
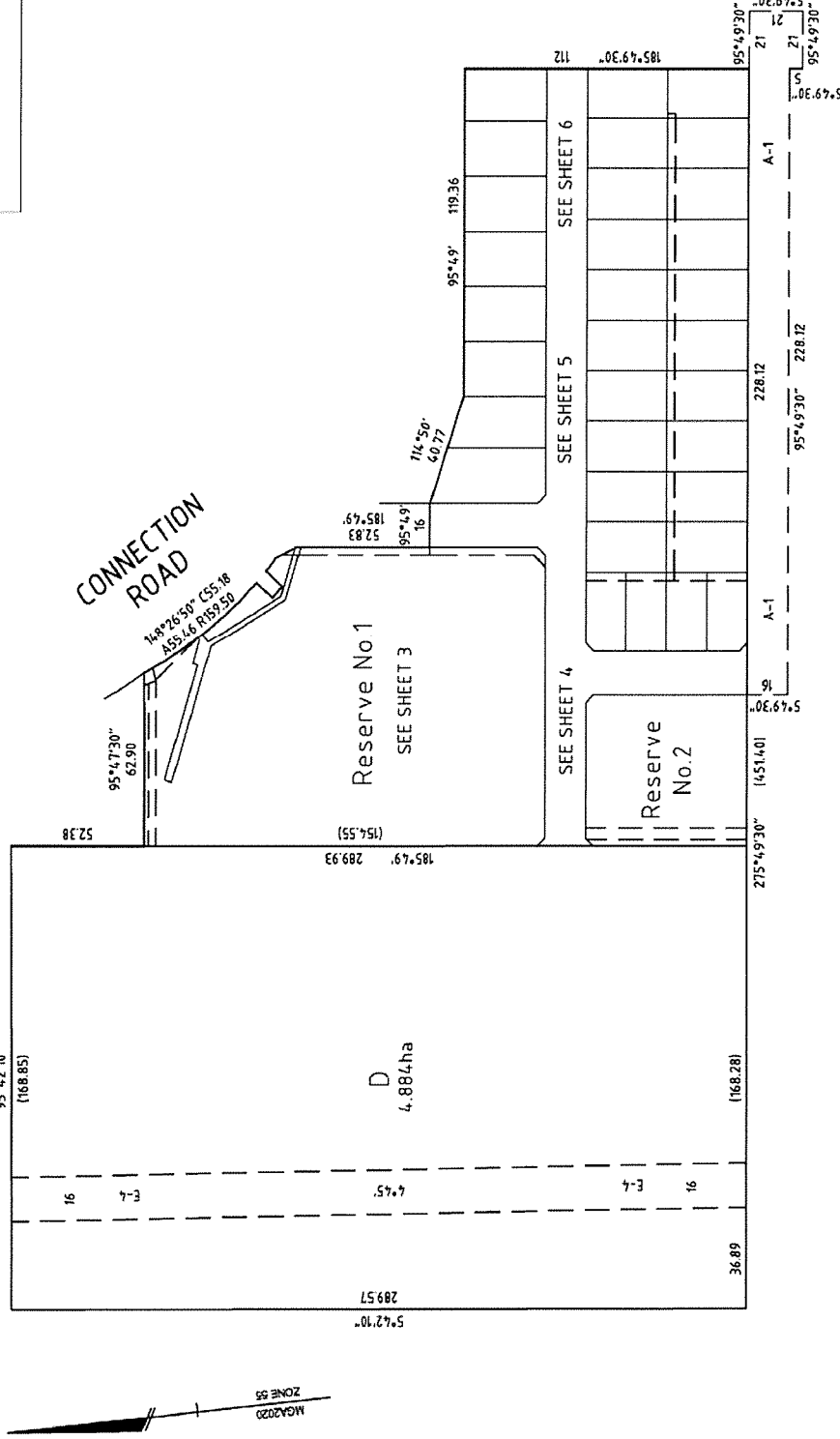


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PLAN OF SUBDIVISION			EDITION 1	PS 842390 M
LOCATION OF LAND PARISH: Wonthaggi TOWNSHIP: SECTION: CROWN ALLOTMENT: 34 D (PT) & 34D1 CROWN PORTION: TITLE REFERENCE: Vol: 12347 Fol: 434 LAST PLAN REFERENCE: Lot C PS 838137 Y POSTAL ADDRESS: McGibbonys Road, Wonthaggi 3995 (at time of subdivision) MGA CO-ORDINATES: E: 378 920 ZONE: 55 (of approx centre of land in plan) N: 5 726 200 GDA 2020			Council Name: Bass Coast Shire Council Council Reference Number: 842390 Planning Permit Reference: 120348 SPEAR Reference Number: S172872J 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 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Catherine Bryant for Bass Coast Shire Council on 17/04/2023 Statement of Compliance issued: 18/04/2023	
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER		COUNCIL/BODY/PERSON		
Road R-1		Bass Coast Shire Council		
Reserve No.1		Bass Coast Shire Council		
Reserve No.2		Bass Coast Shire Council		
NOTATIONS				
NOTATIONS		Area of land in plan: 9.322ha Comprising of - 32 Lots: 1.887ha 1 Balance Lot: 4.884ha 1 Road Reserve: 6310m² 2 Council Reserves: 1.920ha		
DEPTH LIMITATION: 7.62m APPLIES TO ALL LAND				
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. PLA120348 This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No. - Lot numbers 1 to 500 (all inclusive) have been omitted from this Plan.			Other Purpose of Plan 1. Removal of the Easement shown as E-5 & E-9 on PS 838137 Y, being a Carriageway Easement in favour of Bass Coast Shire Council created in PS 838137 Y 2. Removal of the Easement shown as E-5 & E-9 on PS 838137 Y, being a Drainage Easement in favour of Bass Coast Shire Council created in PS 838137 Y 3. Removal of part of the Easement shown as E-8 on PS 838137 Y, being a Water Supply Easement in favour of South Gippsland Region Water Authority created in PS 838137 Y 4. Removal of the Easement shown as E-9 on PS 838137 Y, being a Water Supply Easement in favour of