

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.

The Land **i**

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

Street Address *

Unit No:	St. No.: 46	St. Name: Kellaway
Suburb/Locality: Maribyrnong		Post Code: 3032

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.: 5820	Folio.: 998	Suburb.: Maribyrnong
OR	Lot No.: 110	Type.: Lot/Lodged 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 (2) double storey dwellings on a lot

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🔗 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 *

970000.00

⚠ 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 Land

 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: NA	First Name: Rachael	Surname: Grima
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Organization (if applicable):

Unit No: St. No: 28 St. Name: Thomas Street

Suburb: AIRPORT WEST State: VIC Postcode: 3042

Business phone: Email: rachaelg@draftmode.com.au

Mobile phone: 93303434 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: NA	First Name: Rachael	Surname: Grima
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Organization (if applicable):

Unit No: St. No: 28 St. Name: Thomas Street

Suburb: AIRPORT WEST State: VIC Postcode: 3042

Business phone: Email: rachaelg@draftmode.com.au

Mobile phone: 93303434 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: MS	First Name: Suzana	Surname: Josavac
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Organization (if applicable):

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

Unit No: St. No: 29 A St. Name: Wattle Road

Suburb: MAIDSTONE State: VIC Postcode: 3012

Business Phone: Email: rachaelg@draftmode.com.au

Mobile phone: Home: 0393303434

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:

Rachael Grima

Date

28 / 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 Goldfields, 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 05820 FOLIO 998

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LAND DESCRIPTION

Lot 110 on Plan of Subdivision 009942.
PARENT TITLE Volume 05319 Folio 619
Created by instrument 1514996 19/12/1932

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SUZANA JOSAVAC of 29A WATTLE ROAD MAIDSTONE VIC 3012
AY881855R 17/02/2025

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT 1514996 19/12/1932

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP009942 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: 46 KELLAWAY STREET MARIBYRNONG VIC 3032

ADMINISTRATIVE NOTICES

NIL

eCT Control 18972H ENGAGE CONVEYANCING
Effective from 17/02/2025

DOCUMENT END

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Imaged Document Cover Sheet

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LP 9942
EDITION 2
PLAN MAY BE LODGED
10/04/1924

COLOUR CODE
E-1 = BLUE
R1 = BROWN
ROADS COLOURED BROWN

PLAN OF SUBDIVISION
CROWN ALLOTMENT 12, SECTION 21
PARISH OF CUT-PAW-PAW

COUNTY OF BOURKE
VOL.2226 FOL.154
Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

4 SHEETS
SHEET 1.

ENCUMBRANCES
AS TO ROAD R1
ANY EASEMENTS AFFECTING
THE SAME

STREET 270° 5' R1

RIVER					STREET					STREET				
R1					R1					R1				
1	101' 9"	54' 3"	58' 1"	58' 1"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
2	88° 13'	119' 1"	58' 1"	58' 1"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
3	120' 6"		58' 1"	58' 1"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
4	121' 11"		58' 1"	58' 1"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
5	123' 3 1/2"		58' 1"	58' 1"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
R1					R1					R1				
6	142' 8"	143' 4"	178' 13"	178' 13"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
7	141' 11"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
8	141' 2"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
9	140' 5"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
10	139' 8"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
11	138' 11"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
12	138' 2"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
13	137' 5"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
14	136' 8"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
15	136'		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
16	135' 3"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
17	134' 6"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
18	133' 9"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
19	133'		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
20	132' 3"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
21	121' 6"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
R1					R1					R1				
22	119'		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
23	123' 10 1/2"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
24	130' 9"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
25	131' 8"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
26	132' 6"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
27	133' 5"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
28	134' 3 1/2"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
29	135' 2"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
30	136' 0 1/2"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
31	137'		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
32	137' 10"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
33	138' 8"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
34	139' 7"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
35	140' 6"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
36	141' 5"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
37	142' 3"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
R1					R1					R1				
38	115' 11"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
39	128' 3 1/2"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
40	129' 6"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
41	130' 9"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
42	131' 11"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
43	133' 5 1/2"		50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"	50' 0 1/2"
R1					R1					R1				

ROAD

SEE SHEET 2

ROSAMOND

ROWE

STREET

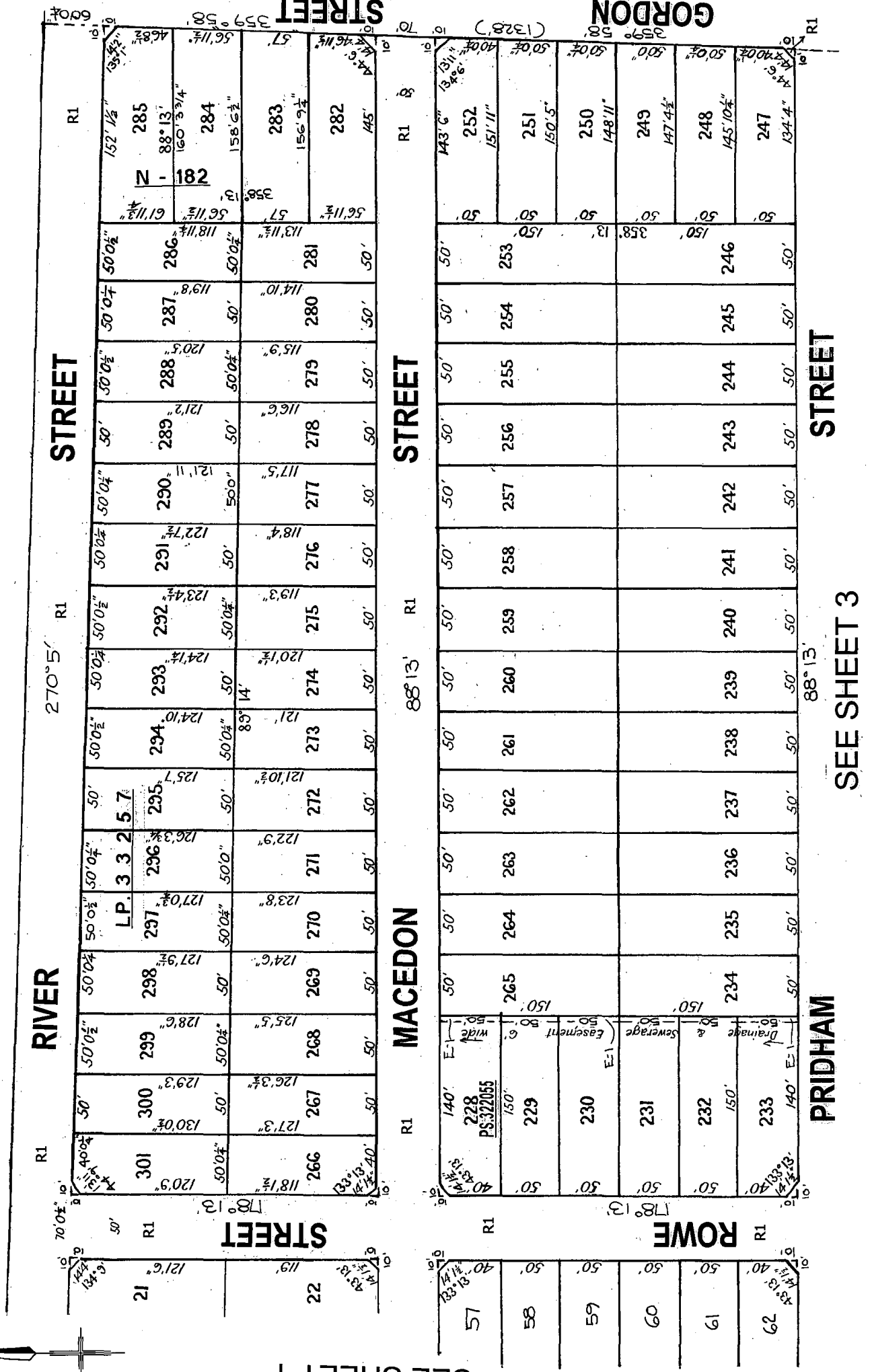
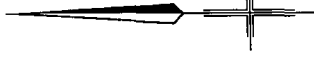
PRIDHAM

