

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.

The Land **i**

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

Street Address *

Unit No:	St. No.: 19	St. Name: Cowper
Suburb/Locality: Footscray		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.: 2147	Folio.: 373	Suburb.: Footscray
OR	Lot No.: 1	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? *

Double Storey Extension To Single Storey 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 *

⚠ 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.


**CITY OF MARIBYRNONG
ADVERTISED PLAN**

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.

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: MR First Name: Patrick Surname: Coleman

Organization (if applicable):

Unit No: St. No: 19 St. Name: Cowper Street

Suburb: FOOTSCRAY State: VIC Postcode: 3011

Business phone: Email: patcoleman0066@gmail.com

Mobile phone: 0481215876 Home: 0481215876

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: MR First Name: Patrick Surname: Coleman

Organization (if applicable):

Unit No: St. No: 19 St. Name: Cowper Street

Suburb: FOOTSCRAY State: VIC Postcode: 3011

Business phone: Email: patcoleman0066@gmail.com

Mobile phone: 0481215876 Home: 0481215876

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: Patrick Surname: Coleman

Organization (if applicable):

Postal Address:

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

Unit No: St. No: 19 St. Name: Cowper Street


Suburb: FOOTSCRAY State: VIC Postcode: 3011

Business Phone: Email: patcoleman0066@gmail.com

Mobile phone: 0481215876 Home: 0481215876

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:

Patrick Coleman

Date 25 / 02 / 2026

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:

Date:


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.

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

VOLUME 02147 FOLIO 373

Security no : 124133894901S
Produced 19/04/2026 04:44 PM

LAND DESCRIPTION

Lot 1 on Title Plan 701104S.
PARENT TITLE Volume 01631 Folio 109
Created by instrument 250901 08/05/1889

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
FELICITY NOLA PINNUCK
PATRICK JOHN COLEMAN both of 19 COWPER STREET FOOTSCRAY VIC 3011
AS579054R 01/10/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS579055P 01/10/2019
COMMONWEALTH BANK OF AUSTRALIA

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 TP701104S 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: 19 COWPER STREET FOOTSCRAY VIC 3011

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 01/10/2019

DOCUMENT END

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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	TP701104S
Number of Pages (excluding this cover sheet)	1
Document Assembled	19/04/2026 16:44

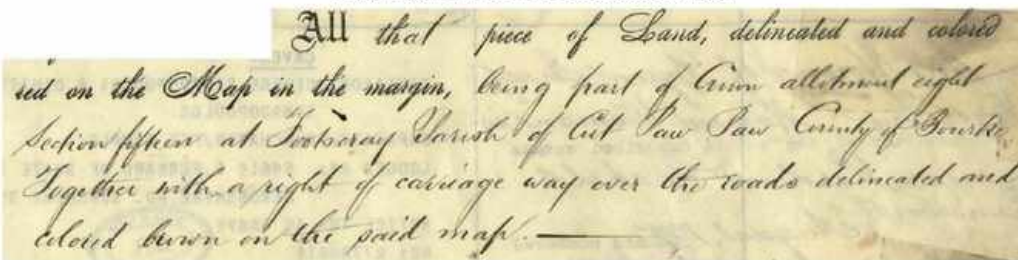
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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN	EDITION 1	TP 701104S
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Location of Land Parish: AT FOOTSCRAY PARISH OF CUT-PAW-PAW Township: Section: 15 Crown Allotment: 8(PT) Crown Portion: Last Plan Reference: Derived From: VOL 2147 FOL 373 Depth Limitation: NIL	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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Description of Land / Easement Information  <p><i>All that piece of Land, delineated and colored red on the Map in the margin, being part of Crown allotment eight Section fifteen at Footscray Parish of Cut Paw Paw County of Bourke. Together with a right of carriage way over the roads delineated and colored brown on the said map.</i></p>	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 27/11/2000 VERIFIED: G.B. COLOUR CODE R=RED BR=BROWN
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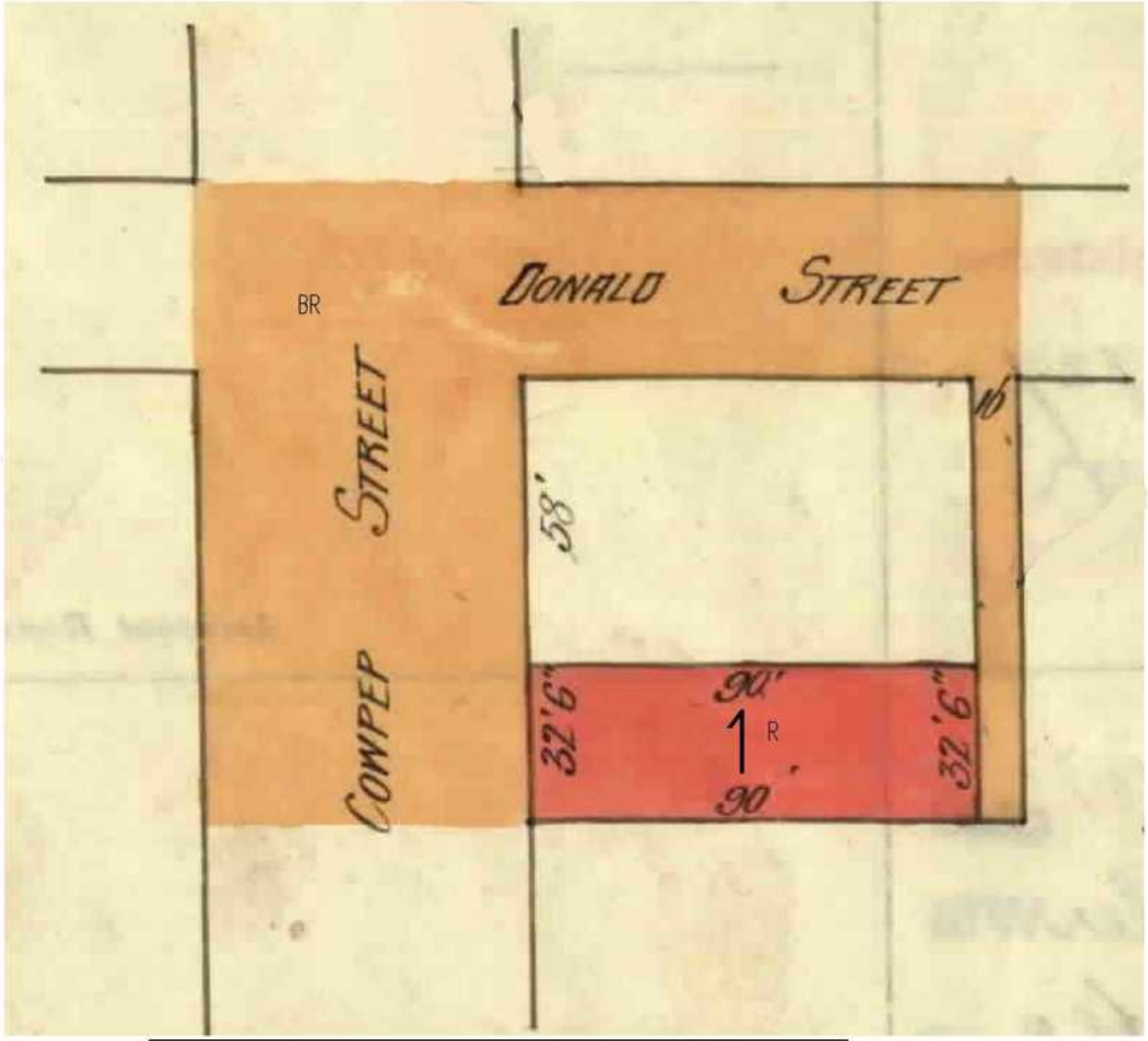


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 8 (PT)

**CITY OF MARIBYRNONG
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LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets
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One dwelling or small second dwelling on a lot

Written Statement checklist

Under clause 54.01 (Application requirements) of the planning scheme an application must be accompanied by “a written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines”.

This checklist can be used to complete the written statement.

Standard	Is standard fully met?	Does an objector have a right of appeal?	Describe whether the standard is met or not met. If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard A2-1 Street setback (Clause 54.02-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	There were no alterations or additions proposed for the front of the dwelling.
Standard A2-2 Building height (Clause 54.02-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	The height of the proposed wall to the rear boundary abutting the laneway is under 9.0m.
Standard A2-3 Side and rear setbacks (Clause 54.02-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	The proposed structure falls within the allowable building setback profile.
Standard A2-4 Walls on boundaries (Clause 54.02-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	The standard is met.
Standard A2-5 Site coverage (Clause 54.02-5)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	This standard is met. Site coverage is under the allowable maximum.
Standard A2-6 Tree canopy	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes, if standard not met	This standard is met. Sufficient tree planting and deep soil areas provided.



