

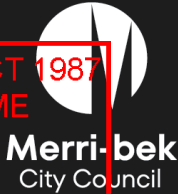
Merri-bek Civic Centre  
90 Bell Street  
Coburg Victoria 3058  
T: (03) 9240 1111

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 15  
Application No: MPS/2024/707  
Date : 18/06/2025



Date Lodged:	19-Nov-2024
Application No:	MPS/2024/707

Online planning application form

Pre-application meeting		
Has there been a pre-application meeting with a Council planning officer?		No
➤ If yes, please provide the following details of the meeting	Name of the Council planning officer you met with	
	Date of meeting	

The land	
Street address	106 Loongana Avenue, GLENROY VIC 3046

Describe how the land is used and developed now
Single residential dwelling

The proposal	
For what use, development or other matter do you require a permit?	
Double Storey Dual Occupancy	
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? Encumbrances are identified on the certificate of title.	
Yes	
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 <i>Planning and Environment Act 1987</i> ).

Contact Council and/or an appropriately qualified person for advice

Archived Document  
Advertised Plan Sheet: 2 of 15  
Application No: MPS/2024/707  
Date : 18/06/2025

### 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 \$ 900000

### Applicant details

Name	Wardle Design		
Postal address	599 Gilbert Road PRESTON VIC 3072		
Email	info@wardleddesign.com.au	Phone	

### Owner details

Name	Ms D Cakir		
Postal address	1/286 Waterloo Road GLENROY VIC 3046		
Email		Phone	0434 407 116

### Signature and declaration

I declare that I am the **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.

PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME





Advertised Document  
Advertised Plan Sheet:3 of 15  
Application No: MPS/2024/707  
Date : 18/06/2025

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			

National Relay Service:  
13 36 77 or relayservice.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 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 on this form is being collected by Merri-bek City Council to consider and determine this application and may also be used to update your personal information otherwise held by Council (for example, contact details including email address, phone number). Personal information disclosed in this application may be made available for public inspection including on Council's public website whilst the application is being determined, in accordance with 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 Council's website permanently and may also be used by Council for related purposes. It will not be disclosed to any other external party without your consent, unless required or authorised by law. If the personal information is not provided in your application, this may result in the application not being accepted, lapsing or being refused.

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).

PLEASE NOTE: Information associated with application might be provided electronically and unless otherwise stated, Further Council may use your electronic details for other Council communication.

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

REQUEST TO AMEND AN APPLICATION FOR A  
PLANNING PERMIT UNDER S50 OR S57(3)A

amend an application for a permit, including the description of the proposal or the description of the land or  
any plans or documents accompanying the application pursuant to Sections 50 or 57A of the Planning &  
Environment Act 1987) (Online form)

PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME  
(A request to  
Advertised Document  
Advertised Plan Sheet: 4 of 15  
Application No: MPS/2024/707  
Date : 18/06/2025



	Date: 24-Apr-2025
Applicant:	Wardle Design 599 Gilbert Road PRESTON VIC 3072 meg@wardledesign.com.au
Application No.:	MPS/2024/707
Address of Land:	106 Loongana Avenue, GLENROY VIC 3046
Description of the Amendment(s)	s50 amendment to comply with new regulations
All plans amendments have been clearly indicated/highlighted on the plans.	Yes
I am the owner of the land.	No
I am the applicant and I have notified the land owner(s) about this request to amend the application for a planning permit.	
Has the application been advertised?	No
Declaration:  I declare I am the Applicant  That all information in this request is true and correct; both through the description of the amendments on this form and the highlighting of all amendments on the plans; that there are no other amendments to the plans which have not been described and highlighted and that the owner(s) (if not myself) has been notified of this request for an amendment to the application for a planning permit.	

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	National Relay Service: 13 36 77 or relayservice.com.au		
عربي	Arabic	9280 1913	ਪੰਜਾਬੀ	Nepali	9280 0751			

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

Page 1 of 1

VOLUME 08050 FOLIO 402

Security No: M24/29268763H  
Date: 18/06/2025 02:18 PM

Advertised Document  
Advertised Plan Sheet: 5 of 15  
Application No: MPS/2024/707

**LAND DESCRIPTION**

Lot 177 on Plan of Subdivision 023974.  
PARENT TITLE Volume 06829 Folio 775  
Created by instrument 2650296 16/02/1954

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
DILEK CAKIR of UNIT 1 286 WATERLOO ROAD GLENROY VIC 3046  
AX945316E 29/04/2024

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AX945317C 29/04/2024  
WESTPAC BANKING CORPORATION

COVENANT 2650296 16/02/1954

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 LP023974 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: 106 LOONGANA AVENUE GLENROY VIC 3046

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 29/04/2024

DOCUMENT END



# Imaged Document Cover Sheet

PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME

Advertised Document  
Advertised Plan Sheet: 6 of 15  
Application No: MPS/2024/707  
Date: 18/09/2025

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>LP023974</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>19/11/2024 14:18</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.

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

LP 23974

PLAN OF SUBDIVISION  
OF PART OF CROWN PORTION ONE  
PARISH OF WILL WILL ROOK  
COUNTY OF BOURKE  
VOL. 6829 FOL. 775

EDITION 1  
PLAN MAY BE LODGED  
29-10-1952

3 SHEETS  
SHEET 1

Measurements are in Feet & Inches  
Conversion Factor  
FEET x 0.3048 = METRES

PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME  
Advertised Document  
Advertised Plan Sheet: 7 of 15  
Application No: MPS/2024/704  
Date: 18/06/2024

COLOUR CODE

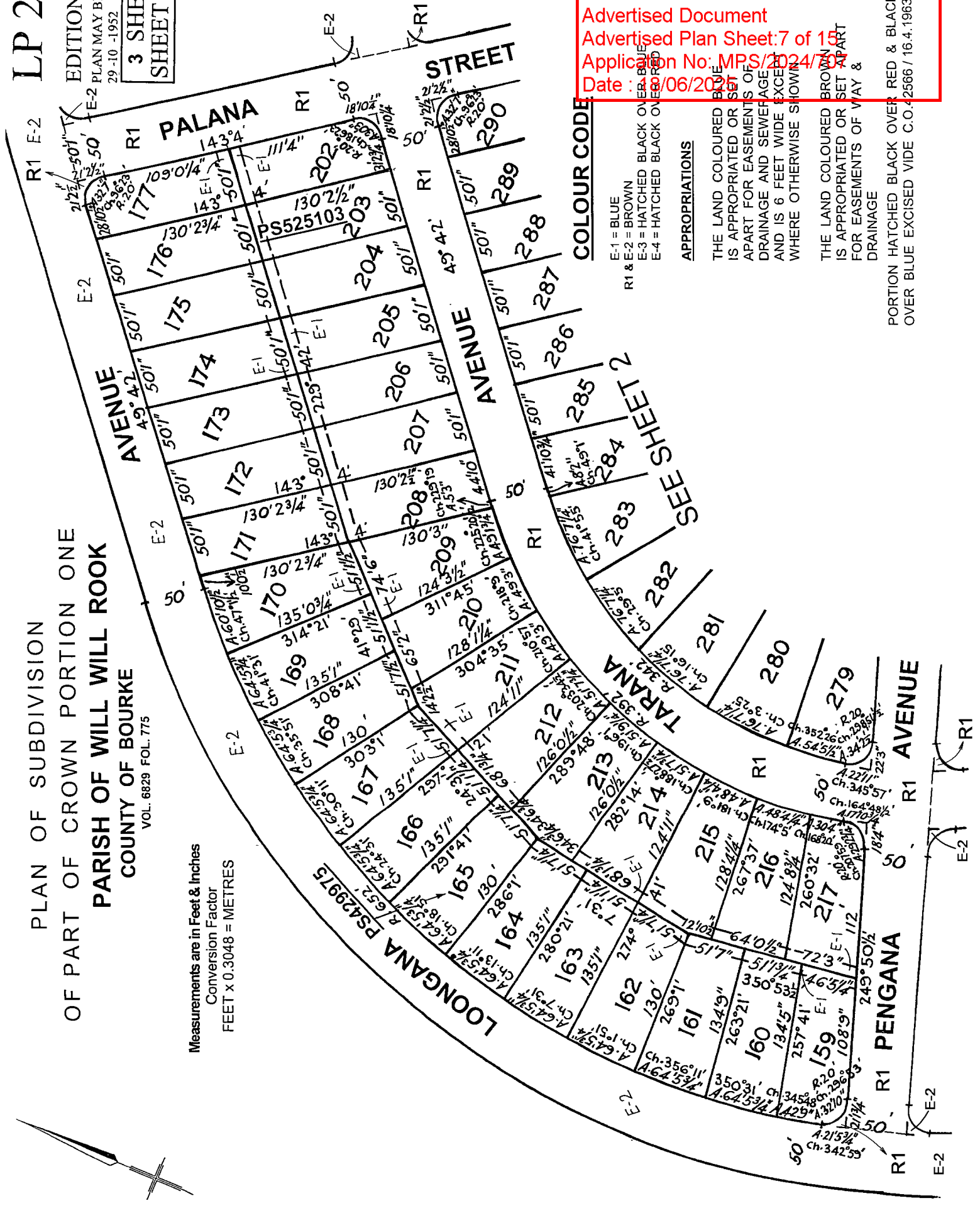
E-1 = BLUE  
R1 & E-2 = BROWN  
E-3 = HATCHED BLACK OVER BROWN  
E-4 = HATCHED BLACK OVER RED

