



Application for Planning Permit and Certification

Supplied by	Kristen Skrzewinski
Submitted Date	18/06/2026
Modified by	David Sidley (jREdwards Land Surveyors)
Modified Date	14/07/2026

Application Details

Application Type	Planning Permit and Certification under the Subdivision Act Version 2
Applicant Reference Number	17393A
Responsible Authority Name	Hume City Council
Responsible Authority Reference Number(s)	P27448, S011134
SPEAR Reference Number	S270889C

The Land

Primary Parcel	87 BONDS LANE, GREENVALE VIC 3059 Lot 54/Plan PS915954 SPI 54\PS915954 CPN 749155 Zone: 37.07 Urban Growth Overlay: 45.06 Development Plan Contributions
Parcel 2	6 GAMBIA STREET, GREENVALE VIC 3059 Lot 59/Plan PS915954 SPI 59\PS915954 CPN 749160 Zone: 37.07 Urban Growth Overlay: 45.06 Development Plan Contributions
Parcel 3	8 GAMBIA STREET, GREENVALE VIC 3059 Lot 60/Plan PS915954 SPI 60\PS915954 CPN 749161 Zone: 37.07 Urban Growth Overlay: 45.06 Development Plan Contributions

The Proposal

Subdivision Act (1988) Dealing Type	Section 22 (Subdivision)
Plan Number	PS938133A
Number of lots	3
Is this plan a subdivision of undeveloped land?	No
Proposal Description	3 lot subdivision to re-align the boundary between existing lots 54,59 and 60.To create the sewerage easements E-2 and E-3.To remove the Restrictive Covenant created in plan of subdivision PS915954L from Lots 54, 59 & 60.To create a new Restrictive Covenant

Estimated cost of the development for which a permit is required \$ 15000

Existing Conditions

Existing Conditions Description

Residential dwelling under construction in lot 54 and lots 59 and 60 are vacant land.

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

The proposal does not breach an encumbrance on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope.

Applicant Contact

Applicant Contact

Mr David Sidley
JREdwards Land Surveyors
59 Fletcher Street, Essendon, VIC, 3040
Business Phone: 93702209
Mobile Phone: 0412 026 333
Email: jredwardslandsurveyors@gmail.com

Applicant

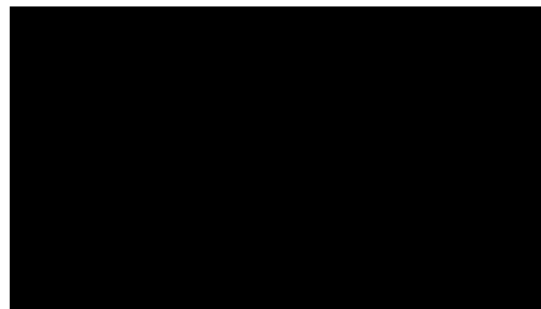
Applicant

(Applicant details as per Applicant Contact)

Owner

Owner 1

Owner 2



Declaration

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

I, David Sidley, declare that all the information supplied is true.

I, David Sidley, 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

David Sidley
JREdwards Land Surveyors

18th June 2026
Ref: 17393A
PS: 938133A
Spear Ref: S270889C

jREdwards
LAND SURVEYORS
ABN 22 167 167 605

David Sidley
L.S., M.C.S.V., Ba.App.Sc (Surv).

59 Fletcher Street
Essendon 3040

Tel: (03) 9370 2209

Email: jredwardslandsurveyors@gmail.com
Web: www.jredwardslandsurveyors.com.au

The Statutory Planning Manager
Municipal Offices
PO Box 119
Dallas
VIC 3047

Attention: Subdivision Officer

To Whom It May Concern,

Re: **3 Lot Subdivision: 87 Bonds Lane and 6 & 8 Gambia Street, Greenvale**

Further to our SPEAR application of today, a signed Form 1, a completed VC221 Gas Declaration and a payment for \$1,694.50 will be forwarded under separate cover.

Can council please issue an invoice and advise payment options for this application.

Please note that our client contact is [REDACTED] who can be contacted on mobile phone number [REDACTED].

We wish to advise that there is currently a residential dwelling under construction at 87 Bonds Lane.