Standard	Is standard fully met?	Does an objector have a right of appeal?	Describe whether the standard is met or not met. If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
(Clause 54.02-6)	<input type="checkbox"/> No	<input type="checkbox"/> No, if standard met	
Standard A2-7 Front fences (Clause 54.02-7)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	No changes have been proposed.
Standard 54.02-8 Building setback for small second dwellings (Clause 54.02-8)	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	N/A
Standard A3-1 Street integration (Clause 54.03-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	The proposed rear extension is set to the back of the site and will be barely visible from the street.
Standard A3-2 Private open space (Clause 54.03-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	This standard has been met. Proposal offers adequate SPOS & POS spaces, all above the minimum requirements.
Standard A3-3 Solar access to open space (Clause 55.03-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	This has been achieved by having a North facing rear yard – POS area.
Standard A3-4 Daylight to new windows (Clause 54.03-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	The proposal offers suitable window placement to capture daylight to areas at peak times across the day.
Standard A3-5 Safety and accessibility for small second dwellings (Clause 54.03-5)	<input type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	N/A



Standard	Is standard fully met?	Does an objector have a right of appeal?	Describe whether the standard is met or not met. If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard A4-1 Daylight to existing windows (Clause 54.04-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	There is no impact to existing windows with the proposal.
Standard A4-2 Existing north-facing windows (Clause 54.04-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	As above. No impact to any north facing existing windows.
Standard A4-3 Overshadowing secluded open space (Clause 54.04-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	Adjacent properties except for #8 still maintain adequate and compliant POS areas. #8 is only marginally affected with the impact of overshadowing outside of what the current existing dwelling already overshadows.
Standard A4-4 Overlooking (Clause 54.04-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	The proposal has mitigated any potential overlooking issues.
Standard A5-1 Permeability (Clause 54.05-1)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	The proposal offers ample permeable surfaces across the site above the minimum requirements.
Standard A5-2 Overshadowing domestic solar energy systems (Clause 54.05-2)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes, if standard not met <input type="checkbox"/> No, if standard met	N/A
Standard A5-3 Rooftop solar energy generation area (Clause 54.05-3)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	There is adequate roof coverage space for any solar energy installation .



Standard	Is standard fully met?	Does an objector have a right of appeal?	Describe whether the standard is met or not met. If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard A5-4 Solar protection to new north-facing windows (Clause 54.05-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	No, irrespective of whether the standard is met or not.	A canopy tree has been allocated to the rear yard which will add solar protection to the north facing living room area.

RECORD OF HAVING RE-ESTABLISHED A CADASTRAL BOUNDARY

Surveying (Cadastral Surveys) Regulations 2015 - Schedule 4, Regulation 16

RE110637

LOCATION OF LAND

POSTAL ADDRESS: 19 Cowper Street,
Footscray, 3011.

LAST PLAN REFERENCE/S: TP 701104 Lot 1

MGA-2020 Co-ordinates
(of approx centre of
land in plan) E 315595 N 5814455 ZONE: 55

NOTATIONS

SURVEY INFORMATION

Datum (including previous survey references) :

