

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.

Planning Enquiries
Phone: (03) 9688 0200
Web: www.maribyrnong.vic.gov.au

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.: 45	St. Name: Station Road
Suburb/Locality: Seddon		Postcode: 3013

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.: 1	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: 250046Q
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? *

proposed rear double storey addition to existing single storey heritage dwelling with associated demolition

⚠ 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 \$ 950,000

⚠ 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 \$1.093 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 detached single storey 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: Mr	First Name: Andrew	Surname: Kirkland
Organisation (if applicable): Hatch Projects		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: PO Box 155
Suburb/Locality: Williamstown		State: Vic Postcode: 3016

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone: 0418 104 708	Email: andrew@hatchprojects.com.au
Mobile phone: 0418 104 708	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: Mr	First Name: Rohan	Surname: Bisset
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 45	St. Name: Station Road
Suburb/Locality: Seddon		State: Vic Postcode: 3013
Owner's Signature (Optional):		Date: 10/06/2024 day / month / year



Declaration i

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: 10/05/2024
day / month / year

Need help with the Application? i

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

Contact Council's planning department to discuss the specific requirements for his 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 i

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 i

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

Maribyrnong City Council
PO Box 58
Footscray VIC 3011

Cnr Napier & Hyde Streets
Footscray VIC 3011

Contact information:

Phone: (03) 9688 0200
Email: email@maribyrnong.vic.gov.au
DX: 81112

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

MORE INFORMATION

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified


Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

The Proposal

Why is it important to describe the proposal correctly?


The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at planning-schemes.delwp.vic.gov.au

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Goulburn, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.


Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook.

 Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the *Planning and Environment Act 1987* (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at www.sro.vic.gov.au for more information. A leviable application submitted without a levy certificate is void.

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block).

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

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Title Information

What is an encumbrance?

An 'encumbrance' is a formal obligation on the land, with the most common type being a 'mortgage'. Other common examples of encumbrances include:

- **Restrictive Covenants:** A 'restrictive covenant' is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A 'section 173 agreement' is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An 'easement' gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A 'building envelope' defines the development boundaries for the land.

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances

Encumbrances are identified on the title (register search statement) under the header 'encumbrances, caveats and notices'. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A 'caveat' is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of 'notices'. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.



You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

▲ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

Why is title information required?

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

What is a 'full' copy of the title?

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

▲ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

Why is 'current' title information required?

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

▲ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates"

Applicant and Owner Details

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See **Example 4**.

Declaration

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration

▲ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit

Need help with the Application?

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

Checklist

What additional information should you provide to support the proposal?

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

▲ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

Lodgement

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

▲ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

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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

**CITY OF MARIBYRNONG
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Applicant and Owner Details i

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

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

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.

Name:

Title: Mr	First Name: Len	Surname: Browning
Organisation (if applicable): Responsible Developers P/L		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.: 4	St. No.: 12	St. Name: Ardour Lane
Suburb/Locality: Wycheproof		State: Vic Postcode: 3527

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: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.:	St. No.:	St. Name: PO Box 111
Suburb/Locality: Parkdale		State: Vic Postcode: 3194

Name: Same as applicant

Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:
Owner's Signature (Optional):		Date: day / month / year

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

7th of June 2024

Maribyrnong City Council
Town Planning Department

HP-858 - Proposed 2 storey addition to an existing heritage dwelling
45 Station Road, Seddon

Design Philosophy

Existing conditions

The existing dwelling located at 45 Station Road sits on a rectangular site of 347 sq.m. in area. A western side laneway and rear southern laneway abuts the subject site.

The existing total dwelling itself is 134 sq.m. with 74 sq.m. of the existing dwelling located to the north of the site being a detached Victorian dwelling. It is of timber construction with high internal ceilings, weatherboard external cladding, metal corrugated iron roof, timber period windows to the front of the dwelling. The original brick chimney located top the southeast of the existing roof remains intact.

The existing dwelling is in reasonable condition although many of the period features such as original windows to the east and west of the dwelling have been replaced with non-heritage aluminium windows. The rear eave of the dwelling has also been removed to allow the former skillion addition to the join the heritage dwelling.

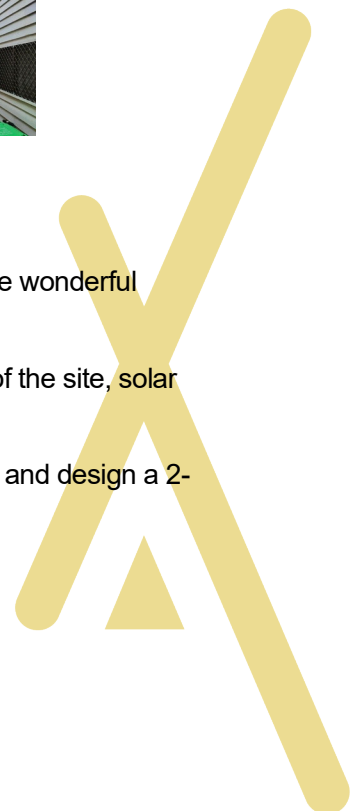


Design Philosophy

The current owners are wishing to improve their family home whilst maintaining the wonderful heritage portion of the dwelling.

Initial and extensive master planning was carried out to test the expansion areas of the site, solar access, demolition v restoration and Rescode/planning compliance.

The investigation resulted in the desire to retain and refurbish the original dwelling and design a 2-storey contemporary addition as an annexe to the original dwelling.



The following items were key principles in the design:

- Keeping all existing original roof form & gutter lines of the heritage dwelling in-tact
- Not introducing any design elements to a potential addition that could be interpreted as 'mock' period features
- Making sure that any rear upper addition was recessive from the street frontage in nature and well-articulated from the existing heritage roof line
- Maximizing solar access to all areas of the new building via well positioned windows and roof lights and light courts
- Design of contemporary roof lines to the new areas that compliment the original roof lines but are considered secondary elements and don't dominate. The introduction of smaller component roofs to the proposed upper floor is quite deliberate to achieve minimalistic and interesting design results.
- The use of complimentary cladding materials to new sections that help articulate the facades of all walls. Note: In this case a simple combination of feature brickwork to lower levels, horizontal timber weatherboards & vertical cladding has been adopted.
- Feature glazing to the 'link' between old and new portions of the dwelling.
- The ability to refurbish the existing heritage dwelling to its original status
- Smaller roof and wall forms to the north of the existing heritage that are well set back from the original building frontage. This once again provides the recessive setback required to respect the original dwelling.

It is considered that the refurbishment of the original dwelling teamed with the contemporary architecture of the proposed addition will be a welcomed asset to both the site and street.

Andrew Kirkland
Director



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

Page 1 of 1

VOLUME 04027 FOLIO 341

Security no : 124115666094N
Produced 08/06/2024 12:04 PM

LAND DESCRIPTION

Lot 1 on Title Plan 250046Q.
PARENT TITLE Volume 03651 Folio 051
Created by instrument 0821033 05/03/1917

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REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ROHAN CHARLES BISSET
MARCELLA GRETA MARIA BISSET both of 6/245 WILLIAMSTOWN ROAD YARRAVILLE VIC
3013
AK680656Q 28/10/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV164536K 20/12/2021
WESTPAC BANKING CORPORATION

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 TP250046Q 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: 45 STATION ROAD SEDDON VIC 3011

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK
Effective from 20/12/2021

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP250046Q
Number of Pages (excluding this cover sheet)	1
Document Assembled	08/06/2024 12:04

**CITY OF MARIBYRNONG
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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN	EDITION 1	TP 250046Q
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<p>Location of Land</p> <p>Parish: CUT PAW PAW Township: Section: 14 Crown Allotment: C Portion: 11(PT)</p> <p>Last Plan Reference: Derived From: VOL 4027 FOL 341 Depth Limitation: NIL</p>	<p>Notations</p> <div style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold; margin: 10px auto; width: 80%;"> CITY OF MARIBYRNONG ADVERTISED PLAN </div> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p>Description of Land / Easement Information</p> <p><i>All that piece of Land, delineated and coloured red on the map in the margin being part of Portion Eleven of Crown Allotment C -- Section Fourteen Parish of Cut Paw Paw County of Bourke Together with a right - of carriage way over the roads coloured brown on Plan of Subdivision No. 5431 ---- lodged in the Office of Titles -----</i></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 16/12/1999 VERIFIED: SO'C</p>
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COLOUR CODE
R = RED

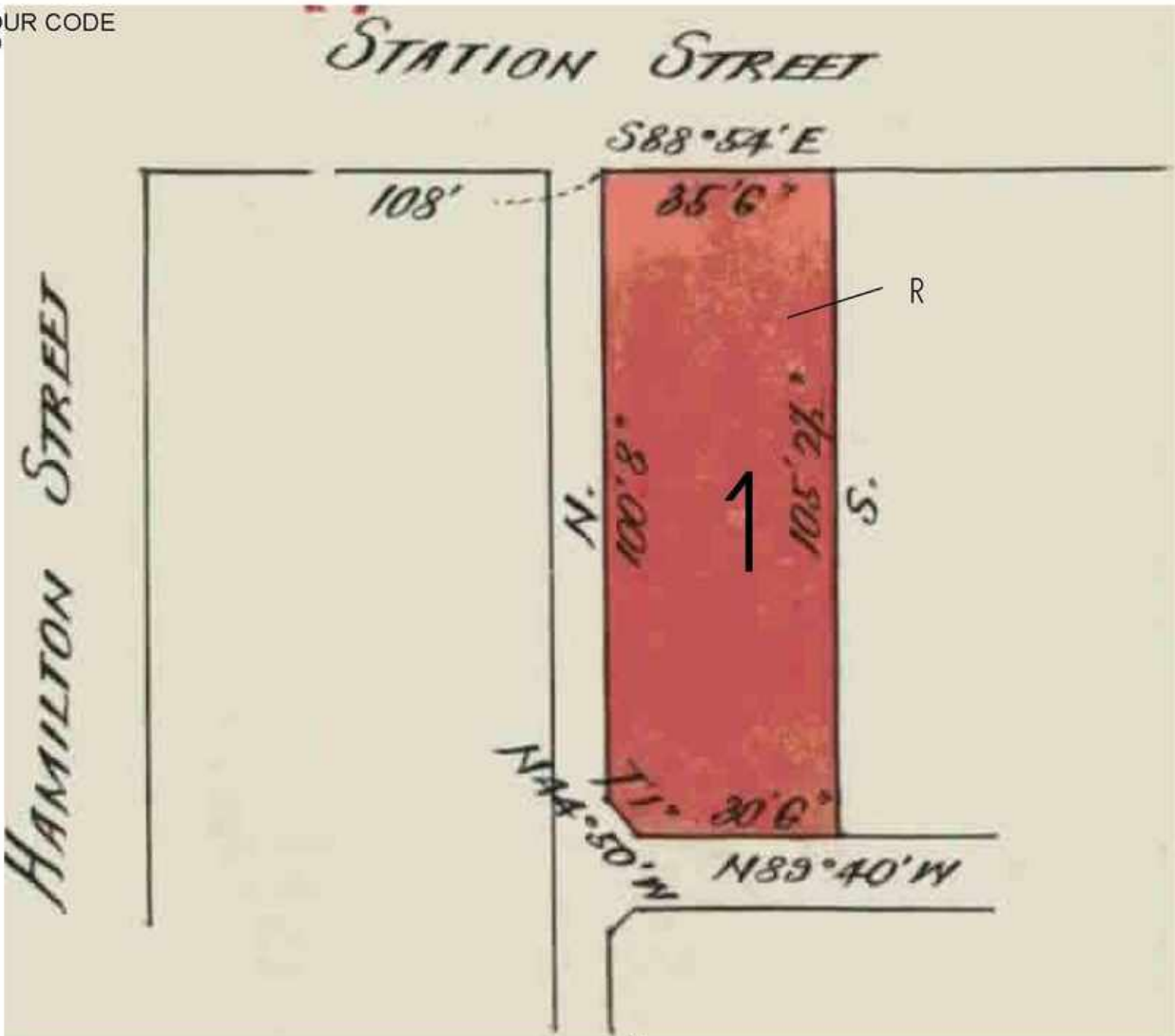
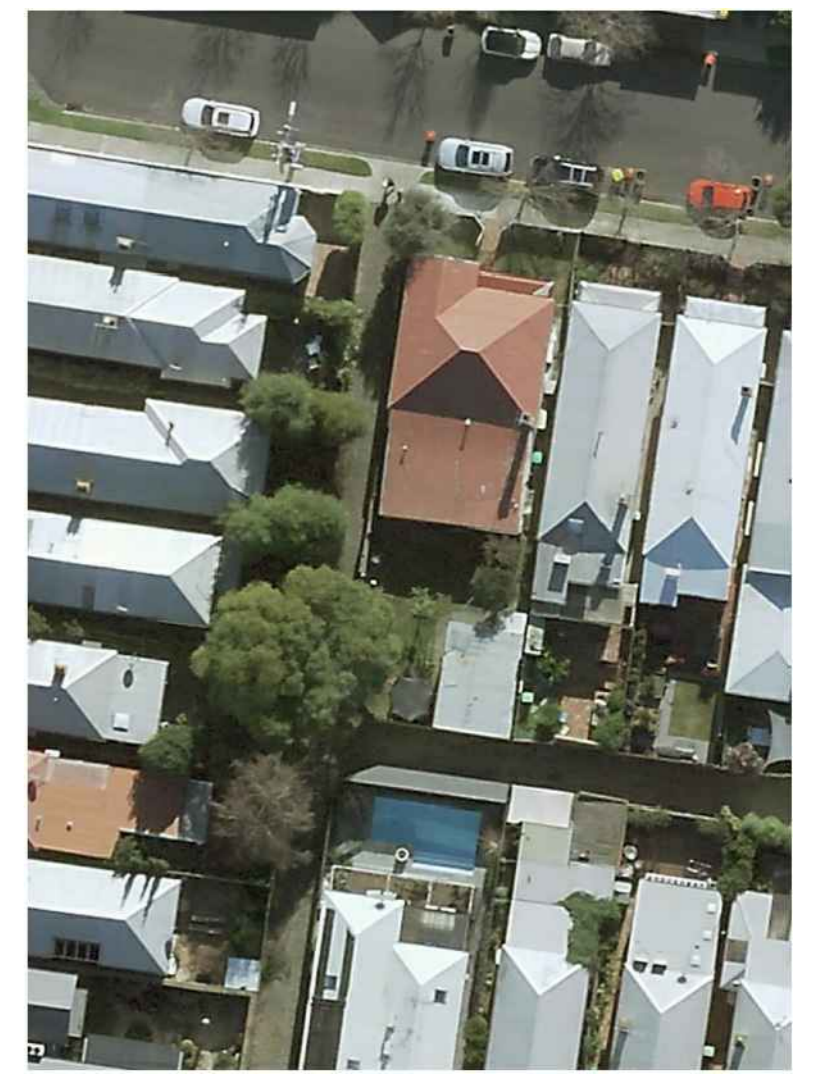


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = PORTION 11 (PT)	

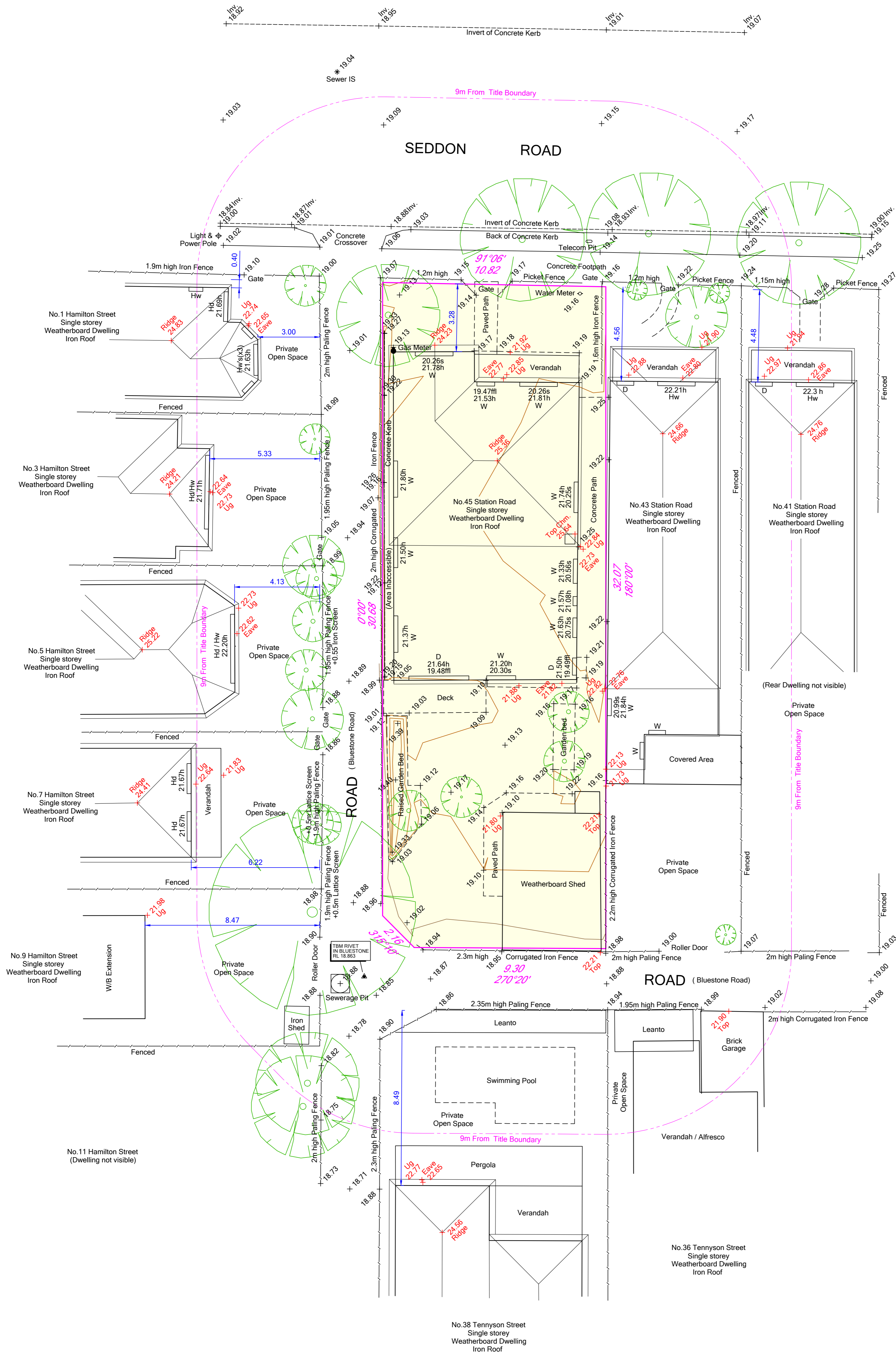
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets
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Aerial Photo not to Scale

CITY OF MARIBYRNONG
RECEIVED
11/06/2024
URBAN PLANNING



Legend

▲ SURVEY MARK	h HEAD LEVEL
○ TREE	s SILL LEVEL
□ UTILITY METER	HW HABITABLE WINDOW
⬇ STOP VALVE	W WINDOW
○ TELECOM PIT	D DOOR
□ SIGN POST	◇ POLE & LIGHT
▲ BENCHMARK	SEP. SIDE ENTRY PIT
	E POLE ELECTRICITY POLE
— BOUNDARY LINE	
— BUILDING	
— VERANDAH	
— FENCE	
— PATH	
— INVERT OF KERB	

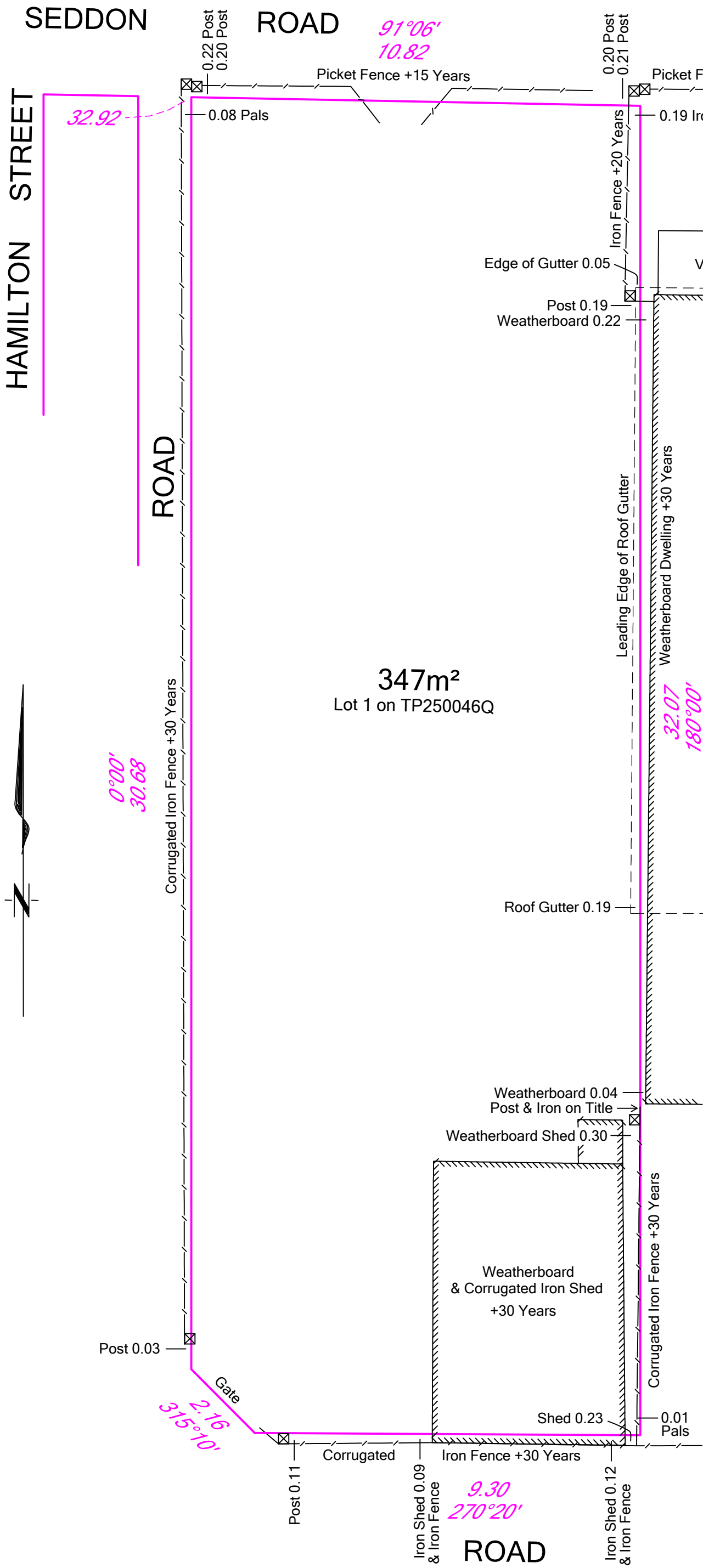
Notations
LOCATION OF BUILDINGS BEYOND SITE BOUNDARIES ARE INDICATIVE ONLY
LEVELS ARE TO THE AUSTRALIAN HEIGHT DATUM AND ARE SHOWN AS THUS +21.77m
LEVEL DATUM ESTABLISHED USING TBM RIVET IN BLUESTONE (RL18.863) CONFIRMED BY PM468 (RL16.74) VIA GPS VRS NOW 2022
CONTOURS ARE TO 0.10m INTERVALS (IN 3 DIMENSION).

Certified	Ben Johnston	Licensed Surveyor
Drawn	Angelo Aquino	
Checked	Ben Johnston	
Date of Plan	04-10-2022	
Date of Survey	26-09-2022	
Client	Rohan Bisset	

Project	45 Station Road Seddon, VIC 3011	
Details	Feature and Level Survey Certificate of Title Vol. 4027 Fol. 341	
Original sheet size	A1	
Sheet	1 of 1	



**CITY OF MARIBYRNONG
 ADVERTISED PLAN**



Possessory Rights:
 This Survey re-establishes certificate of title boundaries. It does not attempt to determine possessory rights which may apply to the land. Possessory title rights apply to land occupied in excess of 15 years. If excess land is occupied amendments of title under Section 99/60 TLA can be considered.

LESS LAND:
 Where fences encroach into the title dimensions the design and siting of the proposed buildings should be adjusted or cut back to take possessory rights of the adjoining properties into account.

MORE LAND:
 Where fences encroach onto the adjoining property, design and siting of the proposed buildings should remain relative to the certificate of title boundaries but can be moved over if and when an amendment of title is registered at Land Registry.

Legend

	SURVEY MARK		h HEAD LEVEL
	TREE		s SILL LEVEL
	UTILITY METER		HW HABITABLE WINDOW
	STOP VALVE		W WINDOW
	TELECOM PIT		D DOOR
	SIGN POST		POLE & LIGHT
	BENCH MARK		SEP SIDE ENTRY PIT
			E.POLE ELECTRICITY POLE
	BOUNDARY LINE		
	BUILDING		
	VERANDAH		
	FENCE		
	PATH		
	INVERT OF KERB		

Notations

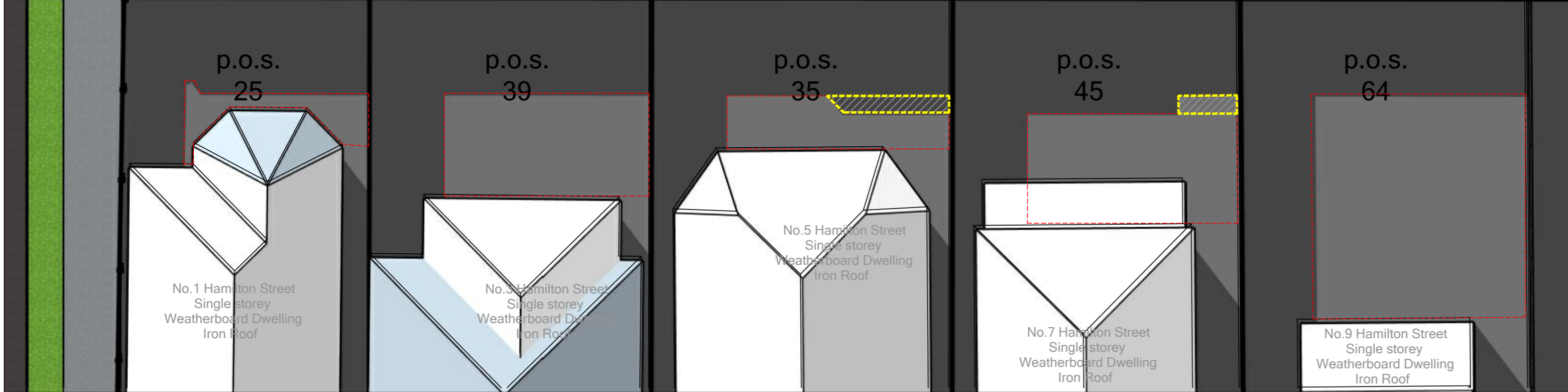
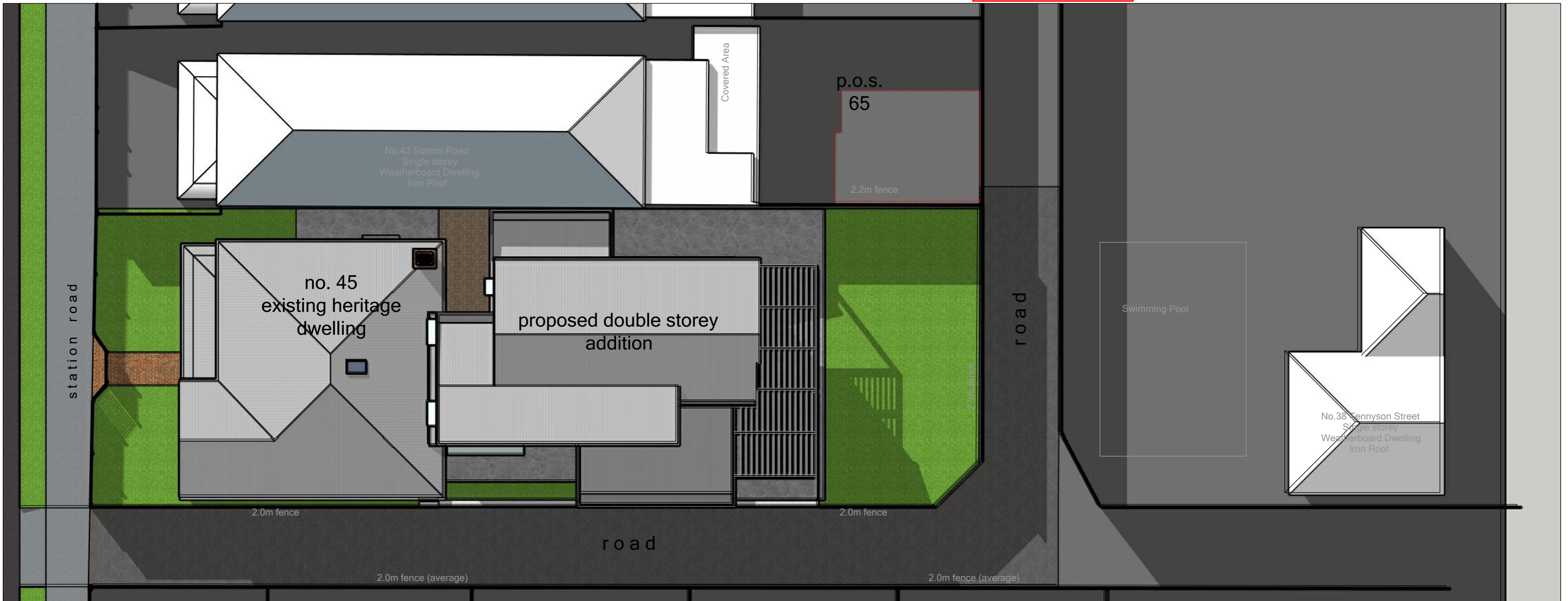
The position of fencing in relation to the title boundaries has been exaggerated for the purposes of clarity, due to this not all fencing is shown to scale herein.
 The age of fencing shown is approximate only

Certification by Surveyor

I, Ben Murray Johnston of 306/75 Tulip Street, Cheltenham, VIC, 3192 certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 26-09-2022, that this plan is accurate and correctly represents the adopted boundaries and that the survey accuracy accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.
 Ben Murray Johnston 04-10-2022
 Licensed Surveyor, Surveying Act 2004

Drawn	Angelo Aquino
Checked	Ben Johnston
Date of Plan	04-10-2022
Date of Survey	26-09-2022
Client	Rohan Bisset
Project	45 Station Road Seddon, VIC 3011
Details	Title Re-Establishment Survey Certificate of Title Vol.4027 Fol.341
Original sheet size	A3
Sheet	1 of 1
 SCALE 1:100 LENGTHS ARE IN METRES	

Single storey
Weatherboard Dwelling
Iron Roof



SHADOWING CALCULATIONS
unshaded areas indicated in table

ADDRESS	P.O.S. SQ.M.	9AM	%	10AM	%	11AM	%	12PM	%	1PM	%	2PM	%	3PM	%
no. 1 hamilton	25	4	16%	10	40%	13	52%	17	68%	14	56%	8	32%	3	12%
no. 3 hamilton	39	15	38%	21	54%	26	67%	29	74%	24	62%	18	46%	8	21%
no. 5 hamilton	35	7	20%	16	46%	21	60%	25	71%	20	57%	13	37%	4	11%
no. 7 hamilton	45	17	38%	19	42%	24	53%	28	62%	24	53%	18	40%	10	22%
no. 9 hamilton	64	33	52%	39	61%	45	70%	50	78%	46	72%	40	63%	33	52%
no. 43 station	65	21	32%	30	46%	35	54%	39	60%	35	54%	30	46%	19	29%

denotes additional overshadowing caused by proposal

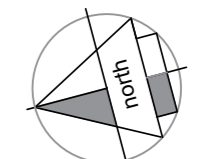
9AM - 22 SEPTEMBER 1:100 @ A2

HATCH PROJECTS
m: 0418 104 708 e: studio@hatchprojects.com.au
PO Box 155, Williamstown, Victoria, 3016

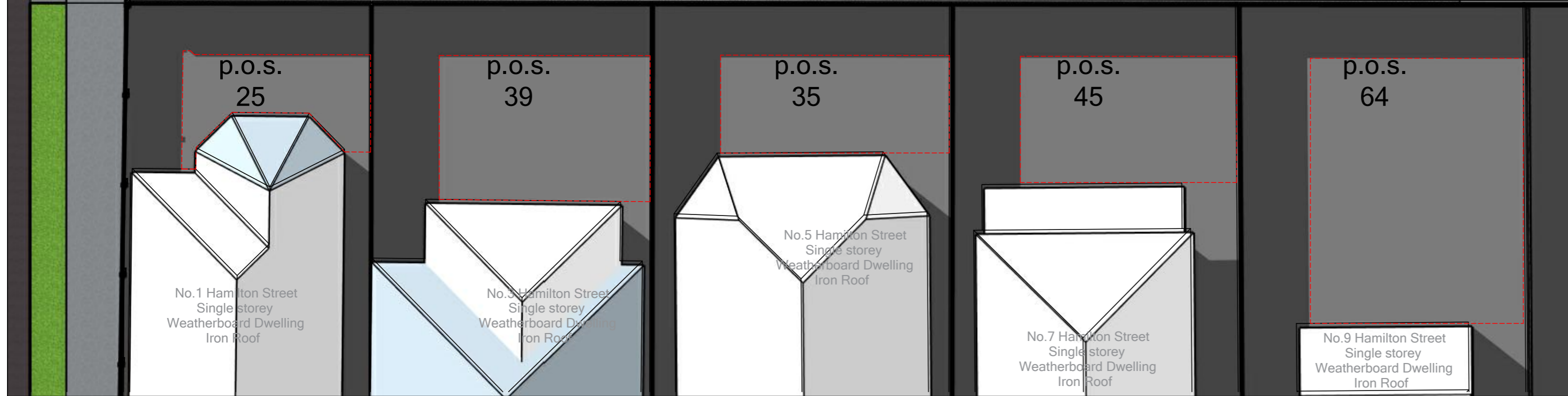
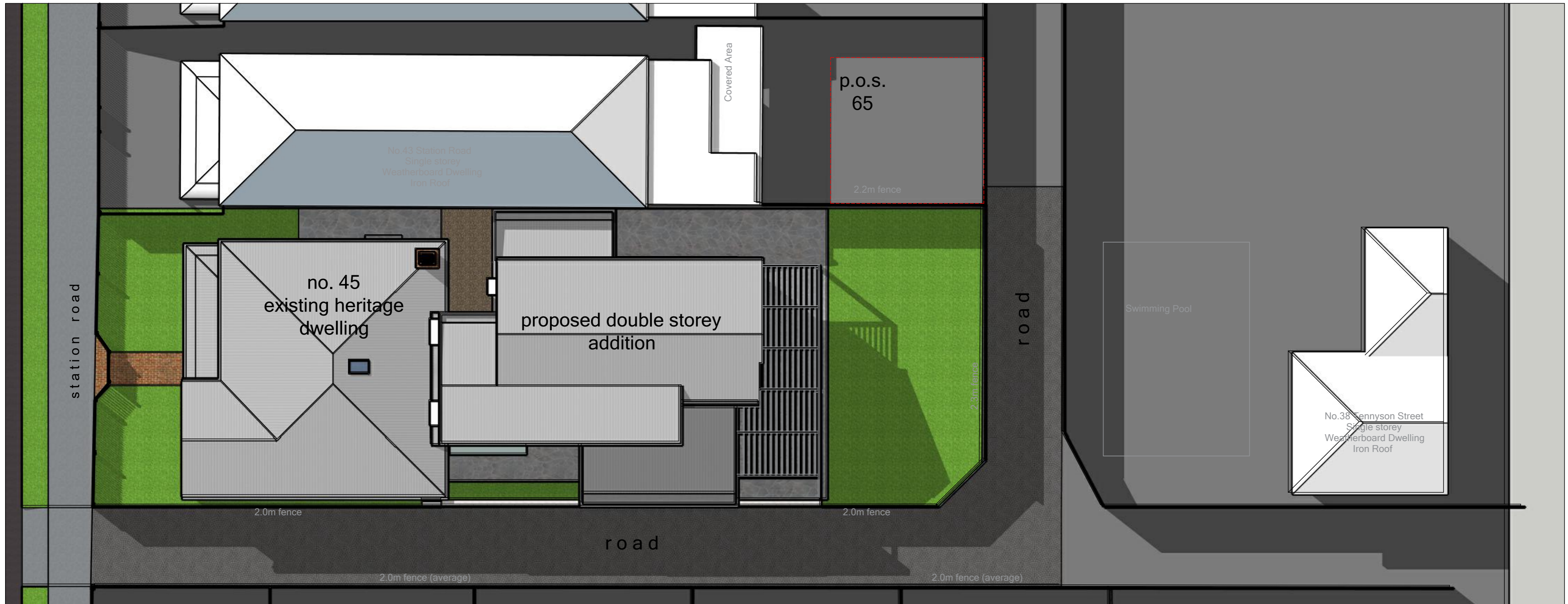
AMENDMENTS:

client Rohan & Marcella Bissett	project proposed rear double storey addition to an existing heritage dwelling with associated demolition works
location 45 Station Street, Seddon	drawing sheet shadow diagrams - 9am

ISSUE DATE: 07/06/2024	SCALE: 1:100 or as noted
DRAWN BY: AK	REF: HP-858.8
ISSUE: TP - A	SHEET SIZE: A2



Single storey
Weatherboard Dwelling
Iron Roof



SHADOWING CALCULATIONS
unshaded areas indicated in table

ADDRESS	P.O.S.	9AM	%	10AM	%	11AM	%	12PM	%	1PM	%	2PM	%	3PM	%
no. 1 hamilton	25	4	16%	10	40%	13	52%	17	68%	14	56%	8	32%	3	12%
no. 3 hamilton	39	15	38%	21	54%	26	67%	29	74%	24	62%	18	46%	8	21%
no. 5 hamilton	35	7	20%	16	46%	21	60%	25	71%	20	57%	13	37%	4	11%
no. 7 hamilton	45	17	38%	19	42%	24	53%	28	62%	24	53%	18	40%	10	22%
no. 9 hamilton	64	33	52%	39	61%	45	70%	50	78%	46	72%	40	63%	33	52%
no. 43 station	65	21	32%	30	46%	35	54%	39	60%	35	54%	30	46%	19	29%

denotes additional overshadowing caused by proposal

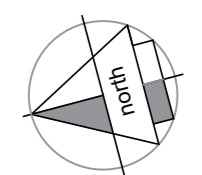
10AM - 22 SEPTEMBER 1:100 @ A2

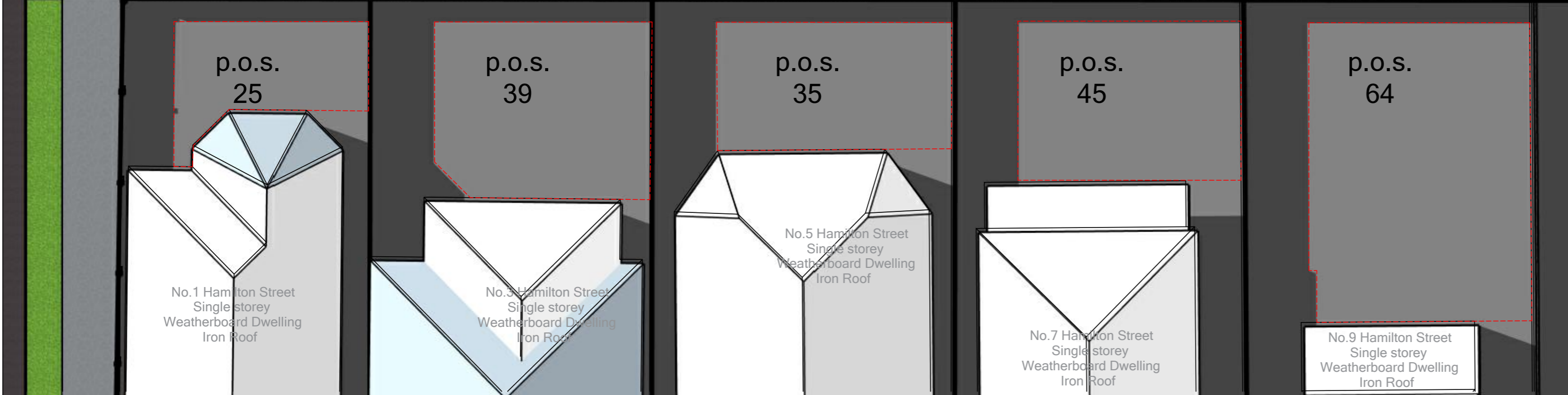
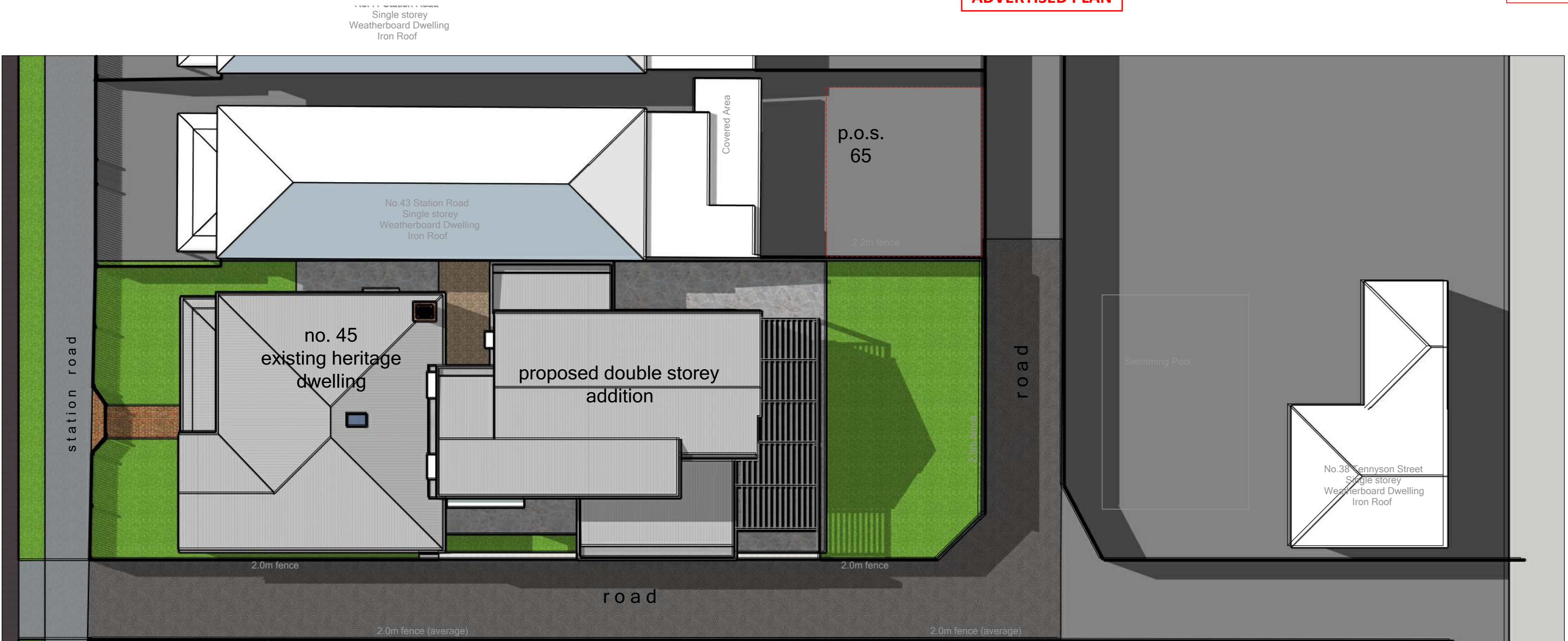
HATCH PROJECTS
m: 0418 104 708 e: studio@hatchprojects.com.au
PO Box 155, Williamstown, Victoria, 3016

AMENDMENTS:

client Rohan & Marcella Bissett	project proposed rear double storey addition to an existing heritage dwelling with associated demolition works
location 45 Station Street, Seddon	drawing sheet shadow diagrams - 10am

ISSUE DATE: 07/06/2024	SCALE: 1:100 or as noted
DRAWN BY: AK	SHEET SIZE: A2
REF: HP-858.9	ISSUE: TP - A





SHADOWING CALCULATIONS
 unshaded areas indicated in table

ADDRESS	P.O.S. SQ.M.	9AM	%	10AM	%	11AM	%	12PM	%	1PM	%	2PM	%	3PM	%
no. 1 hamilton	25	4	16%	10	40%	13	52%	17	68%	14	56%	8	32%	3	12%
no. 3 hamilton	39	15	38%	21	54%	26	67%	29	74%	24	62%	18	46%	8	21%
no. 5 hamilton	35	7	20%	16	46%	21	60%	25	71%	20	57%	13	37%	4	11%
no. 7 hamilton	45	17	38%	19	42%	24	53%	28	62%	24	53%	18	40%	10	22%
no. 9 hamilton	64	33	52%	39	61%	45	70%	50	78%	46	72%	40	63%	33	52%
no. 43 station	65	21	32%	30	46%	35	54%	39	60%	35	54%	30	46%	19	29%

11AM - 22 SEPTEMBER 1:100 @ A2

HATCH PROJECTS
 m: 0418 104 708 e: studio@hatchprojects.com.au
 PO Box 155, Williamstown, Victoria, 3016

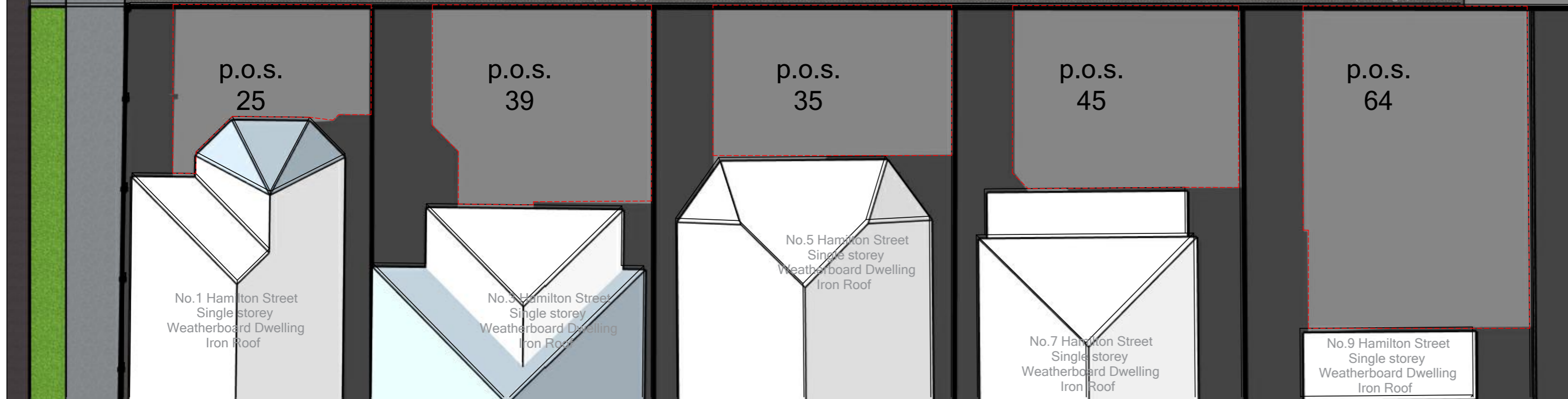
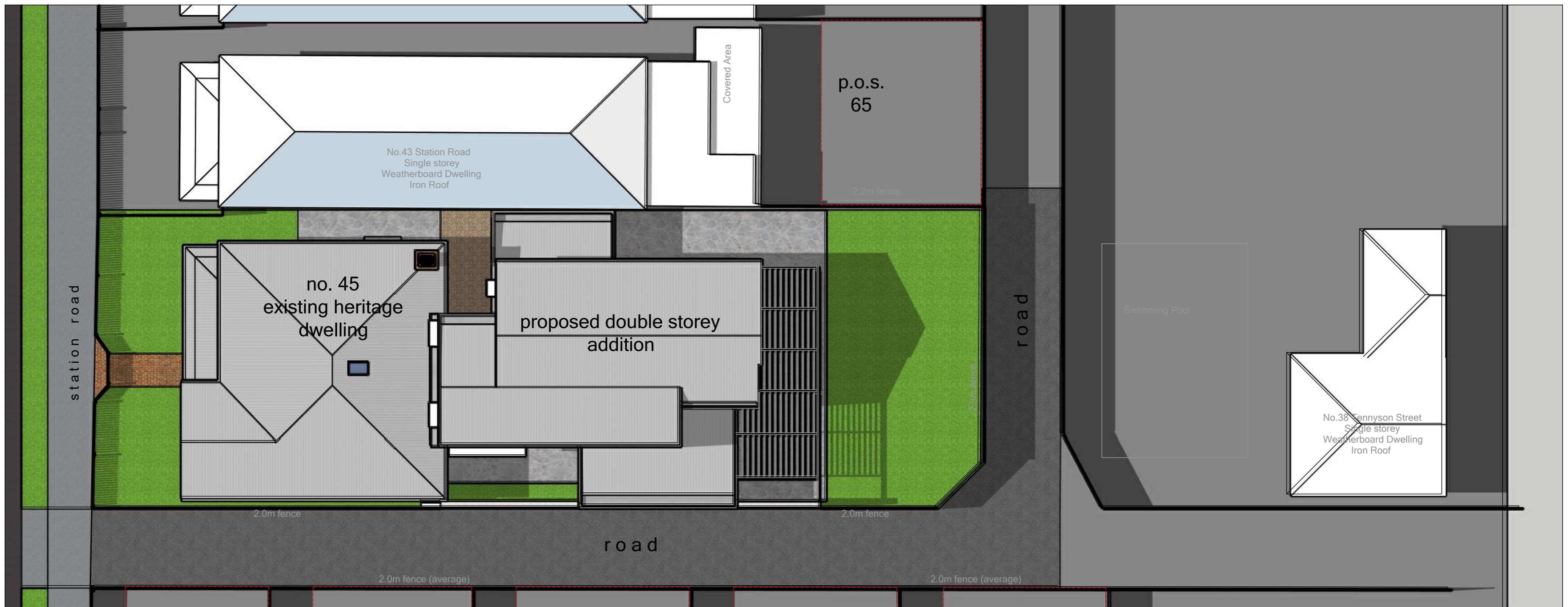
AMENDMENTS:

client Rohan & Marcella Bissett	project proposed rear double storey addition to an existing heritage dwelling with associated demolition works
location 45 Station Street, Seddon	drawing sheet shadow diagrams - 11am

ISSUE DATE: 07/06/2024	
SCALE: 1:100 or as noted	
DRAWN BY: AK	
REF: HP-858.10	
ISSUE: TP - A	SHEET SIZE A2

CITY OF MARIBYRNONG
ADVERTISED PLAN

Single storey
Weatherboard Dwelling
Iron Roof



SHADOWING CALCULATIONS
unshaded areas indicated in table

ADDRESS	P.O.S. SQ.M.	9AM	%	10AM	%	11AM	%	12PM	%	1PM	%	2PM	%	3PM	%
no. 1 hamilton	25	4	16%	10	40%	13	52%	17	68%	14	56%	8	32%	3	12%
no. 3 hamilton	39	15	38%	21	54%	26	67%	29	74%	24	62%	18	46%	8	21%
no. 5 hamilton	35	7	20%	16	46%	21	60%	25	71%	20	57%	13	37%	4	11%
no. 7 hamilton	45	17	38%	19	42%	24	53%	28	62%	24	53%	18	40%	10	22%
no. 9 hamilton	64	33	52%	39	61%	45	70%	50	78%	46	72%	40	63%	33	52%
no. 43 station	65	21	32%	30	46%	35	54%	39	60%	35	54%	30	46%	19	29%

denotes additional overshadowing caused by proposal

12PM - 22 SEPTEMBER 1:100 @ A2

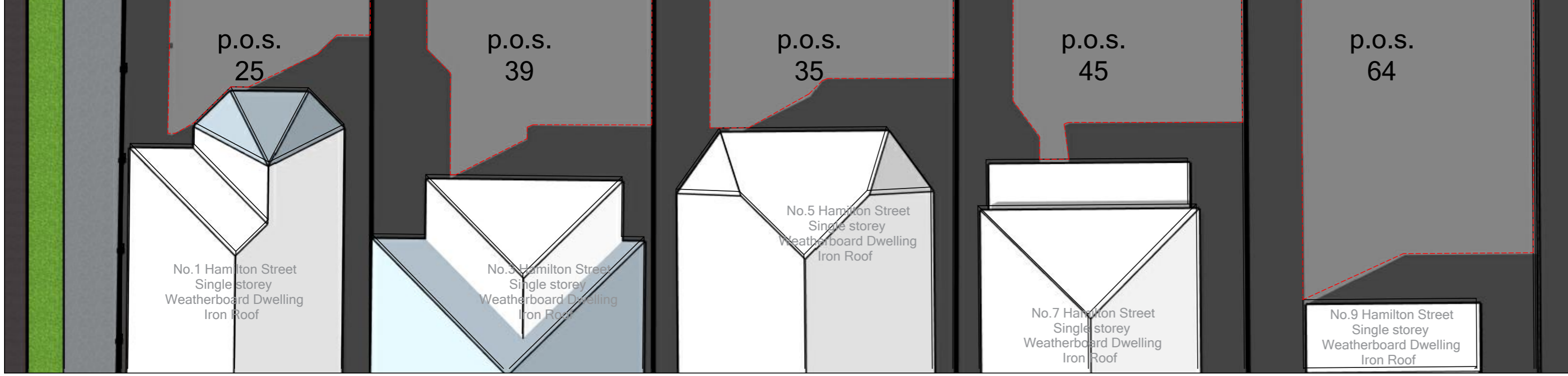
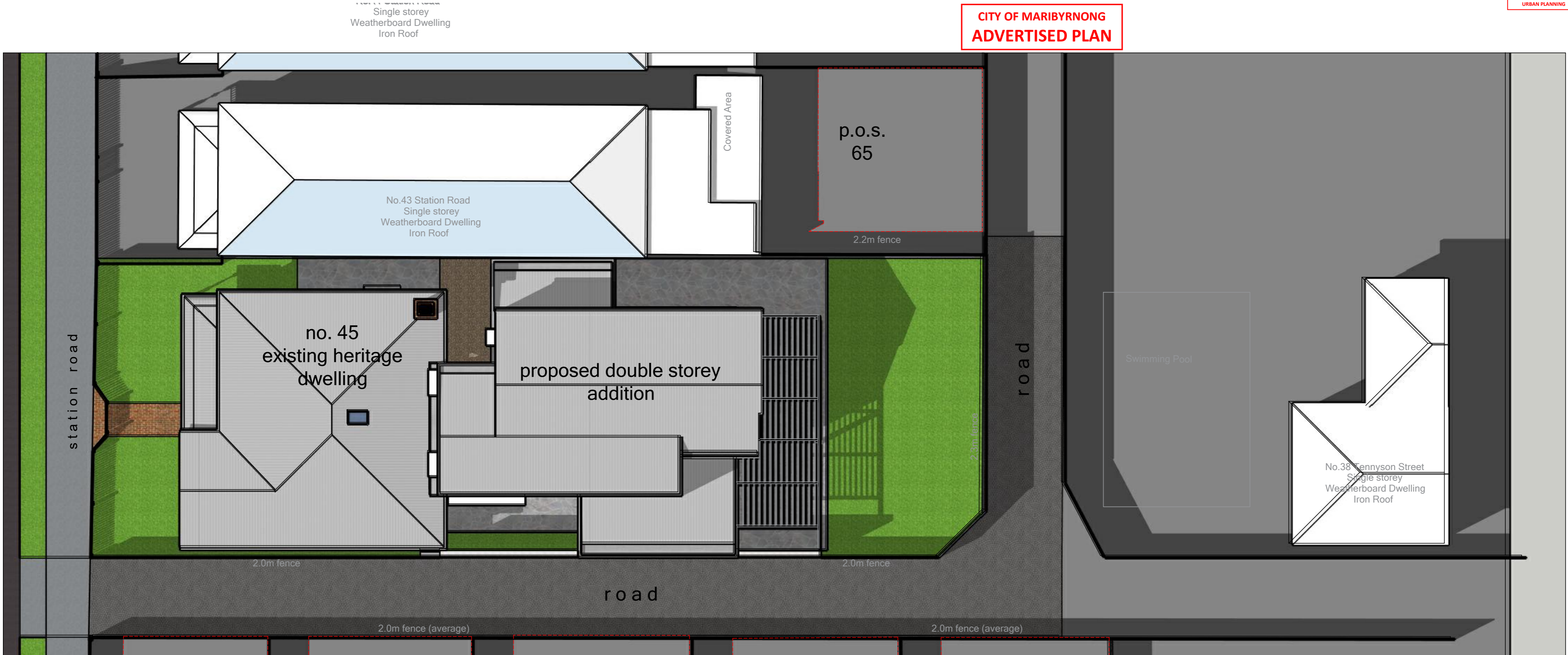
HATCH PROJECTS
m: 0418 104 708 e: studio@hatchprojects.com.au
PO Box 155, Williamstown, Victoria, 3016

AMENDMENTS:

client Rohan & Marcella Bissett	project proposed rear double storey addition to an existing heritage dwelling with associated demolition works
location 45 Station Street, Seddon	drawing sheet shadow diagrams - 12pm

ISSUE DATE: 07/06/2024	
SCALE: 1:100 or as noted	
DRAWN BY: AK	
REF: HP-858.11	
ISSUE: TP - A	SHEET SIZE A2

**CITY OF MARIBYRNONG
ADVERTISED PLAN**



SHADOWING CALCULATIONS
unshaded areas indicated in table

ADDRESS	P.O.S. SQ.M.	9AM	%	10AM	%	11AM	%	12PM	%	1PM	%	2PM	%	3PM	%
no. 1 hamilton	25	4	16%	10	40%	13	52%	17	68%	14	56%	8	32%	3	12%
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no. 7 hamilton	45	17	38%	19	42%	24	53%	28	62%	24	53%	18	40%	10	22%
no. 9 hamilton	64	33	52%	39	61%	45	70%	50	78%	46	72%	40	63%	33	52%
no. 43 station	65	21	32%	30	46%	35	54%	39	60%	35	54%	30	46%	19	29%

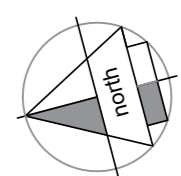
denotes additional overshadowing caused by proposal

1PM - 22 SEPTEMBER 1:100 @ A2

AMENDMENTS:

client Rohan & Marcella Bissett	project proposed rear double storey addition to an existing heritage dwelling with associated demolition works
location 45 Station Street, Seddon	drawing sheet shadow diagrams - 1pm

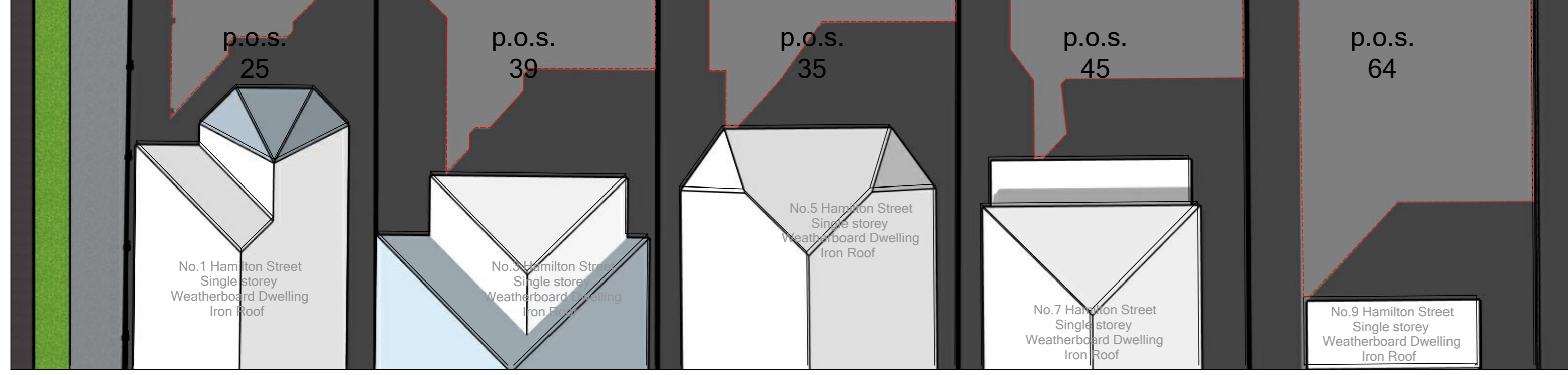
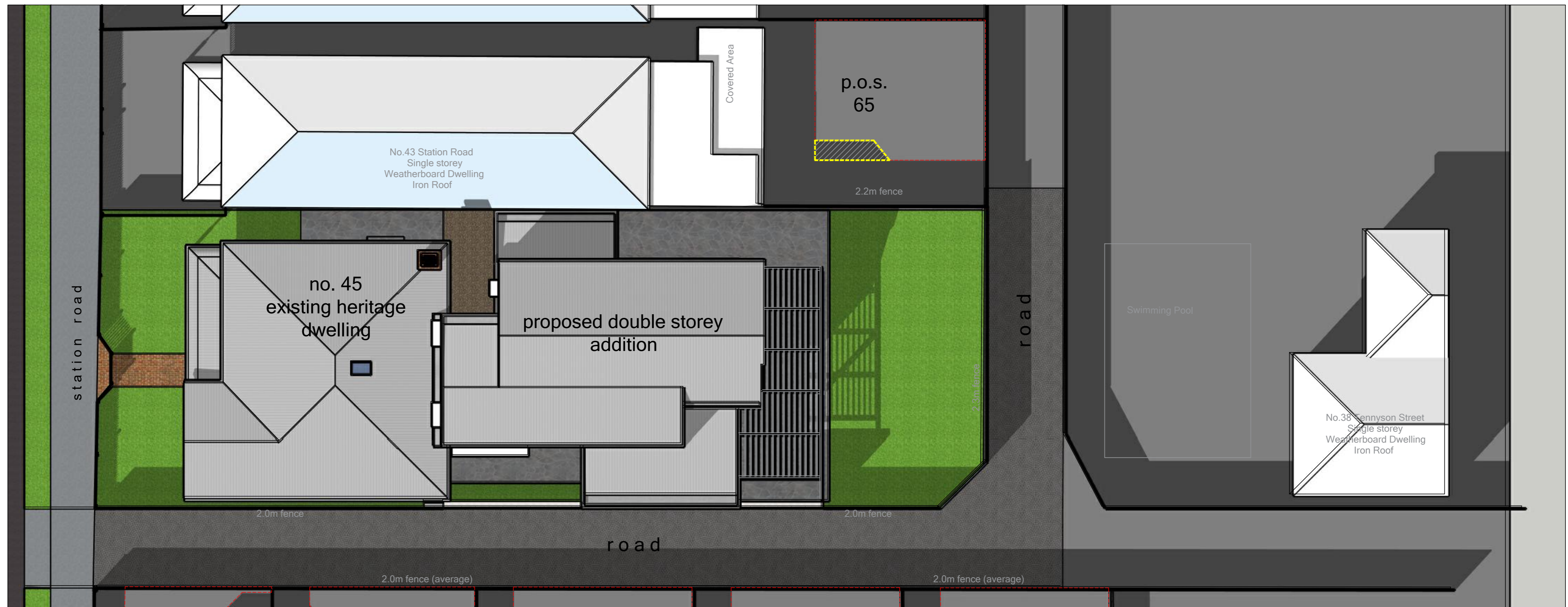
ISSUE DATE: 07/06/2024
SCALE: 1:100 or as noted
DRAWN BY: AK
REF: HP-858.12
ISSUE: TP - A



SHEET SIZE A2

**CITY OF MARIBYRNONG
 ADVERTISED PLAN**

Single storey
 Weatherboard Dwelling
 Iron Roof



SHADOWING CALCULATIONS
 unshaded areas indicated in table

ADDRESS	P.O.S. SQ.M.	9AM	%	10AM	%	11AM	%	12PM	%	1PM	%	2PM	%	3PM	%
no. 1 hamilton	25	4	16%	10	40%	13	52%	17	68%	14	56%	8	32%	3	12%
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no. 43 station	65	21	32%	30	46%	35	54%	39	60%	35	54%	30	46%	19	29%

denotes additional overshadowing caused by proposal

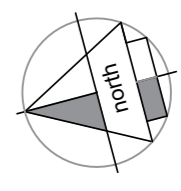
2PM - 22 SEPTEMBER 1:100 @ A2

HATCH PROJECTS
 m: 0418 104 708 e: studio@hatchprojects.com.au
 PO Box 155, Williamstown, Victoria, 3016

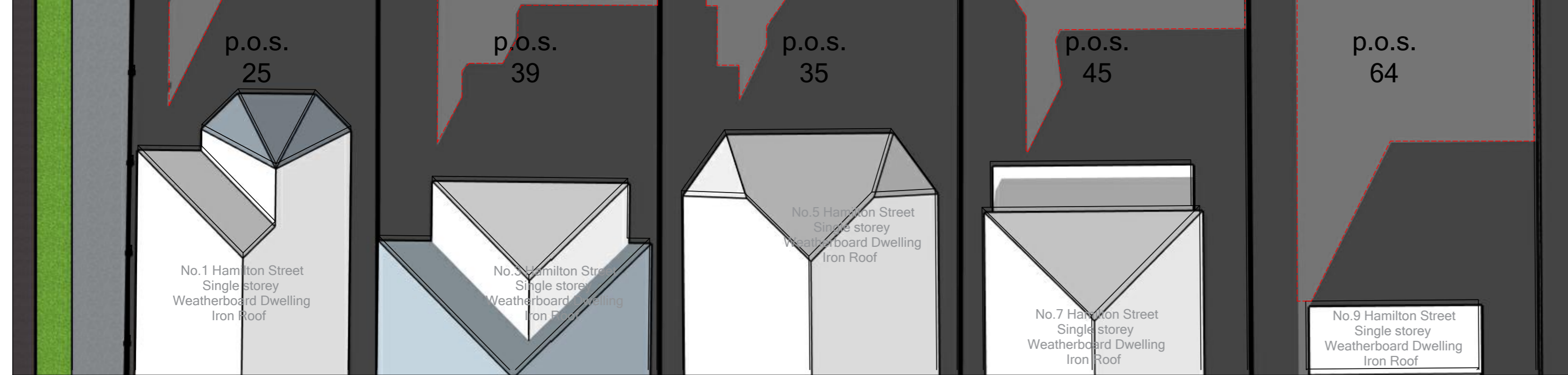
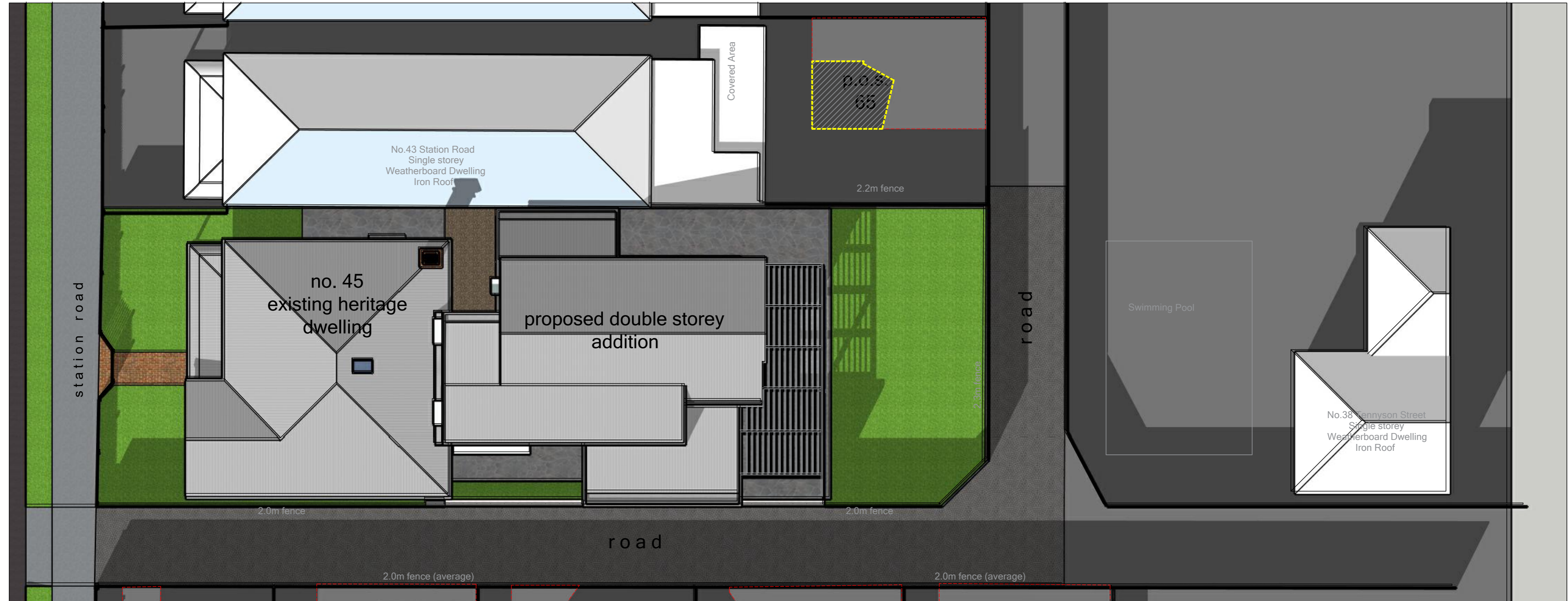
AMENDMENTS:

client Rohan & Marcella Bissett	project proposed rear double storey addition to an existing heritage dwelling with associated demolition works
location 45 Station Street, Seddon	drawing sheet shadow diagrams - 2pm

ISSUE DATE: 07/06/2024
SCALE: 1:100 or as noted
DRAWN BY: AK
REF: HP-858.13 **SHEET SIZE:** A2
ISSUE: TP - A



Single storey
 Weatherboard Dwelling
 Iron Roof



SHADOWING CALCULATIONS
 unshaded areas indicated in table

ADDRESS	P.O.S. SQ.M.	9AM	%	10AM	%	11AM	%	12PM	%	1PM	%	2PM	%	3PM	%
no. 1 hamilton	25	4	16%	10	40%	13	52%	17	68%	14	56%	8	32%	3	12%
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no. 43 station	65	21	32%	30	46%	35	54%	39	60%	35	54%	30	46%	19	29%

denotes additional overshadowing caused by proposal

3PM - 22 SEPTEMBER 1:100 @ A2

AMENDMENTS:

client
 Rohan & Marcella Bissett

location
 45 Station Street, Seddon

project
 proposed rear double storey addition to an existing heritage dwelling with associated demolition works

drawing sheet
 shadow diagrams - 3pm

ISSUE DATE: 07/06/2024
SCALE: 1:100 or as noted
DRAWN BY: AK
REF: HP-858.14 **SHEET SIZE:** A2
ISSUE: TP - A