

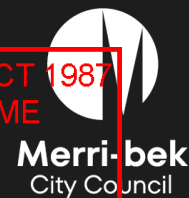
Merri-bek Civic Centre
90 Bell Street
Coburg Victoria 3058
T: (03) 9240 1111

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 9
Application No: MPS/2025/288
Date : 16/07/2025



Date Lodged:	13-May-2025
Application No:	MPS/2025/288

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	14 Lake Avenue, PASCOE VALE VIC 3044
----------------	--------------------------------------

Describe how the land is used and developed now

single dwellings

The proposal

For what use, development or other matter do you require a permit?

two single storey dwelling on a lot

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? **No**
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 could result in a breach of a registered restrictive covenant (sections 61(4) and 62 of the Planning and Environment Act 1987).

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

Advised Document
Advised Plan Sheet 2 of 9
Application No: MPS/2025/288
Date: 16/07/2025

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 \$ 98000

Applicant details

Name	Mr K Le		
Postal address	35 Hughes Parade RESERVOIR VIC 3073		
Email	kilik@designbk.com.au	Phone	0432 213 768

Owner details

Name	Mr A Taleb and Ms R Bahouche		
Postal address	Not required		
Email	Not required	Phone	Not required

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.

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			

Advertised Document
Advertised Plan Sheet: 3 of 9
Application No: MP S/2025/288
Date: 16/07/2025
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 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 Council's 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 Council's 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

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**

Page 1 of 1

VOLUME 08091 FOLIO 600

Advertised Document
Advertised Plan Sheet: 4 of 9
Application No: MPS/2025/388
Security no: M24/2445290H
Date: 16/07/2025 05:19 PM

LAND DESCRIPTION

Lot 20 on Plan of Subdivision 009577.
PARENT TITLE Volume 08005 Folio 153
Created by instrument 2720581 07/04/1955

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
AKRAMA TALEB
RAYANNE BAHOUCHE both of 14 LAKE AVENUE PASCOE VALE VIC 3044
AX488985D 27/11/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX488986B 27/11/2023
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 LP009577 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: 14 LAKE AVENUE PASCOE VALE VIC 3044

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 28/11/2023

DOCUMENT END



Imaged Document Cover Sheet

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Advertised Document
Advertised Plan Sheet:5 of 9
Application No: MPS/2025/288
Date: 13/05/2025

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

Document Type	Plan
Document Identification	LP009577
Number of Pages (excluding this cover sheet)	3
Document Assembled	13/05/2025 17:19

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PLAN OF SUBDIVISION OF
PART OF CROWN PORTION 150
PARISH OF JIKA JIKA

COUNTY OF BOURKE
VOL.4122 FOL.232
Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

THE LAND SHOWN MARKED E-4 IS ENCUMBERED BY AN EASEMENT
FOR SEWERAGE AND DRAINAGE PURPOSES VIDE LP9577 AND AN
EASEMENT FOR SEWERAGE PURPOSES IN FAVOUR OF YARRA VALLEY
WATER CORPORATION CREATED BY AK716424T.

ENLARGEMENT

PASCOE

ST.

