



Office Use Only Application No.:

Date Lodged: / /

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

Application to AMEND 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's planning department.
- This form cannot be used to:
 - amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
 - amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 971 of the Act).
- Questions marked with an asterisk (*) must be completed.
- Click for further information.

Clear Form

The Land

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

Street Address *

Unit No.:	St. No.: 22	St. Name: MARCUS AVENUE		
Suburb/Locality: WEST FOOTSCRAY		Postcode: 3012		
A Lot No.: 1	<input type="radio"/> Lodged Plan	<input checked="" type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: 607575N
OR				
B Crown Allotment No.:		Section No.:		
Parish/Township Name:				

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.

Planning Permit Details

What permit is being amended?*

Planning Permit No.: TP49/2023(1)

The Amended Proposal

You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application.

What is the amendment being applied for?*

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend:	
<input type="checkbox"/> What the permit allows	<input checked="" type="checkbox"/> Plans endorsed under the permit
<input type="checkbox"/> Current conditions of the permit	<input type="checkbox"/> Other documents endorsed under the permit
Details:	
<ul style="list-style-type: none">• Basement floor level – setback from rear boundary to be 2.0m.• Basement floor level – rear store room to be built to Western Boundary.• Basement floor level decreased to FFL 34.00 to FFL 33.65• Basement floor level – external staircase from rear Store room to Ground Level along Western Boundary.	
Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.	



Development Cost i

Estimate cost of development*

If the permit allows **development**, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:

\$ 1200000

Cost of the permitted development:

\$ 1150000

Cost difference (+ or -):

\$ 50000

Insert 'NA' if no development is proposed by the permit.

You may be required to verify this estimate.

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.

Have the conditions of the land changed since the time of the original permit application? Yes No

If yes, please provide details of the existing conditions.

Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. 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).

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: STEVEN	Surname: MARKOPOULOS
Organisation (if applicable): NEW DIMENSION DRAFTING		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: PO BOX 984
Suburb/Locality: MOONEE PONDS		State: VIC Postcode: 3039

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone: 93262266	Email: steven@newdimensiondrafting.com.au
Mobile phone: 0416053786	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		Same as applicant <input type="checkbox"/>
Title: MR	First Name: GEORGE	Surname: STAVRIDIS
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 22	St. Name: MARCUS STREET
Suburb/Locality: WEST FOOTSCRAY		State: VIC Postcode: 3012
Owner's Signature (Optional):		Date: day / month / year

Declaration **i**

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; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amended proposal and that the owner (if not myself) has been notified of the permit application.	
Signature:	Date: 05.03.2025 day / month / year

Need help with the Application? **i**

If you need help to complete this form, read More Information at the end of this form or contact Council's planning department. General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

<input checked="" type="radio"/> No	<input type="radio"/> Yes	If 'Yes', with whom?:
		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.

Attached all necessary supporting information and documents?

Completed the relevant council planning permit checklist?

Signed the declaration above?

Lodgement

Lodge the completed and signed form and all documents with:

Maribyrnong City Council
PO Box 58
Footscray VIC 3011

Cnr Napier & 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.

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

Page 1 of 1

VOLUME 11027 FOLIO 493

Security no : 124091627486K
Produced 04/08/2021 03:56 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 607575N.

PARENT TITLES :

Volume 04316 Folio 185 Volume 10585 Folio 116

Created by instrument PS607575N 06/09/2007

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

GEORGE STAVRIDIS

CATHARINA MADELINE LUCZYK both of 22 MARCUS AVENUE WEST FOOTSCRAY VIC 3012

AK080706X 14/12/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK080707V 14/12/2012
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 PS607575N 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: 22 MARCUS AVENUE WEST FOOTSCRAY VIC 3012

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 23/10/2016

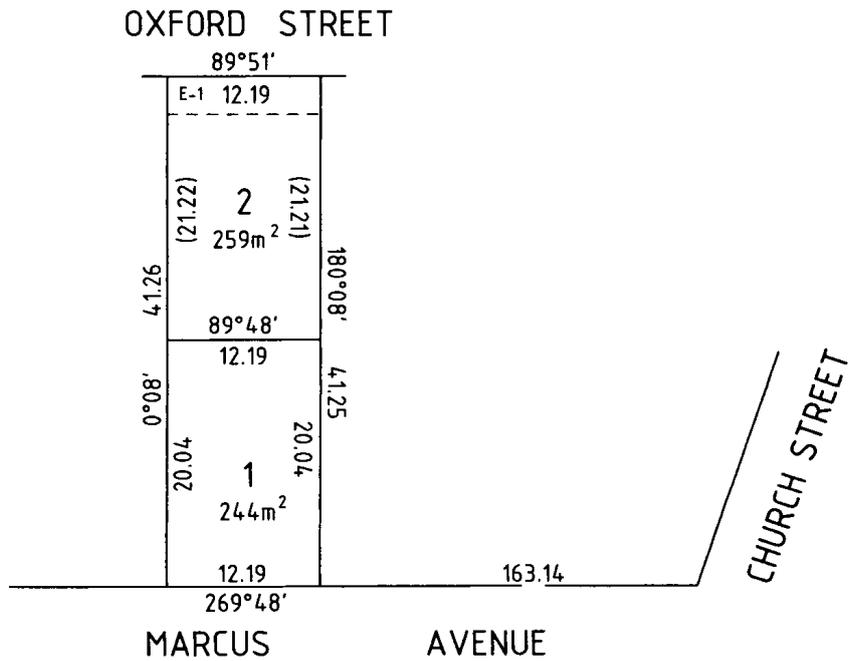
DOCUMENT END

PLAN OF SUBDIVISION		Stage No. <hr/>	LR use only EDITION 1	PS 607575N
Location of Land Parish: CUT-PAW-PAW Township: Section: Crown Allotment: Crown Portion: 16(PART) Title References: Vol.4316, Fol.185 Vol.10585, Fol.116 Last Plan Reference: LOTS 1 & 2, TP 517991L & LOT 2, TP 357U Postal Address: 22 MARCUS AVENUE, FOOTSCRAY WEST 3012 MGA Co-ordinates: E 312972 (of approx. centre of plan) N 5815102 Zone 55		Council Certification and Endorsement Council Name: MARIBYRNONG CITY COUNCIL Ref: TP 07/0100 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6 - / / 3. This is a statement of compliance issued under section 24 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has has not been made. (ii) The requirement has been satisfied (iii) The requirement is to be satisfied in Stage Council Delegate Council seal Date 9 / 5 / 2007 Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council seal Date / /		LR use only Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 27 / 8 / 2007 LR use only PLAN REGISTERED TIME 2:23 DATE 6 / 9 / 2007  Assistant Registrar of Titles
Vesting of Roads or Reserves				
Identifier	Council/Body/Person			
Nil	Nil			
Easement Information				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Section 12(2) of the Subdivision Act 1988 applies to all the land in this plan				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	As provided for in Sec. 528(2) (e) L.G.A. 1958	3.05	X381417W	MELBOURNE WATER
E-1	SEWERAGE	3.05	THIS PLAN	CITY WEST WATER LIMITED

Notations

Depth Limitation: Does not apply
 Staging: This is not a staged subdivision.

Planning Permit No.
 Survey This plan is not based on survey.
 To be completed where applicable.
 This survey has been connected to permanent mark no(s).
 In Proclaimed Survey Area no.



 **FARREN LAND SURVEYS PTY LTD**
 LEVEL 2, 97 GEELONG ROAD FOOTSCRAY 3011
 PH 9689 1000 FAX 9689 1002 MOB 0418 594 501
 PO BOX 6124 WEST FOOTSCRAY 3012
 EMAIL fls@netspace.net.au
 LICENCED AND ENGINEERING SURVEYORS

SCALE 8 4 0 8 16 LENGTHS ARE IN METRES	ORIGINAL SCALE SHEET SIZE 1:400 A3	LICENSED SURVEYOR (PRINT) PETER J. FARREN SIGNATURE _____ DATE 8/03/07 REF 2509 VERSION 01
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SHEET 1 OF 1 SHEET

DATE **9 / 5 / 2007**
 COUNCIL DELEGATE SIGNATURE _____

March 5, 2025
Ref –21072B

Maribyrnong City Council
Planning Department
PO Box 58
West Footscray
Victoria 3012

Property – **22 Marcus Avenue, West Footscray, Victoria 3012**

Planning Permit – **TP49/2023(1)**

Dear Planning Officer,

We would like to formally apply for a **Section 72 Amendment** to endorsed planning drawings for the proposed residence at 22 Marcus Avenue, West Footscray, Victoria 3012.

Listed below are the Section 72 Amendment application changes to the drawings from the advertised planning drawing drawings –

- *Basement floor level – setback from rear boundary to be 2.0m.*
- *Basement floor level – rear store room to be built to Western Boundary.*
- *Basement floor level decreased to FFL 34.00 to **FFL 33.65***
- *Basement floor level – external staircase from rear Store room to Ground Level along Western Boundary.*

If you have any queries regarding any of the above-mentioned items please contact me on the above mentioned details.

Regards,

Steven Markopoulos
Managing Director

CITY OF MARIBYRNONG
ADVERTISED PLAN