CITY OF MARIBYRNONG
ADVERTISED PLAN

CITY OF MARIBYRNONG
RECEIVED
15/03/2026
URBAN PLANNING

25 BROWNING STREET

DOCUMENT IDENTIFICATION: TP396217X



ALISON POTTER
ARCHITECTURE

ARBV 17427

No.	Description	Date
1	TOWN PLANNING	2026.03.15

ALISON MANOS

25 BROWNING STREET
SEDDON

COVER SHEET

Project number	001_25
Date	MARCH 2026
Drawn by	MS
Checked by	AP
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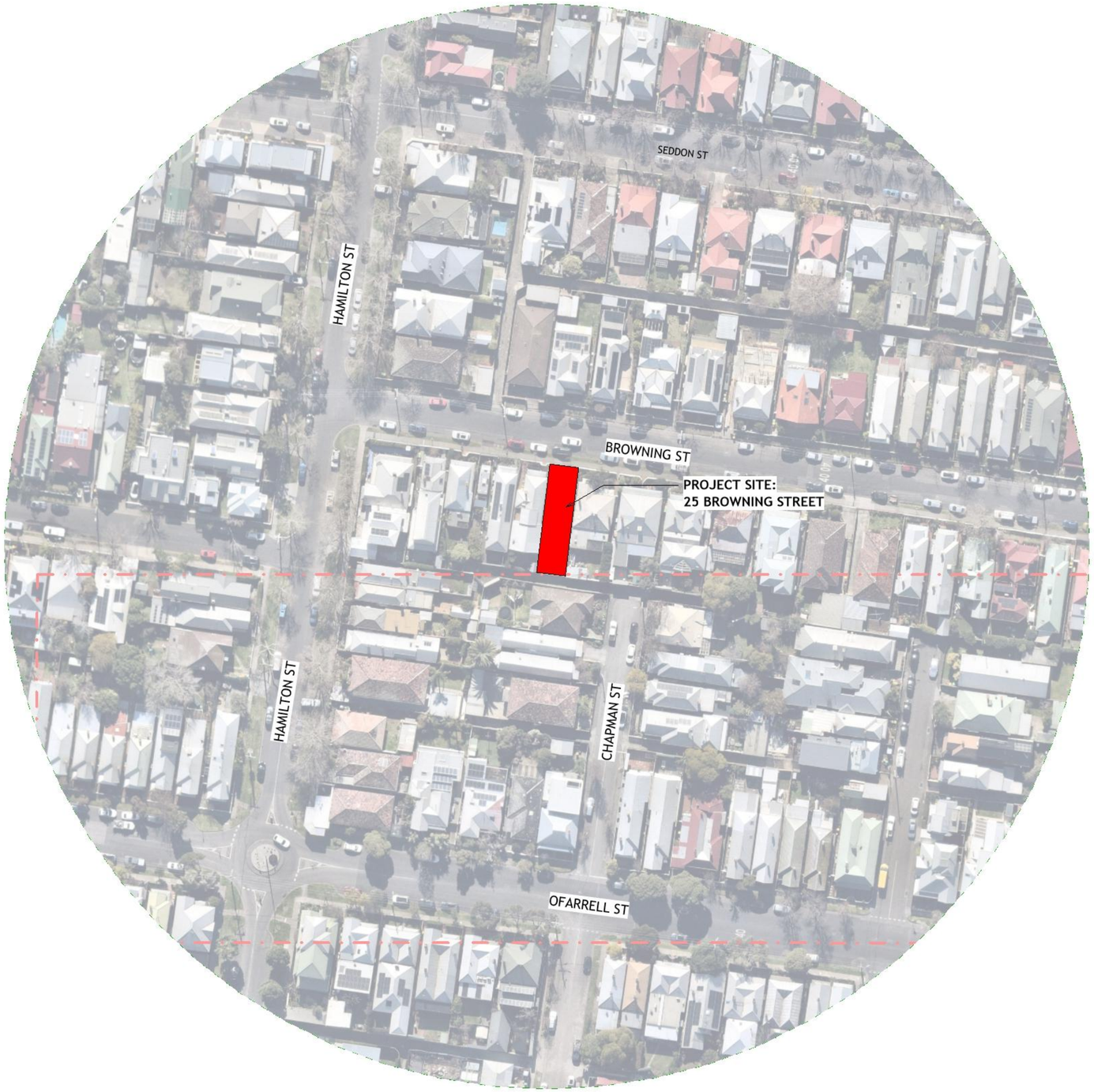
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CITY OF MARIBYRNONG
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15/03/2026
URBAN PLANNING

SITE NOTES

25 BROWNING STREET
SEDDON
VIC 3011

JURISDICTION ID: 1088837
DOCUMENT IDENTIFICATION: TP396217X



ALISON POTTER
ARCHITECTURE

ARBV 17427

CITY OF MARIBYRNONG
ADVERTISED PLAN

No.	Description	Date
1	TOWN PLANNING	2026.03.15

ALISON MANOS

25 BROWNING STREET
SEDDON

LOCATION PLAN

Project number	001_25
Date	MARCH 2026
Drawn by	MS
Checked by	AP
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Scale	1 : 50

3/15/2026 2:12:12 PM

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ARCHITECTURE

ARBV 17427

CITY OF MARIBYRNONG
ADVERTISED PLAN

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No.	Description	Date
1	TOWN PLANNING	2026.03.15

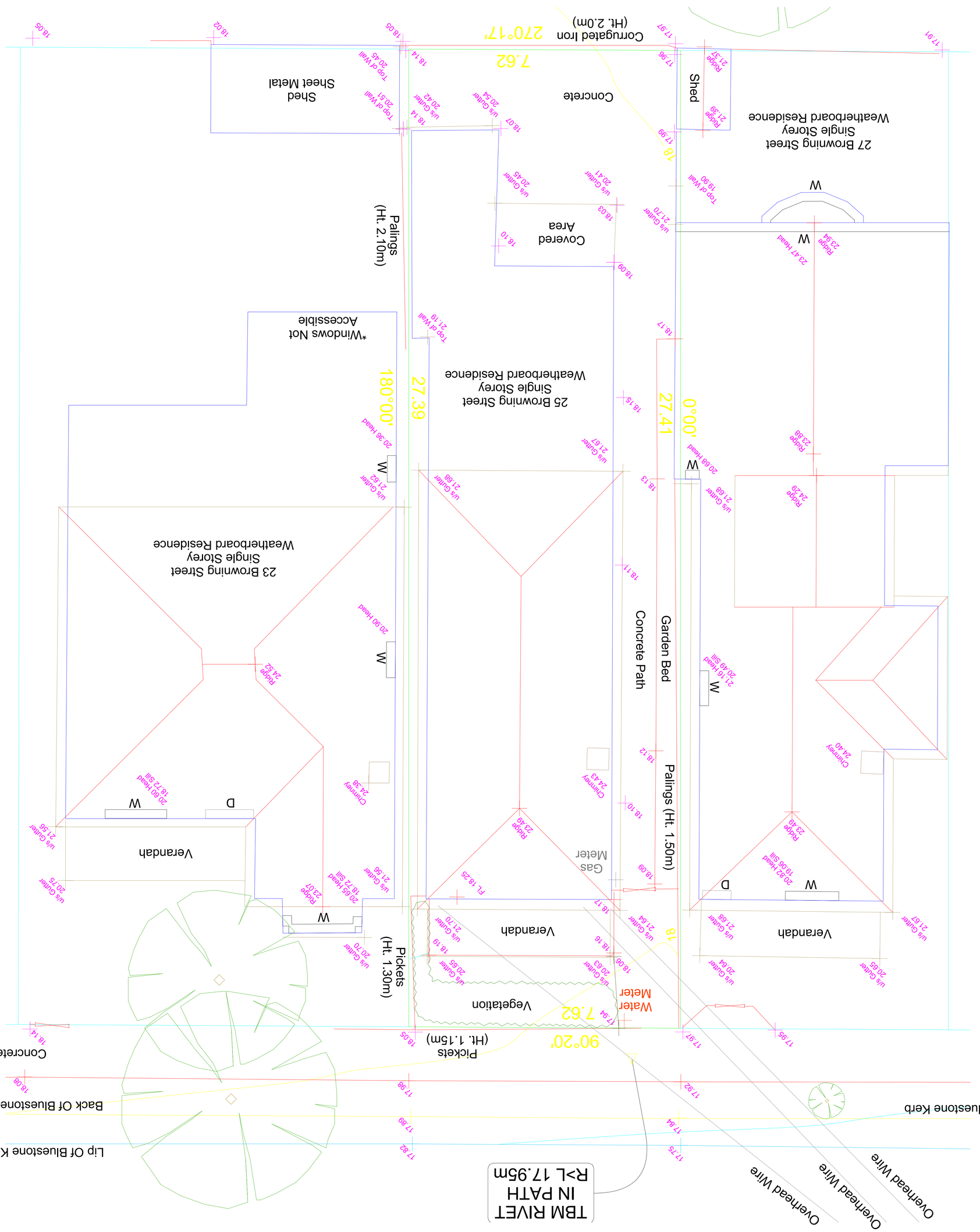
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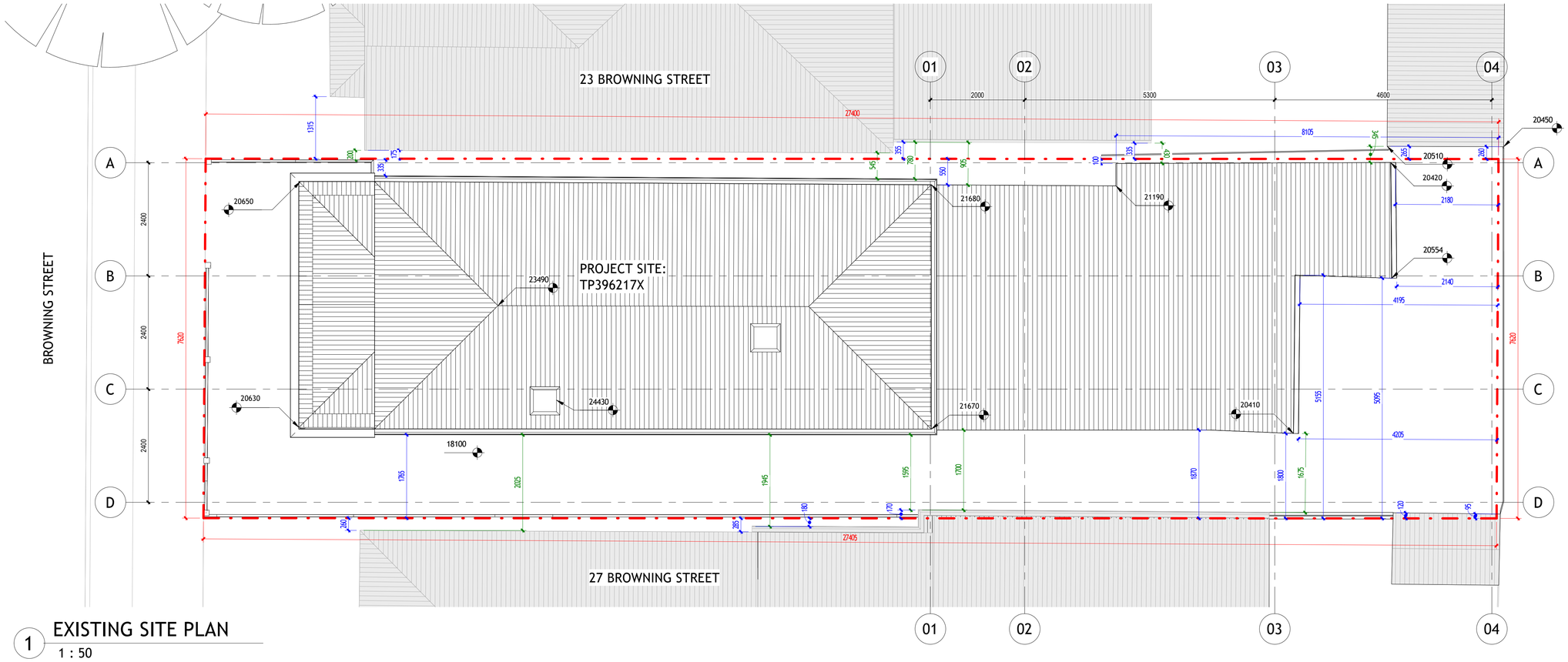
25 BROWNING STREET
SEDDON