APPROPRIATIONS

THE LAND COLOURED BLUE  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF  
DRAINAGE AND SEWERAGE  
AND IS 6 FEET WIDE EXCEPT  
WHERE OTHERWISE SHOWN

THE LAND COLOURED BROWN  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF WAY &  
DRAINAGE

PORTION HATCHED BLACK OVER RED & BLACK  
OVER BLUE EXCISED VIDE C.O. 42566/16.4.1963



PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME

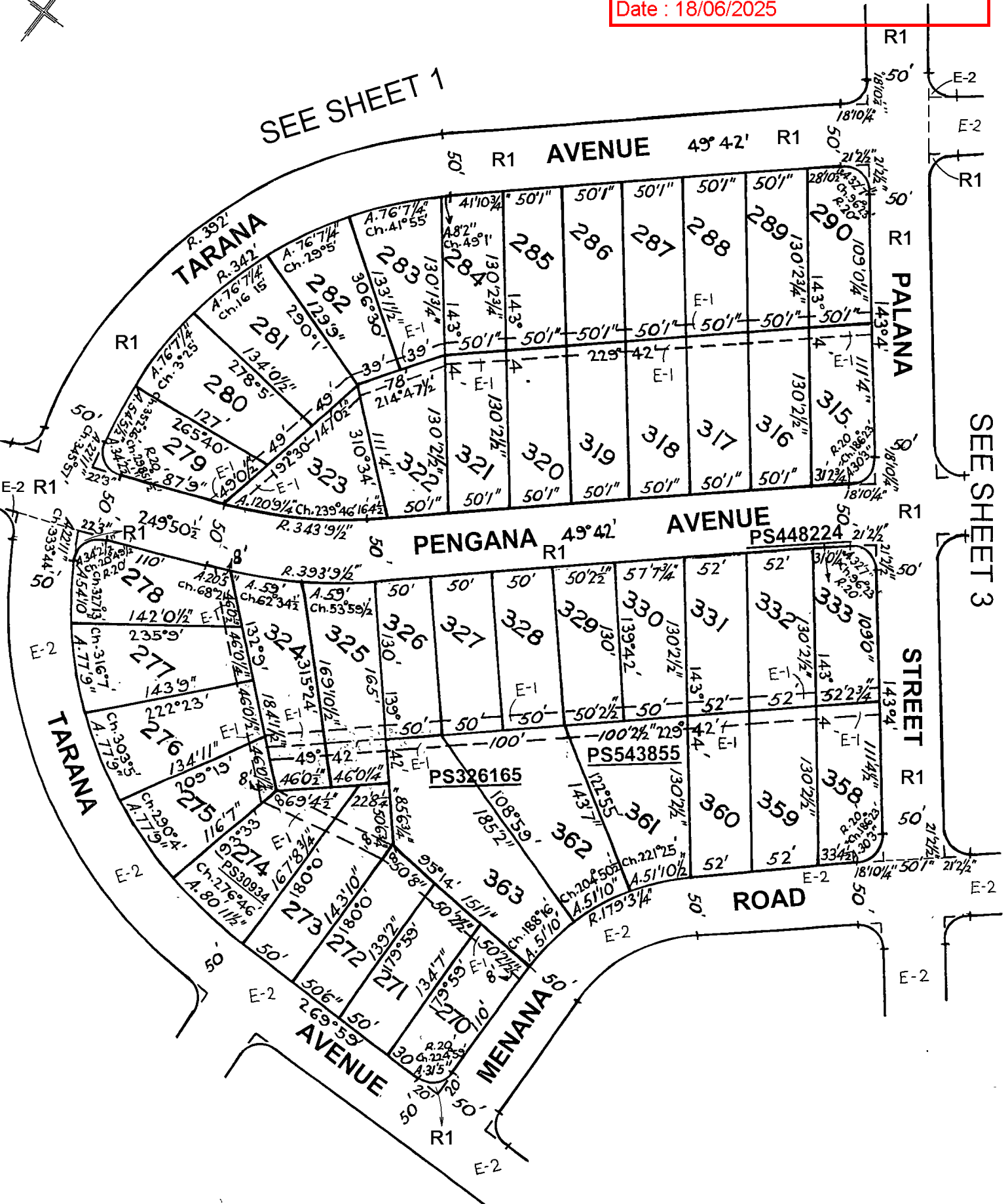
**SHEET 2**

Advertised Document

Advertised Plan Sheet:8 of 15

Application No: MPS/2024/707

Date : 18/06/2025





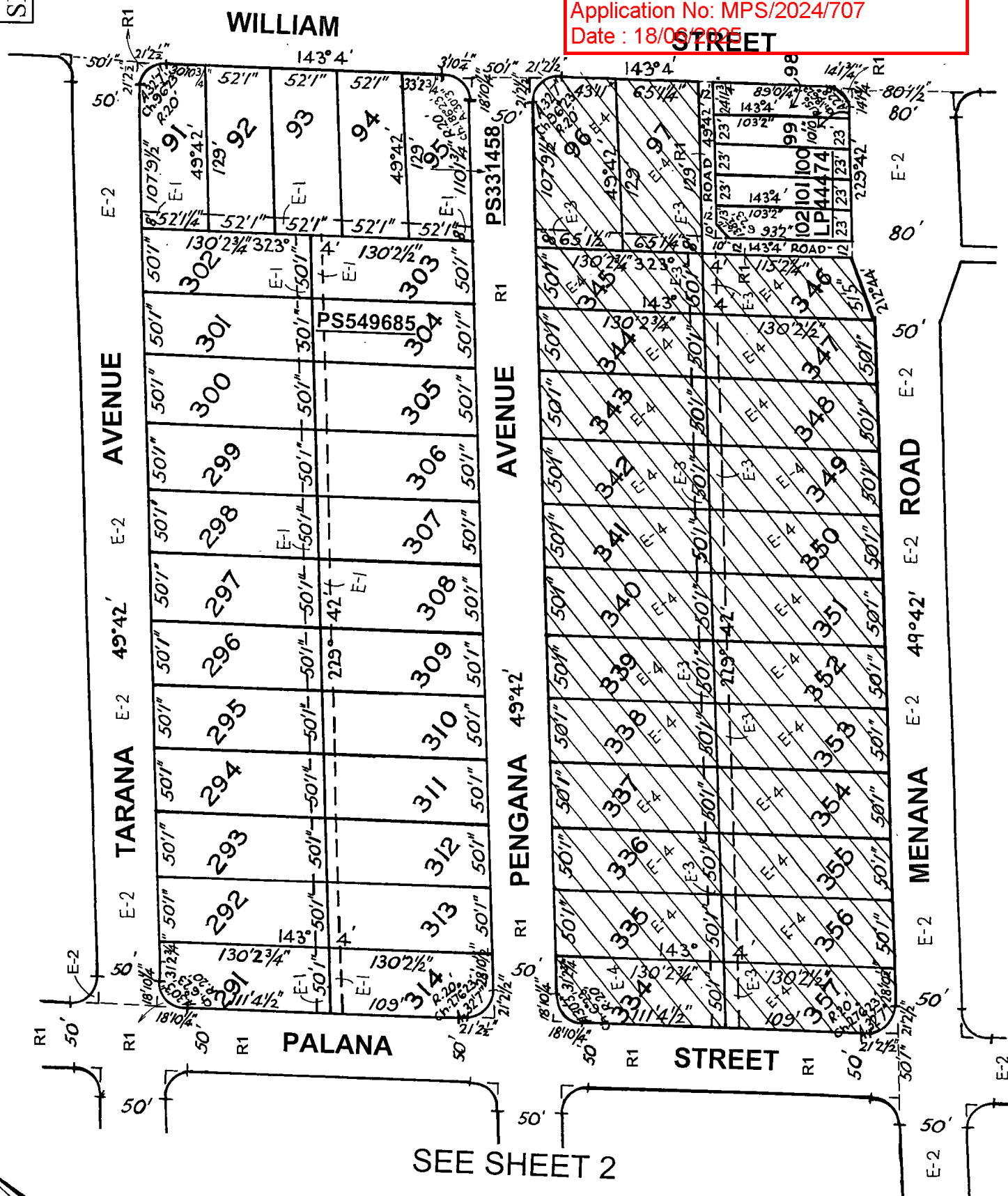
# PLANNING ENVIRONMENT ACT 1987 MERRI-BEK PLANNING SCHEME

Advertised Document

Advertised Plan Sheet:9 of 15

Application No: MPS/2024/707

Date : 18/06/2025





# Imaged Document Cover Sheet

PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME

Advertised Document  
Advertised Plan Sheet: 10 of 15  
Application No: MPS/2024/707  
Date: 18/09/2025

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

Document Type	<b>Instrument</b>
Document Identification	<b>2650296</b>
Number of Pages (excluding this cover sheet)	<b>4</b>
Document Assembled	<b>19/11/2024 14:18</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.

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



178  
180  
A-N  
Sgms

The Registrar of Titles

5520013

2656296 1678

Please register this Transfer and issue  
new Certificate of Title to issue  
herein to Cornwall Stodart & Co  
Septimus Jones for Agent

PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME

MICROFILMED

Advised Document  
Advised Plan Sheet: 11 of 15  
Application No: MPS/2024/707  
Date: 18/06/2025



FEE  
2/-  
T.O.