Yours faithfully,



Kristen Skrzelski

jREdwards
Land Surveyors

Encls.

jRE

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

Page 1 of 1

VOLUME 12484 FOLIO 530

Security no : 124135660110M
Produced 18/06/2026 10:46 AM

LAND DESCRIPTION

Lot 54 on Plan of Subdivision 915954L.
PARENT TITLE Volume 12214 Folio 209
Created by instrument PS915954L 20/06/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors



ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS915954L 20/06/2023

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AT162286K 16/04/2020

DIAGRAM LOCATION

SEE PS915954L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 87 BONDS LANE GREENVALE VIC 3059

DOCUMENT END

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 12484 FOLIO 535

Security no : 124135660136J
Produced 18/06/2026 10:47 AM

LAND DESCRIPTION

Lot 59 on Plan of Subdivision 915954L.
PARENT TITLE Volume 12214 Folio 209
Created by instrument PS915954L 20/06/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS915954L 20/06/2023

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AT162286K 16/04/2020

DIAGRAM LOCATION

SEE PS915954L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 6 GAMBIA STREET GREENVALE VIC 3059

DOCUMENT END

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

VOLUME 12484 FOLIO 536

Security no : 124135660360Q
Produced 18/06/2026 10:50 AM

LAND DESCRIPTION

Lot 60 on Plan of Subdivision 915954L.
PARENT TITLE Volume 12214 Folio 209
Created by instrument PS915954L 20/06/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS915954L 20/06/2023

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AT162286K 16/04/2020

DIAGRAM LOCATION

SEE PS915954L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 8 GAMBIA STREET GREENVALE VIC 3059

DOCUMENT END

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PLAN OF SUBDIVISION		LRS USE ONLY EDITION 1	PLAN NUMBER PS 915954L
LOCATION OF LAND PARISH: Yuroke TOWNSHIP: SECTION: 2 CROWN ALLOTMENT: CROWN PORTION: C (Part) TITLE REFERENCES: Vol. 12214 Fol. 209 LAST PLAN REFERENCE/S: PS817578K Lot A POSTAL ADDRESS: 75 Bonds Lane, (At time of subdivision) Greenvale, 3059. MGA-2020 Co-ordinates E 312465 (of approx centre of N 5831890 ZONE: 55 land in plan)		COUNCIL CERTIFICATION AND ENDORSEMENT Council Name: Hume City Council Council Reference Number: S010086 Planning Permit Reference: P21069 SPEAR Reference Number: S206335C Certification This plan is certified under section 6 of the Subdivision Act 1988 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made Digitally signed by: Katrina Toogood for Hume City Council on 08/05/2023	
VESTING OF ROADS AND/OR RESERVES			
IDENTIFIER	COUNCIL/BODY/PERSON		
Nil	Nil		

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

STAGING: This is not a staged subdivision.

The land being subdivided is shown enclosed by thick continuous lines.

Lot numbers 1 to 53 have been omitted from this plan.

WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958

SURVEY: THIS PLAN IS BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) - YUROKE PM 428

PROCLAIMED SURVEY AREA -

EASEMENT INFORMATION

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

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	Sewerage	2.5	This Plan	Yarra Valley Water

REF **17393**

ORIGINAL SHEET SIZE A3

SHEET 1 OF 3 SHEETS

jREdwards
LAND SURVEYORS

LICENSED SURVEYOR David Sidley **VERSION 3**

PLAN REGISTERED
TIME: 2:38 PM
DATE: 20/06/2023
K. LIEW
Assistant Registrar of Titles

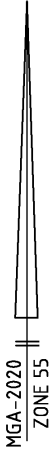
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Digitally signed by: David James Sidley, Licensed Surveyor,
Surveyor's Plan Version (3)
06/04/2023 9:55:57 Ref: S206335C

PLAN OF SUBDIVISION

PLAN NUMBER

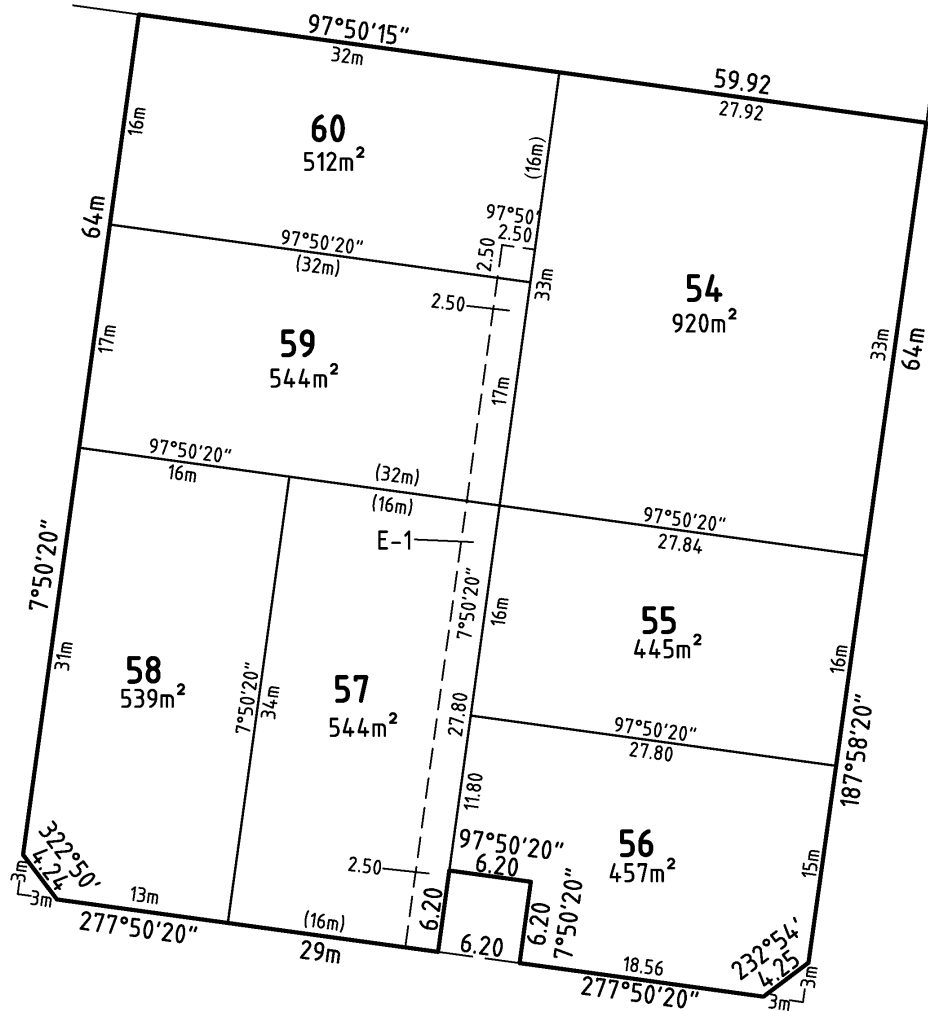
PS 915954L



GAMBIA STREET

BONDS LANE

REGALLA DRIVE



jREdwards
LAND SURVEYORS
59 Fletcher Street,
Essendon, 3040
Ph: 9370 2209
Email: jredwardslandsurveyors@gmail.com
Web: www.jredwardslandsurveyors.com.au



ORIGINAL SHEET SIZE A3

REF 17393

SHEET 2

SCALE

SCALE

LICENSED SURVEYOR David Sidley

VERSION 3

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Surveyor's Plan Version (0)
06/04/2023, 9:55:57 Ref: S206335C

Digitally signed by:
Hume City Council,
06/05/2023,
SPEAR Ref: S206335C

PLAN OF SUBDIVISION

PLAN NUMBER
PS 915954L

SUBDIVISION ACT 1988 CREATION OF RESTRICTION

Upon registration of the plan, the following restrictions are to be created

For the purposes of these restrictions

- (a) A "dwelling" means a building that contains self contained living accommodation
- (b) A "building" means any structure except a fence
- (c) "Front Boundary" means the boundary to which the front facade of the dwelling is facing
- (d) The area shown  on the diagram below are deemed to be relevant building envelopes on lots over 300m2

Restriction

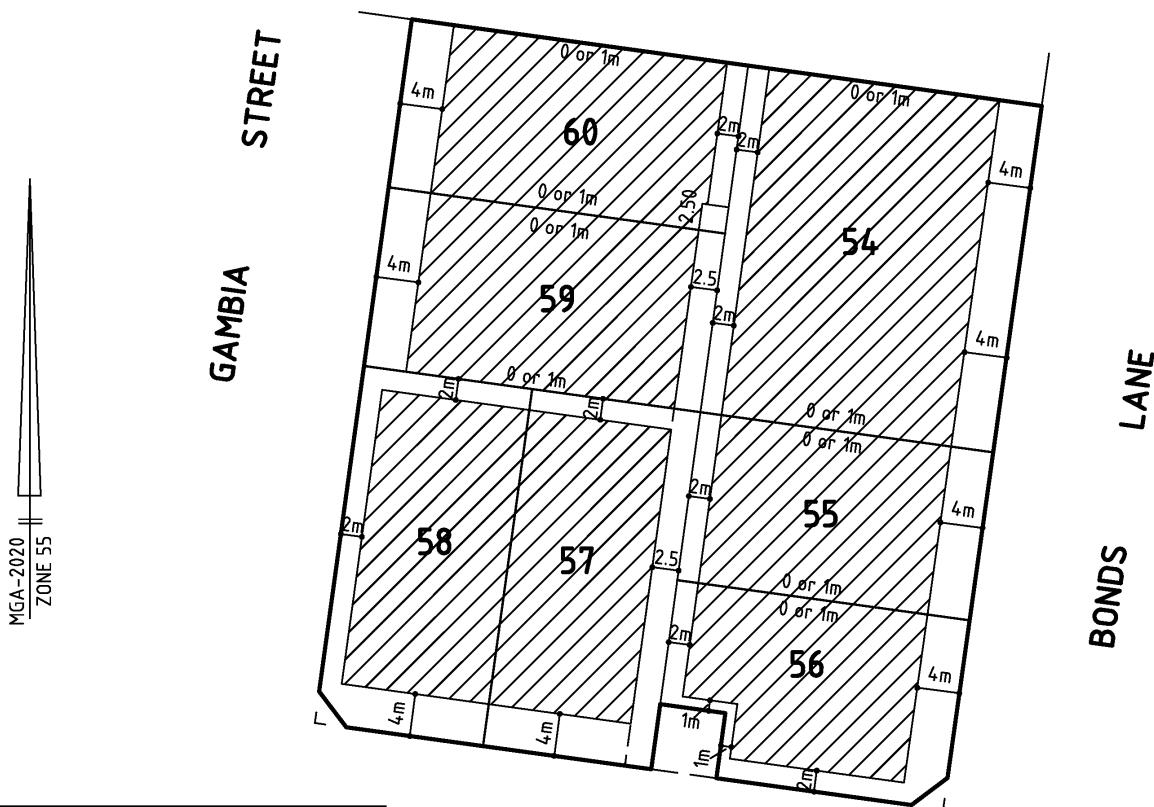
Land to benefit: Lots 54 to 60 (both inclusive)

Land to be burdened: Lots 54 to 60 (both inclusive)

Description of Restriction:

The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened shall not:-

- a) permit any building/s to be constructed or remain outside the approved building envelope,
- b) a building envelope be amended without the consent of Council and any criteria or matters that must be considered by Council in deciding on an amendment to a building envelope,
- c) construct any dwelling without the endorsement by the developer of all building plans as a prerequisite to a building permit for a lot specified as requiring such endorsement in the building envelope plan,
- d) the requirement for endorsement of building plans by the developer to cease to have effect on a lot one year after an occupancy permit under the Building Act 1993 or similar legislation is issued for the whole of the dwelling on that lot.
- e) a building envelope plan to cease to have effect on the lot containing the envelope ten years after an occupancy permit (or the like) under the Building Act 1993 or similar legislation is issued for the whole of the dwelling on the lot containing the building envelope,



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ORIGINAL SHEET SIZE A3

REF **17393**

SHEET 3

SCALE

SCALE

LICENSED SURVEYOR David Sidley

VERSION 3

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Surveyor's Plan/Version (S)
06/04/2023, 9:55:07 Ref: S206335C

