

PLAN OF SUBDIVISION

EDITION 1

PS 829837 U

LOCATION OF LAND

PARISH: Drouin West

TOWNSHIP:

SECTION:

PART OF CROWN ALLOTMENTS: 51B, 53 & part of a former
Govt. Road

TITLE REFERENCE: Vol. 11135 Fol. 091

LAST PLAN REFERENCE: Lot 40 PS 605499 N

POSTAL ADDRESS: 110 McGlone Road, Drouin 3818
(at time of subdivision)

MGA CO-ORDINATES: E: 397 450 ZONE: 55
(of approx centre of land in plan) N: 5 782 100 GDA 2020

Council Name: Baw Baw Shire Council

Council Reference Number: PSB0107/19
Planning Permit Reference: PLA0133/18
SPEAR Reference Number: S143629J

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 05/03/2020

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

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	Baw Baw Shire Council
Reserve No. 1	Baw Baw Shire Council
Reserve No. 2	Baw Baw Shire Council
Reserve No. 3	AusNet Electricity Services Pty Ltd
Reserve No. 4	AusNet Electricity Services Pty Ltd
Reserve No. 5	AusNet Electricity Services Pty Ltd

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. PLA0133/18

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

In Proclaimed Survey Area No. --

Lots 2 to 100 (both inclusive) have been omitted from this plan

NOTATIONS

Area of land in plan: 45.06ha
Comprising of - 25 Lots: 8.877ha
2 Balance Lots: 29.54ha
1 Road: 2.406ha
2 Council Reserves: 4.223ha
3 AusNet Reserves: 101m²

Other Purpose of Plan

1. Removal of part of the Easement shown as E-2 on PS 605499N, being a Powerline Easement in favour of SPI Electricity Pty Ltd created in PS 605499N pursuant to Section 88 of the Electricity Industry Act 2000

Grounds for Removal

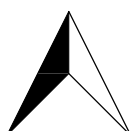
Baw Baw Shire Council Planning Permit No. PLA0133/18

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-6	Drainage & Sewerage	4	PS 605499N	All Lots on PS 605499N
E-2 & E-7	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
E-3 & E-4	Drainage	See Plan	This Plan	Baw Baw Shire Council
E-4, E-5, E-6 & E-7	Pipeline or Ancillary Purposes	See Plan	This Plan	Central Gippsland Region Water Corporation

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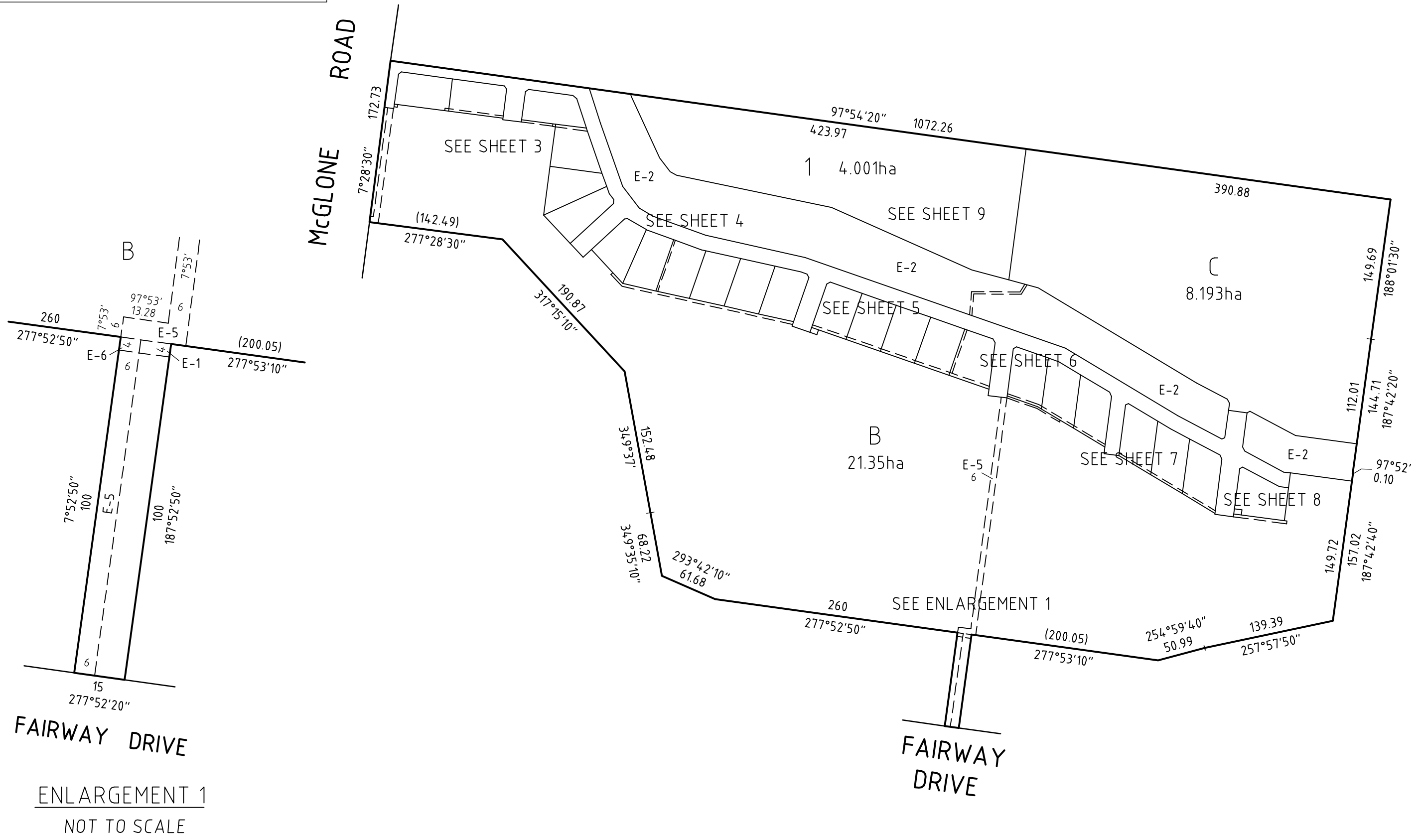
SURVEYORS FILE REF: 14621-S1

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SHEET 1 OF 9

PS 829837 U



FAIRWAY DRIVE
 ENLARGEMENT 1
 NOT TO SCALE

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LENGTHS ARE IN METRES

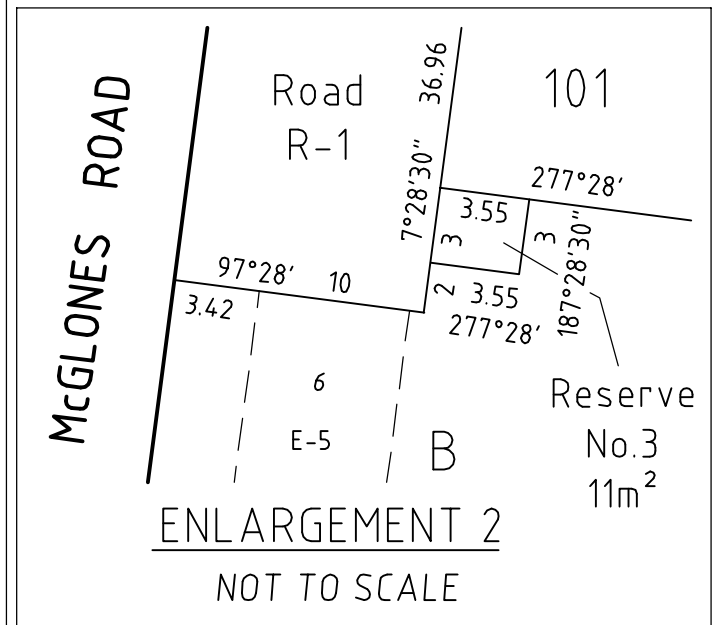
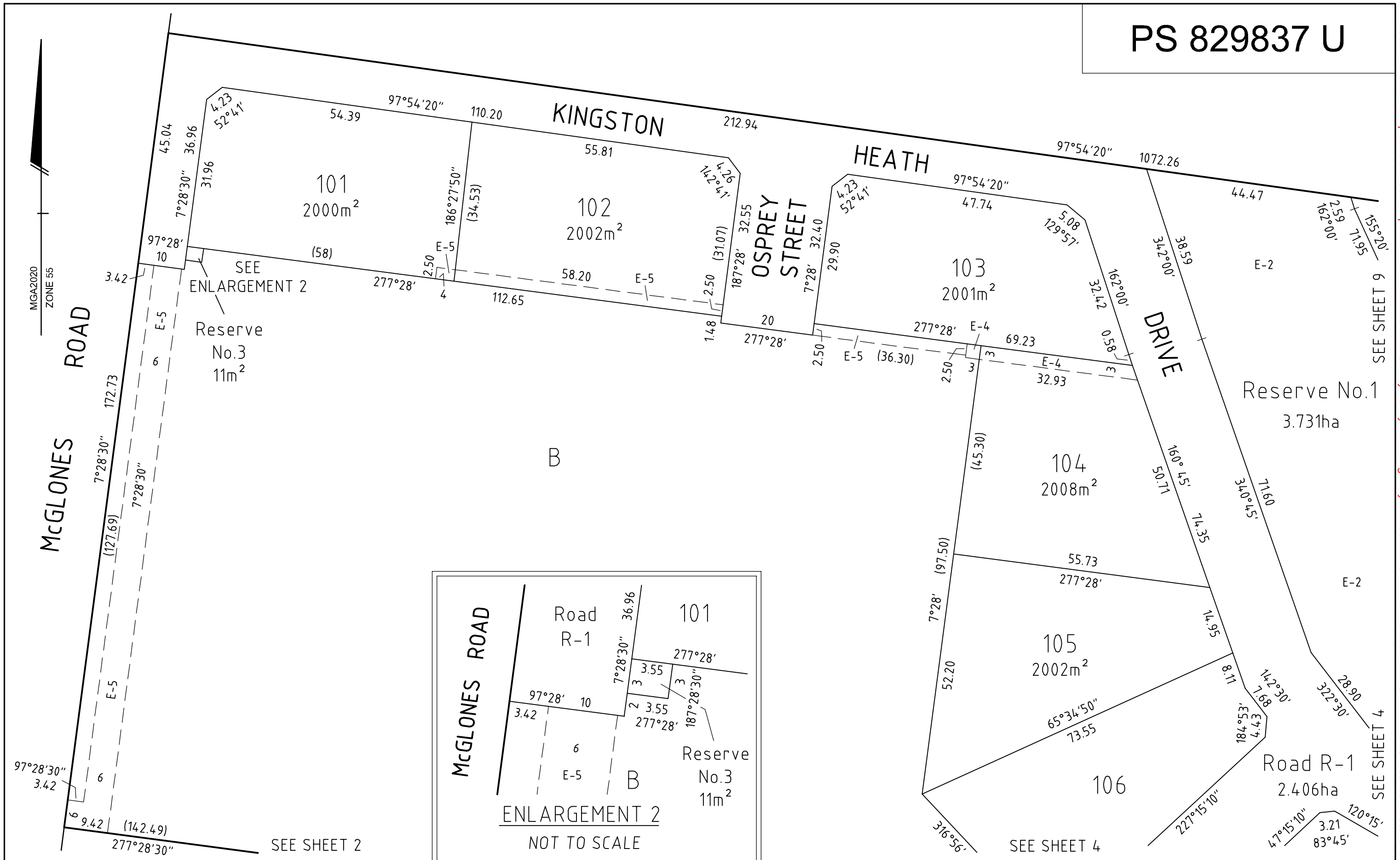
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SHEET 2

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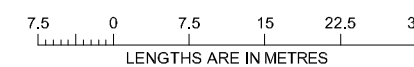
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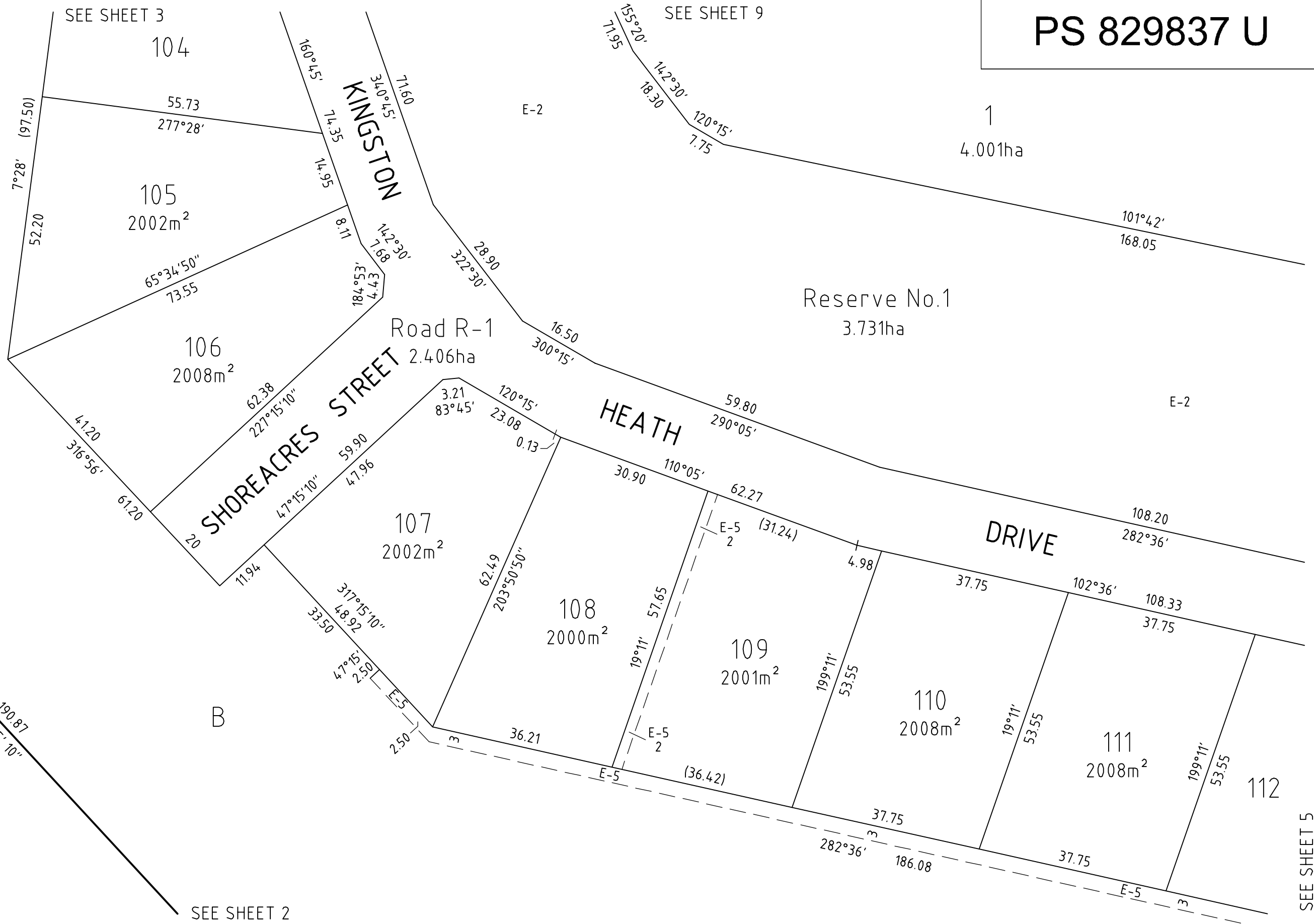
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