

# PLAN OF SUBDIVISION

## EDITION

## PS 905686R

### LOCATION OF LAND

**PARISH:** DROUIN EAST

**TOWNSHIP:** -

**SECTION:** -

**CROWN ALLOTMENT:** 70 (PART)

**CROWN PORTION:** -

**TITLE REFERENCE:** VOL 11863 FOL 923  
VOL FOL

**LAST PLAN REFERENCE:** LOT 1 ON PS333719Q  
LOT B ON PS900090E

**POSTAL ADDRESS:** 74 LILLICO ROAD  
(at time of subdivision) WARRAGUL 3820

**MGA 2020 CO-ORDINATES:** E 407 400 ZONE: 55  
(approx. centre of land in plan) N 5 779 200

Council Name: Baw Baw Shire Council

Council Reference Number: PSB0015/23  
Planning Permit Reference: PLA0095/19  
SPEAR Reference Number: S208491A

**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 not been made

Digitally signed by: Tayla Drew for Baw Baw Shire Council on 22/07/2025

### VESTING OF ROADS AND/OR RESERVES

### NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON	STAGING	NOTATIONS
ROAD R1 RESERVE No.1	BAW BAW SHIRE COUNCIL AUSNET ELECTRICITY SERVICES PTY LTD	<del>THIS IS</del> IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO. PLA0095/19	<p><b>SURVEY</b> THIS PLAN IS / <del>IS NOT</del> BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) 80 IN PROCLAIMED SURVEY AREA NO. -</p> <p><b>DEPTH LIMITATION</b> DOES NOT APPLY</p> <p>┌ LOTS 1 TO 300 AND A TO C (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. EASEMENTS E-1, E-3 &amp; E-4 HAVE BEEN OMITTED FROM THIS PLAN. AREA OF LAND SUBDIVIDED (EXCLUDING LOTS D, E &amp; F) - 2.162ha.</p>
		<b>SURVEY</b> THIS PLAN IS / <del>IS NOT</del> BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO(S) 80 IN PROCLAIMED SURVEY AREA NO. -	
		<b>DEPTH LIMITATION</b> DOES NOT APPLY	

### OTHER PURPOSE OF PLAN

TO REMOVE THE WHOLE OF EASEMENT E-9 ON PS900090E  
(NOW CONTAINED IN DRIFT ROAD ON THIS PLAN).

### GROUNDINGS FOR REMOVAL OF EASEMENTS

BY AGREEMENT OF ALL INTERESTED PARTIES PURSUANT TO  
SECTION 6(1)(k)(iv) OF THE SUBDIVISION ACT 1988.

### EASEMENT INFORMATION

**LEGEND:** E - ENCUMBERING EASEMENT, CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT

SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-2	DRAINAGE	SEE DIAG.	PS900057C	BAW BAW SHIRE COUNCIL
E-5	DRAINAGE	SEE DIAG.	PS900090E	BAW BAW SHIRE COUNCIL
E-6	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	PS900090E - SEC. 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
E-7 E-7	DRAINAGE PIPELINE OR ANCILLARY PURPOSES	SEE DIAG. SEE DIAG.	PS900090E PS900090E - SEC. 136 WATER ACT 1989	BAW BAW SHIRE COUNCIL CENTRAL GIPPSLAND REGION WATER CORPORATION
E-8 E-8 E-8	PIPELINE OR ANCILLARY PURPOSES SUPPLY OF GAS DRAINAGE	SEE DIAG. SEE DIAG. SEE DIAG.	PS900090E - SEC. 136 WATER ACT 1989 PS900090E PS900090E	CENTRAL GIPPSLAND REGION WATER CORPORATION VIC GAS DISTRIBUTION PTY LTD BAW BAW SHIRE COUNCIL
E-9	DRAINAGE	SEE DIAG.	THIS PLAN	BAW BAW SHIRE COUNCIL
E-10	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN - SEC. 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
E-11 E-11	DRAINAGE PIPELINE OR ANCILLARY PURPOSES	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN - SEC. 136 WATER ACT 1989	BAW BAW SHIRE COUNCIL CENTRAL GIPPSLAND REGION WATER CORPORATION

LILLIFIELD - 3

33 LOTS AND BALANCE LOTS D, E & F

LICENSED SURVEYOR **BRENDAN MUNARI**

**DATE** 08/05/25 **REFERENCE** 300575-ST03  
**VERSION** C **DRAWING** 300575-ST03-AC

ORIGINAL SHEET SIZE A3

SHEET 1 OF 7 SHEETS

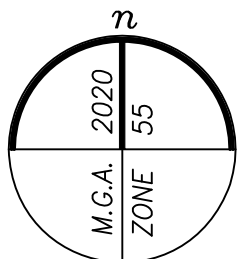
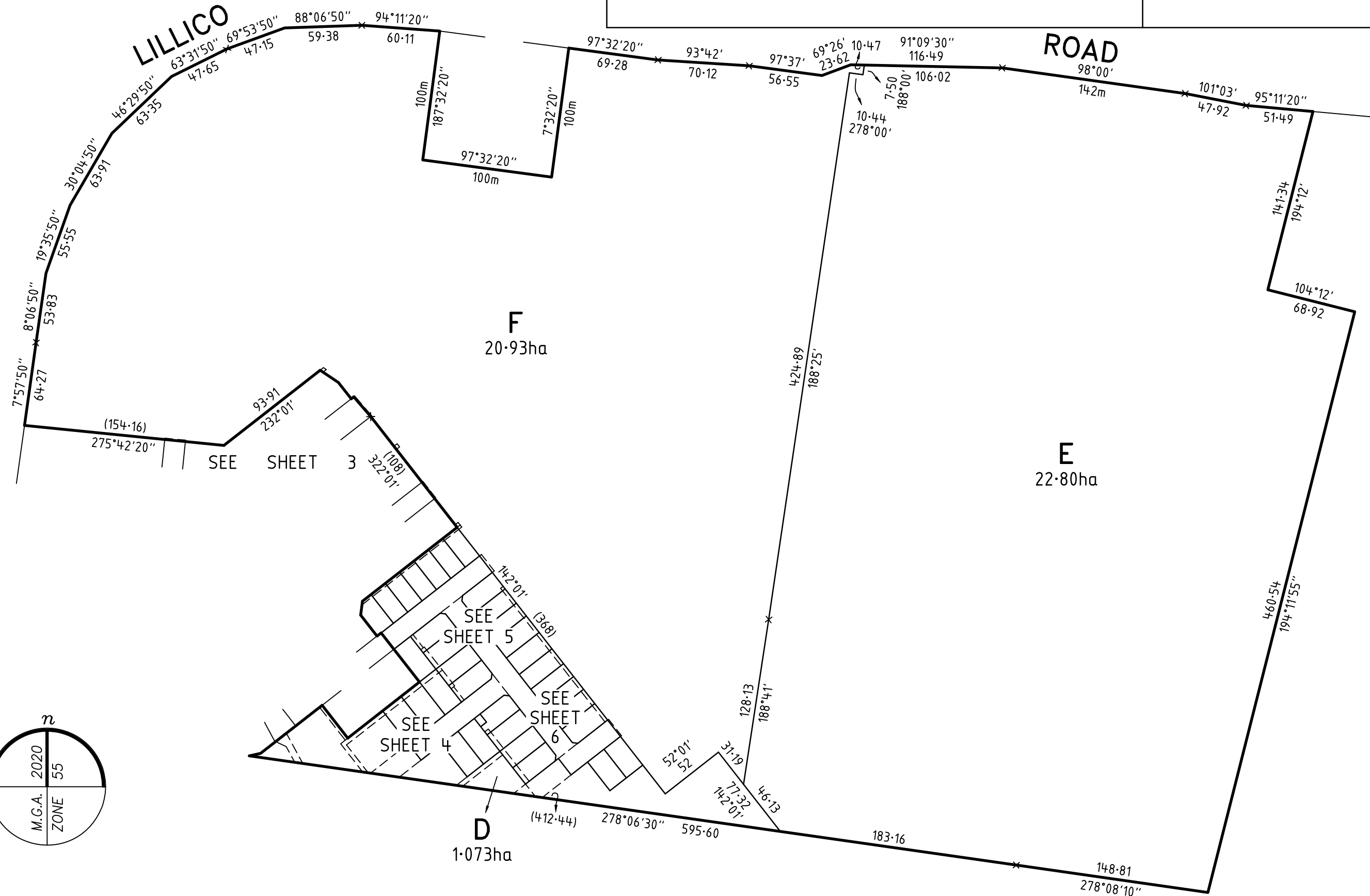


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Surveyor's Plan Version (C),  
08/05/2025, SPEAR Ref: S208491A

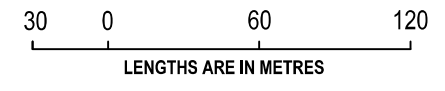
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**PS 905686R**



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<b>LICENSED SURVEYOR BRENDAN MUNARI</b>	
<b>DATE</b> 08/05/25	<b>REFERENCE</b> 300575-ST03
<b>VERSION</b> C	<b>DRAWING</b> 300575-ST03-AC



**SCALE**  
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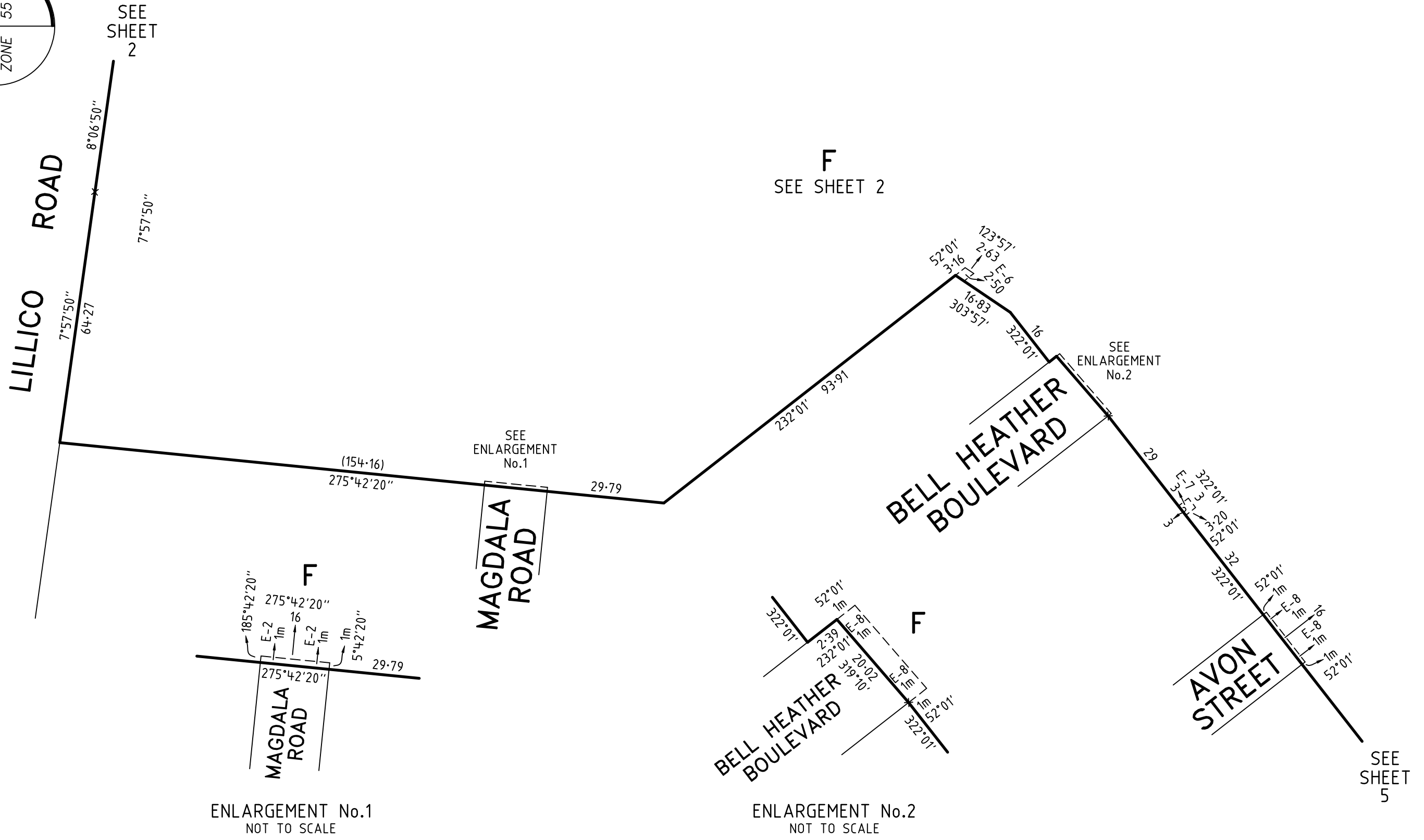
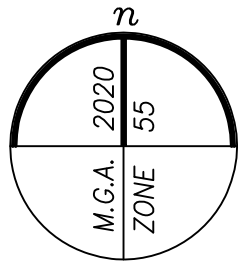
**ORIGINAL SHEET SIZE A3**  
SHEET 2

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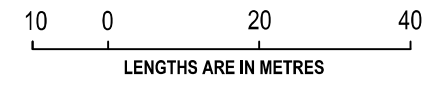
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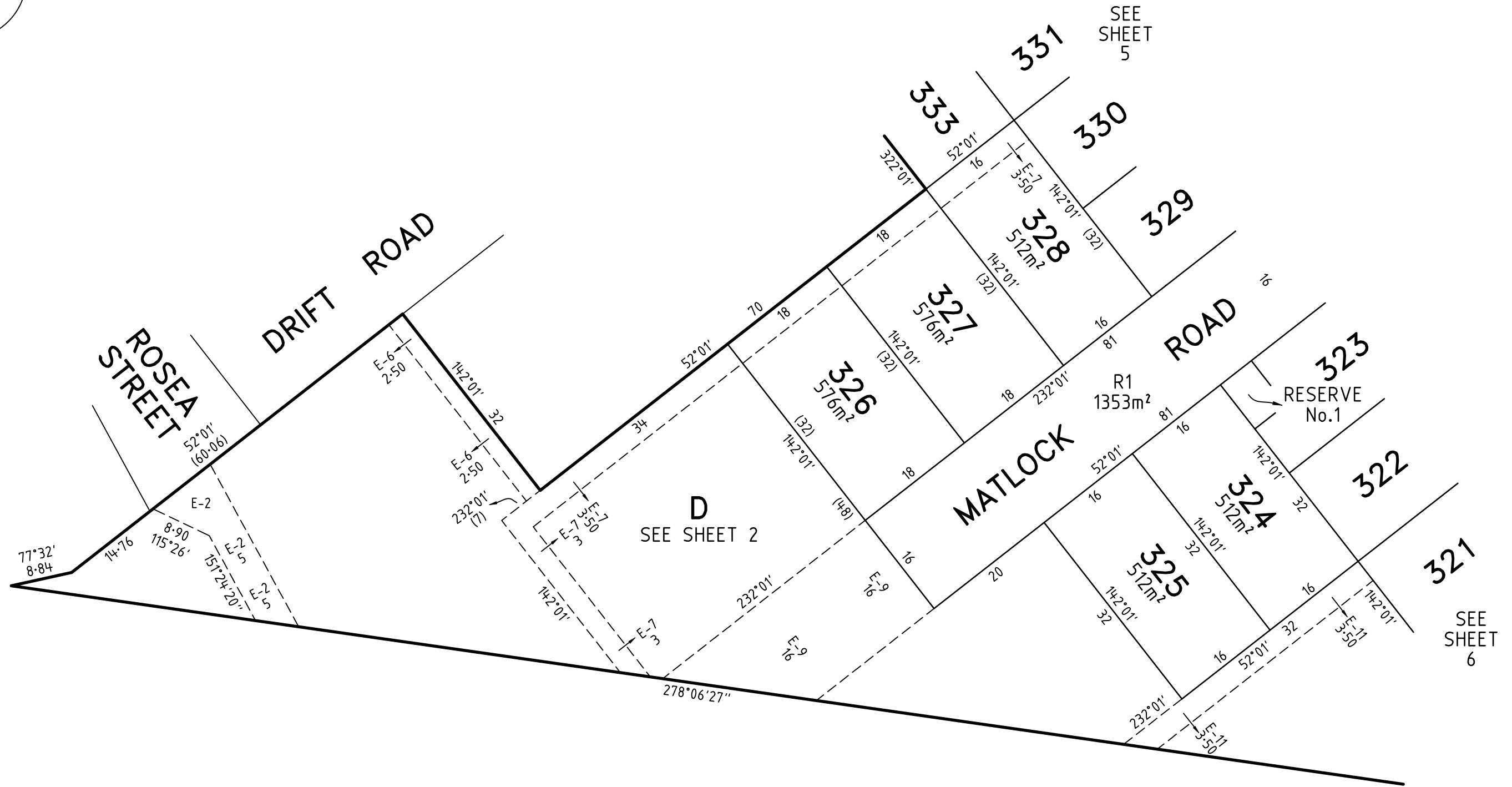
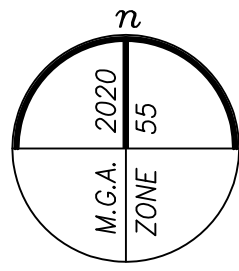
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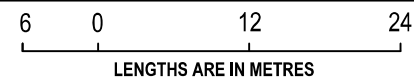
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**SCALE**  
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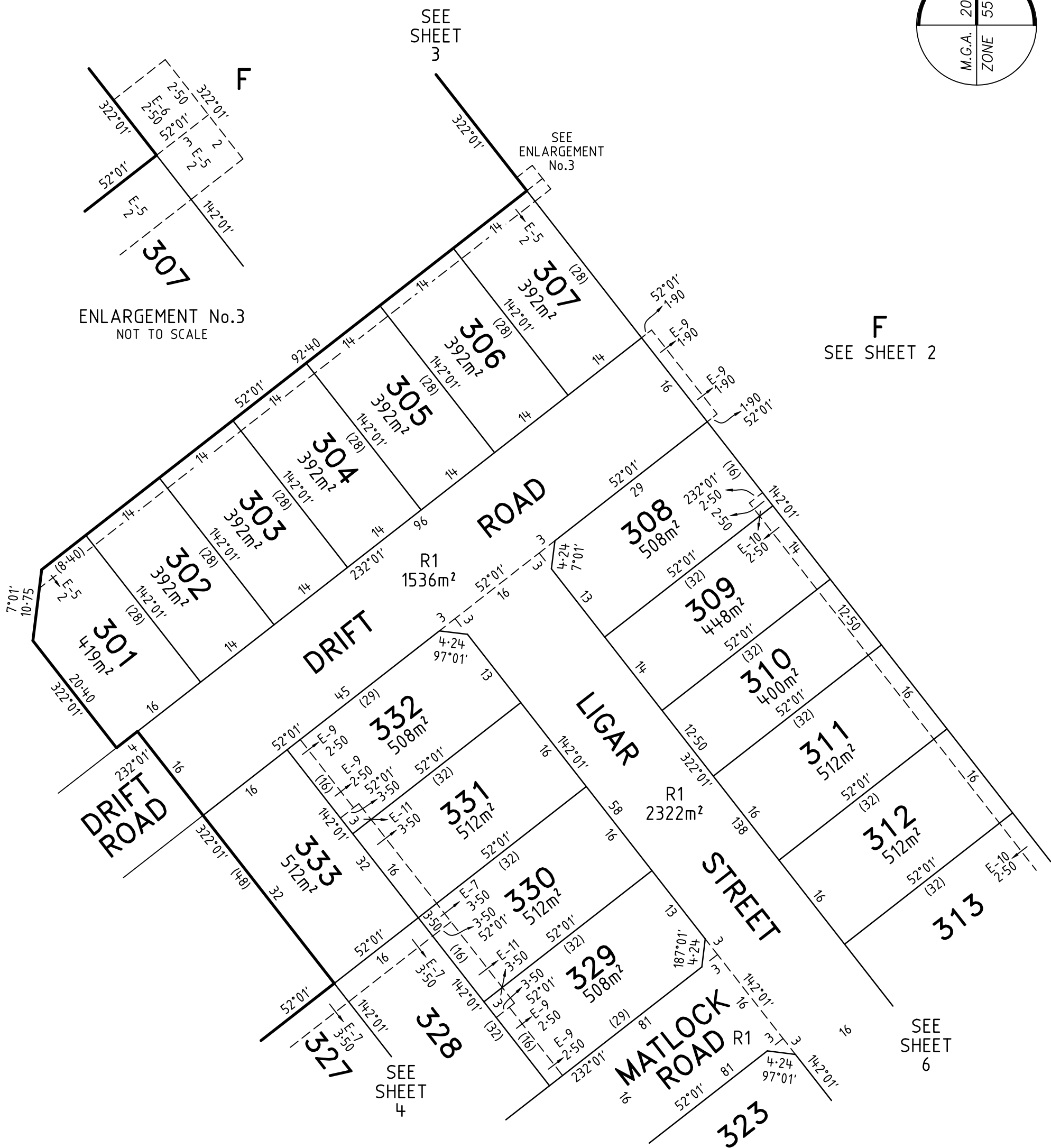
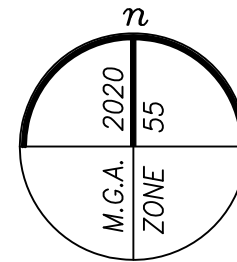
**ORIGINAL SHEET SIZE A3**  
**SHEET** 4

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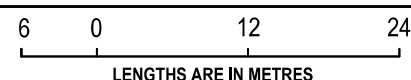
DATE 08/05/25

VERSION C

REFERENCE 300575-ST03

DRAWING 300575-ST03-AC

SCALE  
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ORIGINAL SHEET SIZE A3

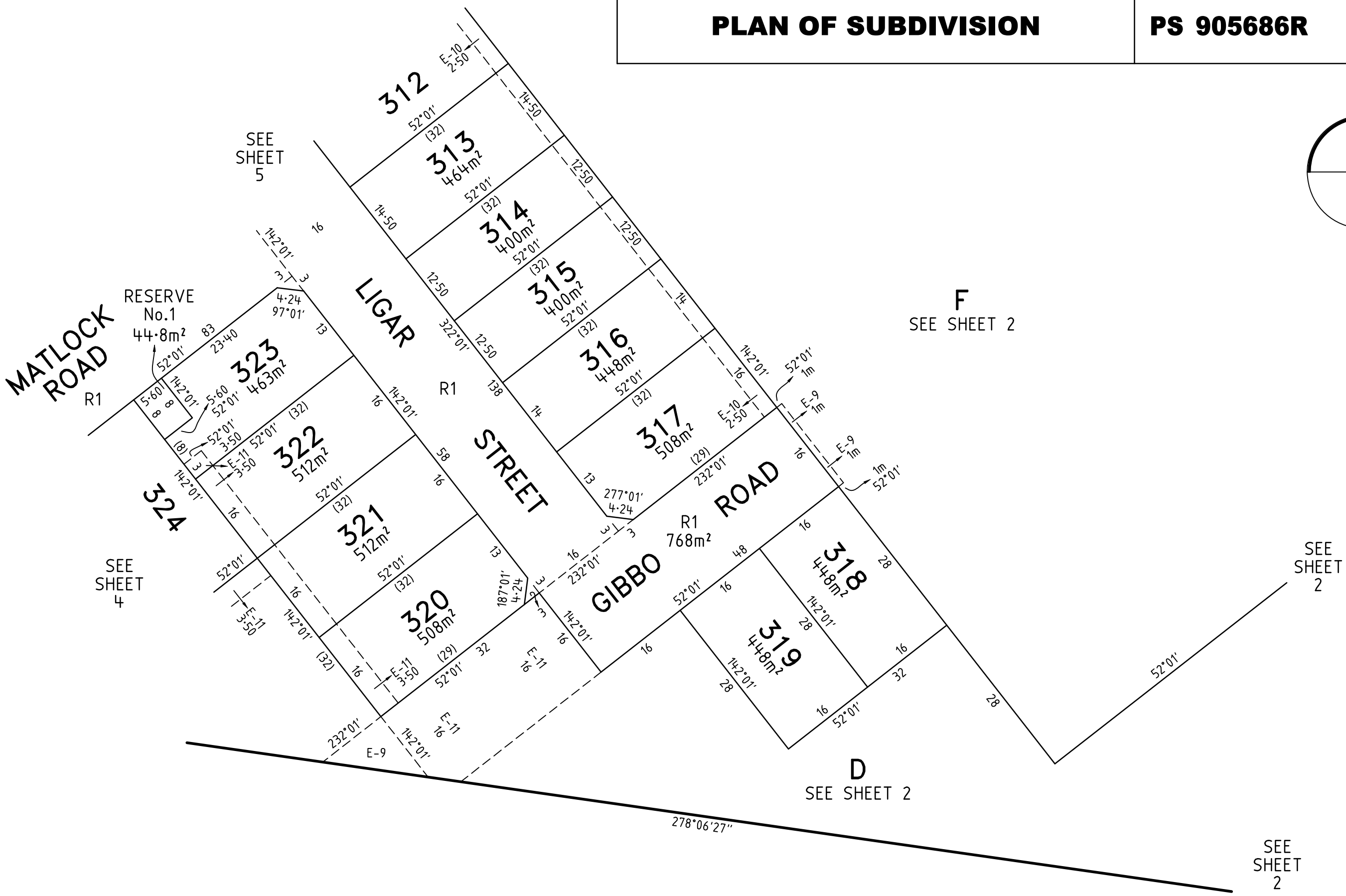
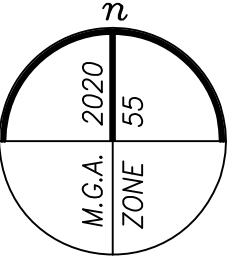
SHEET 5

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<p>LENGTHS ARE IN METRES</p>
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<b>SCALE</b> 1:600	<b>ORIGINAL SHEET SIZE</b> A3
	<b>SHEET</b> 6
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## CREATION OF RESTRICTION

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.

TABLE OF LAND BURDENED AND LAND BENEFITED

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN	BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
301	302	318	319
302	301, 303	319	318
303	302, 304	320	321
304	303, 305	321	320, 322
305	304, 306	322	321, 323, 324
306	305, 307	323	322, 324
307	306	324	322, 323, 325
308	309	325	324
309	308, 310	326	327
310	309, 311	327	326, 328
311	310, 312	328	327, 329, 330, 333
312	311, 313	329	328, 330
313	312, 314	330	328, 329, 331
314	313, 315	331	330, 332, 333
315	314, 316	332	331, 333
316	315, 317	333	328, 331, 332
317	316		

RESTRICTION:  
THE BURDENED LAND CANNOT BE USED EXCEPT IN ACCORDANCE WITH THE PROVISIONS RECORDED IN MCP .....

EXPIRY DATE: 31/12/2035

LILLIFIELD - 3



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SCALE



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SHEET 7

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