



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
Applicant Reference Number	Version 1
Application name or Estate name	J32777
Responsible Authority Name	Sub + ROC
Responsible Authority Reference Number(s)	Wyndham City Council
SPEAR Reference Number	WYP12745/21, WYS5629/21
	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