

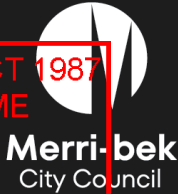
Merri-bek Civic Centre
90 Bell Street
Coburg Victoria 3058
T: (03) 9240 1111

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 11
Application No: MPS/2025/234
Date : 9/07/2025




Date Lodged:	17-Apr-2025
Application No:	MPS/2025/234

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	44 Austin Crescent, PASCOE VALE VIC 3044

Describe how the land is used and developed now
Vacant site (previously residential)

The proposal	
For what use, development or other matter do you require a permit?	
Construction of two dwellings	
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 Planning and Environment Act 1987).

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

Advertised Document
Advertised Plan Sheet: 2 of 11
Application No: MPS/2025/234
Date : 9/07/2025

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 \$ 800000

Applicant details

Name	Your Design Group Pty Ltd		
Postal address	73 Woodland Street ESSENDON VIC 3040		
Email	info@yourdesigngroup.com.au	Phone	0404 330 869

Owner details

Name	Ms N Mikho		
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.

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME





Advertised Document
Advertised Plan Sheet: 3 of 11
Application No: MP3/2025/234
Date : 9/07/2025

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

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			

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.

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

Page 1 of 1

VOLUME 07152 FOLIO 380

Security No: M24/2380429H
Date: 9/07/2025 05:00 PM

Advised Document
Advised Plan Sheet: 4 of 11

Application No: MPS/2025/234

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 018343.
PARENT TITLE Volume 04694 Folio 726
Created by instrument 2157438 05/08/1948

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
NADIRA MIKHO of 15 MONTVALE DRIVE CRAIGIEBURN VIC 3064
AY971499L 19/03/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY971500F 19/03/2025
COMMONWEALTH BANK OF AUSTRALIA

COVENANT 1101510

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 LP018343 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY971498N (E)	DISCHARGE OF MORTGAGE	Registered	19/03/2025
AY971499L (E)	TRANSFER	Registered	19/03/2025
AY971500F (E)	MORTGAGE	Registered	19/03/2025

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 44 AUSTIN CRESCENT PASCOE VALE VIC 3044

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 19/03/2025

DOCUMENT END



Imaged Document Cover Sheet

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Advertised Document
Advertised Plan Sheet:5 of 11
Application No: MPS/2025/234
Date: 30/04/2025

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Document Type	Plan
Document Identification	LP018343
Number of Pages (excluding this cover sheet)	1
Document Assembled	17/04/2025 17:00

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PLAN OF SUBDIVISION
PART OF CROWN PORTION

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

EDITION 1 1987
V.G. SCHEME
PLAN MAY BE LODGED

1-7-48

PARISH OF JIKA

COUNTY OF BOURKE

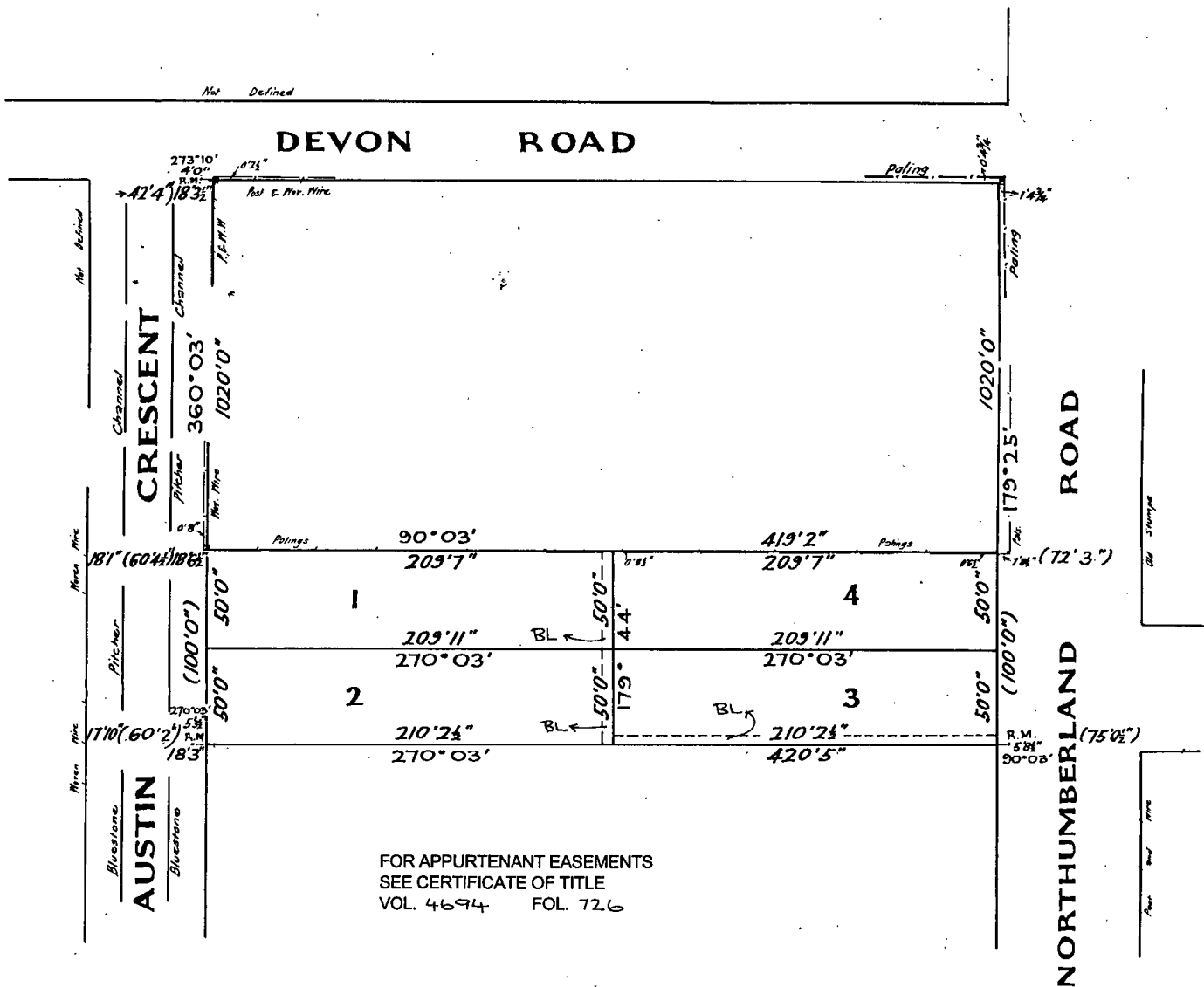
Scale: 60 Feet to an Inch.

VOL 4694 FOL 726

COLOUR CODE

BL=BLUE G=GREEN
BR=BROWN P=PURPLE
Y=YELLOW R=RED
H=HATCH CH=CROSS HATCH

THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE AND SEWERAGE



Note: Reference Marks (R.M.) are iron piping 1" dia. x 1'0" long

Land coloured blue is drainage and sewerage easement six feet wide.



Imaged Document Cover Sheet

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Advertised Document
Advertised Plan Sheet: 7 of 11
Application No: MPS/2025/234
Date: 30/04/2025

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Document Type	Instrument
Document Identification	1101510
Number of Pages (excluding this cover sheet)	4
Document Assembled	17/04/2025 17:00

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PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

DOYLE & HERR

Advertised Document
Advertised Plan Sheet: 8 of 11
Application No: MPS/2025/234
Date : 9/07/2025

VICTORIA

TRANSFER OF LAND



I, REBECCA BALD of Sefton Place Camberwell Married Woman 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 pounds paid
to me by WILLIAM HENRY JINKS of "Erdington" Dunoon Street - -
Murrumbeena Electrician Do hereby transfer to the said William -
Henry Jinks All my estate and interest in All that piece of land
being Lot eighty-one on Plan of Subdivision No. 5814 lodged in
the Office of Titles and being part of Crown Section One hundred -
and fifty-one at Pascoe Vale Parish of Jika Jika County of Bourke
and being part of the land described in Certificate of Title - -
Volume 3553 Folio 710417 Together with all registered appurtenant
and reserved easements and together with a right of carriage way
over the roads colored brown on the said Plan of Subdivision - -
And in consideration of the Transfer hereby made and executed and
to the intent that the covenants hereinafter contained shall -
respectively be noted on and referred to in every future - - -
Certificate of Title for the land hereby transferred as an - -
encumbrance affecting the said land hereby transferred the said
William Henry Jinks so as to bind himself his heirs executors -
administrators and transferees only while he or they shall actually
be or remain the registered proprietor or proprietors of the land
hereby transferred and to the intent that this covenant shall run
with the land hereby transferred and be binding on the registered
proprietor or proprietors for the time being thereof Doth hereby
for himself his heirs executors administrators and transferees -
covenant with the said Rebecca Bald her heirs executors - - -
administrators and transferees registered proprietor or proprietors
for the time being of the land remaining untransferred in the said
Certificate of Title that he or they will not commence carry on or
cause or suffer to be carried on upon the land hereby transferred
or any part thereof any quarrying operations or excavations and
further will not remove any soil from the surface of the said

*3553 Partridge
417
under name
Superintendent
Don L.P. 1763
Erie Cookin
25/10/1510
HB
1894
25/11*

IMAGED

Title in 69943

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Advertised Document
Advertised Plan Sheet: 9 of 11
Application No: MPS/2025/234
Date: 9/07/2025

land except in so far as the same shall or become necessary
for building or garden purposes And I the said William Henry Jinks
hereby request that the above covenants may appear as an - -
encumbrance on the Certificate of Title to be issued on this or
any subsequent Transfer or Transfers and may run with the land -
hereinbefore described.

DATED the *twenty third* day of April One thousand nine
hundred and twenty-three.

SIGNED by the said REBECCA PAID in the
State of Victoria in the presence of

Rebecca Paid

Geo. Q. Paid

SIGNED by the said WILLIAM HENRY JINKS
in the State of Victoria in the presence
of

W. H. Jinks

T. J. Taylor

*Clerk to Doyle & Hore
Solicitors, Melbourne.*

ENCUMBRANCES REFERRED TO

-Nil-

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM	NUMBER OF SYMBOL THEREON
Transfer as to part and Creation of Easement	THE 1 st DAY OF May 1923.	TO William Henry Jinks	110/570

Advertised Document
Advertised Plan Sheet: 10 of 11
Application No: MPS/2025/234
Date: 9/07/2025

A. W. Thompson
ASSISTANT REGISTRAR OF TITLES,

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL. 355-3 FOL 710417

Doyle & Kerr,
Solicitors,
413 Collins Street,
MELBOURNE.

A. W. Thompson
ASSISTANT REGISTRAR

REGISTER

MR. W. H. JINKS

-to-

MRS. R. BALD

DATED

1923

Appeared before me at Melbourne the twenty-seventh day of April 1923. One thousand nine hundred and twenty-three George Robert Bald one of the attesting witness to this instrument, and declared that he personally knew Rebecca Bald the person signing the same, and whose signature the said George Robert Bald attested; and that the name purporting to be the signature of the said Rebecca Bald is her own handwriting, and that she was of sound mind and freely and voluntarily signed such instrument.

J. J. Dawson
Clerk to Doyle & Kerr
Solicitors, Melbourne.

PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME

Advertised Document
Advertised Plan Sheet: 11 of 11
Application No: MPS/2025/234
Date : 9/07/2025