CORNWALL STODART &amp; CO



553935  
2-24



CHURCHILL ESTATES PROPRIETARY LIMITED of 287 Collins Street Melbourne  
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 ONE HUNDRED AND SEVENTY POUNDS  
paid to it as to the sum of THIRTY TWO POUNDS THREE SHILLINGS AND  
THREEPENCE part thereof by IACOVOS GEORGIU of 9 Anderson Street  
South Melbourne, Factory Hand and as to the balance thereof, namely  
ONE HUNDRED AND THIRTY SEVEN POUNDS SIXTEEN SHILLINGS AND NINE PENCE by  
JOHN RODEN BRADLEY of Flat 7, 51 James Street West Preston, Draughtsman  
and in further consideration of the sum of THIRTY TWO POUNDS THREE  
SHILLINGS AND THREEPENCE paid by the said John Roden Bradley to the said  
Iacovos Georgiou DOETH HEREBY at the request and by the direction of the  
said Iacovos Georgiou testified by his execution hereof TRANSFER to  
the said JOHN RODEN BRADLEY All its estate and interest in ALL THAT  
piece of land being Lot 177 on Plan of Subdivision No. 23974 lodged in  
the Office of Titles being part of Crown Portion One Parish of Will Will  
Rook County of Bourke and being part of the land more particularly  
described in Certificate of Title Volume 6829 Folio 775 AND the said  
JOHN RODEN BRADLEY for himself his heirs executors administrators and  
transferees HEREBY COVENANTS with the said Churchill Estates Proprietary  
Limited its successors and transferees and the registered proprietor or  
proprietors for the time being of the land remaining untransferred in  
Certificate of Title Volume 6829 Folio 775 that no quarrying operations  
shall at any time hereafter be carried on in or upon the said Lot 177 and  
no stone earth clay gravel or sand shall at any time hereafter be carried  
away or removed from the said Lot 177 except for the purpose of excavating  
for the foundations of any building to be erected thereon or use or permit  
or allow the said land hereby transferred to be used for the manufacture  
or winning of bricks tiles or pottery ware AND it is intended that the  
above covenant shall be set out as an encumbrance at the foot of the  
Certificate of Title to be issued in respect of the land hereby transferred

See: Red & Blue  
6829/-775 Part  
Under an Arc  
Once out to Blue  
the Combs. 212 etc.

As to the whole  
the Court hereina

5/11/54  
5/11/54

Salomon  
12/11/54

IMAGED

newly in 5539655  
8/12/54



and shall run with the land.

DATED the 31st day of December 1953.

PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME

Advertised Document  
Advertised Plan Sheet: 12 of 15  
Application No: MPS/2024/707  
Date: 18/06/2025

THE COMMON SEAL of CHURCHILL ESTATES  
PROPRIETARY LIMITED was hereto affixed  
by order of the Board of Directors in  
in the presence of:-



*Margaret Jones* DIRECTOR  
*J. Hilton* SECRETARY

SIGNED by the said IACOVOS GEORGIU  
in Victoria in the presence of:

} *Iacovos Georgiou*

*Arthur L Row*  
*Solomon Mellman*

SIGNED by the said JOHN RODEN BRADLEY  
in Victoria in the presence of:

} *J. R. Bradley*

*Arthur L Row*

ENCUMBRANCES ABOVE REFERRED TO

As to the land coloured Blue on the said Plan.

Any easements affecting the same.

PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME

Advertised Document  
Advertised Plan Sheet: 13 of 15  
Application No: MPS/2024/707  
Date : 18/06/2025

5279

DATED 1953

CHURCHILL ESTATES PROPRIETARY  
LIMITED

- to -

JOHN HODEN BRADLEY  
by direction of  
IACOVOS GEORGIU

TRANSFER OF LAND

CORNWALL STODART & CO.,  
Solicitors,  
47 Queen Street,  
MELBOURNE.

I CERTIFY

that a Memorial of the within Instrument No. 2650296  
was entered on the 16th Feb. 1954  
In the Register Book Vol. 6829 Fol. 775

*CW Mitchell*

Assistant Registrar of Titles

*Am*

PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME

Advertised Document  
Advertised Plan Sheet:14 of 15  
Application No: MPS/2024/707  
Date : 18/06/2025



