



Office Use Only Application No. _____ Date Lodged: _____

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Application to AMEND a Planning Permit

If you need help to complete this form, read [How to complete the amend a Planning Permit form](#).

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ This form cannot be used to amend a permit issued at the direction of VCAT.

⚠ Questions marked with an asterisk (*) are mandatory and must be completed.

Wyndham City Council
Planning Enquiries
Phone: 03 8376 5503
Web: www.wyndham.vic.gov.au

Clear Form

The Land **i**

① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 5	St. Name: HONEYEATER CT
Suburb/Locality: TARNEIT		Postcode: 3029

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

A Lot No.: Lodged Plan Title Plan Plan of Subdivision No.:

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

If this application relates to more than one address, please click this button and enter relevant details.

Planning Permit Details **i**

② What permit is being amended? *

The Amended Proposal **i**

⚠ You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application.

③ What is the amendment being applied for? *

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend:

what the permit allows plans endorsed under the permit

current conditions of the permit other documents endorsed under the permit

Details: SEE LETTER ATTACHED

📎 Provide plans clearly identifying all proposed changes to the endorsed plans, together with; any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

Development Cost **i**

④ Estimate cost of development *

If the permit allows **development**, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development	Cost of the permitted development	Cost difference (or):
<input type="text" value="\$580,000"/>	<input type="text" value="\$594,000"/>	<input type="text" value="\$14,000"/>

Insert 'NA' if no development is proposed by the permit (eg. change of use, subdivision, removal of covenant)

⚠ You may be required to verify this estimate.

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Existing Conditions i

5 Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Have the conditions of the land changed since the time of the original permit application? Yes No
If yes, please provide details of the existing conditions.

MINOR SOIL REMOVAL

 Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

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Title Information i

6 Encumbrances on title *


If you need help about the title, read: [How to complete the Application to Amend a Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

No

Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details i

7 Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title: MISS	First Name: KIRSTEN	Surname: LYNCH
Organisation (if applicable): PLANNING AND DESIGN PTY LTD		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 31	St. Name: ENFIELD AVE
Suburb/Locality: PRESTON	State: VIC	Postcode: 3072

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details *		Same as applicant (if so, go to 'contact information') <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Please provide at least one contact phone number *

Contact information	
Business Phone: 03 9018 1529	Email: KIRSTEN@PLANNINGANDESIGN.COM.AU
Mobile Phone:	Fax:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.


Name:		Same as applicant <input type="checkbox"/>
Title:	First Name: SHADY & ABRAHIM	Surname: HADDARA
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 5	St. Name: HONEYEATER CT
Suburb/Locality: TARNEIT	State: VIC	Postcode: 3029
Owner's Signature (Optional):		Date: 23/01/2022 dd / mm / yyyy

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Declaration

8 This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amendment proposal at Question 3 of this form; and that the owner (if not me) has been notified of the permit application.

Signature:



Date: 25/07/2022

dd / mm / yyyy

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Need help with the Application?

If you need help to complete this form, read [How to complete the Application to Amend a Planning Permit Form](#) or contact Council's planning department. General information about the planning process is available at www.dpcd.vic.gov.au/planning


Contact Council's planning department to discuss the specific requirements for this application and obtain a checklist. Insufficient or unclear information may delay your application.


9 Has there been a pre-application meeting with a council planning officer?

No Yes

Checklist

10 Have you:

- Filled in the form completely?
- Paid or included the application fee?
-  Attached all necessary supporting information and documents?
- Completed the relevant council planning permit checklist?
- Signed the declaration (section 8)?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Wyndham City Council
PO Box 197 Werribee VIC 3030
45 Princes Highway Werribee VIC 3030

Contact information:

Telephone: 03 8376 5503

Fax: 03 9741 6237

Email: statplanning@wyndham.vic.gov.au

TTY: 133 677

DX: 30258

Translation: Please call 131 450 and ask to be connected to Council on 9742 0777, if you would like this information to be translated.

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To
Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

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Plan: 3 of 12

Date: 25th July 2022

Tom Vathis
Planning Department
Wyndham City Council
PO Box 197
45 Princes Highway Werribee VIC 3030

Application Number: WYP12200/20
Address: 5 Honeyeater Court TARNEIT VIC 3029
Proposal: Construction of two dwellings on a lot.

Dear Tom,

We write this letter through in regards to the endorsed plans for the above application.

Please be advised that enclosed with this letter are the plans to be amended:

- Amended Architectural plans and elevations
- Amended Landscape plan
- Amended WSUD

Amendments are as follows:

- Car space section of ramp of unit 1 and 2 increased to 1:10 grade
- Garage FFL increased to 22.515 AHD
- Service area access from garage to rear removed
- Unit 1 and Unit 2 FFL of dwelling by 530mm to 23.44 AHD
- Eave added to front ground floor of Unit 1 and 2 in lieu of parapet
- Second pier added to Unit 1 porch
- Gutter and fascia added to rear ground floor of unit 1 and 2
- Alfresco added to rear of both units with hip roof
- Retaining wall at the rear now reduced to edge of alfresco area in lieu of edge of easement
- Upper floor ceiling reduced to 2.55m in lieu off 2.7m
- Rear balcony Bed 3 removed (both units)
- Bed 4 Ensuite removed (both units)
- Bathroom increased internally
- Upper floor setback to East increased 280mm
- Upper floor setback to West increased 280mm
- Upper floor rear setback increased by 990mm (both units)
- Bed 3 and 4 windows reduced due to alfresco hip roof

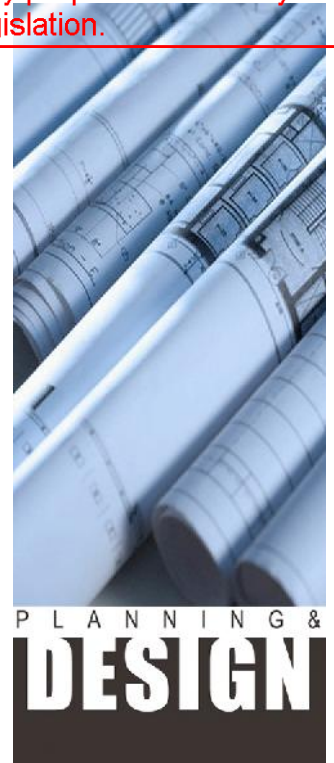
Yours faithfully



Chinh Mai

Director.

(B. Planning & Design and B.Arch with hons. Melb. Uni)



Address:
31 Enfield Ave
Preston Vic 3072

Mob: 0411 758 381
Ph: 03 9018 1529
Fax: 03 9014 7197

Email:
admin@planninganddesign.com.au

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 1

VOLUME 10700 FOLIO 502

Security no : 124099175641T
Produced 25/07/2022 10:16 AM

LAND DESCRIPTION

Lot 193 on Plan of Subdivision 503747P.
PARENT TITLE Volume 10649 Folio 162
Created by instrument PS503747P 15/01/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SHADY HADDARA
ABRAHIM HADDARA both of 5 HONEYEATER COURT TARNEIT VIC 3029
AV518500N 11/04/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV518501L 11/04/2022
WESTPAC BANKING CORPORATION

COVENANT AB855967C 05/02/2003

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS503747P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AV518499T (E)	DISCHARGE OF MORTGAGE	Registered	11/04/2022
AV518500N (E)	TRANSFER	Registered	11/04/2022
AV518501L (E)	MORTGAGE	Registered	11/04/2022

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

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

Street Address: 5 HONEYEATER COURT TARNEIT VIC 3029

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 11/04/2022

DOCUMENT END

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PLAN OF SUBDIVISION

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LOCATION OF LAND

PARISH: TARNEIT
TOWNSHIP:
SECTION: 12
CROWN ALLOTMENT:
CROWN PORTION: C (PART)
TITLE REFERENCES: V.10649 F.162
LAST PLAN REFERENCE/S: PS 449314W (LOT 5004)
POSTAL ADDRESS: LOT 5004 THOMAS CARR DRIVE
 (At time of subdivision) TARNEIT 3029
AMG Co-ordinates E 298035
 (of approx centre of N 5808640
 land in plan) ZONE 55

COUNCIL CERTIFICATION AND ENDORSEMENT.
COUNCIL NAME: WYNDHAM CITY COUNCIL REF: WYS 0584
 1. This plan is certified under Section 6 of the Subdivision Act 1988.
~~2. This plan is certified under Section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under Section 6.~~
~~3. This is a statement of compliance issued under Section 24 of the Subdivision Act 1988.~~
OPEN SPACE
 (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 ~~has~~ has not been made.
~~(ii) The requirement has been satisfied.~~
~~(iii) The requirement is to be satisfied in Stage~~
Council Delegate
~~Council Seal~~
 Date 19-3-02
~~Re-certified under Section 11(7) of the Subdivision Act 1988.~~
~~Council Delegate~~
~~Council Seal~~
~~Date~~

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE No.1	WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL

NOTATIONS

STAGING This is/is not a staged subdivision.
 Planning permit No.

DEPTH LIMITATION DOES NOT APPLY
 LOTS 1 TO 187 HAVE BEEN OMITTED FROM THIS PLAN.
 ROAD R1 IS PARTLY ENCUMBERED BY EASEMENTS E-1 & E-2.

ROSE GRANGE STAGE 7
14 LOTS **1.553ha**

SURVEY. THIS PLAN IS/~~IS NOT~~ BASED ON SURVEY.
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) TARNEIT PM20 & PM89 IN PROCLAIMED SURVEY AREA No.

EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	3	PS 442464P	CITY WEST WATER LTD.
E-2	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	PS 449314W PS 449314W	WYNDHAM CITY COUNCIL CITY WEST WATER LTD.
E-3	DRAINAGE	SEE PLAN	PS 449314W	WYNDHAM CITY COUNCIL
E-4	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	WYNDHAM CITY COUNCIL CITY WEST WATER LTD.
E-5	SEWERAGE DRAINAGE	SEE PLAN SEE PLAN	PS 442464P THIS PLAN	CITY WEST WATER LTD. WYNDHAM CITY COUNCIL

LTO USE ONLY

STATEMENT OF COMPLIANCE/
 EXEMPTION STATEMENT

RECEIVED

DATE 13-1-03

LTO USE ONLY

PLAN REGISTERED
 TIME 5:03 PM
 DATE 15-1-03

WYNDHAM CITY COUNCIL
 Assistant Registrar of Titles
 Town Planning
 SHEET 1 OF 9 SHEETS



Fisher Stewart
 Survey & Mapping Group - Melbourne
 Tel 8517 9213 Fax 8517 9477

LICENSED SURVEYOR (PRINT)..... ALAN EDWARD RUCKEN
 SIGNATURE DATE 9-1-02
 REF 0400120-07 VERSION B

DATE
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

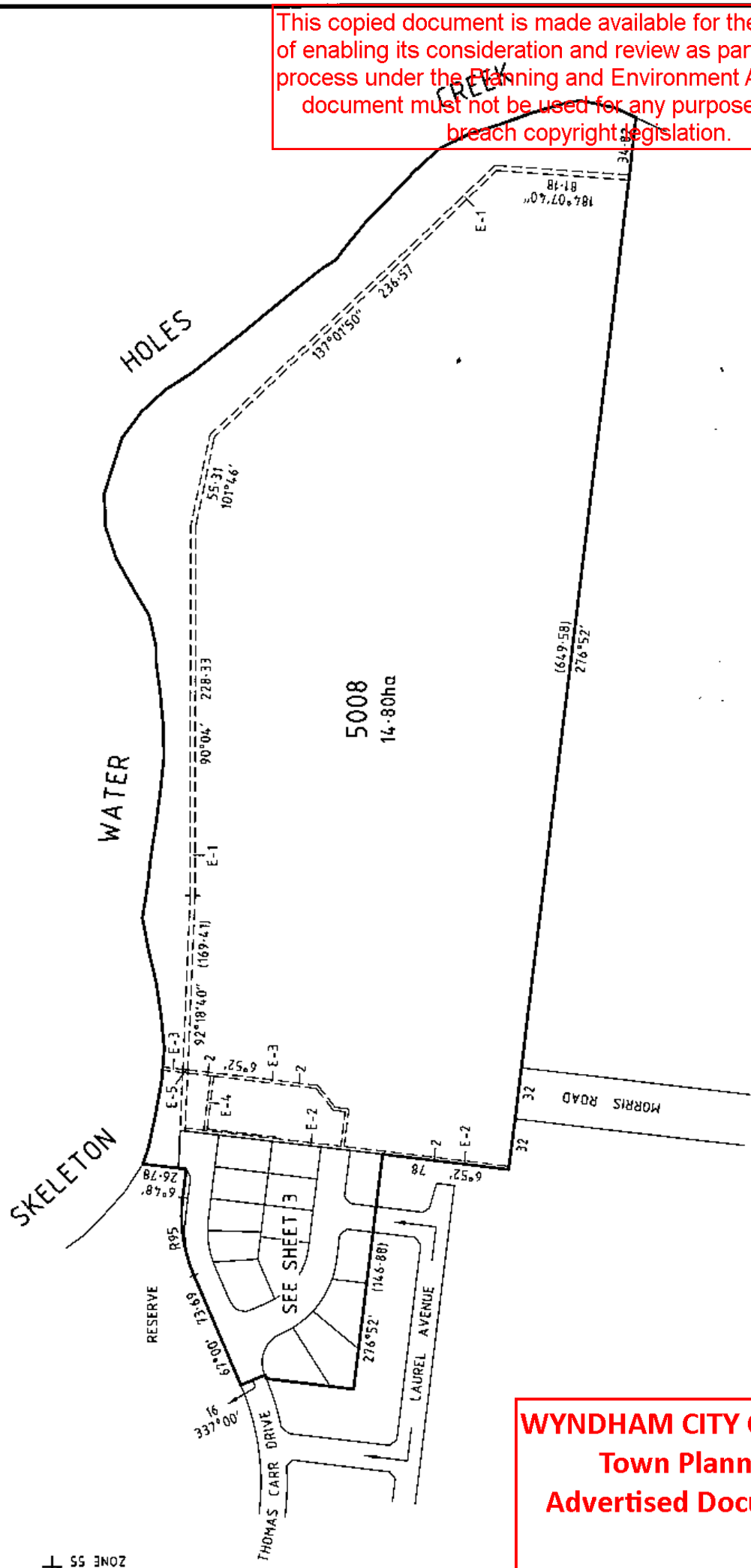
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PLAN OF SUBDIVISION

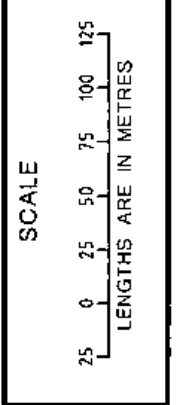
STAGE No. / PLAN NUMBER PS 503747P



SHEET 2 OF 3 SHEETS
DATE
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY
SIGNATURE
DATE
VERSION B
REF 04 00120-07

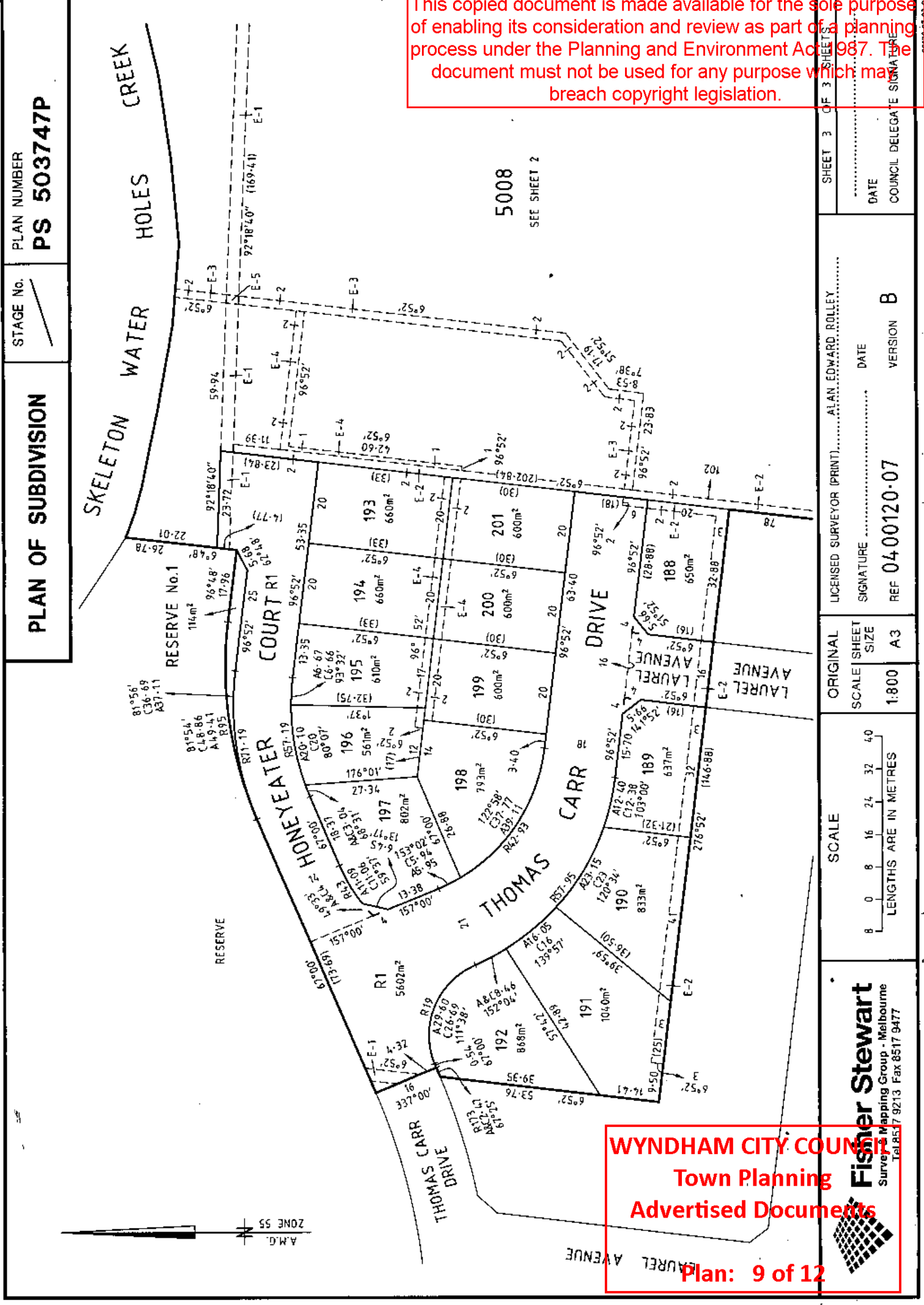
ORIGINAL SHEET SIZE
SCALE 1:2500
A3



Fisher Stewart
Survey & Mapping Group • Melbourne
Tel 8517 9213 Fax 8517 9477

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Fisher Stewart
 Survey Mapping Group - Melbourne
 Tel: 857 9213 Fax: 8517 9477

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

**GADENS LAWYERS
NMS**
027C

Ref:

Customer Code:



Approved Form T2
AB855967C



MADE AVAILABLE / CHANGE CONTROL
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Lot 193 on Plan of Subdivision No PS503747P Certificate of Title Volume 10700 Folio 502

Estate and Interest: (e.g. "all my estate in fee simple")

all its estate and interest in fee simple

Consideration:

\$6,277.00

Transferor: (full name)

M G PASTORAL COMPANY PTY LTD ACN 007 025 907



Transferee: (full name and address including postcode)

ROSE GRANGE PTY LTD ACN 096 230 705 of 211 Waverley Road, EAST MALVERN 3145

Directing Party: (full name)

Creation and/or Reservation and/or Covenant :

"AND the said Transferee/s with the intention that the benefit of this covenant shall be attached to and run at law and in equity with every lot on the said Plan of Subdivision other than the lot hereby transferred and that the burden of this covenant shall be annexed to and run at law and in equity with the said lot hereby transferred does hereby for themselves their heirs executors administrators and transferees and as separate covenant covenants with the said Transferor and the registered proprietor or proprietors for the time being of every lot on the said Plan of Subdivision and every part or parts thereof other than the lot hereby transferred that the said Transferee/s their heirs executors administrators and transferees shall not at any time on the said lot hereby transferred or any part or parts thereof :-

- (a) Erect or cause to be erected more than a single dwelling.
- (b) Erect or cause to be erected any dwelling with a floor area less than the minimum specified in the Rose Grange Urban Design Requirements.
- (c) Erect or cause to be erected any dwelling and or garage other than a dwelling and or garage with external walls constructed predominantly with face brickwork, rendered or bagged brick or stone or such other materials approved by the Transferor in writing.

Approval No: 10850210A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

T2



Signed *DS, 2.03*

Cust. Code:

Original Transfer of Land
WYNDHAM CITY COUNCIL
Trn: 1452695 29-JAN-2003
SRD Victoria Duty Exempt
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Law Perfect Pty Ltd .

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- (d) Erect or cause to be erected any dwelling and or garage unless all building work is as a brick and tile is contained within the lot hereby transferred.
 - (e) Erect or cause to be erected any boundary fence other than as approved in the Rose Grange Urban Design Requirements
 - (f) Park any motor vehicle with a load capacity in excess of 1 tonne and used for commercial purposes between the front boundary of the lot hereby transferred and the front building line of the house erected thereon or on the road reserve.
- The covenant shall cease to apply or affect the burdened land five (5) years from the registration of the plan."

Dated: 28/01/03



Execution and attestation

THE COMMON SEAL of M/G PASTORAL COMPANY)
PTY LTD was affixed in the presence of authorised persons:)

Director
Full name Marshall Glen Dennis
Usual address 211 Waverley Road East Malvern 3145.....

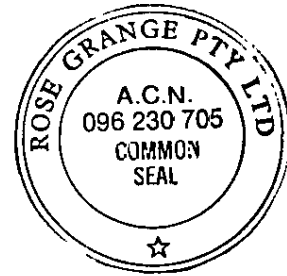
Secretary
Full name Peter Joseph Landers
Usual address 660 Bridge Road Richmond 3121



THE COMMON SEAL of ROSE GRANGE PTY LTD was)
affixed in the presence of authorised persons:)

Director
Full name Albert George Dennis
Usual address 211 Waverley Road East Malvern 3145.....

Secretary
Full name Michael Neil Sheehy
Usual address 211 Waverley Road East Malvern 3145.....



Approval No: 10850210A

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