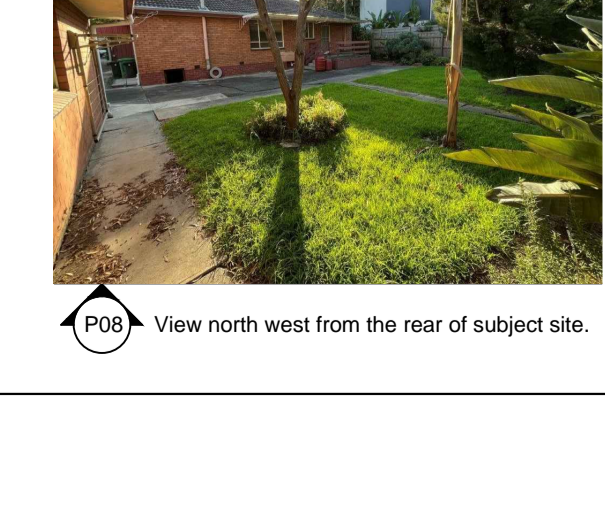
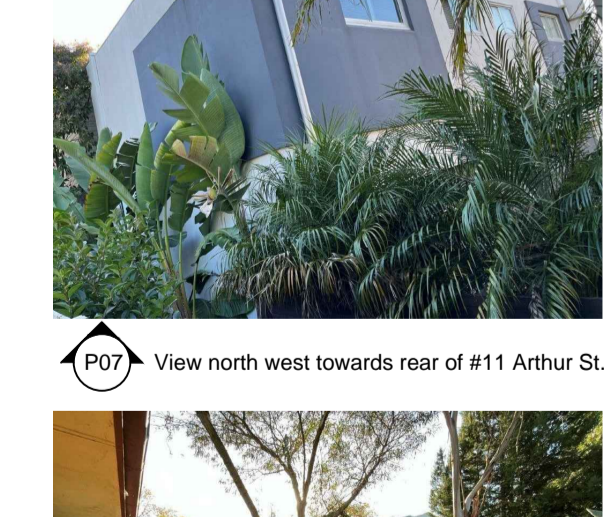
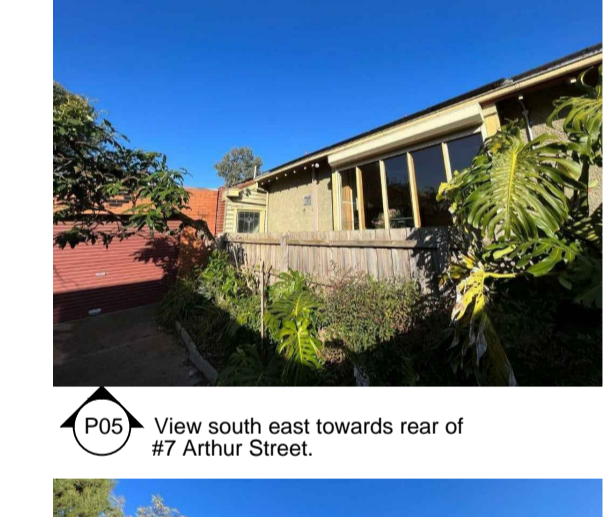
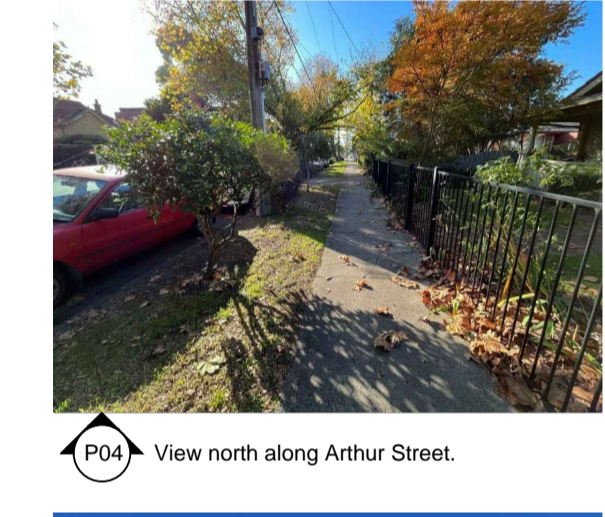
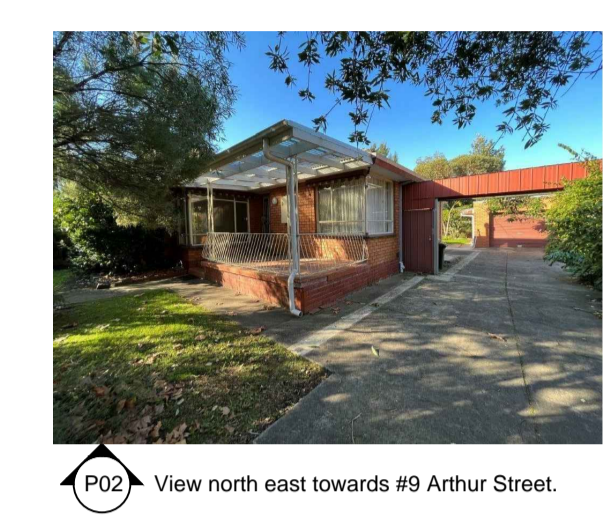
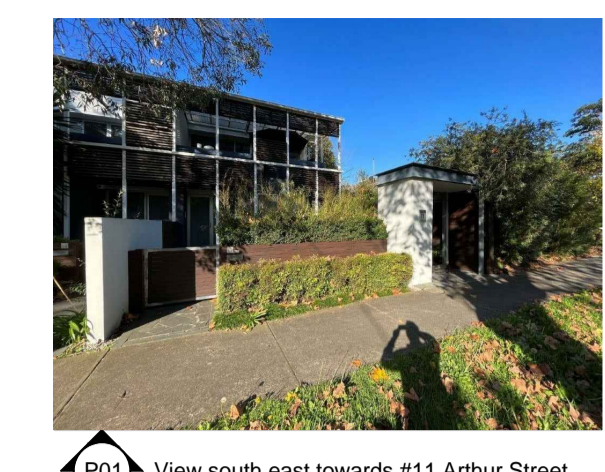




### NEIGHBOURHOOD AND SITE DESCRIPTION NOTES

The existing character is generally formed by brick or weatherboard single storey dwellings, interspersed with the occasional double storey dwelling, with generally hip tiled roofs. Gardens generally consist of scattered trees and shrubs with a lawn area behind front fences.

- Site is occupied by a single storey brick and tile dwelling.
  - Site contains some mature trees.
  - Natural ground level falls approximately 0.2 metres from the south east corner to the north west corner at an average gradient of 0.3%.
  - Heidelberg Road, Bus Route #546 (100m north west)
  - Fairfield Railway Station (700m north)
  - Station Street Shopping Precinct (700m north)
  - Coate Park (700m south east)
  - T. H. Westfield Reserve, Merri Creek Trail & Bike Path (1km south west)
  - Fairfield Park (500m south west)
  - Melbourne Polytechnic (Fairfield Campus) (1.4km south west)
  - Fairfield Primary School (850m north east)
  - St Anthony's Primary School Alphington (450m north)
- p.o.s. Private open space



**LEGEND KEY**

W	Habitable Room Window (Ground Floor)	W2	Habitable Room Window (Second Floor)
W1	Habitable Room Window (First Floor)	Window elevations: window sill levels shown thus: 84.9s : window head levels shown thus: 85.9h	
Existing Surface Contours : Subject site at 0.10m intervals based on survey levels. : Surrounding land at 1.00m intervals derived from digital data.			
Refer to our plan reference 23162D01s for legend detailing service pit and pole descriptions.			
○	Denotes existing tree located in field survey	⊖	Denotes tree location derived from aerial photography

- Notes:**
1. This plan has been prepared to assist with a town planning permit application for the subject property and is not to be used for any other purpose without the written consent of Terrain Consulting Group Pty Ltd.
  2. Refer to our plan reference 23162D01s for further feature and level details for the subject site and adjoining buildings.
  3. The boundaries for the subject property shown on this plan have been derived from a Title re-establishment survey. Refer to plan reference 23162D01s and our written report for detailed boundary conditions and Title encumbrances.
  4. Property boundaries shown on this plan, other than those of the subject site, are indicative only and are based on Vicmap Digital Property Cadastral Data.
  5. Terrain Consulting Group Pty Ltd accepts no responsibility for the location of property boundaries that are only graphically depicted on this plan.

SCALE:	1:400	<p>12 Parkhill Road Kew 3101 Ph: 03 9853 3352 Fax: 03 9853 8907 P.O. Box 3018 Cotham VIC 3101 Email: admin@terrainconsulting.com.au</p>
ORIGINAL SHEET:	A1	
DATE OF SURVEY:	15th May 2023	
DRAWN:	A. Ishmurzina	
LEVEL DATUM:	Australian Height Datum Vide Jika Jika PM 648 RL: 33.35	PLAN: NEIGHBOURHOOD AND SITE DESCRIPTION PLAN
		ADDRESS: 9 ARTHUR STREET, FAIRFIELD
		MELWAYS REF: 30 K12
		MUNICIPALITY: CITY OF YARRA
		PROJECT: PROPOSED RE-DEVELOPMENT
		SHEET 1 OF 1
		DRAWING No.
		<b>23162D02s</b>
		VERSION No:
		REVISION DATE: