREA :	326.60m²
IMPERMEABLE SURFACES:	33.00m² APPROX.
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Recreational Private Open Space

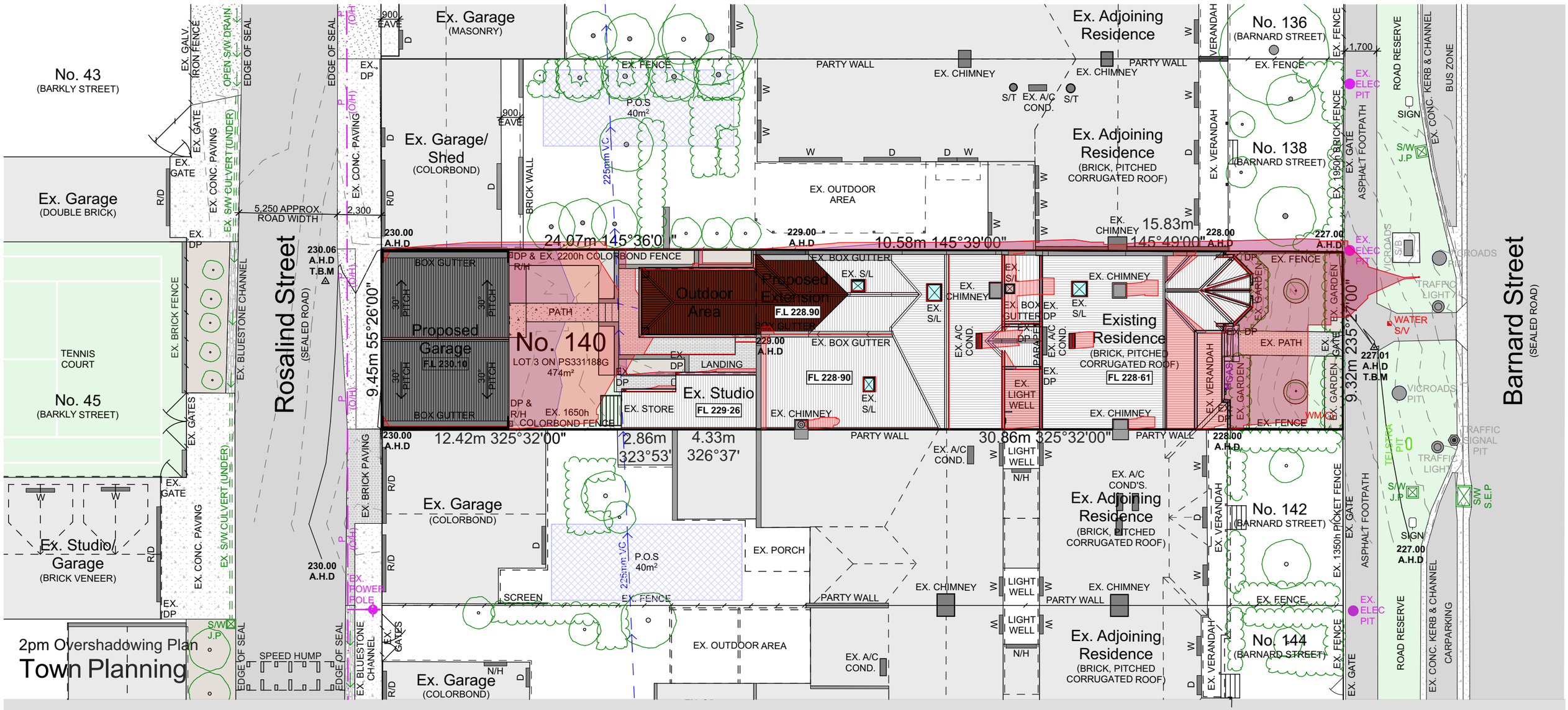
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Proposed Garden Area

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TOTAL BUILDING AREA: 326.60m²
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North
GDA2020
ZONE 55



2pm Overshadowing Plan

Town Planning

BDS
ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:200 @ A3 Sheet - A16 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National

BPC Building and Plumbing Commission RBP No: DP-AD 33515

Overshadowing Legend

- AREA OF EXISTING OVERSHADOWING
- AREA OF PROPOSED OVERSHADOWING
- OVERLAPPING OVERSHADOWING

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Existing Site Coverage

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Proposed Site Coverage

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TOTAL AREA OF ALLOTMENT	326.60/474.00
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INCREASE OF COVERAGE 32.21m² / 6.80%

Proposed Site Permeability

TOTAL BUILDING AREA :	326.60m²
IMPERMEABLE SURFACES:	33.00m² APPROX.
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Recreational Private Open Space

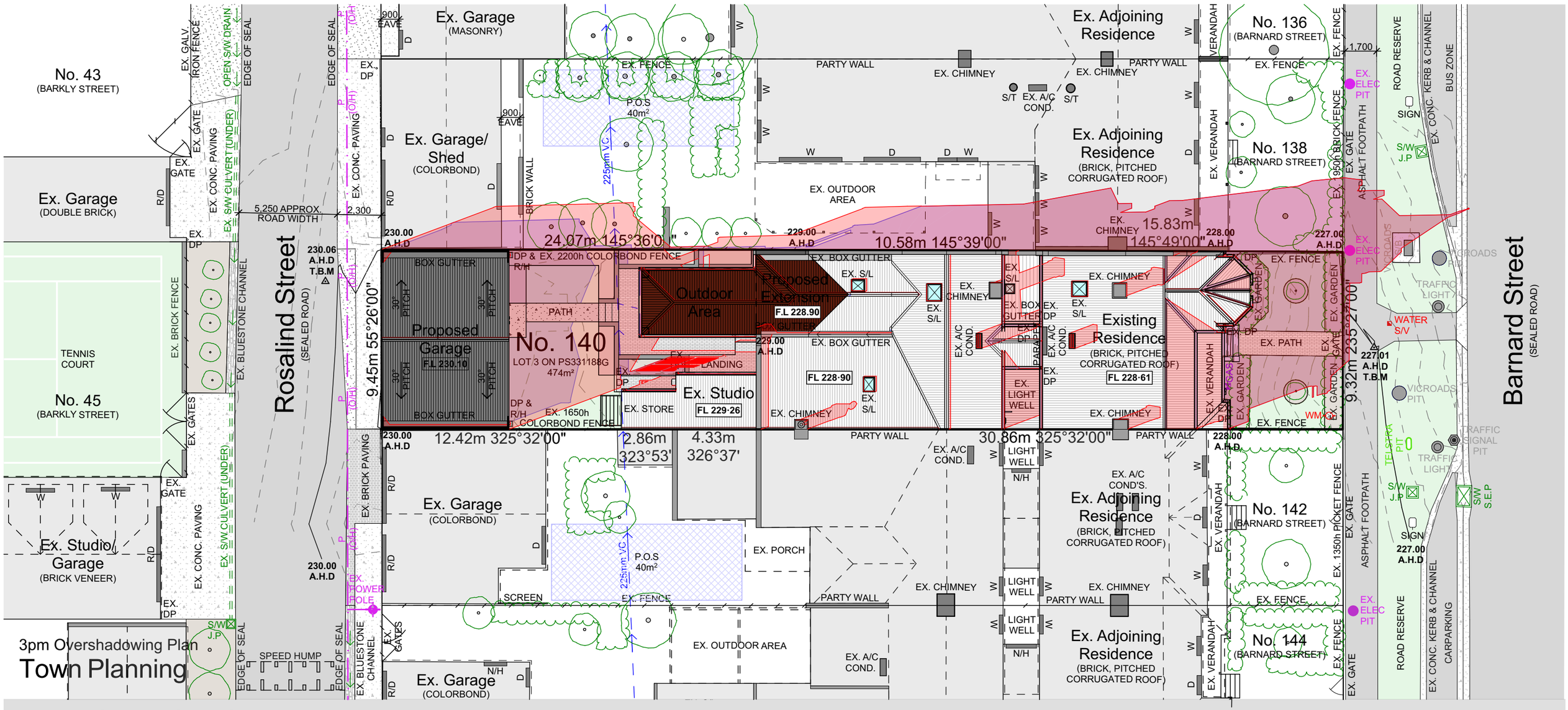
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Proposed Garden Area

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TOTAL BUILDING AREA: 326.60m²
TOTAL GARDEN AREA: 147.40m² OR 45.13%

North
GDA2020
ZONE 55



3pm Overshadowing Plan
Town Planning

3DS
ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:200 @ A3 Sheet - A17 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National
BPC Building and Plumbing Commission
RBP No: DP-AD 33515

Proposed Floor Areas

EXISTING FLOOR AREA:	205.66m²	22.13sqs
EXISTING VERANDAH AREA:	7.87m²	0.85sqs
EXISTING LIGHTWELL AREA:	8.41m²	0.90sqs
EXISTING STUDIO/ STORE AREA:	17.64m²	1.90sqs
PROPOSED ADDITION AREA:	12.20m²	1.31sqs
PROPOSED OUTDOOR AREA:	20.10m²	2.16sqs
PROPOSED GARAGE AREA:	63.13m²	6.80sqs
PROPOSED MEZZANINE AREA:	44.96m²	4.84sqs
TOTAL PROPOSED AREA:	379.97m²	40.90sqs

All Floor Levels Shown Are To The Australian Height Datum (A.H.D), Exact F.L's To Be Confirmed Onsite.

Wall Legend

- EXISTING TIMBER FRAMED, BRICK OR BRICK VENEER WALLS TO REMAIN. (ALLOW TO PROTECT DURING CONSTRUCTION WORKS)
- PROPOSED 90THK TIMBER STUD FRAMED WALLS.
- PROPOSED 240THK BRICK VENEER WALLS, TO MATCH EXISTING.
- PROPOSED 140THK SINGLE SKIN MASONRY BLOCK WALLS.

Proposed Floor Coverings

- SELECTED TIMBER FLOORING TO MATCH EXISTING.
- SELECTED FINISH TO CONCRETE PAVING.
- SELECTED PLYWOOD FLOORING.

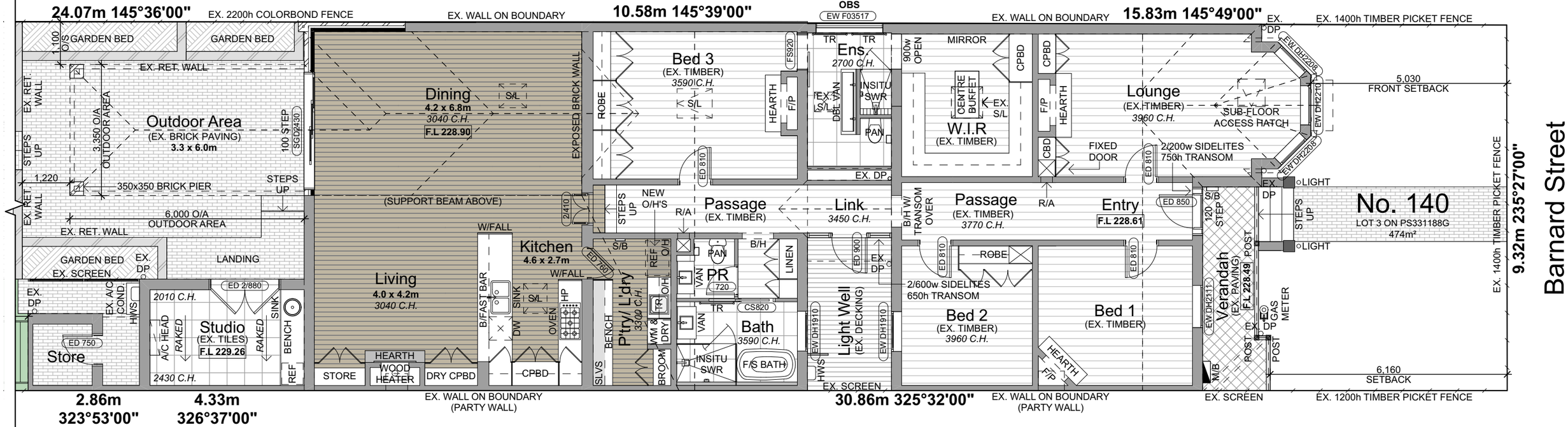
Doors & Windows

DOOR AND WINDOW CODES ARE AS FOLLOWS -
EW## - EXISTING WINDOW TO REMAIN
ED## - EXISTING DOOR TO REMAIN
DH## - DOUBLE HUNG WINDOW
F## - FIXED WINDOW
SGD## - SLIDING GLASS DOOR
CS## - CAVITY SLIDING DOOR
FS## - FACE SLIDING DOOR
R/D## - GARAGE ROLLERDOOR
S/L - SKYLIGHT/ ROOF WINDOW

OBS - OBSCURE GLAZING

North
GDA2020
ZONE 55

Cont. Next Sheet.



Cont. Next Sheet.

Proposed Floor Plan (Residence)

Town Planning

3DS
ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:100 @ A3 Sheet - A18 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National
BPC Building and Plumbing Commission
RBP No: DP-AD 33515

Proposed Floor Areas

EXISTING FLOOR AREA:	205.66m²	22.13sqs
EXISTING VERANDAH AREA:	7.87m²	0.85sqs
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Proposed Floor Coverings

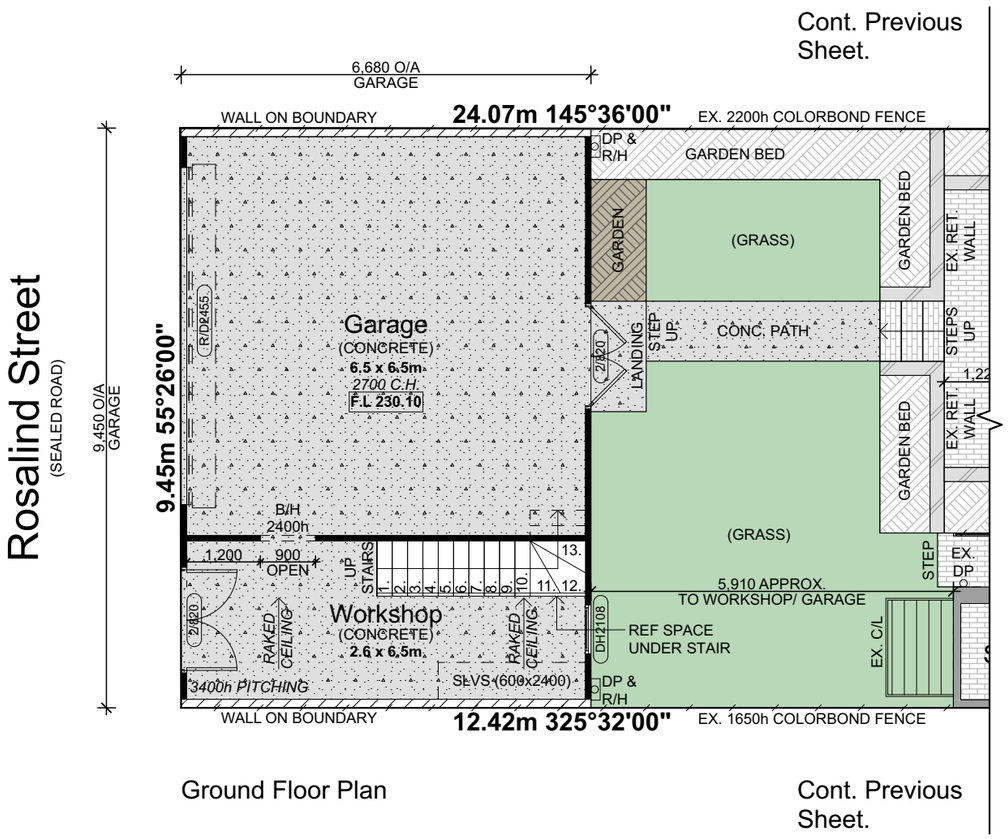
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Doors & Windows

DOOR AND WINDOW CODES ARE AS FOLLOWS -
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F## - FIXED WINDOW
SGD## - SLIDING GLASS DOOR
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FS## - FACE SLIDING DOOR
R/D## - GARAGE ROLLERDOOR
S/L - SKYLIGHT/ ROOF WINDOW

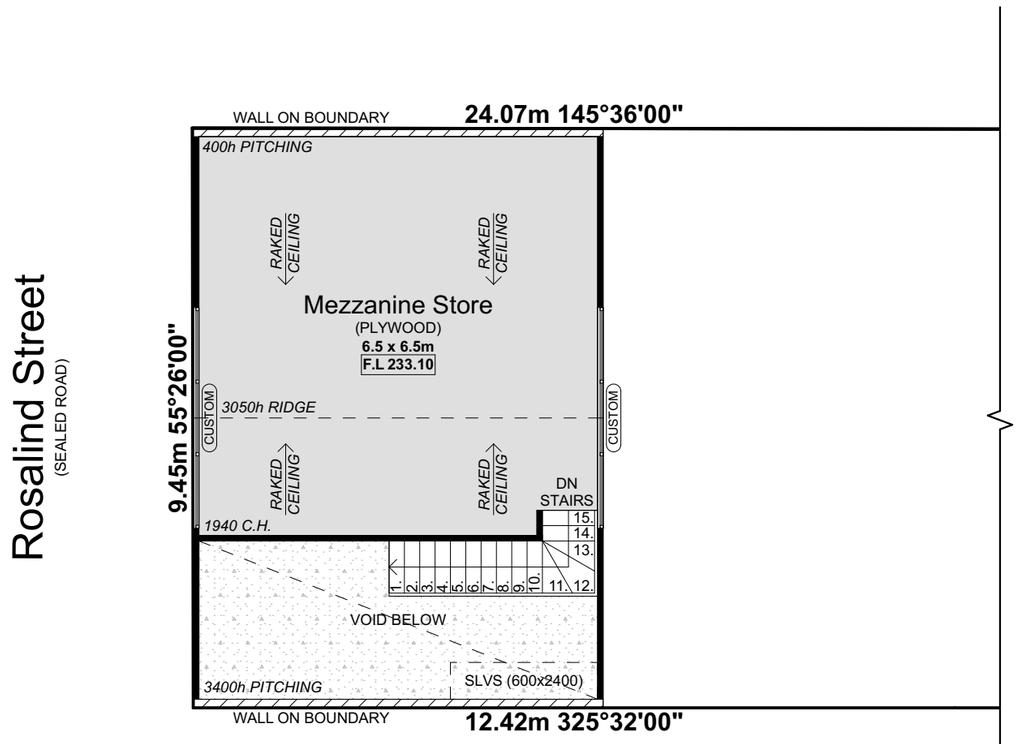
OBS - OBSCURE GLAZING

North
GDA2020
ZONE 55



Ground Floor Plan

Cont. Previous Sheet.



Mezzanine Floor Plan

Proposed Floor Plans (Garage)

Town Planning

ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:100 @ A3 Sheet - A19 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National

BPC Building and Plumbing Commission
RBP No: DP-AD 33515

Material Legend

NEW COLORBOND 'MANOR RED' CORRUGATED ROOF SHEETING TO MATCH EXISTING @ PITCH SHOWN, COMPLETE WITH MATCHING CAPPINGS AND FLASHINGS AS REQUIRED.

SELECTED STYLE SOLID RED FACE BRICKWORK WALLS TO MATCH EXISTING. (76mm H x 230mm L x 110mm THK).

SELECTED STYLE BRICKWORK WALLS PREPARED AND PAINTED IN HAYMES 'MANILLA (HERITAGE)' TO MATCH EXISTING. (76mm H x 230mm L x 110mm THK).

Material Schedule

EXTERNAL DOORS:
ALUMINIUM FRAMES - POWDERCOATED IN COLORBOND 'CLASSIC CREAM' TO MATCH EXISTING.
TIMBER FRAMES - PREPARED AND PAINTED IN COLORBOND 'CLASSIC CREAM' TO MATCH EXISTING.

GUTTERS, FASCIA'S & DOWNPIPES:
GUTTERS - COLORBOND 'MANOR RED' 'OGEE' GUTTER (SLOTTED) TO MATCH EXISTING.

FASCIA'S - SELECTED STYLE 'CLASSIC CREAM' COLORBOND FASCIA SYSTEM OR TIMBER FASCIA TO MATCH EXISTING, PREPARED AND PAINTED IN COLORBOND 'CLASSIC CREAM'.

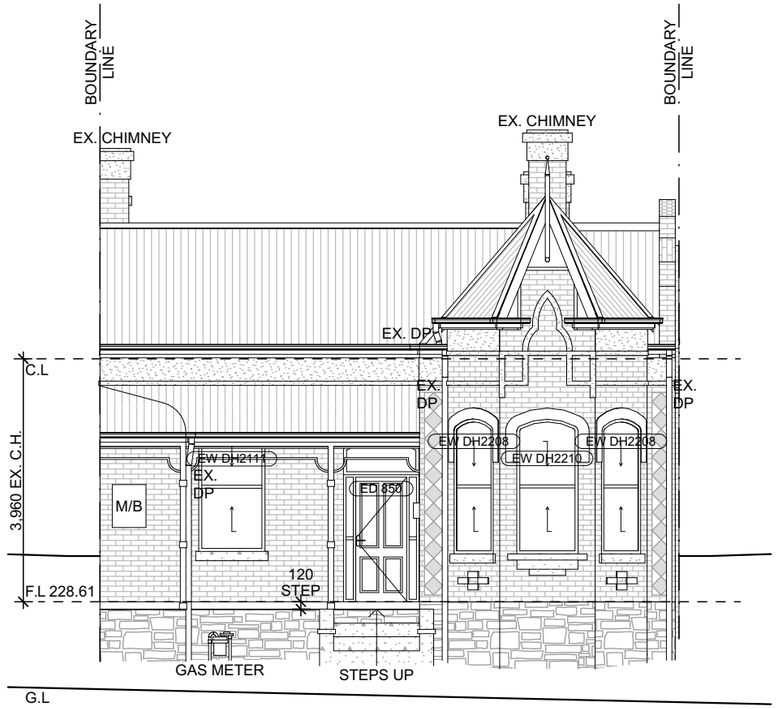
DOWNPIPES - 90mm ROUND PVC TO MATCH EXISTING, PREPARED AND PAINTED IN HAYMES 'MANILLA (HERITAGE)'.

EAVES & EXTERNAL CEILING LININGS:
4.5mm THK CEMENT SHEET OR WR PLASTERBOARD, PREPARED AND PAINTED IN COLORBOND 'DOVER WHITE' (OR SIMILAR).

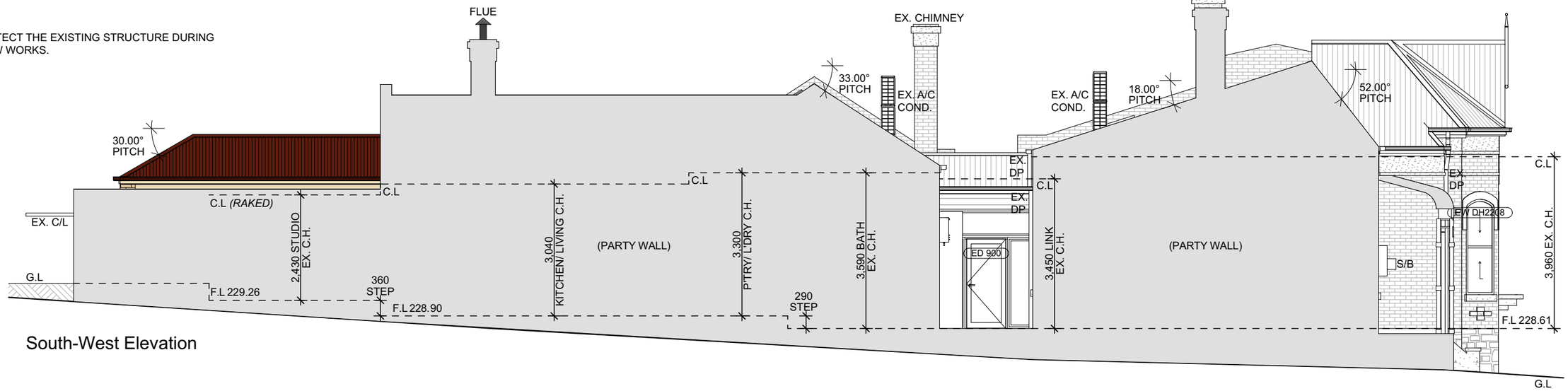
EXTERNAL BEAMS:
TIMBER - PREPARED AND PAINTED IN HAYMES 'MANILLA (HERITAGE)'.
STEEL - POWDERCOATED IN HAYMES 'MANILLA (HERITAGE)'.

Note

ALLOW TO PROTECT THE EXISTING STRUCTURE DURING PROPOSED NEW WORKS.



South-East Elevation
(BARNARD STREET)



South-West Elevation

Colour Legend

COLORBOND 'MANOR RED'

HAYMES 'MANILLA (HERITAGE)'

COLORBOND 'DOVER WHITE'

COLORBOND 'CLASSIC CREAM'

Proposed Elevations 1 of 2 (Residence)

Town Planning

BDS
ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:100 @ A3 Sheet - A20 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National

BPC Building and Plumbing Commission RBP No: DP-AD 33515

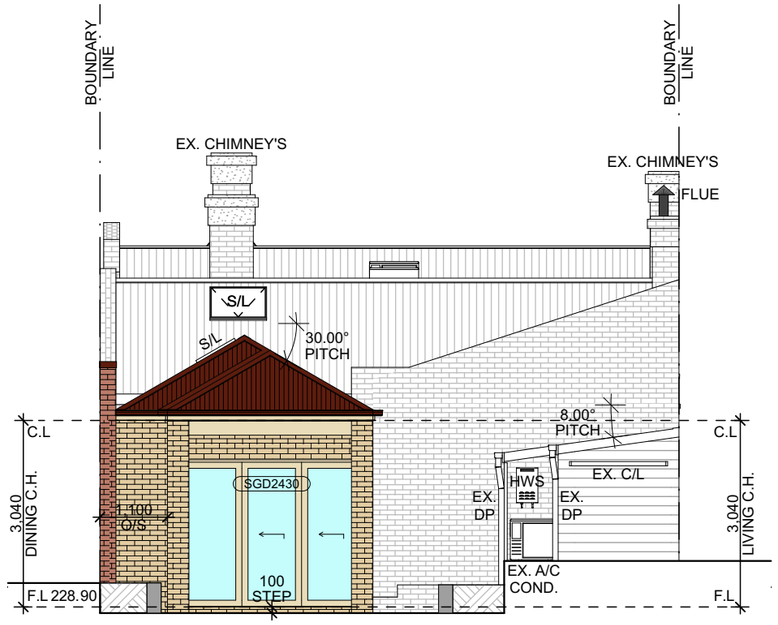
Colour Legend

COLORBOND 'MANOR RED'

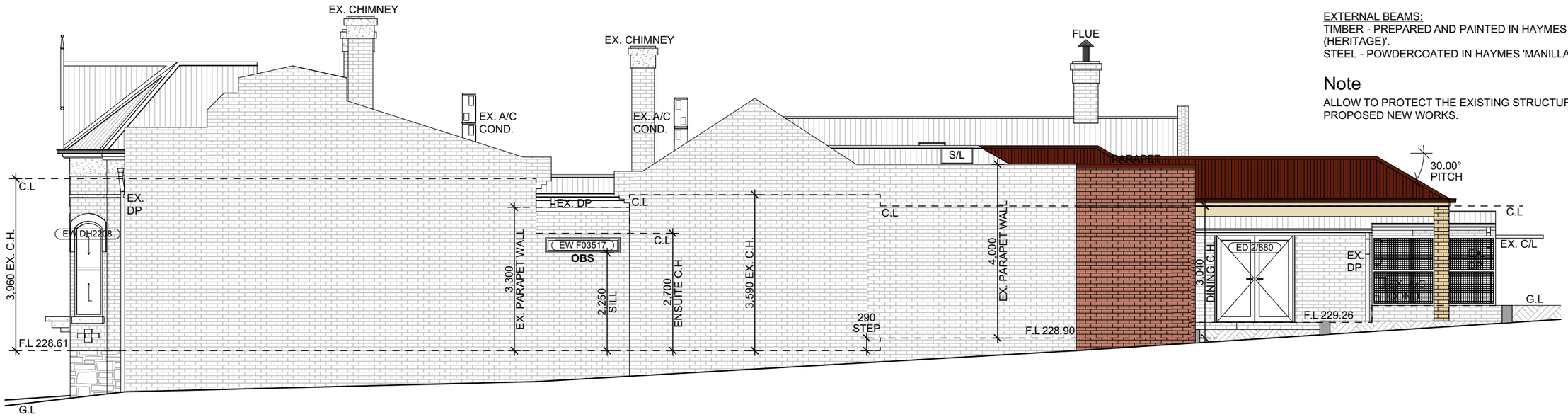
HAYMES 'MANILLA (HERITAGE)'

COLORBOND 'DOVER WHITE'

COLORBOND 'CLASSIC CREAM'



North-West Elevation



North-East Elevation

Material Legend

NEW COLORBOND 'MANOR RED' CORRUGATED ROOF SHEETING TO MATCH EXISTING @ PITCH SHOWN, COMPLETE WITH MATCHING CAPPINGS AND FLASHINGS AS REQUIRED.

SELECTED STYLE SOLID RED FACE BRICKWORK WALLS TO MATCH EXISTING. (76mm H x 230mm L x 110mm THK).

SELECTED STYLE BRICKWORK WALLS PREPARED AND PAINTED IN HAYMES 'MANILLA (HERITAGE)' TO MATCH EXISTING. (76mm H x 230mm L x 110mm THK).

Material Schedule

EXTERNAL DOORS:
ALUMINIUM FRAMES - POWDERCOATED IN COLORBOND 'CLASSIC CREAM' TO MATCH EXISTING.
TIMBER FRAMES - PREPARED AND PAINTED IN COLORBOND 'CLASSIC CREAM' TO MATCH EXISTING.

GUTTERS, FASCIA'S & DOWNPIPES:
GUTTERS - COLORBOND 'MANOR RED' 'OGEE' GUTTER (SLOTTED) TO MATCH EXISTING.

FASCIA'S - SELECTED STYLE 'CLASSIC CREAM' COLORBOND FASCIA SYSTEM OR TIMBER FASCIA TO MATCH EXISTING, PREPARED AND PAINTED IN COLORBOND 'CLASSIC CREAM'.

DOWNPIPES - 90mm ROUND PVC TO MATCH EXISTING, PREPARED AND PAINTED IN HAYMES 'MANILLA (HERITAGE)'.

EAVES & EXTERNAL CEILING LININGS:
4.5mm THK CEMENT SHEET OR WR PLASTERBOARD, PREPARED AND PAINTED IN COLORBOND 'DOVER WHITE' (OR SIMILAR).

EXTERNAL BEAMS:
TIMBER - PREPARED AND PAINTED IN HAYMES 'MANILLA (HERITAGE)'.
STEEL - POWDERCOATED IN HAYMES 'MANILLA (HERITAGE)'.

Note

ALLOW TO PROTECT THE EXISTING STRUCTURE DURING PROPOSED NEW WORKS.

Proposed Elevations 2 of 2 (Residence)

Town Planning

ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:100 @ A3 Sheet - A21 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National

BPC Building and Plumbing Commission RBP No: DP-AD 33515

Material Legend

NEW COLORBOND 'WOODLAND GREY' CORRUGATED ROOF SHEETING @ PITCH SHOWN, COMPLETE WITH MATCHING CAPPINGS AND FLASHINGS AS REQUIRED.

150 STANDARD SERIES MASONRY 'BESSER' BLOCK WALLS IN NATURAL CONCRETE GREY. (190mm H x 390mm L x 140mm THK).

NEW COLORBOND 'WOODLAND GREY' CORRUGATED WALL CLADDING RUNNING HORIZONATALLY,COMPLETE WITH MATCHING CAPPINGS AND FLASHINGS AS REQUIRED.

Material Schedule

WINDOWS & EXTERNAL DOORS:
ALUMINIUM FRAMES - POWDERCOATED IN COLORBOND 'WOODLAND GREY'.
TIMBER FRAMES - PREPARED AND PAINTED IN COLORBOND 'WOODLAND GREY'.

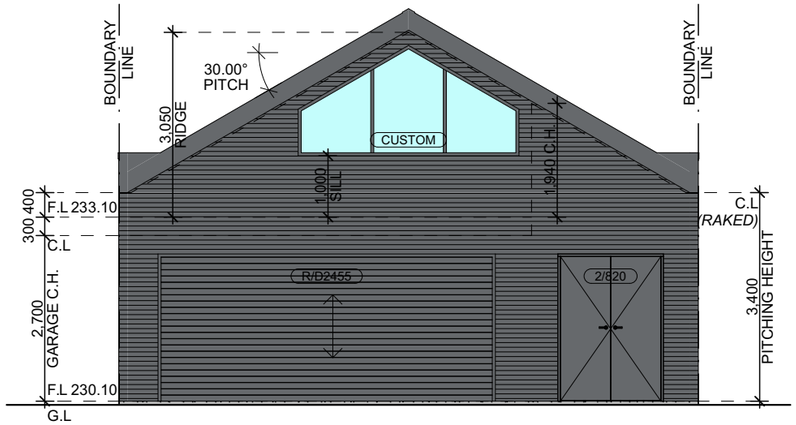
GARAGE DOOR:
SELECTED STYLE AUTOMATIC ROLLERDOOR (B&D ROLL-A-DOOR OR APPROVED SIMILAR) IN COLORBOND 'WOODLAND GREY'.

DOWNPIPES:
90mm ROUND PVC TO MATCH EXISTING, PREPARED AND PAINTED IN COLORBOND 'WOODLAND GREY'.

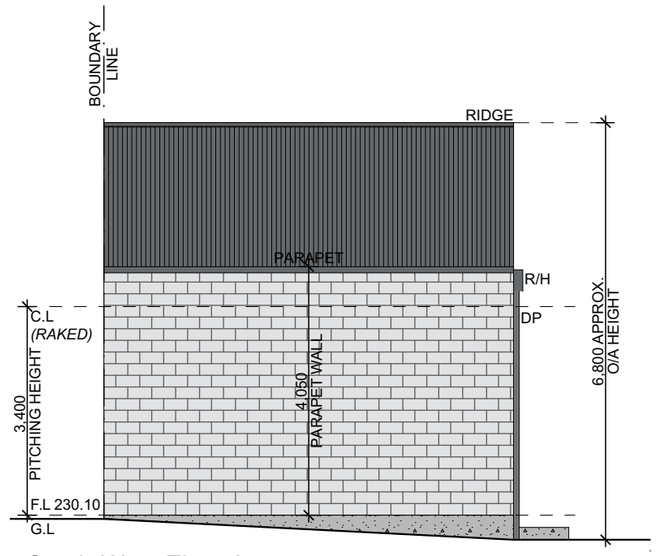
Colour Legend

COLORBOND 'WOODLAND GREY'

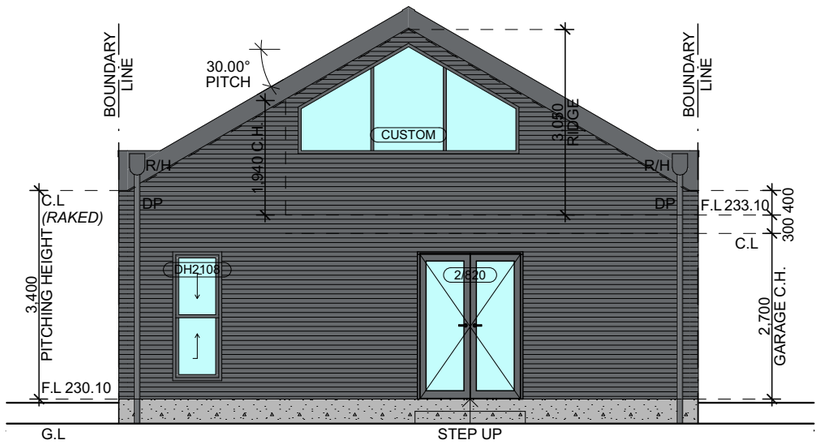
NATURAL CONCRETE GREY



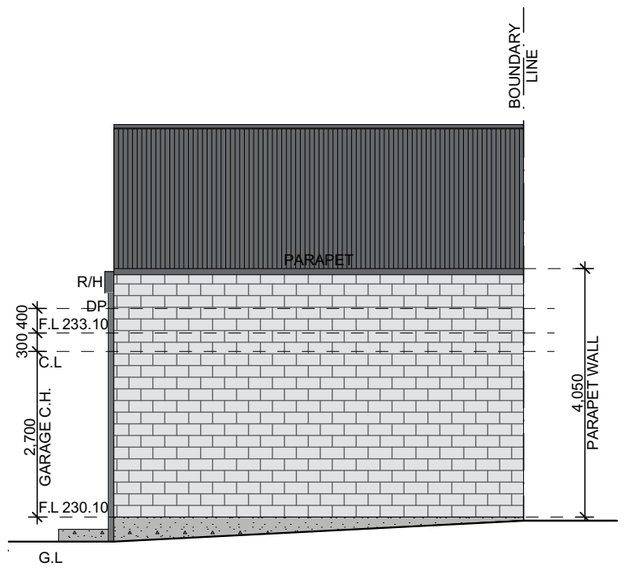
North-West Elevation
(ROSALIND STREET)



South-West Elevation



South-East Elevation



North-East Elevation

Proposed Elevations (Garage)
Town Planning

ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

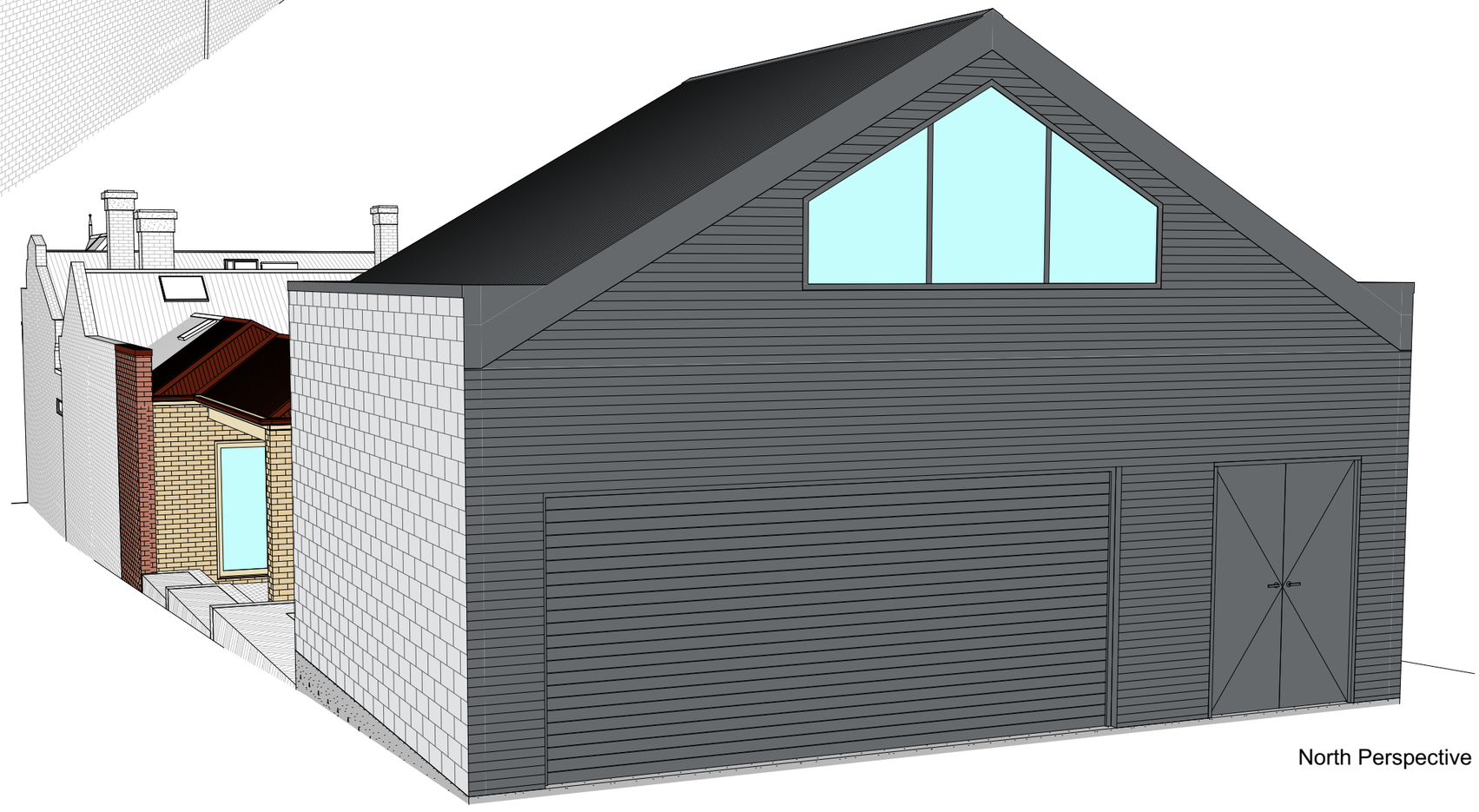
Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - 1:100 @ A3 Sheet - A22 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National
BPC Building and Plumbing Commission RBP No: DP-AD 33515



East Perspective



North Perspective

Proposed 3D Perspectives 1 of 2

Town Planning

ABN: 41 420 373 776

Building Design Solutions

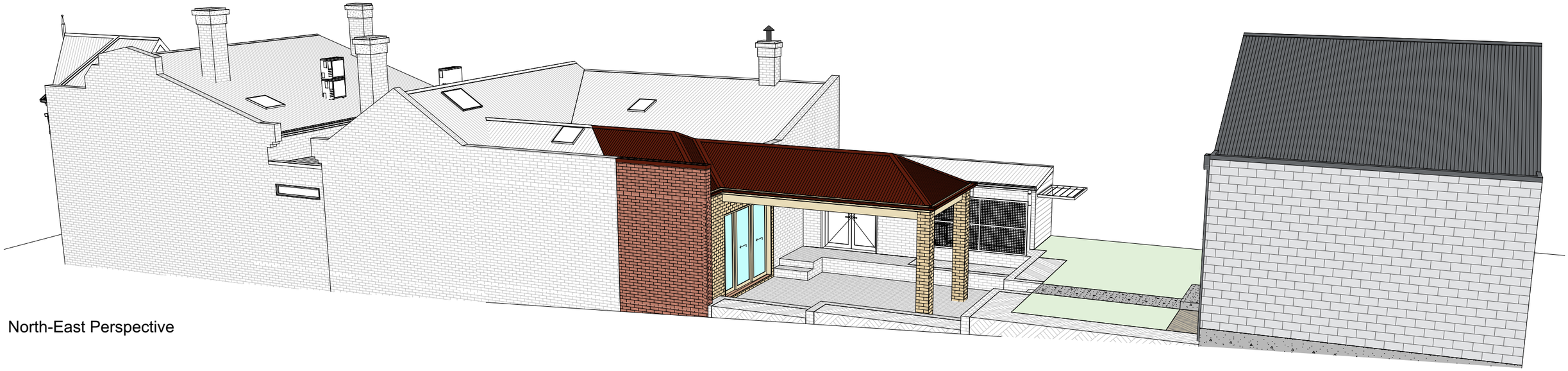
Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

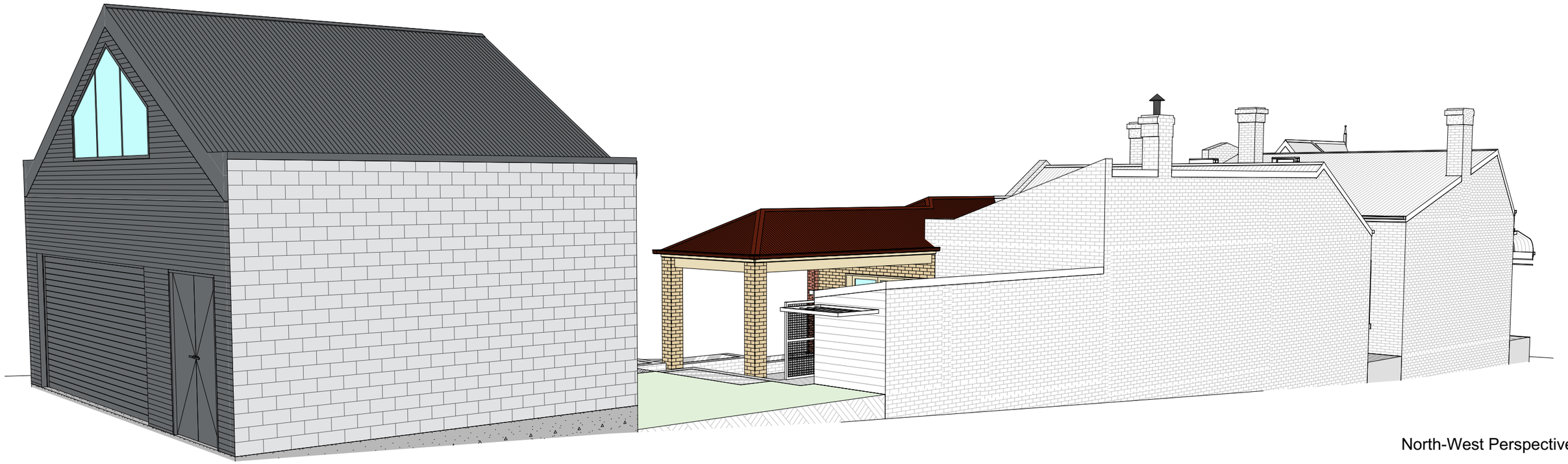
Scale - N.T.S @ A3 Sheet - A23 Date - 23/09/2026 Drawn - Nathan Gray

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BPC Building and Plumbing Commission RBP No: DP-AD 33515



North-East Perspective



North-West Perspective

Proposed 3D Perspectives 2 of 2

Town Planning

ABN: 41 420 373 776

Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - N.T.S @ A3 Sheet - A24 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National

BPC Building and Plumbing Commission RBP No: DP-AD 33515



Rendered 3D Perspective 1 of 4

Town Planning

3DS
ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - N.T.S @ A3 Sheet - A25 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National
BPC Building and Plumbing Commission
RBP No: DP-AD 33515



Rendered 3D Perspective 2 of 4

Town Planning

3DS
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Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - N.T.S @ A3 Sheet - A26 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National
BPC Building and Plumbing Commission
RBP No: DP-AD 33515



Rendered 3D Perspective 3 of 4

Town Planning

ABN: 41 420 373 776

Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - N.T.S @ A3 Sheet - A27 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National

BPC Building and Plumbing Commission RBP No: DP-AD 33515



Rendered 3D Perspective 4 of 4

Town Planning

3DS
ABN: 41 420 373 776
Building Design Solutions

Project 25-07 Graeme & Kerrie Stewart

Demolition of Existing Outbuildings, Alterations and Additions to an Existing Residence and Construction of a Garage @ 140 Barnard Street, Bendigo VIC 3550

Scale - N.T.S @ A3 Sheet - A28 Date - 23/09/2026 Drawn - Nathan Gray

Design Matters National
BPC Building and Plumbing Commission
RBP No: DP-AD 33515