

# PLAN OF SUBDIVISION

EDITION 1

# PS 838157 S

## LOCATION OF LAND

PARISH: Drouin West

TOWNSHIP:

SECTION:

CROWN ALLOTMENT: 53 (PT)

CROWN PORTION:

TITLE REFERENCE: Vol. Fol.

LAST PLAN REFERENCE: Lot C PS 829824 F

POSTAL ADDRESS: 175 McGlone Road, Drouin 3818  
(at time of subdivision)

MGA CO-ORDINATES: E: 396 970 ZONE: 55  
(of approx centre of land in plan) N: 5 782 590 GDA 2020

Council Name: Baw Baw Shire Council

SPEAR Reference Number: S159892T

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

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

Area of land in plan: 2.310ha  
Comprising of - 30 Lots: 1.595ha  
1 Road Reserve: 7152m<sup>2</sup>

### Other Purpose of Plan

1. Removal of part of the Easement shown as E-1 on PS 829824F, being a Pipeline or Ancillary Purposes Easement in favour of Central Gippsland Water Corporation created in PS 842192R
2. Removal of part of the Easement shown as E-3 on PS 829824F, being a Pipeline or Ancillary Purposes Easement in favour of Central Gippsland Water Corporation created in PS 842192R
3. Removal of part of the Easement shown as E-3 on PS 829824F, being a Drainage Easement in favour of Baw Baw Shire Council created in PS 842192R

## NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:  
This plan is based on survey.

STAGING:  
This is not a staged subdivision.  
Planning Permit No. PLA0382/16

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

In Proclaimed Survey Area No. --

Lot numbers 1 to 201 (both inclusive) have been omitted from this plan

### Grounds for Removal

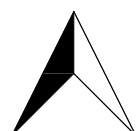
Schedule 5 Clause 14 of the Road Management Act 2004.

## 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, E-2 & E-4	Pipeline or Ancillary Purposes	See Plan	PS 842192R	Central Gippsland Region Water Corporation
E-2	Drainage	3	PS 842192R	Baw Baw Shire Council
E-3 & E-4	Drainage	See Plan	This Plan	Baw Baw Shire Council

### NOBELIUS LAND SURVEYORS



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

SURVEYORS FILE REF: 17601-S2

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Surveyor's Plan Version (Version A),  
19/06/2020, SPEAR Ref: S159892T

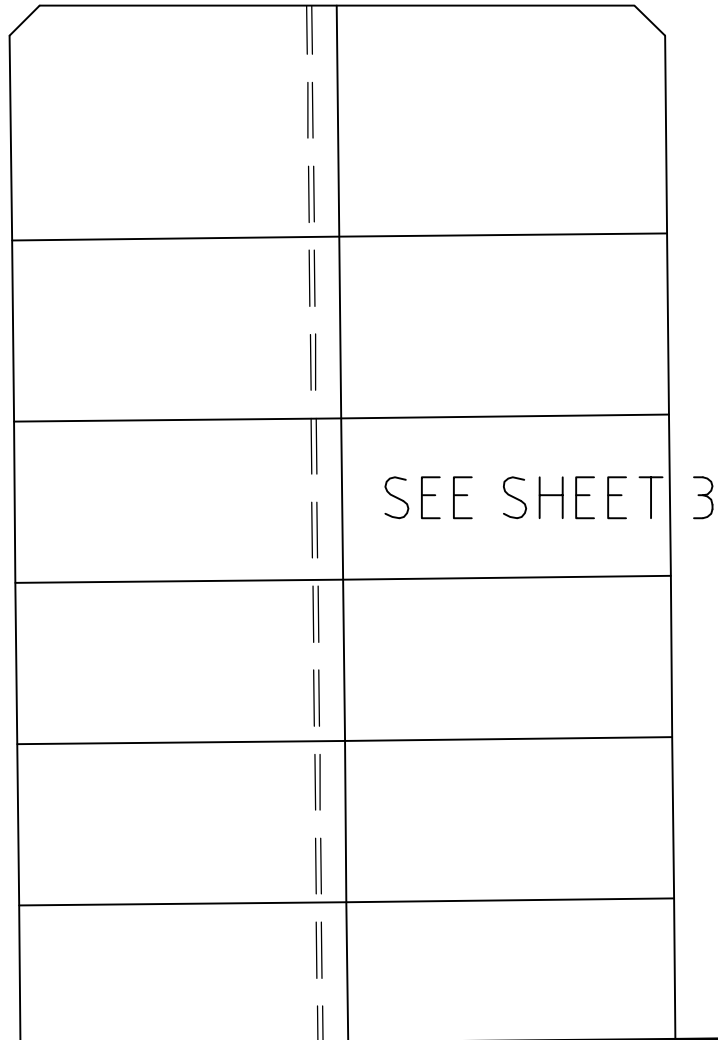
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5

97°52'20" 120.30

McGLONE ROAD

7°15'50" 221.68



SEE SHEET 3

SEE SHEET 5

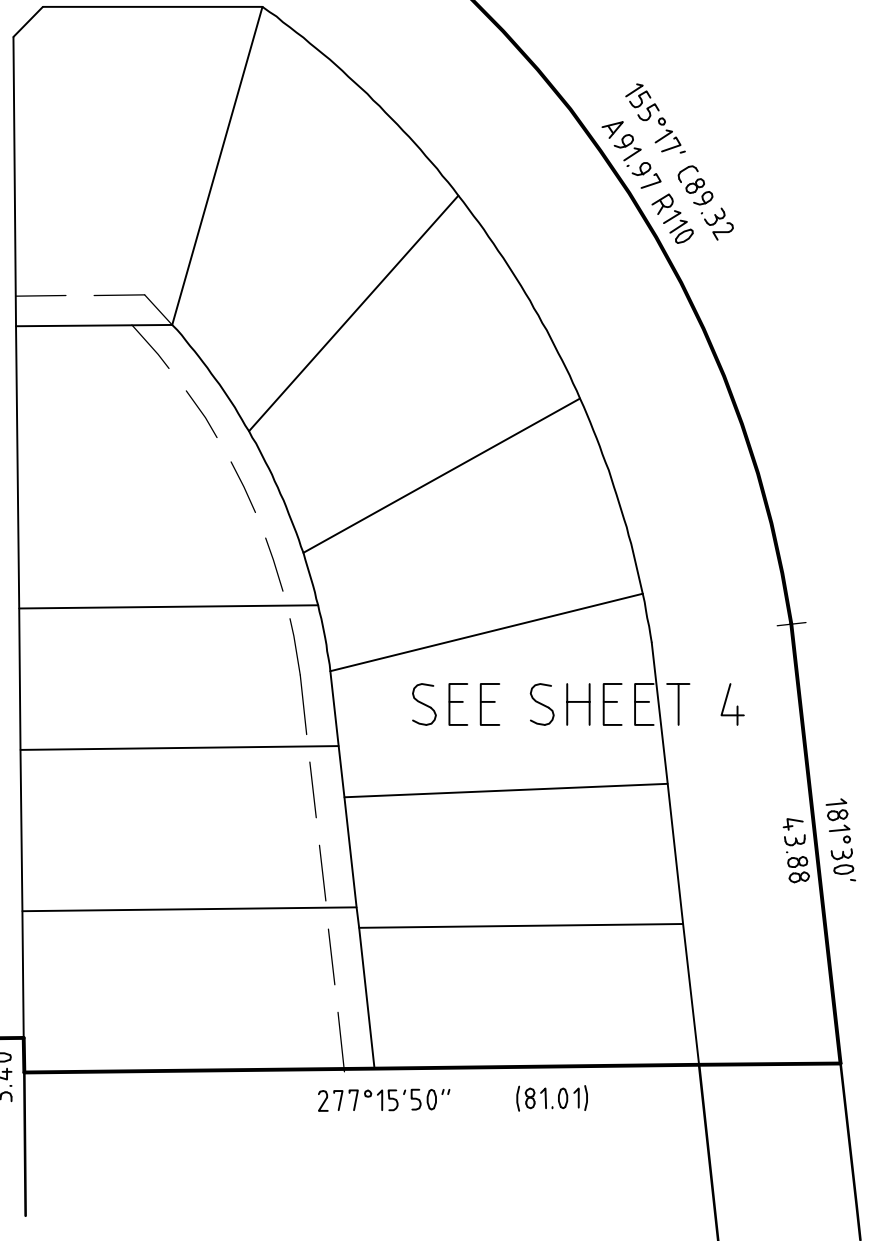
(42.50)  
277°54'20"

187°15'50" 104.86

(48.50)  
277°15'50"

7°15'50" 3.40

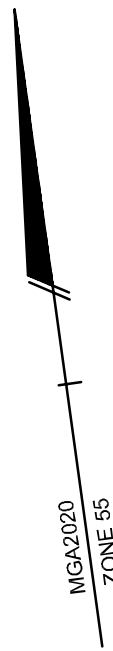
277°15'50" (81.01)



SEE SHEET 4

155°17' C89.32  
A91.97 R110

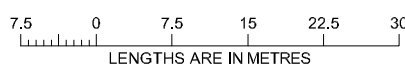
181°30'  
43.88



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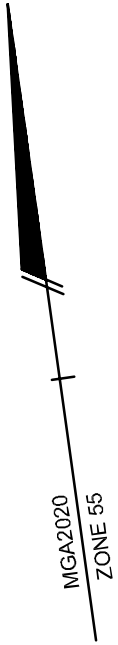
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ORIGINAL SHEET  
SIZE: A3

SHEET 2

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97°52'20" 120.30

SEE SHEET 4

PEACHTREE DRIVE

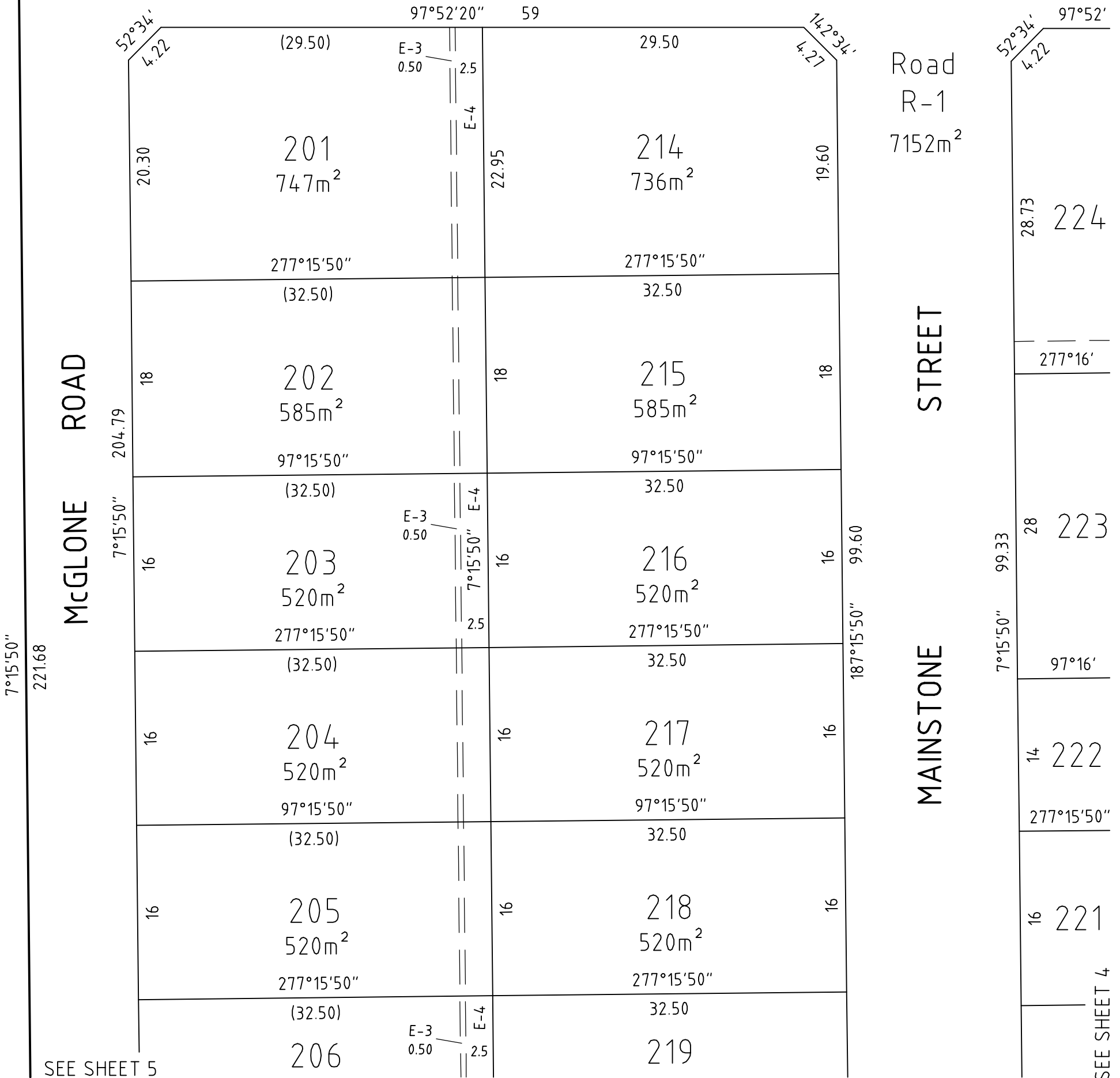
McGLONE ROAD

McGLONE ROAD

Road R-1 7152m<sup>2</sup>

STREET

MAINSTONE



SEE SHEET 5

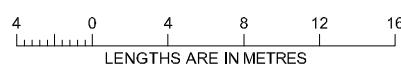
SEE SHEET 4

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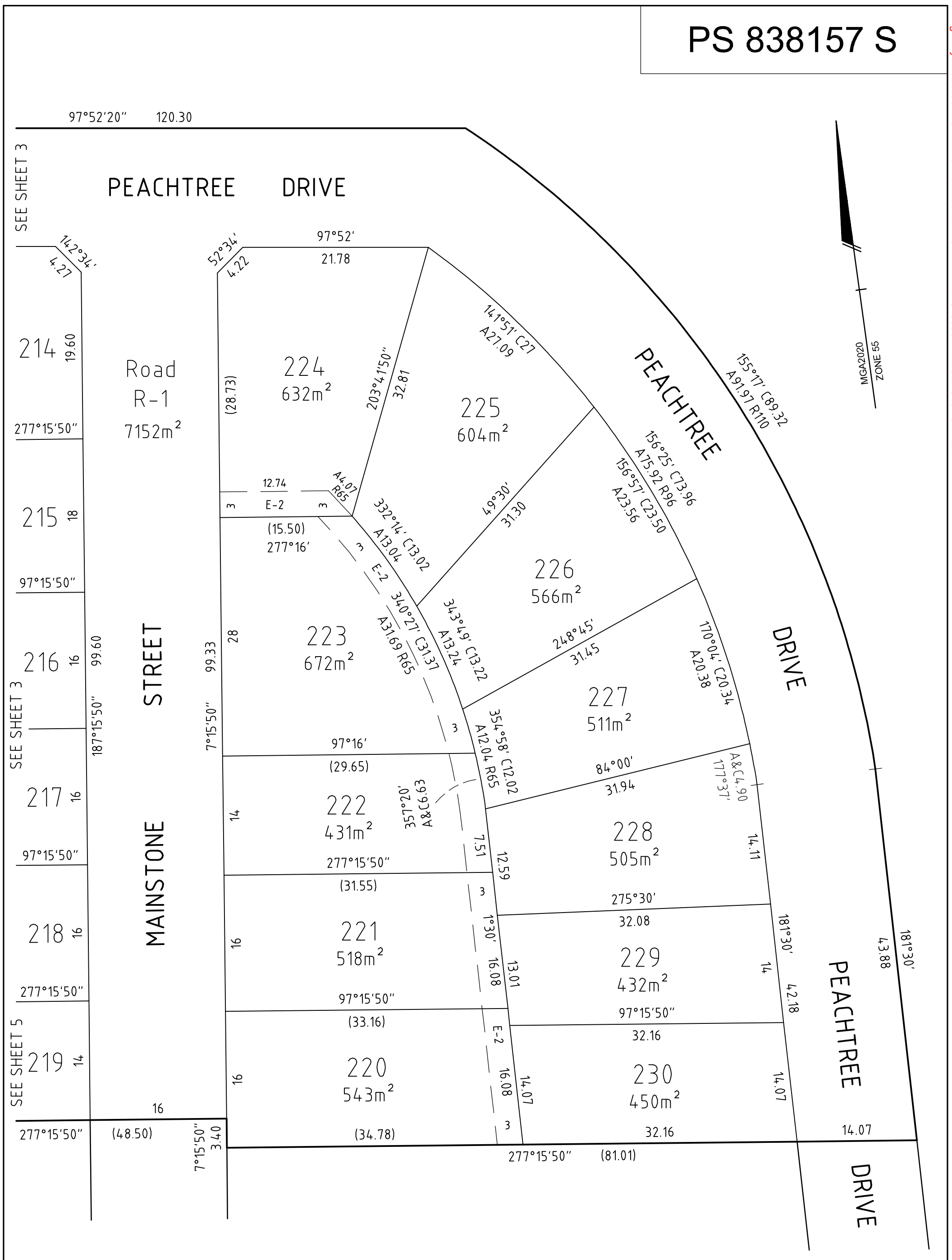
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ORIGINAL SHEET  
SIZE: A3

SHEET 3

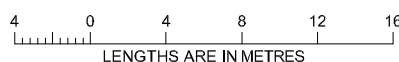


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SCALE  
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SHEET 4

