

FORM 1  
REG 22 SUBDIVISION (PROCEDURE) REGULATIONS 2021

**APPLICATION FOR CERTIFICATION**  
SUBDIVISION ACT 1988

PART A. PLAN NUMBER : PS 913193

TO BAW BAW SHIRE COUNCIL

APPLY TO HAVE THE ATTACHED PLAN OF SUBDIVISION CERTIFIED UNDER  
THE SUBDIVISION ACT 1988 AND ADVICE OF STREET NUMBERS ALLOCATED.

- 1. SITUATION OF LAND :  
LOT 1 TP 549994Y (VOL 8204 FOL 298)
- 2. REGISTERED PROPRIETORS

3. APPLICANT

Does the attached plan do anything requiring the unanimous resolution of the  
members of the owners Corporation under Division 3 of part 5 of the Subdivision Act  
1988 or an order of the Victorian Civil & Administrative Tribunal under Section  
34D of the Subdivision Act 1988

NO

Has the Victorian Civil & Administrative Tribunal made an order under Section 34D of  
the Subdivision Act 1988

NO

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REG. PROP

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

Page 1 of 1

VOLUME 08204 FOLIO 298

Security no : 124116666644J  
Produced 16/07/2024 01:48 PM

**LAND DESCRIPTION**

Lots 1 and 2 on Title Plan 549994Y.  
PARENT TITLE Volume 08204 Folio 297  
Created by instrument A581843 07/08/1958

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

**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.

**DIAGRAM LOCATION**

SEE TP549994Y FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

Additional information: (not part of the Register Search Statement)

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 21/09/2020

DOCUMENT END

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Document Identification	<b>TP549994Y</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 549994Y</b> <span style="border: 1px solid red; padding: 2px;">Advertised</span>
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**Location of Land**

Parish : NARRACAN  
 Township:  
 Section :  
 Crown Allotment: 13E, 13F ( PT )  
 Crown Portion:

Last Plan Reference :  
 Derived From : VOL. 8204 FOL. 298

Depth Limitation : 50 FEET BELOW THE SURFACE

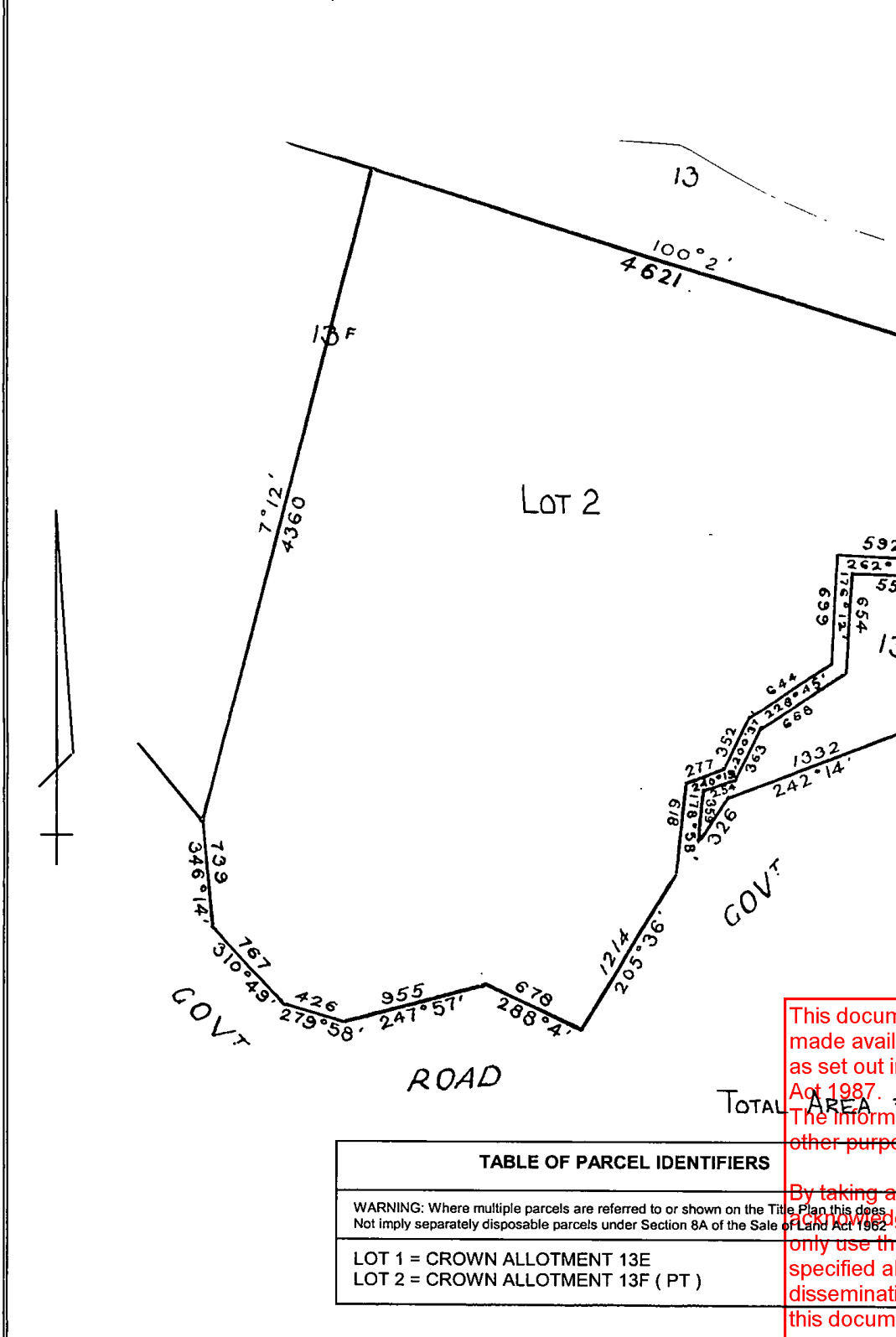
Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

THIS PLAN HAS BEEN PREPARED BY  
 LAND REGISTRY, LAND VICTORIA FOR  
 TITLE DIAGRAM PURPOSES

COMPILED: Date 18/10/06  
 VERIFIED: A. DALLAS  
*Assistant Registrar of Titles*



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TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = CROWN ALLOTMENT 13E LOT 2 = CROWN ALLOTMENT 13F ( PT )

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# PLAN OF SUBDIVISION

EDITION 1

# PS 913193V

### LOCATION OF LAND

PARISH NARRACAN  
CROWN ALLOTMENT 13E, 13F (PART)

TITLE REFERENCE VOL 8204 FOL 298

LAST PLAN REFERENCE LOTS 1 & 2 TP 549994Y

POSTAL ADDRESS 578 McDONALDS TRACK  
(AT TIME OF SUBDIVISION) COALVILLE 3825

MGA94 CO-ORDINATES: E 437128 ZONE : 55  
APPROX CENTRE OF LAND N 5767420 GDA 94

MUNICIPALITY  
BAW BAW SHIRE COUNCIL

### VESTING OF ROADS AND/OR RESERVES

### NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

DEPTH LIMITATION 15.24 BELOW SURFACE  
THIS IS NOT A STAGED SUBDIVISION  
PLANNING PERMIT No. NA

THIS SURVEY HAS BEEN CONNECTED TO  
PERMANENT MARK Nos.

THIS PLAN IS NOT YET BASED ON SURVEY  
PROCLAIMED SURVEY AREA No.

### EASEMENT INFORMATION

LEGEND: A – APPURTENANT EASEMENT E – ENCUMBERING EASEMENT R – ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF

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R. G. MARSELLA PTY. LTD  
CONSULTING SURVEYORS

REF 20879

ORIGINAL SIZE: A3 SHEET 1 OF 2

  
RICCARDO G. MARSELLA  
LICENSED SURVEYOR:

