



19 March 2021

Our Ref: 32777

SPEAR Ref: S171082M

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PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 6/07/2021

Planning Department
Wyndham City Council
via SPEAR

Dear Team,

**PLANNING PERMIT & CERTIFICATION APPLICATION
2 LOT SUBDIVISION (INCORPORATING REMOVAL OF COVENANT)
PLAN OF SUBDIVISION – PS 847461N – VERSION 1
14 LOYOLA ROAD WERRIBEE VIC 3030**

We act on behalf of Rosanna Celestre who is the Executor for the estate of Michele Casabene deceased.

Our client has requested that we lodge a Plan of Subdivision to subdivide 2 existing dwellings into 2 lots. During discussions with Margret Evans from Council, it came to light that a permit was previously obtained to remove the single dwelling covenant. However, this covenant is still on the title and the planning permit has expired. Council have supported our office lodging a 2 lot Plan of Subdivision, incorporating the removal of covenant, for planning approval & certification.

The following documentation has been provided in SPEAR for your attention:

- Plan of Subdivision – PS 847461N (incorporating a removal of Covenant) - Version 1
- Building Overlay Diagram
- Title Package Search
- Owners Consent Form – Planning Permit Application
- Form 1 – Application for Certification

Application Fees

The planning permit fee of \$1318.10 and the certification fee of \$174.80 have been paid via SPEAR.

Form 13

The Plan of Subdivision will be signed and a Form 13 provided in SPEAR following receipt of the referral responses, the issue of a planning permit and the completion of our field survey.

If you wish to discuss this application further, please do not hesitate to contact our on 9369-0730 or projects@pmkennedy.com.au

Yours faithfully,

S Zuccarello

Sam Zuccarello
Licensed Surveyor
PM KENNEDY LAND SURVEYOR

WYNDHAM CITY COUNCIL
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Plan: 1 of 3



Application for Planning Permit and Certification

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Supplied by
Submitted Date

Sue Kennedy
Date Plans Provided: 6/07/2021
19/03/2021

Application Details

Application Type

Planning Permit and Certification under the Subdivision Act

Version 1

Applicant Reference Number

J32777

Application name or Estate name

Sub + ROC

Responsible Authority Name

Wyndham City Council

Responsible Authority Reference Number(s)

WYP12745/21, WYS5629/21

SPEAR Reference Number

S171082M

The Land

Primary Parcel

14 LOYOLA ROAD, WERRIBEE VIC 3030
Lot 363/Plan LP117572
Volume 9233/Folio 255
SPI 363/LP117572
CPN 139022

Zone: 32.08 General Residential Zone

The Proposal

Subdivision Act (1988) Dealing Type

Section 22 (Subdivision)

Plan Number

PS847461N

Number of lots

2

Planning permit application is to subdivide an existing building

The planning permit application is to subdivide an existing building

Proposal Description

To subdivide into 2 lots & to remove Covenant H905781.

Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description

Two existing and occupied dwellings approximately 30 years old.

Title Information - Does the proposal breach an encumbrance on Title?

Encumbrances on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope do not apply.

Applicant Contact

Applicant Contact

Ms Krystyna Sadler
PM Kennedy Land Surveyor
27/22-30 Wallace Avenue, Point Cook, VIC, 3030
Business Phone: 03 9369 0730
Email: krystyna.sadler@pmkennedy.com.au

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Plan: 2 of 3

Applicant

Applicant

(Applicant details as per Applicant Contact)

Owner

Owner

Rosana Elizabetta CELESTRE
as Executor to Michele Casabene
PO Box 877 Port Melbourne, VIC, 3207
Mobile Phone: 0418-551-561
Email: casabenefamily@gmail.com

Declaration

I, Sue Kennedy, declare that the owner (if not myself) has been notified about this application.

I, Sue Kennedy, declare that all the information supplied is true.

I, Sue Kennedy, apply to have the attached plan of subdivision / consolidation certified under the Subdivision Act 1988 and to have advice of street numbers allocated.

Authorised by Organisation

Sue Kennedy
PM Kennedy Land Surveyor

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Plan: 3 of 3