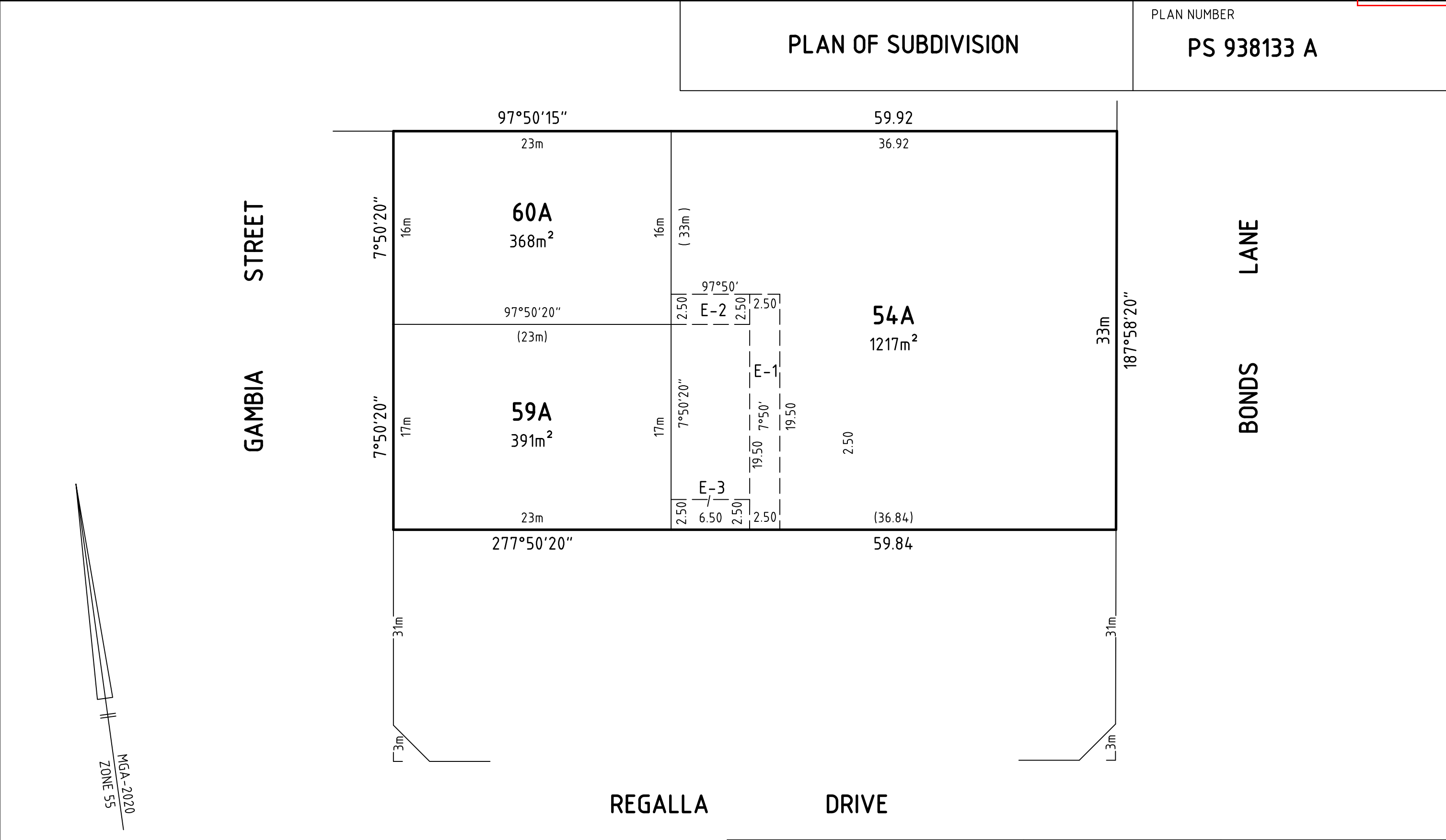
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Hume City Council,
08/05/2023,
SPEAR Ref: S206335C

PLAN OF SUBDIVISION			LRS USE ONLY	EDITION No. 1	PLAN NUMBER	PS 938133 A
LOCATION OF LAND PARISH: Yuroke TOWNSHIP: SECTION: 2 CROWN ALLOTMENT: CROWN PORTION: C (Part) TITLE REFERENCES: Vol. 12484 Fol. 530, 535, 536 LAST PLAN REFERENCE/S: PS 915954 L Lots 54, 59, 60 POSTAL ADDRESS: (At time of subdivision) 87 Bonds Lane, Greenvale, 3059. 6 & 8 Gambia Street, Greenvale, 3059. MGA-2020 Co-ordinates (of approx centre of land in plan) E 312455 ZONE: 55 N 5831935			COUNCIL CERTIFICATION AND ENDORSEMENT Council Name: Hume City Council SPEAR Reference Number: S270889C			
VESTING OF ROADS AND/OR RESERVES						
IDENTIFIER		COUNCIL/BODY/PERSON				
Nil		Nil				
NOTATIONS						
DEPTH LIMITATION: DOES NOT APPLY STAGING: This is not a staged subdivision. The land being subdivided is shown enclosed by thick continuous lines. Lot numbers 1A to 53A and 55A to 58A have been omitted from this plan. SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) - PM 428 Other Purpose of Plan: To remove the Restrictive Covenant created in plan of subdivision PS915954L from Lots 54, 59 & 60. Grounds for Removal: Hume City Council planning permit No.27448						
EASEMENT INFORMATION						
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)						
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN						
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of		
E-1	Sewerage	2.50	PS 915954 L	Yarra Valley Water		
E-2	Sewerage	2.50	This plan	Lot 60A on this plan		
E-3	Sewerage	2.50	This plan	Lot 59A on this plan		
REF 17393A		ORIGINAL SHEET SIZE A3		SHEET 1 OF 2 SHEETS		
jREdwards LAND SURVEYORS 59 Fletcher Street, Essendon, 3040 Ph. 9370 2209 Email: jredwardslandsurveyors@gmail.com Web: www.jredwardslandsurveyors.com.au jRE		LICENSED SURVEYOR David Sidley VERSION 2				
		Digitally signed by: David James Sidley, Licensed Surveyor, Surveyor's Plan Version (2), 14/07/2026, SPEAR Ref: S270889C				

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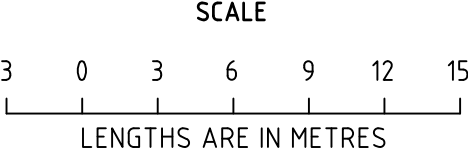
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ORIGINAL SHEET SIZE A3		REF 17393A	SHEET 2
LICENSED SURVEYOR David Sidley		VERSION 2	
Digitally signed by: David James Sidley, Licensed Surveyor, Surveyor's Plan Version (2), 14/07/2026, SPEAR Ref: S270889C			

jREdwards
LAND SURVEYORS
59 Fletcher Street, Essendon, 3040



SCALE
1:300

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PLAN OF SUBDIVISION

PLAN NUMBER
PS 938133 A

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

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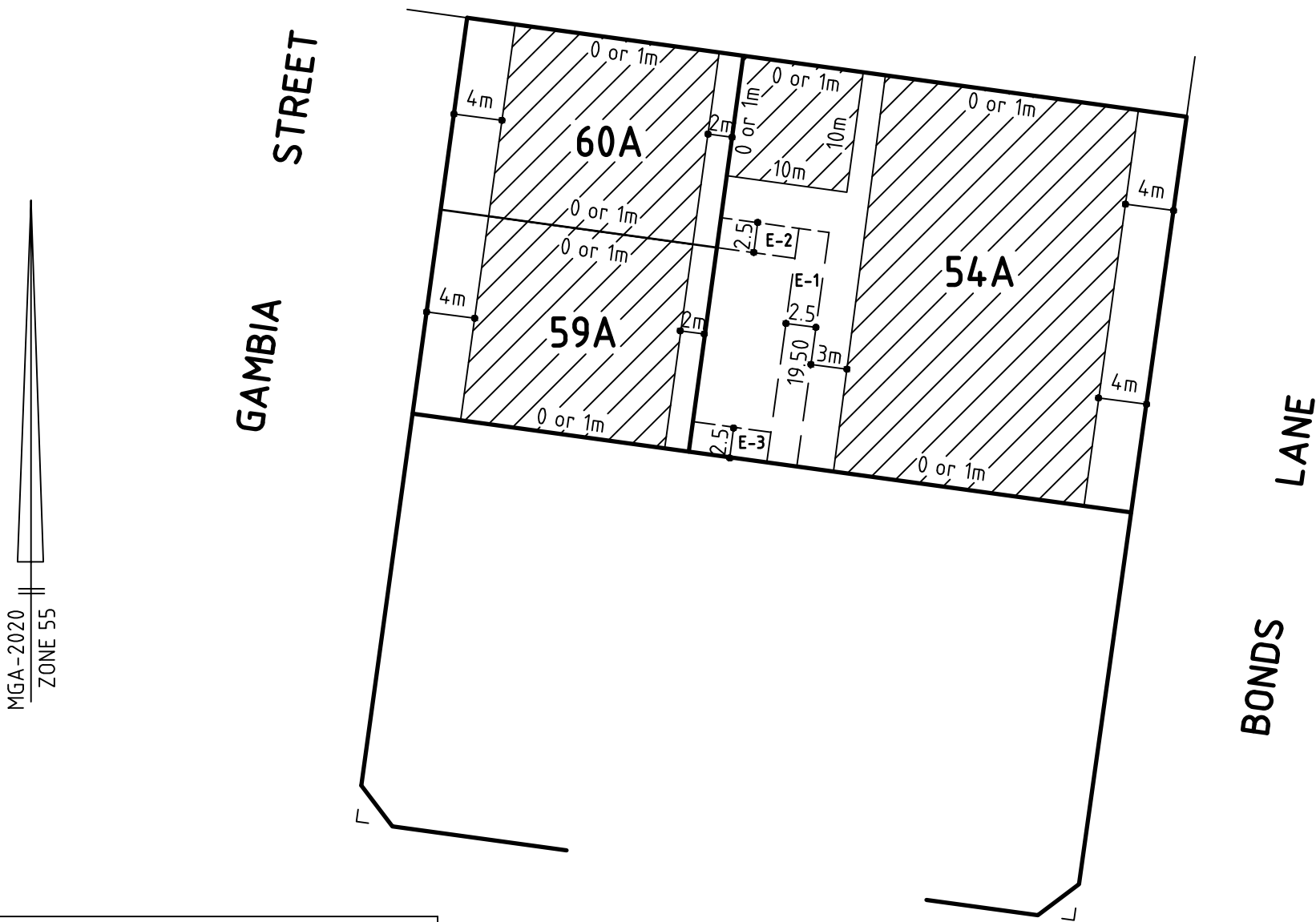
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Restriction

Land to benefit: Lots 54A, 59A and 60A
Land to be burdened: Lots 54A, 59A and 60A
Description of Restriction:
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- a) permit any building/s to be constructed or remain outside the approved building envelope,
- b) a building envelope be amended without the consent of Council and any criteria or matters that must be considered by Council in deciding on an amendment to a building envelope,
- c) construct any dwelling without the endorsement by the developer of all building plans as a prerequisite to a building permit for a lot specified as requiring such endorsement in the building envelope plan,
- d) the requirement for endorsement of building plans by the developer to cease to have effect on a lot one year after an occupancy permit under the Building Act 1993 or similar legislation is issued for the whole of the dwelling on that lot.
- e) a building envelope plan to cease to have effect on the lot containing the envelope ten years after an occupancy permit (or the like) under the Building Act 1993 or similar legislation is issued for the whole of the dwelling on the lot containing the building envelope,



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jRE

REGALLA
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ORIGINAL SHEET SIZE A3

REF 17393 A

SHEET 3

LICENSED SURVEYOR David Sidley VERSION 2

Digitally signed by: David James Sidley, Licensed Surveyor,
Surveyor's Plan Version (2),
14/07/2026, SPEAR Ref: S270889C

SCALE

5 0 5 10 15 20 25

SCALE

1:500

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