

Planning Enquiries
Phone: (03) 9688 0200
Web: www.maribyrnong.vic.gov.au

Application for a Planning Permit

CITY OF MARIBYRNONG
RECEIVED
26/02/2026
URBAN PLANNING

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.: 6	St. Name: Canterbury
Suburb/Locality: Yarraville		Post Code: 3013

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.: 7657	Folio.: 047	Suburb.: Yarraville
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? *

Construction of two dwellings

i 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 *

900000.00 **⚠** 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.

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.

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: null	Surname:
Organization (if applicable): Articulate Town Planning		
Unit No:	St. No: 425	St. Name: Smith Street
Suburb: FITZROY	State: VIC	Postcode: 3065
Business phone:	Email: mitch@articulatetownplanning.com.au	
Mobile phone: 0432162918	Home: 0432162918	

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 <input type="checkbox"/>
Title: MR	First Name: Paul	Surname: Tran
Organization (if applicable):		
Unit No:	St. No: 6	St. Name: Canterbury Street
Suburb: YARRAVILLE	State: VIC	Postcode: 3013
Business phone:	Email: daniel.tran819@gmail.com	
Mobile phone: 0432162918	Home:	

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 <input checked="" type="checkbox"/>
Title: MR	First Name: Paul	Surname: Tran
Organization (if applicable):		
Postal Address: If it is a P.O. Box, enter the details here:		
Unit No:	St. No: 6	St. Name: Canterbury Street
Suburb: YARRAVILLE	State: VIC	Postcode: 3013
Business Phone:	Email: daniel.tran819@gmail.com	
Mobile phone: 0432162918	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

26 / 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.

**AMENDMENT TO AN APPLICATION FOR PLANNING PERMIT
Request Form**

Privacy Information

Any material submitted with this application, including plans and personal information, will be available for public viewing, including electronically, and copies may be made to interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987.

DETAILS OF APPLICATION TO BE AMENDED

Application Number: TP64/2026(1)	Address of Land : 6 Canterbury St, Yarraville
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Under what section of the Planning and Environment Act 1987, is the amendment being sought:
 Section 50 – Amendment to the application prior to notice
 Section 57A – Amendment to the application after notice *(Note – A fee of 40% of the original application fee is required with this request)*

THE APPLICANT

Name: Paul Tran	Organisation: c/o Mitch Seach Articulate Town Planning
Address: 6 Canterbury Street, Yarraville	
Contact Phone Number: 0432 162 918	
Email: mitch@articulatetownplanning.com.au	
Are you the applicant of the original planning permit application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>(Note: Only the applicant of the original planning permit application may ask Council to amend the application)</i>	

DETAILS OF THE PROPOSED CHANGES


Is there a change to the description of the land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there a change to the plans and/or other documents submitted with the application?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there a change to the use and/or development of the land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

List in detail the proposed changes (This can be listed on a separate page)

Include the following permit triggers as part of the application:
 - Demolish a building pursuant to clause 43.05-2
 - Remove a boundary canopy tree pursuant to clause 52.37-2

Include Lot 1 on TP974632N as part of the subject land (obtained via adverse possession and new title issued in favour of the landowner / permit applicant (refer RSS and title).

DECLARATION TO BE COMPLETED FOR APPLICATIONS

I declare that all information I have given is true	Applicant Signature: 
	Date:28/04/2026.....

HOW TO REQUEST FOR AMENDMENT TO AN APPLICATION FOR PLANNING PERMIT

ALL OF THE INFORMATION OUTLINED BELOW MUST ACCOMPANY THIS APPLICATION.

ALL REQUESTS SUBMIT:

1. Application form
2. A written statement detailing all alterations/amendment proposed
3. Application fee if required

If you are amending the description of the land, please submit:

1. Provide the street number, street name, town, postcode, the lot number and lodged plan number or other title particulars
2. If you attach a plan, include:
 - The boundaries of the land and their measures;
 - The street it faces, the nearest intersecting street, the distance from this street and the name of all streets on the plan;
 - Reasons for the amendment

If you are amending the use and/or development of the land, please submit:

1. Details of the changes to the use and development of the land;
2. Reasons for wishing to amend the use and/or development;

If you are amending the plans, please submit:

1. An electronic copy of the plans (coloured to highlight the proposed amendments):
 - Site plan of the existing site and all amendments that are proposed;
 - Floor plans showing existing conditions, and all proposed amendments;
 - Elevation plans of the existing proposal, and all proposed amendments.