South Gippsland Region Water Authority created in PS838137Y 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	Sewerage	See Plan	PS 834835 U	South Gippsland Region Water Authority
E-2 & E-5	Sewerage	See Plan	PS 838137 Y	South Gippsland Region Water Authority
E-3 & E-5	Drainage	See Plan	PS 838137 Y	Bass Coast Shire Council
E-4	Powerline	16	PS 628068 N Section 88 Electricity Industry Act 2000	SPI Electricity Pty Ltd
E-6 & E-7	Sewerage	3	This Plan	South Gippsland Region Water Authority
E-7	Drainage	3	This Plan	Bass Coast Shire Council
E-8	Water Supply	4	PS 838137 Y	South Gippsland Region Water Authority
A-1	Carriageway	See Plan	Inst. AW670116C	C/T Vol. 12347 Fol. 434
NOBELIUS LAND SURVEYORS  P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au		SURVEYORS FILE REF: 18201-S5 Digitally signed by: Benjamin Stephen Nobelius, Licensed Surveyor, Surveyor's Plan Version (E), 03/02/2023, SPEAR Ref: S172872J		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 6 PLAN REGISTERED TIME: 7:26am DATE: 26/04/2023 L. Hawkins Assistant Registrar of Titles

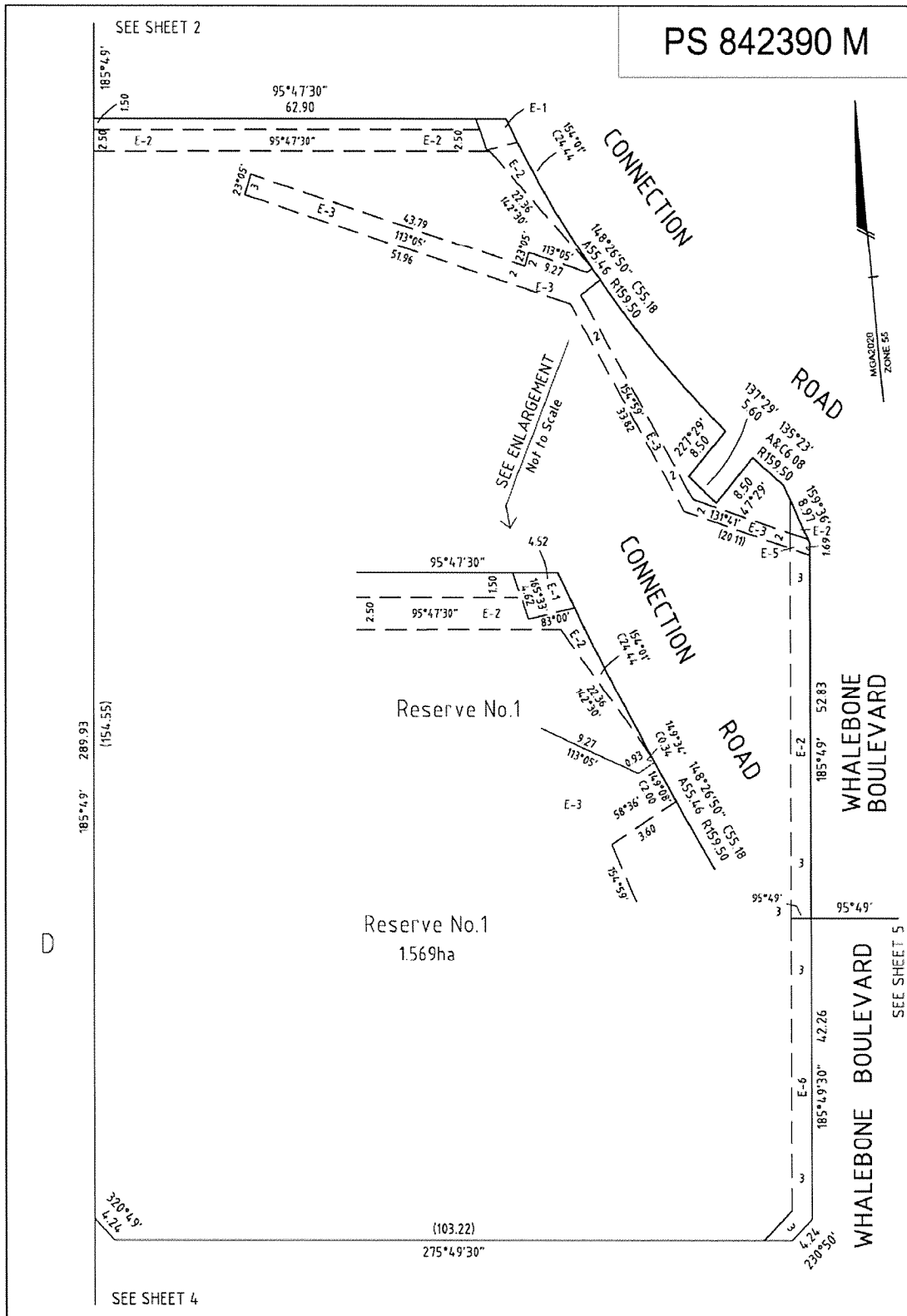
Amended by Benjamin Stephen Nobelius, Licensed Surveyor 24/04/2023


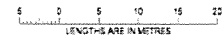
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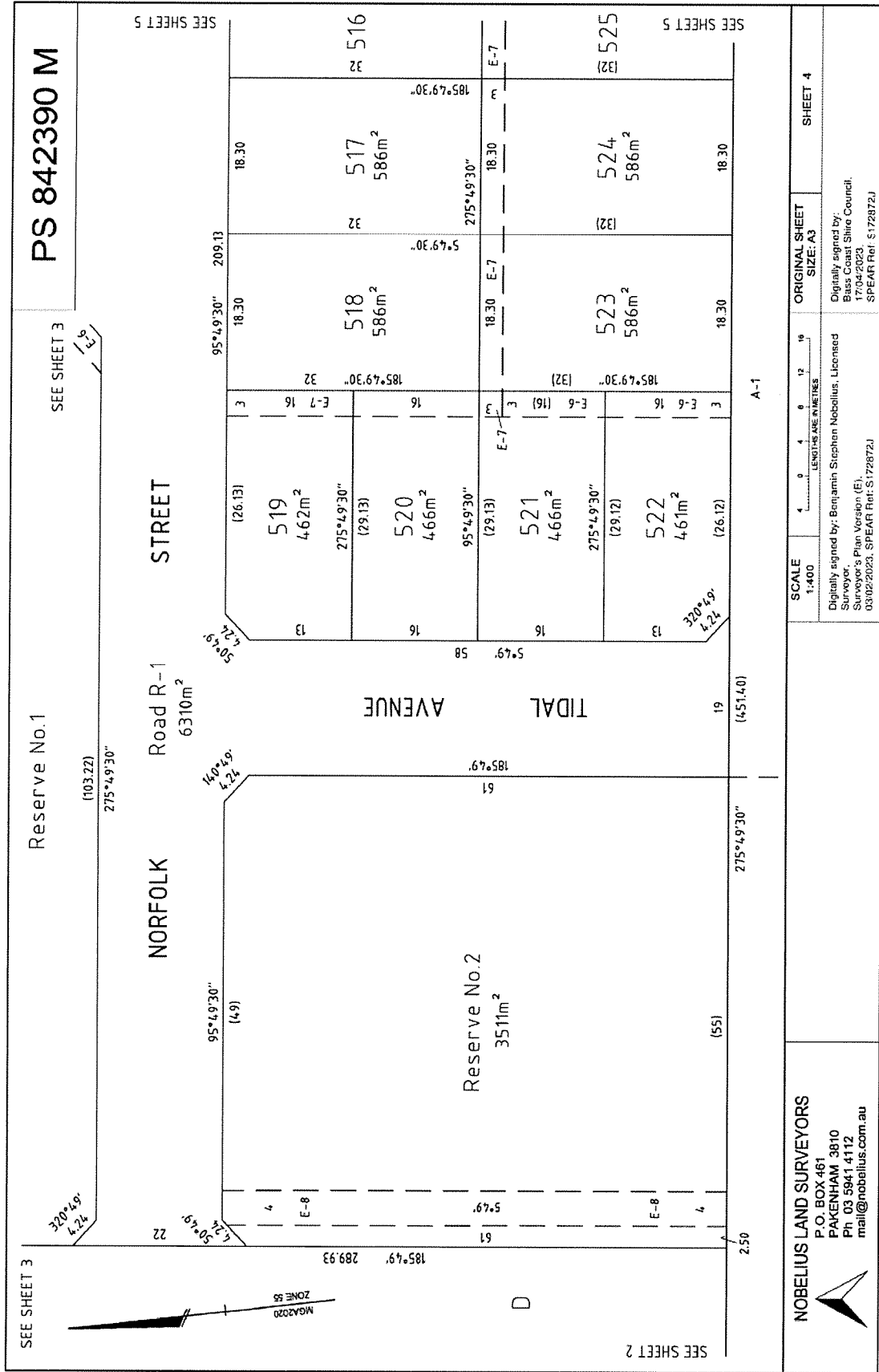
<p>NOBELIUS LAND SURVEYORS P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au</p>	<p>SCALE 1:1500</p>		<p>LENGTHS IN METRES</p>		<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>
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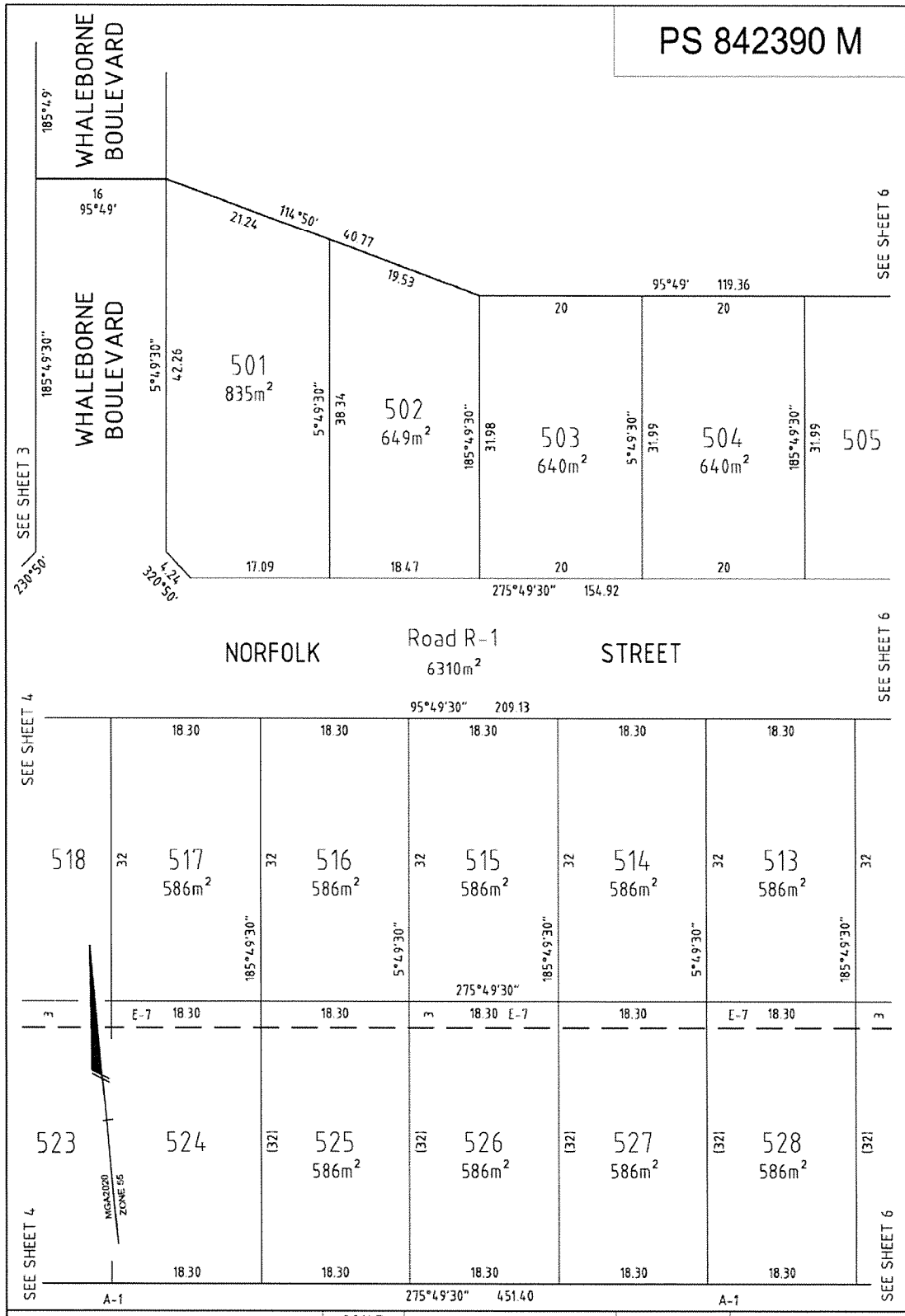
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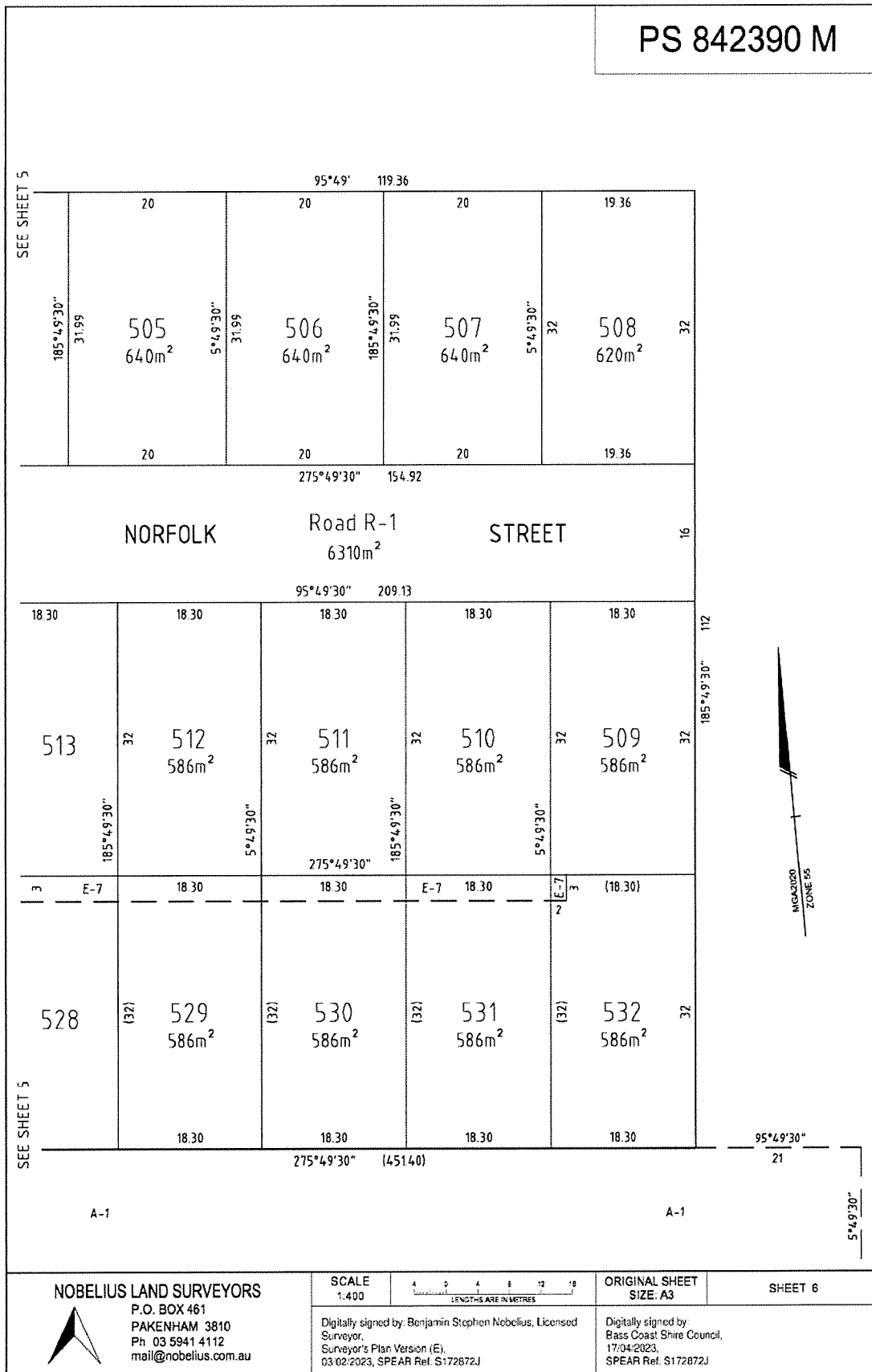




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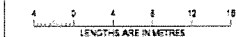


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SCALE
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ORIGINAL SHEET
 SIZE: A3

SHEET 6

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 Bass Coast Shire Council,
 17/04/2023,
 SPEAR Ref. S172872J