

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? 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*).

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Contact Council and/or an appropriately qualified person for advice.

Advertised 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@wardledesign.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
Chinese (Simplified) 9280 0750
National Relay Service
13 36 77 or relayservice.com.au

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	
عربی	Arabic	9280 1913	ਪੰਜਾਬੀ	Nepali	9280 0751	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 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

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.

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
(A request to
MERRI-BEK PLANNING SCHEME

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
Ελληνικά Greek 9280 1912
عربی Arabic 9280 1913

Türkçe Turkish 9280 1914
Tiếng Việt Vietnamese 9280 1915
ਪੰਜਾਬੀ Nepali 9280 0751

普通话 Chinese (Simplified) 9280 0750
National Relay Service:
13 36 77 or relayservice.com.au

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

VOLUME 08050 FOLIO 402

**PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME**

Page 1 of 1

**Advertised Document
Advertised Plan Sheet 5 of 15
Application No: MPS/2024/707
Date: 18/06/2024 02:18 PM****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 163200 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: 18/09/2024

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Document Type	Plan
Document Identification	LP023974
Number of Pages (excluding this cover sheet)	3
Document Assembled	19/11/2024 14:18

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LP 23974

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME
SHEET 2

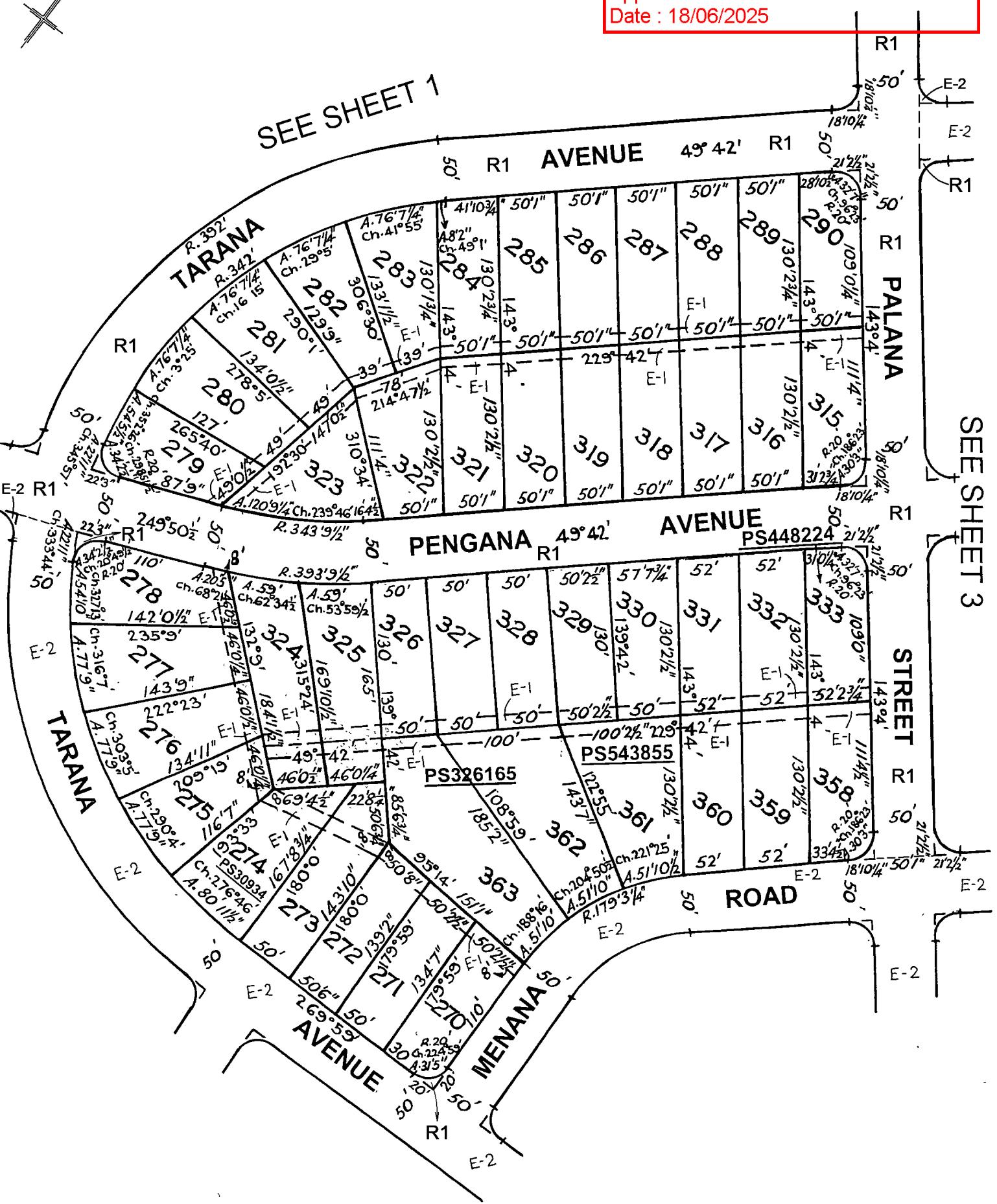
Advertised Document

Advertised Plan Sheet:8 of 15

Application No: MPS/2024/707

Date : 18/06/2025

SEE SHEET 1



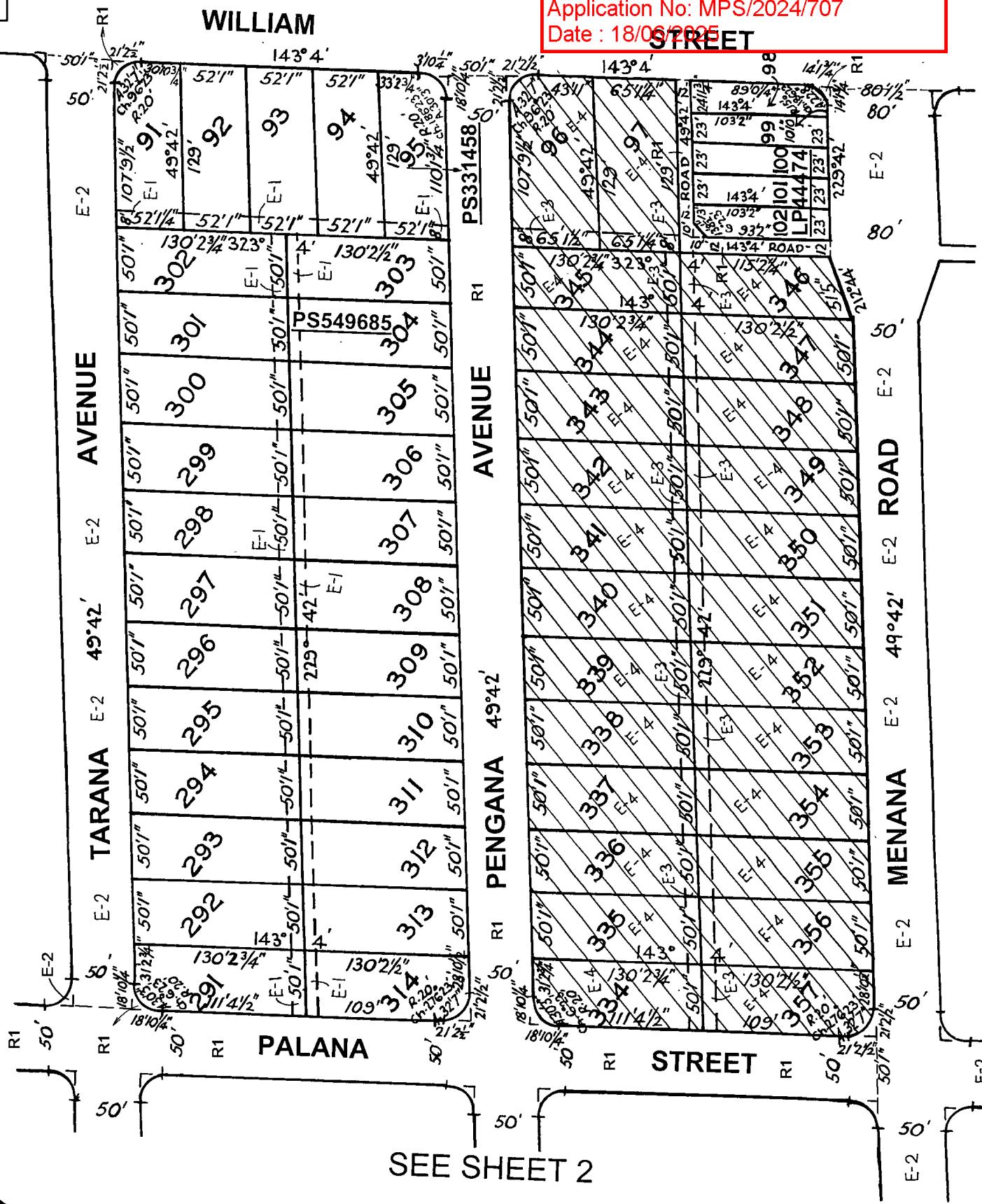
LP 23974

3 SHEETS
SHEET 3

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
STREET

WILLIAM



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: 18/09/2024

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

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178
180

AN
SPP/19

The Register of Titles

5520013

Please register this Transfer and issue
new Certificate of Title to issue

herein to Cornwall Stodart & Co
Stephens Jones for Bryan

2656296 1678

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

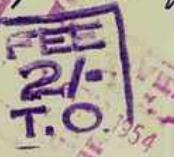
Advertised Document

Advertised Plan Sheet: 11 of 15

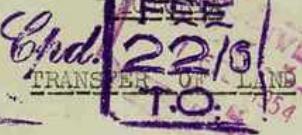
Application No: MPS/2024/707

Date: 18/06/2025

MICROFILMED



CORNWALL STODART & CO



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 GEORGIOU 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

6829/775 Part no stone earth clay gravel or sand shall at any time hereafter be carried
Under an acre away or removed from the said Lot 177 except for the purpose of excavating
Enclosed to Blue for the foundations of any building to be erected thereon or use or permit