ROADS COLOURED BROWN

LOT 1 EXCISED VIDE APPN 4791/233

LP 9577

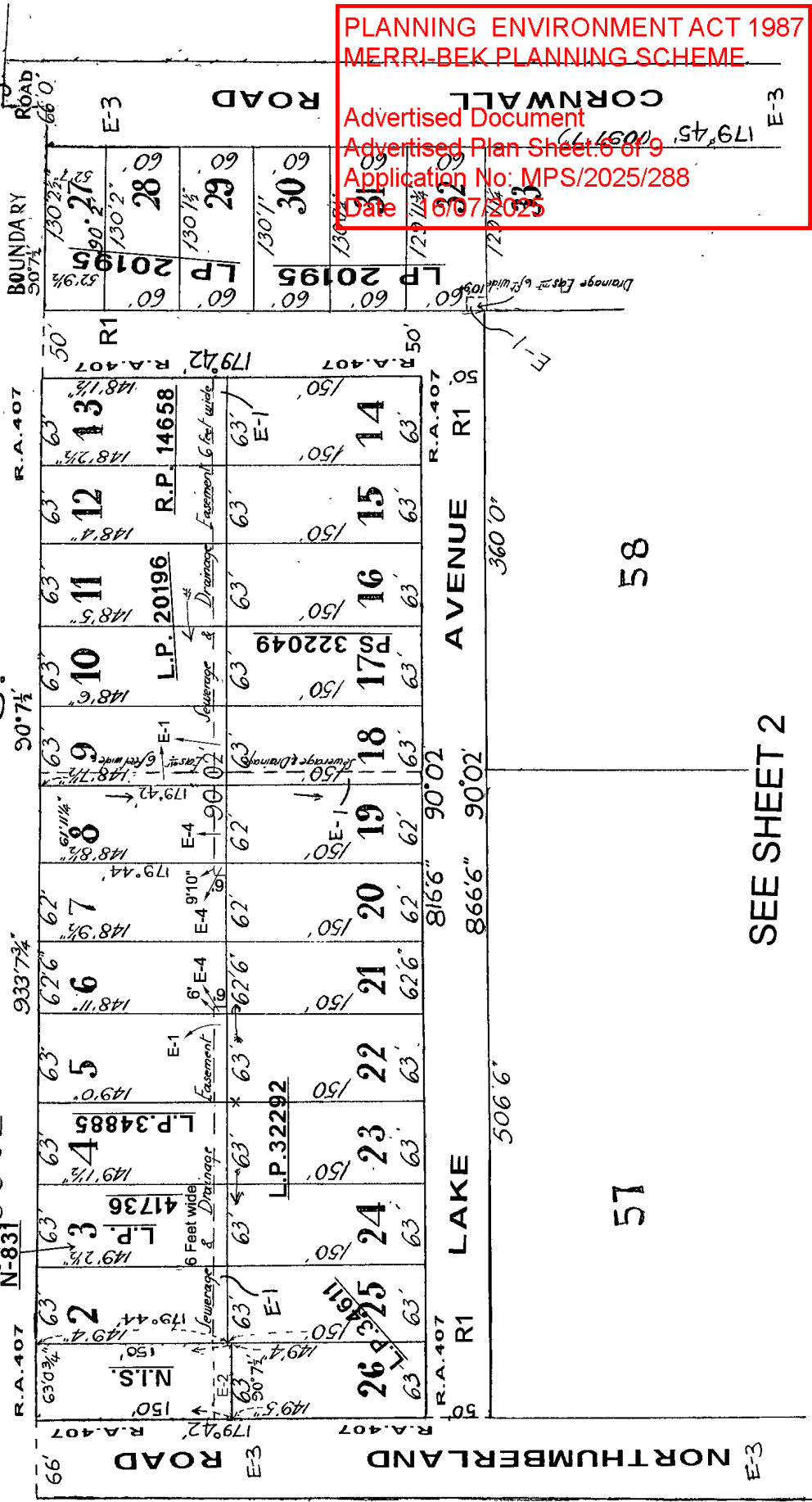
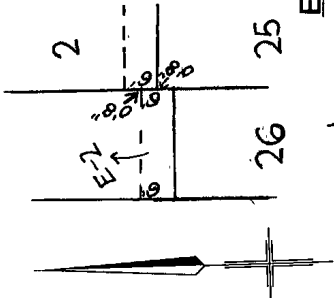
EDITION 3

PLAN MAY BE LODGED 12/10/23

2 SHEETS
SHEET 1

COLOUR CODE

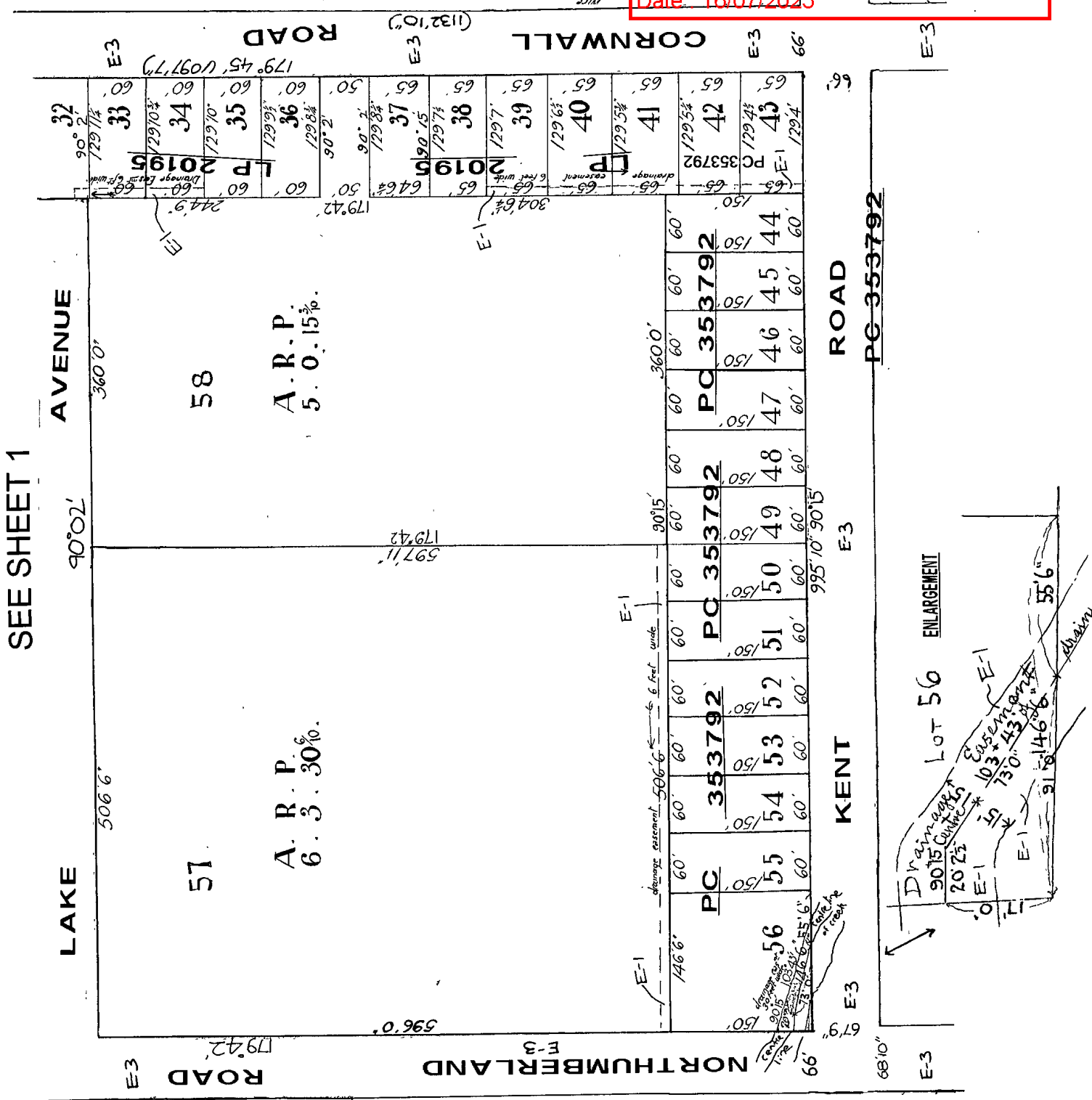
E-1 = BLUE
E-2 = GREEN
R1 & E-3 = BROWN



PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME
Advertised Document
Advertised Plan Sheet 5 of 9
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SEE SHEET 2

Advertised Document
Advertised Plan Sheet: 7 of 9
Application No: MPS/2025/288
Date : 16/07/2025

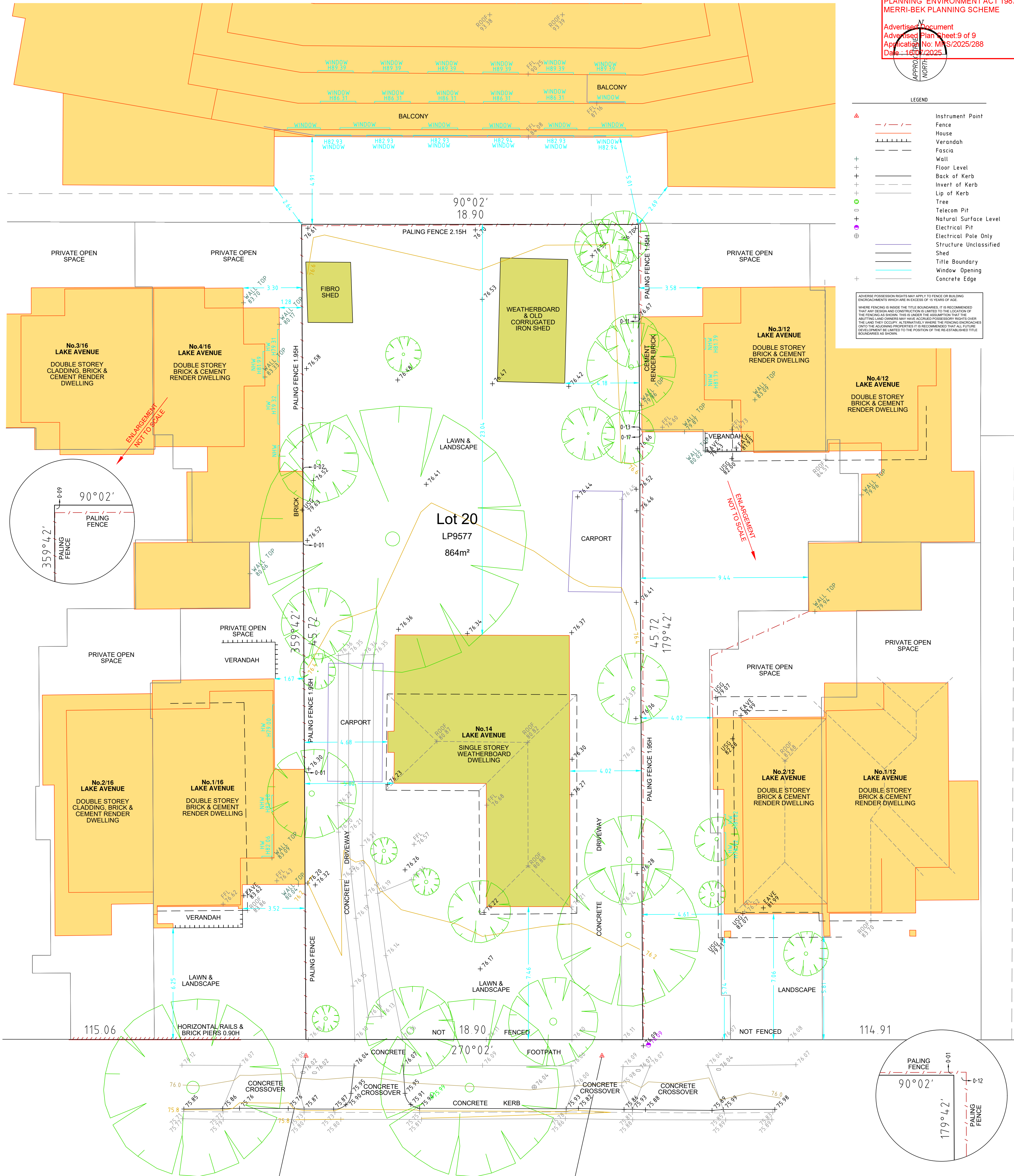




LEGEND

- Instrument Point
- Fence
- House
- Verandah
- Fascia
- Wall
- Floor Level
- Back of Kerb
- Invert of Kerb
- Lip of Kerb
- Tree
- Telecom Pit
- Natural Surface Level
- Electrical Pit
- Electrical Pole Only
- Structure Unclassified
- Shed
- Title Boundary
- Window Opening
- Concrete Edge

ADVERSE POSSESSION RIGHTS MAY APPLY TO FENCE OR BUILDING ENCROACHMENTS WHICH ARE IN EXCESS OF 15 YEARS OF AGE. WHERE FENCING IS SHOWN THE TITLE BOUNDARIES IT IS RECOMMENDED THAT ANY DESIGN AND CONSTRUCTION IS LIMITED TO THE LOCATION OF THE FENCING AS SHOWN. THIS IS UNDER THE ASSUMPTION THAT THE ADJOINING LAND OWNERS MAY HAVE ACQUIRED POSSESSORY RIGHTS OVER THE LAND THEY OCCUPY. ALTERNATIVELY WHERE THE FENCING ENCROACHES ONTO THE ADVANCING PROPERTIES IT IS RECOMMENDED THAT ALL FUTURE DEVELOPMENT BE LIMITED TO THE POSITION OF THE RE-ESTABLISHED TITLE BOUNDARIES AS SHOWN.



Notations

Date of Survey September 2023

Levels shown thus $\phi 0.00$ are to Australian Height Datum vide PM531 with a stated RL 76.55m.

Contour Interval 0.2 metres

The land in the survey is enclosed within thick continuous lines.

Prior to design, planning, demolition or excavation on the site, the relevant authority should be contacted for locations of all underground services.

Setbacks shown within an asterisk(*) have been measured to the fence line. All other setbacks are to the title.

Boundaries have not been marked as a result of this survey. It is advised that the title boundaries are marked onsite prior to construction commencing. Please allow 5-7 working days to have the boundaries marked.

Surrounding property boundaries are derived from the Digital Cadastral Mapbase and may not accord with title.

HW - Habitable Window
NHW - Non Habitable Window

EASEMENTS

Nil

Scale 1:100

Certified Rowan George Licensed Surveyor

Drawn BG

Date 20/09/2023

CAD drawing number 1400 - 14 Lake Avenue, Pascoe Vale(RFL)vr1

Original sheet size A1

Client AK TALEB

Project 14 LAKE AVENUE, PASCOE VALE

Details TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY

Sheet 1 of 1

Job Number 1400



Benchmark Land Surveyors

Po Box 262
Altona, Vic 3018
Tel 0402 567 788

www.bmls.com.au