SITE SURVEY PLAN

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Date	MARCH 2026
Drawn by	MS
Checked by	AP
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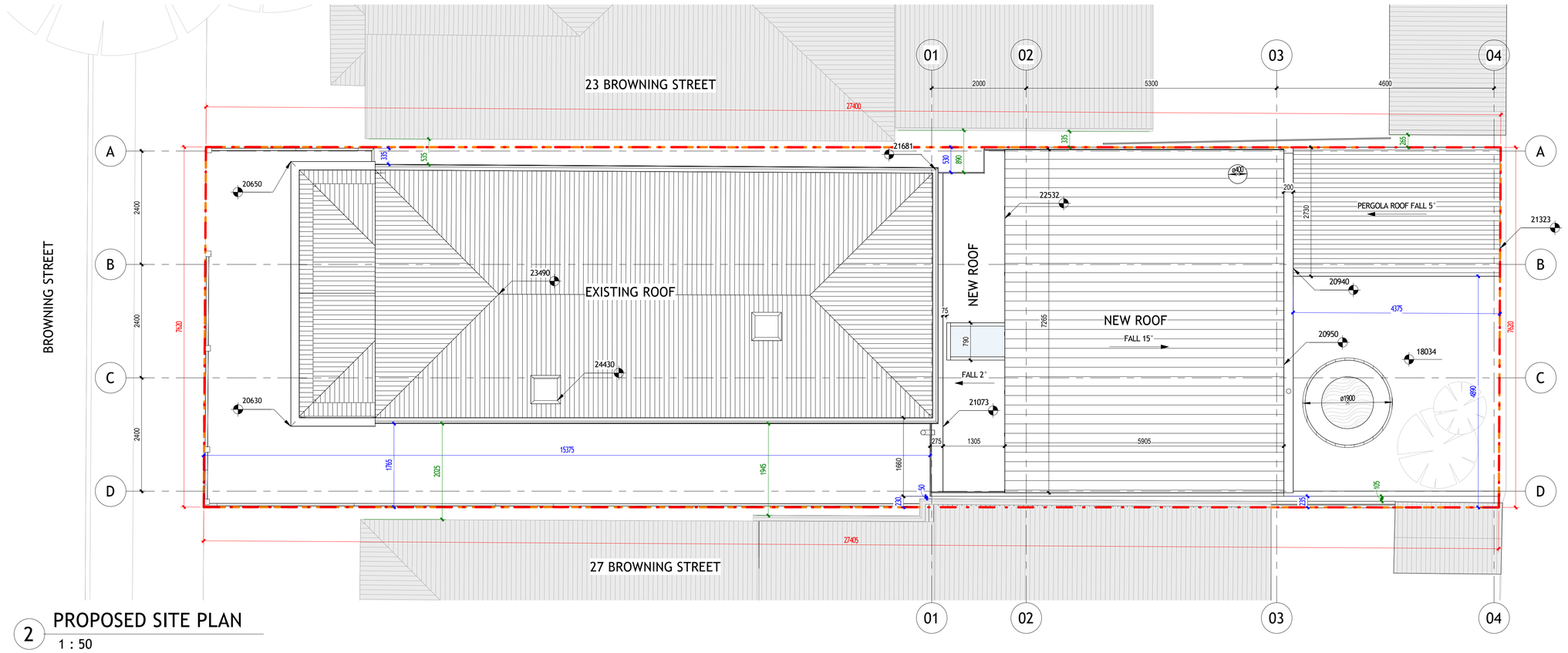
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1 EXISTING SITE PLAN

1 : 50



2 PROPOSED SITE PLAN

1 : 50

CITY OF MARIBYRNONG
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15/03/2026
URBAN PLANNING