- NOTES:
- LEVELS SHOWN THUS ARE IN METRES TO AUSTRALIAN HEIGHT DATUM (AHD)  
LEVEL DATUM VIDE WILL-WILL-ROOK PM 240, RL: 83.625.
  - CONTOURS SHOWN ACROSS SUBJECT LAND ARE AT 0.10m INTERVALS  
TO AHD AND HAVE BEEN DERIVED FROM SURVEY.
  - CONTOURS SHOWN THROUGH EXISTING BUILDINGS ARE INDICATIVE ONLY  
AND ARE BASED ON LEVELS OBSERVED OUTSIDE SUCH BUILDINGS.
  - SMALL TREES AND SHRUBS HAVE NOT BEEN LOCATED IN THIS SURVEY.
  - WINDOW DETAILS: HW : DENOTES GROUND STOREY HABITABLE WINDOW  
NHW1 : DENOTES FIRST STOREY NON-HABITABLE WINDOW  
FW : DENOTES FROSTED WINDOW  
26.6 h : DENOTES WINDOW HEAD LEVEL  
24.9 s : DENOTES WINDOW SILL LEVEL
  - THIS SURVEY HAS RE-ESTABLISHED TITLE BOUNDARIES, WHICH  
ARE SHOWN ON THIS PLAN IN RELATION TO EXISTING FENCES AND  
/ OR BUILDING WALLS THAT DEFINE THE EXTENT OF THE LAND  
OCCUPIED BY THE SUBJECT PROPERTY.
  - REFER TO OUR WRITTEN REPORT, BEING REF. 24305L01s DATED  
2 JULY 2024, FOR ANALYSIS AND ADVICE RELATING TO THE  
RE-ESTABLISHMENT OF PROPERTY TITLE BOUNDARIES.

## WARNING

WHERE OCCUPATION INCLUDING FENCES AND BUILDINGS AROUND THE PERIMETER OF THE  
PROPERTY ENCROACH INTO THE SUBJECT SITE, THE LAND BEYOND THE OCCUPATION MAY NOT  
BE RECOVERABLE. AS RIGHTS OF POSSESSION MAY HAVE PASSED TO ADJOINING OWNERS.  
UNTIL ANY SUCH ISSUES HAVE BEEN RESOLVED, FULL TITLE DIMENSIONS SHOULD NOT BE  
ASSUMED FOR DESIGN PURPOSES AND ANY PROPOSED DESIGN SHOULD THEREFORE BE  
LIMITED TO ENCROACHING OCCUPATION.



### LEGEND

- ⊙ EPIT ELECTRICITY PIT
- + PIT UNCLASSIFIED PIT
- ⊙ TPIT TELECOM PIT
- ⊙ GM GAS METER
- ⊙ WM WATER METER
- EP ELECTRICITY POLE
- EXISTING TREE
- TITLE
- BUILDING
- ROOF LINE
- - - FENCE
- - - BACK OF KERB
- - - FOOTPATH
- - - TOP OF BANK OR RET. WALL
- - - TOE OF BANK OR RET. WALL
- x - x - OVERHEAD CABLE
- - - EASEMENT
- - - CONTOUR

### CERTIFICATION BY SURVEYOR

I, Peter Michael McCarthy of Terrain Consulting Group Pty. Ltd  
a surveyor licensed under the Surveying Act 2004, certify that this plan  
correctly represents the information obtained by me from such sources as indicated hereon.  
Dated 2nd July 2024

Signature

### TITLE PARTICULARS:

C/T Volume 8050 Folio 402  
Lot 177 on LP23974  
Area of Title: 596m<sup>2</sup>  
SOURCE OF INFORMATION: LAND USE VIC.

### SCALE:

1:100  
ORIGINAL SHEET: A1  
DATE OF SURVEY: 16 July 2024  
PARTY LEADER: P.Z. DRAWN: A.I.  
LEVEL DATUM: Aust Height Datum

### PLAN:

TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY  
ADDRESS: 106 LOONGANA AVENUE, GLENROY  
MUNICIPALITY: CITY OF MERRI-BEK  
PROJECT: PROPOSED DEVELOPMENT  
MELWAY REF: 16 E3

### SHEET 1 OF 1

DRAWING No.

**24305D01s**

VERSION No: 1  
REVISION DATE: