PLAN OF SUBDIVISION

EDITION 1

PS829699E

LOCATION OF LAND

PARISH: DROUIN WEST

TOWNSHIP: LONGWARRY

SECTION: 16

CROWN ALLOTMENT: 13 (PART), 14 (PART) & 15 (PART)

CROWN PORTION:

TITLE REFERENCE: VOL. 9088 FOL. 451

LAST PLAN REFERENCE: CP103926

POSTAL ADDRESS: 19 - 21 COLLETT STREET
(at time of subdivision) LONGWARRY 3816

MGA 94 CO-ORDINATES: E: 392 130 ZONE: 55
(of approx centre of land in plan) N: 5 780 570

COUNCIL NAME: BAW BAW SHIRE COUNCIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	BAW BAW SHIRE COUNCIL
RESERVE No. 1	BAW BAW SHIRE COUNCIL

NOTATIONS

DEPTH LIMITATION: Limited to 15.24m

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. PLA0343/18

This survey has been connected to permanent marks, DROUIN WEST PMs 59 & 198
In Proclaimed Survey Area no .....

COLLETT STREET
Area of Release: 1.731ha
No. of Lots: 24 Lots

NOTATIONS

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	3	This Plan	Baw Baw Shire Council
	Sewerage			South East Water Corporation

TAYLORS
Urban Development | Built Environments | Infrastructure
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
***Tel:** 61 3 9501 2800 | **Web:** taylorsds.com.au*

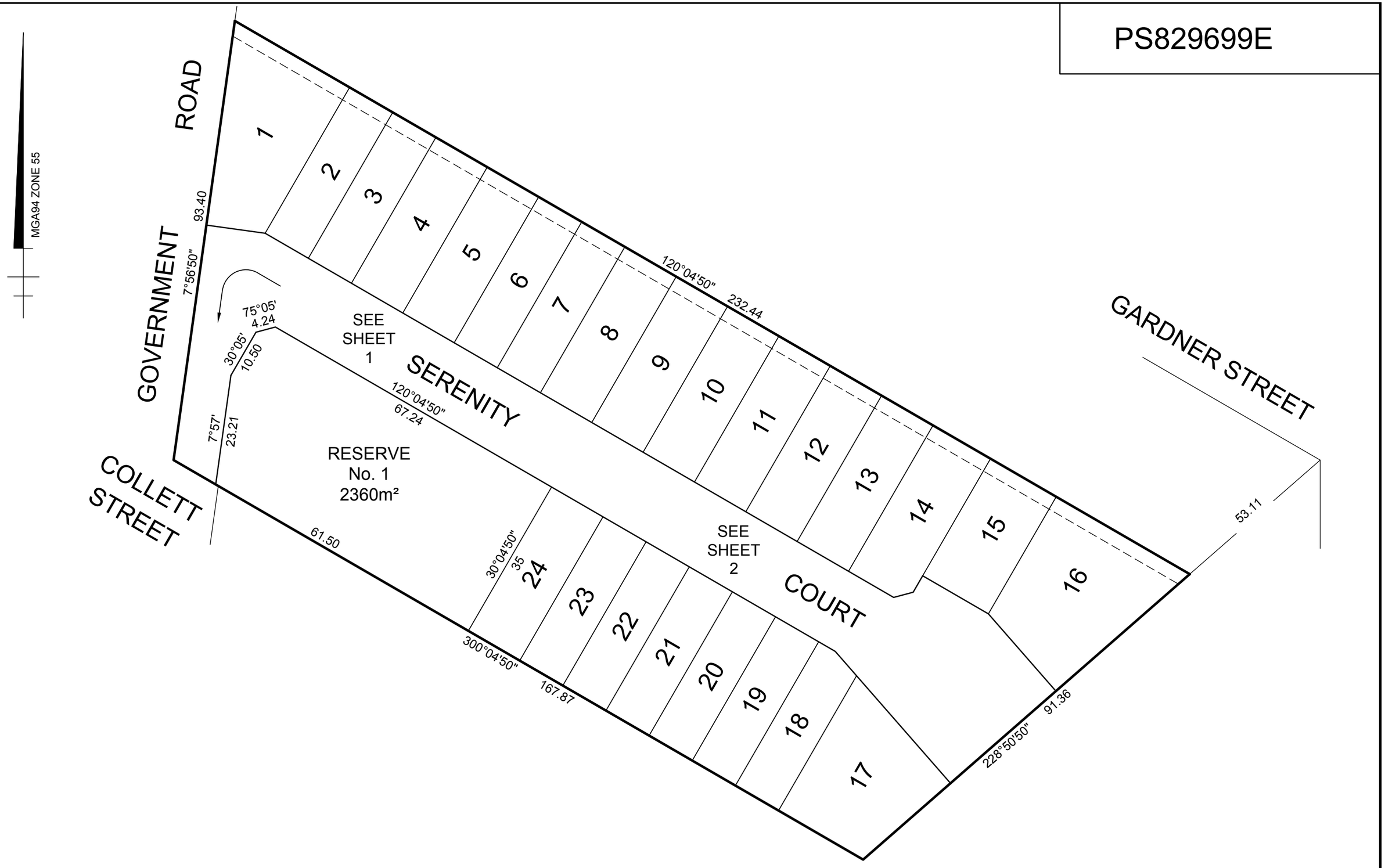
SURVEYORS FILE REF: Ref. 21475-S Ver. 5

ORIGINAL SHEET SIZE: A3

Licensed Surveyor:

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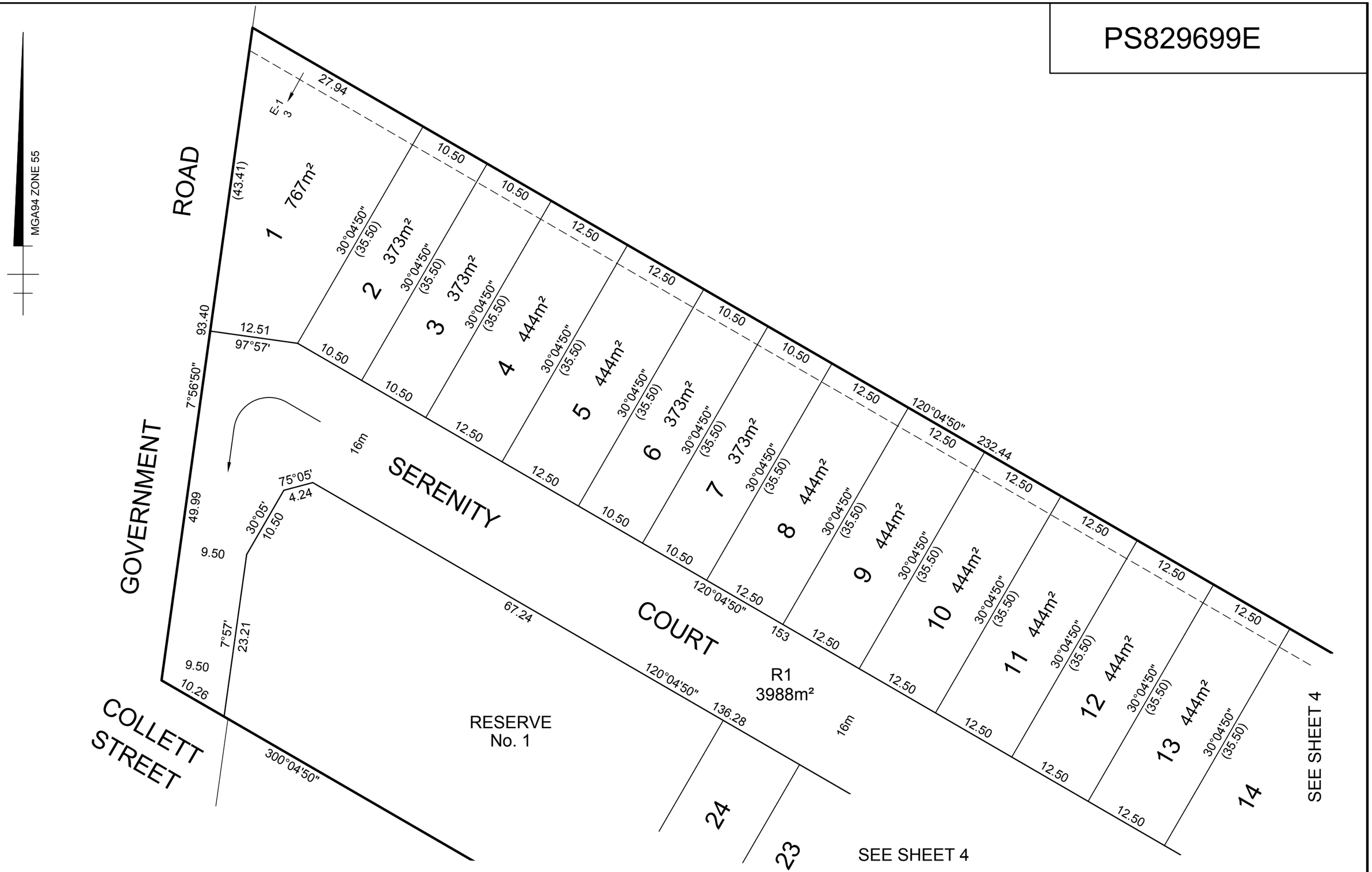
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SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. 21475-S Ver. 5	SHEET 2
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SCALE		ORIGINAL SHEET		
1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	SIZE: A3	Ref. 21475-S Ver. 5	SHEET 3

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PS829699E

SEE SHEET 3

SEE SHEET 3

RESERVE
No. 1

SERENITY COURT

16m

120°04'50"

153

136.28

12.50

10.50

11m

75°05'

4.24

4

30°04'50"

35

(35.50)

(32.50)

(28.50)

14

15

16

17

18

19

20

21

22

23

24

492m²

456m²

868m²

438m²

368m²

360m²

705m²

E-1

3

120°05'

21.60

138°51'

(37.44)

138°50'50"

36.89

30.07

32.81

4.04

6.82

29.49

228°50'50"

91.36

24.43

20.61

300°04'50"

167.87

MGA94 ZONE 55

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SCALE		ORIGINAL SHEET		
1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	SIZE: A3	Ref. 21475-S Ver. 5	SHEET 4

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CREATION OF RESTRICTION A

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: See Table 1
BENEFITED LAND: See Table 1

RESTRICTION:
The registered proprietor or proprietors for the time being of any lot forming part of the land to be burdened shall not construct or allow to be constructed or remain on the lot any building or garage outside the building envelope shown hatched on the diagram below (excluding allowable projecting building elements that project outside the building envelopes as contained in Part 4 Regulation 409(3), 414(3) and 414(4) of the Building Regulations 2006).

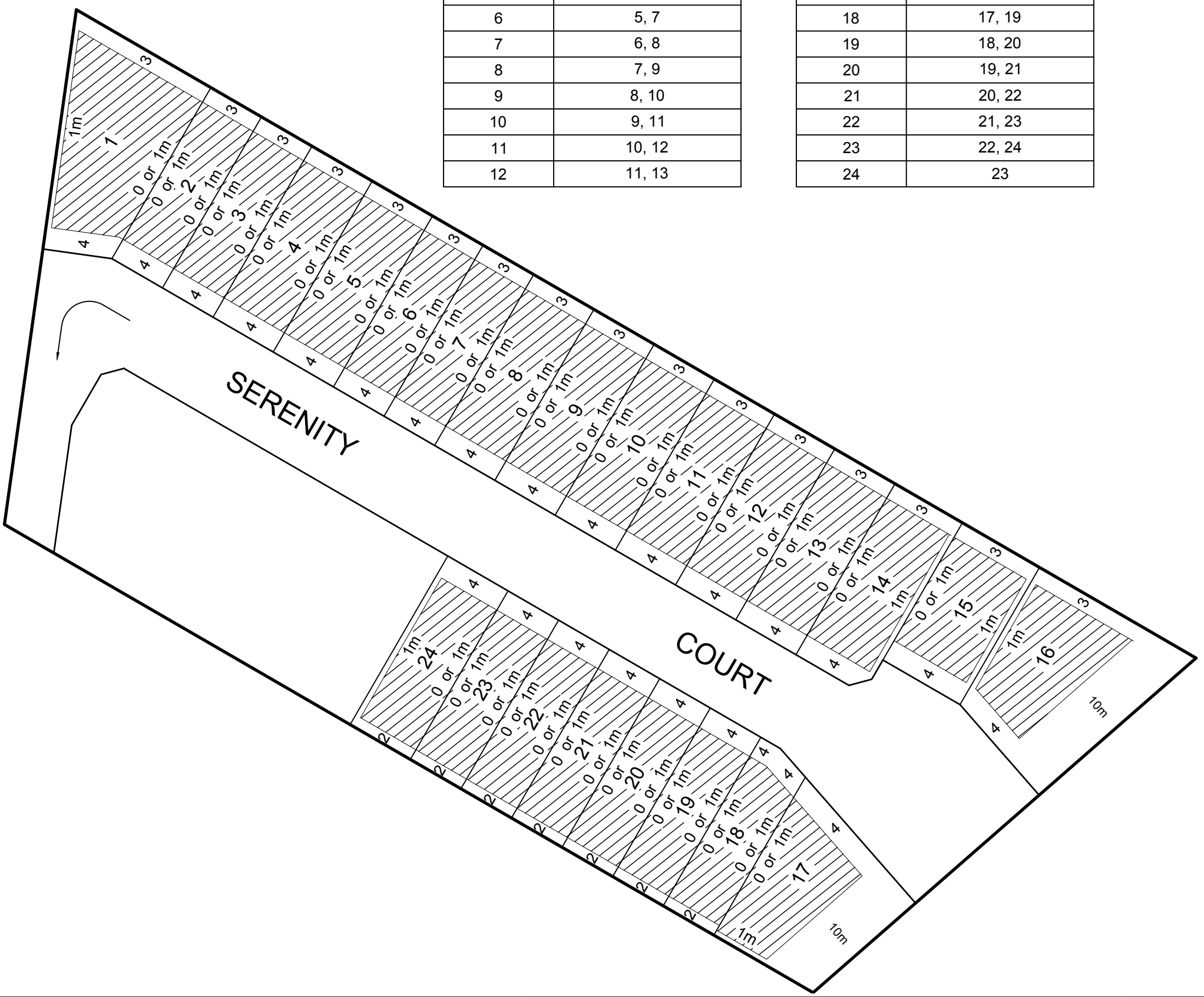
Expiry date: 01/03/2029

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
1	2
2	1, 3
3	2, 4
4	3, 5
5	4, 6
6	5, 7
7	6, 8
8	7, 9
9	8, 10
10	9, 11
11	10, 12
12	11, 13

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
13	12, 14
14	13, 15
15	14, 16
16	15
17	18
18	17, 19
19	18, 20
20	19, 21
21	20, 22
22	21, 23
23	22, 24
24	23



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