ALISON POTTER ARCHITECTURE

ARBV 17427

CITY OF MARIBYRNONG
ADVERTISED PLAN

DEVELOPMENT AREA SUMMARY

SITE AREA	209 m²
SITE COVERAGE AREA	141 m² (67.5%)
SITE PERMEABILITY	68 m² (32.5%)
AREA OF DEVELOPMENT	88 m²

440 SITE BOUNDARY DIMENSION
440 BUILDING BOUNDARY TO SITE BOUNDARY
440 BUILDING BOUNDARY TO ADJACENT BUILDING

0 625 1250 2500
0 50
1:50

No.	Description	Date
1	TOWN PLANNING	2026.03.15

ALISON MANOS

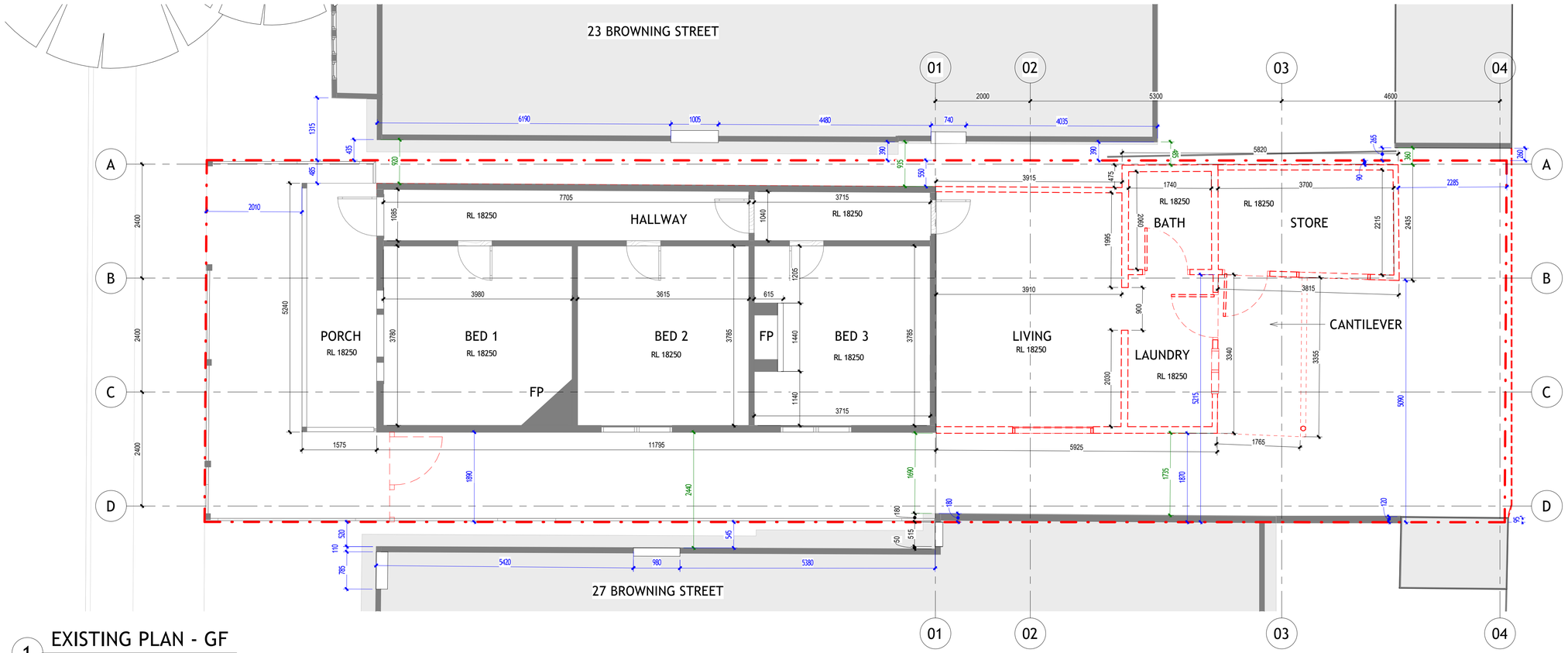
25 BROWNING STREET
SEDDON

SITE PLAN

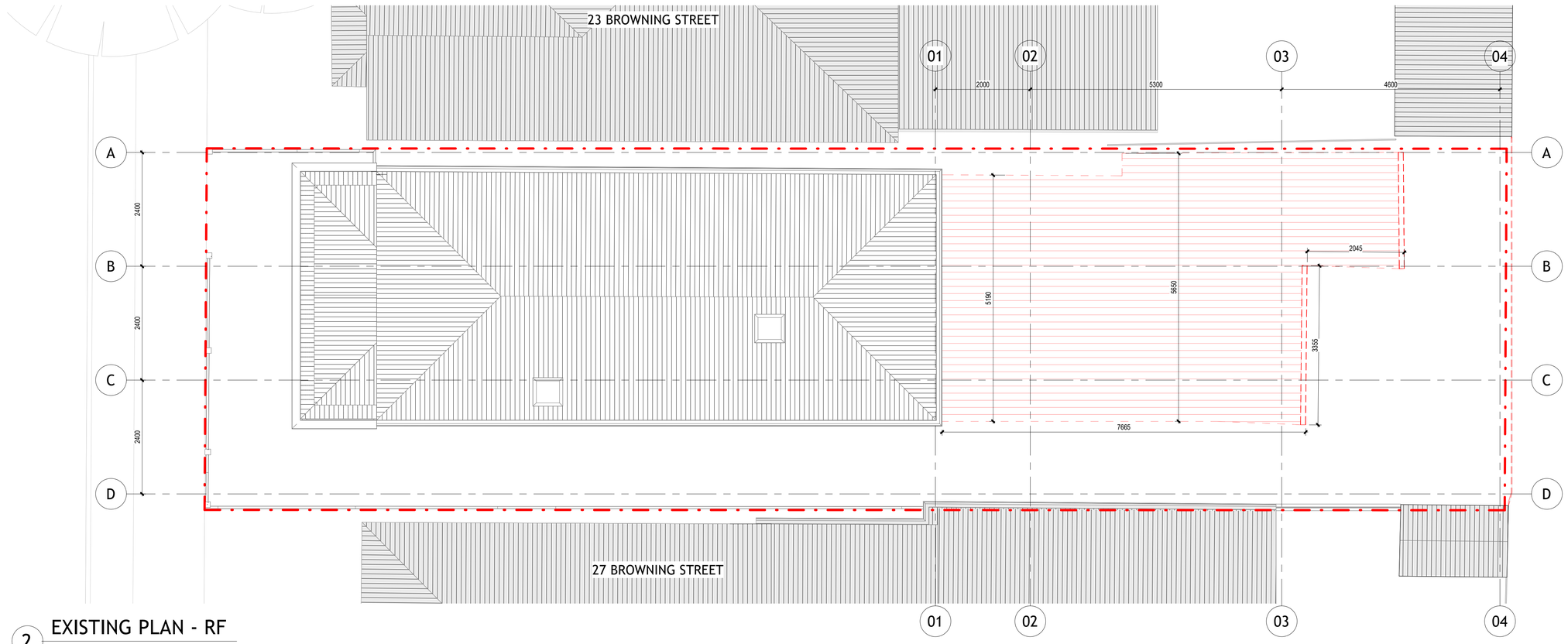
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Date	MARCH 2026
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Checked by	AP
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3/15/2026 1:54:18 PM

CITY OF MARIBYRNONG
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URBAN PLANNING



1 EXISTING PLAN - GF
1 : 50



2 EXISTING PLAN - RF
1 : 50

ALISON POTTER ARCHITECTURE

ARBV 17427

CITY OF MARIBYRNONG
ADVERTISED PLAN

440 SITE BOUNDARY DIMENSION
440 BUILDING BOUNDARY TO SITE BOUNDARY
440 BUILDING BOUNDARY TO ADJACENT BUILDING

0 625 1250 2500
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No.	Description	Date
1	TOWN PLANNING	2026.03.15

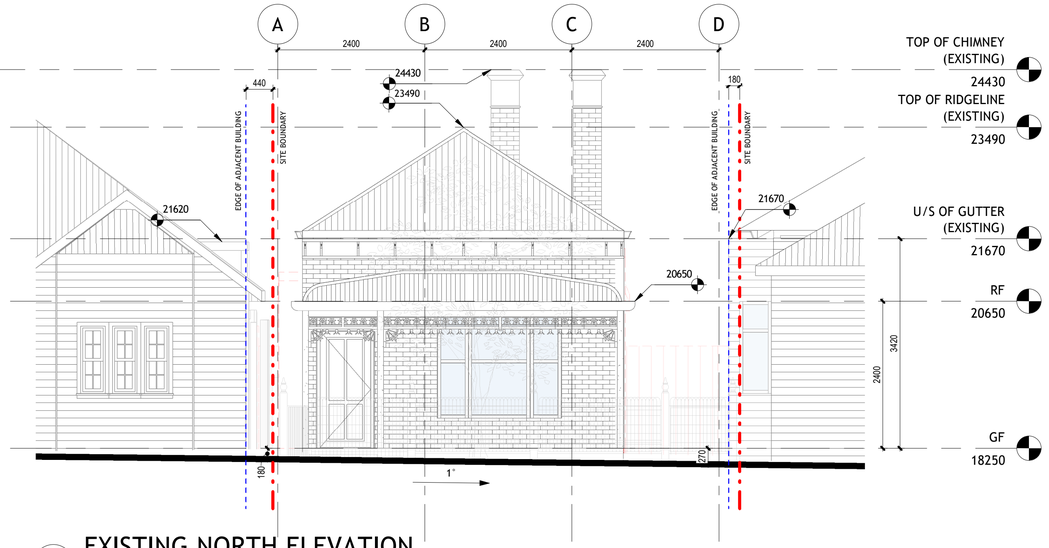
ALISON MANOS

25 BROWNING STREET
SEDDON

EXISTING PLAN

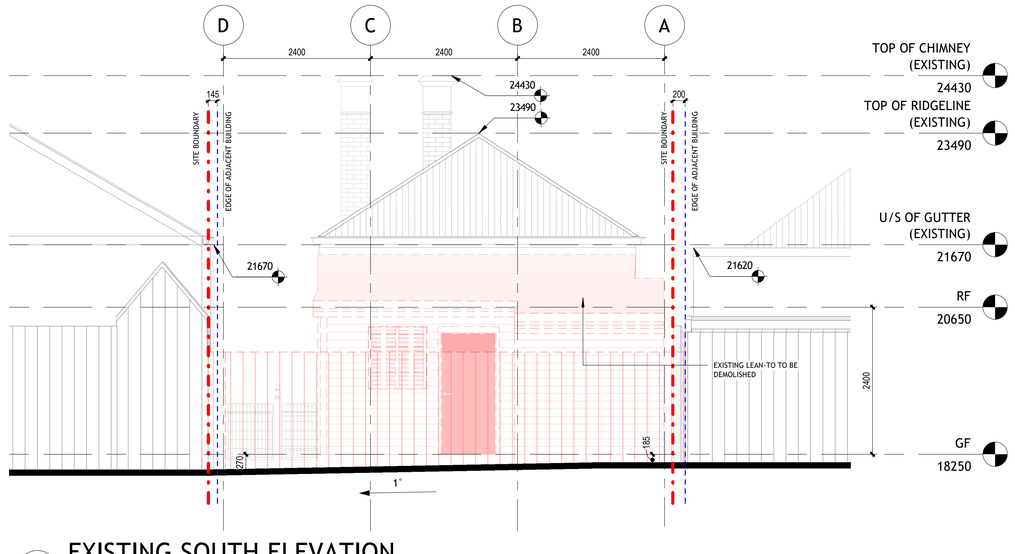
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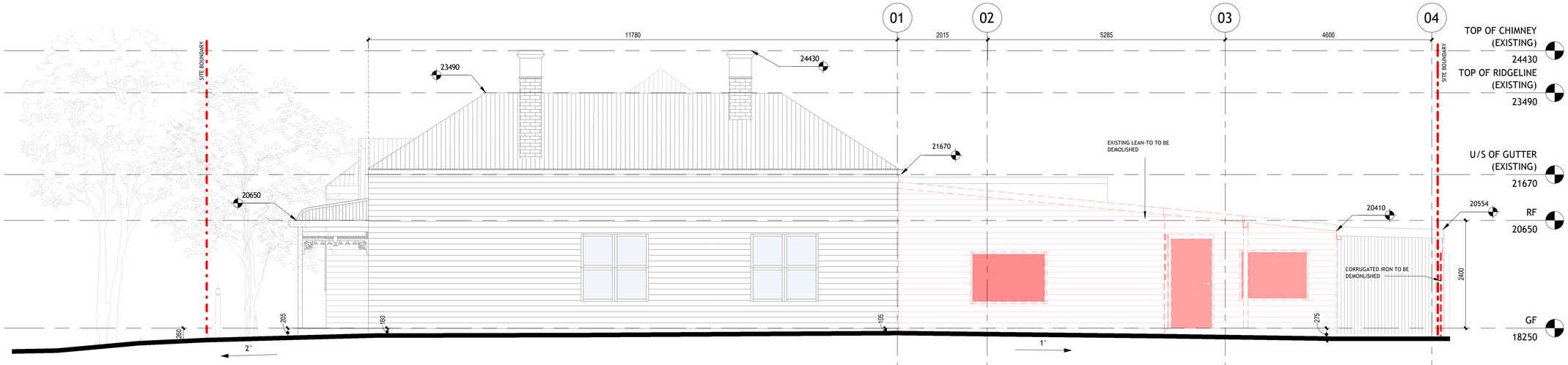
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1 : 50



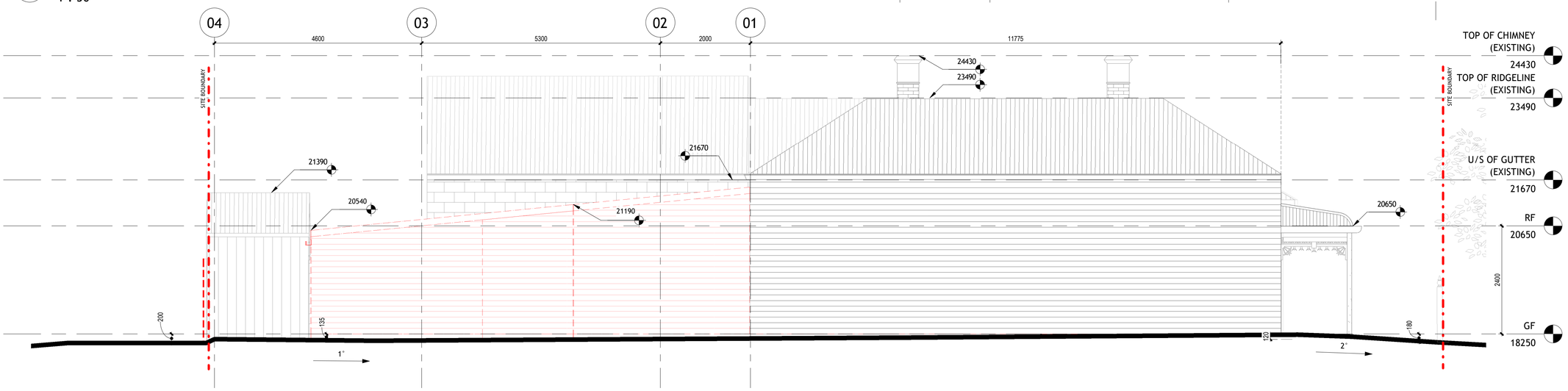
2 EXISTING SOUTH ELEVATION

1 : 50



3 EXISTING WEST ELEVATION

1 : 50



4 EXISTING EAST ELEVATION

1 : 50

CITY OF MARIBYRNONG
RECEIVED
15/03/2026
URBAN PLANNING

ALISON POTTER ARCHITECTURE

ARBV 17427

CITY OF MARIBYRNONG
ADVERTISED PLAN

0 1250 2500 5000
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No.	Description	Date
1	TOWN PLANNING	2026.03.15

ALISON MANOS

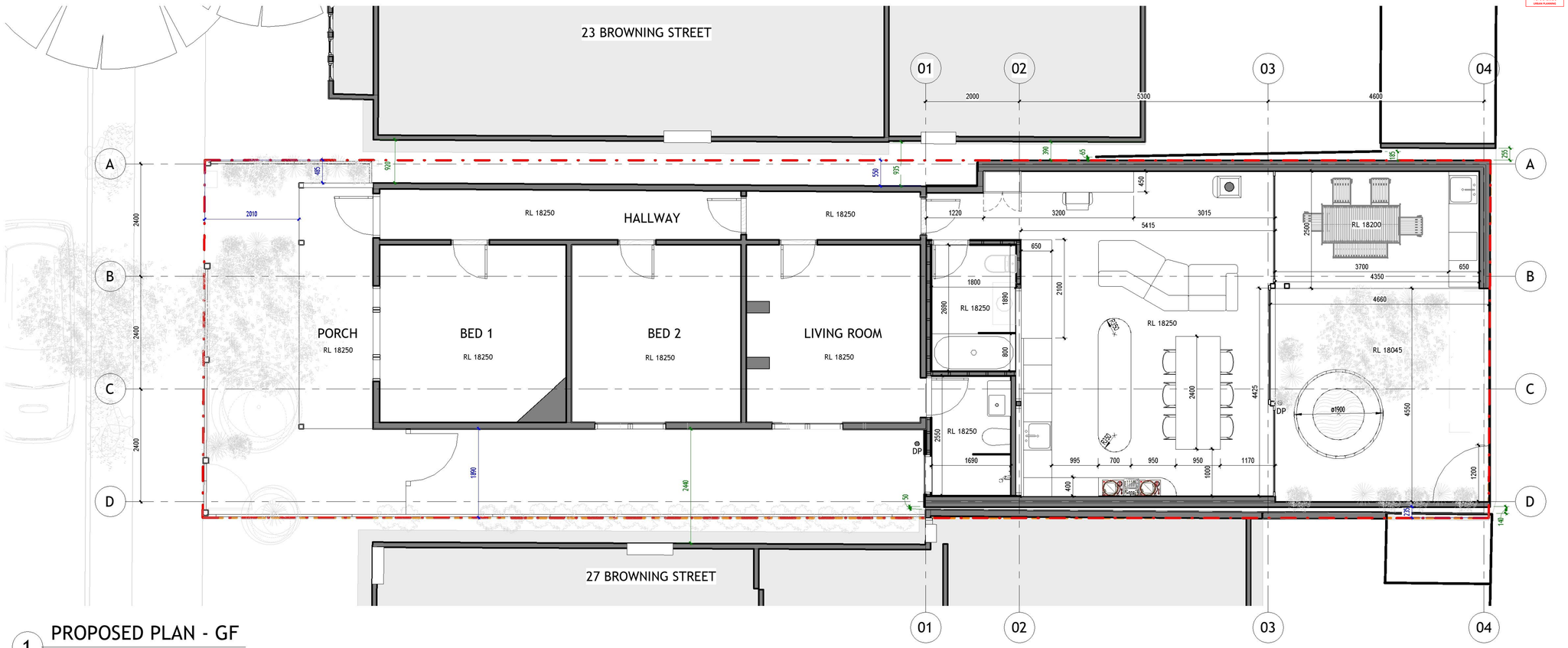
25 BROWNING STREET
SEDDON

EXISTING ELEVATION

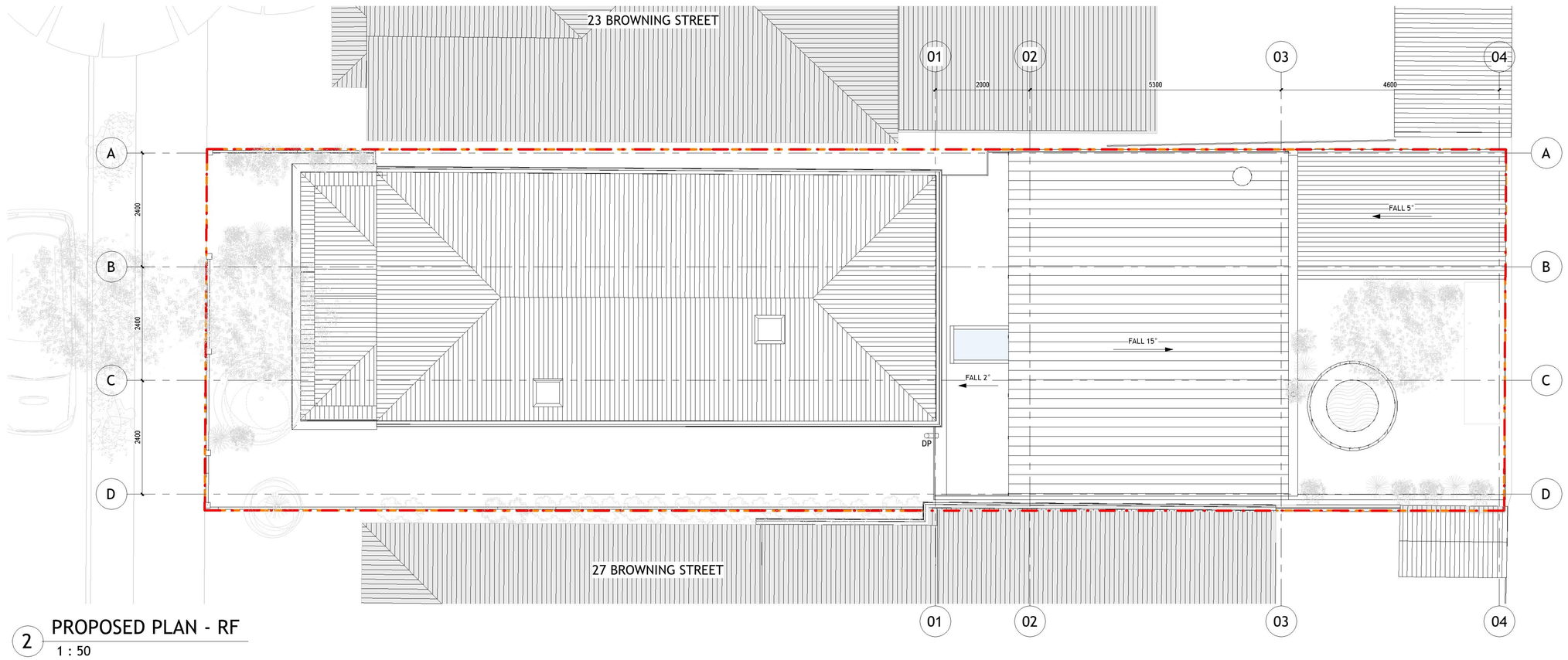
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CITY OF MARIBYRNONG
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1 PROPOSED PLAN - GF
1 : 50



2 PROPOSED PLAN - RF
1 : 50

ALISON POTTER ARCHITECTURE

ARBV 17427

CITY OF MARIBYRNONG
ADVERTISED PLAN

440 SITE BOUNDARY DIMENSION
440 BUILDING BOUNDARY TO SITE BOUNDARY
440 BUILDING BOUNDARY TO ADJACENT BUILDING

0 625 1250 2500
0 50
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No.	Description	Date
1	TOWN PLANNING	2026.03.15

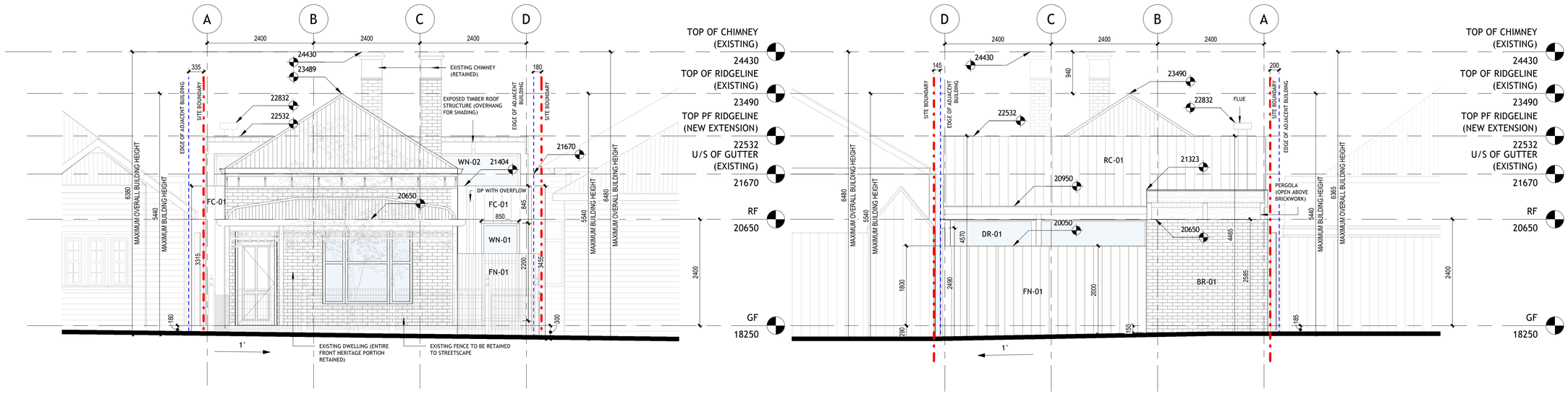
ALISON MANOS

25 BROWNING STREET
SEDDON

PROPOSED PLAN

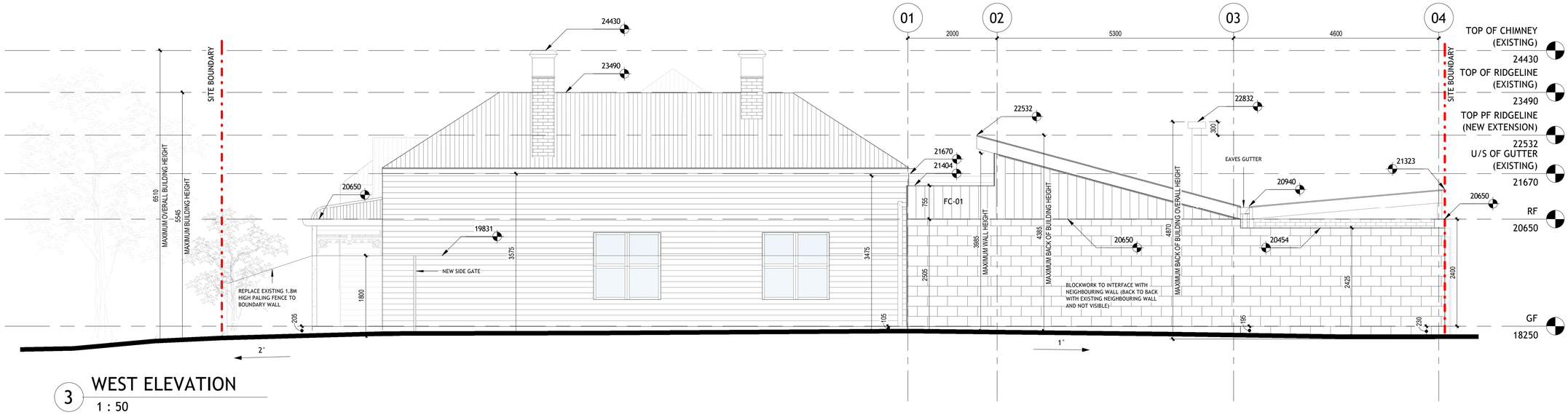
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Date	MARCH 2026
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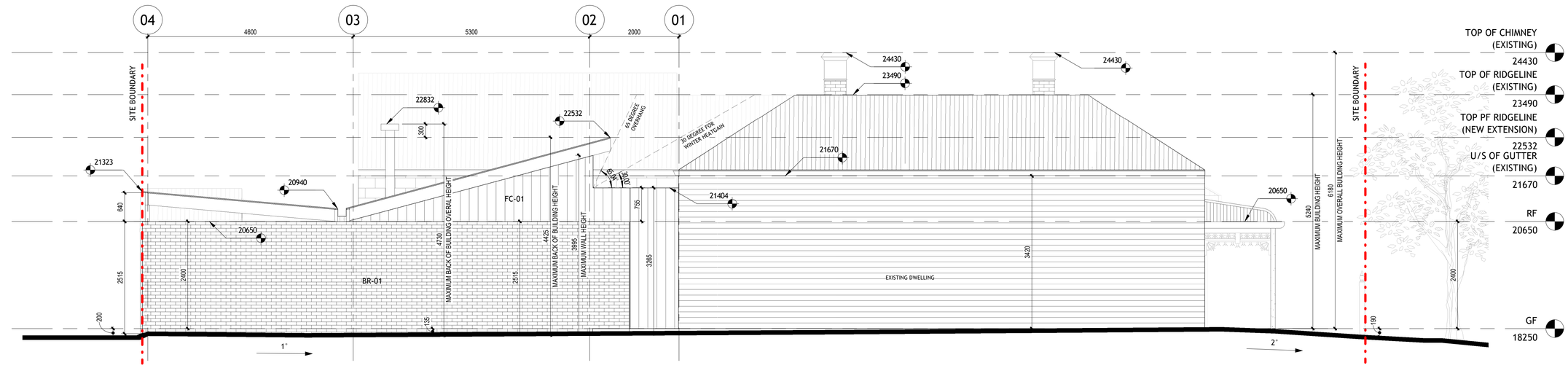


1 NORTH ELEVATION
1 : 50

2 SOUTH ELEVATION
1 : 50



3 WEST ELEVATION
1 : 50



4 EAST ELEVATION
1 : 50

CITY OF MARIBYRNONG
RECEIVED
15/03/2026
URBAN PLANNING

ALISON POTTER ARCHITECTURE

ARBV 17427

CITY OF MARIBYRNONG
ADVERTISED PLAN

0 1250 2500 5000
0 50
1:100

No.	Description	Date
1	TOWN PLANNING	2026.03.15

ALISON MANOS

25 BROWNING STREET
SEDDON

PROPOSED ELEVATION

Project number	001_25
Date	MARCH 2026
Drawn by	MS
Checked by	AP
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Scale	1 : 50

3/15/2026 1:54:13 PM



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CITY OF MARIBYRNONG
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15/03/2026
URBAN PLANNING

CITY OF MARIBYRNONG
ADVERTISED PLAN

No.	Description	Date
1	TOWN PLANNING	2026.03.15

ALISON MANOS

25 BROWNING STREET
SEDDON

ARTIST IMPRESSIONS -
SHEET 01

Project number	001_25
Date	MARCH 2026
Drawn by	MS
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Scale	1 : 100

