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PLAN OF SUBDIVISION

EDITION 1

PS 842299 W

LOCATION OF LAND

PARISH: Drouin West

TOWNSHIP:

SECTION:

CROWN ALLOTMENT: 85 (Pt)

CROWN PORTION:

TITLE REFERENCE: Vol: 12361 Fol: 544

LAST PLAN REFERENCE: Lot K 829906 C

POSTAL ADDRESS: Weebar Road, DROUIN 3818
(at time of subdivision)

MGA CO-ORDINATES: (of approx centre of land in plan) E: 399 830 N: 5 776 950 ZONE: 55 GDA 2020

Council Name: Baw Baw Shire Council

Council Reference Number: PSB0081/20
Planning Permit Reference: PLA0323/16
SPEAR Reference Number: S167418S

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 22/07/2021

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: Marni Rolleveel for Baw Baw Shire Council on 19/01/2022

Statement of Compliance issued: 19/01/2023

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	Baw Baw Shire Council
Reserve No.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. PLA0323/16

This survey has been connected to permanent marks No(s). 120, 121, 122, 133 & 269

In Proclaimed Survey Area No. --

Lot numbers 1 to 1000 (both inclusive) have been omitted from this Plan.

NOTATIONS

Area of land in plan: 24.96ha

Comprising of - 31 Lots: 2.158ha
1 Balance Lot: 21.41ha
1 Road: 7279m²
1 Reserve: 6660m²

Other Purpose of Plan

1. Removal of the Easement shown as E-4 on PS 829906 C, being a Pipeline or Ancillary Easement in favour of Central Gippsland Region Water Corporation created in PS 829857 N

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	Pipeline or Ancillary Purposes	See Plan	PS 612488D - Section 136 of the Water Act 1989	Central Gippsland Region Water Corporation
E-2	Pipeline or Ancillary Purposes	See Plan	PS 825162X	Central Gippsland Region Water Corporation
E-2	Drainage	See Plan	PS 825162X	Baw Baw Shire Council
E-3	Pipeline or Ancillary Purposes	See Plan	PS 829906C	Central Gippsland Region Water Corporation
E-3	Drainage	See Plan	PS 829006C	Baw Baw Shire Council
E-4	Drainage	See Plan	PS 829857N	Baw Baw Shire Council
E-5 & E-8	Drainage	See Plan	This Plan	Baw Baw Shire Council
E-8 & E-9	Pipeline or Ancillary Purposes	See Plan	This Plan	Central Gippsland Region Water Corporation
E-6	Pipeline or Ancillary Purposes	See Plan	PS 829797E	Central Gippsland Region Water Corporation
E-7	Pipeline or Ancillary Purposes	See Plan	PS 819737F	Central Gippsland Region Water Corporation
E-7	Drainage	See Plan	PS 829006C	Baw Baw Shire Council
E-10	Water Supply	See Plan	Inst.	Central Gippsland Region Water Corporation

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

SURVEYORS FILE REF: 14194-ES10

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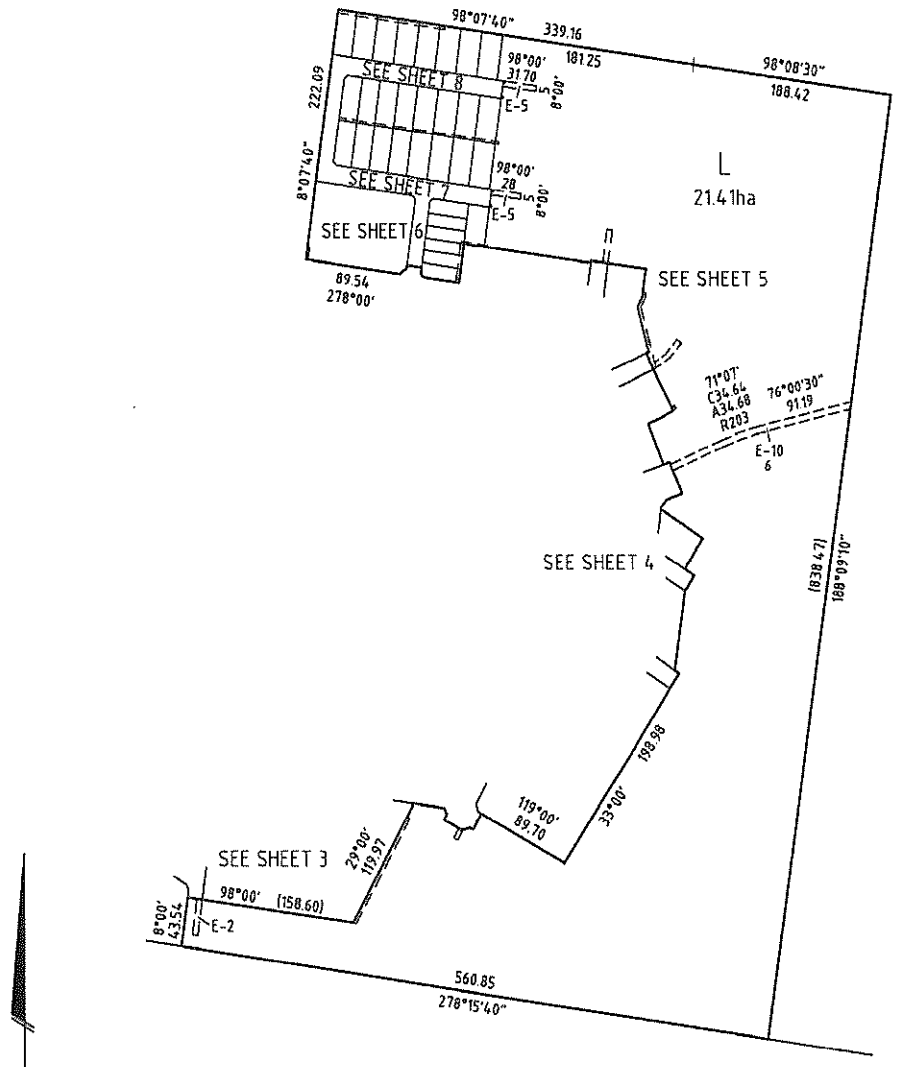
SHEET 1 OF 8

PLAN REGISTERED
TIME: 1.10 Pm DATE: 10/02/23
M.H
Assistant Registrar of Titles

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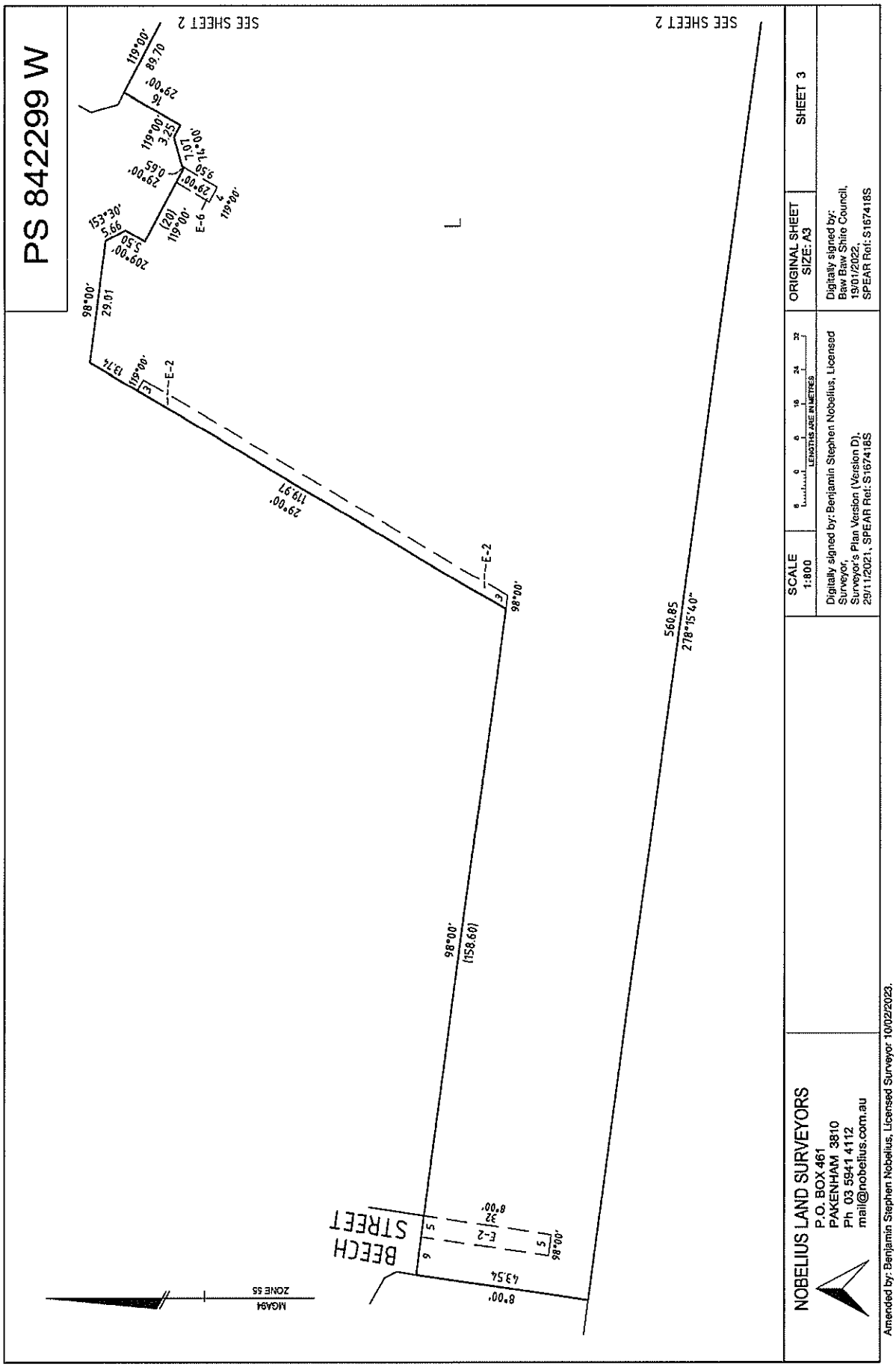
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PS 842299 W

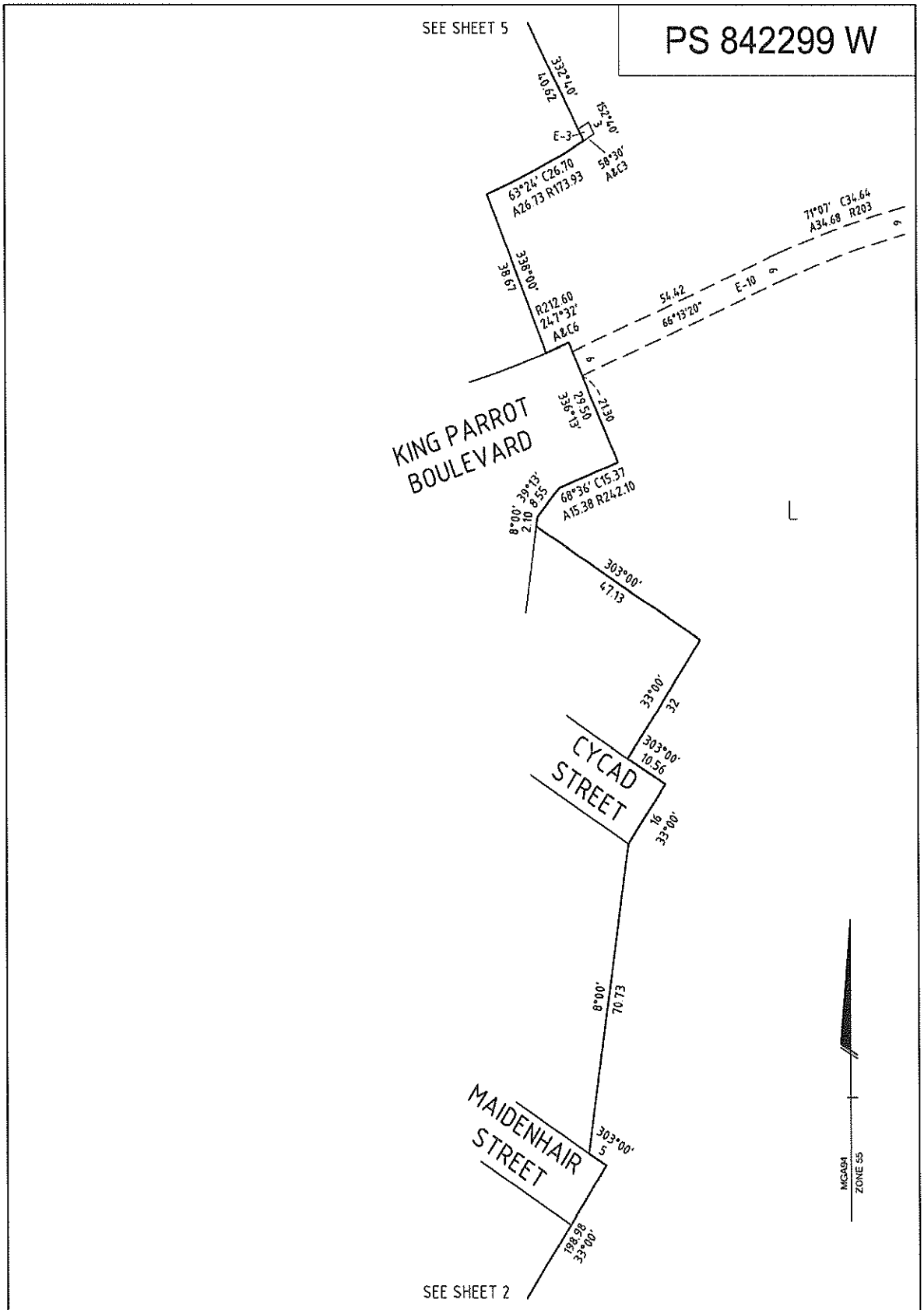


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PS 842299 W
SEE SHEET 2
SEE SHEET 2
L
E-2
E-2
E-2
E-6
BEECH STREET
MGA94 ZONE 55
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SHEET 3
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PS 842299 W

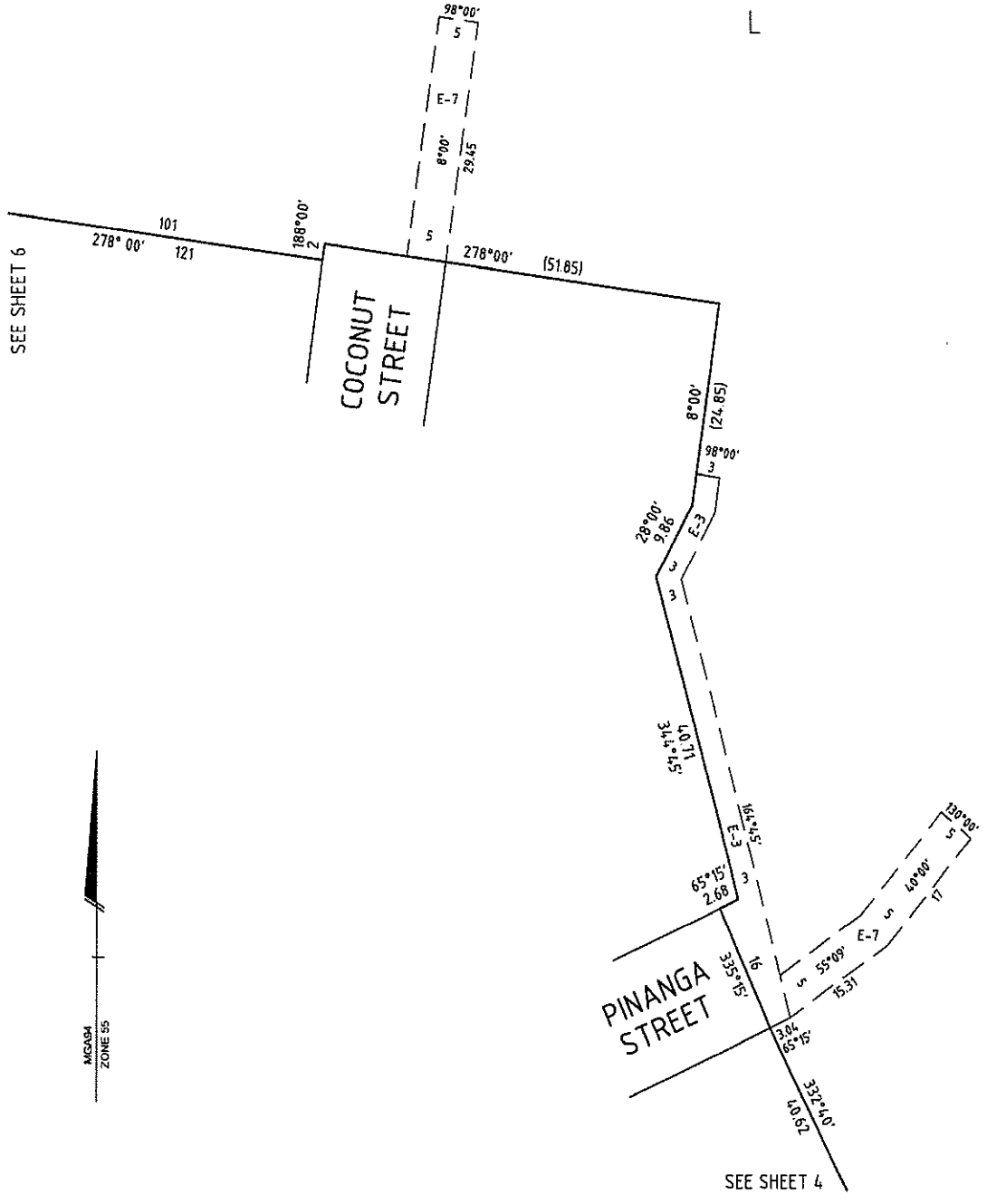


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