Advertised

Application for a Planning Permit

Section 1: LAND DETAILS

Unit Number:	Street Number: 1	Street Name: OLD YARRAGON LEONGATHA ROAD
Town: Yarragon		Postcode: 3823

FORMAL LAND DESCRIPTION (Please complete either A or B – this information can be found on the Certificate of Title)

Option A:

Lot No:	2
Type of Plan: Please tick ✓	Lodge Plan ☐ Title Plan ☐ Plan of Subdivision ☑
Plan Number:	842195 K

Option B:

Crown Allotment Number:	
Section Number:	
Parish/Township Name:	

Section 2: PERMIT APPLICANT

Name:	
Business:	
Postal Address:	
Telephone No. (H)	
Email Address:	

Section 3: OWNER DETAILS (If different to the Applicant)

Name(s):					
Postal Address:				Postcode:	
Telephone No. (H)		(W)		(M)	
Email Address:					

Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is proposed

$ 800,000

PLA0041/25

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Section 5: PROPOSAL You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application..

For what use, development or other matter do you require a permit?

Development:

☐ Advertising Signage	☐ Development of 2 or more dwellings Qty:
☐ Agricultural Outbuildings	☐ Mixed Use Development and Reduction of Carparking
☐ Buildings and Works and Reduction in Carparking	☐ Residential Outbuildings
☐ Commercial or Industrial Buildings and Works	☑ Single Dwelling
☐ Extension / Alteration to Dwelling	☐ Telecommunications

Use:

☐ Buildings and Works and Change of Use	☐ Home Based Business
☐ Change of Use	☐ Sale and Consumption of Liquor
☑ Change of Use and Single Dwelling	

Subdivision:

☐ Boundary Realignment	☐ 3 or more Lot Subdivison Qty:
☐ Variation/ Removal of Restriction	☐ Create an easement
☐ 2 Lot Subdivision	☐ 100 or more Lot Subdivision Qty:

Subdivision / Vegetation Removal:

☐ Native Vegetation Removal or Lopping	☑ Non Native Vegetation Removal or Lopping (ESO4)
☐ Subdivision Qty:	☐ Alteration of access RDZ1

Other:

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, Section 173 agreement or other obligation such as an easement or building envelope?

☑ Yes ☐ No ☐ Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

FURTHER DETAILS OF PROPOSAL (optional)

Plans of easement removal has been submitted to Baw Baw Shire

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Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.
Provide a plan of the existing conditions. Photos are also helpful.

Vacant Lot

Section 7: PRE-APPLICATION MEETING Has there been a Pre-Application meeting with a Council Planning Officer?

No ☐		
Yes ☑	If yes, with whom?	
	Date of this meeting	11-3-25

Section 8: DECLARATION This form must be signed. ** PLEASE COMPLETE **EITHER** box A or B

A. I declare that I am the Applicant and owner of this land and that all information given is true and correct.	Owner/ Applicant signature:	Date: 18-3-2025
B .I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature:	Date:

CHECK LIST Please ensure you have included the following items with your application form. *Failure to provide all the information above may result in a delay in the processing of the application.*

☑ A fully completed and signed copy of this form.

☐ Most applications require a fee to be paid. *Please make payment at time of lodgement if submitting at Councils Customer Service Centre or submitting through our on-line portal. If emailing your application, a payment link will be sent to your nominated email once registered on the system.*
Contact Council to determine the appropriate fee.

☑ Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).

☑ Provided plans showing the layout and details of the proposal

☑ Provided any information required by the planning scheme, requested by Council

☐ Provided a description of the likely effect of the proposal (if required)

☑ Completed the declaration in Section 8

☑ Provided a contact phone number and e-mail address

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PLEASE FORWARD THIS APPLICATION TO

E-mail:	planning@bawbawshire.vic.gov.au	**Mail:**	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
Phone:	5624 2411		
In Person:	Customer Service Centre: 33 Young Street Drouin		

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.
These third parties generally include, but are not limited to:
Transport Infrastructure Agencies such as VicRoads and VLine
Energy/Utilities Providers
Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.
Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review of the application as part of a planning process specified in the Planning and Environment Act 1987.
All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.
If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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Application to Amend a Planning Application S50/S57A

Advertised

DROUIN SERVICE CENTRE
RECEIVED BY
DATE 25/6/25 TIME 11.00am

Section 1: PERMIT DETAILS

Planning Application No:	PLA 0041/25
Address:	1 OLD YARRAGON-LEONGATHA ROAD YARRAGON VIC 3823

Section 2: PERMIT APPLICANT

Name:	
Business:	
Postal Address:	
Telephone No. (H)	
Email Address:	

Section 3: OWNER DETAILS (If different to the Applicant)

Name(s):					
Postal Address:					
				Postcode:	
Telephone No. (H)		(W)		(M)	
Email Address:					

Section 4: AMENDMENT CATEGORY Please tick ✓

Section 50 – Amendment to the application at request of the applicant **before** notice	☑
Section 57A – Amendment to the application **after** notice of application is given (please note, this will incur a fee)	☐

AMENDMENT DETAILS

List the changes being applied for and highlight changes on corresponding plans if applicable. A copy of the plans must be submitted with this application. If you need more space, please attach these details separately.

