PLAN OF SUBDIVISION

EDITION 1

PS 849366 V

LOCATION OF LAND

PARISH: Drouin West

TOWNSHIP: ---

SECTION: ---

PART OF CROWN ALLOTMENTS: 86 (PT)

CROWN PORTION: ---

TITLE REFERENCE: Vol: 12387 Fol: 004

LAST PLAN REFERENCE: Lot D PS 842324 B

POSTAL ADDRESS: 245 Main South Road, DROUIN 3818
(at time of subdivision)

MGA CO-ORDINATES:
(of approx centre of land in plan)
E: 398 630
N: 5 776 830
ZONE: 55
GDA 2020

Council Name: Baw Baw Shire Council

Council Reference Number: PSB0035/21
Planning Permit Reference: PLA0354/18
SPEAR Reference Number: S174031S

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6 of the Subdivision Act 1988: 13/08/2021

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 been made and the requirement has been satisfied

Digitally signed by: Sarah Harrington for Baw Baw Shire Council on 11/08/2023

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	Baw Baw Shire Council

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. PLA0354/18

This survey has been connected to permanent marks No(s). 29, 503, 504 & 505

In Proclaimed Survey Area No. –

NOTATIONS

Area of land in plan: 2.427ha
Comprising of - 16 Lots: 9304m²
1 Road: 2968m²
1 Balance Lot: 1.200ha

Lot numbers 1 to 3000 (both inclusive) have been omitted from this Plan.

Other Purpose of Plan

1. Removal of the Easement shown as E-2 on PS 842324 B, being a Pipeline or Ancillary Purposes Easement in favour of Central Gippsland Region Water Corporation created in PS 842324B.

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	Drainage	2	PS 842324 B	Baw Baw Shire Council

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NOBELIUS LAND SURVEYORS
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Ph 03 5941 4112
mail@nobelius.com.au

SURVEYORS FILE REF: 17502-S3

ORIGINAL SHEET SIZE: A3

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Surveyor's Plan Version (Version C),
11/08/2023, SPEAR Ref: S174031S

Land Use Victoria Plan Registered
02:33 PM
06/09/2023
Assistant Registrar of Titles

PS 849366 V

MGA2020
ZONE 55

ILLAWARRA BOULEVARD

58°54'
8.76
98°16'
106.08
143°16'
7.07

MAIN SOUTH ROAD

19°31'30"
107.31

E
1.200ha

188°16'
52.80
54.80

SIMMENTAL STREET

98°16'
98

CHARBRAY CLOSE

3001 3002 3003 3004 3005 3006

SEE SHEET 3

SIMMENTAL STREET

3016 3015 3014 3013 3012 3011 3010 3009 3008 3007

94.65

278°16'
286.40

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SCALE		ORIGINAL SHEET	SHEET 2
1:1000	10 0 10 20 30 40 LENGTHS ARE IN METRES	SIZE: A3	

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11/08/2023,
SPEAR Ref: S174031S

PS 849366 V

E

MGA2020
ZONE 55

SIMMENTAL STREET

SIMMENTAL STREET

CHARBRAY CLOSE

Road R-1
2968m²

3001 563m²	3002 501m²	3003 501m²	3004 501m²	3005 501m²	3006 501m²	3007 640m²	3008 640m²	3009 640m²	3010 640m²	3011 640m²	3012 640m²
3013 640m²	3014 584m²	3015 587m²	3016 587m²								

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SCALE 1:500

LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3

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