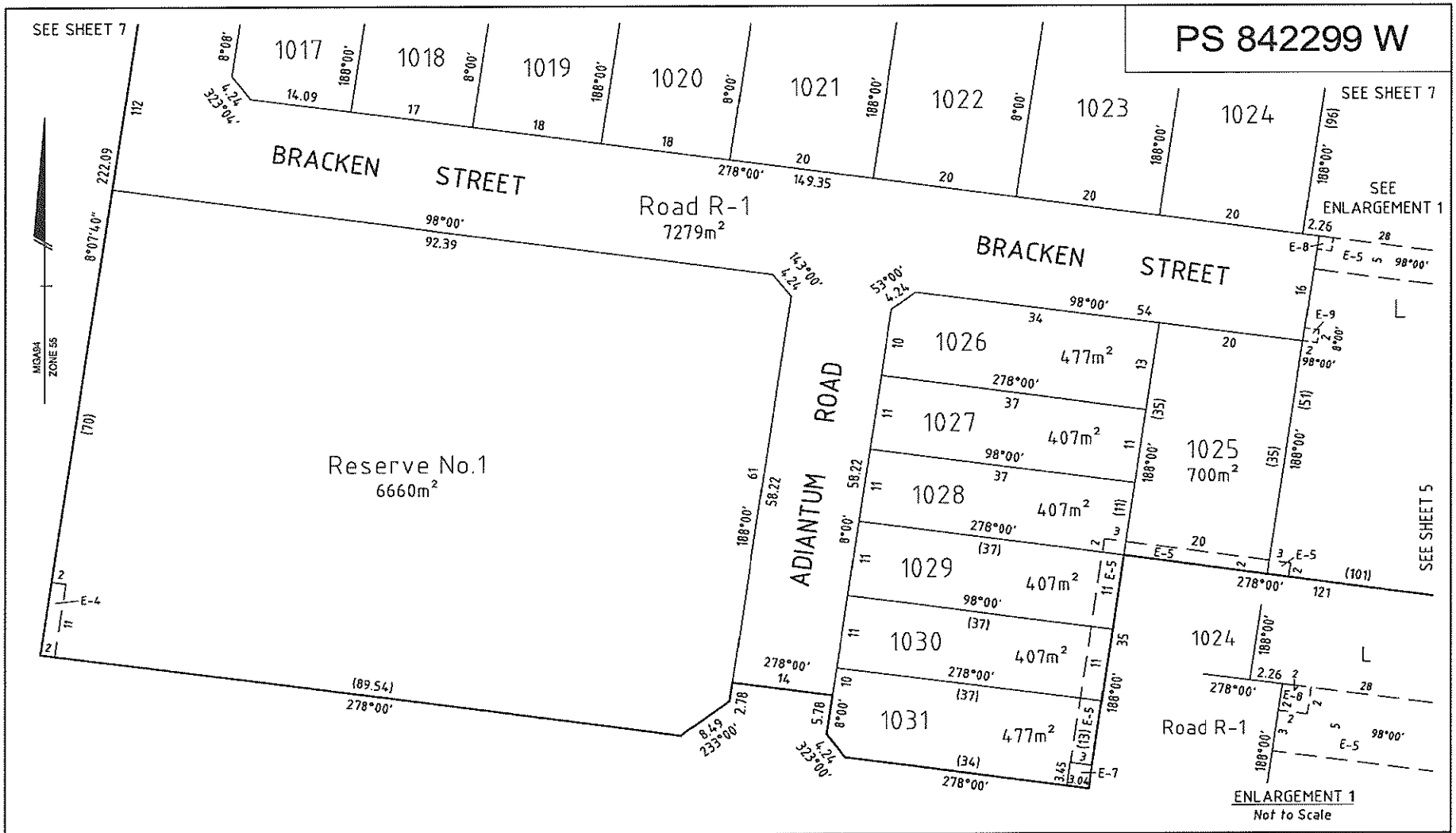
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PS 842299 W



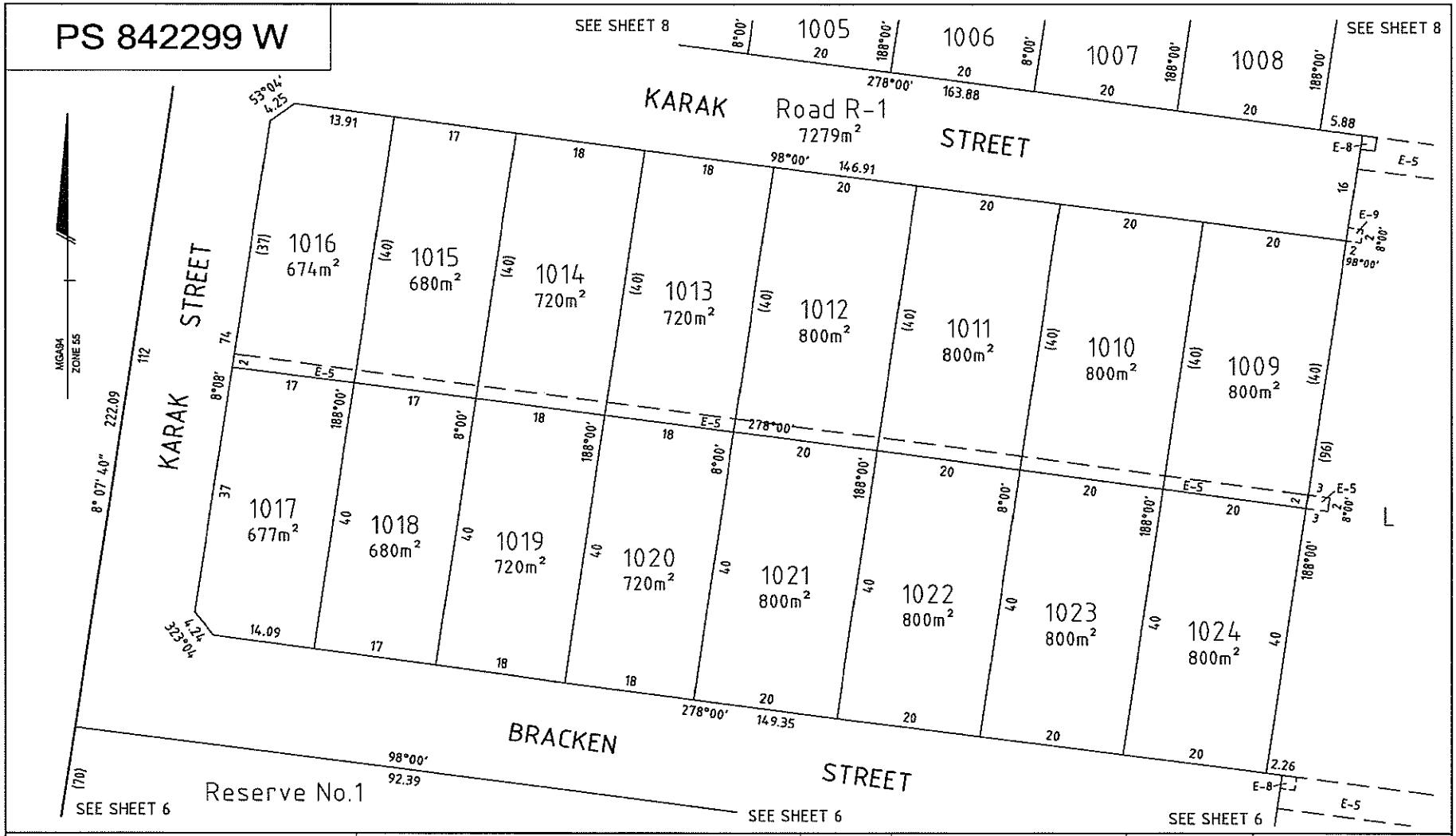
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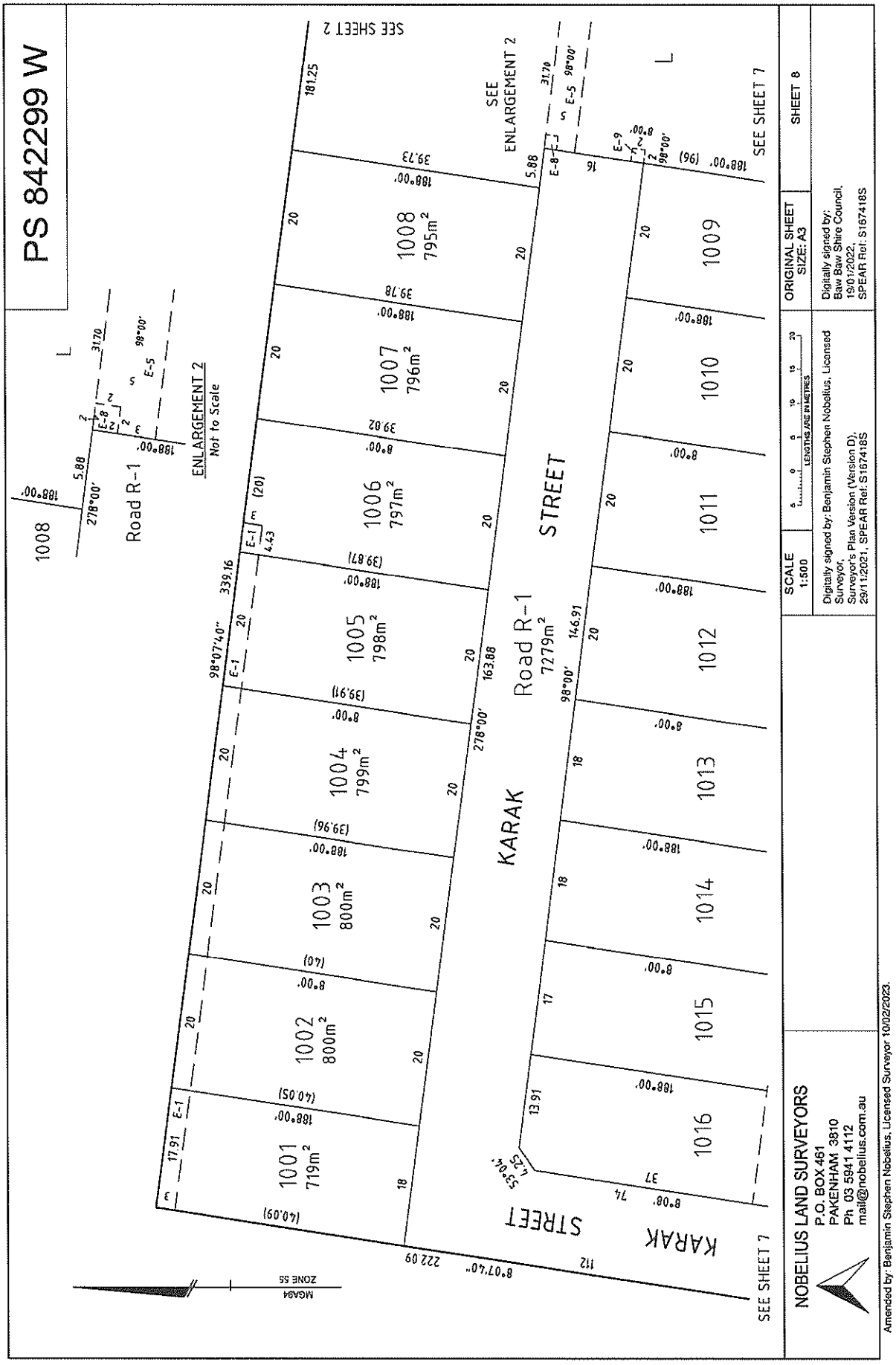
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PS 842299 W
SEE SHEET 2
SEE ENLARGEMENT 2
SEE SHEET 7
ENLARGEMENT 2
Not to Scale
Road R-1
KARAK STREET
Road R-1
7279m²
1001 719m²
1002 800m²
1003 800m²
1004 799m²
1005 798m²
1006 797m²
1007 796m²
1008 795m²
1009
1010
1011
1012
1013
1014
1015
1016
MGA94 ZONE 55
SCALE 1:500
LENGTHS ARE IN METRES
ORIGINAL SHEET SIZE: A3
SHEET 8
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