



TOWN PLANNING

PROPOSED ALTERATIONS & ADDITIONS

16 Staff St, Seddon Victoria 3011

CITY OF MARIBYRNONG
ADVERTISED PLAN

Layout ID	Layout Name
A001	COVER PAGE
A002	SITE ANALYSIS
A003	NEIGHBOURHOOD & SITE DESCRIPTION
A004	DESIGN RESPONSE
A101	EXISTING / DEMO SITE PLAN
A102	PROPOSED SITE PLAN
A103	EXISTING / DEMO GROUND FLOOR PLAN
A104	PROPOSED GROUND FLOOR PLAN
A105	PROPOSED ROOF PLAN
A201	EXISTING / DEMO ELEVATIONS
A202	EXISTING / DEMO ELEVATIONS
A203	PROPOSED ELEVATIONS
A204	PROPOSED ELEVATIONS
A205	PROPOSED ELEVATIONS
A301	SECTIONS
A601	SHADOW DIAGRAMS 9am SEPT. 22nd
A602	SHADOW DIAGRAMS 10am SEPT. 22nd
A603	SHADOW DIAGRAMS 11am SEPT. 22nd
A604	SHADOW DIAGRAMS 12pm SEPT. 22nd
A605	SHADOW DIAGRAMS 1pm SEPT. 22nd
A606	SHADOW DIAGRAMS 2pm SEPT. 22nd
A607	SHADOW DIAGRAMS 3pm SEPT. 22nd
A608	MATERIALS & INSPO
A901	3D PERSPECTIVES
A902	3D PERSPECTIVES

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GENERAL NOTES

NO.	DESCRIPTION	DATE	BY
01	Concept	9/11/2022	
02	Town Planning	22/03/2023	
03	Town Planning RFI	22/03/2023	
05	Town Planning Amendment	17/03/2025	

WORKING DRAWINGS FOR CONSTRUCTION

PROJECT ADDRESS
**16 Staff St, Seddon
Victoria 3011**

DOOD

building design | interiors
hello@doodstudio.com.au
0439 895 693

SCALE
@ A3

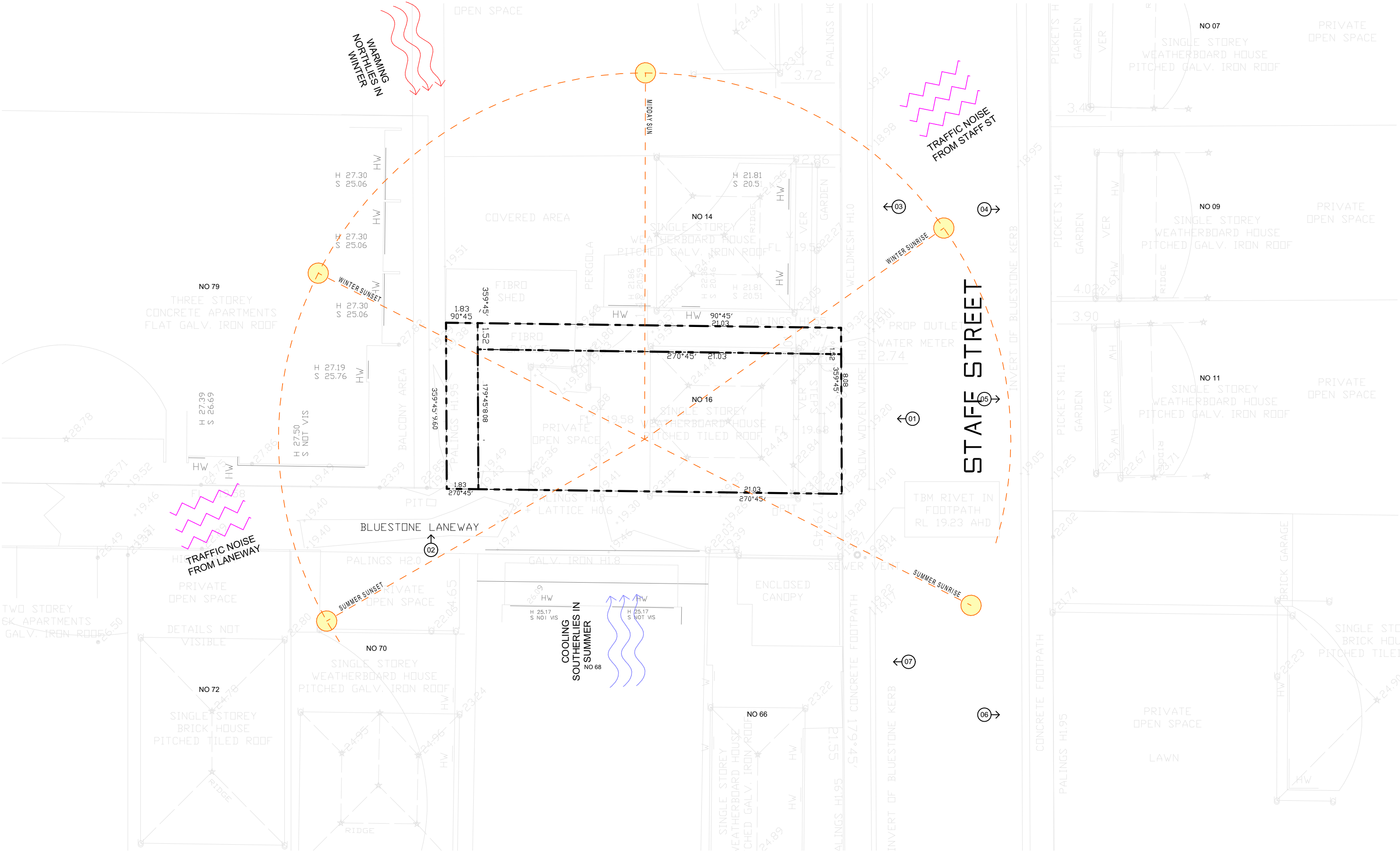
DRAWING TITLE
COVER PAGE

DATE
18/03/2025

Project No
2222

Drawing No
A001

Revision
05



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NO.	DESCRIPTION
01	Concept
02	Town Planning
03	Town Planning RFI
05	Town Planning Amendment

DATE	BY
9/11/2022	
22/03/2023	
22/03/2023	
17/03/2025	

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1:200 @ A3

DATE
18/03/2025

Project No
2222

DRAWING TITLE

SITE ANALYSIS

Drawing No
A002

Revision
05



16 STAFF ST - SUBJECT SITE
Single storey weatherboard & tile cottage.
Hard up on Southern boundary (laneway)



16 STAFF ST - SUBJECT SITE
Timber & tin rear garage. Access off laneway.
Fencd off pedestrian access for Staff St properties.
Overlooking issues from Upper level windows of 79 Victoria St



14 STAFF ST
Single storey weatherboard & tin cottage.
Small lot. Minimal setbacks.



09 STAFF ST
Single storey weatherboard & tin cottage.
Small lot. Minimal setbacks.



11 STAFF ST
Single storey weatherboard & tin cottage.
Small lot. Minimal setbacks.



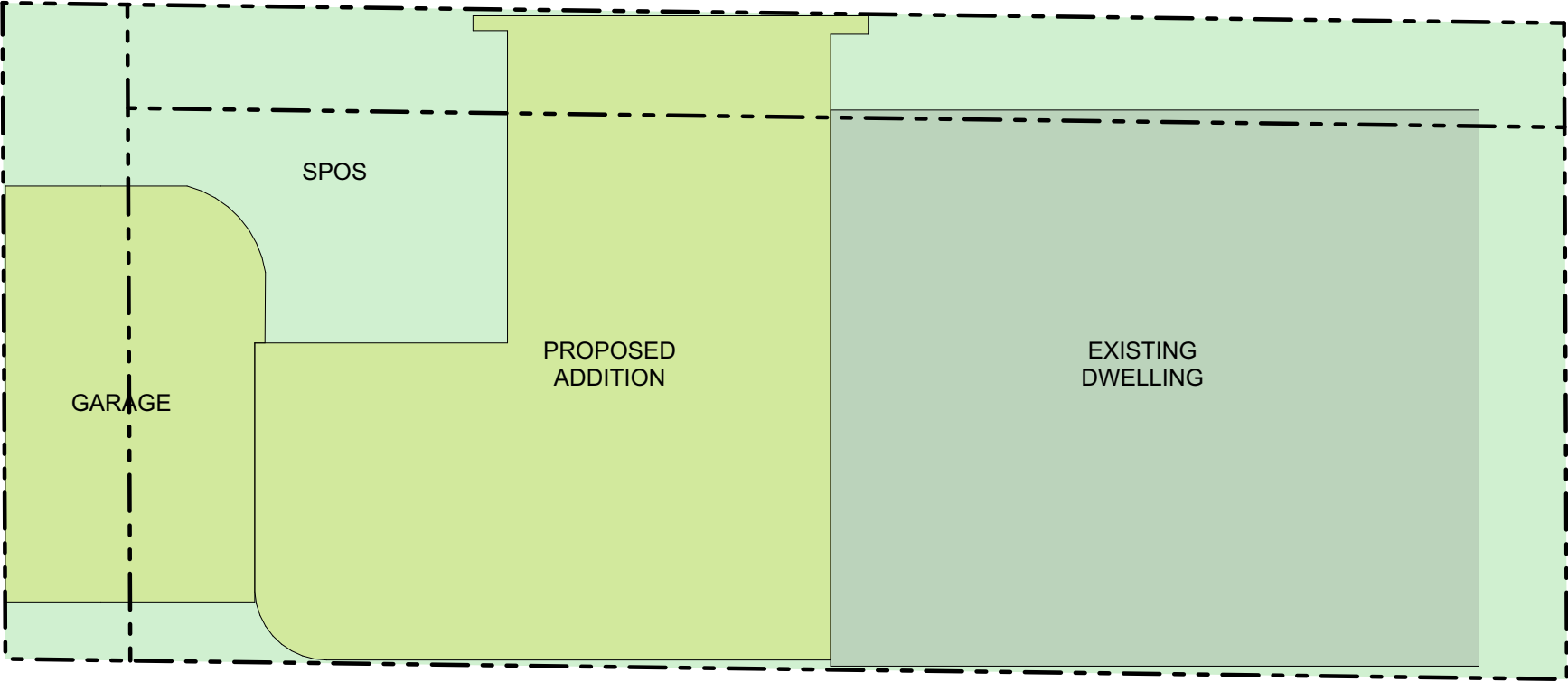
62 WALTER ST
Single storey brick & tile dwelling.
Small lot. Minimal setbacks.
Brick garage with access to Staff St.



66 WALTER ST
Single storey weatherboard & tin cottage.
Small lot. Minimal setbacks.
Side & rear lean-to hard up on side & rear boundaries.



79 VICTORIA ST
Three storey concrete & iron apartments.
Vehicle access off laneway.
Overlooking issues from Upper level windows.



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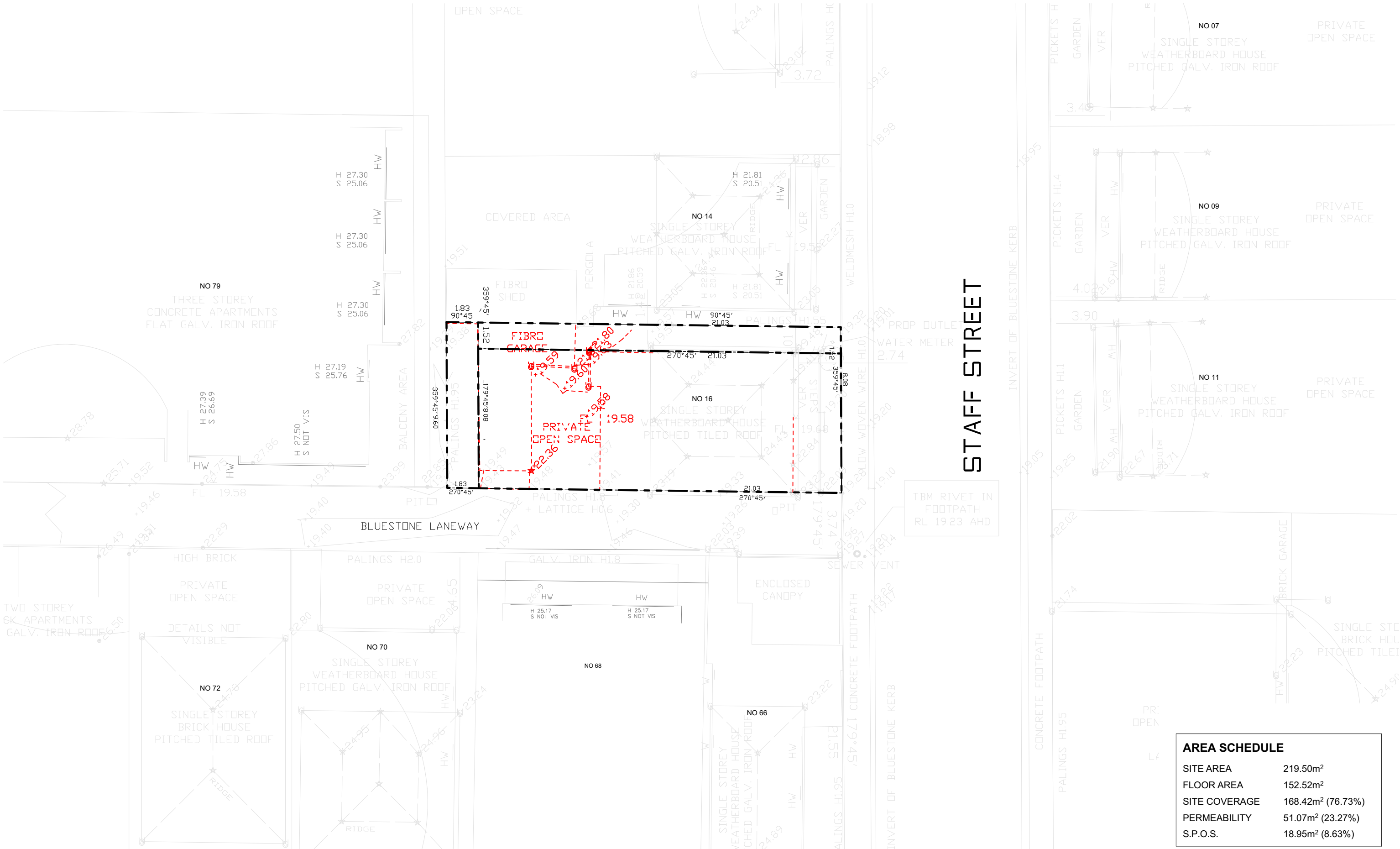
DATE
18/03/2025

Project No
2222

DRAWING TITLE
DESIGN RESPONSE

Drawing No
A004

Revision
05



STAFF STREET

AREA SCHEDULE	
SITE AREA	219.50m ²
FLOOR AREA	152.52m ²
SITE COVERAGE	168.42m ² (76.73%)
PERMEABILITY	51.07m ² (23.27%)
S.P.O.S.	18.95m ² (8.63%)

GENERAL NOTES

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01	Town Planning	22/03/2023	
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TOWN PLANNING
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SCALE
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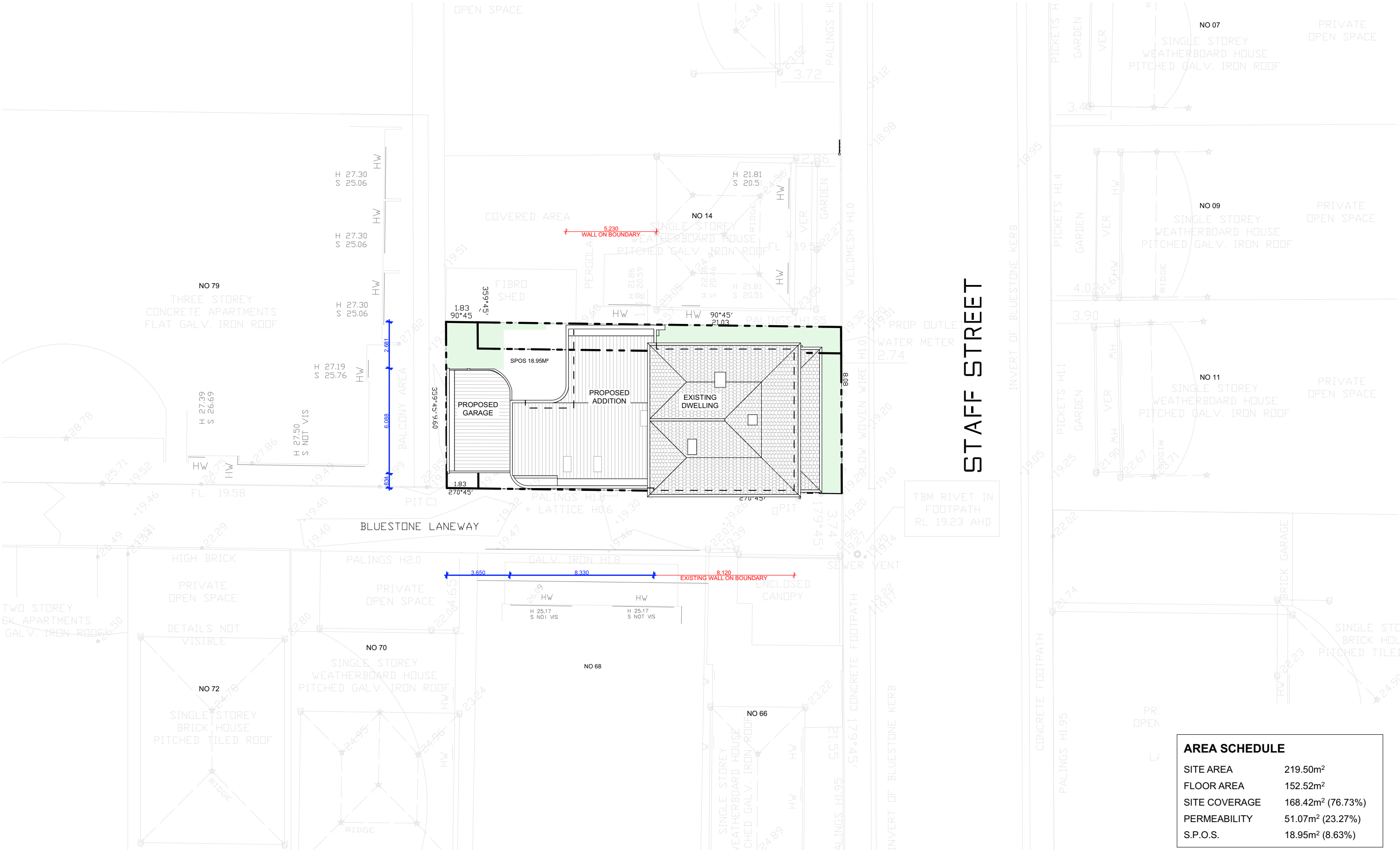
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**EXISTING / DEMO SITE
PLAN**

DATE
18/03/2025

Project No
2222

Drawing No
A101

Revision
05



STAFF STREET

AREA SCHEDULE

SITE AREA	219.50m ²
FLOOR AREA	152.52m ²
SITE COVERAGE	168.42m ² (76.73%)
PERMEABILITY	51.07m ² (23.27%)
S.P.O.S.	18.95m ² (8.63%)

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DRAWING TITLE

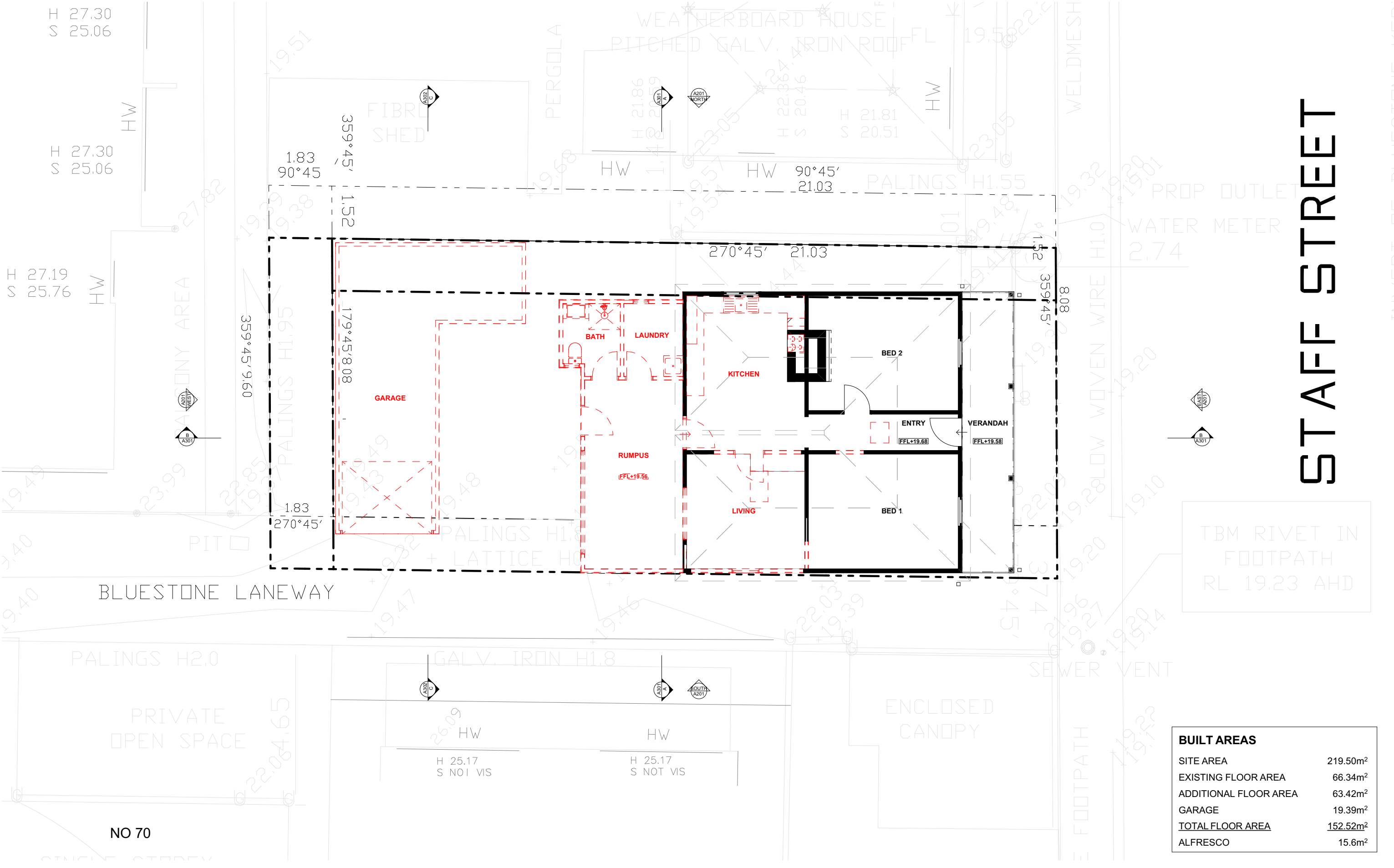
PROPOSED SITE PLAN

DATE
18/03/2025

Project No
2222

Drawing No
A102

Revision
05



STAFF STREET

TBM RIVET IN
FOOTPATH
RL 19.23 AHD

BUILT AREAS	
SITE AREA	219.50m ²
EXISTING FLOOR AREA	66.34m ²
ADDITIONAL FLOOR AREA	63.42m ²
GARAGE	19.39m ²
<u>TOTAL FLOOR AREA</u>	<u>152.52m²</u>
ALFRESCO	15.6m ²

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GENERAL NOTES

- EXISTING WALLS
- DEMOLISHED WALLS
- NEW WALLS

NO.	DESCRIPTION	DATE	BY
01	Concept	9/11/2022	
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DRAWING TITLE

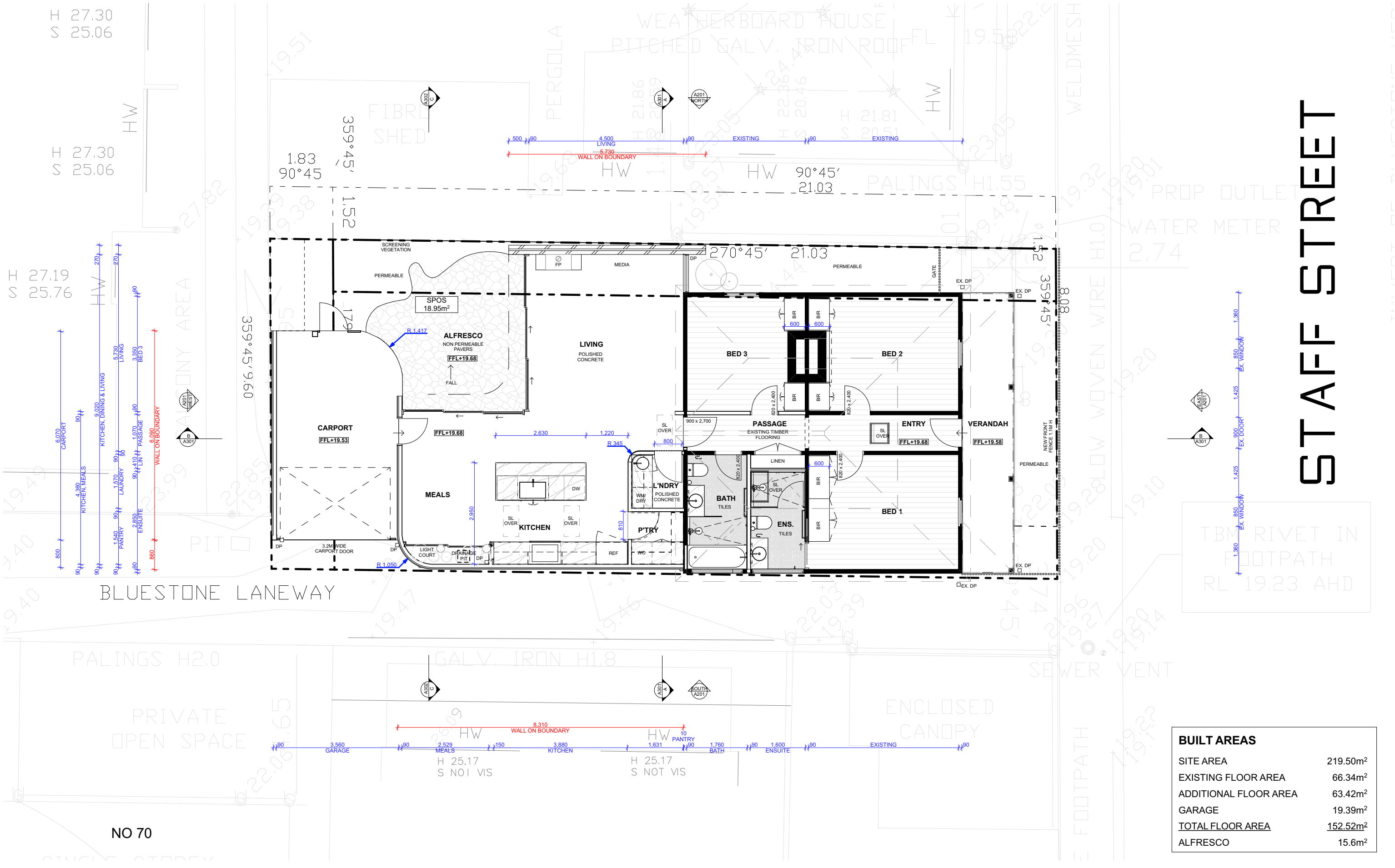
EXISTING / DEMO
GROUND FLOOR PLAN

DATE
18/03/2025

Project No
2222

Drawing No
A103

Revision
05



BUILT AREAS	
SITE AREA	219.50m ²
EXISTING FLOOR AREA	66.34m ²
ADDITIONAL FLOOR AREA	63.42m ²
GARAGE	19.39m ²
<u>TOTAL FLOOR AREA</u>	<u>152.52m²</u>
ALFRESCO	15.6m ²

GENERAL NOTES

- EXISTING WALLS
- DEMOLISHED WALLS
- NEW WALLS

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DATE	BY
9/11/2022	
22/03/2023	
22/03/2023	
17/03/2025	

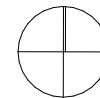
TOWN PLANNING

NOT FOR CONSTRUCTION

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DRAWING TITLE

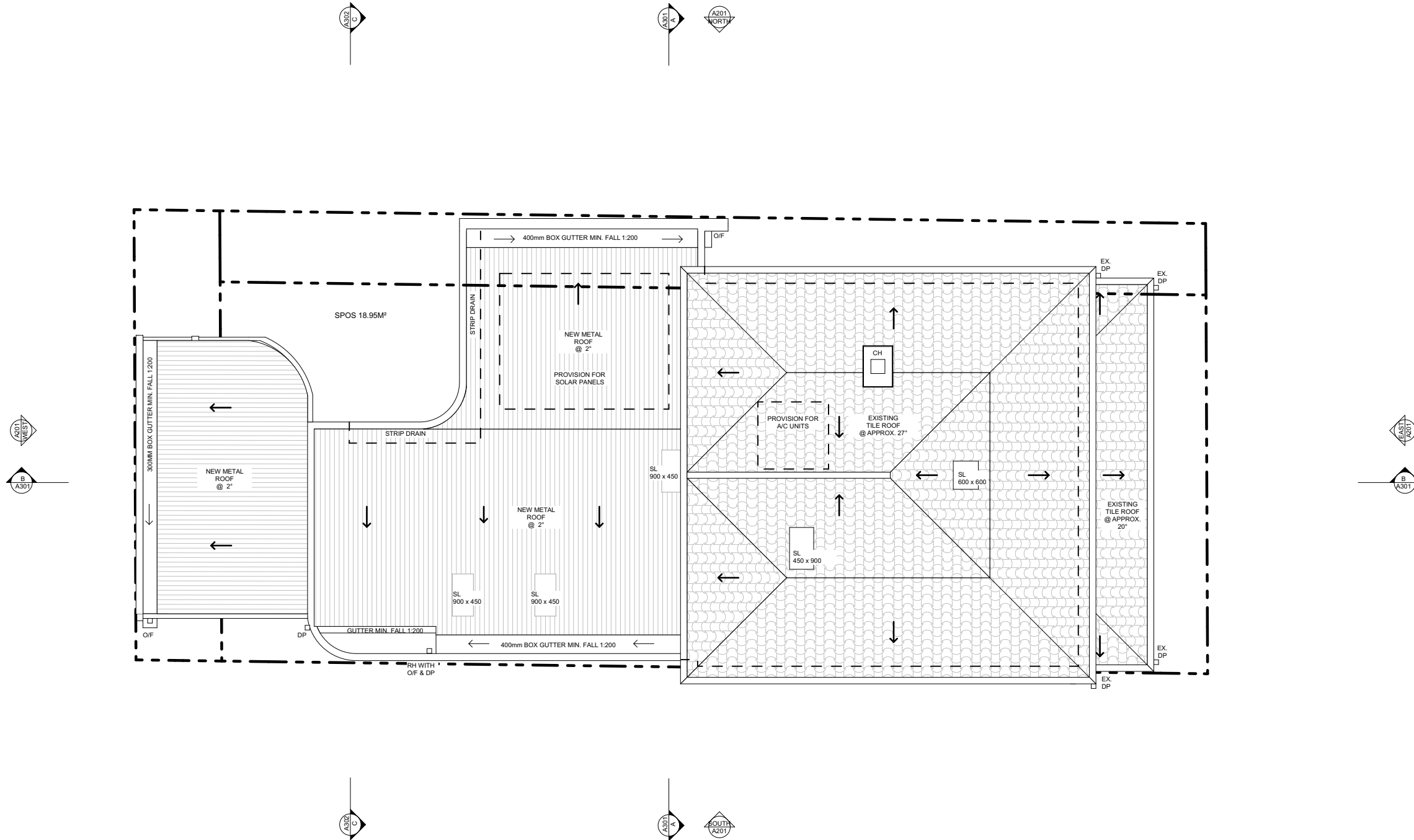
PROPOSED GROUND FLOOR PLAN

DATE
18/03/2025

Project No
2222

Drawing No
A104

Revision
05



GENERAL NOTES

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TOWN PLANNING
NOT FOR CONSTRUCTION

