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Date Lodged: 4 March 2024
Application No: D/82/2024

Planning Enquiries
Phone: (03) 8470 8850
Web: www.darebin.vic.gov.au

Online Form Application for Planning Permit

Pre-application details

Has there been a pre-application meeting with a Council officer? No

The land

Street Address: 488 Murray Road PRESTON VIC 3072

Describe how the land is used and developed now: Retail

The Proposal

What best describes the proposed use? Mixed Use

For what use, development or other matter do you require a permit: MIXED USE DEVELOPMENT
CONSTRUCTION OF A DOUBLE STOREY
BUILDING WITH RESTAURANT ON GROUND
FLOOR
AND A DWELLING ON FIRST FLOOR
AS SHOWN ON THE PLANS ACCOMPANYING THE
APPLICATION

Is the land affected by an encumbrance? No

Does the proposal breach in any way the encumbrance on the title? No

Additional Planning Requirements

Does the proposal include a Change of Use? No

Does the proposal include a car parking reduction? No

Does the proposal include alterations to a Road Zone Category 1 road? No

Does the proposal include a Covenant Removal/Variation? No

Cost of building and works/permit fee

Estimated cost of development for which the permit is required: 585000

Contact, applicant and owner details

Contact: Planning And Design
Eric

Address: 31 Enfield Ave, PRESTON VIC 3072

E-mail Address: admin@planninganddesign.com.au

Phone (BH): 9018 1529

Phone (AH):

Phone (Mobile):

Applicant: Planning And Design

Address: 31 Enfield Ave, PRESTON VIC 3072

Phone (BH): 9018 1529

E-mail Address: admin@planninganddesign.com.au

Declaration

I declare that I am the Applicant

Owner/Applicant	Applicant
I declare that I am the applicant and owner of the land and all the information in this application is true and correct.	I declare that I am the applicant and: <ul style="list-style-type: none"> I have notified the owner about this application; And all the information in this application is true and correct.

REQUEST TO AMEND APPLICATION

DATE RECEIVED:

02 July 2024

APPLICATION NUMBER:

D/82/2024



Level 1, 274 Gower Street, Preston
Email: townplanning@darebin.vic.gov.au
Town Planning: 8470 8850

Use this form to make a request to amend an application for planning permit under
Section 50 or Section 57(A) of the Planning & Environment Act 1987

The collection and handling of personal information is in accordance with Council's Privacy Policy which is displayed on Council's website and available for inspection at, or collection from, Council's Customer Service centre/s.

Please be advised that any material submitted with an application including plans will be made available for public view and copies may be made to interested parties for the sole purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*.

Please print clearly.

THE APPLICANT (Who is making the application?)

Name:	CHINH MAI
Address:	31 ENFIELD AVE, PRESTON VIC 3072
Phone (business hours):	0390181529
Email:	ADMIN@PLANNINGANDDESIGN.COM.AU

APPLICATION DETAILS

Permit Application Number:	D/82/2024
Site Address:	488 MURRAY RD, PRESTON

Section 50 or 57(A) Amendment fee:

Before Notice is given: No Fee

After Notice is given: 40% of the application fee for that class of permit or amendment to permit; and

Where the class of application is changing to a new class of higher application fee, the difference between the fee for the application to be amended and the fee for the new class.

An amendment to the use or development mentioned in the application

An amendment to the description of land to which the application applies

An amendment to any plans and other documents forming part of or accompanying the application

PLEASE GIVE DETAILS OF THE AMENDMENT REQUEST

1. PROVIDE TWO BICYCLE SPACES AT THE REAR.
2. REDUCE ONE MORE CAR PARKING SPACE AT THE REAR.
3. DELETED THE REAR SLIDING GATE.

Attach a separate sheet if insufficient space.

DECLARATION (complete either A or B)

A I declare that I am the owner of the land and I have seen this amendment request.

Signature:

Date:

B I / We the Applicant declare that I / We have notified the owner about this amendment.

Signature:



Date:

21/08/2024

DECLARATION TO BE COMPLETED FOR ALL APPLICATIONS

I declare that all the information I have provided is true and correct.

Applicant's Signature:



Date:

21/08/2024

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

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VOLUME 08156 FOLIO 062

Security no : 124112788312M
Produced 20/02/2024 12:28 PM**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 022204.
PARENT TITLE Volume 04863 Folio 598
Created by instrument A338613 22/05/1957

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RASHID PASHA MOHAMMED of 4 PARK AVENUE PRESTON VIC 3072
AT144163E 08/04/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU603401A 21/07/2021
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP453227E 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: 488 MURRAY ROAD PRESTON VIC 3072

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 21/07/2021

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP453227E
Number of Pages (excluding this cover sheet)	1
Document Assembled	20/02/2024 12:28

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TITLE PLAN		EDITION 1	TP 453227E
Location of Land Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 147(PT) Last Plan Reference: LP 22204 Derived From: VOL 8156 FOL 062 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information <p>All that piece of Land, delineated and coloured red and blue on the map in the margin being Lot 2 on Plan of Subdivision No.22204 lodged in the Office of --- Titles and being part of Crown Portion 147 Parish of Jika Jika - As to the land--- coloured blue Together with a right to use the land coloured yellow on the said map for party wall purposes ---</p> <p>ENCUMBRANCES REFERRED TO</p> <p>As to the land coloured blue ---</p> <p><u>ANY EASEMENTS</u> affecting the same ---</p>			
THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 15/07/2002 VERIFIED: AP			
COLOUR CODE R=RED BL=BLUE Y = YELLOW			
LENGTHS ARE IN FEET & INCHES Metres = 0.3048 x Feet Metres = 0.201168 x Links.		Darebin City Council Received 4/03/2024	
		Sheet 1 of 1 sheets	