

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? 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

PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME

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
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### 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: <ul style="list-style-type: none"><li>• I have notified the owner about this application;</li><li>• And all the information in this application is true and correct.</li></ul>
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PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME

**Merri-bek Language Link**

Italiano	Italian	9280 1911	Türkçe	Turkish	9280 1914
Ελληνικά	Greek	9280 1912	Tiếng Việt	Vietnamese	9280 1915
عربى	Arabic	9280 1913	ਪੰਜਾਬੀ	Nepali	9280 0751

Advertised Document

Advertised Plan Sheet 3 of 11

Application No. MPS/2025/234

Date: 9/07/2025

普通話 Chinese Simplified 9280 0750

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.

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

VOLUME 07152 FOLIO 380

**PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME****Advertised Document  
Advertised Plan Sheet 4 of 11****Application No: MPS/2025/234****Date: 9/07/2025 05:00 PM**

Page 1 of 1

**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

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MERRI-BEK PLANNING SCHEME

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Advertised Document  
Advertised Plan Sheet:5 of 11  
Application No: MPS/2025/234  
Date: 9/07/2025

Document Type	<b>Plan</b>
Document Identification	<b>LP018343</b>
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Document Assembled	<b>17/04/2025 17:00</b>

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LP 18343

PLAN OF SUBDIVISION  
PART OF CROWN PORTION 151  
PLANNING ENVIRONMENTAL  
MERRI-BEK PLAN

# VISION EDITION 1 PLANNING ENVIRONMENT ACT 1987 MERRI-BEK PLANNING SCHEME PLAN MAY BE LODGED

**EDITION I ACT 1967  
PLAN MAY BE LODGED  
ING SCHEME**

1-7-48

**SECTION 151**  
**Advertised Document**

Advertised Plan Sheet:6 of 11

Advertisement Sheet 5 of 11  
Application No: MPS/2025/234

Application No. R  
Date : 9/07/2025

# PARISH OF JIKA

COUNTY OF BOURKE

Scale: 60 Feet to an Inch.

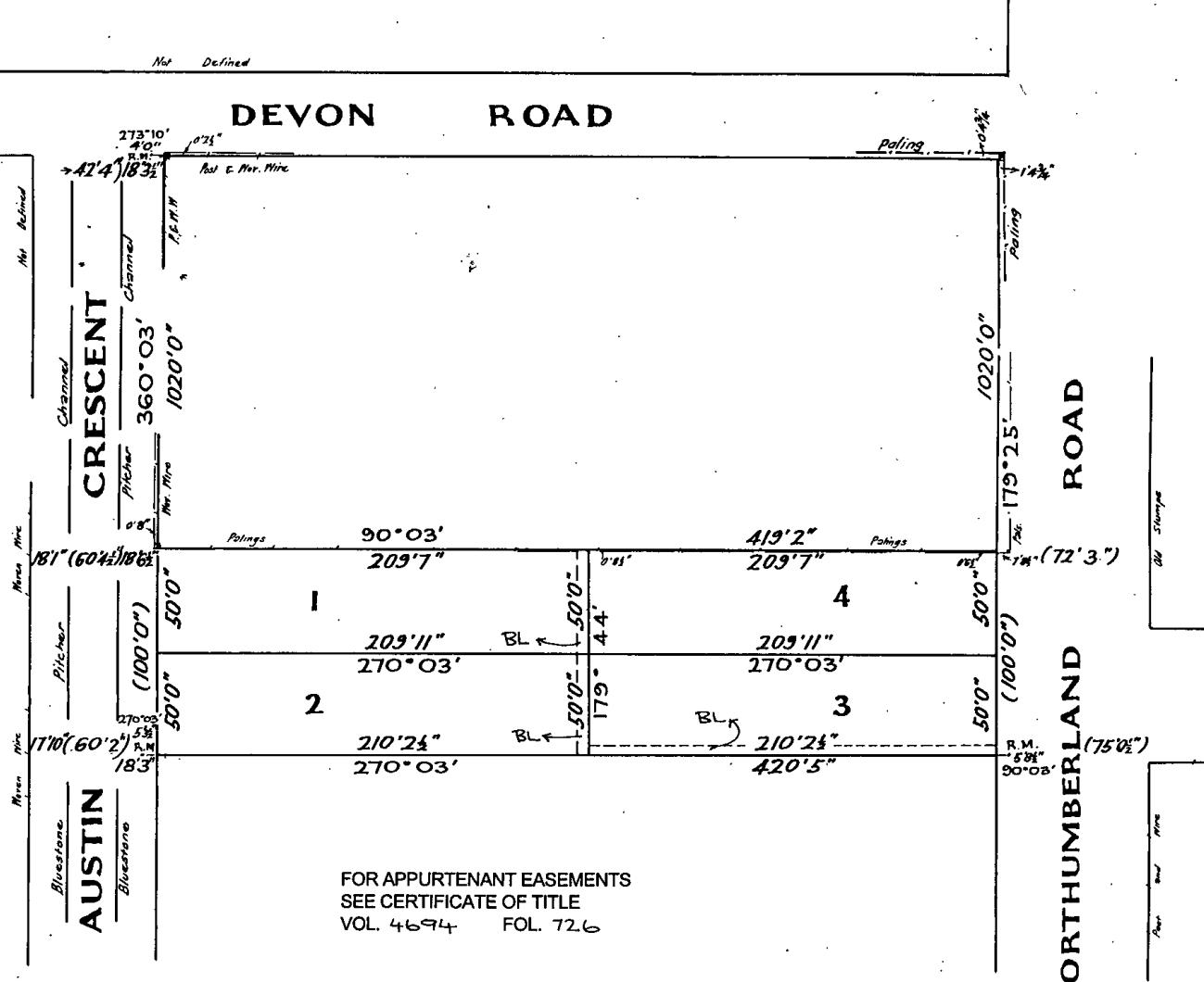
VOL 4694 FOL 726

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

*Net Deficit*

## DEVON BOARD



Note: Reference Marks (R.M.) are iron piping 1" dia. x 10' long

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

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PLANNING ENVIRONMENT ACT 1987  
MERRI-BEK PLANNING SCHEME

Advertised Document  
Advertised Plan Sheet: 7 of 11  
Application No: MPS/2025/234  
Date: 9/07/2025

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

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MERRI-BEK PLANNING SCHEME

DOYLE & KERR

Advertised Document

Advertised Plan Sheet: 8 of 11

VICTORIA

Application No: MPS/2025/234

Date: 9/07/2025

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

IMAGED

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 at any time 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 BALD in the }  
State of Victoria in the presence of }

Geo. G. Bald

Rebecca Bald

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

J. Taylor

W. Jinks

Clark & Doyle & Ross  
Solicitors, Melbourne.

ENCUMBRANCES REFERRED TO

-Nil-

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

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE  
TIME LAST MENTIONED IN THE REGISTER BOOK VOL. 155-3 FOL 70447

Doyle & Kerr,  
Solicitors,  
413 Collins Street  
MELBOURNE.

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

Click to Doyle & Moor  
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