VERSION 1



# PLAN OF SUBDIVISION

EDITION 1

# PS 913193V

### LOCATION OF LAND

PARISH NARRACAN  
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(AT TIME OF SUBDIVISION) COALVILLE 3825

MGA94 CO-ORDINATES: E 437128 ZONE : 55  
APPROX CENTRE OF LAND N 5767420 GDA 94

Council Name: Baw Baw Shire Council  
SPEAR Reference Number: S233810M

### VESTING OF ROADS AND/OR RESERVES

### NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

DEPTH LIMITATION 15.24 BELOW SURFACE  
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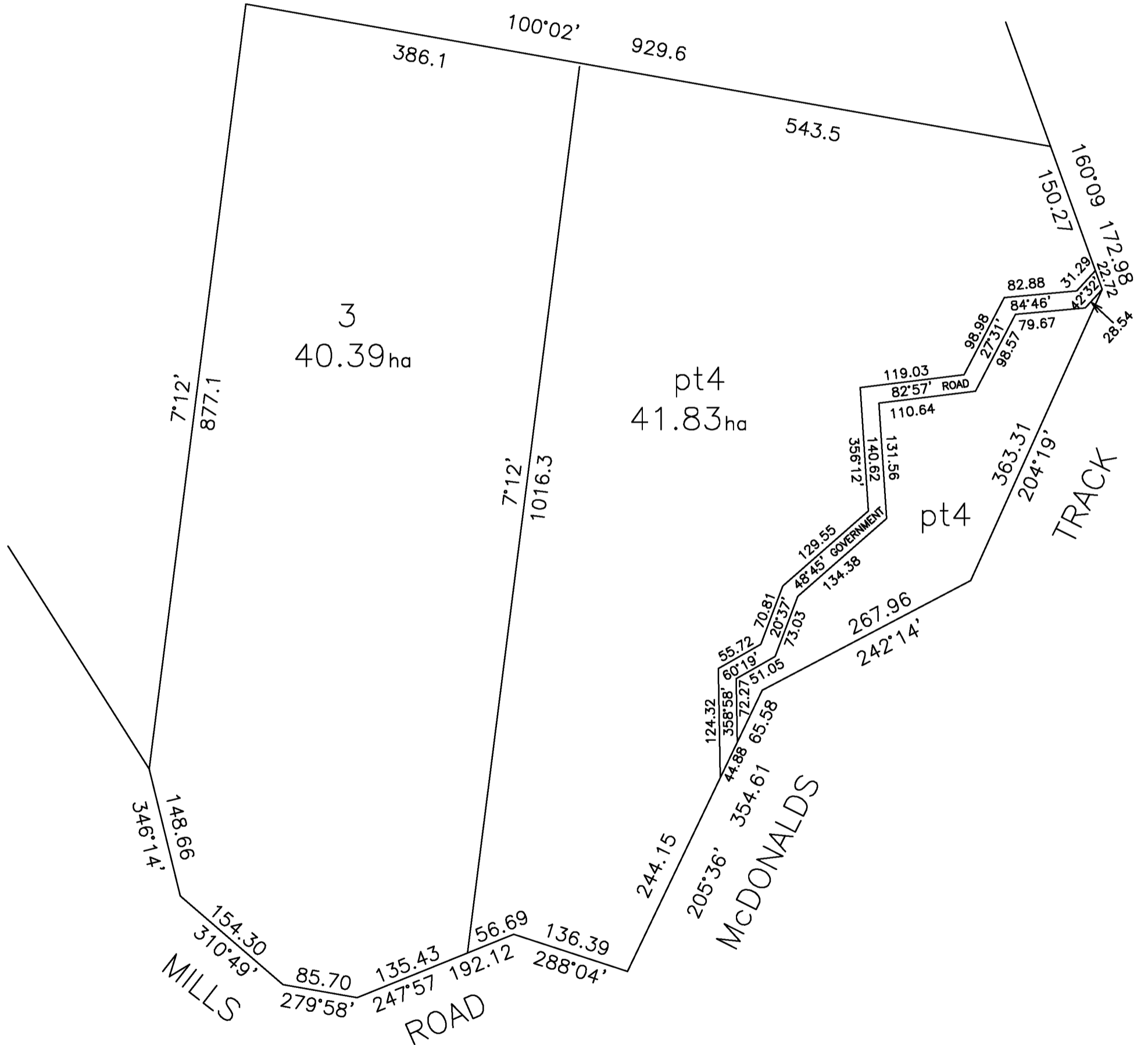
ORIGINAL SIZE: A3

SHEET 1 OF 2

  
RICCARDO G. MARSELLA  
LICENSED SURVEYOR:

VERSION 1

MGA 94 ZONE 55



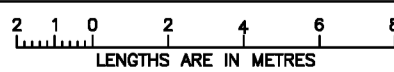
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SCALE  
1:200



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SIZE: A3

VERSION 1  
REF 22952

RICCARDO G. MARSELLA  
LICENSED SURVEYOR:

SHEET 2



November 18<sup>th</sup> 2024

BAW BAW SHIRE COUNCIL  
PLANNING DEPARTMENT

ATTENTION .....  
RE APPLICATION No. PLA0220/24 (BOUNDARY RE-ALIGNMENT)

1.
  - (a) The land is Zoned Farming and subdivision with a minimum lot size of 40ha .
  - (b) This proposal does not infringe on any items in the Municipal Strategic Statement
  - (c) dot point .. the proposal satisfies productive agricultural use of the land and has no impact on any neighbouring activities.
  - (d) This proposal does not impact on any of the Particular Provisions in the Planning Scheme
  - (e) The re-alignment has no impact on existing bushfire requirements.  
The land is nearly 100% clear and poses no bushfire threat either on the property or to the neighbours.
  - (f) No vegetation is to be removed. The site has very few trees thereon.
  
2.
  - (a) Aerial overlay attached.
  - (b) No new crossover is proposed. Lot 4 has a crossover to the existing house in the SE corner.
  - (c) Existing fencing is standard post and wire. No new fencing is proposed.
  