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SCALE
1:100 @ A3

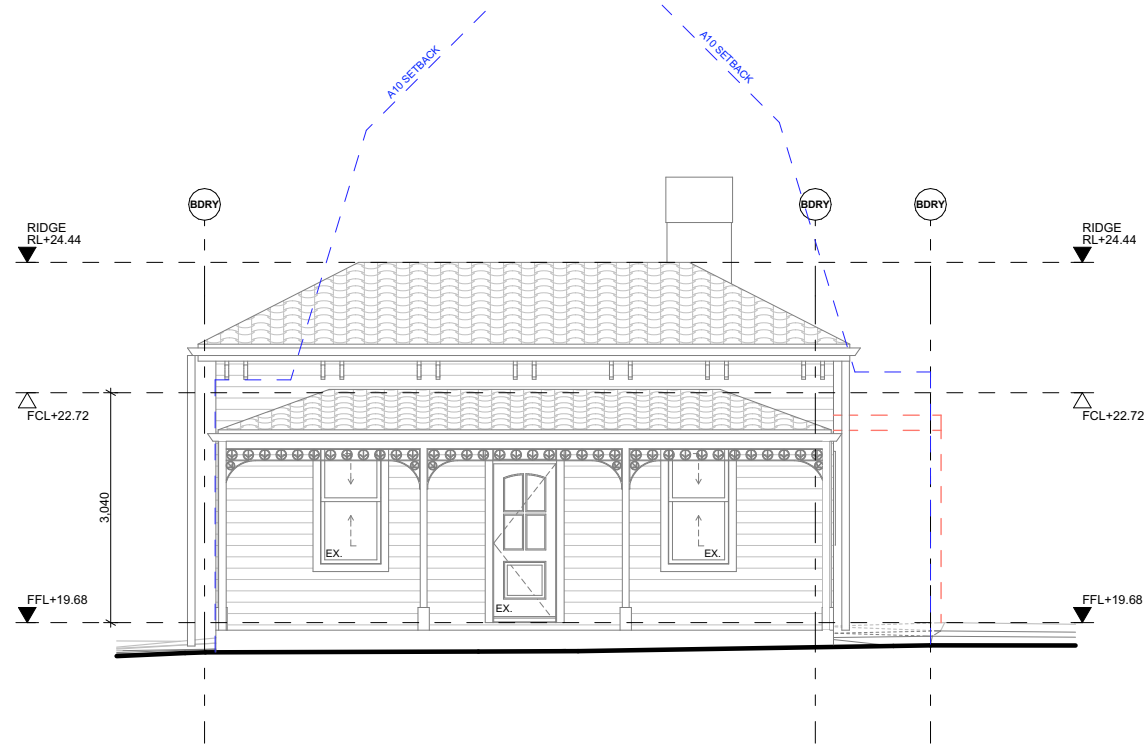
DATE
18/03/2025

Project No
2222

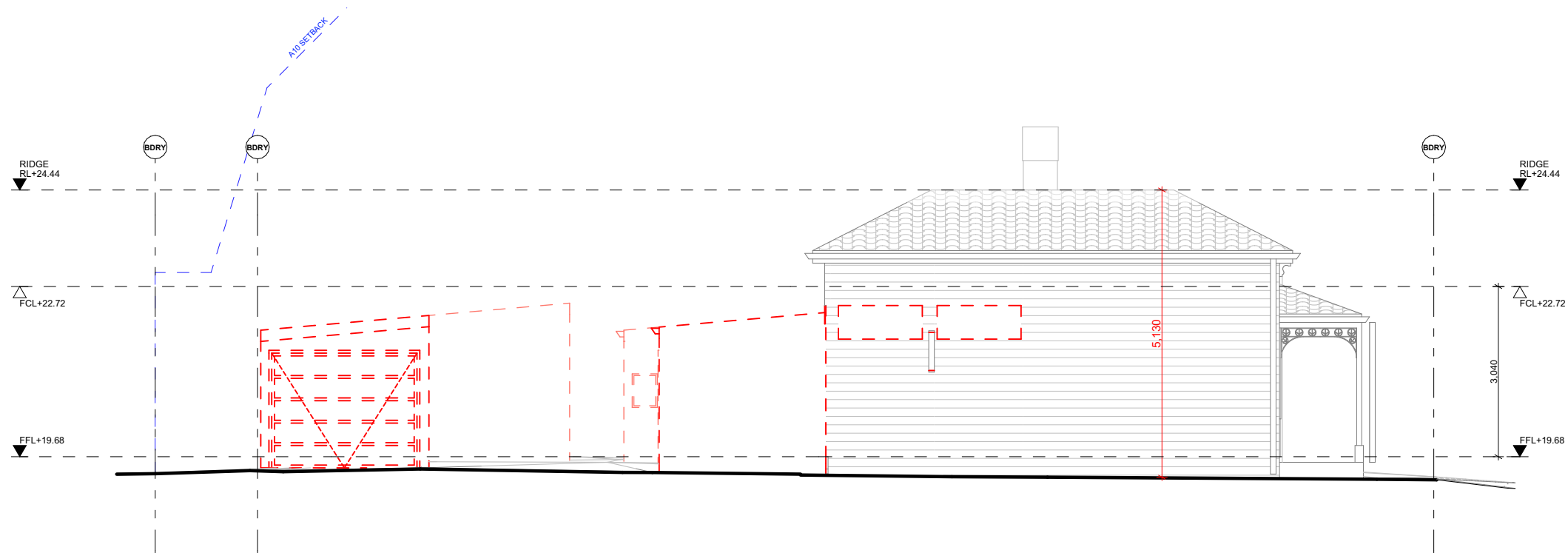
DRAWING TITLE
PROPOSED ROOF PLAN

Drawing No
A105

Revision
05



E01 EAST EXISTING / DEMO 1:100



E02 SOUTH EXISTING / DEMO 1:100

GENERAL NOTES

- EXISTING ELEMENTS
DEMOLISHED ELEMENTS

NO.	DESCRIPTION	DATE	BY
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WORKING DRAWINGS
FOR CONSTRUCTION

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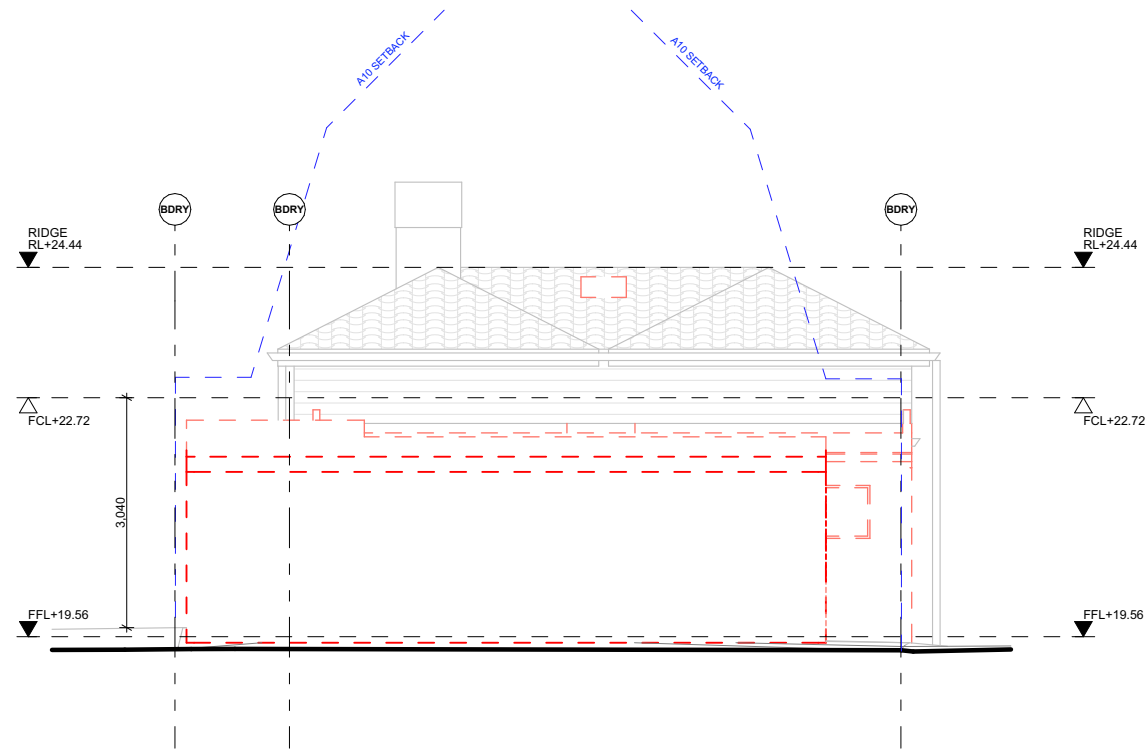
DATE
18/03/2025

Project No
2222

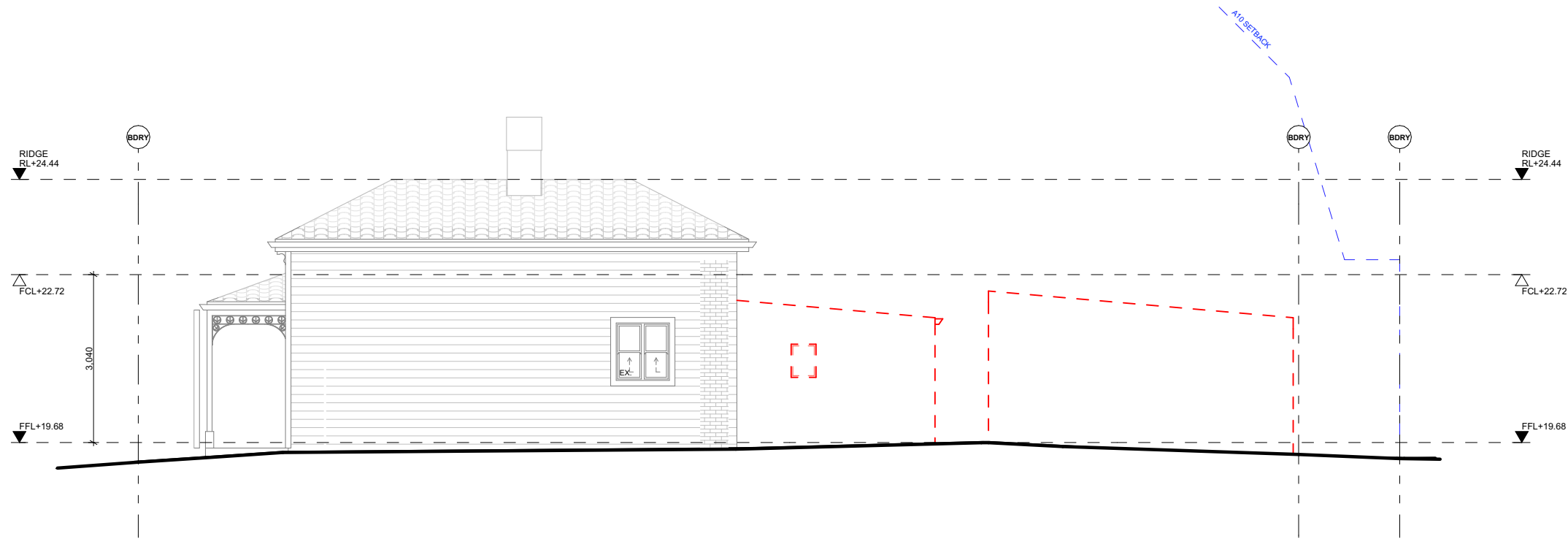
DRAWING TITLE
EXISTING / DEMO
ELEVATIONS

Drawing No
A201

Revision
05



E03 WEST EXISTING / DEMO 1:100



E04 NORTH EXISTING / DEMO 1:100

GENERAL NOTES

- EXISTING ELEMENTS
DEMOLISHED ELEMENTS

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WORKING DRAWINGS
FOR CONSTRUCTION

PROJECT ADDRESS
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SCALE
1:100 @ A3

DATE
18/03/2025

Project No
2222

DRAWING TITLE

EXISTING / DEMO
ELEVATIONS

Drawing No
A202

Revision
05

PT01

Horizontal Exterior cladding (existing & new)
Off white

PT02

Window & door trims (existing) & decorative
facade elements, front fence
Vivid white

PT03

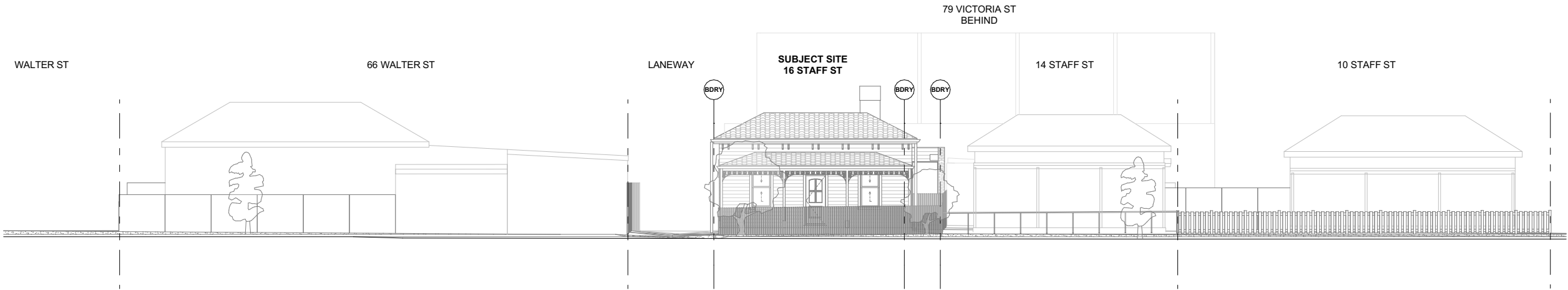
Exterior FC sheet cladding (new)
Painted Monument or similar

CL01

Exterior cladding (new)
Vertical FC sheet cladding
Painted Monument or similar

BR01

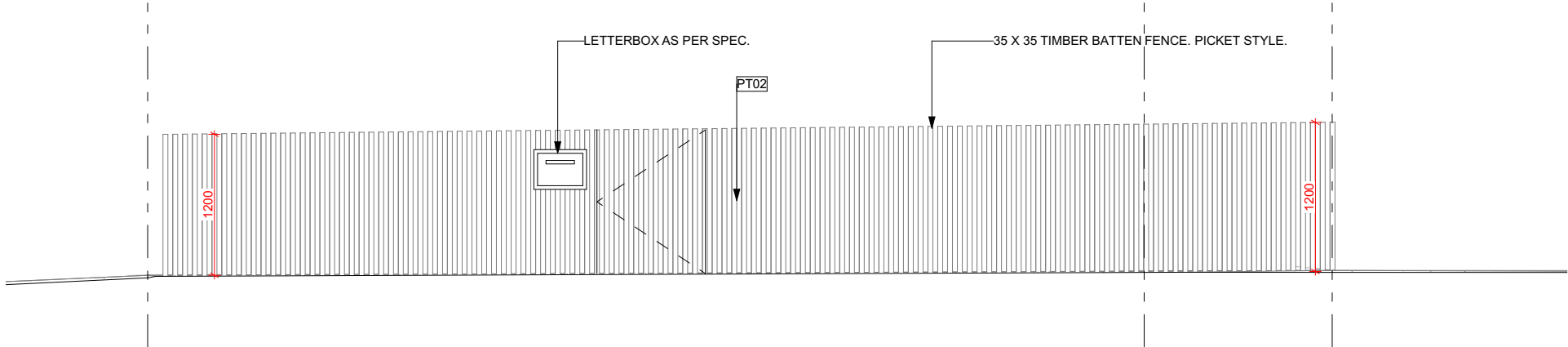
Bricks bagged & painted
Off white



E05

STREETSCAPE

1:200



E06

FENCE

1:50

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GENERAL NOTES

- EXISTING ELEMENTS
PROPOSED ELEMENTS

NO.	DESCRIPTION	DATE	BY
01	Concept	9/11/2022	
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05	Town Planning Amendment	17/03/2025	

WORKING DRAWINGS
FOR CONSTRUCTION

PROJECT ADDRESS
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Victoria 3011

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SCALE
1:200, 1:50 @ A3

DATE
18/03/2025

Project No
2222

DRAWING TITLE

PROPOSED
ELEVATIONS

Drawing No
A203

Revision
05

Horizontal Exterior cladding (existing & new)
Off white

Window & door trims (existing) & decorative facade elements, front fence
Vivid white

Exterior FC sheet cladding (new)
Painted Monument or similar

Exterior cladding (new)
Vertical FC sheet cladding
Painted Monument or similar

Bricks bagged & painted
Off white



Drawing No Revision
A204 **05**

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PT01

Horizontal Exterior cladding (existing & new)
Off white

PT02

Window & door trims (existing) & decorative
facade elements, front fence
Vivid white

PT03

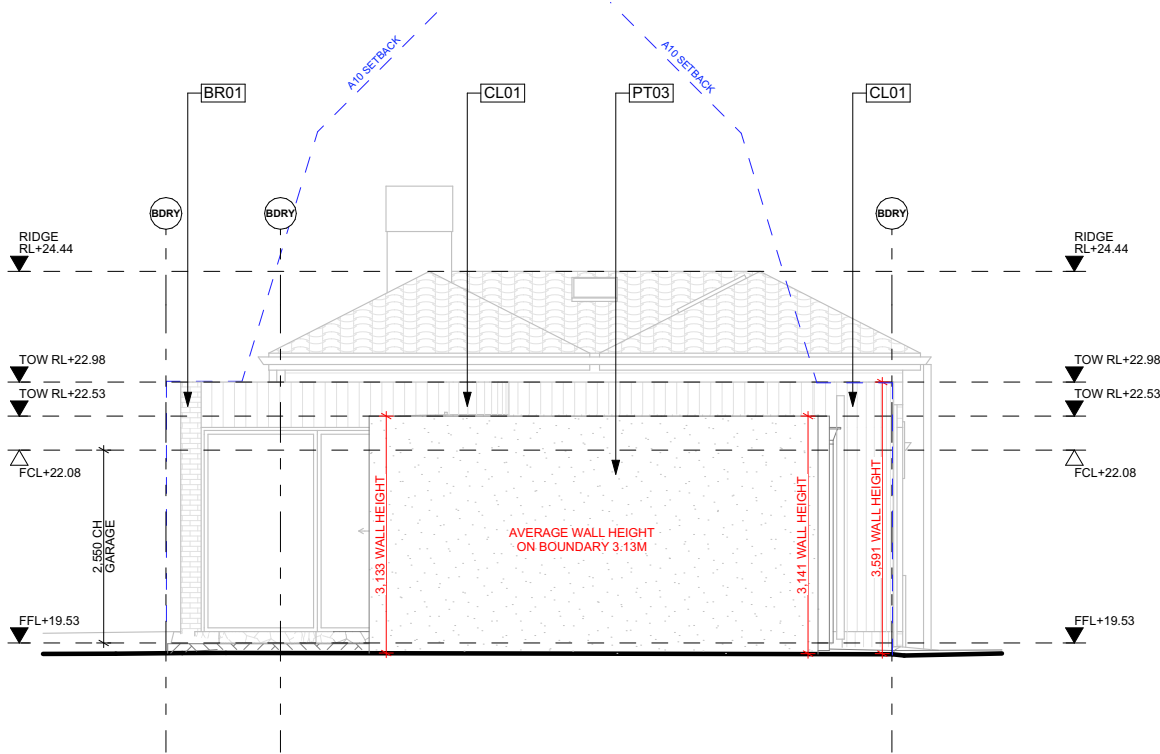
Exterior FC sheet cladding (new)
Painted Monument or similar

CL01

Exterior cladding (new)
Vertical FC sheet cladding
Painted Monument or similar

BR01

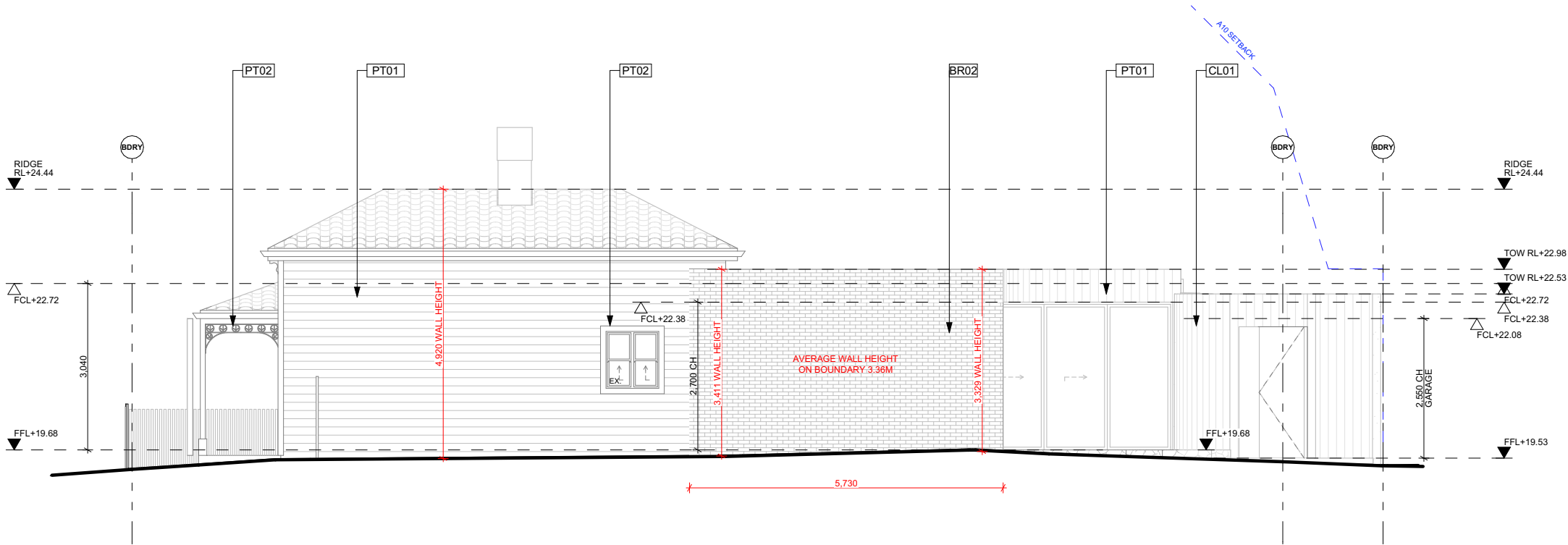
Bricks bagged & painted
Off white



E03

WEST PROPOSED

1:100



E04

NORTH PROPOSED

1:100

GENERAL NOTES

- EXISTING ELEMENTS
PROPOSED ELEMENTS

NO.
01
02
03
05

DESCRIPTION
Concept
Town Planning
Town Planning RFI
Town Planning Amendment

DATE
9/11/2022
22/03/2023
22/03/2023
17/03/2025

BY

WORKING DRAWINGS
FOR CONSTRUCTION

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DATE
18/03/2025

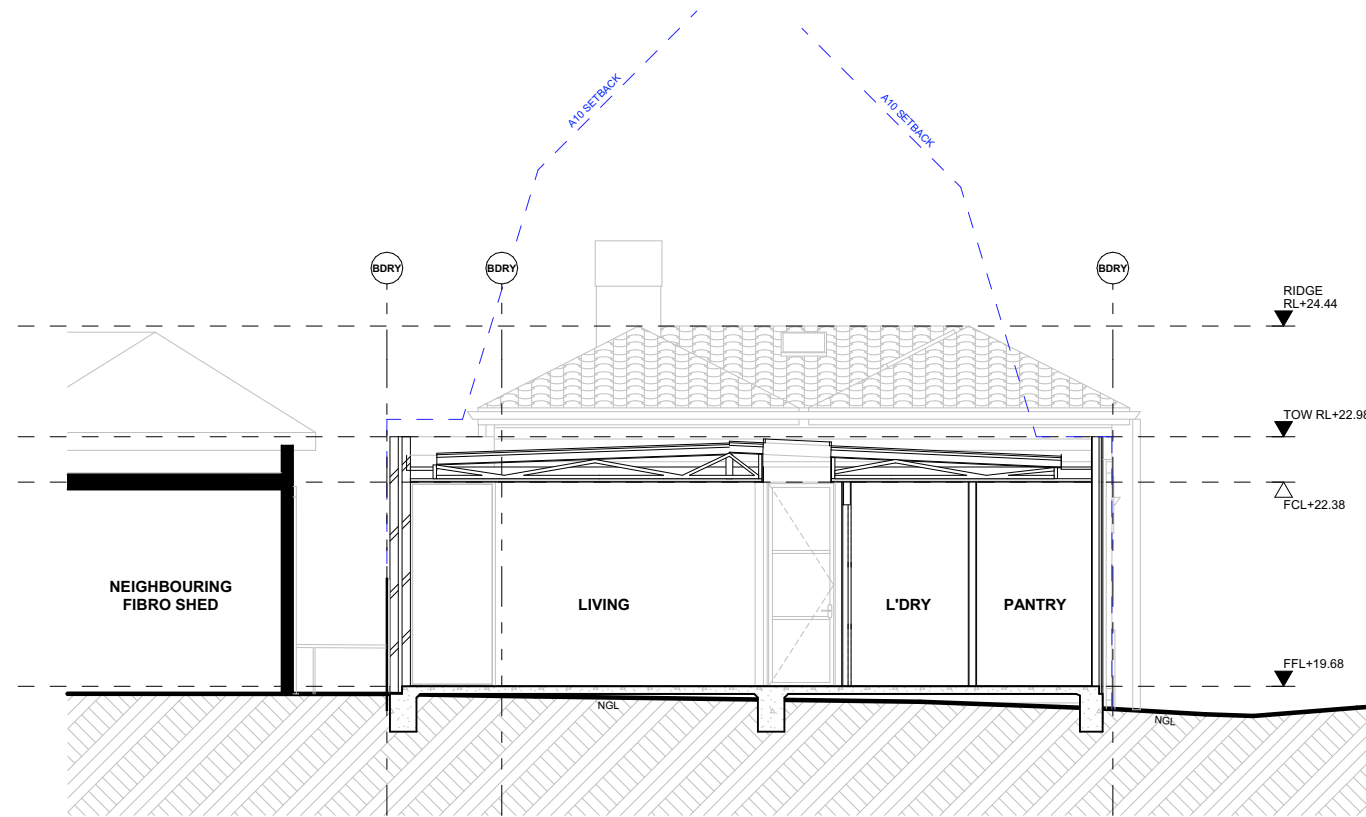
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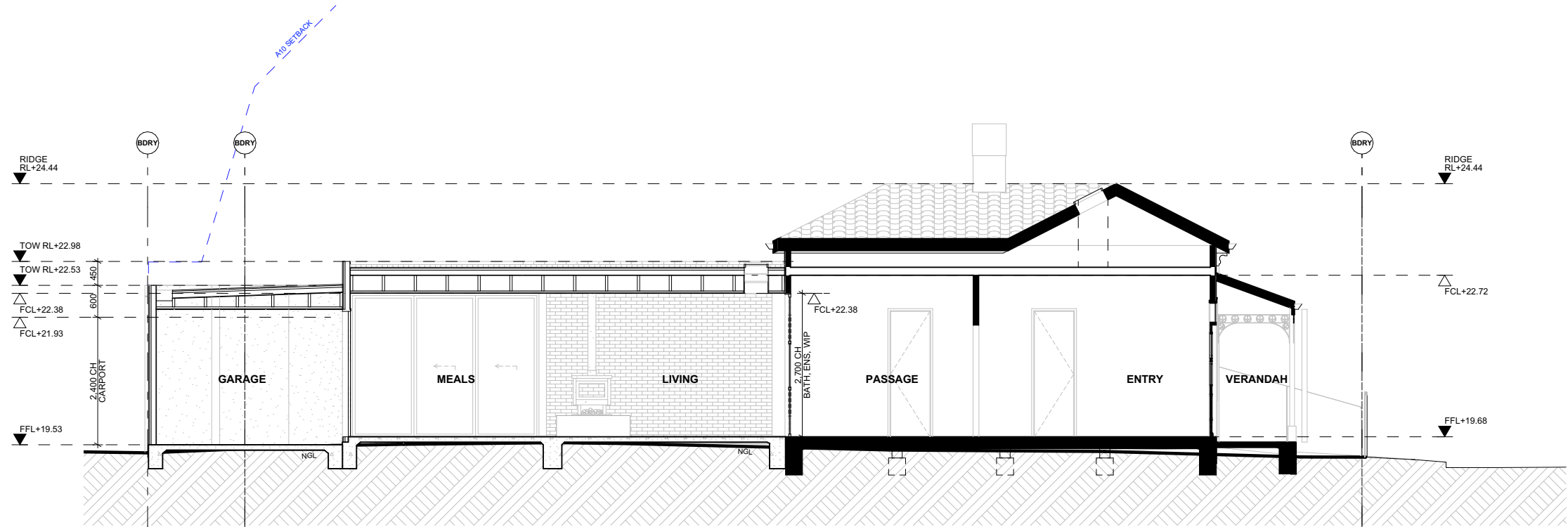
PROPOSED
ELEVATIONS

Drawing No
A205

Revision
05



A SECTION A-A 1:100



B SECTION B-B 1:100

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WORKING DRAWINGS

FOR CONSTRUCTION

PROJECT ADDRESS
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1:100 @ A3

DRAWING TITLE

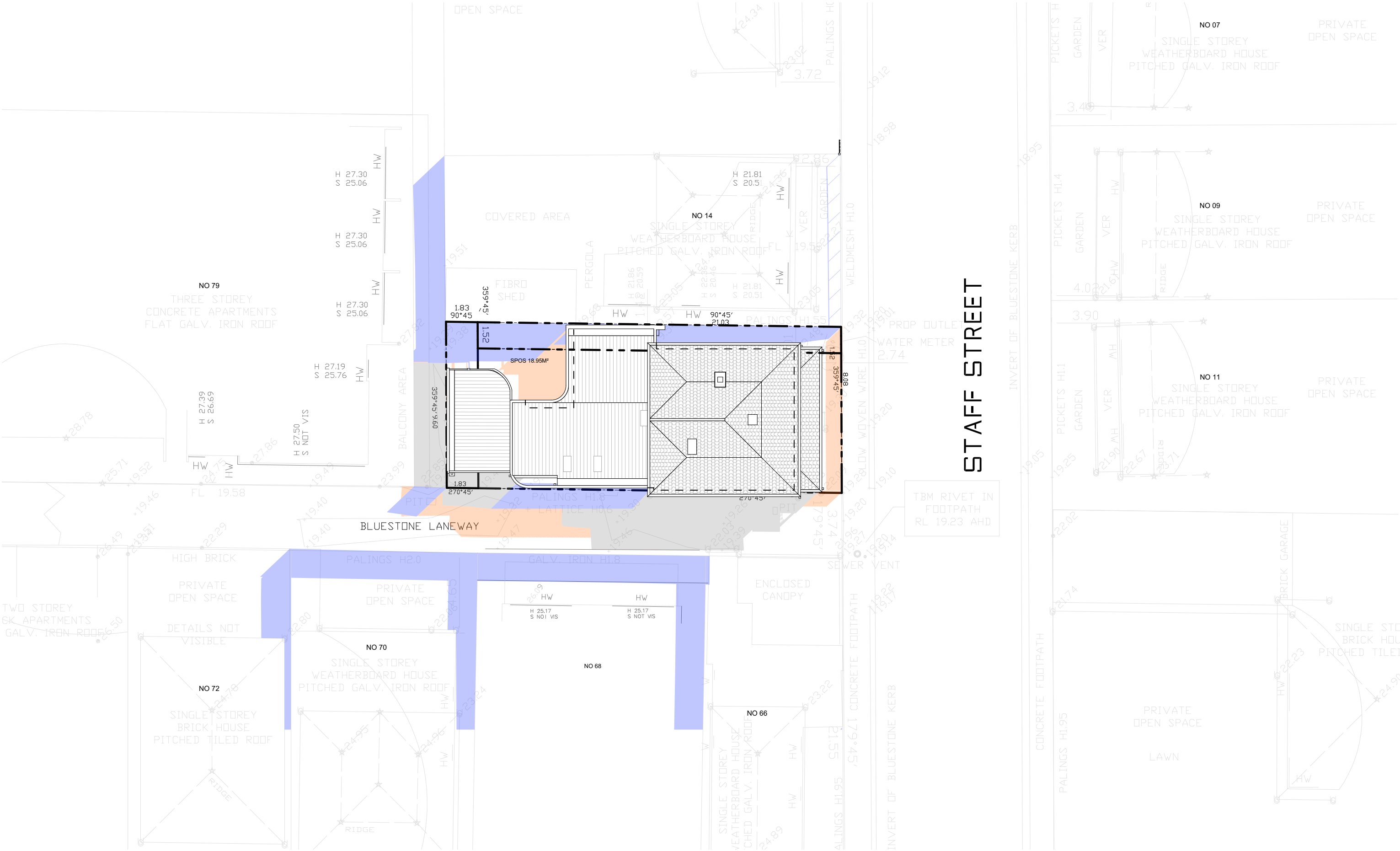
SECTIONS

DATE
18/03/2025

Project No
2222

Drawing No
A301

Revision
05



STAFF STREET

GENERAL NOTES

- EXISTING SHADOWS
- EXISTING FENCE SHADOWS
- PROPOSED SHADOWS
- SECLUDED PRIVATE OPEN SPACE

NO.	DESCRIPTION	DATE	BY
01	Town Planning	22/03/2023	
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05	Town Planning Amendment	17/03/2025	

TOWN PLANNING
NOT FOR CONSTRUCTION

PROJECT ADDRESS
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SCALE
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DATE
18/03/2025

Project No
2222

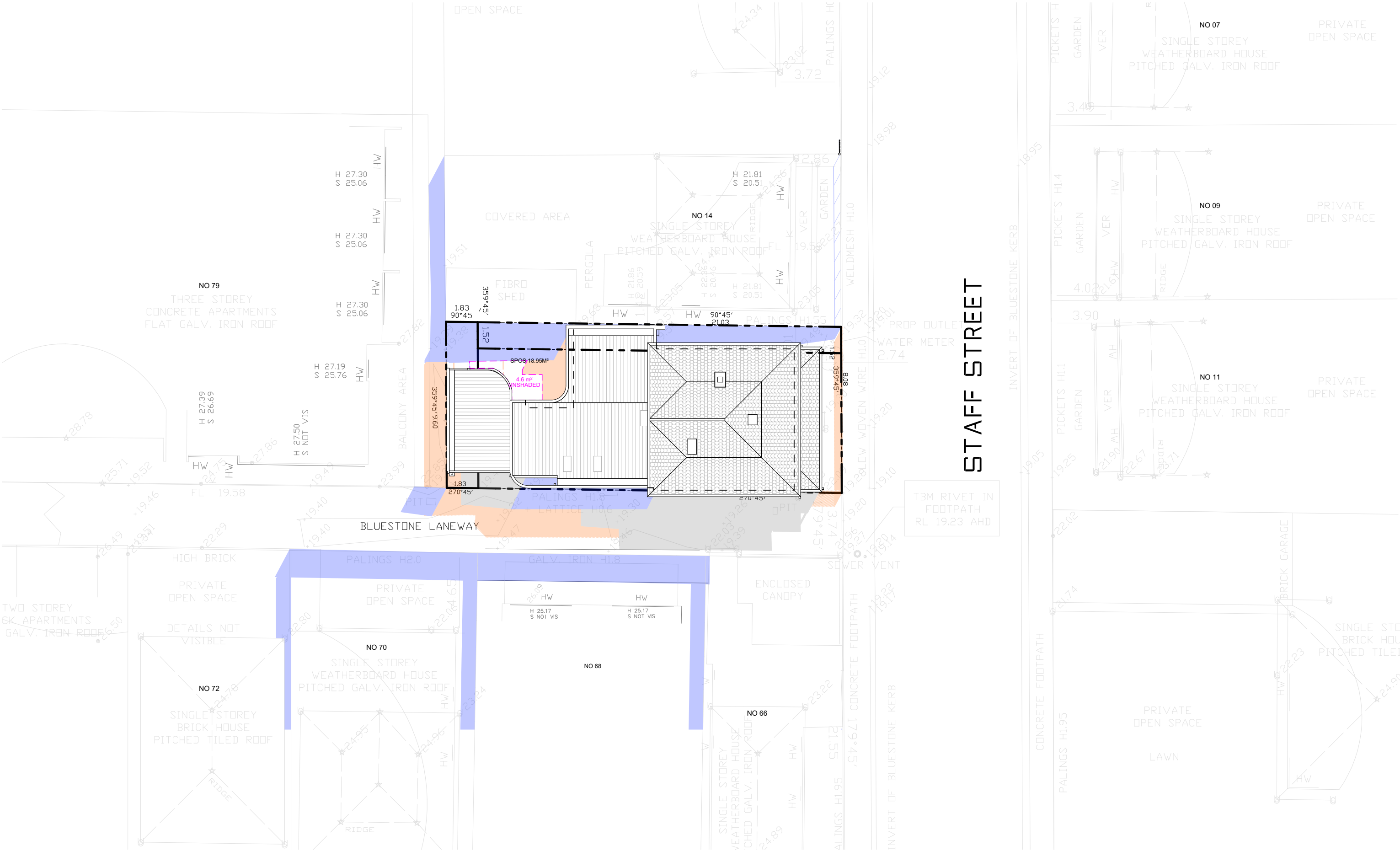
DRAWING TITLE

SHADOW DIAGRAMS

10am SEPT. 22nd

Drawing No
A602

Revision
05



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- GENERAL NOTES
- EXISTING SHADOWS
 - EXISTING FENCE SHADOWS
 - PROPOSED SHADOWS
 - SECLUDED PRIVATE OPEN SPACE

NO.	DESCRIPTION	DATE	BY
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TOWN PLANNING
NOT FOR CONSTRUCTION

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SCALE
1:200 @ A3

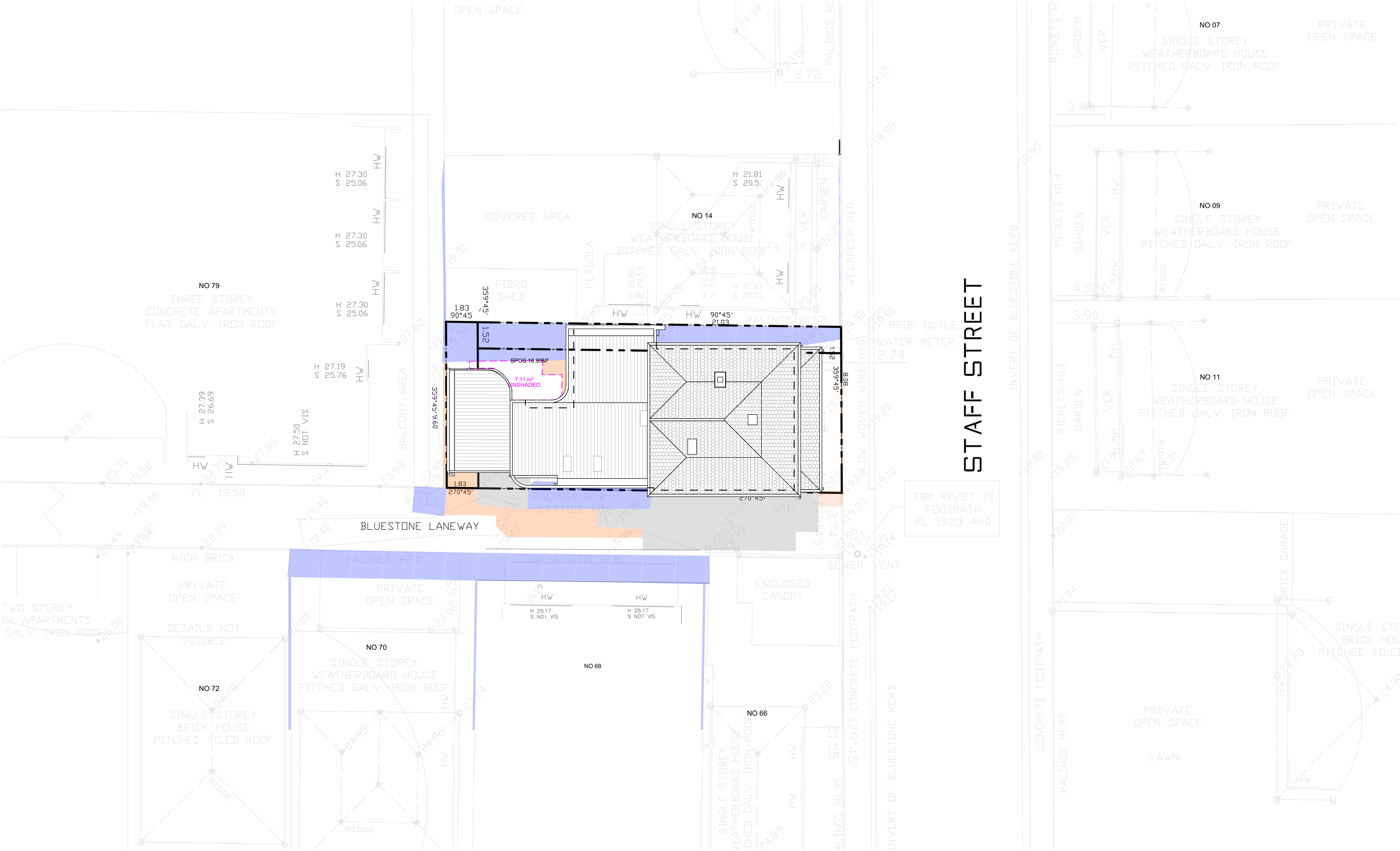
DATE
18/03/2025

Project No
2222

DRAWING TITLE
SHADOW DIAGRAMS
11am SEPT. 22nd

Drawing No
A603

Revision
05



GENERAL NOTES

- EXISTING SHADOWS
- EXISTING FENCE SHADOWS
- PROPOSED SHADOWS
- SECLUDED PRIVATE OPEN SPACE

NO.	DESCRIPTION	DATE	BY
01	Town Planning	22/03/2023	
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TOWN PLANNING
NOT FOR CONSTRUCTION

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SCALE
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DATE
18/03/2025

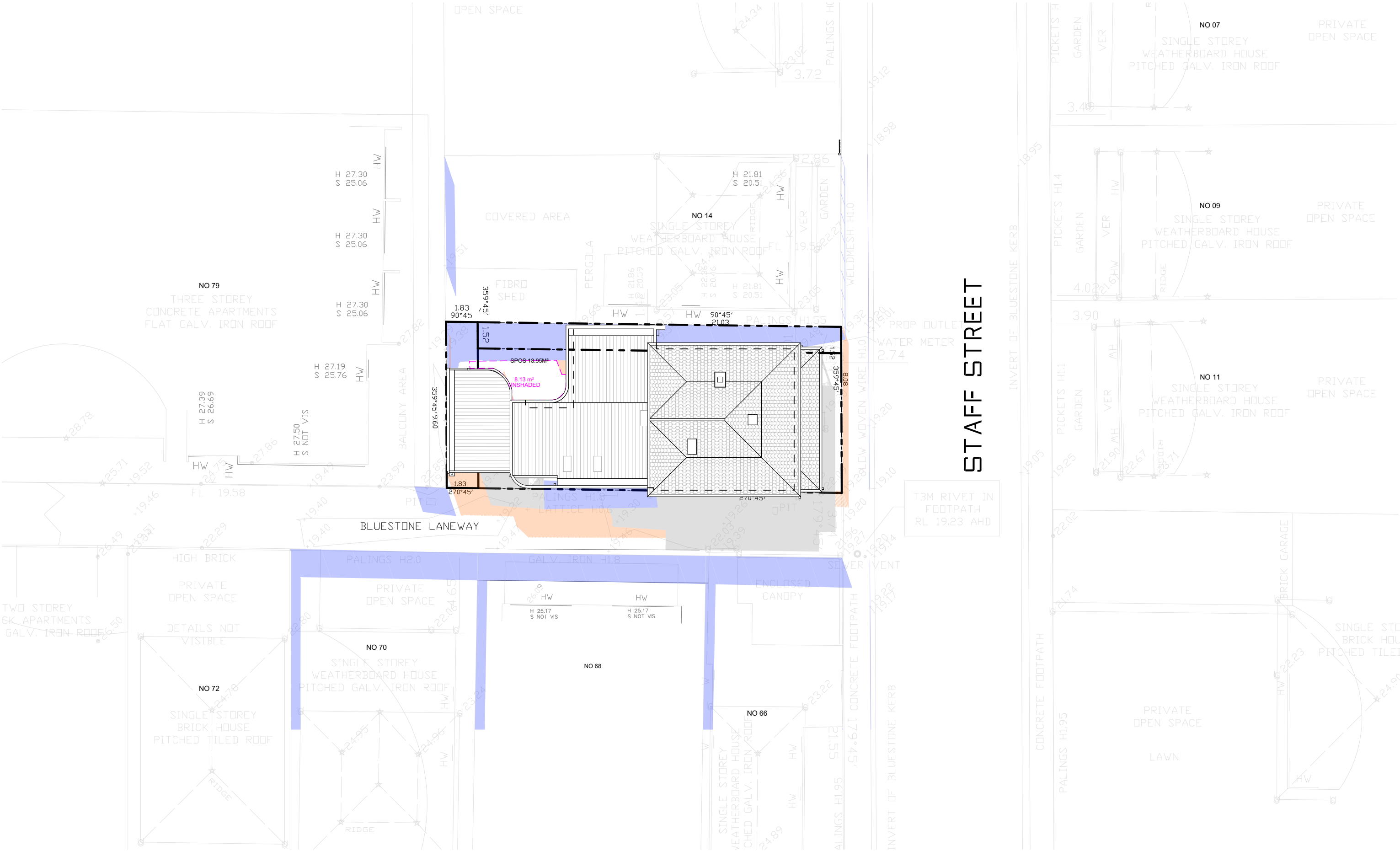
Project No
2222

DRAWING TITLE
**SHADOW DIAGRAMS
12pm SEPT. 22nd**

Drawing No
A604

Revision
05

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GENERAL NOTES	
	EXISTING SHADOWS
	EXISTING FENCE SHADOWS
	PROPOSED SHADOWS
	SECLUDED PRIVATE OPEN SPACE

NO.	DESCRIPTION	DATE	BY
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NOT FOR CONSTRUCTION

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SCALE
1:200 @ A3

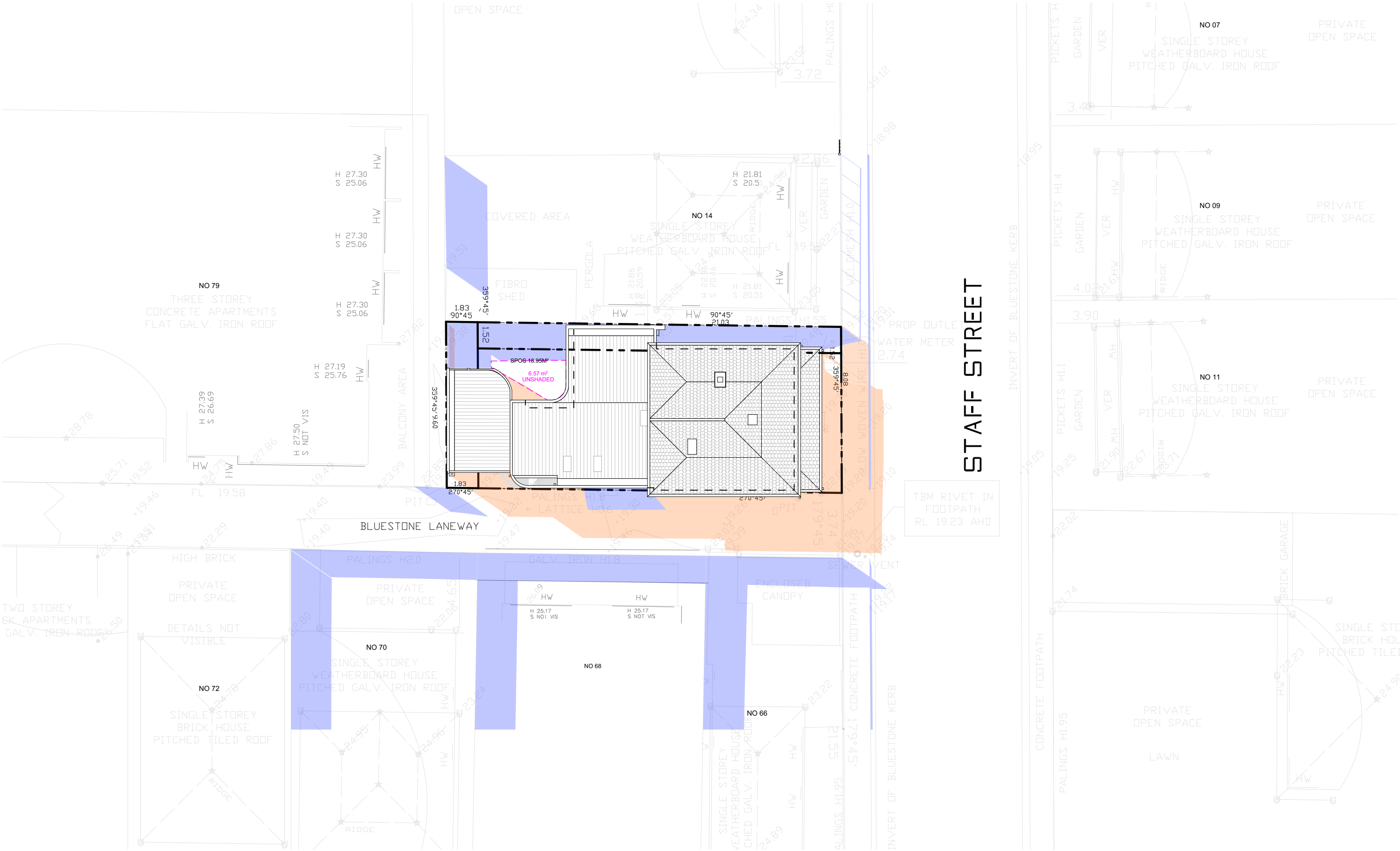
DATE
18/03/2025

Project No
2222

DRAWING TITLE
SHADOW DIAGRAMS
1pm SEPT. 22nd

Drawing No
A605

Revision
05



STAFF STREET

GENERAL NOTES

- EXISTING SHADOWS
- EXISTING FENCE SHADOWS
- PROPOSED SHADOWS
- SECLUDED PRIVATE OPEN SPACE

NO.	DESCRIPTION
01	Town Planning
03	Town Planning RFI
05	Town Planning Amendment

DATE
22/03/2023
22/03/2023
17/03/2025

BY

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SCALE
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DATE
18/03/2025

Project No
2222

DRAWING TITLE
SHADOW DIAGRAMS
3pm SEPT. 22nd

Drawing No
A607

Revision
05



CRAZY PAVE
GARDEN PATH

BLACK BATTENS & CREEPING VINES

BATTEN SCREENING TO CARPORT.
SENSE OF OPENNESS

BATTEN FRONT FENCE

BOARD & BATTEN FACADE FACING LANEWAY

PT01

Horizontal Exterior cladding (existing & new)
Off white

PT02

Window & door trims (existing) & decorative
facade elements, front fence
Vivid white

PT03

Exterior cladding (new)
Monument or similar

BT01

Exterior cladding (new)
Monument or similar

BR01

Bricks bagged & painted
Off white

GENERAL NOTES

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GROUP

NO.	DESCRIPTION
01	Concept
02	Town Planning
03	Town Planning RFI
05	Town Planning Amendment

DATE
9/11/2022
22/03/2023
22/03/2023
17/03/2025

BY

WORKING DRAWINGS
FOR CONSTRUCTION

PROJECT ADDRESS
16 Staff St, Seddon
Victoria 3011

DOOD

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hello@doodstudio.com.au
0439 895 693

SCALE
@ A3

DATE
18/03/2025

Project No
2222

DRAWING TITLE
MATERIALS & INSPO

Drawing No
A608

Revision
05



FRONT VIEW

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Victoria 3011

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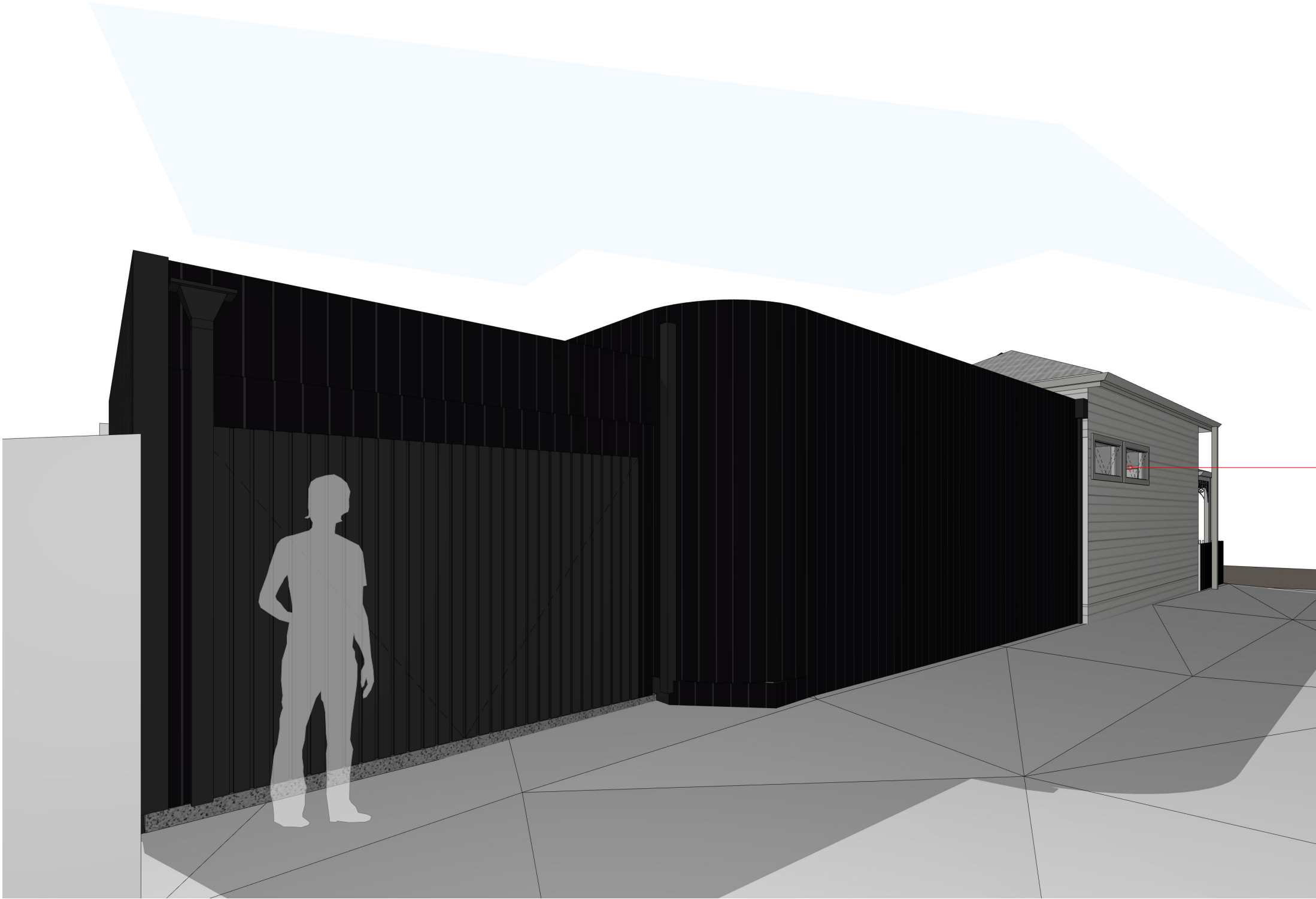
DRAWING TITLE
3D PERSPECTIVES

DATE
18/03/2025

Project No
2222

Drawing No
A901

Revision
05



HIGH WINDOWS TO ENSUITE & BATHROOM

LANEWAY VIEW

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DATE
22/03/2023
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17/03/2025

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16 Staff St, Seddon
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hello@doodstudio.com.au
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DRAWING TITLE
3D PERSPECTIVES

DATE
18/03/2025

Project No
2222

Drawing No
A902

Revision
05