

PLAN OF SUBDIVISION

EDITION 1

PS 829824 E

LOCATION OF LAND

PARISH: Drouin West

TOWNSHIP:

SECTION:

CROWN ALLOTMENT: 53 (PT)

CROWN PORTION:

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: Lot B PS 842192R

POSTAL ADDRESS: 175 McGlone Road, Drouin 3818
(at time of subdivision)

MGA CO-ORDINATES: E: 397 000 ZONE: 55
(of approx centre of land in plan) N: 5 782 500 GDA 2020

Council Name: Baw Baw Shire Council

SPEAR Reference Number: S150466J

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	Baw Baw Shire Council
Road R-2	Baw Baw Shire Council
Reserve No.1	Baw Baw Shire Council

Area of land in plan: 12.25ha
Comprising of - 27 Lots: 1.563ha
2 Balance Lots: 8.546ha
2 Road Reserves: 3600m²
1 Council Reserve: 1.776ha

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s). 55, 160, 187, 188, 236,
237, 295 & 296
In Proclaimed Survey Area No. --

Other Purpose of Plan

1. Removal of part of the Easement shown as E-3 on PS 842192R, being a Pipeline or Ancillary Purposes Easement in favour of Central Gippsland Region Water Corporation created in PS 842192R.
2. Removal of part of the Easement shown as E-3 on PS 842192R, being a Drainage Easement in favour of Baw Baw Shire Council created in PS 842192R.

Grounds for Removal

Schedule 5 Clause 14 of the Road Management Act 2004.

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, E-3 & E-5	Pipeline or Ancillary Purposes	See Plan	PS 842192R	Central Gippsland Region Water Corporation
E-2 & E-3	Drainage	See Plan	PS 842192R	Baw Baw Shire Council
E-4 & E-5	Creation and maintenance of wetlands, floodway and drainage as specified and set-out in Memorandum of Common Provisions no. AA2741	See Plan	This Plan	Melbourne Water Corporation

NOBELIUS LAND SURVEYORS



P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SURVEYORS FILE REF: 17601-S1

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Surveyor's Plan Version (F),
17/06/2020, SPEAR Ref: S150466J

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 5

PS 829824 E

Reserve No.1



McGLONE ROAD

7°15'50" 310.68

221.68

7°15'50"

E-1

6

SEE SHEET 2

E-4

E-4

6
E-5

E-1

SEE SHEET 4

(50.38)
E-5 2.5
(51.64)
183°42'50"

97°52'20"
35.07

E-4

E-5 2.5

32.50

2.5

E-1

2.5

E-1

7°15'50"
(45.37)

E-1

2.5

26.24

97°15'50"
22.46

E-3

116.50

E-3

7°15'50"

70.60

5

16°35' C/L165
A/L2.39 R/65

39.67
1°30'
39.33

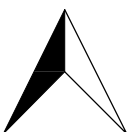
3

91°30'
6
E-3
35
35.61
1°30'
6

SEE SHEET 5

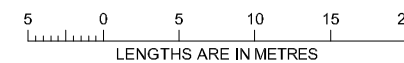
E-4

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SCALE
1:500



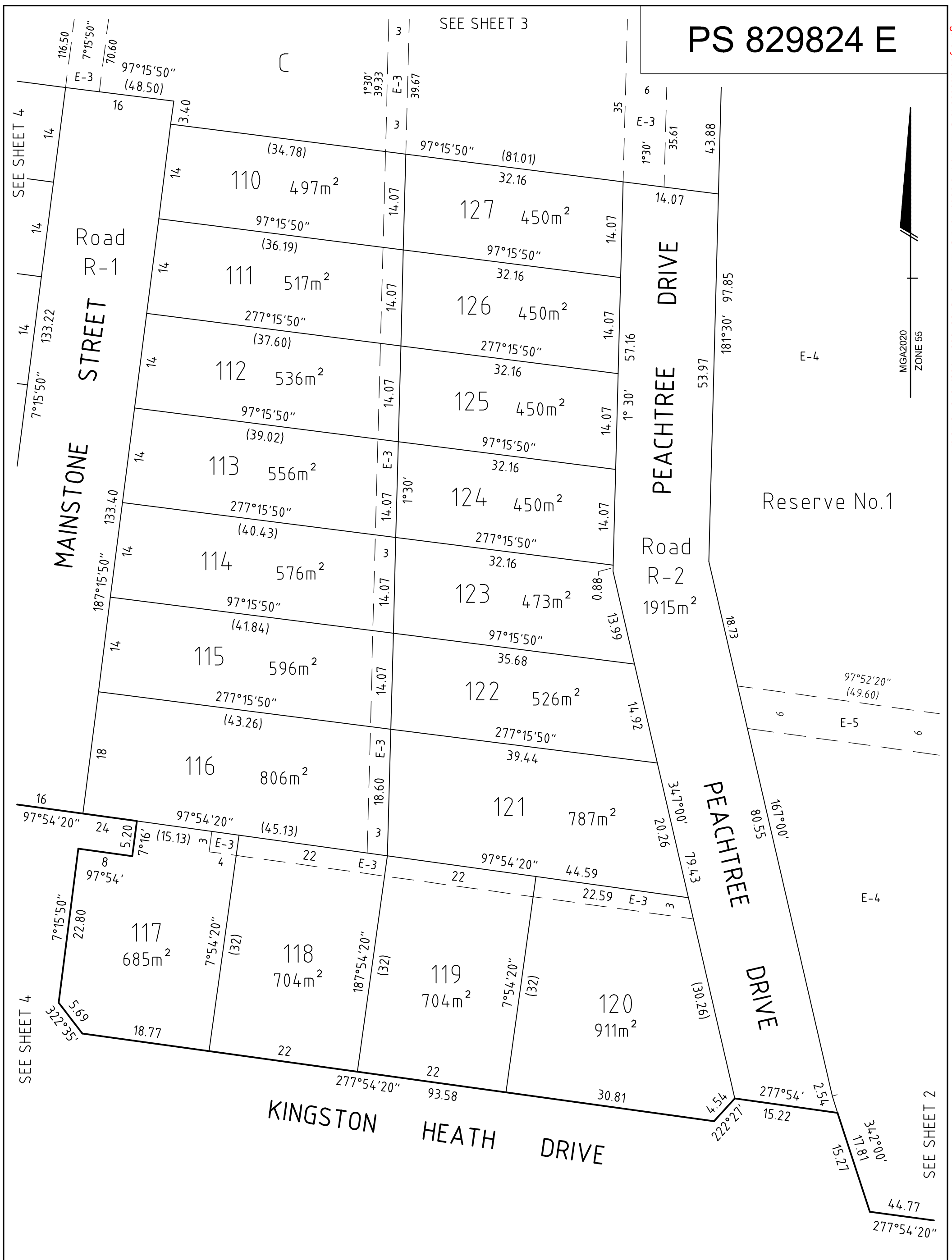
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SHEET 3

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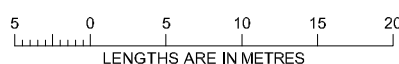
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