- 3  
As nothing physical is changing the relevant bushfire requirements of Clause 44.06 remain unchanged.

#### Preliminary Assessment

The proposal to move the irregular west boundary of the unused Government Road west to create 2 lots of approximately equal area is in line with the subdivision requirement of a 40ha minimum.

It also creates 2 lots which are wholly adequate for farming as exists now.

As mentioned previously in this report no new fencing or vegetation removal is proposed.

Yours faithfully,

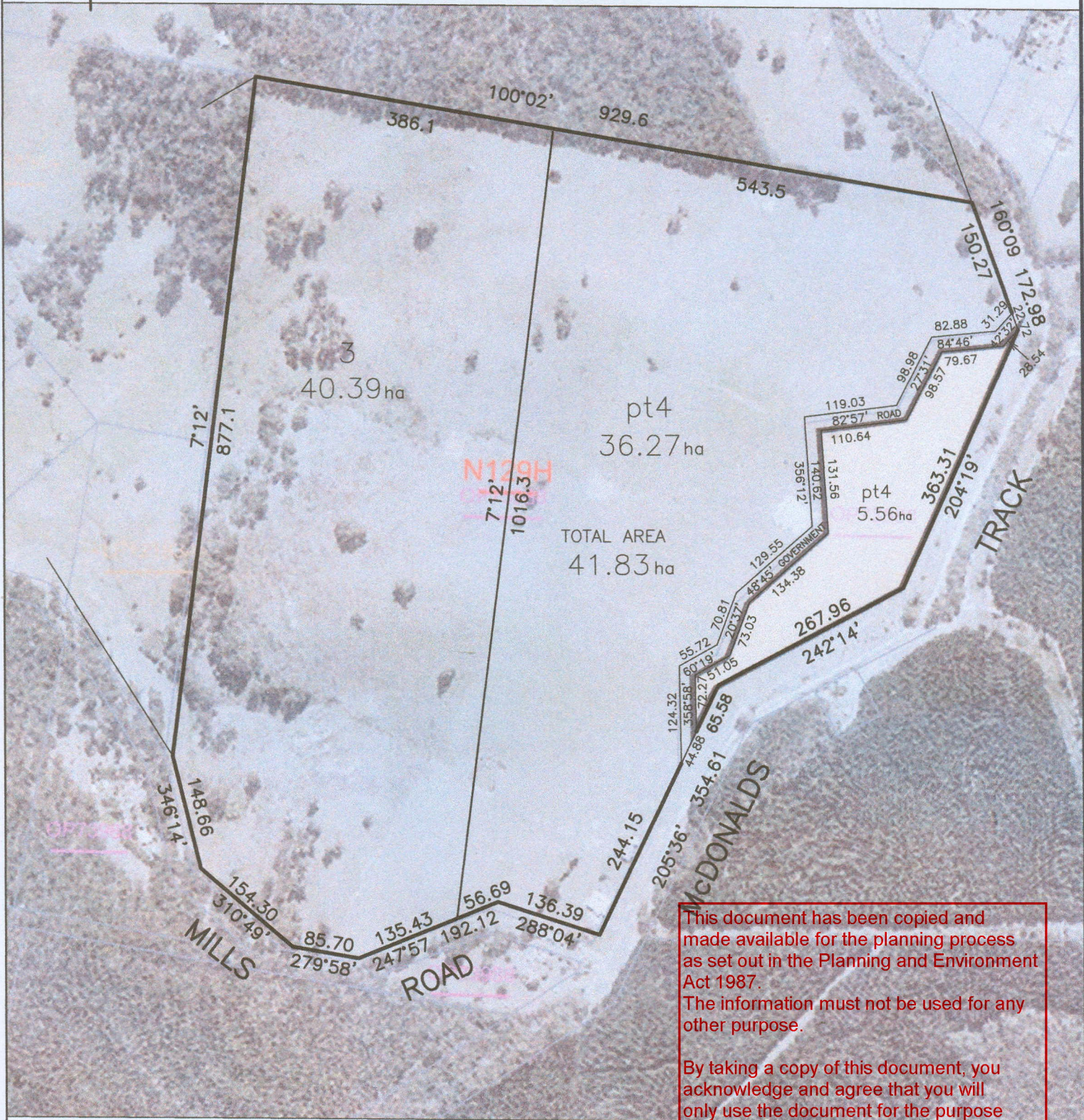
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MGA 94 ZONE 55

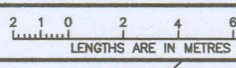


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CONSULTING SURVEYORS

SCALE  
1:200



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SIZE: AS

VERSION 2  
REF 22952

*Riccardo G. Marsella*  
RICCARDO G. MARSELLA  
LICENSED SURVEYOR: