

PLAN OF SUBDIVISION

EDITION 1

PS 829821 L

LOCATION OF LAND

PARISH: Drouin West
 TOWNSHIP: Longwarry
 SECTION: 11
 CROWN ALLOTMENT: 6 and 7 (Part)
 CROWN PORTION: ---
 TITLE REFERENCES: Vol. 7342 Fol. 248, Vol. 7708 Fol. 039,
 Vol. 8027 Fol. 138
 LAST PLAN REFERENCES: TP 887595 B, TP 127448 H and LP 23813
 POSTAL ADDRESS: 40-44 Drouin Road, LONGWARRY 3816
 (at time of subdivision)

 MGA CO-ORDINATES: E: 392 700 ZONE: 55
 (of approx centre of land in plan) N: 5 781 250 GDA 94

Council Name: Baw Baw Shire Council
 Council Reference Number: PSB0056/19
 Planning Permit Reference: PLA0335/17
 SPEAR Reference Number: S141971H

Certification
 This plan is certified under section 6 of the Subdivision Act 1988

 Public Open Space
 A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification
 Digitally signed by: Sarah Prime for Baw Baw Shire Council on 12/03/2020

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

Lots 0 to 100 (both inclusive) have been omitted from this plan

 Area of land in plan: 1.878ha
 Comprising of - 21 Lots: 1.180ha
 1 Balance Lot: 1215m²
 1 Common Property: 950m²
 1 Road: 3810m²
 1 Reserve: 1015m²

NOTATIONS

DEPTH LIMITATION: 15.24m Below the Surface

SURVEY:
 This plan is based on survey.

STAGING:
 This is a staged subdivision.
 Planning Permit No. PLA0335/17

 This survey has been connected to permanent marks No(s).

 In Proclaimed Survey Area No. ---

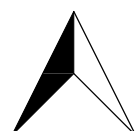
EASEMENT INFORMATION

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

Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to Lots 101-106 and 110-113 (inclusive) in this plan.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Carriageway	See Plan	This Plan	Baw Baw Shire Council
E-2, E-3, E-4 & E-5	Drainage	See Plan	This Plan	Baw Baw Shire Council
E-3 & E-4	Water Supply	See Plan	This Plan	South East Water Corporation
E-4 & E-5	Sewerage	See Plan	This Plan	South East Water Corporation
E-6	Powerline	1.5	This Plan	Ausnet Electricity Services Pty Ltd

NOBELIUS LAND SURVEYORS



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

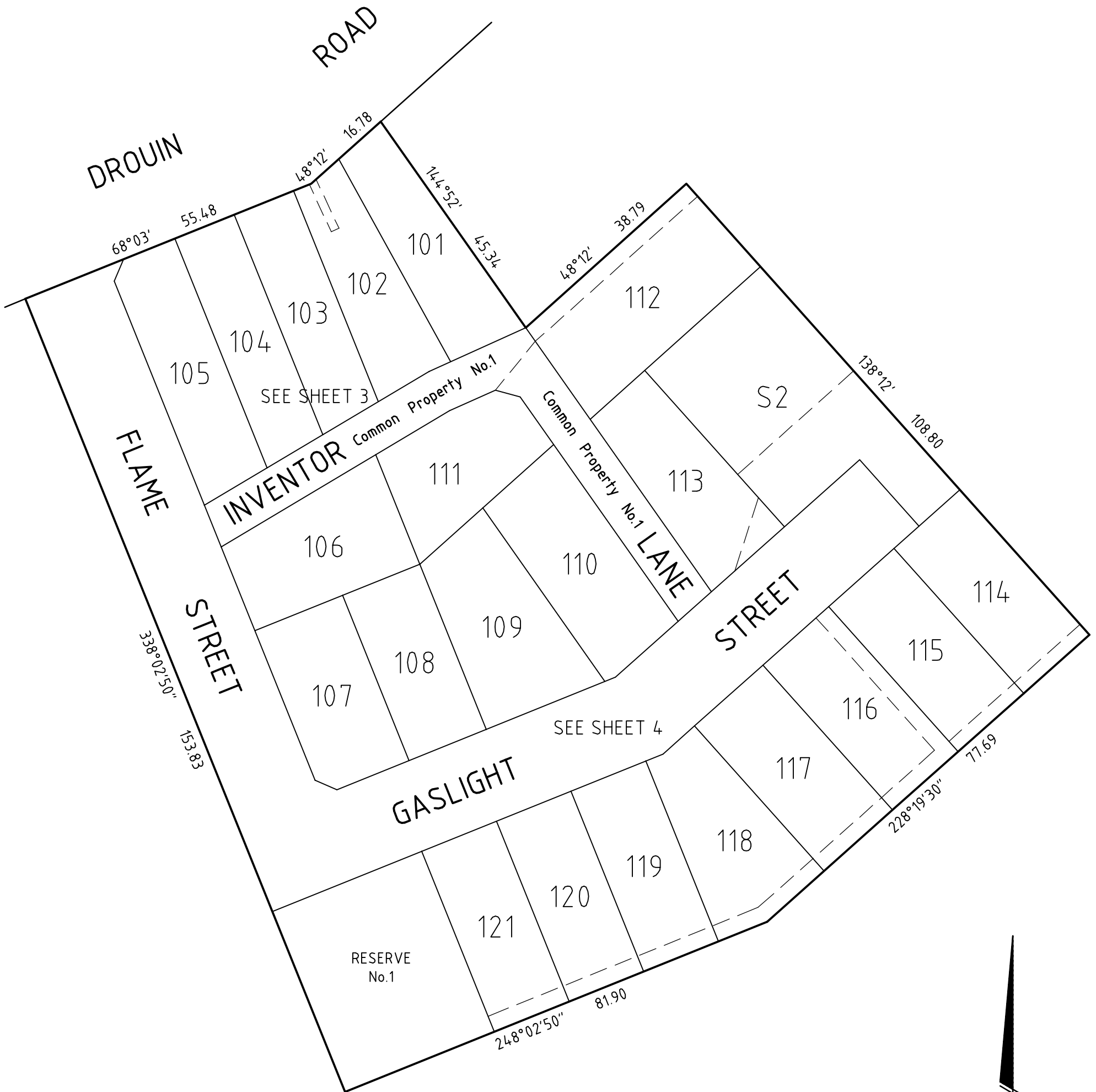
SURVEYORS FILE REF: 15869

Digitally signed by: Benjamin Stephen Nobelius, Licensed Surveyor,
 Surveyor's Plan Version (H),
 28/01/2020, SPEAR Ref: S141971H

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 4

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Nobelius Land Surveyors Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S141971H 06/07/2020 11:38 am

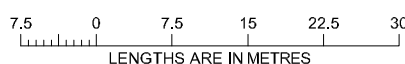


NOBELIUS LAND SURVEYORS



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

SCALE
 1:750



Digitally signed by: Benjamin Stephen Nobelius, Licensed Surveyor,
 Surveyor's Plan Version (H),
 28/01/2020, SPEAR Ref: S141971H

ORIGINAL SHEET
 SIZE: A3

Digitally signed by:
 Baw Baw Shire Council,
 12/03/2020,
 SPEAR Ref: S141971H

SHEET 2

OWNERS CORPORATION SCHEDULE

PS829821L

Owners Corporation No. 1

Plan No. PS829821L

Land affected by Owners Corporation: All the lots in the table below

Common Property No.: 1

Limitations of Owners Corporation: Unlimited

Notations

Totals		
	Entitlement	Liability
This schedule	100	100
Balance of existing OC	0	0
Overall Total	100	100

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
101	10	10									
102	10	10									
103	10	10									
104	10	10									
105	10	10									
106	10	10									
110	10	10									
111	10	10									
112	10	10									
113	10	10									

NOBELIUS LAND SURVEYORS



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

SURVEYORS FILE REFERENCE: 15869

SHEET 1 of 1

ORIGINAL SHEET
SIZE: A3

Digitally signed by: Benjamin Stephen Nobelius, Licensed Surveyor,
Surveyor's Plan Version (H),
28/01/2020, SPEAR Ref: S141971H

Digitally signed by:
Baw Baw Shire Council,
12/03/2020,
SPEAR Ref: S141971H

WARNING - This document is a working document in the SPEAR approval process. It is subject to revision and change and therefore should not be relied on. If you have any questions about this document please contact the person from Nobelius Land Surveyors Pty Ltd who gave you access to SPEAR / this document. SPEAR Ref: S141971H 06/07/2020 11:38 am