3/15/2026 1:55:09 PM



ALISON POTTER
ARCHITECTURE

ARBV 17427

CITY OF MARIBYRNONG
ADVERTISED PLAN

No.	Description	Date
1	TOWN PLANNING	2026.03.15

ALISON MANOS

25 BROWNING STREET
SEDDON

ARTIST IMPRESSIONS - SHEET 02

Project number	001_25
Date	MARCH 2026
Drawn by	MS
Checked by	AP
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Scale	1 : 100

3/15/2026 1:55:42 PM



CITY OF MARIBYRNONG
RECEIVED
15/03/2026
URBAN PLANNING

ALISON POTTER
ARCHITECTURE

ARBV 17427

CITY OF MARIBYRNONG
ADVERTISED PLAN

No.	Description	Date
1	TOWN PLANNING	2026.03.15

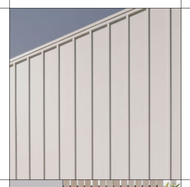
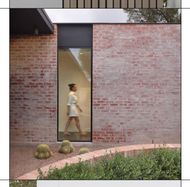
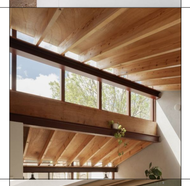
ALISON MANOS

25 BROWNING STREET
SEDDON

ARTIST IMPRESSIONS - SHEET 03

Project number	001_25
Date	MARCH 2026
Drawn by	MS
Checked by	AP
	5002
Scale	1 : 100

3/15/2026 1:55:42 PM

CODE	REFERENCE IMAGE	DESCRIPTION
FC-01		VERTICAL SEAM CLADDING APPLIED TO NORTH AND EAST FACADE
FN-01		1.8M HIGH TIMBER FENCE WITH GATE APPLIED TO NORTH SIDE ENTRANCE AND SOUTH FACADE
BR-01		RECYCLED BRICK UP TO 2400MM
WN-01		TIMBER/UVPC WINDOW (OPERABLE AT HIGH LEVEL)
WN-02		TIMBER/UVPC CLERESTORY WINDOW APPLIED TO NORTH FACING SIDE
DR-01		TIMBER/UVPC FRAMED SLIDING DOORS APPLIED TO SOUTH FACING SIDE

CITY OF MARIBYRNONG
RECEIVED
15/03/2026
URBAN PLANNING

ALISON POTTER
ARCHITECTURE

ARBV 17427

CITY OF MARIBYRNONG
ADVERTISED PLAN

No.	Description	Date
1	TOWN PLANNING	2026.03.15

ALISON MANOS

25 BROWNING STREET
SEDDON

EXTERNAL MATERIAL SCHEDULE

Project number	001_25
Date	MARCH 2026
Drawn by	MS
Checked by	AP
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Scale	1 : 100

3/15/2026 1:55:42 PM

OVERSHADOWING TO 23 Browning Street Seddon

HOUR ON 22 SEPTEMBER	PRIVATE OPEN SPACE	EXISTING SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE	EXISTING SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE RATE	PROPOSED SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE	PROPOSED SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE RATE	OVERALL CHANGE	CHANGE Yes/No
9:00 AM	82.5 m^2	32.9 m^2	40.0 %	32.9 m^2	40.0 %	0 m^2	N
10:00 AM		42.1 m^2	51.0 %	42.1 m^2	51.0 %	0 m^2	N
11:00 AM		49.9 m^2	60.5 %	49.9 m^2	60.5 %	0 m^2	N
12:00 PM		56.2 m^2	68.1 %	56.2 m^2	68.1 %	0 m^2	N
1:00 PM		48.2 m^2	58.4 %	47.5 m^2	57.6 %	0.7 m^2	Y
2:00 PM		42.2 m^2	51.2 %	41.0 m^2	49.7 %	1.2 m^2	Y
3:00 PM		33.8 m^2	41.0 %	31.7 m^2	38.4 %	2.1 m^2	Y

OVERSHADOWING TO 27 Browning Street Seddon

HOUR ON 22 SEPTEMBER	PRIVATE OPEN SPACE	EXISTING SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE	EXISTING SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE RATE	PROPOSED SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE	PROPOSED SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE RATE	OVERALL CHANGE	CHANGE Yes/No
9:00 AM	32.8 m^2	4.7 m^2	14.3 %	3.5 m^2	10.7 %	1.2 m^2	Y
10:00 AM		3.1 m^2	9.5 %	2.9 m^2	8.8 %	0.2 m^2	Y
11:00 AM		2.3 m^2	7.0 %	2.3 m^2	7 %	0 m^2	N
12:00 PM		4.3 m^2	13.1 %	4.3 m^2	13.1 %	0 m^2	N
1:00 PM		5.6 m^2	17.1 %	5.6 m^2	17.1 %	0 m^2	N
2:00 PM		6.8 m^2	20.7 %	6.8 m^2	20.7 %	0 m^2	N
3:00 PM		5.6 m^2	17.1 %	5.6 m^2	17.1 %	0 m^2	N

CITY OF MARIBYRNONG
RECEIVED
12/04/2026
URBAN PLANNING

ALISON POTTER
ARCHITECTURE

ARBV 17427

CITY OF MARIBYRNONG
ADVERTISED PLAN

0 1250 2500 5000
0 50
1:100

No.	Description	Date
1	TOWN PLANNING	2026.03.15

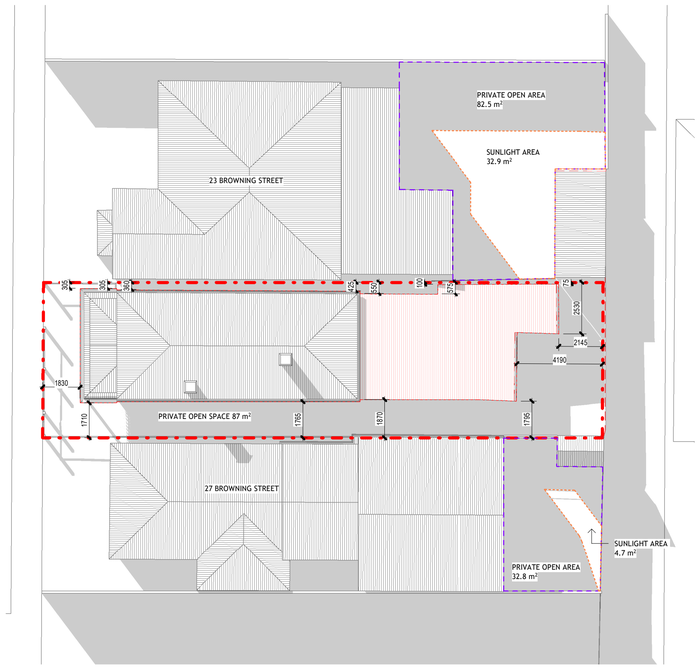
ALISON MANOS

25 BROWNING STREET
SEDDON

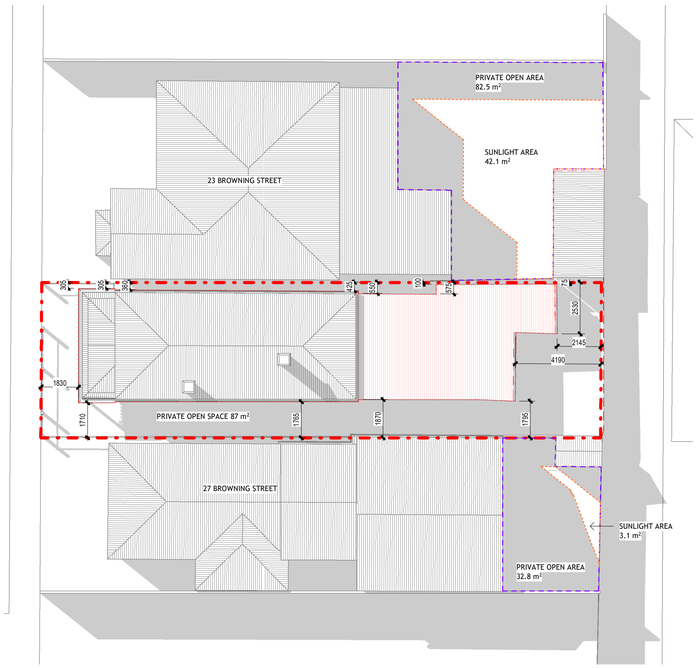
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Project number	001_25
Date	MARCH 2026
Drawn by	MS
Checked by	AP
	1700
Scale	

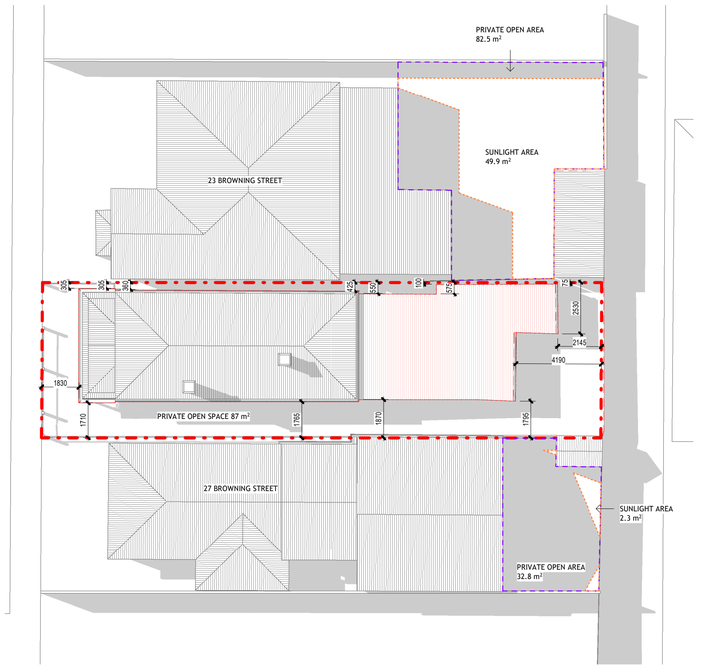
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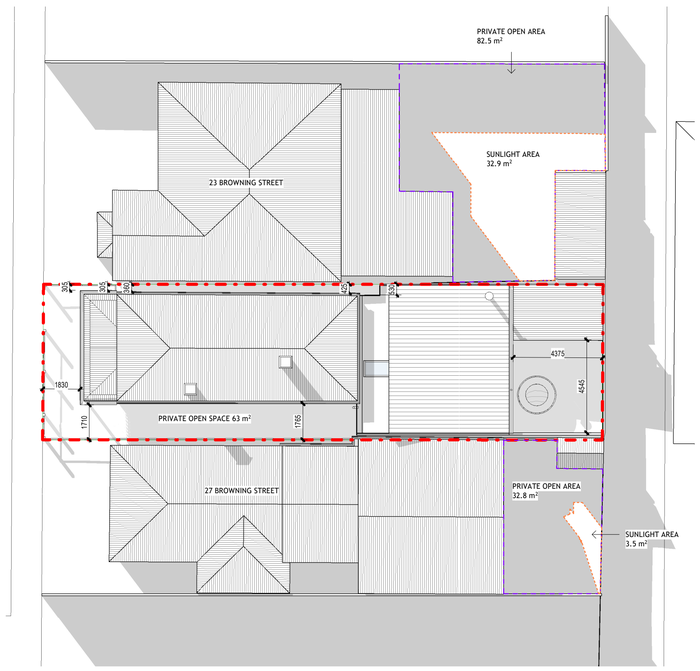
1 EXISTING - SEP 22 9AM
1 : 150



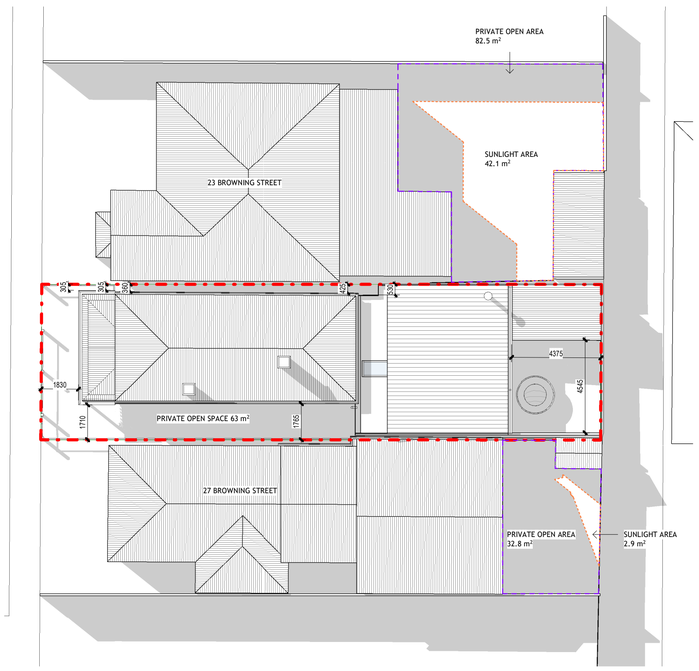
2 EXISTING - SEP 22 10AM
1 : 150



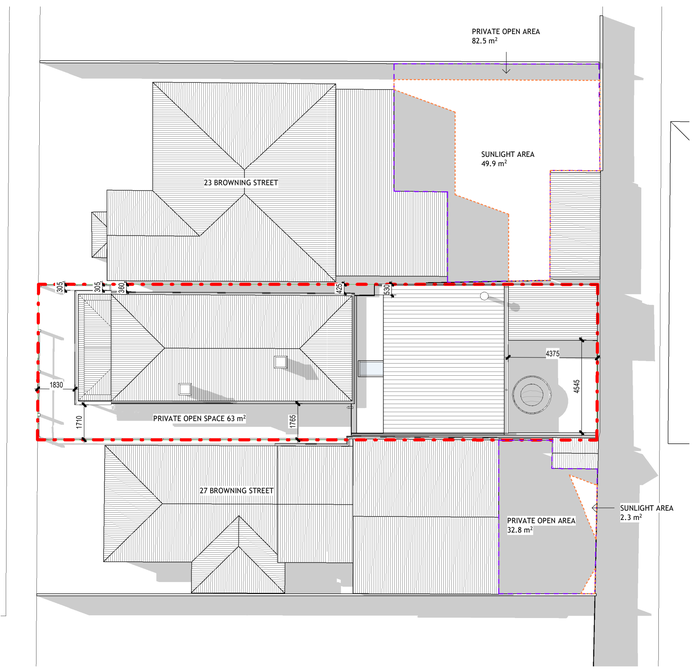
3 EXISTING - SEP 22 11AM
1 : 150



4 PROPOSED - SEP 22 9AM
1 : 150



5 PROPOSED - SEP 22 10AM
1 : 150



6 PROPOSED - SEP 22 11AM
1 : 150

ALISON POTTER
ARCHITECTURE

ARBV 17427

CITY OF MARIBYRNONG
ADVERTISED PLAN

0 1250 2500 5000
0 50
1:100

No.	Description	Date
1	TOWN PLANNING	2026.03.15

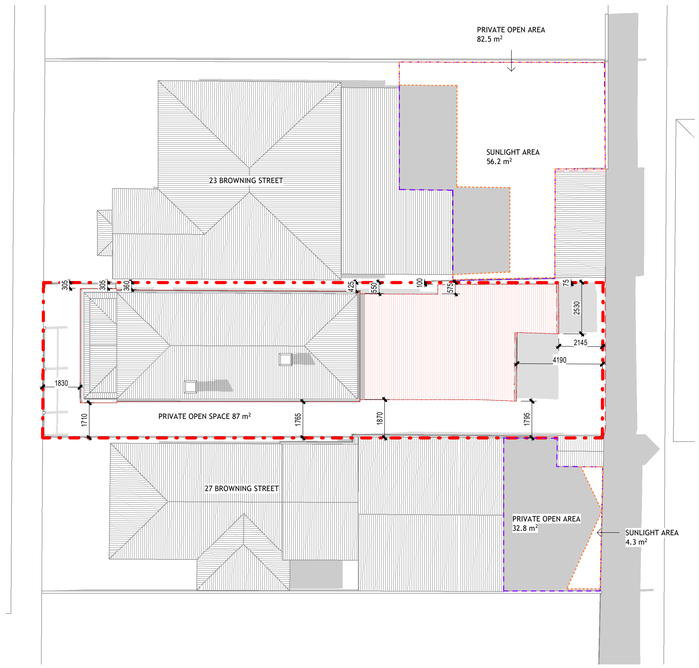
ALISON MANOS

25 BROWNING STREET
SEDDON

SHADOW DIAGRAM SHEET
1

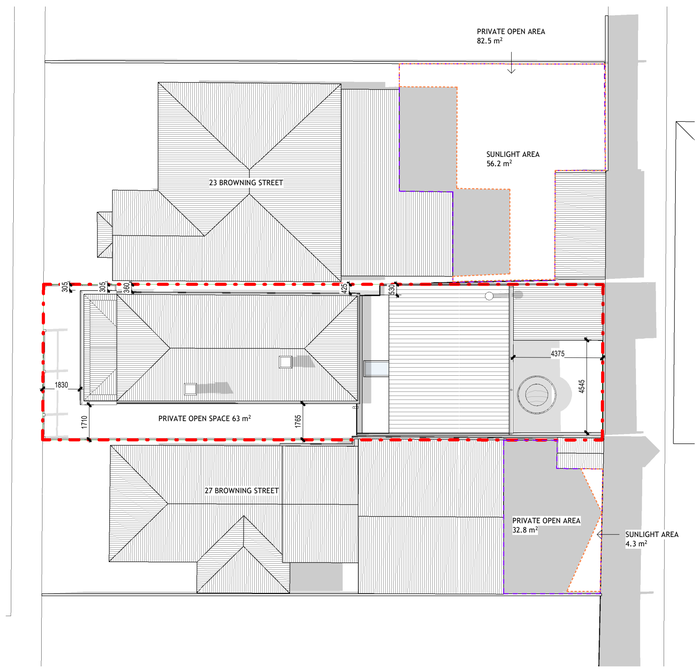
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Date	MARCH 2026
Drawn by	MS
Checked by	AP
	1701
Scale	1 : 150

4/7/2026 10:45:42 PM



1 EXISTING - SEP 22 12PM

1 : 150



2 PROPOSED - SEP 22 12PM

1 : 150

ALISON POTTER ARCHITECTURE

ARBV 17427

CITY OF MARIBYRNONG
ADVERTISED PLAN

0 1250 2500 5000
0 50
1:100

No.	Description	Date
1	TOWN PLANNING	2026.03.15

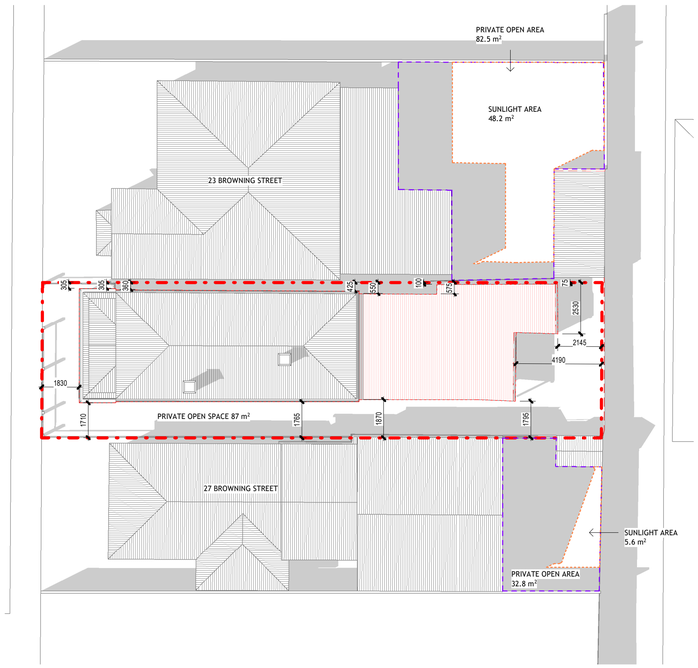
ALISON MANOS

25 BROWNING STREET
SEDDON

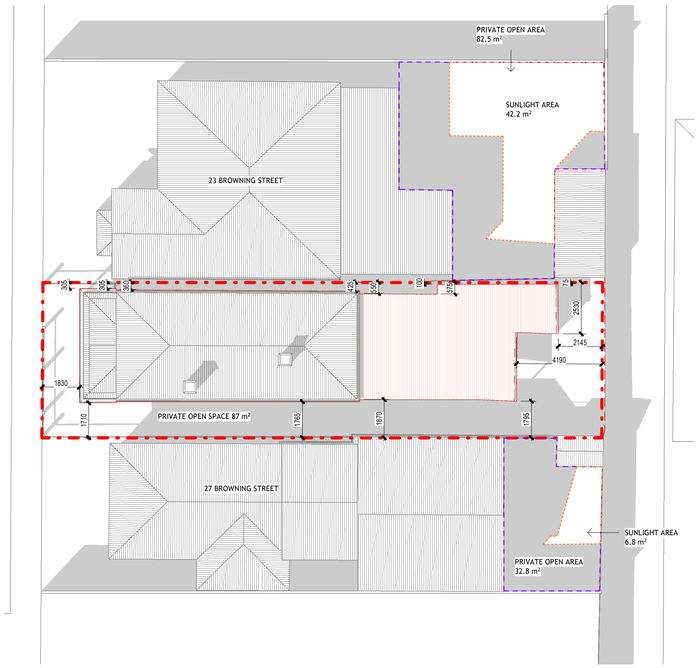
SHADOW DIAGRAM SHEET
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Project number	001_25
Date	MARCH 2026
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Checked by	AP
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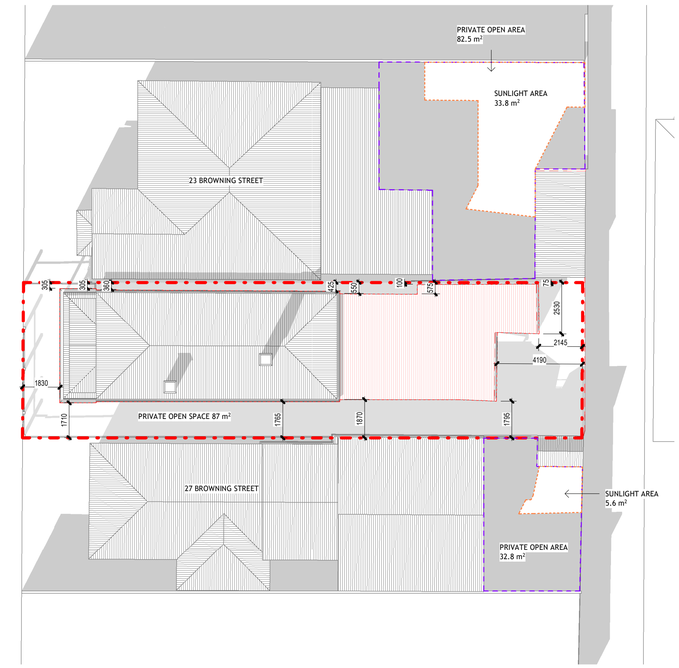
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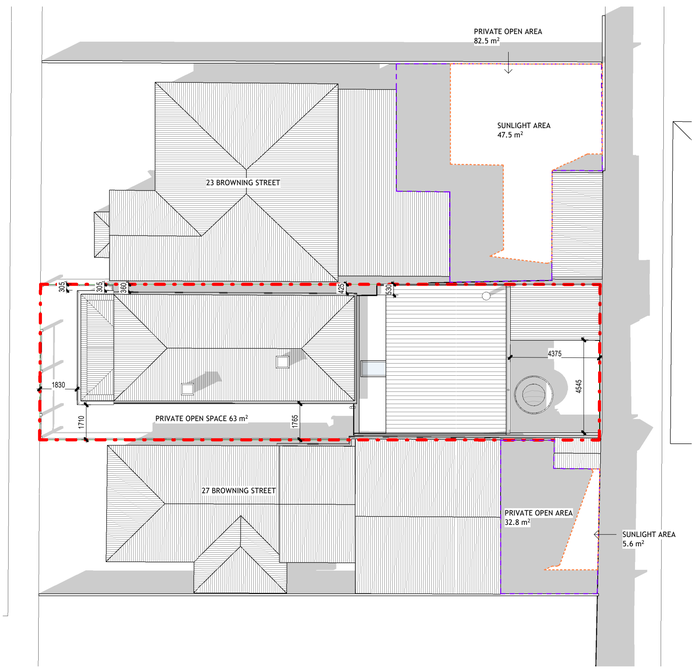
1 EXISTING - SEP 22 1PM
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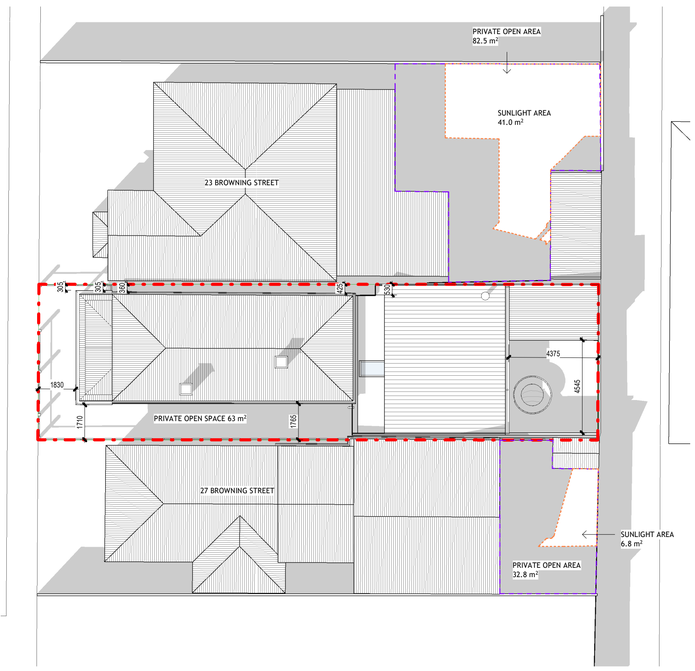
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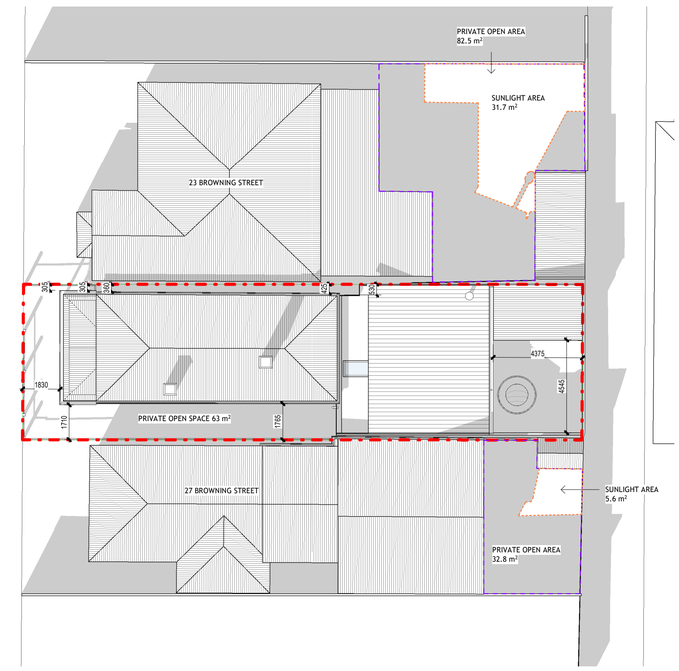
3 EXISTING - SEP 22 3PM
1 : 150



4 PROPOSED - SEP 22 1PM
1 : 150



5 PROPOSED - SEP 22 2PM
1 : 150



6 PROPOSED - SEP 22 3PM
1 : 150

ALISON POTTER
ARCHITECTURE

ARBV 17427

CITY OF MARIBYRNONG
ADVERTISED PLAN

0 1250 2500 5000
0 50
1:100

No.	Description	Date
1	TOWN PLANNING	2026.03.15

ALISON MANOS

25 BROWNING STREET
SEDDON

SHADOW DIAGRAM SHEET
3

Project number	001_25
Date	MARCH 2026
Drawn by	MS
Checked by	AP
	1703
Scale	1 : 150

4/7/2026 10:46:23 PM