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

Page 1 of 1

VOLUME 07657 FOLIO 047

Security no : 124132376576V
Produced 23/02/2026 12:03 PM

LAND DESCRIPTION

Lot 1 on Title Plan 127156W.
PARENT TITLE Volume 01707 Folio 205
Created by instrument 2458984 30/11/1951

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PAUL TRAN of 6 CANTERBURY STREET YARRAVILLE VIC 3013
AS083955P 11/04/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS083956M 11/04/2019
NATIONAL AUSTRALIA BANK 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 TP127156W 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: 6 CANTERBURY STREET YARRAVILLE VIC 3013

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 11/04/2019

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	TP127156W
Number of Pages (excluding this cover sheet)	1
Document Assembled	23/02/2026 12:03

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

TITLE PLAN	EDITION 1	TP 127156W
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<p>Location of Land</p> <p>Parish: CUT-PAW-PAW Township: Section: 8 Crown Allotment: 2 (PT) Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 7657 FOL 047 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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<p>Description of Land / Easement Information</p> <p><i>All that piece of Land, delineated and coloured red on the map in the margin being part of Crown Allotment Two Section Eight --- Parish of Cut Paw Paw County of Bourke - Together with a right of carriage way- over the roads coloured brown on the map on the sheet annexed to Certificate of -- Title Vol.516 Fol.171 - - - - -</i></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 21-06-2000 VERIFIED: A.D.</p> <p>COLOUR CODE R = RED</p>
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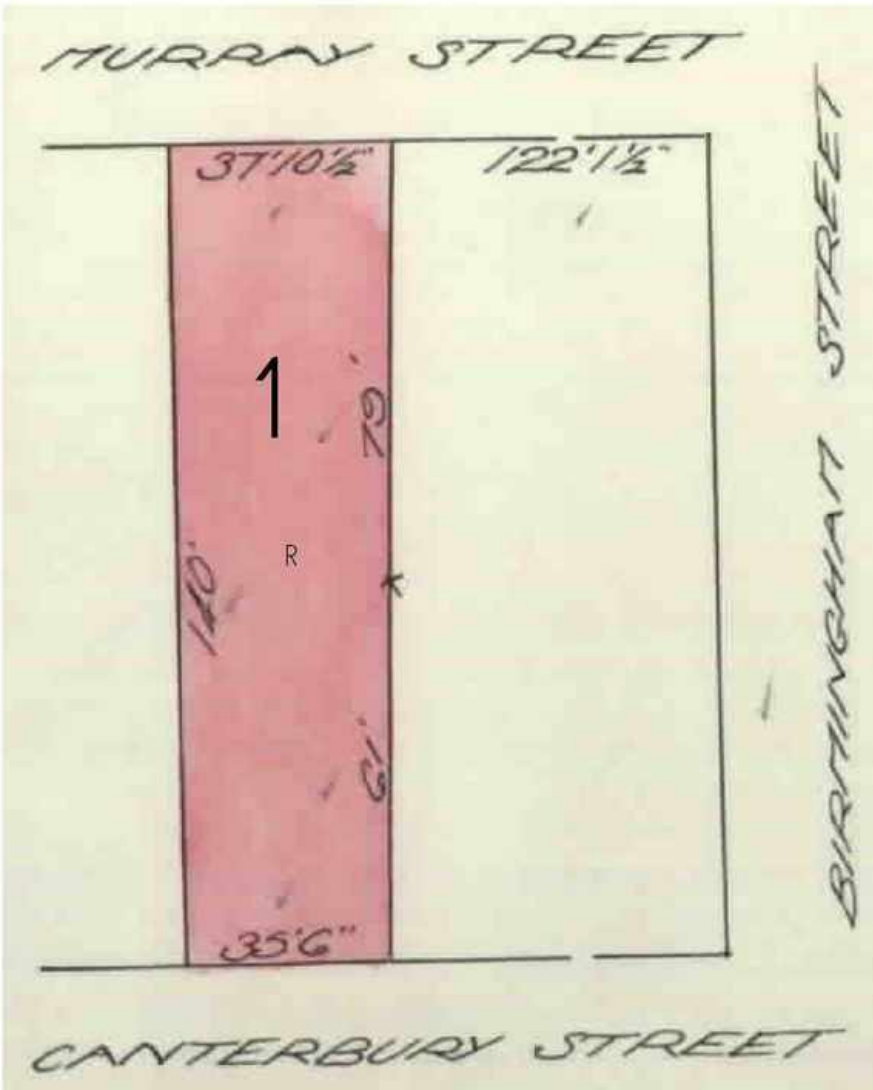


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = CA 2 (PT)	

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

VOLUME 12663 FOLIO 086

Security no : 124133187622Y
Produced 23/03/2026 03:13 PM

LAND DESCRIPTION

Lot 1 on Title Plan 974632N.

PARENT TITLES :

Volume 05235 Folio 980 Volume 06413 Folio 487

Created by Application No. 148324U 23/03/2026



REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

PAUL TRAN of 6 CANTERBURY STREET YARRAVILLE VIC 3013

Application No. 148324U 23/03/2026

ENCUMBRANCES, CAVEATS AND NOTICES

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 TP974632N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AP148324U (B)	ADVERSE POSSESSION Registered	23/03/2026

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 26145A SHEPHERD PROPERTY LAWYERS
Effective from 23/03/2026

DOCUMENT END



Imaged Document Cover Sheet

CITY OF MARIBYRNONG

RECEIVED

29/04/2026

URBAN PLANNING

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Document Type	Plan
Document Identification	TP974632N
Number of Pages (excluding this cover sheet)	1
Document Assembled	23/03/2026 15:13

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TITLE PLAN	EDITION 1	TP974632N
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<p>LOCATION OF LAND</p> <p>PARISH: CUT PAW PAW</p> <p>TOWNSHIP: -</p> <p>SECTION: 8</p> <p>CROWN ALLOTMENT: 2 (PT)</p> <p>CROWN PORTION: -</p> <p>LAST PLAN REFERENCE: -</p> <p>DERIVED FROM: VOL. 5235 FOL. 980 AND VOL. 6413 FOL.487 (PTS)</p> <p>DEPTH LIMITATION: NIL</p>	<p style="text-align: center;">NOTATIONS</p> <p>LOT 1 ON THIS PLAN WAS CREATED BY A VESTING IN AP148324U ON 23/03/2026 UNDER THE PROVISIONS OF SECTION 62 OF THE TLA 1958. ANY TRANSFERABILITY OF PARTS OF LOT 1 IMPLIED BY EARLIER REGISTERED PLANS NO LONGER APPLY.</p>
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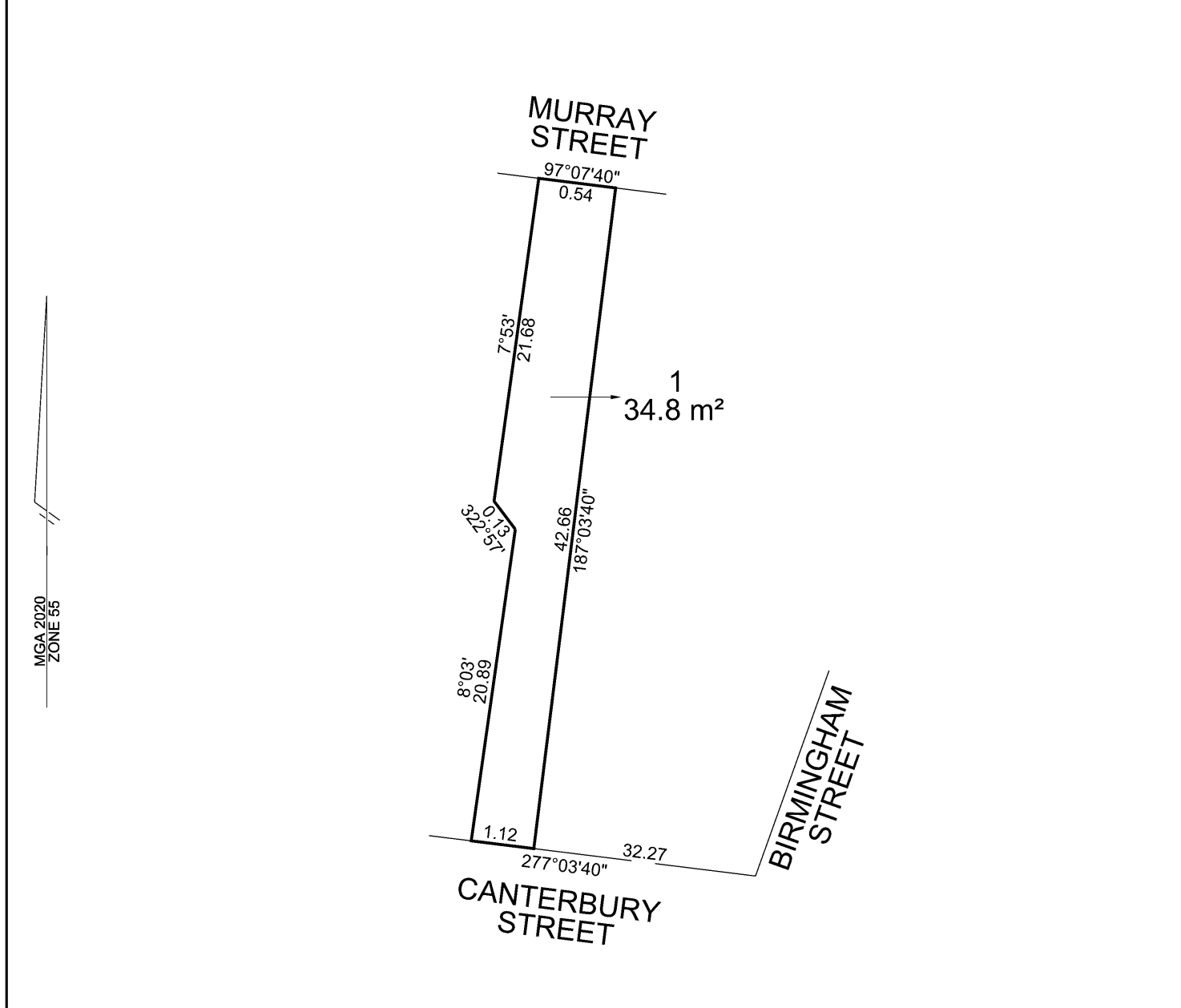
EASEMENT INFORMATION	E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A - APPURTENANT EASEMENT	THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES
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Easement Reference	Purpose	Width (Metres)	Origin	Land benefited / In favour of

Checked by: AB

Date: 23/03/2026

Assistant Registrar of Titles



Notations

Date of Survey: 13 January 2026
Lengths shown are in metres
Levels shown on this plan are to the Australian Height Datum based on Cut-Paw-Paw PM 204, RL 10.552m.
Bearing datum is based on MGA2020 Zone 55. Contour interval is 0.2 metres.

Features and Levels shown on this plan are for general design works only - any critical dimensions required should be requested independently of this plan. Prior to any demolition, excavation or construction on this site the relevant Authorities should be contacted to ascertain detailed locations of all existing services and the possible locations of future services.
For site dimensions and easement details please refer to the relevant Certificate of Title.

All Temporary Bench Marks (TBMs) shown on this plan should be verified and confirmed independently by all contractors prior to their use for construction.
Date of Aerial Imagery shown is 10/12/2025 via Nearmap.

External boundaries shown are not based on survey and have been derived from the Digital Cadastral Map Base (DCMB) for illustrative purposes only.

The position of fencing and other occupation in relation to the title boundary has been exaggerated for the purposes of clarity, and only applies at the natural surface level on the date of the survey and does not show any encroachments that may exist below the natural surface.

RFL Notations

HW: Habitable Window
NHW: Non-habitable Window

Title notes

Location of Land

County: Bourke
Parish: Cut-Paw-Paw
Section: 8
Crown Allotment: 2 (Part)
Title Reference: C/T Vol. 7657 Fol. 047
Plan Reference: Lot 1 on TP127156W

See Certificate of Title for full details of any caveats, mortgages, and/or covenants.

Depth Limitation - Does not apply

Bearing Datum is MGA2020 Zone 55. Subtract 7°03'40" from this survey for Title Bearing Datum.

The relationship between occupation and title shown is not shown to scale and has been exaggerated for clarity. Occupation has been located by survey at these points only.

This is a Title Re-establishment Survey, completed in accordance with the Licensed Surveyors Certification heron. It is not registered by the Registrar of Titles. Subsequent registered or other surveys in this area may affect the boundary definition shown on the plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of Spiire, who can accept no responsibility for such differences.

Any proposed development should be limited to title boundaries and/or occupation, which ever is most limiting, unless a formal application is successfully made to the Registrar of Titles to amend title to occupation.

Where occupation (or occupation that has replaced occupation in practically the same position and together they have been in that position for 15 years or more) lies inside title then any development should be limited to occupation unless written consent of the adjoining owner is obtained.

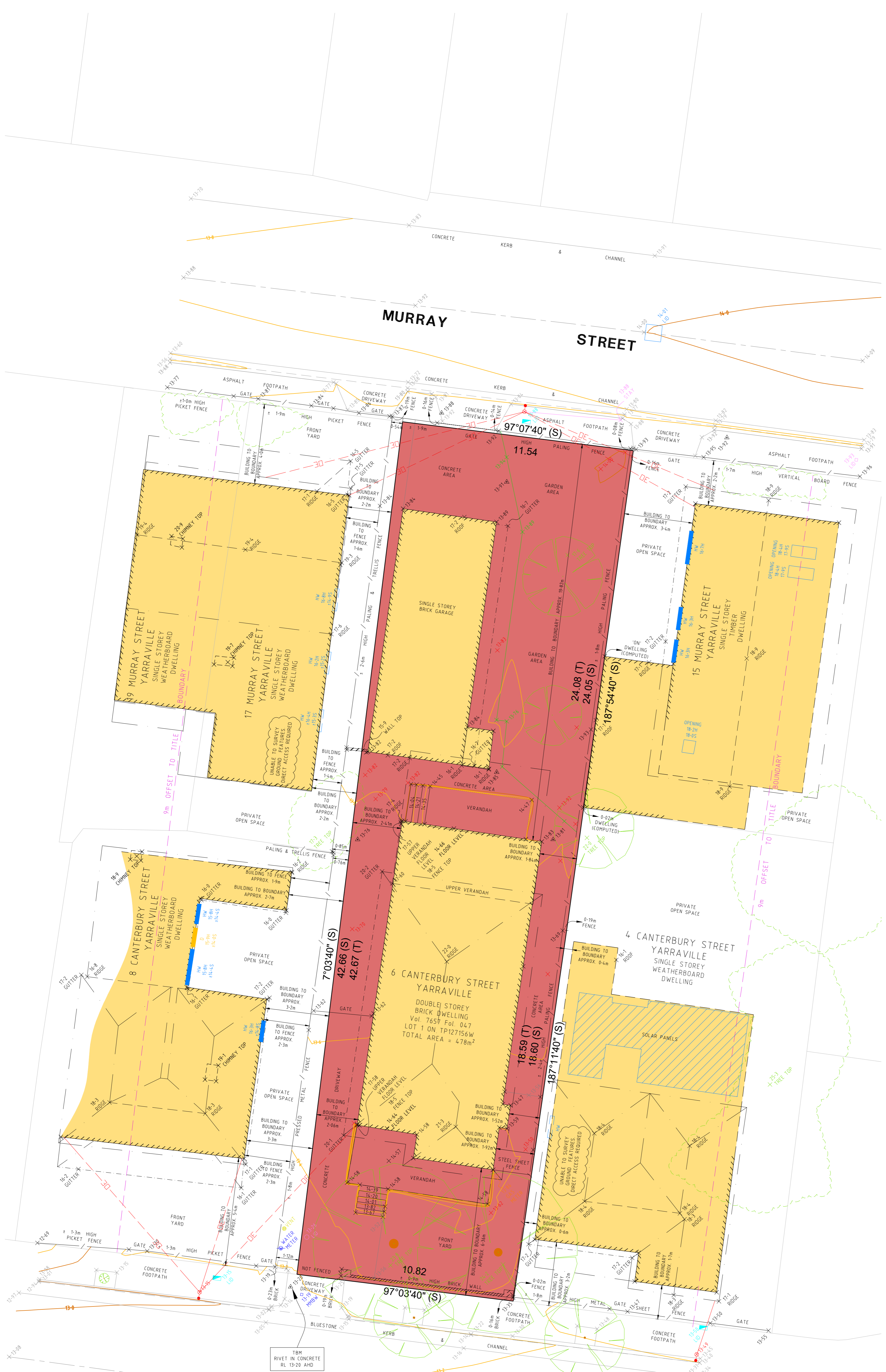
(S) = Survey based bearings or distances
(T) = Title based bearings or distances

Licensed Surveyors Certification

I, Jesse Gelfand of Spiire Australia Pty. Ltd. 414 La Trobe Street Melbourne 3000 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 09/05/2025, that this plan is accurate and correctly represents the adopted boundaries and that the survey accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: 22/01/2026

Licensed Surveyor,
Surveying Act 2004



Existing Conditions Survey

6 Canterbury Street, Yarraville

Table with 2 columns: Field, Value. Includes Sheet (1 of 1), Reference (323416 1verA.dwg), Version (1verA), Date (22/01/2026), Drawn by (CD), Checked by (JG).

North arrow, scale bar (0-6m), and scale information: Original Scale at A1 1:100, Scale at A3 1:200.