SEE SHEET 4

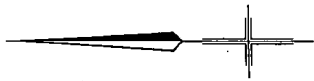
LP 9942

4 SHEETS
SHEET 2.

SEE SHEET 1



SEE SHEET 3

[illegible]

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP 9942

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

[illegible]

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Document Assembled	26/05/2026 10:45

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3281364

32813-4

STEWART & DIMELOW

VICTORIA.

[FREEHOLD]

1514996

Transfer of Land

I, THOMAS LAWRENCE McNAMARA of "Yangoora" The Avenue Canterbury in the State of Victoria Accountant 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 Eighty-five pounds - - - - - paid to me by FRANCIS JOHN MASTERSON of View Street West Footscray Labourer and in further consideration of the sum of Thirty-five pounds fifteen shillings paid to the said Francis John Masterson by KATE ETHEL GILES of 7 River - Street Maribyrnong Married Woman - - - - - DO HEREBY TRANSFER to the said Kate Ethel Giles at the request and by the direction of the said Francis John Masterson testified by his signature hereto all my estate and interest in ALL THAT piece of land being Lot Number One hundred and ten on Plan of Subdivision Number 9942 lodged in the Office of Titles and being part of Crown Allotment twelve Section twenty-one Parish of Cut Paw Paw County of Bourke and being part of the land described in Certificate of Title Volume 5319 Folio 1063619 Together with a 11 right of carriage way over the roads colored brown on the said Plan of Subdivision registered appurtenant easements.

AND I the said Kate Ethel Giles - - - - - for myself my heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the land hereby transferred DO HEREBY COVENANT with the said Thomas Lawrence McNamara his heirs executors administrators and transferees the registered proprietor or proprietors for the time being of the land remaining untransferred in the said Certificate of Title THAT I the said Kate Ethel Giles - - - - - will not excavate carry away or remove or permit to be excavated carried away or removed from the said land hereby transferred any earth clay stone gravel or sand except for the purpose of excavating for the foundation of any building to be erected thereon or use or permit or allow the said land to be used for the manufacture or winning of bricks tiles or pottery-ware and I the said Kate Ethel Giles - - - - - consent to the foregoing covenant appearing as an encumbrance on the Certificate of Title to be issued in respect of the said land and running with such land.

DATED this 17th day of November One

thousand nine hundred and thirty-two.

SIGNED by the said THOMAS LAWRENCE McNAMARA by his Attorney under Power (File No. 56925) T. M. BURKE PROPRIETARY LIMITED The Common Seal of T. M. Burke Proprietary Limited was affixed by the express authority of the Governing Director Thomas Michael Burke in the presence of

THOMAS LAWRENCE McNAMARA by his Attorney under Power

T. M. Burke
GOVERNING DIRECTOR

SIGNED by the said FRANCIS JOHN MASTERSON in Victoria in the presence of

a. a. Harris } Francis John Masterson

SIGNED by the said KATE ETHEL GILES in Victoria in the presence of

a. a. Harris } Kate Ethel Giles

ENCUMBRANCES REFERRED TO

NIL

IMAGED

144/12



5319 pl
619
Under an act
Dec 1932
22.12.32

Sd.
Lured
22/12/32

Extra diagram
for nil
22.12.32

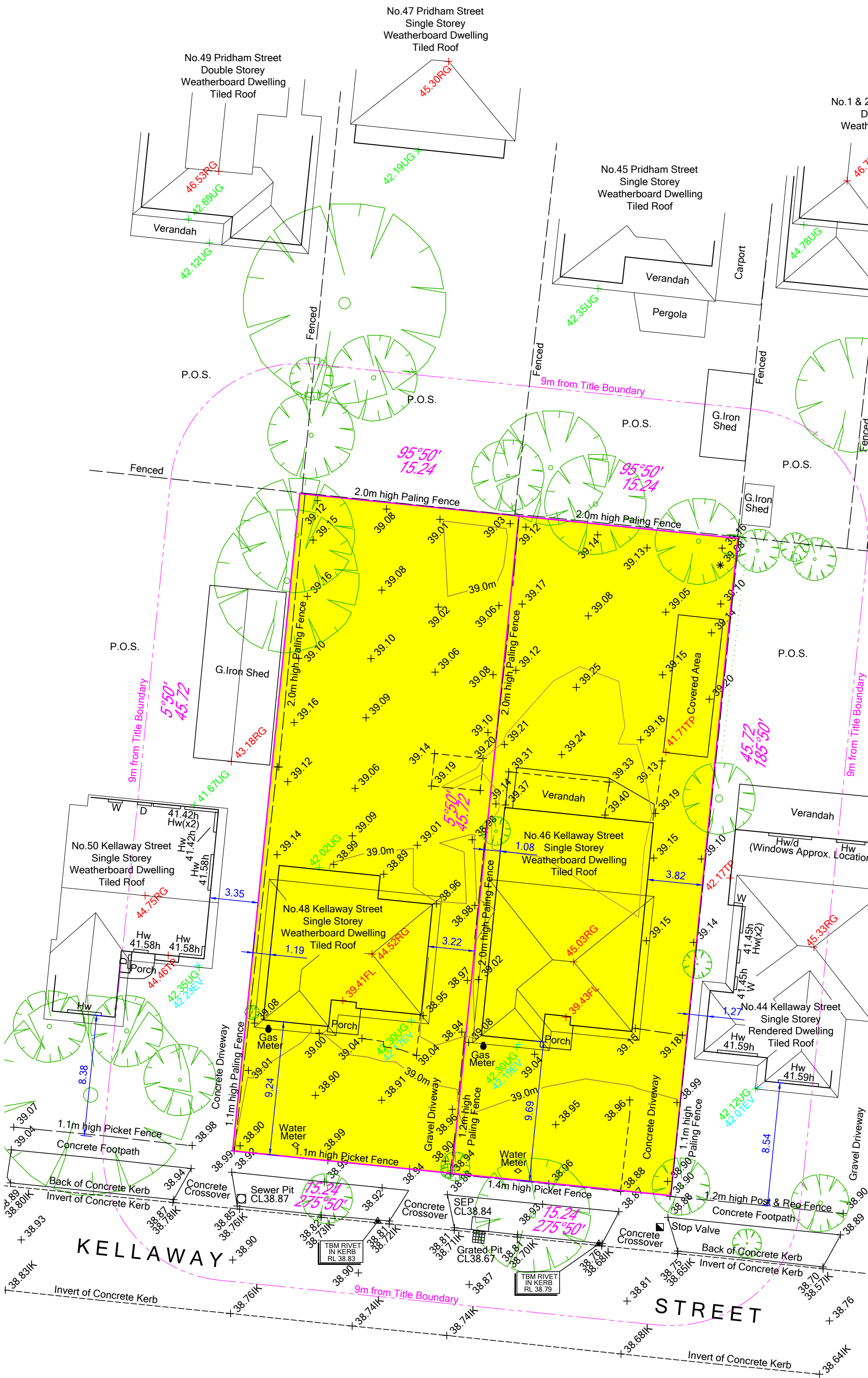
MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OR SERIAL THEREON
Transfer as to part.	THE 19 th DAY OF December 1932	TO Kate Ethel Giles	1514996

L. Kennedy.
ASSISTANT REGISTRAR OF TITLES.

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE PLACE LAST MENTIONED IN THE REGISTER BOOK VOL. 5319 FOL. 1063619

L. Kennedy.
ASSISTANT REGISTRAR OF TITLES.



Legend

	U UPPER WINDOW	RG RIDGE
	H HEAD LEVEL	UG UNDER GUTTER
	S SILL LEVEL	EV EAVE
	HW HABITABLE WINDOW	FL FLOOR
	W WINDOW	TP TOP
	D DOOR	E.Pit ELECTRICITY PIT
		F.H. FIRE HYDRANT
		S.E.P. SIDE ENTRY PIT
		G.Pit GRATED PIT
		J.Pit JUNCTION PIT
		S.Pit SEWER PIT
		SEW.IS SEWER INSPECTION SHAFT
		P.O.S. PRIVATE OPEN SPACE

	BOUNDARY LINE
	BUILDING
	VERANDAH
	FENCE
	PATH
	INVERT OF KERB

Notations

LOCATION OF BUILDINGS BEYOND SITE BOUNDARIES ARE INDICATIVE ONLY

LEVELS ARE TO THE AUSTRALIAN HEIGHT DATUM AND ARE SHOWN AS THUS +38.00m
LEVEL DATUM ESTABLISHED USING PM482 (RL34.39)
CONTOURS ARE TO 0.20m INTERVALS.

SUBTRACT 7°37' FOR TITLE BEARINGS.

Certified	Ben Johnston	Licensed Surveyor
Drawn	CK Chee	
Checked	Ben Johnston	
Date of Plan	16-04-2025	
Date of Survey	03-04-2025	
Client	Ardorcon Pty Ltd	
Project	46 & 48 Kellaway Street Maribyrnong, Vic	
Details	Existing Conditions Survey	
Original sheet size	A2	
Sheet	1 of 1	

0246810

SCALE
1:200

LENGTHS ARE IN METRES

SURVEYORS REF.

VS 4451

Version 1

\\Frames\\Vicsurvey logo 5 copy.jpg

Ph: 03 9585 7965 info@vicsurvey.com.au
23/477-481 Warrigal Road Moorabbin, VIC 3189

CITY OF MARIBYRNONG
ADVERTISED PLAN

DO225-26 - Rev B

Nitrogen reduction target has been met, and a small low-risk project is deemed to comply. Higher risk projects need to meet all targets.



Project details

Name	DO225-26 - Rev B
Project ID	C6C1A0F6
Street address	46 Kellaway St, Maribyrnong VIC 3032, Australia
Municipality	Maribyrnong
Site area	696 m ²
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	59%	>80%
Total phosphorus (%)	56%	>45%
Total nitrogen (%)	52%	>45%
Total gross pollutants (%)	83%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	50%	>29%
Mean annual runoff volume infiltrated or filtered (%)	0%	>6%

For small low-risk sites, Total Nitrogen has been used as a proxy for other pollutants indicating compliance has been adequately met for many years. This has meant that if the Blue Factor score meets 100% based on Nitrogen, the Responsible Authority has the discretion to accept stormwater management design responses that do not meet all the individual pollutant load reduction targets on small low-risk sites.

Larger, high-risk projects, with roads, car parks or activities that may yield higher than typical pollutant loads, must meet all water quality targets fully. All projects should manage flow volume reductions through harvesting and evapotranspiration as well as infiltration to a level that is reasonably practicable.

Additional considerations

Flow and other pollutant load reductions should also be considered. The EPA Urban stormwater management guidelines (EPA - Publication [1739.1](#)) are referenced in the VPPs as a policy document and support compliance with the General Environmental Duty.

You can use the guidelines to help minimise risks from urban stormwater so far as reasonably practicable ([epa.vic.gov.au/about-epa/laws-ew-laws/what-is-reasonablypracticable](#)). Doing what is reasonably practicable means putting in proportionate controls to minimise the risk of harm to human health and the environment relative to the values being protected and risks presented by the site.

A completed small-scale low risk site with no public roads or external user parking areas will usually generate very little sediment, referred to as total suspended solids (TSS). It is common that the 80% TSS target will not easily be achieved for this type of site.

Other sites may generate significant total suspended solids (TSS) as well as litter, referred to as gross pollutants and should meet all targets.

The generation of sediment and litter during the construction phase is a significant problem and must be addressed effectively for all developments.

You should demonstrate what appropriate controls will be used to ensure the generation of litter and sediment is prevented and controlled during construction to minimise risk of harm.

Blue Factor is designed to support a range of developments of less than 10,000 square metres including small scale residential, apartment developments, small scale commercial and small public use developments which must meet planning requirements including stormwater management quality objectives in the EPA Urban stormwater management guidelines (EPA - Publication 1739.1) It is recommended that MUSIC is used for larger and more complex projects to demonstrate compliance.

Configuration 1



DW1 Treated Roof Area 201.73m2



Dwelling 1 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2.5



Dwelling 1 Residential Townhouse, 4 bedroom(s)

Configuration 2



DW2 Treated Roof Area 207.68m2



Dwelling 2 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2.5



Dwelling 2 Residential Townhouse, 4 bedroom(s)

Catchments



DW1 Treated Roof Area 201.73m2



DW1 Untreated Roof Area 6.3m2 Untreated



DW2 Treated Roof Area 207.68m2



DW2 Untreated Roof Area 6.3m2 Untreated



Impervious Surfaces Paved, 56.95m2

Untreated



Landscape Area Pervious (garden and lawn), 216.95m2

Treatments



Dwelling 1 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2.5

136%



Dwelling 2 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2.5

134%



Dwelling 1 Residential Townhouse, 4 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	5
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• Mains	0 m ²
• Rainwater Tank	0 m ²
• Recycled Water	0 m ²
Garden water use efficiency	



Dwelling 2 Residential Townhouse, 4 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	5
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• Mains	0 m ²
• Rainwater Tank	0 m ²
• Recycled Water	0 m ²
Garden water use efficiency	

Attention: Aidan Kodric
Town Planning Department
Maribyrnong City Council
61 Napier Street
Footscray, VIC 3011

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

Tuesday 25th August 2026

Dear Aidan,

PLANNING PERMIT No. : TP278/2026
ADDRESS : 46 KELLAWAY STREET, MARIBYRNONG - 3032
PROPOSAL : Construct Two or More Dwellings On A Lot

Please find accompanying this letter, the updated plans for 46 Kellaway Street, Maribyrnong which reflect the corrections requested in your email dated *Friday 21st August 2026*.

As such, please see below the list of changes made to the *Revision B* drawings and the reasoning:

Required Information:

- *Notations to floor plans* – Additional setback and wall length dimensions have been incorporated on Page 2 of the attached documentation. Corrections to specific room dimensions and references to relevant zoning categories have also been addressed. As the proposal now falls within a revised vehicle parking category, dimensions for the tandem parking arrangement have, in our assessment, not been considered necessary.
- *Garden Analysis* – The garden area analysis has been reviewed and confirmed as accurate following the amendments made in accordance with the requirements outlined in your letter.
- *Landscape Plan* – The landscape plan has been updated to accurately reflect the amendments made to the architectural documentation.
- *Blu Factor Report* – Minor amendments to the roof catchment area have necessitated an updated Blu Factor Report to ensure the assessment remains accurate and consistent with the revised documentation.

In addition to the amendments listed above, I have also added additional dimensions to the elevations for further clarity.

If you require anything further information, please do not hesitate to contact me at this office on (03) 9330 3434.

Kind Regards,

Ashley Berry
Architectural Draftsman
Draftmode Designs Pty Ltd