

Application for 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 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.: 18	St. Name: Fairlie
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 OR	Vol.: 10920	Folio.: 975	Suburb.: Yarraville
	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? *

Restoration of existing dwelling with an added two storey addition.

🔗 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 *

500000.00

⚠ 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.

vacant 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: CO

First Name: Ali

Surname: Architects

Organization (if applicable):

Unit No:

St. No: 420

St. Name: Melbourne Road

Suburb: NEWPORT

State: VIC

Postcode: 3015

Business phone: 0422637630

Email: ak@alikaddour.com

Mobile phone:

Home:

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 ☒

Title: CO

First Name: Ali

Surname: Architects

Organization (if applicable):

Unit No:

St. No: 420

St. Name: Melbourne Road

Suburb: NEWPORT

State: VIC

Postcode: 3015

Business phone: 0422637630

Email: ak@alikaddour.com

Mobile phone:

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 ☐

Title: CO

First Name:

Surname:

Organization (if applicable): SATHER CAPITAL PTY LTD

Postal Address: If it is a P.O. Box, enter the details here:

Unit No: LEVEL 2

St. No: 2

St. Name: Drewery Place

Suburb: MELBOURNE

State: VIC

Postcode: 3000

Business Phone:

Email:

Mobile phone: 0402305585

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:

Ali Architects

Date

15 / 07 / 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.

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.

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

Page 1 of 1

VOLUME 10920 FOLIO 975

Security no : 124136521250Q
Produced 14/07/2026 03:33 PM

LAND DESCRIPTION

Lot 1 on Title Plan 611774U.
PARENT TITLE Volume 08831 Folio 878
Created by instrument AE106850E 10/01/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SATHER CAPITAL PTY LTD of LEVEL 2 2 DREWERY PLACE MELBOURNE VIC 3000
AZ731438Q 23/10/2025

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT 0137914

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

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 TP611774U 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: 18 FAIRLIE STREET YARRAVILLE VIC 3013

ADMINISTRATIVE NOTICES

NIL

eCT Control 21703T BRIMBANK CONVEYANCING SERVICES PTY. LTD.
Effective from 23/10/2025

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	Instrument
Document Identification	0137914
Number of Pages (excluding this cover sheet)	4
Document Assembled	06/08/2026 14:39

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

285570

FREEHOLD.



13/9/14

MICROFILM



VICTORIA.

TRANSFER OF LAND.



I, William Henry Roberts of 90 Clarendon Lane MELBOURNE, Solicitor
being registered as the proprietor of an estate in fee-simple in the land hereinafter described,
subject to the encumbrances notified hereunder, in consideration of the sum of
Sixty one pounds eight shillings and eight pence
paid to me by James McDonald of Yarraville Engineer
Do HEREBY TRANSFER to the said James McDonald

All my estate and interest in ALL THAT piece of Land being part of Crown Portion D,
Section 14, Parish of Cut Paw Paw, County of Bourke, and being Lot Eighteen
of Block Six on the plan of Subdivision lodged in the office
of the Registrar-General.

TOGETHER with a right of carriage-way over Laville Street

AND IT IS HEREBY AGREED by and between the parties hereto that the Covenant
hereinafter referred to shall appear as an encumbrance on the Certificate of Title issued herein
and run with the Land.

Dated the twentieth day of October One thousand
eight hundred and eighty four

Signed by the said William Henry Roberts
in the presence of James Austin
90 Clarendon Lane Melbourne

James McDonald
James McDonald

Signed by the said James McDonald
in the presence of W. J. Clark
Robbery

ENCUMBRANCES REFERRED TO.
COVENANT ENDORSED ON BACK HEREOF.



This Indenture, made the fourteenth day of October One Thousand Eight Hundred and Eighty-four, between James McDonald of Saraville in the Colony of Victoria (hereinafter termed the Purchaser), of the one part, and William Henry Roberts of 90 Clarence Lane Melbourne in the Colony of Victoria, Solicitor (hereinafter termed the Vendor) of the other part:

Whereas the Vendor recently contracted and agreed with the Purchaser for the sale to him of the piece of Land described in the schedule hereto for the sum of Eighty one pounds eight shillings and eight pence subject to the following condition, that is to say:

THAT THE SAID LAND should not at any time be used for quarrying purposes.

And Whereas by a transfer already prepared and bearing even date herewith, and intended to be signed simultaneously with the execution hereof, the said Land is intended to be transferred to the Purchaser subject to said condition.

Now this Indenture Witnesseth that in pursuance of the said contract and condition, and in consideration of the premises, he the Purchaser doth hereby for himself, his heirs, executors, administrators, or transferees, that he the Purchaser, his heirs, executors, administrators, assigns, or transferees shall not nor will at any time hereafter permit or suffer the said land or any part thereof to be used for the purpose of quarrying stone. And further that on breach or non-observance of the foregoing covenant and condition he, the purchaser, his heirs, executors, administrators, assigns, or transferees shall and will re-transfer the land to the Vendor, his heirs, executors, administrators, assigns, or transferees for the nominal consideration of One Shilling. And it is hereby declared and agreed by and between the parties hereto that such re-transfer shall operate both at law and in equity as an extinction of the estate and interest of the Purchaser, his heirs, executors, administrators, assigns, or transferees of and in the land included in such re-transfer, and that this covenant shall appear as an encumbrance upon the said intended transfer to the Purchaser, and shall run with the land included therein.

IN WITNESS whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written.

The Schedule above referred to: Part of Crown portion D, Section Fourteen, Parish of Cut-Paw-Paw, in the County of Bourke, in the colony of Victoria, and being Lot Eighteen of Block Six on the plan of Sub-division lodged in the office of the Registrar General.

Signed, sealed, and delivered by the abovenamed James McDonald

James McDonald

in the presence of

Signed, sealed, and delivered by the abovenamed William Henry Roberts

in the presence of

James Austin

90 Clarence Lane Melbourne

Wm. Clark
James Austin
Wm. Henry Roberts



*Certificate of Registrar of
Titles, or other authorized
person taking Declaration
of attesting Witness.*

Appeared before me at Melbourne the twentieth day of
October One thousand eight hundred and eighty four William

M^r. Gregor Black
the attesting witness to this instrument, and declared that he personally knew James Mc Donald

the person signing the same, and whose signature the said William M^r. Gregor Black
attested; and that the name purporting to be the signature of the said James M^r. Donald
is

his own hand-writing, and that he was of sound mind, and freely and voluntarily signed such
instrument.

[Signature]

MEMORIAL OF INSTRUMENT.

Nature of Instrument.	Time of its production for Registration.	Names of the Parties thereto.	Number or Symbol thereon.
<u>Transfer and part of</u> <u>creation of</u> <u>Easement.</u>	The <u>21st</u> day of <u>October</u> 188 <u>4</u> , at <u>12.30</u> o'clock in the <u>after</u> noon.	<u>William Henry Roberts</u> to <u>James McDonald</u>	<u>1353/14</u>

[Signature]
Registrar of Titles.

I certify that a Memorial of the within instrument was entered in the Registrar Book, Vol 1353 Fol 25098 at the
time last above mentioned.

[Signature]
Registrar of Titles.



0137914-2-5

Appeared before me at Melbourne the twentieth day of October one thousand eight hundred
and eighty four James Donald the attesting witness to this instrument, and declared that he
personally knew William Henry Roberts the person signing the same and whose signature the
said James Donald attested and that the name purporting to be the signature of the said
William Henry Roberts is his own hand-writing and that he was of sound mind and freely
and voluntarily signed such instrument.

[Signature]
John Melbourne

*Certificate of Registrar of
Titles, or other authorized
person taking Declaration
of attesting Witness.*

Appeared before me at Melbourne the twenty-first day of

October One thousand eight hundred and eighty four William

Mr. Gregor Black

the attesting witness to this instrument, and declared that he personally knew James Mc Donald

the person signing the same, and whose signature the said William Mr. Gregor Black
attested; and that the name purporting to be the signature of the said James Mc Donald

is James Mc Donald
his own hand-writing, and that he was of sound mind, and freely and voluntarily signed such
instrument.

[Signature]

MEMORIAL OF INSTRUMENT.

Nature of Instrument.	Time of its production for Registration.	Names of the Parties thereto.	Number or Symbol thereon.
<u>Transfer of part and creation of Easement</u>	<u>The 21st day of October 1884 at 2.30 o'clock in the afternoon.</u>	<u>William Henry Roberts to James Mc Donald</u>	<u>137914</u>

[Signature]
Registrar of Titles.

I certify that a Memorial of the within instrument was entered in the Registrar Book, Vol 1333 Fol 250984 at the time last above mentioned.

[Signature]
Registrar of Titles.



Appeared before me at Melbourne the twenty-first day of October one thousand eight hundred and eighty four James Austin the attesting witness to this instrument, and declared that he personally knew William Henry Roberts the person signing the same and whose signature the said James Austin attested and that the name purporting to be the signature of the said William Henry Roberts is his own hand-writing and that he was of sound mind and freely and voluntarily signed such instrument.

[Signature]
[Signature]

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

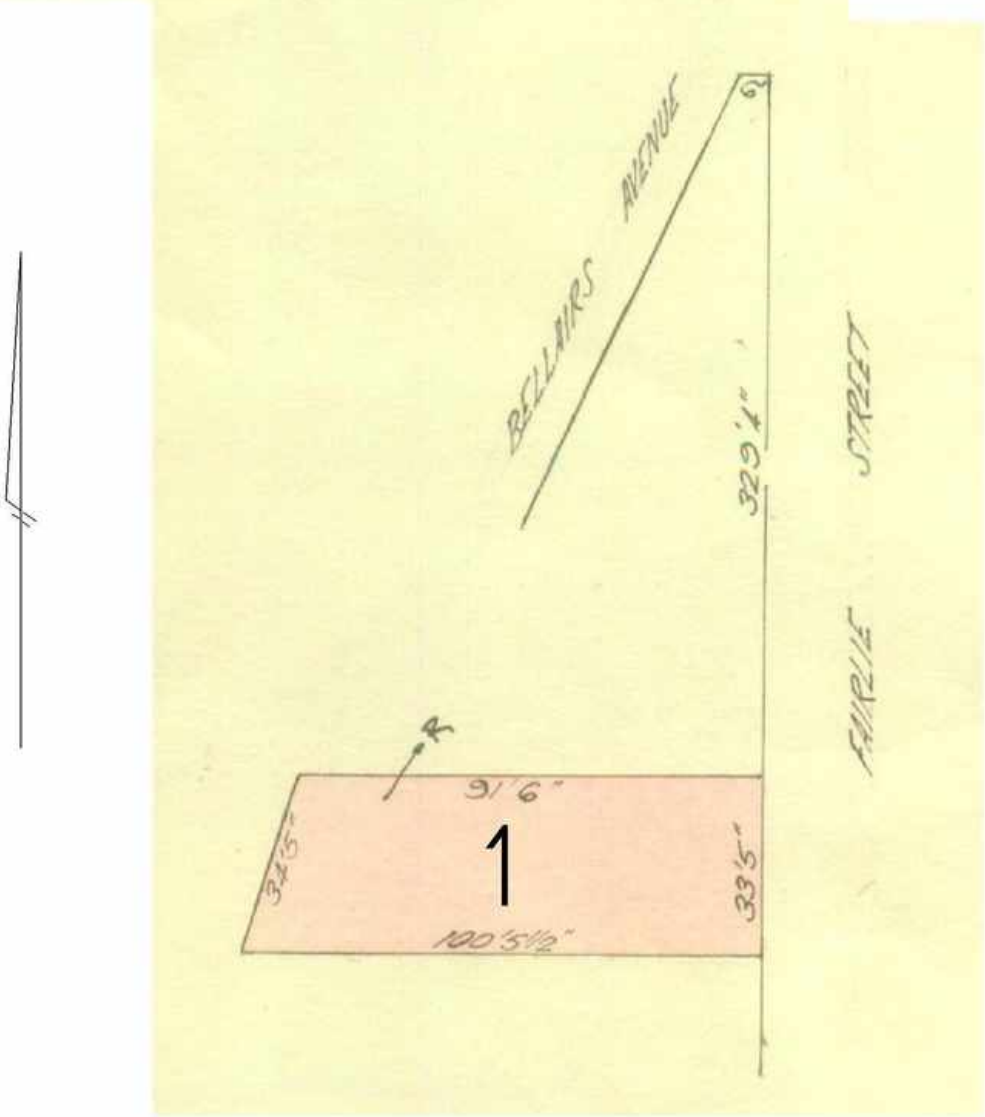
Document Type	Plan
Document Identification	TP611774U
Number of Pages (excluding this cover sheet)	1
Document Assembled	14/07/2026 15:33

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

TITLE PLAN		EDITION 1	TP 611774U						
Location of Land Parish: CUT-PAW-PAW Township: Section: 14 Crown Allotment: Crown Portion: D (PT) Last Plan Reference: Derived From: VOL 8831 FOL 878 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information ALL THAT piece of land delineated and coloured red on the map in the margin being part of Crown Portion D - - - - - Section 14 Parish of Cut-paw-paw County of Bourke - Together - - - with a right of carriage way over Fairlie Street shown on Plan of -- Subdivision No.340 - - - - -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 24/08/2000 VERIFIED: AK COLOUR CODE R = RED							
									
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">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</td></tr><tr><td colspan="2">PARCEL 1 = CP D (PT)</td></tr></tbody></table>				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 = CP D (PT)	
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 = CP D (PT)									
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						