

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



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 *Planning and Environment Act 1987*).

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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
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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.

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Merri-bek Language Link

Italiano	Italian	9280 1911	Türkçe	Turkish	9280 1914	普通話	Chinese Simplified	9280 0750
Ελληνικά	Greek	9280 1912	Tiếng Việt	Vietnamese	9280 1915	National Relay Service		
عربى	Arabic	9280 1913	ਪੰਜਾਬੀ	Nepali	9280 0751	Call 13 36 77 or relayservice.com.au		

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For more information & lodgement

-  **Online** visit 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 submitted 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

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**

VOLUME 10537 FOLIO 856

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Search ID: 12412976/542R

Placed: 16/07/2025 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**

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

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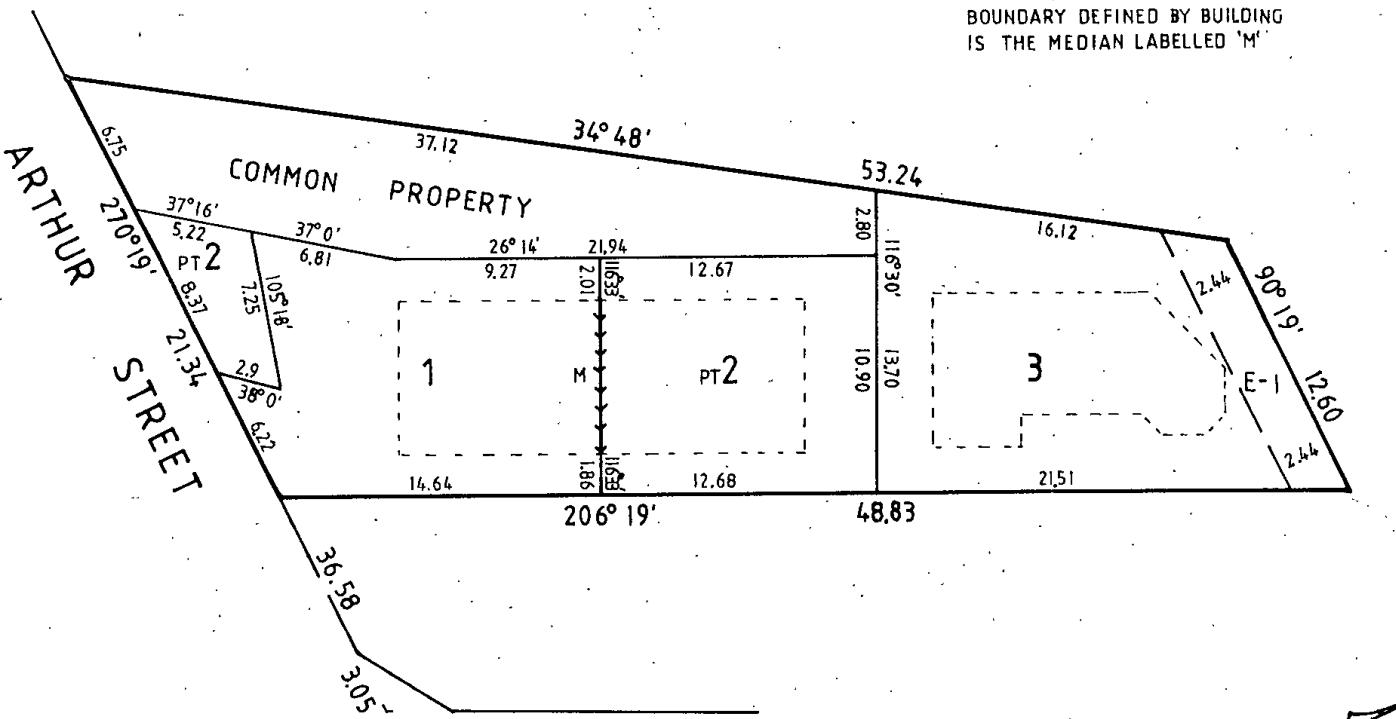
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PLAN OF SUBDIVISION					STAGE No.	LTO USE ONLY	PLAN NUMBER
					✓ PLANNING ENVIRONMENT ACT 1987 EDITION 1 PS 1569		
LOCATION OF LAND					COUNCIL CERTIFICATION AND ENDORSEMENT		
PARISH:		JIKA JIKA			COUNCIL NAME: MORELAND REF 2000/0049		
TOWNSHIP:					1. This plan is certified under section 6 of the Subdivision Act 1988		
SECTION:					2. This plan is certified under section 11(7) of the Subdivision Act 1988		
CROWN ALLOTMENT:					Date of original certification under section 6		
CROWN PORTION:		148 (PART)			3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.		
LTO BASE RECORD:		CHART 229 2796			OPEN SPACE		
TITLE REFERENCES:		VOL. 9828 FOL. 256 VOL. 9828 FOL. 257 VOL. 9828 FOL. 258 VOL. 9828 FOL. 259			(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made.		
LAST PLAN REFERENCE:		SP 28285			(ii) The requirement has been satisfied.		
POSTAL ADDRESS:		28 ARTHUR ST COBURG NORTH 3058			(iii) The requirement is to be satisfied in Stage		
AMG Co-ordinates		E 321 945 ZONE: 55 (of approx. centre of plan) N 5 822 790			Council Delegate Council Seal Date 16/6/2000		
VESTING OF ROADS OR RESERVES					Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
IDENTIFIER	COUNCIL/BODY/PERSON						
NIL	NIL						
EASEMENT INFORMATION							
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 Benefited/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'



HOPE TOUN CRESCE^NT

Sheet 1 of 2 Sheets

SCALE 5 0 5 10	ORIGINAL SCALE 1:250 SHEET SIZE A3	LICENSED SURVEYOR (PRINT) ... PETER MOMMSEN SIGNATURE DATE REF 05AHIN VERSION	DATE COUNCIL DELEGATE SIGNATURE
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**FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT**