

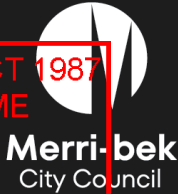
Merri-bek Civic Centre  
90 Bell Street  
Coburg Victoria 3058  
T: (03) 9240 1111

Postal Address  
Locked Bag 10  
Brunswick Victoria 3056

merri-bek.vic.gov.au

PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME

Advertised Document  
Advertised Plan Sheet:1 of 8  
Application No: MPS/2025/335  
Date : 4/07/2025




Date Lodged:	02-Jun-2025
Application No:	MPS/2025/335

Online planning application form

Pre-application meeting		
Has there been a pre-application meeting with a Council planning officer?		Yes
➤ If yes, please provide the following details of the meeting	Name of the Council planning officer you met with	ARIADNE HASIOTIS
	Date of meeting	23-May-2025

The land	
Street address	2/28 Arthur Street, COBURG NORTH VIC 3058

Describe how the land is used and developed now
Primary residence of owners

The proposal	
For what use, development or other matter do you require a permit?	
Construction of a deck on a lot less than 300 square metres	
Encumbrances on title	
Is the land affected by an encumbrance such as restrictive covenant, section 173 agreement or other obligations on title such as an easement or building envelope?	Yes
Encumbrances are identified on the certificate of title.	
Where there is an encumbrance on the title, does the proposal breach it in any way?	No
<div> Note Council must not grant a permit that authorises anything that would result in a breach of a registered restrictive covenant (sections 61(4) and 62 of the <i>Planning and Environment Act 1987</i>).</div>	

Contact Council and/or an appropriately qualified person for advice

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### Cost of building and work/permit fees



Most applications require a fee to be paid. Where development is proposed, the value of the development affects the fee. Contact Council to determine the appropriate fee.

Estimated cost of development for which the permit is required (including GST). You may be required to verify this estimate.

Cost \$ 3530

### Applicant details

Name	Ms E Caprile		
Postal address	2/28 Arthur Street COBURG VIC 3058		
Email	erikacaprile1@gmail.com	Phone	0499 079 055

### Owner details

Name	C Maunders		
Postal address	Not required		
Email	Not required	Phone	Not required

### Signature and declaration

I declare that I am the Owner/Applicant

Applicant/Owner

I declare that I am the applicant and owner of the land and all the information in this application is true and correct.

Applicant

I declare that I am the applicant and:





- I have notified the owner about this application;
- And all the information in this application is true and correct.

#### Merri-bek Language Link

Italiano	Italian	9280 1911	Türkçe	Turkish	9280 1914	普通话	Chinese (Simplified)	9280 0750
Ελληνικά	Greek	9280 1912	Tiếng Việt	Vietnamese	9280 1915			
عربي	Arabic	9280 1913	पंजाबी	Nepali	9280 0751			

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Date: 4/07/2025  
National Relay Service:  
13 36 77 or relay.service.com.au

## For more information & lodgement

-  **Online** visit [www.merri-bek.vic.gov.au/building-and-business/planning-and-building/planning/apply-planning-permit](http://www.merri-bek.vic.gov.au/building-and-business/planning-and-building/planning/apply-planning-permit) to lodge your application.
-  **Mail** your application and payment to Merri-bek City Council, Locked Bag 10, Brunswick, Vic 3056.
-  **Visit** the Merri-bek Civic Centre at 90 Bell Street, Coburg, Vic 3058.
-  **Call** Merri-bek City Council on 9240 1111.

## Privacy and service notice

Merri-bek City Council is committed to protecting your privacy in accordance with the Privacy and Data Protection Act 2014 (Vic) and the Health Records Act 2001 (Vic). The personal information requested is being collected by Merri-bek City Council for lodgement and assessment of a planning application and may also be used to update your personal information otherwise held by Council (for example, contact details including email address, phone number). If the personal information is not provided in your application it may result in the application not being accepted, lapsing or being refused. The personal information may also be used by Council for related purposes

The personal information disclosed in the application which includes any additional information provided throughout this application process will be made available for public inspection including on Councils public website whilst the application is being determined, in accordance with section 51 of the Planning & Environment Act 1987. If a planning permit is granted, the permit and any endorsed plans or documents under the permit continue to be available for public inspection including on Councils website on a permanent basis and may also be used by Council for related purposes. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material you have submitted does not breach any third party's right to privacy and copyright

By lodging this application or other related information online you acknowledge that all future communications from Council regarding this lodgement will primarily be provided electronically. This includes the delivery of the decision on the application, which will be made accessible via a downloadable link.

The personal information will not be disclosed to any other external party without your consent, unless required or authorised by law. You can gain access to your personal information you have provided to Merri-bek City Council and if you wish to alter it, please contact Council's Privacy Officer via telephone on 9240 1111 or e-mail at [Privacyofficer@merri-bek.vic.gov.au](mailto:Privacyofficer@merri-bek.vic.gov.au)

You must tick I agree below to continue to lodge this application online. If you do not agree you cannot lodge this application online. You must contact Council 9240 1111 to discuss your lodgement options with a planning officer.

Merri-bek Online Services Privacy and Service Agreement

I agree that:

- I have read and understand the privacy statement above
- I consent to the publication of the information provided with this application online including the personal information.
- I have obtained the informed consent of any third party to publish personal information contained in the material I have provided, and the material provided does not breach any third parties right to privacy and copyright.
- I consent to receiving electronic communications from Council regarding this lodgement including the delivery of the decision being made accessible via a downloadable link.

I AGREE

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

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VOLUME 10537 FOLIO 856

Advertised Document  
Advertised Plan Sheet: 4 of 8  
Application No: MPS/2025/335  
Security no: M24/2026/542R  
Date: 4/07/2025 2025 06:38 PM

### LAND DESCRIPTION

Lot 2 on Plan of Subdivision 435691S.  
PARENT TITLES :  
Volume 09828 Folio 256 to Volume 09828 Folio 259  
Created by instrument PS435691S 04/09/2000

### REGISTERED PROPRIETOR

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
ERIKA CAPRILE of UNIT 2 28 ARTHUR STREET COBURG NORTH VIC 3058  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
CHRISTOPHER LACHLAN MAUNDERS of UNIT 2 28 ARTHUR STREET COBURG NORTH VIC  
3058  
AW399902Q 20/12/2022

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW399903N 20/12/2022  
MACQUARIE BANK LTD

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

### DIAGRAM LOCATION

SEE PS435691S 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: UNIT 2 28 ARTHUR STREET COBURG NORTH VIC 3058

### ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL  
Effective from 20/12/2022

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

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**OWNERS CORPORATIONS**

The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. PS435691S

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DOCUMENT END



# Imaged Document Cover Sheet

PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME

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Advertised Plan Sheet: 6 of 8  
Application No: MPS/2025/335  
Date: 25/06/2025

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Document Type	<b>Plan</b>
Document Identification	<b>PS435691S</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>25/06/2025 16:41</b>

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PLAN OF SUBDIVISION		STAGE No. <div>PLANNING ENVIRONMENT ACT 1987 MERRIBEK PLANNING SCHEME EDITION 1</div>	LTO USE ONLY	PLAN NUMBER PS 455691S
<b>LOCATION OF LAND</b> PARISH: JIKA JIKA TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 148 (PART)  LTO BASE RECORD: CHART 229 2796 TITLE REFERENCES: VOL.9828 FOL.256 VOL.9828 FOL.257 VOL.9828 FOL.258 VOL.9828 FOL.259 LAST PLAN REFERENCE: SP 28285  POSTAL ADDRESS: 28 ARTHUR ST AMG Co-ordinates COBURG NORTH 3058 E 321 945 ZONE: 55 (of approx. centre of plan) N 5 822 790		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> COUNCIL NAME: MORELAND REF 2000/0049 1. This plan is certified under section 6 of the Subdivision Act 1988 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage  Council Delegate Council Seal Date 16 / 6 / 2000  Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED DATE: 2 / 8 / 00  LTO USE ONLY PLAN REGISTERED TIME DATE 4-9-00 V. Sragani Assistant Registrar of Titles
<b>VESTING OF ROADS OR RESERVES</b> IDENTIFIER COUNCIL/BODY/PERSON NIL NIL		<b>NOTATIONS</b> DEPTH LIMITATION: DOES NOT APPLY STAGING: This is not a staged subdivision. Planning Permit No. SURVEY: This plan is based on survey.		
<b>EASEMENT INFORMATION</b>				
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO THE LAND IN THIS PLAN				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of
E-1	DRAINAGE & SEWERAGE	2.44	LP 44353	LOTS IN LP44353
E-1	SEWERAGE	2.44	THIS PLAN	YARRA VALLEY WATER

BOUNDARY DEFINED BY BUILDING IS THE MEDIAN LABELLED 'M'

ARTHUR STREET

HOPETOUN CRESCENT

SCALE 5 0 5 10 LENGTHS ARE IN METRES		ORIGINAL SCALE 1:250 SHEET SIZE A3	LICENSED SURVEYOR (PRINT) PETER MOMMSEN SIGNATURE DATE REF O.SAHIN VERSION	Sheet 1 of 2 Sheets DATE COUNCIL DELEGATE SIGNATURE
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PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME

PS435691S

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FOR CURRENT BODY CORPORATE DETAILS  
SEE BODY CORPORATE SEARCH REPORT