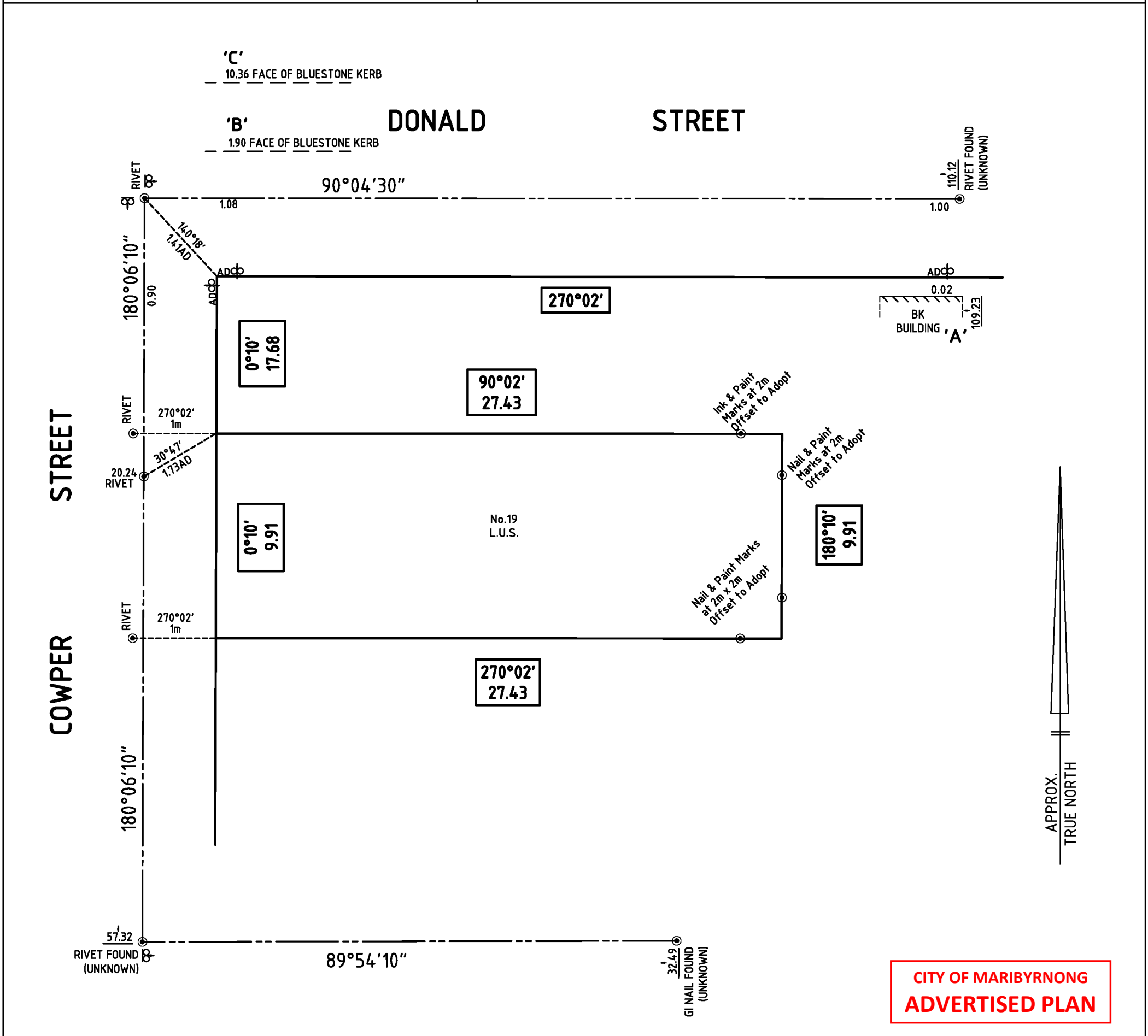
Datum 'A'-'B'-'C' vide AP12639

TP 701104

TP 323164

TP 388409

AP 36951



**CITY OF MARIBYRNONG
ADVERTISED PLAN**

REF 17849 ORIGINAL SHEET SIZE A3 SHEET 1

JRE Edwards

LAND SURVEYORS

59 Fletcher Street, Essendon, 3040

Ph: 9370 2209

Email: jredwardslandsurveyors@gmail.com

Web: www.jredwardslandsurveyors.com.au



I, David James Sidley of 59 Fletcher Street, Essendon, VIC, 3040 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 18/08/2025, 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.

Digitally signed by David James Sidley 27/08/2025
Licensed Surveyor, Surveying Act 2004

Digitally signed by: David James Sidley, Licensed Surveyor,
Surveyor's Plan Version (Not supplied),
27/08/2025, SPEAR Ref: S255161M

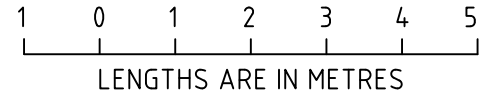
Accepted by OSGV
03:40 PM
02/09/2025

LOT 1 ON TITLE PLAN No. TP 701104S
SECTION 15
CROWN ALLOTMENT 8 (PART)
PARISH OF CUT-PAW-PAW
COUNTY OF BOURKE

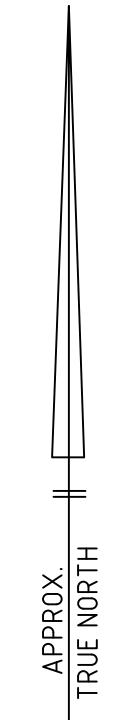
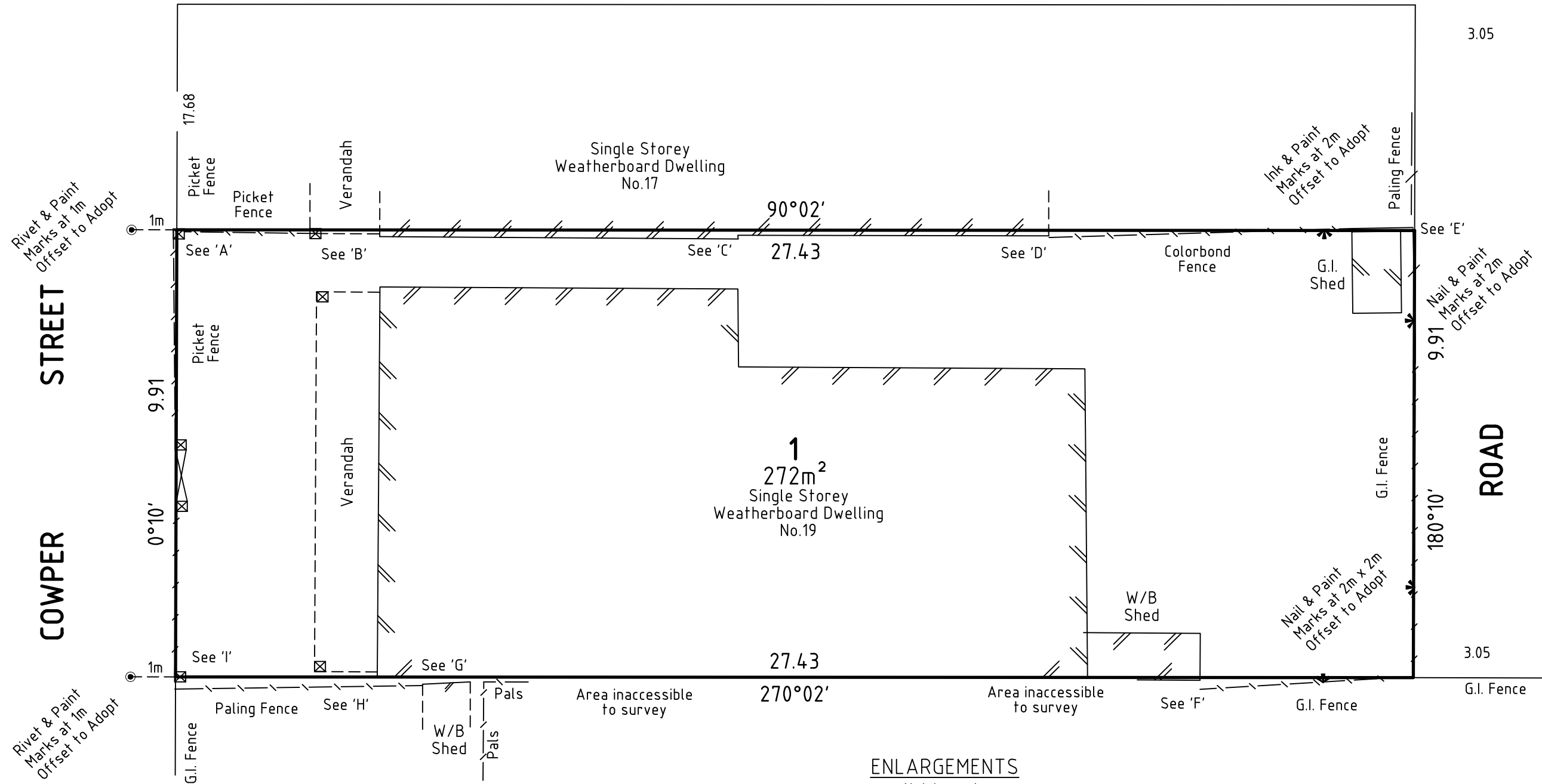
RELOCATION SURVEY

I, **David Sidley** of 59 Fletcher Street, Essendon, VIC, 3040 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 **18/8/2025**, 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.
David Sidley
Licensed Surveyor, Surveying Act 2004
Date: 20/8/2025

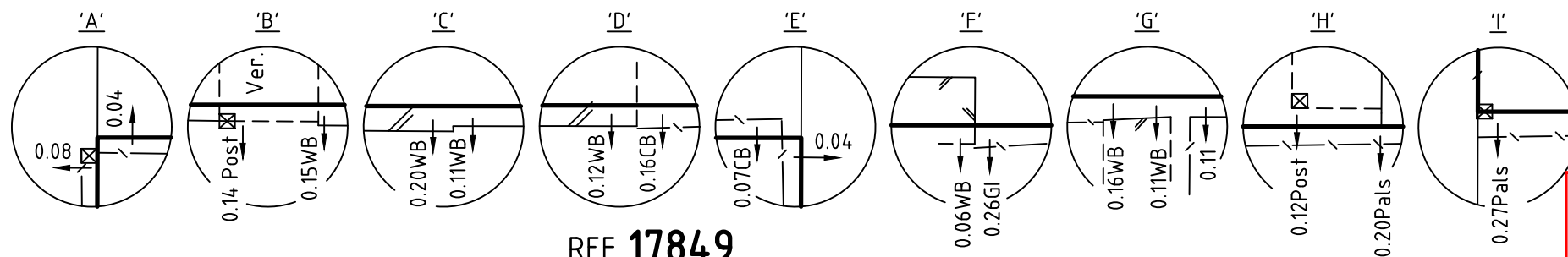
Scale 1: 100



DONALD STREET



ENLARGEMENTS Not to scale



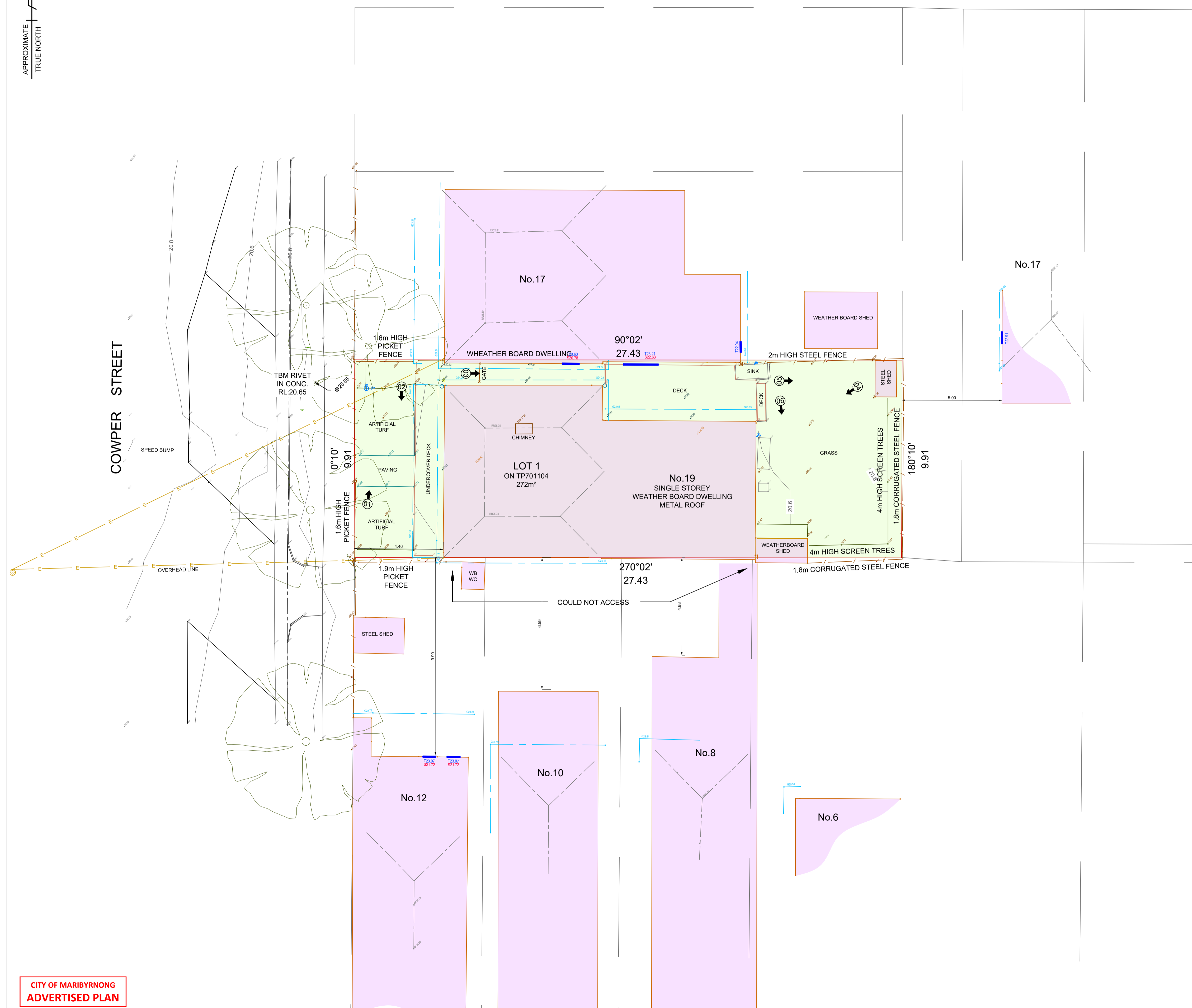
REF 17849

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

jREdwards
LAND SURVEYORS
59 Fletcher Street, Essendon, 3040
Ph: 9370 2209
Email: jredwardslandsurveyors@gmail.com
Web: www.jredwardslandsurveyors.com.au



APPROXIMATE
TRUE NORTH



NOTATIONS:

Existing services have been located where visible. No guarantee is given that all existing services are shown.

Survey Accuracy:
Title boundary details: +/- 0.01m
Artificial features and levels on site: +/- 0.02m
Natural features and levels on site: +/- 0.05m
Roof & building details measured by indirect methods: +/- 0.05m

CAD symbols contained within this drawing (for example: fences, underground services, signage) are not necessarily to scale, and do not represent the actual size of the physical feature. They are shown to diagrammatically represent the feature at a scale readable on a PDF or CAD plan. The insertion point on the symbol is the surveyed position of the feature.

Tree symbols represent the surveyed canopy spread and trunk diameter to scale, based on site observations. The canopy spread is nominally correct in size, however the position may not always represent the true canopy dripline.

Care should be taken when determining critical clearances to these objects / features.

Spot heights and levels are shown reduced for clarity. Refer to accompanying digital DWG file for all spot heights and 3D data including surface triangles and contours.

Data in this drawing has been hidden for clarity of the plan. Hidden data can be found on the 'Hidden' layer.

This drawing is a compilation of survey information and data obtained from external sources including Nearam aerial imagery, UGSL data provided by others and DBYD. Swanson Surveying takes no responsibility for the accuracy of externally sourced data.

For site photos taken at the time of survey please refer to accompanying file:
14645 Site Photos.zip

Please note that this survey is not a title re-establishment, and the title has been laid in from previous survey RE110637.

Warning Note About Fences & Adverse Possession: Where fencing and other occupation have stood uncontested for 15+ years and do not agree with title boundaries, possessory rights may have accrued to the occupier. Possessory rights should be considered during design.

CERTIFICATE BY LICENSED SURVEYOR
I, Neil Oliver Swanson of Swanson Surveying 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 the 24/11/2025.

Neil Oliver L.S. 26/11/2025
Licensed Surveyor (Surveying Act 2004)

Survey Code Legend			
Code	Description	Sym	Line Style
009	Rivet		
103	Toe_of_Bank		
104	Natural_Surface		
105	Existing_Surface		
201	Tree		
205	Garden_Bed		
207	Tree_Top		
402	Spot_on_Bitumen		
406	Lip_of_Kerb		
407	Invert_of_Kerb		
409	Top_of_Kerb		
410	Pedestrian_Path		
420	Pavement_Edge		
423	Speed_Hump		
503	Sign		
531	Solid_White_Line		
601	House		
602	Minor_Building		
605	Chimney		
610	Structure_Unclassified		
617	Wall		
631	Floor_Level		
639	Roof_Ridge		
642	Gutter_Top		
644	Window_Top		
645	Window_Sill		
646	Window_Null_Height		
647	Downpipe		
649	Deck		
711	Light_Pole		
718	Electricity_Line_Overhead		
730	Gas_Meter		
750	Water_Meter		
756	Water_Tap		
901	Title_Boundary		
903	Fence		
904	Gate		
905	Square_Post		
911	Fence_Top		
912	Building_Top		
	DCMB_Boundary		
	Orientation_of_Site_Photo		

CITY OF MARIBYRNONG
ADVERTISED PLAN