the Comts. 212 etc. or allow the said land hereby transferred to be used for the manufacture
As to the whole 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

13 JUL 1954
John Borth
13 JUL 1954
Borloman 13/11/54

IMAGED

newcat no 5539 655
8/11/54

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

and shall run with the land.

DATED the 31st day of

December

1953

THE COMMON SEAL of CHURCHILL ESTATES }
PROPRIETARY LIMITED was hereto affixed }
by order of the Board of Directors in }
in the presence of: }
Margot Dowse DIRECTOR
J. Wilson SECRETARY



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

Assen L Rono
John Roden Bradley

Iacovos Georgiou

J.R. Bradley

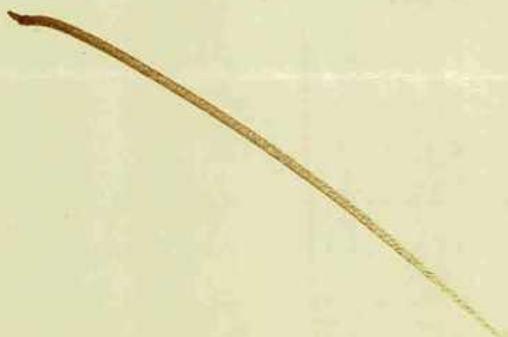
SIGNED by the said JOHN RODEN BRADLEY
in Victoria in the presence of:

Assen L Rono

ENCUMBRANCES ABOVE REFERRED TO

As to the land coloured Blue on the said Plan.

Any easements affecting the same.



Advertised Document

Advertised Plan Sheet: 12 of 15

Application No: MPS/2024/707

Date: 18/06/2025

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

SL/2
DATED .. .
1953

CHURCHILL ESTATES PROPRIETARY
LIMITED

- to -

JOHN RODEN BRADLEY
by direction of

JACOVOS GEORGIOU

TRANSFER OF LAND

I CERTIFY

that a Memorial of the within instrument No. 2650296

was entered on the 16th Feb. 1954

In the Register Book Vol.

6829 Folio 1175

AW Mitchell

Assistant Registrar of Titles

A. J.

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 ^{+89.52} ~~89.52~~ 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.

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

