

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 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.

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

The Land **i**

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

Street Address *

Unit No:	St. No.: 4	St. Name: Webster Street
Suburb/Locality: SEDDON		Post Code: 3011

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	Vol.: 3996	Folio.: 116	Suburb.: Seddon
OR	Lot No.: 2	Type.: Title Plan	
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? *

Alterations and extension of existing single dwelling.

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

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

864000.00	⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.
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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.

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 single dwelling with side carport, driveway, rear covered deck & storage shed with surrounding t


 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).
- Not Sure

 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: CO	First Name:	Surname:
Organization (if applicable): Moody Architecture		

Unit No: St. No: 9 St. Name: Maynard Street

Suburb: PRESTON State: VIC Postcode: 3072

Business phone: 0451983261 Email: david@moodyarchitecture.com.au

Mobile phone: 0451983261 Home: 0451983261

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

Contact person's details*

Name: Same as applicant

Title: CO	First Name:	Surname:
Organization (if applicable): Moody Architecture		

Unit No: St. No: 9 St. Name: Maynard Street

Suburb: PRESTON State: VIC Postcode: 3072

Business phone: 0451983261 Email: david@moodyarchitecture.com.au

Mobile phone: 0451983261 Home: 0451983261

Owner *

The person or organisation who owns the land

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

Name: Same as applicant

Title: MR	First Name: Greg	Surname: Pieris
Organization (if applicable):		

Postal Address: If it is a P.O. Box, enter the details here:

Unit No: St. No: 4 St. Name: Webster Street


Suburb: SEDDON State: VIC Postcode: 3011

Business Phone: Email: gregpieris@gmail.com

Mobile phone: 0401148026 Home:

Declaration

This form must be signed by the applicant *

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

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

Signature:



Date

17 / 02 / 2025

day / month / year

Need help with the Application?

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

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

Officer Name: Robyn Neal

12 / 05 / 2023


day / month / year


Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?

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

 Provided all necessary supporting information and documents?

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

A plan of existing conditions.

Plans showing the layout and details of the proposal.

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

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

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

Completed the relevant council planning permit checklist?

Signed the declaration?

Lodgement

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

Maribyrnong City Council
PO Box 58
Footscray VIC 3011
Cnr Napier and 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.

i 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 Gol fields, 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**.

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.
- signed the declaration on the last page of the application form

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.

17th February 2025

Planning Department
Maribyrnong City Council
PO Box 58, West Footscray VIC 3012

To Whom It May Concern

Planning Application
Alterations and Additions to 4 Webster Street, Seddon

Please find enclosed relevant application submission material related to proposed alterations and additions to single dwelling at 4 Webster Street, Seddon. The site is currently occupied by the owners and their family within an existing single storey dwelling.

We note that a pre-application process was undertaken in 2023 as per attached documentation, with relevant comments from that pre-application process taken into account within this submission, primarily related to addressing building height and new built form and shifting the new built form behind the existing front heritage building form and roof line as recommended through by Council heritage advisor.

We note that the current proposal is in keeping with the intent of the City of Maribyrnong Alterations & Additions to Heritage Dwellings, September 2010, whereby the new 2 storey extension has been setback behind the footprint of the existing heritage building to the front of the site with the overall building height addressed to mitigate impact on streetscape.

As per the submitted drawings, the proposed development is in keeping with Residential Development Provisions Clause 54 for one dwelling on a lot, with the new 2 storey extension sitting comfortably within the required setbacks and maximum height provisions.

We trust that the application meets with your understanding. Should you have any questions or wish to discuss this proposal further please feel free to contact me at any time.

Kind Regards,



David Moody
Architect

From www.planning.vic.gov.au at 17 February 2025 10:56 PM

CITY OF MARIBYRNONG
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18/02/2025
URBAN PLANNING

PROPERTY DETAILS

Address: **4 WEBSTER STREET SEDDON 3011**
 Lot and Plan Number: **More than one parcel - see link below**
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**
 Local Government Area (Council): **MARIBYRNONG**
 Council Property Number: **119596**
 Planning Scheme: **Maribyrnong**
 Directory Reference: **Melway 41 K7**

www.maribyrnong.vic.gov.au

[Planning Scheme - Maribyrnong](#)

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Greater Western Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **JEMENA**

STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**
 Legislative Assembly: **FOOTSCRAY**

OTHER

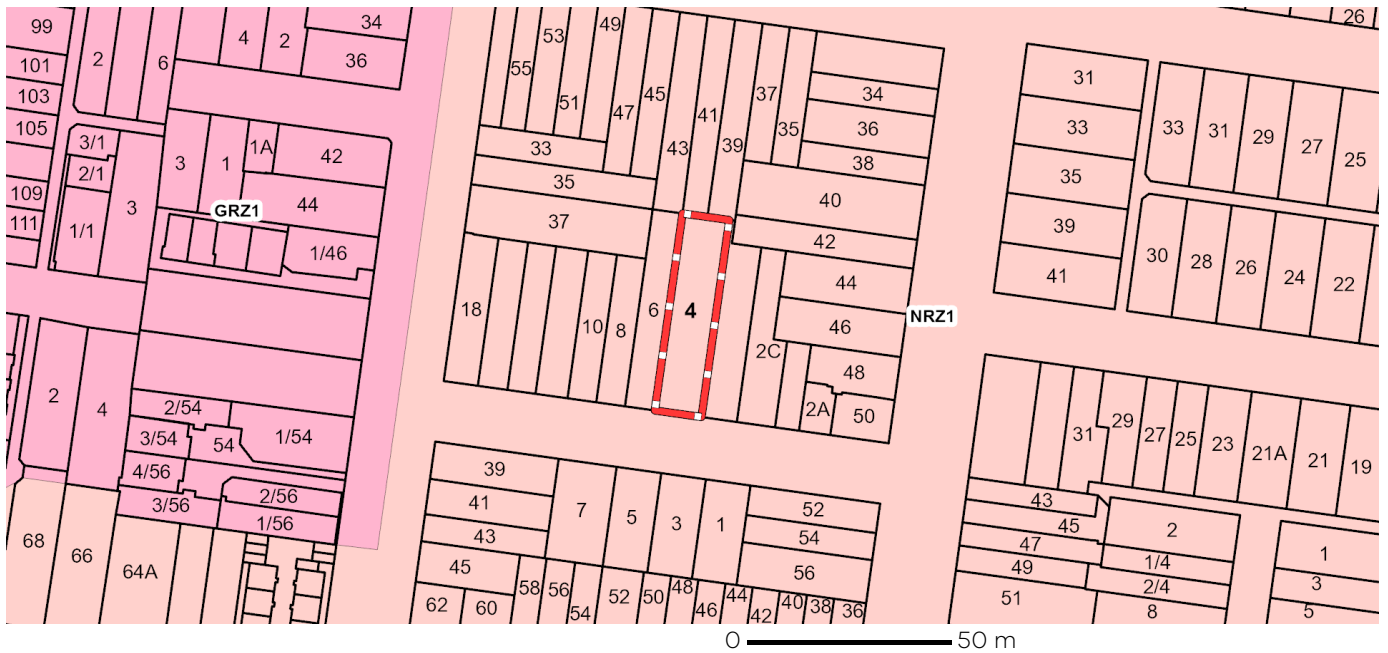
Registered Aboriginal Party: **Bunurong Land Council**
Aboriginal Corporation

[View location in VicPlan](#)

Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)

[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1\(NRZ1\)](#)



GRZ - General Residential **NRZ - Neighbourhood Residential**
 Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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 Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

