



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

Clear Form

**Office Use Onl**

Application No.:

Date Lodged: / /

# 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's planning department.
- ▲ Questions marked with an asterisk (\*) must be completed.
- ▲ If the space provided on the form is insufficient, attach a separate sheet
- Click for further information.

## The Land

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

**Street Address \***

Unit No.:	St. No.: 495-507	St. Name: Barkly Street
Suburb/Locality: Footscray		Postcode: 3011

**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  Lot No.:  Lodged Plan  Title Plan  Plan of Subdivision  No.

OR Lot 1 TP710205, Lot 1 TP756704, CP159655

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

■ For what use, development or other matter do you require a permit? \*

The use and development of the land for the purpose of a two-storey building comprising 'Supermarket', 'Food and Drinks Premises', 'Shop', 'Child Care Centre', and 'Leisure and Recreation', as well as the altering of access to a road in a Transport Zone 2 and the sale of liquor.

▲ 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.

■ Estimated cost of any development for which the permit is required \*

Cost \$28,000,000

▲ 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](http://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.

The subject site is currently by a vacant single storey building that was previously used as a 'Place of Assembly'.

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).

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:	First Name:	Surname:
Organisation (if applicable): <b>Fabcot Pty Ltd</b>		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: <b>1</b>	St. Name: <b>Woolworths Way</b>
Suburb/Locality: <b>Bella Vista</b>		State: <b>NSW</b> Postcode: <b>2153</b>

Please provide at least one contact phone number \*

Contact information for applicant OR contact person below	
Business phone:	Email: <b>vconnor@contour.net.au</b>
Mobile phone: <b>0413 995 913</b>	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 type="checkbox"/>
Name:		
Title: <b>Mr</b>	First Name: <b>Vaughan</b>	Surname: <b>Connor</b>
Organisation (if applicable): <b>Contour Consultants Australia Pty Ltd</b>		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: <b>PO Box 1040</b>
Suburb/Locality: <b>Carlton</b>		State: <b>VIC</b> Postcode: <b>3053</b>

### 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 checked="" type="checkbox"/>
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's Signature (Optional):		Date: day / month / year



## 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 **agent for 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: 27 October 2022

day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://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

If 'Yes', with whom?: Ashley Minniti

Date: 19 July 2022 and 1 September 2022 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 & Hyde Streets  
Footscray VIC 3011

**Contact information:**

Phone: (03) 9688 0200

Email: [email@maribyrnong.vic.gov.au](mailto:email@maribyrnong.vic.gov.au)

DX: 81112

Deliver application in person, by post or by electronic lodgement.

## 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](http://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](http://www.landata.vic.gov.au) Contact your local Council to obtain a planning certificate in Central Goulburn, 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](http://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](http://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.

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.



You may be able to modify your proposal to respond to the issue. If not, separate procedures exist to change or remove the various types of encumbrances from the title. The procedures are generally quite involved and if the encumbrance relates to more than the subject property, the process will include notice to the affected party.

▲ You should seek advice from an appropriately qualified person, such as a solicitor, if you need to interpret the effect of an encumbrance or if you seek to amend or remove an encumbrance.

**Why is title information required?**

Title information confirms the location and dimensions of the land specified in the planning application and any obligations affecting what can be done on or with the land.

As well as describing the land, a full copy of the title will include a diagram or plan of the land and will identify any encumbrances, caveats and notices.

**What is a 'full' copy of the title?**

The title information accompanying your application must include a 'register search statement' and the title diagram, which together make up the title.

In addition, any relevant associated title documents, known as 'instruments', must also be provided to make up a full copy of the title.

Check the title to see if any of the types of encumbrances, such as a restrictive covenant, section 173 agreement, easement or building envelope, are listed. If so, you must submit a copy of the document (instrument) describing that encumbrance. Mortgages do not need to be provided with planning applications.

▲ Some titles have not yet been converted by Land Registry into an electronic register search statement format. In these earlier types of titles, the diagram and encumbrances are often detailed on the actual title, rather than in separate plans or instruments.

**Why is 'current' title information required?**

It is important that you attach a current copy of the title for each individual parcel of land forming the subject site. 'Current' title information accurately provides all relevant and up-to-date information.

Some councils require that title information must have been searched within a specified time frame. Contact the Council for advice on their requirements.

▲ Copies of title documents can be obtained from Land Registry: Level 10, 570 Bourke Street, Melbourne; 03 8636 2010; www.landata.vic.gov.au – go direct to "titles & property certificates"

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**Applicant and Owner Details**

This section provides information about the permit applicant, the owner of the land and the person who should be contacted about any matters concerning the permit application.

The applicant is the person or organisation that wants the permit. The applicant can, but need not, be the contact person.

In order to avoid any confusion, the Council will communicate only with the person who is also responsible for providing further details. The contact may be a professional adviser (e.g. architect or planner) engaged to prepare or manage the application. To ensure prompt communications, contact details should be given.

Check with Council how they prefer to communicate with you about the application. If an email address is provided this may be the preferred method of communication between council and the applicant/contact.

The owner of the land is the person or organisation who owns the land at the time the application is made. Where a parcel of land has been sold and an application made prior to settlement, the owner's details should be identified as those of the vendor. The owner can, but need not, be the contact or the applicant.

See Example 4.

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**Declaration**

The declaration should be signed by the person who takes responsibility for the accuracy of all the information that is provided. This declaration is a signed statement that the information included with the application is true and correct at the time of lodgement.

The declaration can be signed by the applicant or owner. If the owner is not the applicant, the owner must either sign the application form or must be notified of the application which is acknowledged in the declaration

▲ Obtaining or attempting to obtain a permit by wilfully making or causing any false representation or declaration, either orally or in writing, is an offence under the *Planning and Environment Act 1987* and could result in a fine and/or cancellation of the permit

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**Need help with the Application?**

If you have attended a pre-application meeting with a Council planner, fill in the name of the planner and the date, so that the person can be consulted about the application once it has been lodged.

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**Checklist**

**What additional information should you provide to support the proposal?**

You should provide sufficient supporting material with the application to describe the proposal in enough detail for the Council to make a decision. It is important that copies of all plans and information submitted with the application are legible.

There may be specific application requirements set out in the planning scheme for the use or development you propose. The application should demonstrate how these have been addressed or met.

The checklist is to help ensure that you have:

- provided all the required information on the form
- included payment of the application fee
- attached all necessary supporting information and documents
- completed the relevant Council planning permit checklist
- signed the declaration on the last page of the application form

▲ The more complete the information you provide with your permit application, the sooner Council will be able to make a decision.

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**Lodgement**

The application must be lodged with the Council responsible for the planning scheme in which the land affected by the application is located. In some cases the Minister for Planning or another body is the responsible authority instead of Council. Ask the Council if in doubt.

Check with Council how they prefer to have the application lodged. For example, they may have an online lodgement system, prefer email or want an electronic and hard copy. Check also how many copies of plans and the size of plans that may be required.

Contact details are listed in the lodgement section on the last page of the form.

▲ Approval from other authorities: In addition to obtaining a planning permit, approvals or exemptions may be required from other authorities or Council departments. Depending on the nature of your proposal, these may include food or health registrations, building permits or approvals from water and other service authorities.

# EXAMPLES

## Example 1

**The Land** 1

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

Street Address \*

Unit No.: <b>4</b>	St. No.: <b>26</b>	St. Name: <b>Planmore Avenue</b>
Suburb/Locality: <b>HAWTHORN</b>		Postcode: <b>3122</b>

Formal Land Description \*

Complete either A or B.

**A** Lot No.: **2**  Lodged Plan  Title Plan  Plan of Subdivision No. **LP93562**

**OR**

**B** Crown Allotment No.: \_\_\_\_\_ Section No.: \_\_\_\_\_

Parish/Township Name: \_\_\_\_\_

⚠ 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.

## Example 2

**1** For what use, development or other matter do you require a permit? \*

*Construction of two, double-storey dwellings and construction of two new crossovers.*

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.

## Example 3

**Existing Conditions** 1

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.

*Single dwelling.*

Provide a plan of the existing conditions. Photos are also helpful.

## Example 4

**Applicant and Owner Details** 1

Provide details of the applicant and the owner of the land.

**Applicant \***

The person who wants the permit.

Please provide at least one contact phone number \*

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

**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.

<b>Name:</b>		
Title: <b>Mr</b>	First Name: <b>Len</b>	Surname: <b>Browning</b>
Organisation (if applicable): <b>Responsible Developers P/L</b>		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.: <b>4</b>	St. No.: <b>12</b>	St. Name: <b>Ardour Lane</b>
Suburb/Locality: <b>Wycheproof</b>	State: <b>Vic</b>	Postcode: <b>3527</b>
<b>Contact information for applicant OR contact person below</b>		
Business phone: <b>9123 4567</b>	Email: <b>tcpl@bigpond.net.au</b>	
Mobile phone: <b>0412 345 678</b>	Fax: <b>9123 4567</b>	
<b>Contact person's details*</b> <span style="float: right;">Same as applicant <input type="checkbox"/></span>		
Name:		
Title: <b>Mr</b>	First Name: <b>Andrew</b>	Surname: <b>Hodge</b>
Organisation (if applicable): <b>Town Planning Consultants</b>		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.:	St. No.:	St. Name: <b>PO Box 111</b>
Suburb/Locality: <b>Parkdale</b>	State: <b>Vic</b>	Postcode: <b>3194</b>
<b>Name:</b> <span style="float: right;">Same as applicant <input checked="" type="checkbox"/></span>		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address: <small>If it is a P.O. Box, enter the details here:</small>		
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):	Date: _____	
<small>day / month / year</small>		

**Date**

Thursday 27 October 2022

**To**

Ashley Minniti  
Manager City Places  
Maribyrnong City Council

**Address**

PO Box 58  
West Footscray VIC 3012

**Sent**

Via Email: [Email@maribyrnong.vic.gov.au](mailto:Email@maribyrnong.vic.gov.au)

Dear Ashley,

## **Application for a Planning Permit 495-507 Barkly Street, Footscray**

We act on behalf of Fabcot Pty Ltd as town planning consultants and on behalf of our client, enclose an application for a planning permit for Council's consideration.

In summary, the application proposes the use and development of the land for the purpose of a two-storey building comprising 'Supermarket', 'Retail Premises', 'Child Care Centre', 'Office' and 'Leisure and Recreation'. The application also proposes alterations of access to a road in a Transport Zone 2 and the sale of liquor.

In this regard, please find enclosed:

- A completed Application for a Planning Permit Form;
- A copy of the Certificate of Title for the land;
- A Metropolitan Planning Levy Certificate;
- Architectural Plans prepared by i2C, dated 14 October 2022;
- A Site Survey prepared by Reeds, dated 6 September 2022;
- A letter prepared by Reeds, dated 13 September 2022;
- A Need & Economic Assessment prepared by Deep End Services, dated 9 September 2022;
- A Traffic Report prepared by Ratio, dated 19 October 2022;
- A Waste Management Plan prepared by Ratio, dated October 2022;
- A Sustainable Management Plan prepared by Integrated Group Services, dated 20 October 2022;
- An Acoustic Report prepared by Acoustic Logic, dated 20 October 2022;
- An Arboricultural letter prepared by Galbraith & Associates, dated 7 October 2022;
- A Landscape Plan prepared by Urbis, dated 14 October 2022; and
- A Town Planning & Urban Context Report prepared by our office, dated October 2022.

We respectfully request that Council issue an invoice (addressed to our client) to [pvassilacos@contour.net.au](mailto:pvassilacos@contour.net.au) to arrange payment of the requisite application fee.

Naturally, should you require anything further or have any queries, please do not hesitate to contact the undersigned via email on [pvassilacos@contour.net.au](mailto:pvassilacos@contour.net.au) or Vaughan Connor via email at [vconnor@contour.net.au](mailto:vconnor@contour.net.au).



Yours sincerely,

A handwritten signature in black ink, appearing to read 'Paul Vassilacos', written over a faint, light-colored signature line.

Paul Vassilacos  
Senior Planner  
Encl.



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

VOLUME 09578 FOLIO 846

Security no : 124101268175A  
Produced 19/10/2022 03:12 PM

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

**LAND DESCRIPTION**

Lot 1 on Title Plan 710205K.  
PARENT TITLE Volume 04077 Folio 223  
Created by instrument L169360B 25/07/1984

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
FABCOT PTY LTD of 1 WOOLWORTHS WAY BELLA VISTA NSW 2153  
AV177372R 22/12/2021

**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 TP710205K 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: 495-507 BARKLY STREET FOOTSCRAY VIC 3011

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 21859K SETTLEIT PTY LTD  
Effective from 22/12/2021

DOCUMENT END



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 19/10/2022 03:13:36 PM

Status	Registered	Dealing Number	AV177372R
Date and Time Lodged	22/12/2021 12:46:04 PM		

### Lodger Details

Lodger Code	21859K
Name	SETTLEIT PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	

## TRANSFER

Jurisdiction	VICTORIA
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### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

5292/316  
9578/846  
9618/543

### Transferor(s)

Name	495507 BARKLY ST PTY LTD
ACN	609776525
Name	FANG'S DEVELOPMENTS PTY LTD
ACN	145486737

### Estate and/or Interest being transferred

Fee Simple

### Consideration

\$AUD 15000000.00

### Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	FABCOT PTY LTD



# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

ACN 002960983  
Address  
Street Number 1  
Street Name WOOLWORTHS  
Street Type WAY  
Locality BELLA VISTA  
State NSW  
Postcode 2153

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### Duty Transaction ID 5314884

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

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### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of FABCOT PTY LTD  
Signer Name JOHN RONALD ASHMORE MACMILLAN  
Signer Organisation SETTLEIT PTY LTD  
Signer Role AUSTRALIAN LEGAL PRACTITIONER  
Execution Date 22 DECEMBER 2021

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### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of 495507 BARKLY ST PTY LTD  
FANG'S DEVELOPMENTS PTY LTD  
Signer Name EU MING LIM  
Signer THOMSON GEER  
Organisation  
Signer Role AUSTRALIAN LEGAL PRACTITIONER  
Execution Date 22 DECEMBER 2021

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### File Notes: NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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

Page 1 of 1

VOLUME 05292 FOLIO 316

Security no : 124101268176Y  
Produced 19/10/2022 03:12 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 756704G.  
PARENT TITLE Volume 03757 Folio 208  
Created by instrument 1325915 09/07/1927

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
FABCOT PTY LTD of 1 WOOLWORTHS WAY BELLA VISTA NSW 2153  
AV177372R 22/12/2021

### 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 TP756704G 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: 495-507 BARKLY STREET FOOTSCRAY VIC 3011

### ADMINISTRATIVE NOTICES

NIL

eCT Control 21859K SETTLEIT PTY LTD  
Effective from 22/12/2021

DOCUMENT END

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

Page 1 of 1

VOLUME 09618 FOLIO 543

Security no : 124101268177X  
Produced 19/10/2022 03:12 PM

### LAND DESCRIPTION

Land in Plan of Consolidation 159655N.

PARENT TITLES :

Volume 07969 Folio 067 to Volume 07969 Folio 068

Volume 09380 Folio 813

Created by instrument CP159655N 03/07/1985

### REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

FABCOT PTY LTD of 1 WOOLWORTHS WAY BELLA VISTA NSW 2153  
AV177372R 22/12/2021

### ENCUMBRANCES, CAVEATS AND NOTICES

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### DIAGRAM LOCATION

SEE TP428049U 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: 495-507 BARKLY STREET FOOTSCRAY VIC 3011

### ADMINISTRATIVE NOTICES

NIL

eCT Control 21859K SETTLEIT PTY LTD  
Effective from 22/12/2021

DOCUMENT END



# Imaged Document Cover Sheet

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

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

Document Type	<b>Plan</b>
Document Identification	<b>TP710205K</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>19/10/2022 15:13</b>

**Copyright and disclaimer notice:**

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

	TITLE PLAN	EDITION 2	TP 710205K
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<p><b>Location of Land</b></p> <p>Parish: CUT-PAW-PAW          Township:          Section: 13          Crown Allotment: 6(PT), 7(PT)          Crown Portion:</p> <p>Last Plan Reference: LP4640          Derived From: VOL 9578 FOL 846          Depth Limitation: NIL</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
--	--

<p style="text-align: center;"><b>Description of Land / Easement Information</b></p> <p>all that piece of land in the Parish of Cut-paw-paw County of- -- Bourke being part of Lot 9 on Plan of Subdivision No.4640 and being part of--- Crown Allotments 6 and 7 Section 13 which land is shown enclosed by continuous lines on the map hereon</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: 06/12/2000          VERIFIED: A.D.</p>
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**ENCUMBRANCES REFERRED TO**

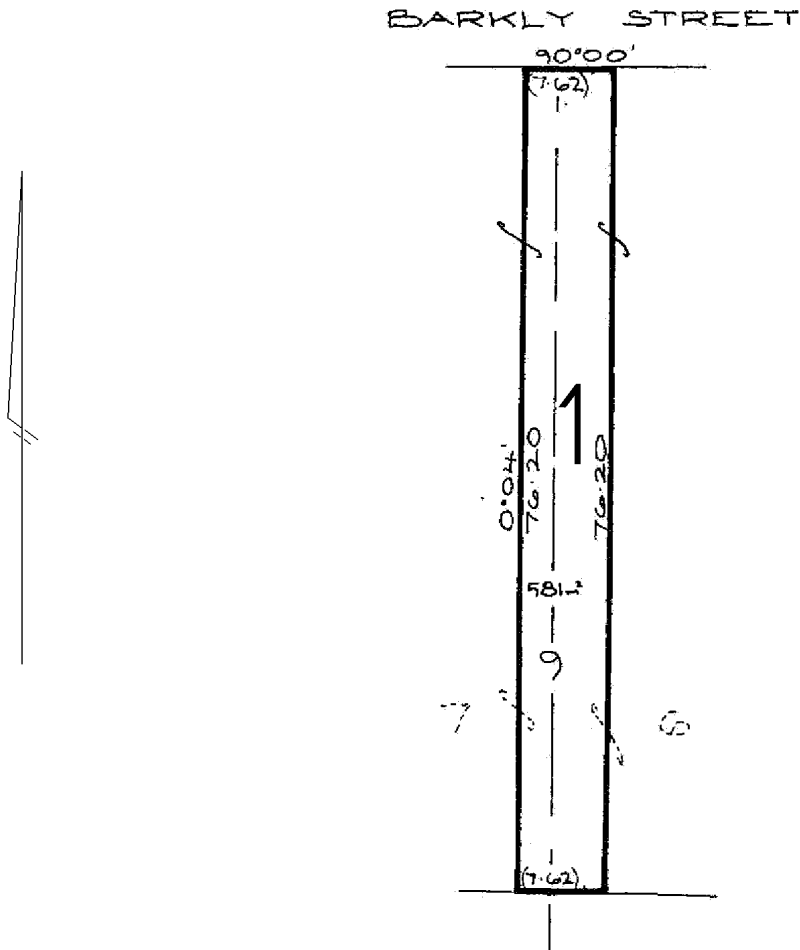


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 9 (PT) ON LP4640

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets
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# Imaged Document Cover Sheet

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

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Document Type	<b>Plan</b>
Document Identification	<b>TP756704G</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>19/10/2022 15:14</b>

**Copyright and disclaimer notice:**

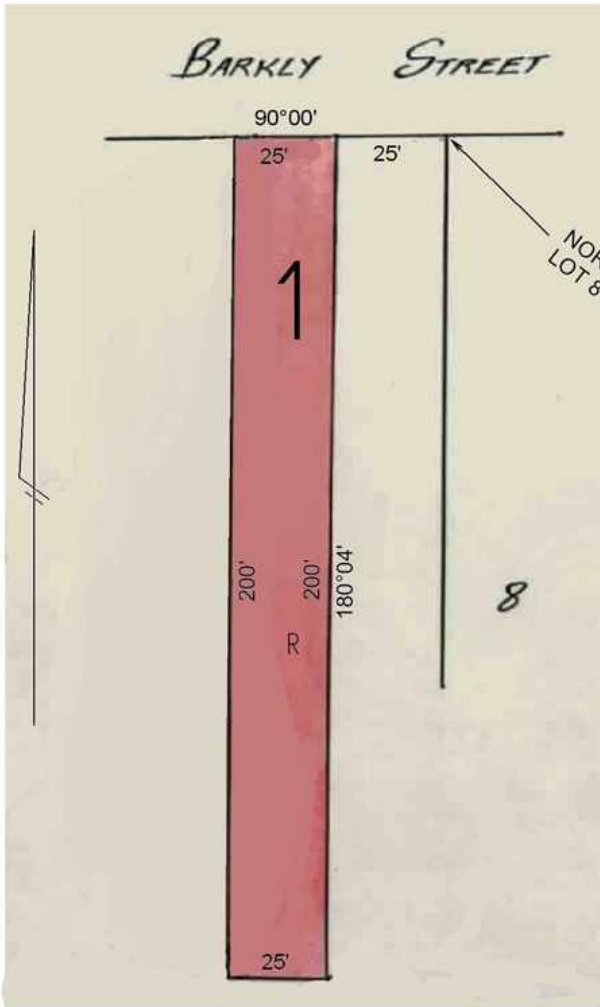
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the 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.

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<b>TITLE PLAN</b>	<b>EDITION 2</b>	<b>TP 756704G</b>
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<p><b>Location of Land</b></p> <p>Parish: CUT-PAW-PAW          Township:</p> <p>Crown Allotment: 6(PT)          Portion: 8          Section: 13          Last Plan Reference: LP4640          Derived From: VOL 5292 FOL 316          Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	--

<p style="text-align: center;"><b>Description of Land / Easement Information</b></p> <p style="text-align: center;"><i>All that piece of Land, delineated and coloured red on the map in the margin being part of Lot 9 on Plan of Subdivision----- No.4640 lodged in the Office of Titles and being part of Crown Allotment Six Portion- Eight Section Thirteen Parish of Cut Paw Paw County of Bourke</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: 18/03/2004          VERIFIED: CL</p>
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**COLOUR CODE**  
R=RED

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 = LOT 9 (PT) ON LP4640





# Imaged Document Cover Sheet

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

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Document Type	<b>Plan</b>
Document Identification	<b>TP428049U</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>19/10/2022 15:14</b>

**Copyright and disclaimer notice:**

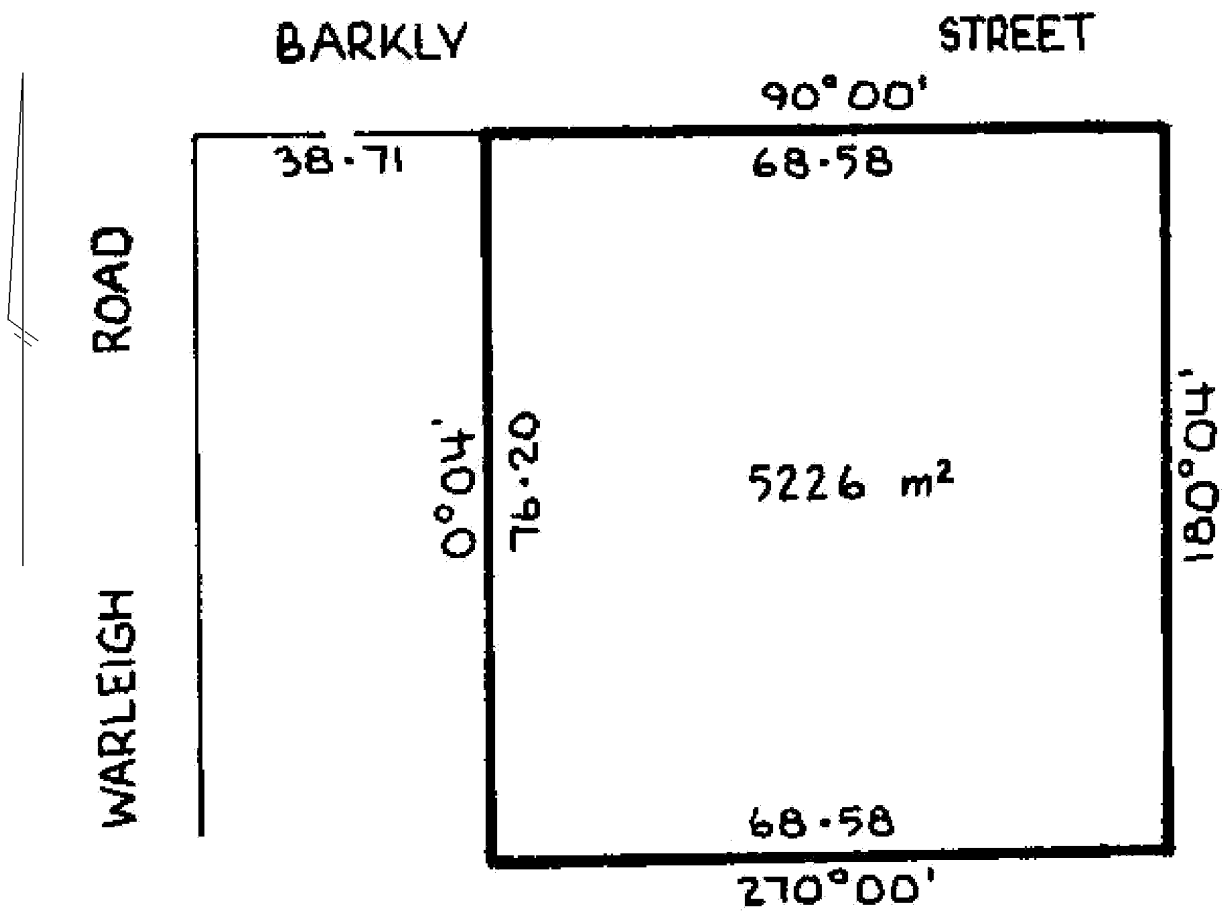
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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 2	TP 428049U
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<p><b>Location of Land</b></p> <p>Parish: CUT-PAW-PAW          Township:          Section:          Crown Allotment:          Crown Portion:</p> <p>Last Plan Reference: CP 159655N          Derived From: VOL 9618 FOL 543          Depth Limitation: NIL</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
--	--

<p><b>Description of Land / Easement Information</b></p> <p>all that piece of land in the Parish of Cut-paw-paw County of Bourke being the land in Plan of Consolidation No.159655N which land is shown enclosed by continuous lines on the map hereon</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: 26/06/2002          VERIFIED: BP</p>
--	---





13 September 2022

Our Ref:23931

Hugh Doyle  
Woolworths  
522 Wellington Road  
Mulgrave VIC 3170

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

Dear Hugh,

**495 – 507 Barkly Street, Footscray - Title Relocation, Features and Levels Survey.**

Please find enclosed the following documents regarding our recent survey and title searches for the property above:

- A copy of the 3 x Certificate of Title(s) which make up the subject site, and
- Plan of Relocation, Features and Levels.

In relation to the Title search and as a result of our survey, we provide the following information and comments.

The details of the Certificate of Title(s) re-established are:

1. **Volume 9618 Folio 543 – Land in PC159655N (TP428049U).**
2. **Volume 9578 Folio 846 – Lot 1 on TP710205K**
3. **Volume 5292 Folio 316 – Lot 1 on TP756704G**

The registered proprietor(s) for all three titles is Fabcot Pty Ltd, of 1 Woolworths Wat, Bella Vista NSW 2153.. Referred to as the “subject site”

**Easements / Covenants / Caveats**

There are no caveats or covenants or easements registered on title(s) that comprise subject site.

**Road Abuttals**

Titles 1 to 3 have direct Road abuttal to Barkly Street, for which Maribyrnong City Council are the responsible Road Authority.

**Relocation, Feature and Levels Plan**

The Title for the subject site shows Road abuttals to Barkly Street which has been successfully re-established through our survey.

The subject site comprises a single storey rendered brick building and concrete hard stand/parking area, formerly a reception centre, with slope of the land falling approximately 0.5m in a south easterly direction.

G:\23931\Correspondence\Report23931\_MAC\_RFL\_Report\_ver\_a.docx

The total site area is 6289 square metres.

Our Title survey has determined the relationships between the Title boundaries and occupation (i.e. fencing) and generally they agree very well. The discrepancies vary from a few centimetres up to 0.33m (33 centimetres – see enlargement 6). There are no significant encroachments into the subject site observed on or near ground level.

The location of the windows adjacent to the southern boundary have been surveyed where possible, as access is restricted. Should further information be required on these windows, access will need to be arranged with the adjacent property owners (Common Property) and additional survey will be needed.

### **Coordinate Datum**

The survey has been conducted on the Map Grid of Australia 2020 (MGA2020) coordinate and bearing datum. A swing of 6°53' is required to convert to title bearings.

### **Levels**

Site levels have been observed to the Australian Height Datum (A.H.D.). This includes the height of the windows and roof structures of the subject dwellings as well as those surrounding buildings and neighbouring natural ground (surface) levels where practical. Three T.B.M. (temporary bench marks) has been established along Barkly Street and Warleigh Road to be used to control the height of the proposed works.

### **Summary**

The title re-establishment, feature and level survey has successfully confirmed the existing occupation along the title boundaries fits very well, except for the south west corner. Overlooking habitable windows have been located where practical except those along the south west corner where access was not available and will be subject to additional survey if necessary.

We trust this information will be of assistance with your future plans for the site. If you have any questions, or you wish to discuss the matters raised in the letter or otherwise, please do not hesitate to contact the undersigned or Tom Champion.

Yours sincerely,  
FOR REEDS CONSULTING PTY LTD



Marc A Centofanti  
Associate | Licensed Surveyor

*enc.*



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

VOLUME 05292 FOLIO 316

Security no : 124100256758R  
Produced 13/09/2022 11:24 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 756704G.  
PARENT TITLE Volume 03757 Folio 208  
Created by instrument 1325915 09/07/1927

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
FABCOT PTY LTD of 1 WOOLWORTHS WAY BELLA VISTA NSW 2153  
AV177372R 22/12/2021

**ENCUMBRANCES, CAVEATS AND NOTICES**

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**DIAGRAM LOCATION**

SEE TP756704G 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: 495-507 BARKLY STREET FOOTSCRAY VIC 3011

**ADMINISTRATIVE NOTICES**

NIL

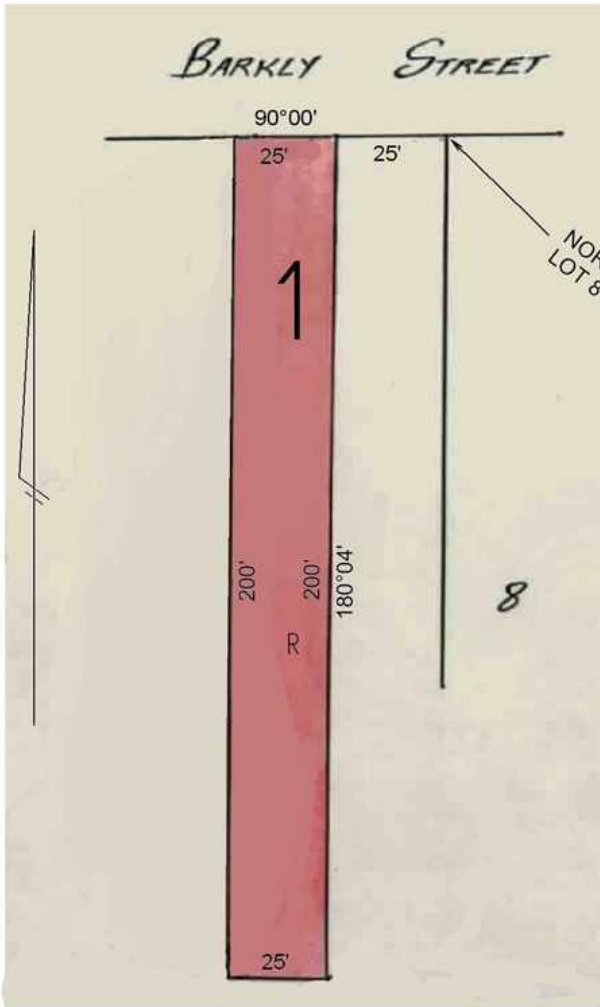
eCT Control 21859K SETTLEIT PTY LTD  
Effective from 22/12/2021

DOCUMENT END

<b>TITLE PLAN</b>	<b>EDITION 2</b>	<b>TP 756704G</b>
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<p><b>Location of Land</b></p> <p>Parish: CUT-PAW-PAW          Township:</p> <p>Crown Allotment: 6(PT)          Portion: 8          Section: 13          Last Plan Reference: LP4640          Derived From: VOL 5292 FOL 316          Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p style="text-align: center;"><b>Description of Land / Easement Information</b></p> <p style="text-align: center;"><i>All that piece of Land, delineated and coloured red on the map in the margin being part of Lot 9 on Plan of Subdivision----- No.4640 lodged in the Office of Titles and being part of Crown Allotment Six Portion- Eight Section Thirteen Parish of Cut Paw Paw County of Bourke</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: 18/03/2004          VERIFIED: CL</p>
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**COLOUR CODE**  
R=RED

TABLE OF PARCEL IDENTIFIERS
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PARCEL 1 = LOT 9 (PT) ON LP4640



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

VOLUME 09578 FOLIO 846

Security no : 124100256750A  
Produced 13/09/2022 11:24 AM

**CITY OF MARIBYRNONG  
ADVERTISED PLAN**

**LAND DESCRIPTION**

Lot 1 on Title Plan 710205K.  
PARENT TITLE Volume 04077 Folio 223  
Created by instrument L169360B 25/07/1984

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
FABCOT PTY LTD of 1 WOOLWORTHS WAY BELLA VISTA NSW 2153  
AV177372R 22/12/2021

**ENCUMBRANCES, CAVEATS AND NOTICES**

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**DIAGRAM LOCATION**

SEE TP710205K 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: 495-507 BARKLY STREET FOOTSCRAY VIC 3011

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 21859K SETTLEIT PTY LTD  
Effective from 22/12/2021

DOCUMENT END

	TITLE PLAN	EDITION 2	TP 710205K
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<p><b>Location of Land</b></p> <p>Parish: CUT-PAW-PAW          Township:          Section: 13          Crown Allotment: 6(PT), 7(PT)          Crown Portion:</p> <p>Last Plan Reference: LP4640          Derived From: VOL 9578 FOL 846          Depth Limitation: NIL</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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**ENCUMBRANCES REFERRED TO**

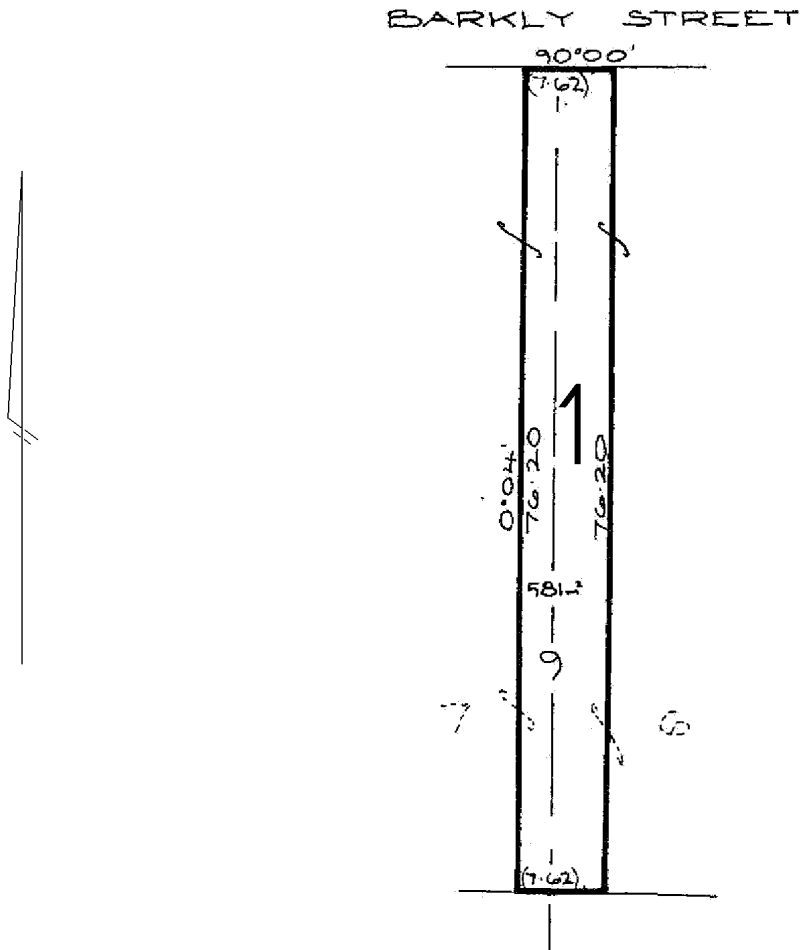


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LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

VOLUME 09618 FOLIO 543

Security no : 124100256736Q  
Produced 13/09/2022 11:23 AM

**LAND DESCRIPTION**

Land in Plan of Consolidation 159655N.

PARENT TITLES :

Volume 07969 Folio 067 to Volume 07969 Folio 068

Volume 09380 Folio 813

Created by instrument CP159655N 03/07/1985

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ADVERTISED PLAN**

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SEE TP428049U 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: 495-507 BARKLY STREET FOOTSCRAY VIC 3011

**ADMINISTRATIVE NOTICES**

NIL

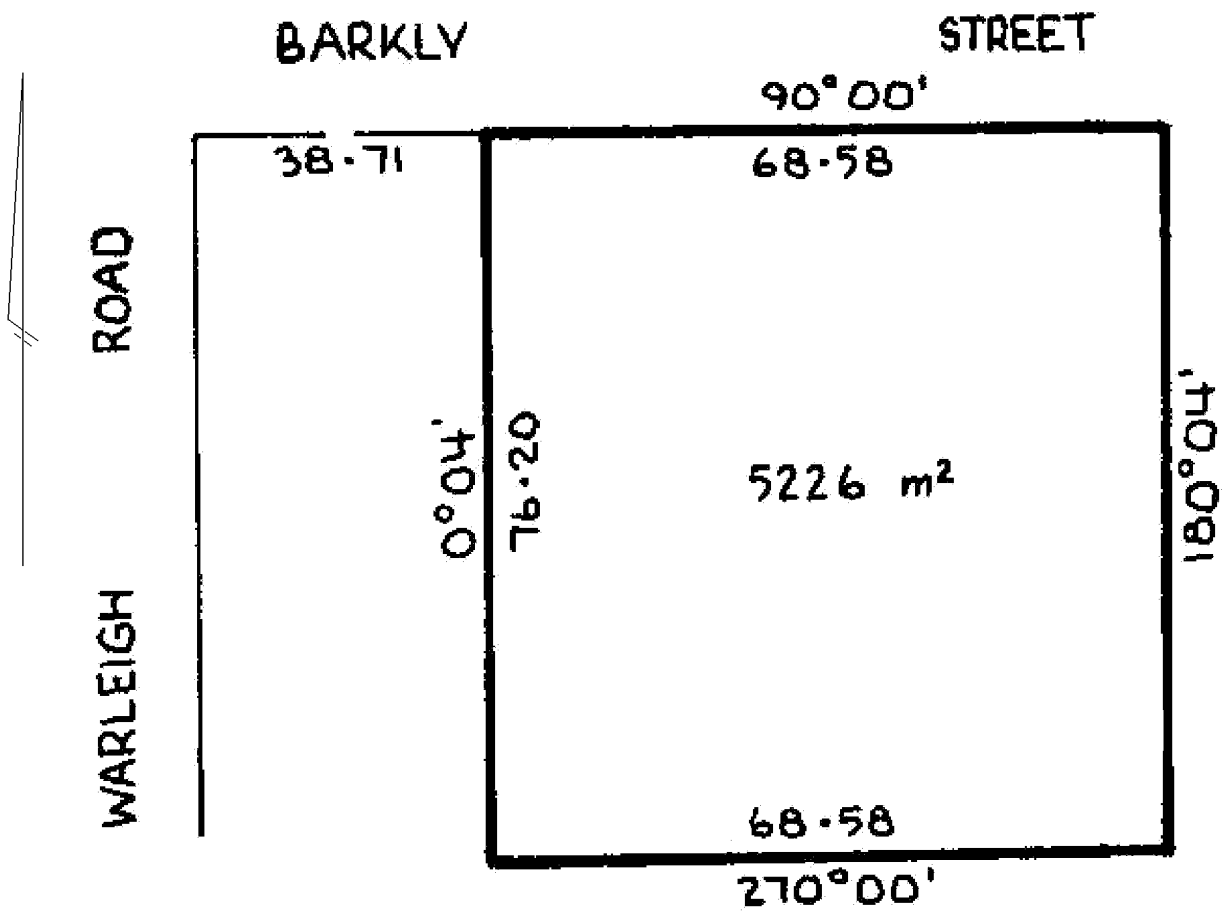
eCT Control 21859K SETTLEIT PTY LTD  
Effective from 22/12/2021

DOCUMENT END

TITLE PLAN	EDITION 2	TP 428049U
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<p><b>Location of Land</b></p> <p>Parish: CUT-PAW-PAW          Township:          Section:          Crown Allotment:          Crown Portion:</p> <p>Last Plan Reference: CP 159655N          Derived From: VOL 9618 FOL 543          Depth Limitation: NIL</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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--	---







# Metropolitan Planning Levy (MPL)

## Certificate

FABCOT PTY LTD

Certificate Number: MPLCERT22704

1 Woolworths WAY Bella Vista NSW 2153

Issue Date: 25 October 2022

Bella Vista

Expiry Date: 23 January 2023

### PART 1 - APPLICANT DETAILS

#### Details of person who applied for this Certificate:

**Name:** FABCOT PTY LTD  
**Address:** 1 Woolworths WAY Bella Vista NSW 2153  
Bella Vista  
AUSTRALIA

### PART 2 - LEVIABLE LAND DETAILS

#### Address of land to which the Metropolitan Planning Levy applies:

**Street Address:** 495-507 Barkley ST  
Footscray VIC 3011

#### Formal Land Description:

**Vol/Folio:** 9618 / 543      **Lot/Plan:**      **Block/Subdivision:**

**Crown Reference:**

**Other:**

**Municipality:** Maribyrnong City Council

**Estimated Cost of Development:** \$28,000,000

### PART 3 - MPL PAYMENT DETAILS

**MPL Application ID:** MPL22704  
**MPL Paid:** \$36,400.00  
**MPL Payment Date:** 19 October 2022

### PART 4 - CERTIFICATION

The Commissioner of State Revenue confirms that the whole of the amount of the MPL has been paid in respect of the estimated cost of development.

**Paul Broderick**  
Commissioner of State Revenue

## PART 5 – EXPLANATORY NOTES

### General

- The Metropolitan Planning Levy (MPL) is imposed for the privilege of making a leviable planning permit application.
- A leviable planning permit application is an application made to a responsible authority or planning authority under sections 47 and 96A of the *Planning and Environment Act 1987* (PEA) for a permit required for the development of land in metropolitan Melbourne, where the estimated cost of the development for which the permit is required exceeds the threshold amount (see MPL threshold amount).
- As a statutory requirement of making a leviable planning permit application, the applicant must give the responsible authority or planning authority a current MPL Certificate. The estimated cost of development stated in the MPL Certificate must be equal to or greater than the estimated cost of the development stated in the leviable planning permit application. If an applicant fails to comply with this requirement, the application for the leviable planning permit is void.
- The applicant for the leviable planning permit application is liable for the MPL.
- The Commissioner of State Revenue (Commissioner) has the general administration of the MPL.

### MPL threshold amount

- The threshold amount is \$1 million for the 2015-2016 financial year.
- For the financial year beginning on 1 July 2016 and each subsequent financial year, the Consumer Price Indexed (CPI) adjusted threshold amount will be calculated in accordance with section 96R of the PEA.
- On or before 31 May each year, the Commissioner must publish the CPI adjusted threshold amount for the following financial year on the SRO website.

### How MPL is calculated

- The amount of MPL is \$1.30 for every \$1000 of the estimated cost of the development for which the leviable planning permit is required.
- If the estimated cost of the development for which the leviable planning permit is required is not a multiple of \$1000, the estimated cost is to be rounded up or down to the nearest \$1000 (and, if the amount by which it is to be rounded is \$500, it is to be rounded up).

### Notification and Payment of MPL to the Commissioner

- Before making a leviable planning permit application, the applicant must submit a completed Application for Metropolitan Planning Levy (MPL) Certificate and pay the whole MPL amount to the Commissioner. This Application must state the estimated cost of the development and any other information required by the Commissioner.
- If, after the Commissioner has issued a MPL Certificate which has not expired (see MPL Certificate), and the estimated cost of the development increases before the leviable planning permit application is made, the applicant must submit an Application for Metropolitan Planning Levy (MPL) Certificate (*Revised*) and pay the whole additional MPL amount to the Commissioner. This revised Application must state the increased estimated cost of the development and any other information required by the Commissioner.

### MPL Certificate

- The Commissioner must issue a MPL Certificate if he is satisfied that the whole amount of the MPL has been paid in respect of the estimated cost of the development.
- Subject to section 96U(3) of the PEA, a MPL Certificate expires 90 days after the day on which it is issued.

### Revised MPL Certificate

- The Commissioner must issue a revised MPL Certificate if:
  - the Commissioner has issued a MPL Certificate, which has not expired;
  - the estimated cost of the development increases before the application for a leviable planning permit is made; and
  - he is satisfied that the whole amount of the MPL has been paid in respect of the increased estimated cost of the development.
- The Commissioner may also issue a revised MPL Certificate to:
  - Correct any error in the information listed in the MPL Certificate (except the estimated cost of development as explained below), or
  - the estimated cost of the development stated in the MPL Certificate is different from the estimated cost of the development stated in the Application for Metropolitan Planning Levy (MPL) Certificate lodged by the applicant.
- A revised MPL Certificate expires 90 days after the day on which it is issued.

### Refund of MPL

- The only circumstance under which a person who has paid a MPL is entitled to a refund is where there has been a mathematical error in calculating the amount of the MPL by reference to the estimated cost of the development stated in the original or revised Application for Metropolitan Planning Levy (MPL) Certificate. Other than that, a person who has paid a MPL is not entitled to a refund of the whole or any part of the MPL.

### Certificate number

- The Certificate number is on the top right corner on the front of this Certificate.
- Quoting this Certificate number will give you access to information about this Certificate and enable you to enquire about your application by phone.
- You should quote this number in any correspondence.

For more Metropolitan Planning Levy information please contact the State Revenue Office:

<b>Mail</b> State Revenue Office, GPO Box 4376, MELBOURNE VIC 3001 or DX260090 Melbourne	<b>Internet</b> <a href="http://www.sro.vic.gov.au">www.sro.vic.gov.au</a> <b>Email</b> <a href="mailto:mpl@sro.vic.gov.au">mpl@sro.vic.gov.au</a> <b>Phone</b> 13 21 61 (local call cost) <b>Fax</b> 03 9628 6856
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