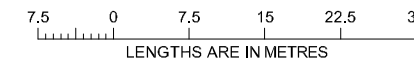
MGA2020
ZONE 55

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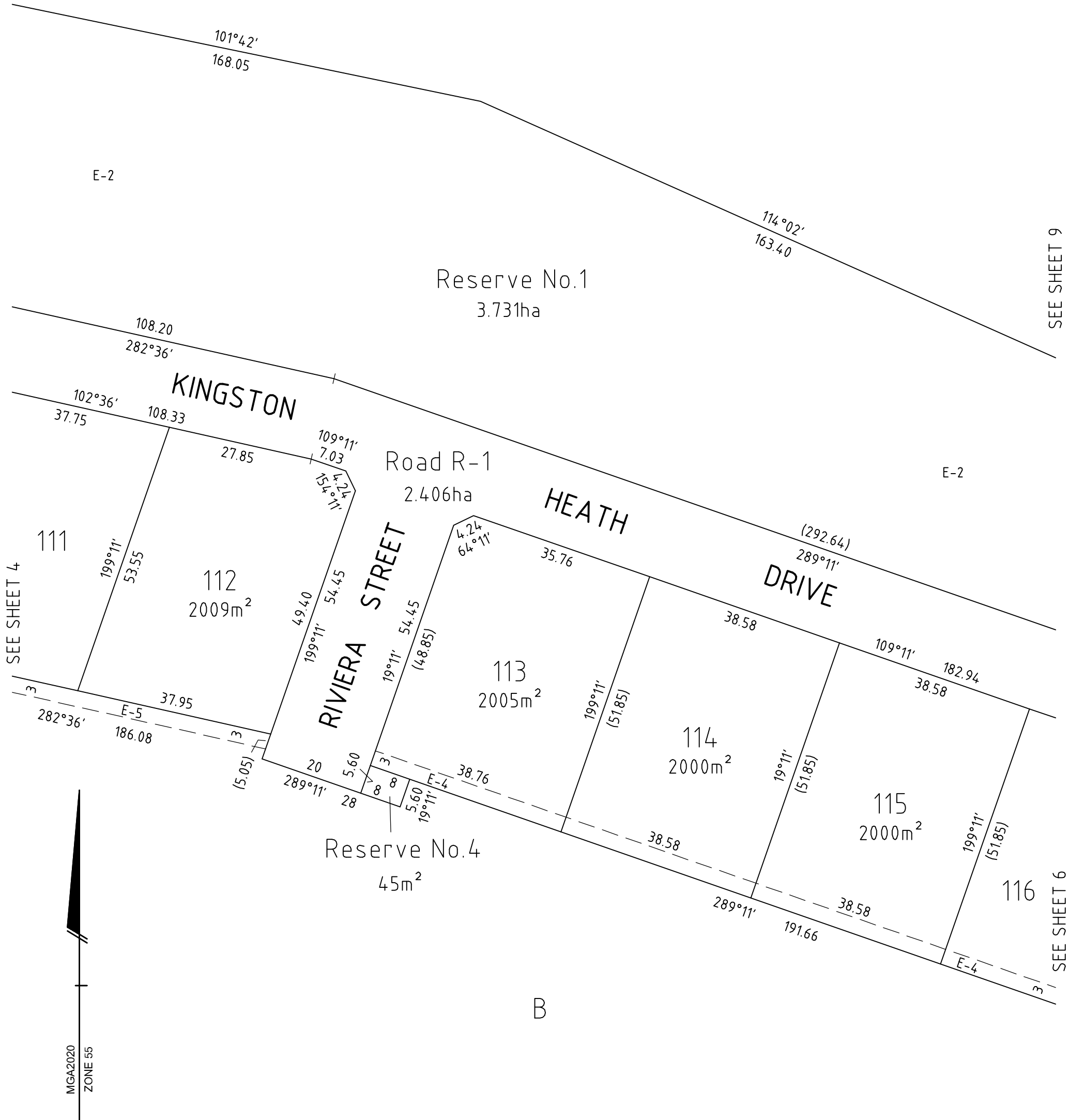
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1
4.001ha

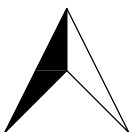
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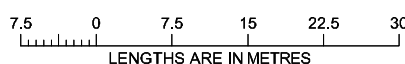
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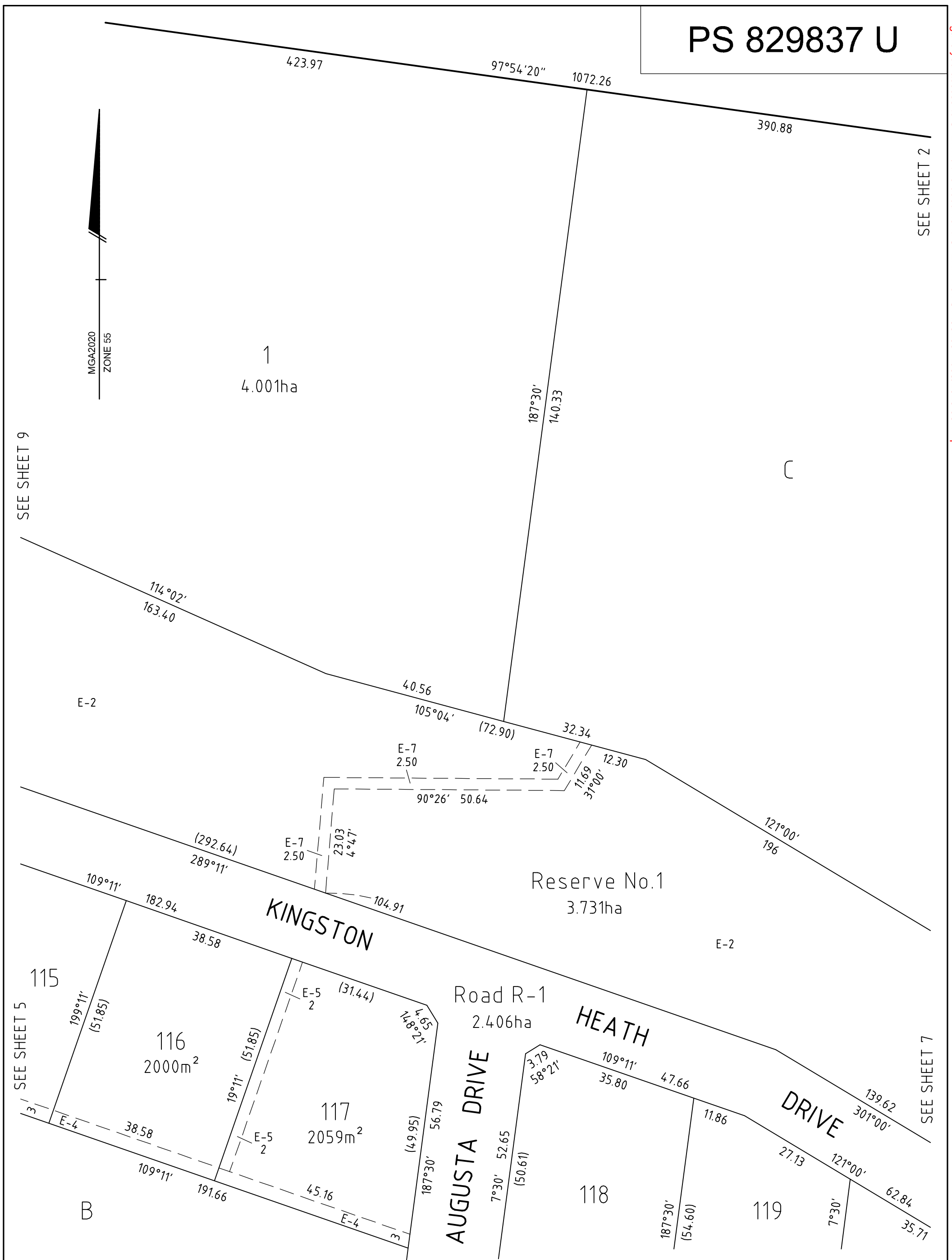


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MGA2020
ZONE 55

1
4.001ha

Reserve No.1
3.731ha

116
2000m²

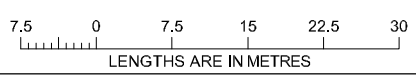
117
2059m²

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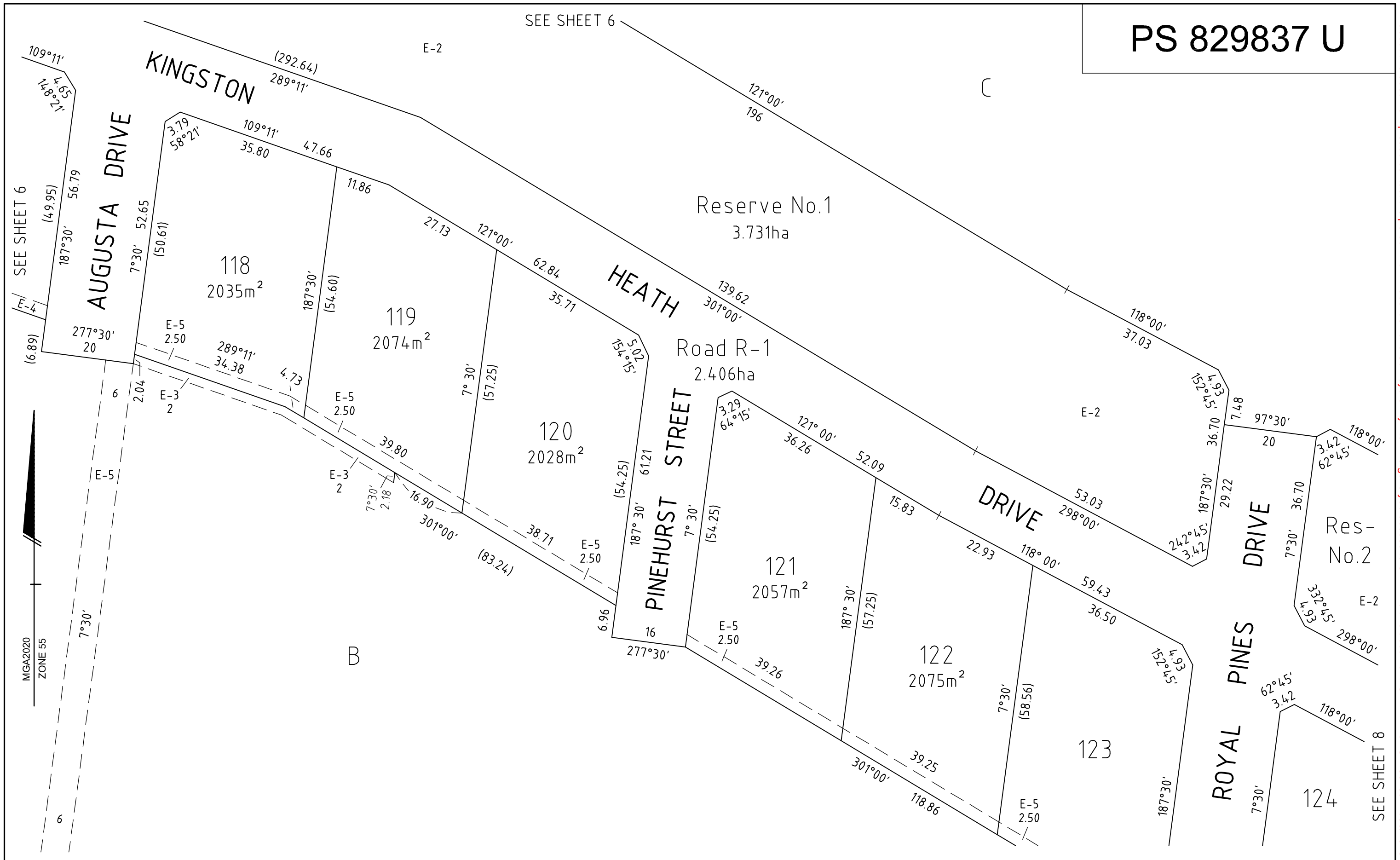


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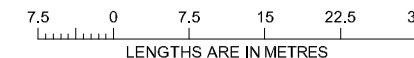


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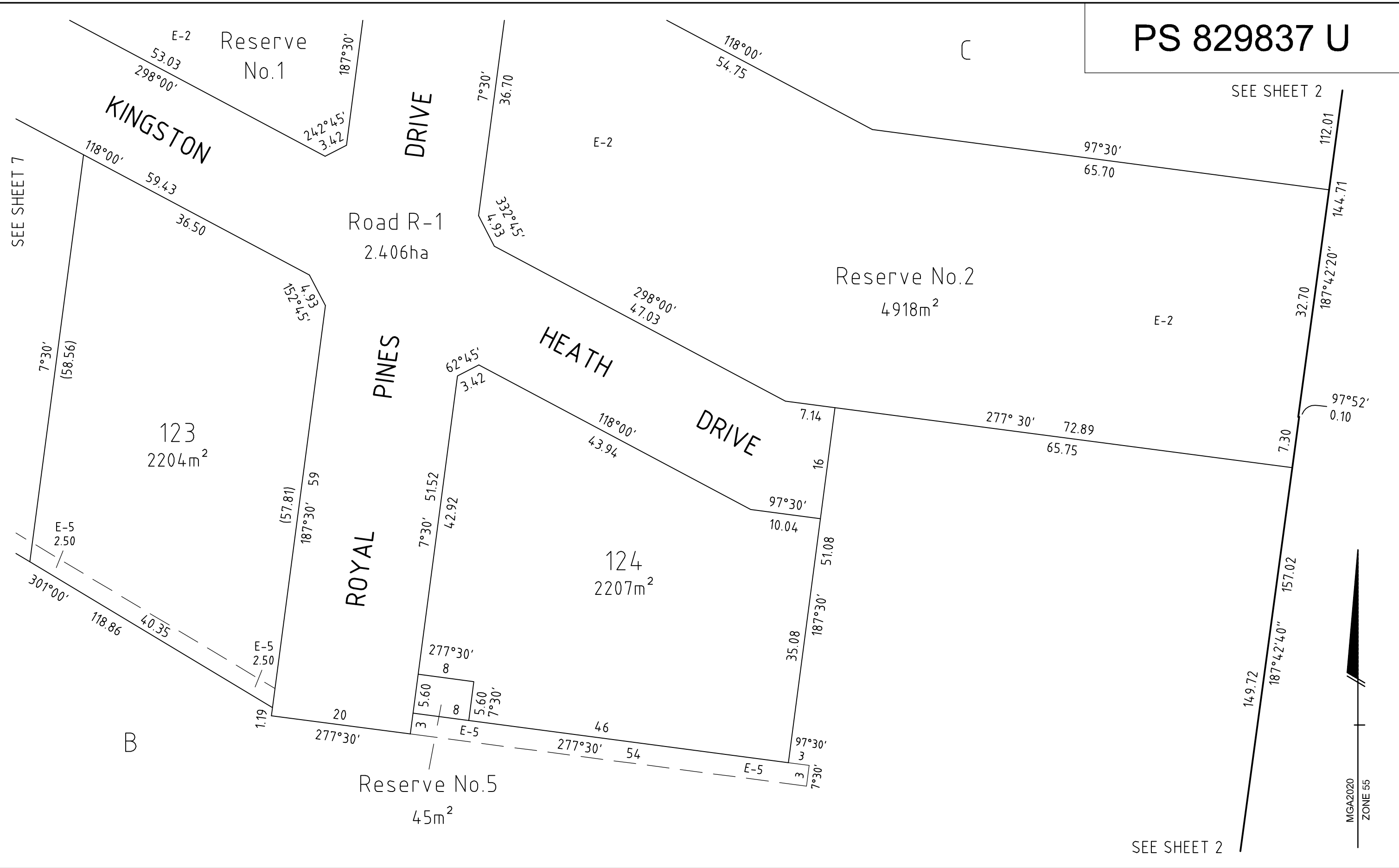


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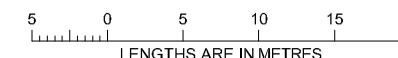


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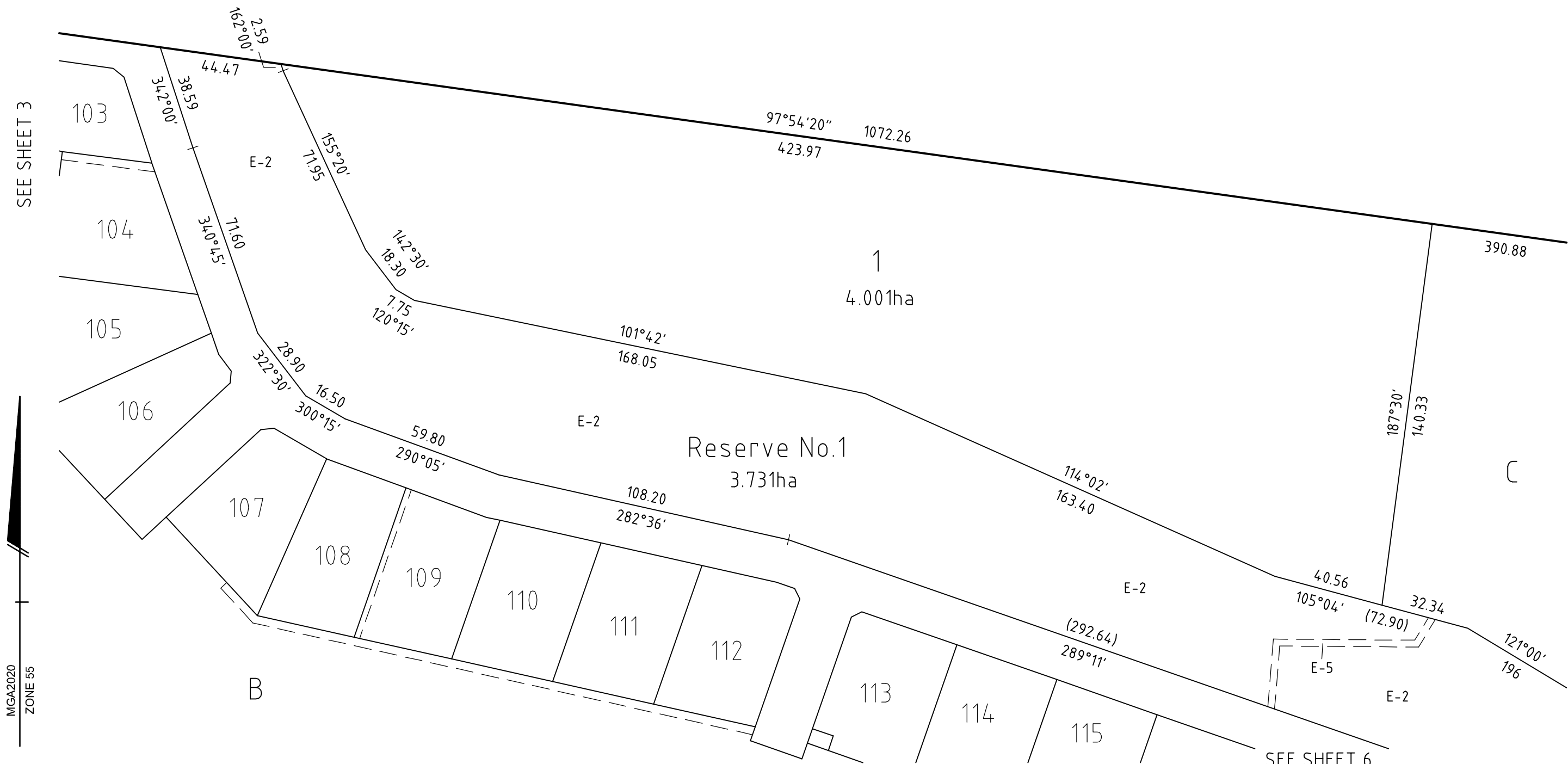
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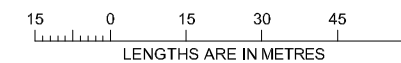
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