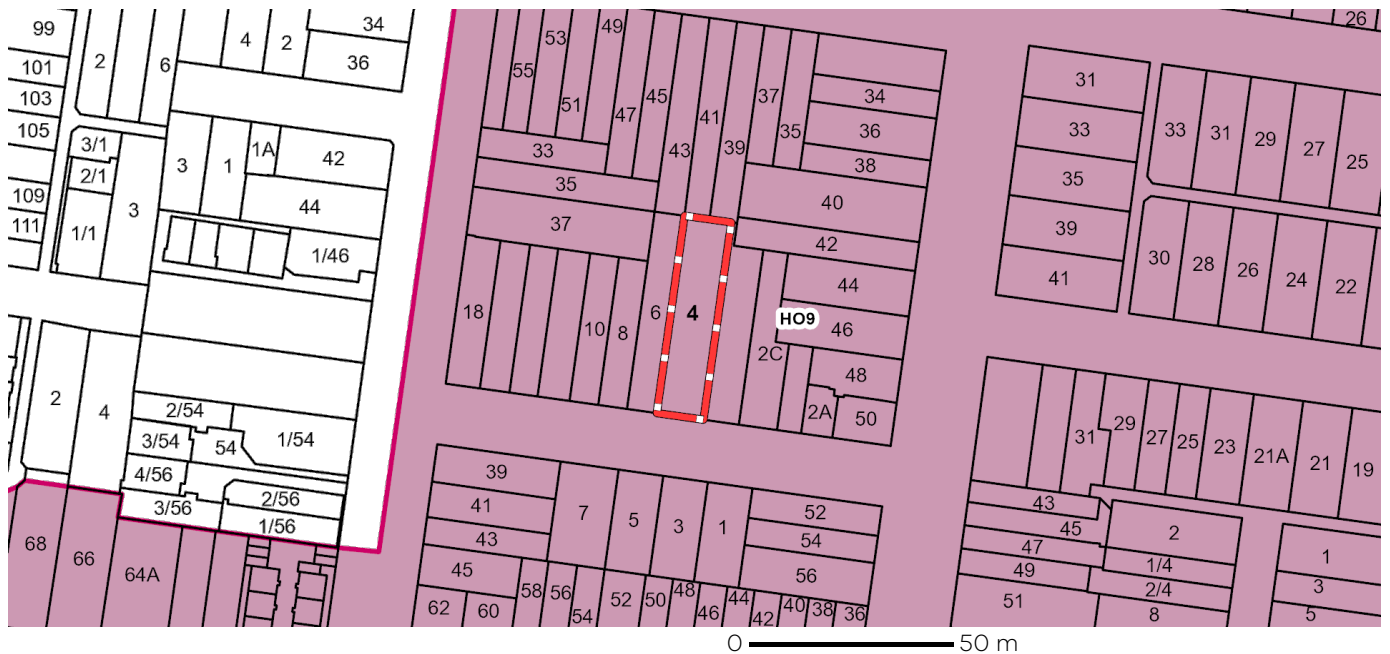


DCPO - Development Contributions Plan Overlay

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

HERITAGE OVERLAY (HO)

HERITAGE OVERLAY - SCHEDULE (HO9)



HO - Heritage Overlay

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

Further Planning Information

Planning scheme data last updated on 14 February 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

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

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



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

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

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

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

PROPERTY DETAILS

Address: **4 WEBSTER STREET SEDDON 3011**

Lot and Plan Number: **This property has 2 parcels. See table below**

Standard Parcel Identifier (SPI): **See table below**

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

Council Property Number: **119596**

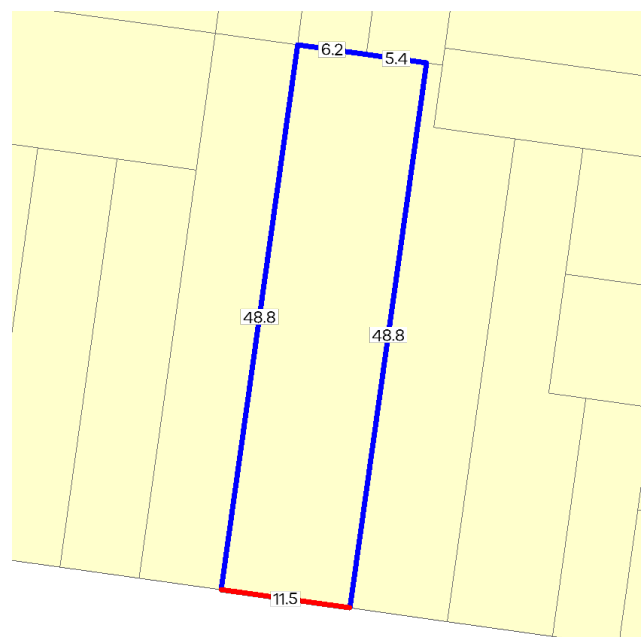
Directory Reference: **Melway 41 K7**

www.maribyrnong.vic.gov.au

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SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 564 sq. m

Perimeter: 121 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

PARCEL DETAILS

Lot/Plan or Crown Description	SPI
Lot 1 TP551716	1\TP551716
Lot 2 TP551716	2\TP551716

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **Greater Western Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **JEMENA**

STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**

Legislative Assembly: **FOOTSCRAY**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

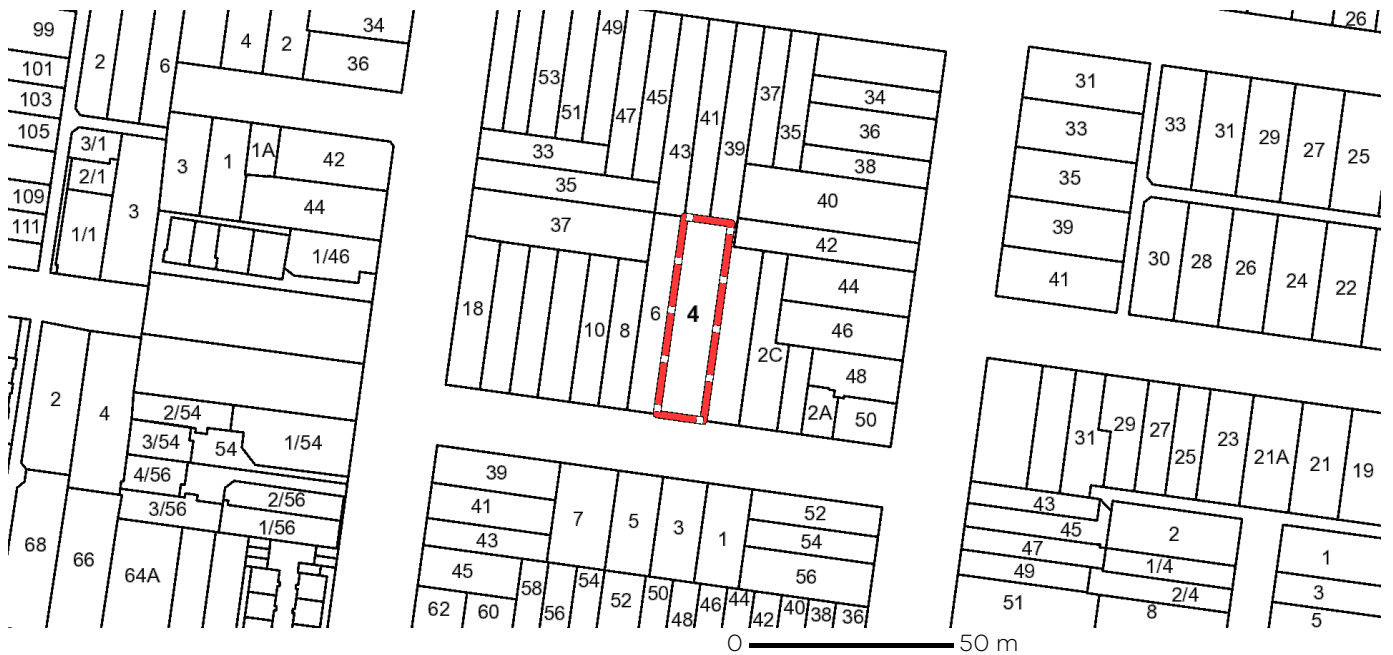
The Planning Property Report for this property can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

Area Map



 Selected Property

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

VOLUME 11859 FOLIO 807

Security no : 124122101738X
Produced 17/02/2025 10:34 PM

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LAND DESCRIPTION

Lots 1 and 2 on Title Plan 551716R.
PARENT TITLE Volume 03996 Folio 116
Created by instrument AN627348C 08/03/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
GREGORY MICHAEL PIERIS
RAEWYN THERESA PIERIS both of 4 WEBSTER STREET SEDDON VIC 3011
AN685404R 27/03/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR256062D 18/07/2018
AFSH NOMINEES PTY LTD

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

DIAGRAM LOCATION

SEE TP551716R 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 18/07/2018

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	TP551716R
Number of Pages (excluding this cover sheet)	1
Document Assembled	17/02/2025 22:34

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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 551716R
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<p>Location of Land</p> <p>Parish: CUT-PAW-PAW Township: Section: 14 Crown Allotment: C(PT) Crown Portion:</p> <p>Last Plan Reference: LP6530 Derived From: VOL 3996 FOL 116 Depth Limitation: NIL</p>	<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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Description of Land / Easement Information

All the at piece of Land, delineated and coloured

red and blue on the map in the margin being Lot 34 and part of Lot 33 on Plan of -
 Subdivision No. 6530 lodged in the Office of Titles and being part of Crown -----
 Allotment C Section Fourteen Parish of Cut Paw Paw County of Bourke Together-
 with a right of carriage way over the road coloured brown on the said map and also -
 over the roads set out in Certificate of Title Vol. 720 Fol. 143849 -----

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
 COMPILED: 04/07/2000
 VERIFIED: A.D.

COLOUR CODE
 BL = BLUE R = RED
 BR = BROWN

ENCUMBRANCES REFERRED TO.
 As to the land coloured blue -----
 THE EASEMENT created by Instrument Numbered 781430 in the Register Book -----

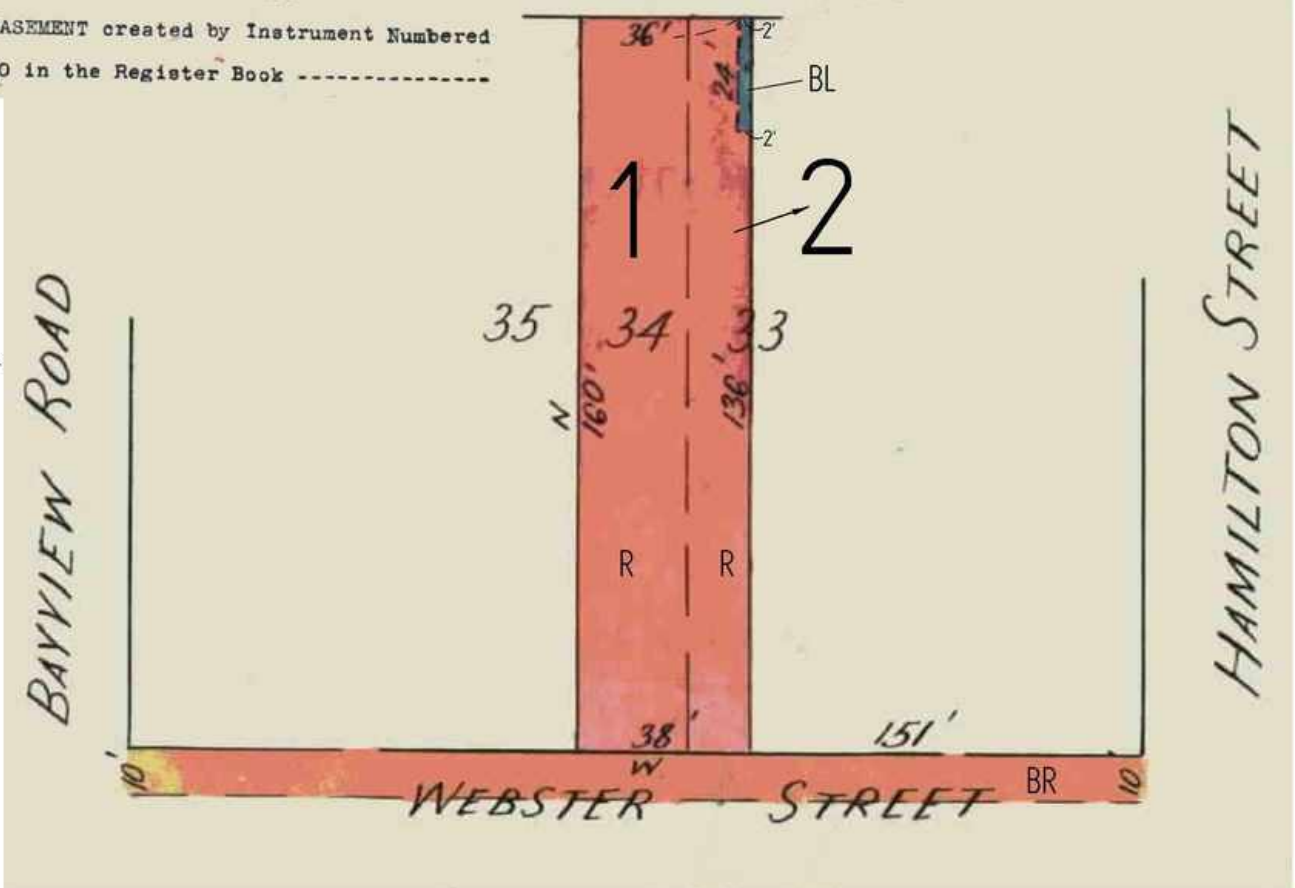
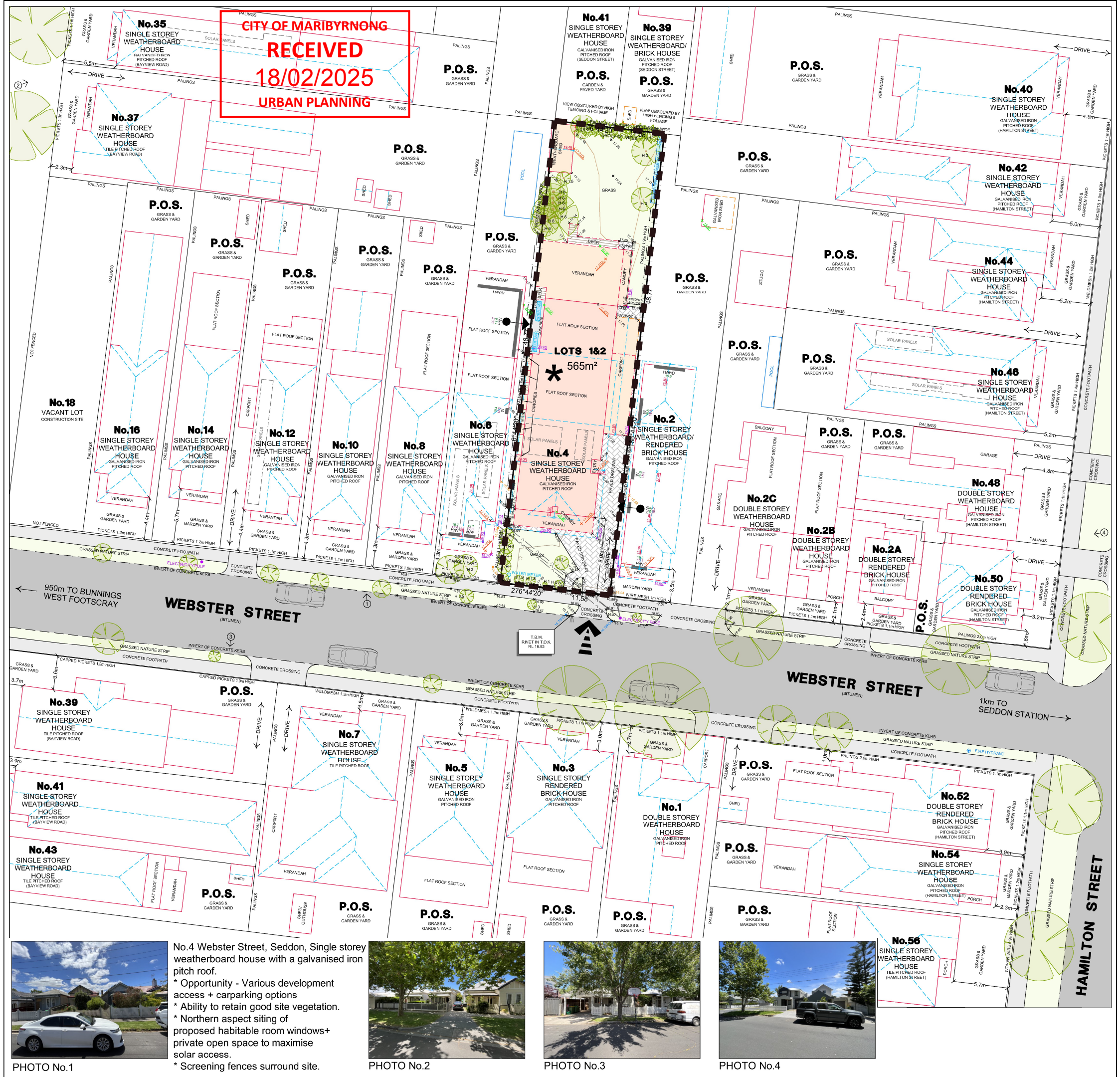
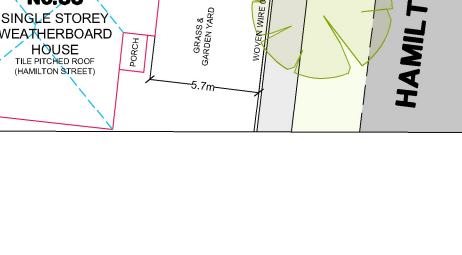


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 34 ON LP6530
PARCEL 2 = LOT 33 (PT) ON LP6530

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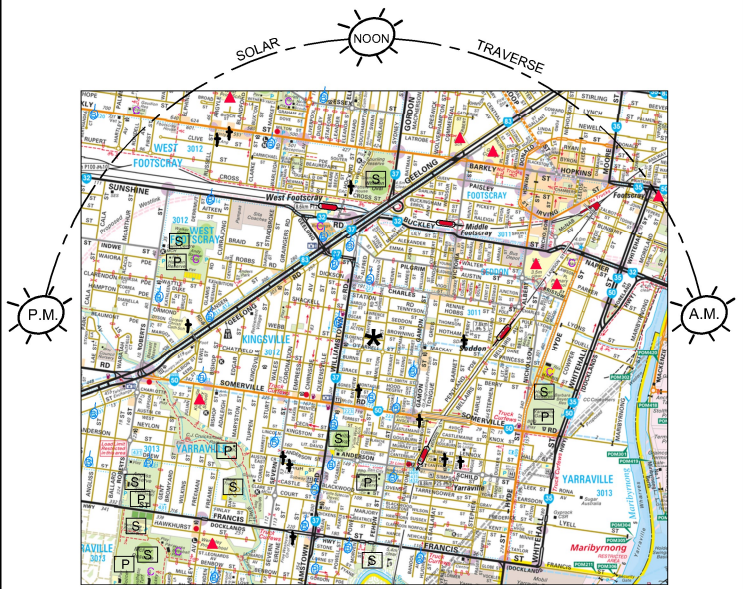
No.4 Webster Street, Seddon, Single storey weatherboard house with a galvanised iron pitch roof.
 * Opportunity - Various development access + carparking options
 * Ability to retain good site vegetation.
 * Northern aspect siting of proposed habitable room windows+ private open space to maximise solar access.
 * Screening fences surround site.



LEGEND

- THE DEVELOPMENT SITE
- BUILDING- HEIGHT, MATERIAL + USE BALCONY / VERANDAH
- HABITABLE ROOM WITH VIEW TO SITE
- TIMBER PALING FENCE 1.8m HIGH
- PICKET FENCE 1.1m HIGH
- LEVEL DATUM: ARBITRARY
- T.B.M.
- VEHICULAR + PEDESTRIAN ACCESS POINT
- PRIVATE OPEN SPACE TO BE PROTECTED FROM OVER VIEWING
- DENOTES TREE LOCATION & SPREAD
- DENOTES POSITION & DIRECTION OF PHOTO
- FIRE HYDRANT
- ELECTRICITY POLE
- GAS METER
- WATER METER

CONTEXT PLAN



- THE SITE
- CHURCH
- SCHOOL
- BUS ROUTE
- PARKLAND
- SPORTS FACILITY
- COMMUNITY FACILITY
- KINDERGARTEN

NOTES

LOCATION: WELL SERVED BY RETAIL, SCHOOL, PUBLIC TRANSPORT, COMMUNITY, OPEN SPACE PARK LAND AND SPORTS FACILITIES (REFER CONTEXT PLAN). ONLY 550m TO LOCAL OPEN SPACE - HARRIS RESERVE - BICYCLE PATH, PLAY EQUIPMENT NATIVE PARKLAND. 750m TO STRIP OF SHOPS - FULL RANGE OF RETAIL OUTLETS & SERVICES. 1km TO SEDDON TRAIN STATION.

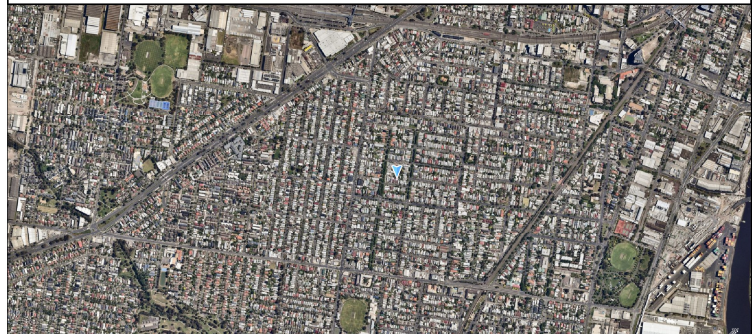
NEIGHBOURHOOD SUBDIVISION: NORTH SOUTH, EAST AND WEST GRID WITH SOME DIAGONAL DISTORTION. GENTLE TO FLAT LAND FORM. NO VARIATION IN LEVELS BETWEEN SITE AND ADJACENT PROPERTIES. VARIOUS LOT SIZES AND FRONTAGES TYPICALLY 2- 4m. MINIMUM DWELLING SETBACK: 1.8m.

STREET SCAPE: 13.1m ROAD RESERVATION, 8.3m WIDE BITUMEN CARRIAGEWAY, CONCRETE KERB + CHANNEL, CONCRETE VEHICLE CROSSINGS + FOOTPATH (2.5m WIDE). NATURE STRIP 1.3m WIDE VARIOUS STREETSCAPE. MATURE STREET TREE PLANTINGS IN WEBSTER STREET. MINIMUM PUBLIC SIGNAGE ON STREET. PARKING IN THE STREET.

STREET INTERFACE: VARIOUS FRONTAGES TO STREET INCLUDING LOW BRICK, PICKETS + SOFT LAWN / GARDEN BED FORMATION (TYPICAL). FRONT GARDENS - LOW KEY LIMITED PLANTING. SOME CANOPY TREES. TYPICALLY EXOTIC SPECIES. LOW FENCES + SPARSE PLANTING - HOUSES VISIBLE FROM STREET.

VARIOUS ARCHITECTURAL STYLES - TYPICALLY SINGLE STOREY, RESIDENTIAL USE, BRICK MATERIAL, GALVANISED IRON OF LOW PITCH, HIP CONSTRUCTION, LIGHT EARTH TONES, GARAGES/ CAR PORTS TYPICALLY LOCATED ADJACENT TO DWELLING. 11.58m STREET FRONTAGE OF SITE ALLOW FOR VARIOUS CAR PARKING, DEVELOPMENT AND ACCESS OPTIONS.

DISCLAIMER
 FEATURES SHOWN WITHIN THE SUBJECT SITE ACCORD WITH SURVEY PLAN REF: 3046611F1D. SURROUNDING FEATURES HAVE BEEN LOCATED FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN.



Client : MOODY ARCHITECTURE Municipality : MARIBYRNONG

SITE ANALYSIS
 Neighbourhood & Site Description Plan For
No. 4 WEBSTER STREET, SEDDON

Job No: 30466
 DWG: 3046611M1D
 Date: 2/12/22
 Sheet: 1 OF 1

Scale: 1:200 @ A1

