

PLAN OF SUBDIVISION

EDITION 1

PS716655G

LOCATION OF LAND

PARISH: PHILLIP ISLAND AT COWES

TOWNSHIP: —

SECTION: —

CROWN ALLOTMENT: 18 (PART)

CROWN PORTION: —

TITLE REFERENCE: VOL. 11524 FOL. 939

LAST PLAN REFERENCE: PS716654J (LOT A)

POSTAL ADDRESS: 144 VENTNOR ROAD
(at time of subdivision) COWES

MGA CO-ORDINATES: E: 344 800 ZONE: 55
(of approx centre of land in plan) N: 5741 400 GDA 94

Council Name: Bass Coast Shire Council

Council Reference Number: 737493
Planning Permit Reference: 040248
SPEAR Reference Number: S085138S

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 18/01/2017

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988
Has not been made at Certification

Digitally signed by: Lachlan George Kentigern Stephenson for Bass Coast Shire Council on 06/02/2017

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

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

LOT NUMBERS 1 TO 249 (BOTH INCLUSIVE) AND 262 TO 265 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR THE RESTRICTIONS AFFECTING LOTS 250, 253 TO 259 AND LOTS 266 & 267 SEE THE CREATION OF RESTRICTION ON SHEET 5.

OTHER PURPOSE OF THE PLAN:

TO REMOVE THE SEWERAGE EASEMENT MARKED E-2 ON PS748679L, CREATED IN PS716654J, VIDE AGREEMENT OF ALL PARTIES (SECTION 6(1)k SUBDIVISION ACT 1988).

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

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

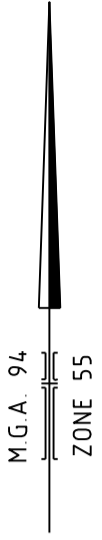
This survey has been connected to permanent marks No(s). —

In Proclaimed Survey Area No. —

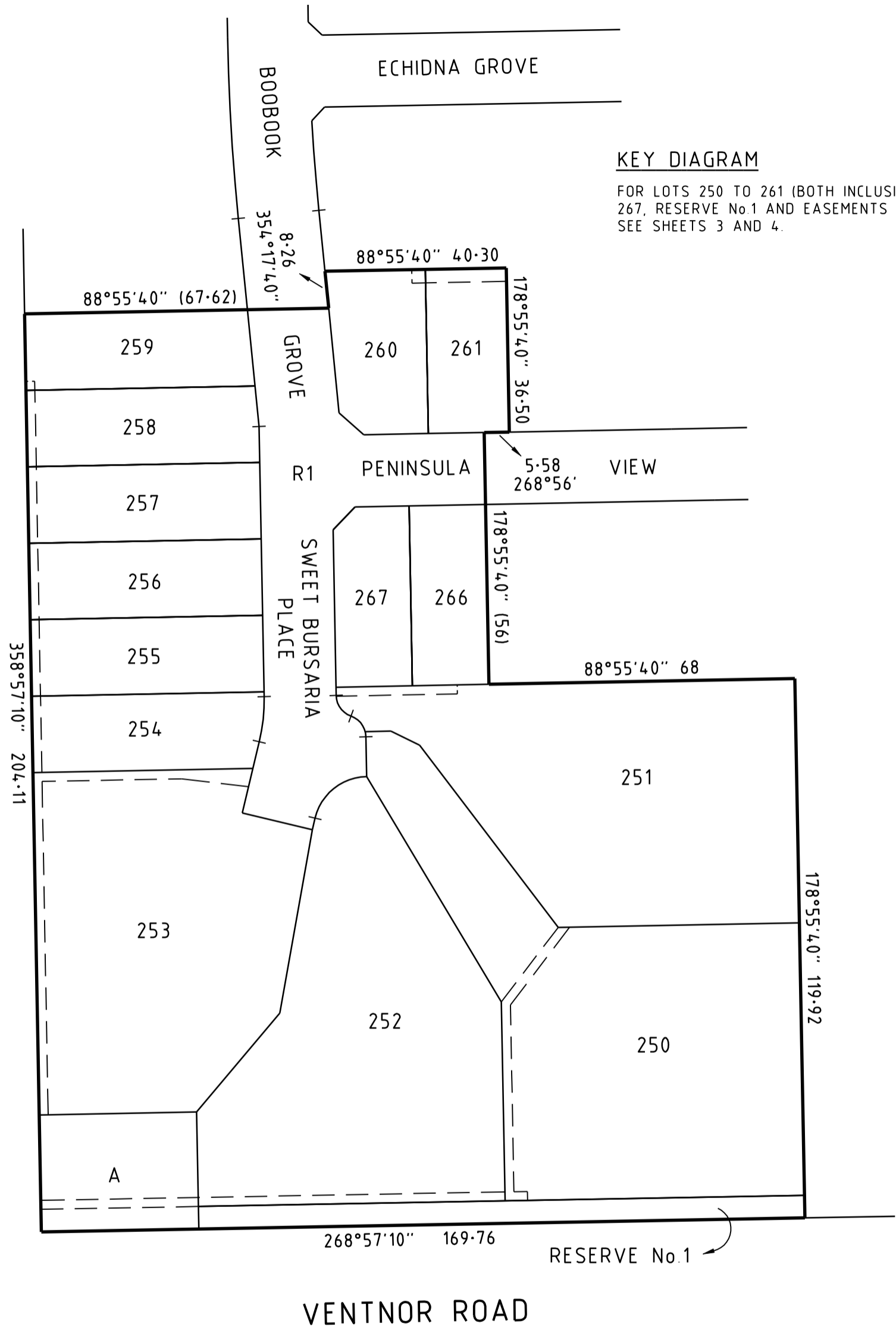
EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	SEE DIAG.	PS716654J	BASS COAST SHIRE COUNCIL WESTERNPORT REGION WATER CORPORATION BASS COAST SHIRE COUNCIL
E-1	SEWERAGE	SEE DIAG.	PS716654J	
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	



ANDERSON ROAD



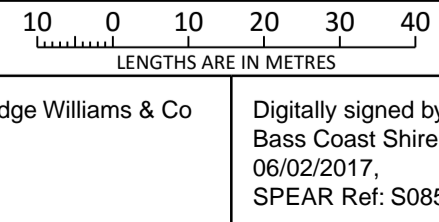
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BW Beveridge Williams
 development & environment consultants
 Wonthaggi ph : 03 5672 1505
 www.beveridgewilliams.com.au

SURVEYORS REF
4015/10

Digitally signed by: Adam Maher (Beveridge Williams & Co Pty Ltd - Wonthaggi),
 Surveyor's Plan Version (7),
 24/01/2017

SCALE
1 : 1000



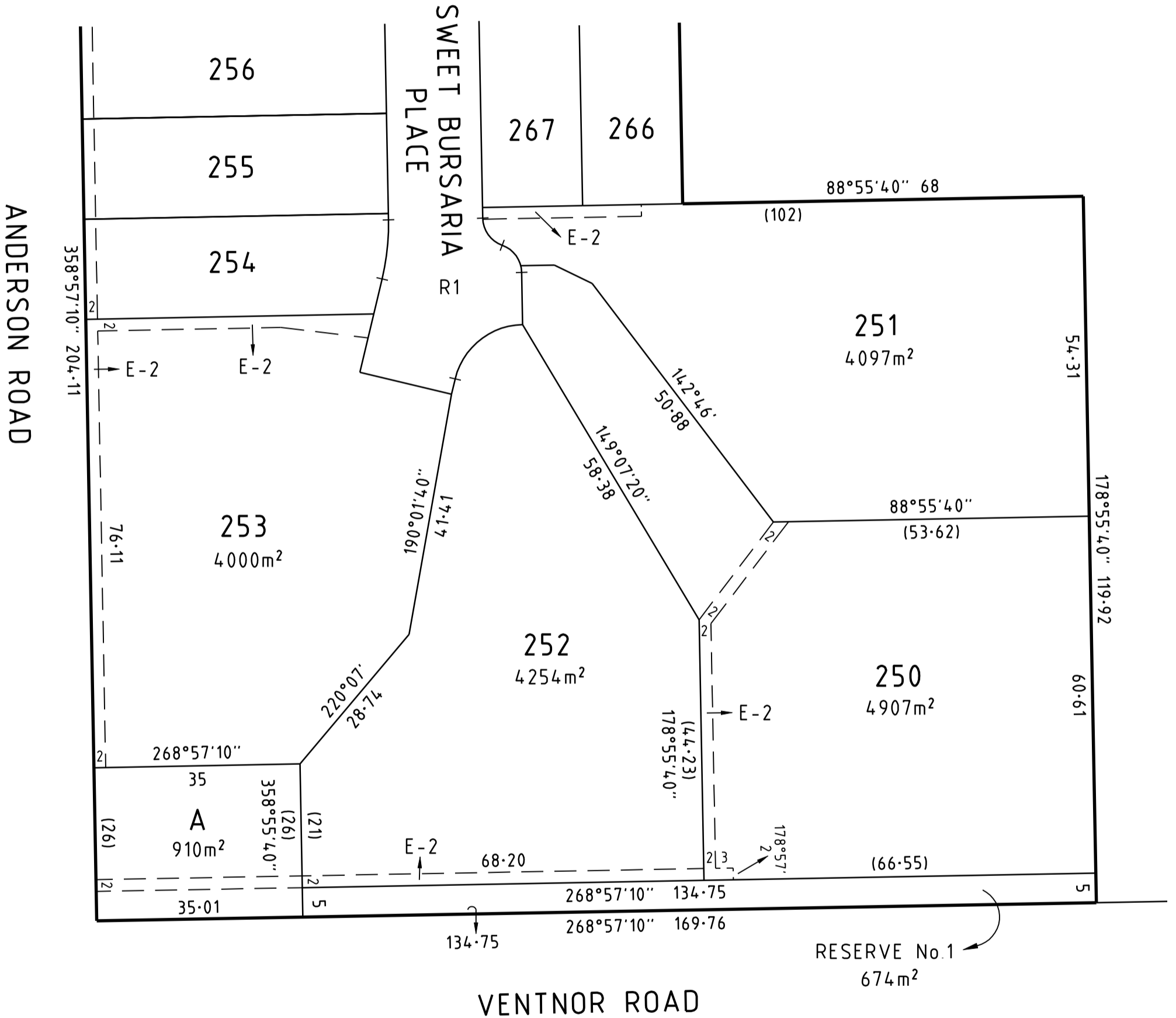
ORIGINAL SHEET
SIZE: A3

Digitally signed by:
 Bass Coast Shire Council,
 06/02/2017,
 SPEAR Ref: S0851385

SHEET 2

M.G.A. 94
ZONE 55

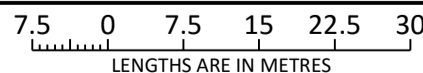
SEE SHEET 3



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SURVEYORS REF
4015/10

SCALE
1 : 750



ORIGINAL SHEET
SIZE: A3

SHEET 4

Digitally signed by: Adam Maher (Beveridge Williams & Co Pty Ltd - Wonthaggi),
Surveyor's Plan Version (7),
24/01/2017

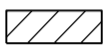
Digitally signed by:
Bass Coast Shire Council,
06/02/2017,
SPEAR Ref: S085138S

CREATION OF RESTRICTION No.1

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

LAND TO BENEFIT : LOTS ON THIS PLAN.
 LAND TO BE BURDENED : LOTS 253 TO 259 (BOTH INCLUSIVE) AND LOTS 266 & 267 ON THIS PLAN

DESCRIPTION OF RESTRICTION


EXCEPT WITH THE WRITTEN CONSENT OF THE BASS COAST SHIRE COUNCIL THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 253 TO 259 (BOTH INCLUSIVE) AND LOTS 266 & 267 ON THIS PLAN SHALL NOT PLACE, CONSTRUCT, ALLOW TO BE PLACED OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OTHER THAN A FENCE WITHIN THE LAND SHOWN THUS  ON THE DIAGRAM.

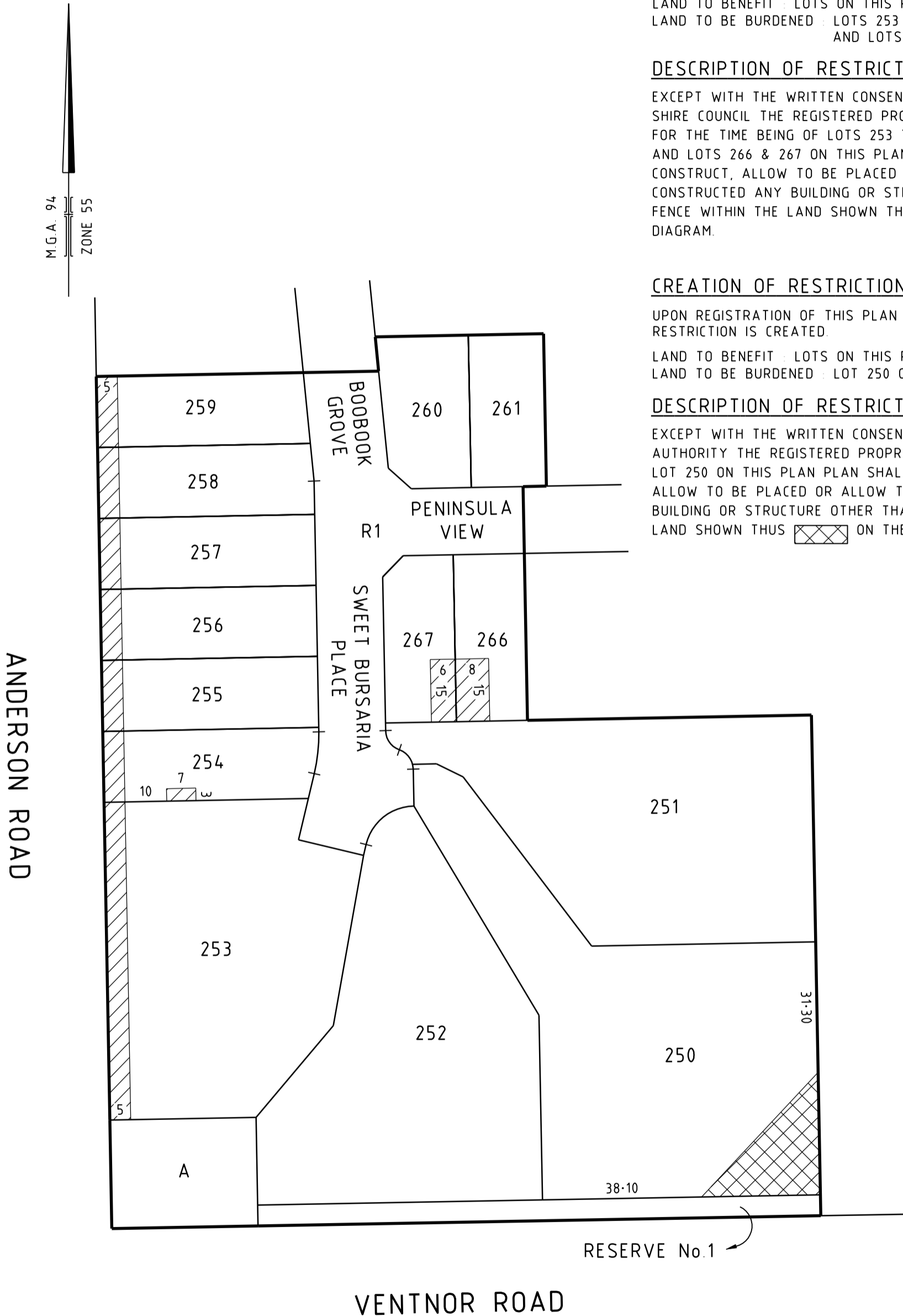
CREATION OF RESTRICTION No.2

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

LAND TO BENEFIT : LOTS ON THIS PLAN.
 LAND TO BE BURDENED : LOT 250 ON THIS PLAN

DESCRIPTION OF RESTRICTION

EXCEPT WITH THE WRITTEN CONSENT OF THE COUNTRY FIRE AUTHORITY THE REGISTERED PROPRIETOR OR PROPRIETORS OF LOT 250 ON THIS PLAN SHALL NOT PLACE, CONSTRUCT, ALLOW TO BE PLACED OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OTHER THAN A FENCE WITHIN THE LAND SHOWN THUS  ON THE DIAGRAM.



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SURVEYORS REF
4015/10

SCALE
1 : 1000

10 0 10 20 30 40
 LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 5

Digitally signed by: Adam Maher (Beveridge Williams & Co Pty Ltd - Wonthaggi), Surveyor's Plan Version (7), 24/01/2017

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