REMOVAL OF EASMENT E1 ON LOT 2. IT HAS NOT BEEN USED IN 40 YEARS and TITLE HAS BEEN MERGED ON PROPERTY

Section 5: DEVELOPMENT COST

State the estimated total cost of the proposed development, including amendment.	☑ Unchanged from initial application Or total cost $	
Does the amendment proposal introduce any additional Permit Triggers? (eg. creation of easement, parking reduction) If yes, an additional application fee may be required.	☐ Yes	☑ No

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Section 6: DECLARATION This form must be signed. **PLEASE COMPLETE **EITHER** box A or B

Advertised

A. I declare that I am the Applicant and Owner of this land and that all information given is true and correct.	Owner/ Applicant signature:	Date: 20-6-2025
B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature:	Date:

PLEASE FORWARD THIS APPLICATION TO

E-mail:	planning@bawbawshire.vic.gov.au	**Mail:**	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
Phone:	5624 2411		
In Person:	Customer Service Centre: 33 Young Street Drouin		

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These third parties generally include, but are not limited to:

- Transport Infrastructure Agencies such as VicRoads and VLine
- Energy/Utilities Providers
- Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12432 FOLIO 952

Security no : 124122916103T
Produced 18/03/2025 11:33 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 842195K.
PARENT TITLES :
Volume 08263 Folio 842 Volume 08370 Folio 203 Volume 10492 Folio 682
Created by instrument PS842195K 25/10/2022

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

NOTICE as to part Section 57 Transfer of Land Act 1958
SHIRE OF NARRACAN
L260611D 14/09/1984

DIAGRAM LOCATION

SEE PS842195K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

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Document Type	**Plan**
Document Identification	**PS842195K**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**09/02/2024 07:50**

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PLAN OF SUBDIVISION

EDITION 1

PS 842195 K

Advertised

LOCATION OF LAND

PARISH: Moe

TOWNSHIP: ---

SECTION: ---

CROWN ALLOTMENT: 13 (Pt)

CROWN PORTION: ---

TITLE REFERENCE: Vol. 8263 Fol. 842, Vol. 10492 Fol. 682 & Vol. 8370 Fol. 203

LAST PLAN REFERENCE: Lot 1 on TP 251656F, Lot 1 on TP 545765M & Lot 1 on TP 813216F

POSTAL ADDRESS: 171 Yarragon - Leongatha Road, Yarragon 3823
(at time of subdivision)

MGA CO-ORDINATES: (of approx centre of land in plan) E: 418 490 N: 5 758 280 ZONE: 55 GDA 2020

Council Name: Baw Baw Shire Council

Council Reference Number: PSB0102/21
Planning Permit Reference: PLA0167/20
SPEAR Reference Number: S180253H

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: Marni Rotteveel for Baw Baw Shire Council on 25/07/2022

Statement of Compliance issued: 11/08/2022

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Nil	Nil

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. PLA0167/20

This survey has been connected to permanent marks No(s). 140, 141 & 168.
In Proclaimed Survey Area No. --

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 & E-2	Any Easements	See Plan	C/T Vol. 8370 Fol. 203	Unspecified
E-1 & E-2	Carriageway	See Plan	LP 882	All Lots on LP 882
E-2	Pipeline or Ancillary Purposes	10	This Plan	Central Gippsland Region Water Corporation

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

SURVEYORS FILE REF: 18666

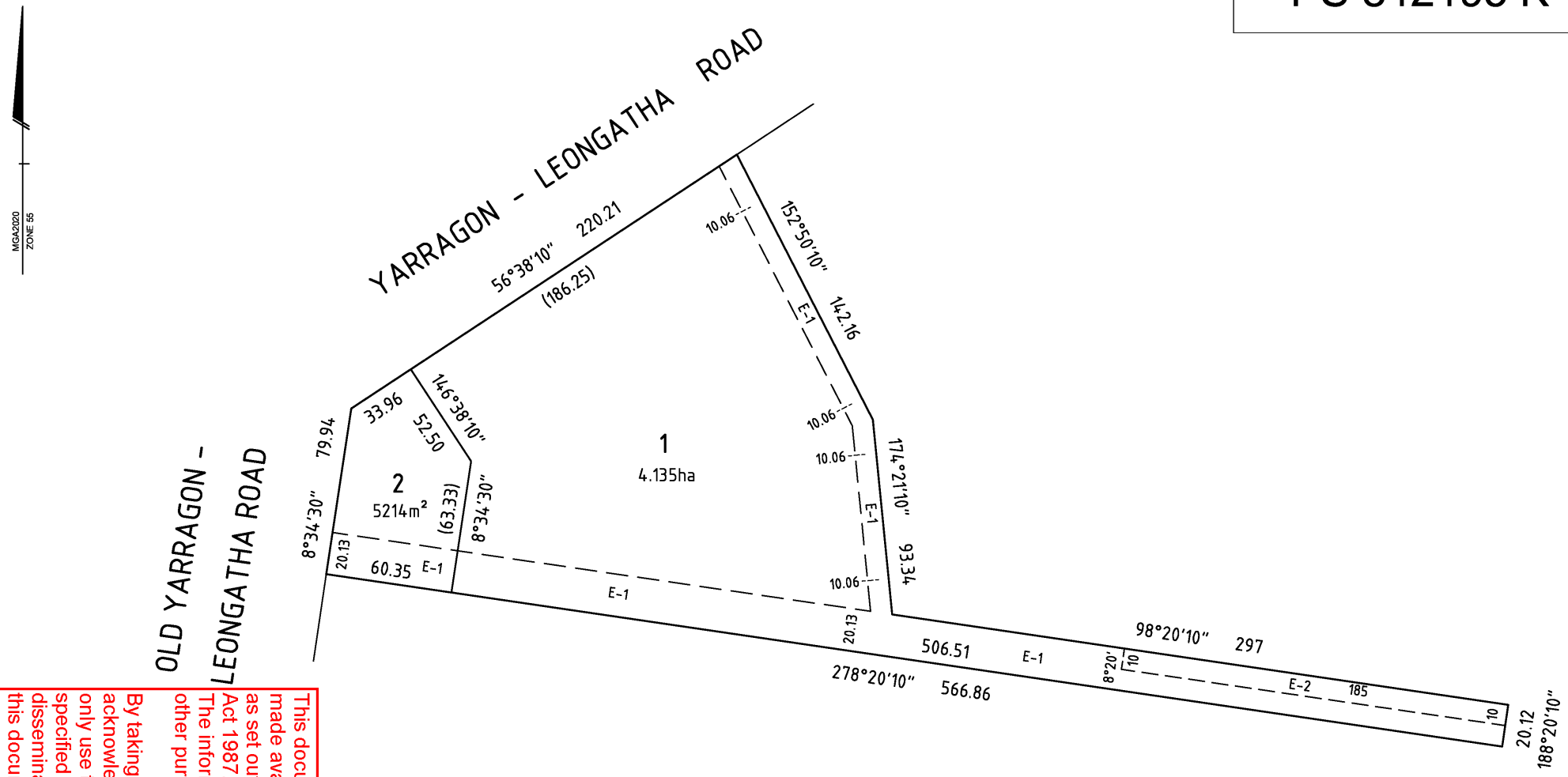
ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2

Digitally signed by: Benjamin Stephen Nobelius, Licensed Surveyor,
Surveyor's Plan Version (Version A),
08/11/2021, SPEAR Ref: S180253H

PLAN REGISTERED
TIME: 9:07 AM DATE: 25/10/2022
R.D.
Assistant Registrar of Titles

PS 842195 K



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

SCALE 1:2000	20 0 20 40 60 80 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
Digitally signed by: Benjamin Stephen Nobelius, Licensed Surveyor, Surveyor's Plan Version (Version A), 08/11/2021, SPEAR Ref: S180253H		Digitally signed by: Baw Baw Shire Council, 25/07/2022, SPEAR Ref: S180253H	

Advertised

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Advertised

To Baw Baw Shire Planning Department

We are planning to build our dream home and shed to enjoy our retirement by downsizing to Rural living Zone lot 2. No: 1 Old Yarragon Leongatha Rd. Yarragon. There are no trees on our block and no trees roots will be disturbed, our intention is to plant many trees once our home is established. Our design and colours have been chosen to blend in with the landscape. The shed will be used for our caravan, trailer, lawnmowers, gardening utensils ect. We are currently in the process of removing the easement which has been ~~unuse~~ unused for 40 plus years. We look forward to hearing from you

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TBM SPIKE
RL: 109.43m

SPIKE LOCATED FURTHER DOWN YARRAGON LEONGATHA ROAD.

REFER TO SURVEY PLAN BY NOBELIUS LAND SURVEYORS SURV.REF.NO. 18666

OPEN PADDOCKS

YARRAGON LEONGATHA ROAD

NEIGHBOURING DWELLING

SHED

McINTYRE ROAD

STORMWATER DISCHARGE POINT

EXISTING CONCRETE CROSSOVER

OLD YARRAGON LEONGATHA ROAD

ALL BOUNDARY LINES HAVE: 1.2m HIGH POST & WIRE FARM FENCING

PROPOSED SEPTIC AREA

NEIGHBOURING DWELLING MORE THAN 100.0m AWAY (IN SAME OWNERSHIP)

DRIVEWAY 3.0m WIDE MINIMUM

PROPOSED DWELLING
FFL 124.5

OPEN PADDOCKS

SHED 15.0 x 10.0m

1.0m HIGH RETAINING WALL

WATER TANK

WATER TANK

NEIGHBOURING DWELLING

NEIGHBOURING DWELLING

NEIGHBOURING DWELLING

EASEMENT PROPOSED TO BE REMOVED

EASEMENT

33.96m
42.1m
32.0m - CROSSOVER
19.35m
14.0m
5.0m
6.0m
20.13m
19.13m
33.52m
63.33m
60.35m
51.5m
119.0
120.0
121.0
122.0
123.0
124.0
125.0
126.0
127.0
127.65
128.0

STEEL UPRIGHTS AT 2.0m SPACINGS
2.0m LONG CONCRETE SLEEPERS
1.0m

retaining wall
1 : 100

site plan
1 : 750

N

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PLANNING PERMIT DRAWINGS
DATE: 13/03/2025

- SITE PLAN

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MATTHEW FRANKE
BUILDING DESIGN & DRAFTING
DP - AD 22394
PO Box 321, TRAFALGAR, Vic 3824
matt@vic.australis.com.au
0412 687 565

project	address	client	date	scale	job no.	dwg no.
NEW DWELLING & SHED	LOT 2, PS 842195 - 1 OLD YARRAGON LEONGATHA RD, YARRAGON	Page 12 of 19	06.04.23	1 : 750 -	202305	01

Advertised

Area	m²	sq
House	243.8	26.17
Garage	54.0	5.80
Alfresco	32.7	3.51
Porches	25.9	2.78
TOTAL	356.4	38.25

AREAS DO NOT INCLUDE EAVES

N

sketch plan
1 : 100

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PLANNING PERMIT DRAWINGS
DATE: 13/03/2025

- SKETCH PLAN

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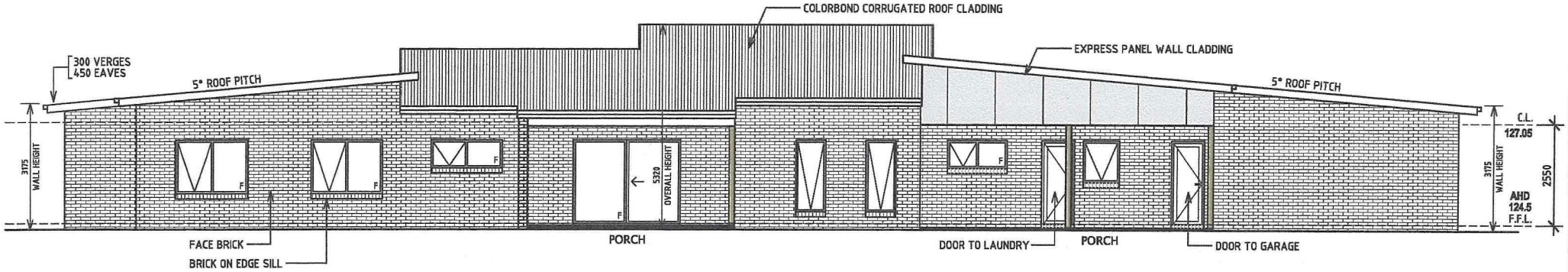
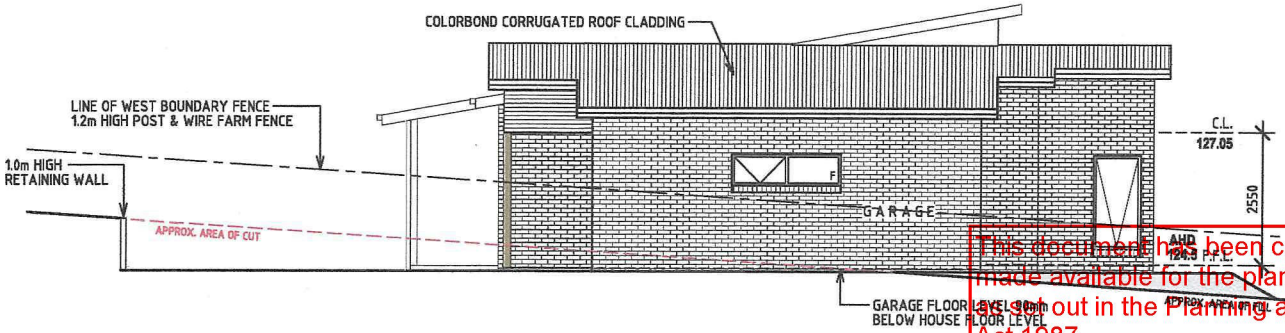
project	address	client	date	scale	job no.	dwg no.
NEW DWELLING & SHED	LOT 2, PS 842195 - 1 OLD YARRAGON LEONGATHA RD, YARRAGON		06.04.23	1 : 100 -	202305	02

Advertised



south elevation

1 : 100



east elevation

1 : 100

HOUSE

ITEM	COLOUR
ROOF	COLORBOND MONUMENT
GUTTER	COLORBOND MONUMENT
FASCIA	COLORBOND MONUMENT
BRICK	MELBOURNE YERING
ENTRY/ALFRESCO PARAPETS	ALUCOBOND LIGHT GREY
POSTS	TIMBER
WINDOW FRAME	COLORBOND MONUMENT
GARAGE DOOR	TIMBER LOOK
ENTRY DOOR	TIMBER LOOK
WALL CLADDING REAR PORCH	LIGHT GREY

SHED

ITEM	COLOUR
ROOF	COLORBOND MONUMENT
GUTTER	COLORBOND MONUMENT
FASCIA	COLORBOND MONUMENT
WALLS	COLORBOND BASALT
ROLLER DOORS	COLORBOND BASALT

external colours

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PLANNING PERMIT DRAWINGS
Date: 31/03/2025

ELEVATIONS

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PO Box 321, TRAFALGAR, Vic 3824
mattf@vic.australis.com.au
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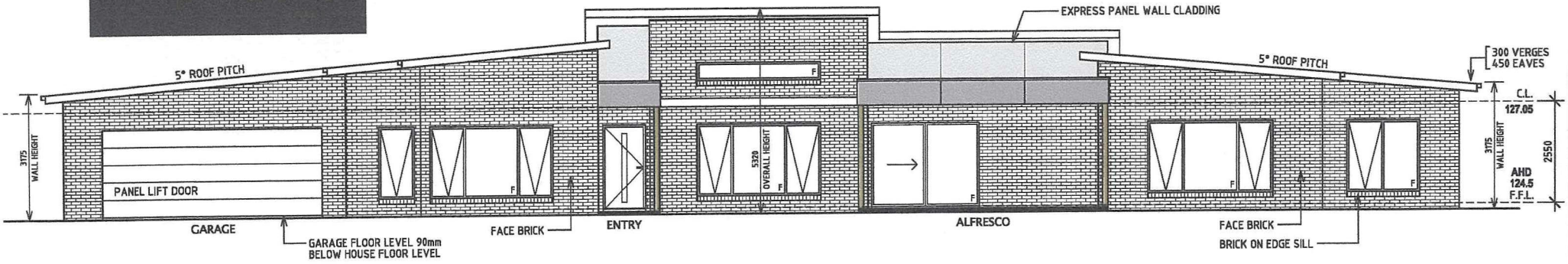
project	address	client	date	scale	job no.	dwg no.
NEW DWELLING & SHED	LOT 2, PS 842195 - 1 OLD YARRAGON LEONGATHA RD, YARRAGON		06.04.23	1 : 100	202305	04

Advertised

ROOF, FASCIA, GUTTER, WINDOW FRAMES
COLORBOND MONUMENT

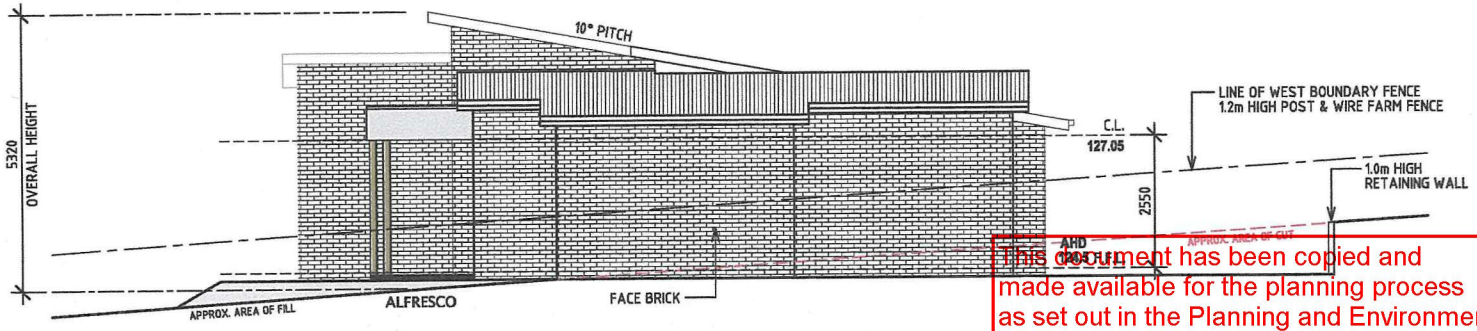
EXPRESS PANEL
LIGHT GREY



north elevation

ROAD ELEVATION

1 : 100



west elevation

1 : 100

HOUSE

ITEM	COLOUR
ROOF	COLORBOND MONUMENT
GUTTER	COLORBOND MONUMENT
FASCIA	COLORBOND MONUMENT
BRICK	MELBOURNE YERING
ENTRY/ALFRESCO PARAPETS	ALUCOBOND LIGHT GREY
POSTS	TIMBER
WINDOW FRAME	COLORBOND MONUMENT
GARAGE DOOR	TIMBER LOOK
ENTRY DOOR	TIMBER LOOK
WALL CLADDING REAR PORCH	LIGHT GREY

SHED

ITEM	COLOUR
ROOF	COLORBOND MONUMENT
GUTTER	COLORBOND MONUMENT
FASCIA	COLORBOND MONUMENT
WALLS	COLORBOND BASALT
ROLLER DOORS	COLORBOND BASALT

external colours

BRICK - MELBOURNE YERING

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PLANNING PERMIT DRAWINGS
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matt@vic.australis.com.au
0412 687 565

project: NEW DWELLING & SHED

address: LOT 2, PS 842195 - 1 OLD YARRAGON LEONGATHA RD, YARRAGON

client

date: 06.04.23

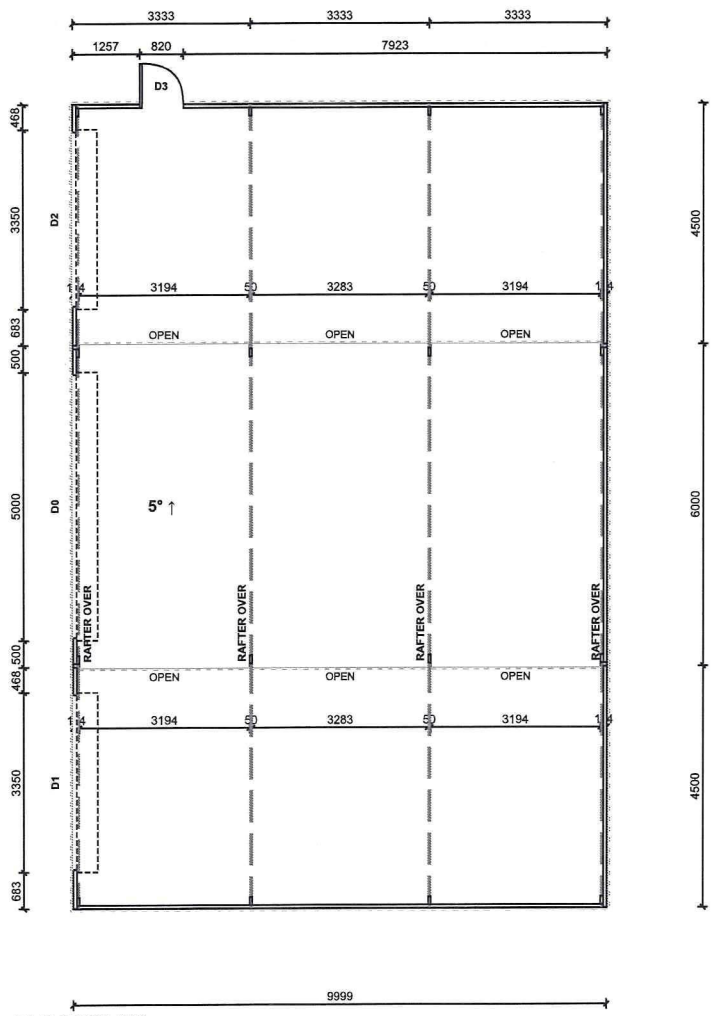
scale: 1 : 100 -

job no.: 202305

dwg no.: 03

- ELEVATIONS

Advertised



FLOORPLAN
SCALE 1:100

REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT

VIEW LEGEND

OPENING SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D0	ROLLER DOOR	3600	5000	COLORBOND® ~~WINDSPRAY~~ STRAMIT RAD B - ROLLER DOOR
D1	ROLLER DOOR	3100	3350	COLORBOND® ~~WINDSPRAY~~ STRAMIT RAD A - ROLLER DOOR
D2	ROLLER DOOR	2750	3350	COLORBOND® ~~WINDSPRAY~~ STRAMIT RAD A - ROLLER DOOR
D3	PA DOOR	2040	820	COLORBOND® BASALT PERSONAL ACCESS DOOR

SmartSteel Designs
63 Princes Way
Yarragon, 3823
P: 03 5634 2997
F: 03 5634 2199

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Client
Project: Proposed Garage: Enduro
VIC
Drawing Name: Floor Plan
Project Number: SSD - 13993L - 1
Drawing Number:
Rev.
Drawn:
Date: 15/01/2024
All Dimensions In Millimetres U.N.O.
Scale: 1:100
Sheet: 10Lx6Wx4.45H|5°|3bays
Sheet Size A3

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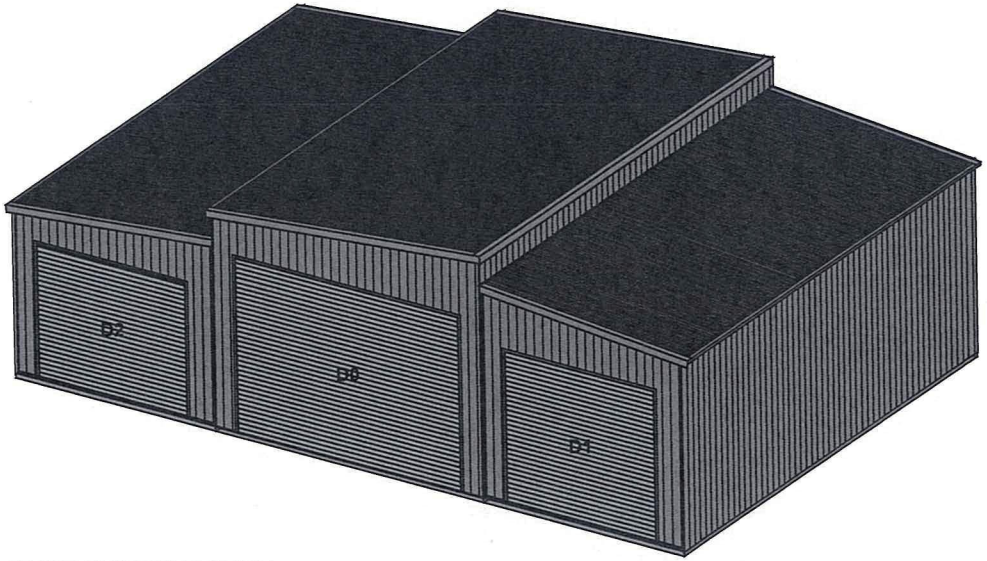
Advertised



FRONT RIGHT ELEVATION
SCALE 1:100

OPENING SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D0	ROLLER DOOR	3600	5000	COLORBOND® ~~WINDSPRAY~~ STRAMIT RAD B - ROLLER DOOR
D1	ROLLER DOOR	3100	3350	COLORBOND® ~~WINDSPRAY~~ STRAMIT RAD A - ROLLER DOOR
D2	ROLLER DOOR	2750	3350	COLORBOND® ~~WINDSPRAY~~ STRAMIT RAD A - ROLLER DOOR
D3	PA DOOR	2040	820	COLORBOND® BASALT PERSONAL ACCESS DOOR

- COLORBOND® BASALT 0.47 TCT CORRUGATED ROOF CLADDING
- COLORBOND® BASALT GARAGE BARGE FLASHING
- COLORBOND® BASALT QUAD 115 EAVE GUTTER
- WHITE UPVC 90D DOWNPIPE
- COLORBOND® BASALT EXTRUDEWALL WALL CLADDING
- COLORBOND® BASALT CORNER FLASHING

REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT

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SmartSteel Designs
63 Princes Way
Yarragon, 3823
P: 03 5634 2997
F: 03 5634 2199

Client: Proposed Garage; Enduro
VIC

Drawing Name: ISO
Project Number: SSD - 13993L - 1
Drawing Number:
Rev.
Date: 15/01/2024
Drawn:
All Dimensions In Millimetres U.N.O.
Scale: 1:100
Sheet: 10Lx6Wx4.45H|5°|3bays
Sheet Size: A3

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PLAN FOR REMOVAL OF EASEMENT

EDITION 1

LOCATION OF LAND

PARISH: Moe

TOWNSHIP: —

SECTION: —

CROWN ALLOTMENT: 13 (Part)

CROWN PORTION: —

TITLE REFERENCE: Vol. 12432 Fol. 952

LAST PLAN REFERENCE: Lot 2 on PS 842195 K

POSTAL ADDRESS: 1 Old Yarragon-Leongatha Road, YARRAGON 3823

MGA CO-ORDINATES: (of approx centre of land in plan) E: 418 390 N: 5 769 250 ZONE: 55 GDA 2020

Council Name: Baw Baw Shire Council

NOTATIONS

Depth Limitation: Does not apply

Upon registration of this plan the following easements are to be removed.

The removal is regulated or authorized by Baw Baw Shire Council Planning Scheme Planning Permit No. PLA0041/25

IDENTITY OF EASEMENTS: The Easements to be removed from the subject land are the whole Easements marked as E-1 on PS 842195 K, being Any Easements created by C/T Vol. 8370 Fol. 203 and Carriageway Easements created by LP 882, in favour of all Lots on LP 882.

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

SURVEYORS FILE REF: 22627

LICENSED SURVEYOR: T. D. WALKER

VERSION A

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 1

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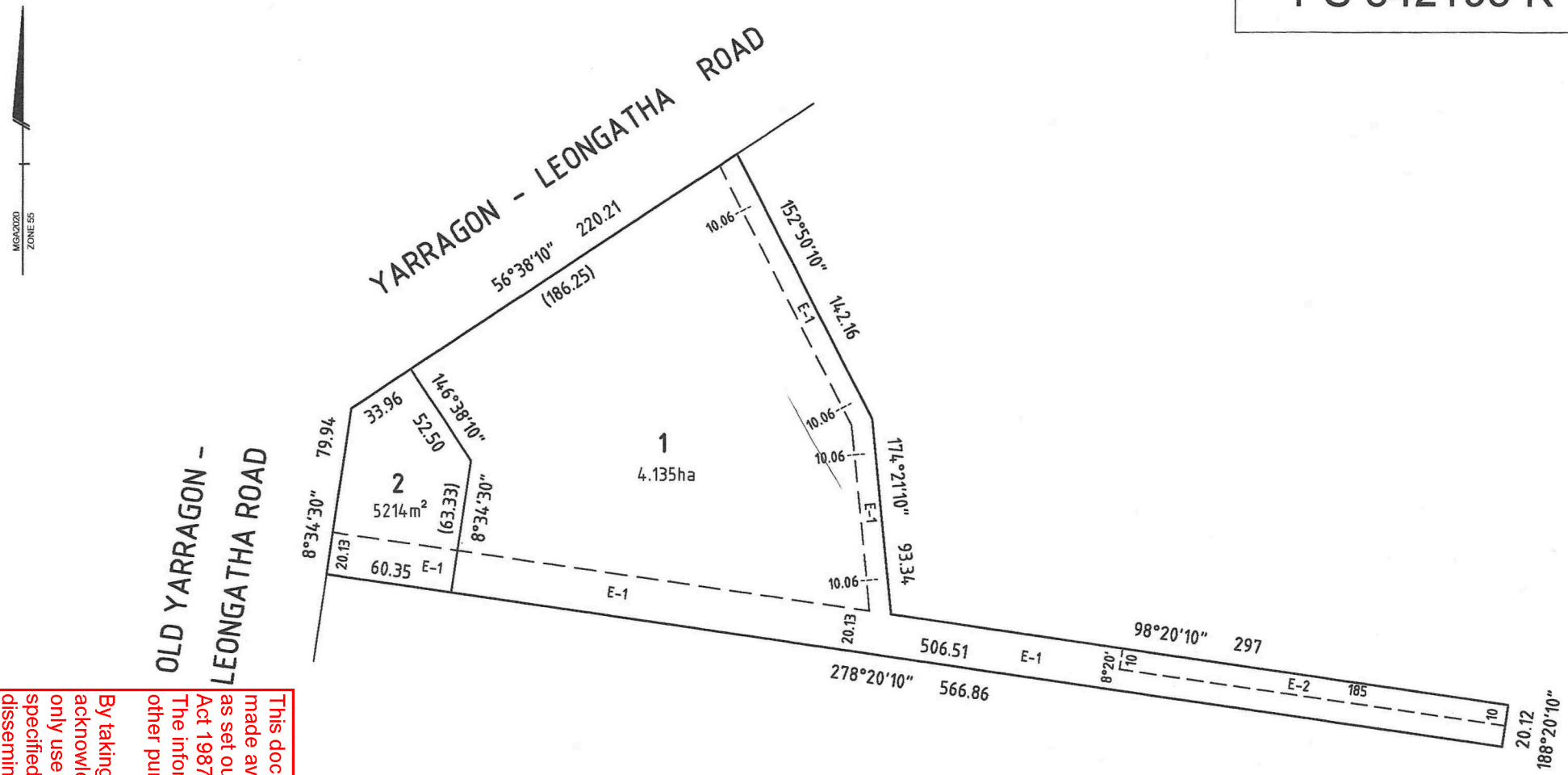
PS 842195 K



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

SCALE 1:2000	20 0 20 40 60 80 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
LICENSED SURVEYOR: B. S. NOBELIUS VERSION A			

Advertised