
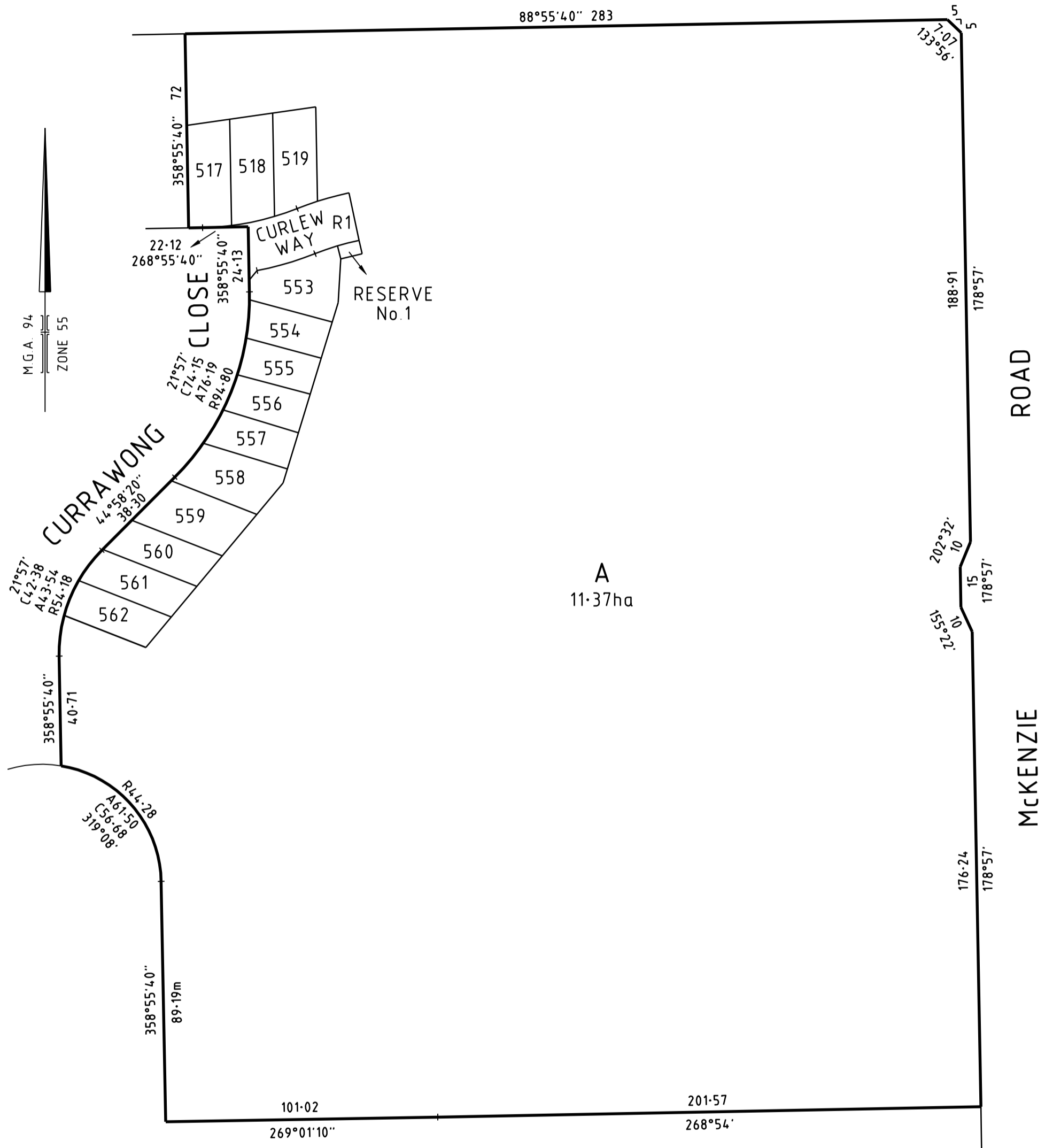


PLAN OF SUBDIVISION		STAGE No. <hr/>	LRS USE ONLY EDITION	PLAN NUMBER PS70111J
LOCATION OF LAND		COUNCIL NAME: BASS COAST SHIRE COUNCIL REF:		
PARISH:	PHILLIP ISLAND AT COWES			
TOWNSHIP:	—			
SECTION:	—			
CROWN ALLOTMENT:	14 & 15 (PART)	TITLE REFERENCE: VOL.10928 FOL.783 LAST PLAN REFERENCE: LOT 1 ON PS524867K POSTAL ADDRESS: 60 MCKENZIE ROAD (at time of subdivision) COWES 3922 M.G.A. CO-ORDINATES E 345 260 ZONE 55 (of approx. centre of land in plan) N 5 741 950		
CROWN PORTION:	—			
TITLE REFERENCE:	VOL.10928 FOL.783			
LAST PLAN REFERENCE:	LOT 1 ON PS524867K			
POSTAL ADDRESS:	60 MCKENZIE ROAD (at time of subdivision) COWES 3922	VESTING OF ROADS AND / OR RESERVES IDENTIFIER COUNCIL / BODY / PERSON ROAD R1 BASS COAST SHIRE COUNCIL RESERVE No.1 SPI ELECTRICITY PTY LTD		
M.G.A. CO-ORDINATES:	E 345 260 ZONE 55 (of approx. centre of land in plan) N 5 741 950			
VESTING OF ROADS AND / OR RESERVES				
IDENTIFIER:	COUNCIL / BODY / PERSON			
THIS IS A SPEAR PLAN		NOTATIONS		
		STAGING THIS IS NOT A STAGED SUBDIVISION. PLANNING PERMIT No.		
Estate SEAGROVE Phase No. 11A No. of Lots 13 + Lot A PHASE AREA 0.7735ha		DEPTH LIMITATION DOES NOT APPLY. LOT NUMBERS 1 TO 516 (BOTH INCLUSIVE) & 520 TO 552 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. THE LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES. FOR RESTRICTIONS AFFECTING LOTS 517, 518, 519, 553, 556, 558, 559, 562 & RESERVE No.1 SEE THE CREATION OF RESTRICTION ON SHEET 4. REDUCED LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.) VIDE PHILLIP ISLAND PM47 WITH A PUBLISHED RL. OF 9.259m A.H.D. (18/2/2015). SURVEY THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No. —		
		EASEMENT INFORMATION		
		LEGEND: E - ENCUMBERING EASEMENT OR CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT A - APPURTENANT EASEMENT R - ENCUMBERING EASEMENT (ROAD)		
		LRS USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input type="checkbox"/> DATE / / LRS USE ONLY PLAN REGISTERED TIME DATE / / Assistant Registrar of Titles		
SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERNPORT REGION WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-4	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERNPORT REGION WATER CORPORATION
E-5	CARRIAGEWAY	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-6	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERNPORT REGION WATER CORPORATION
E-7	CARRIAGEWAY	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-8	DRAINAGE	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-9	SEWERAGE	SEE DIAG.	INST.W322413J - SEC.19 of the L.A.C.A.	BASS COAST SHIRE COUNCIL
E-10	CARRIAGEWAY	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-11	DRAINAGE	SEE DIAG.	INST.W322413J - SEC.19 of the L.A.C.A.	BASS COAST SHIRE COUNCIL
E-12	CARRIAGEWAY	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-13	DRAINAGE	SEE DIAG.	INST.W322413J - SEC.19 of the L.A.C.A.	BASS COAST SHIRE COUNCIL
E-14	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERNPORT REGION WATER CORPORATION
E-15	CARRIAGEWAY	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-16	DRAINAGE	SEE DIAG.	INST.W322413J - SEC.19 of the L.A.C.A.	BASS COAST SHIRE COUNCIL
 Beveridge Williams development & environment consultants Wonthaggi ph : 03 5672 1505 www.beveridgewilliams.com.au		LICENSED SURVEYOR (PRINT) ADAM MAHER SIGNATURE DIGITALLY SIGNED DATE: REF. 4015/11A VERSION 9		
ORIGINAL SHEET SIZE A3				

PLAN OF SUBDIVISION	STAGE No. /	PLAN NUMBER PS70111J
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SETTLEMENT ROAD

88°55'40" 283



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KEY DIAGRAM
FOR LOTS 517 TO 519 (BOTH INCLUSIVE), 553 TO 562 (BOTH INCLUSIVE), ROAD R1, RESERVE No.1 & EASEMENTS SEE SHEET 3

SCALE 15 0 15 30 45 60 LENGTHS ARE IN METRES	ORIGINAL SCALE 1:1500	SHEET SIZE A3	LICENSED SURVEYOR (PRINT) ADAM MAHER SIGNATURE DIGITALLY SIGNED DATE REF 4015/11A VERSION 9	SHEET 2
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PLAN OF SUBDIVISION

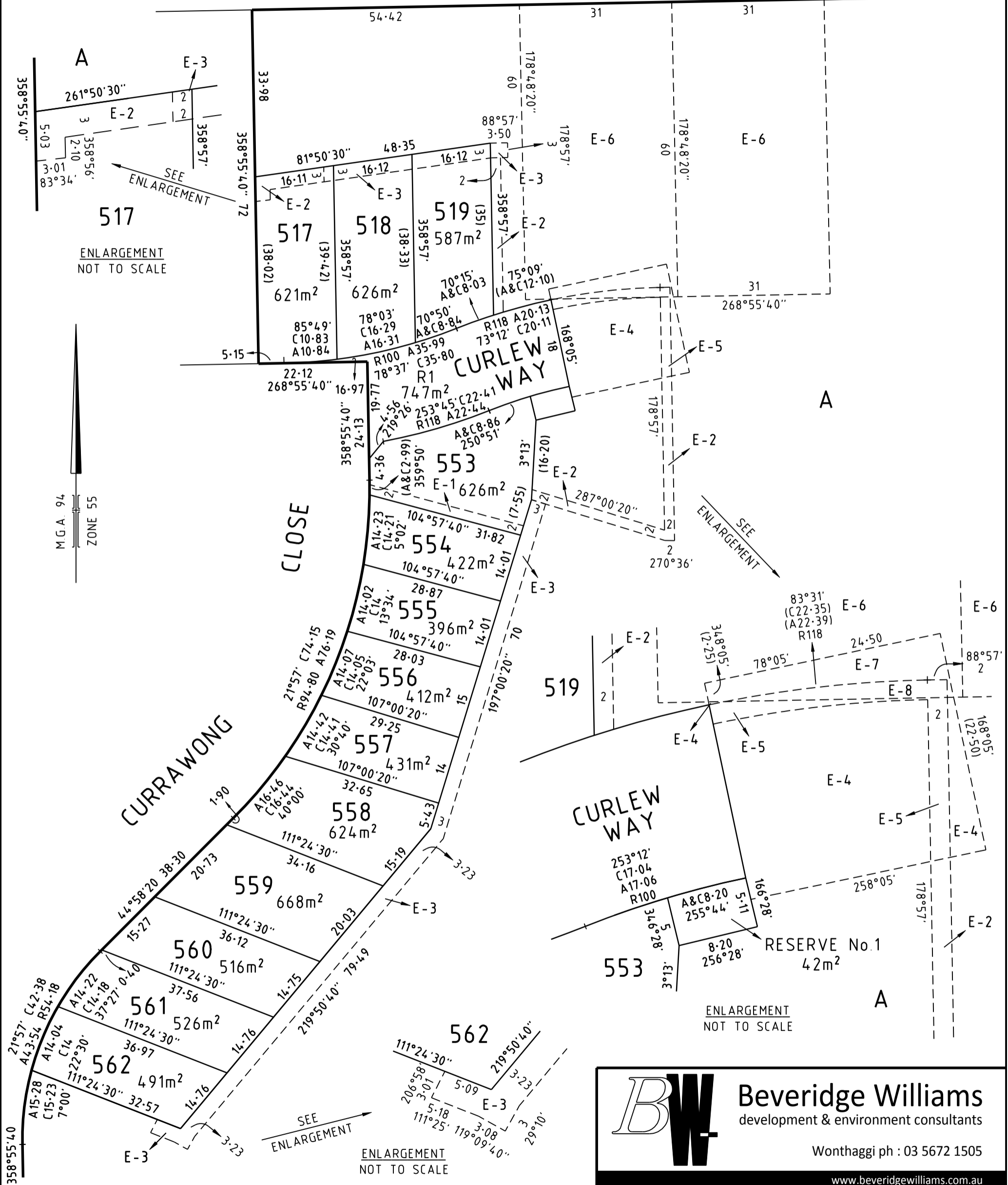
STAGE No.

PLAN NUMBER

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SETTLEMENT ROAD

88°55'40"



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SHEET 3

SCALE	
7.50	0 7.50 15 22.50 30
LENGTHS ARE IN METRES	

ORIGINAL SCALE	SHEET SIZE
1:750	A3

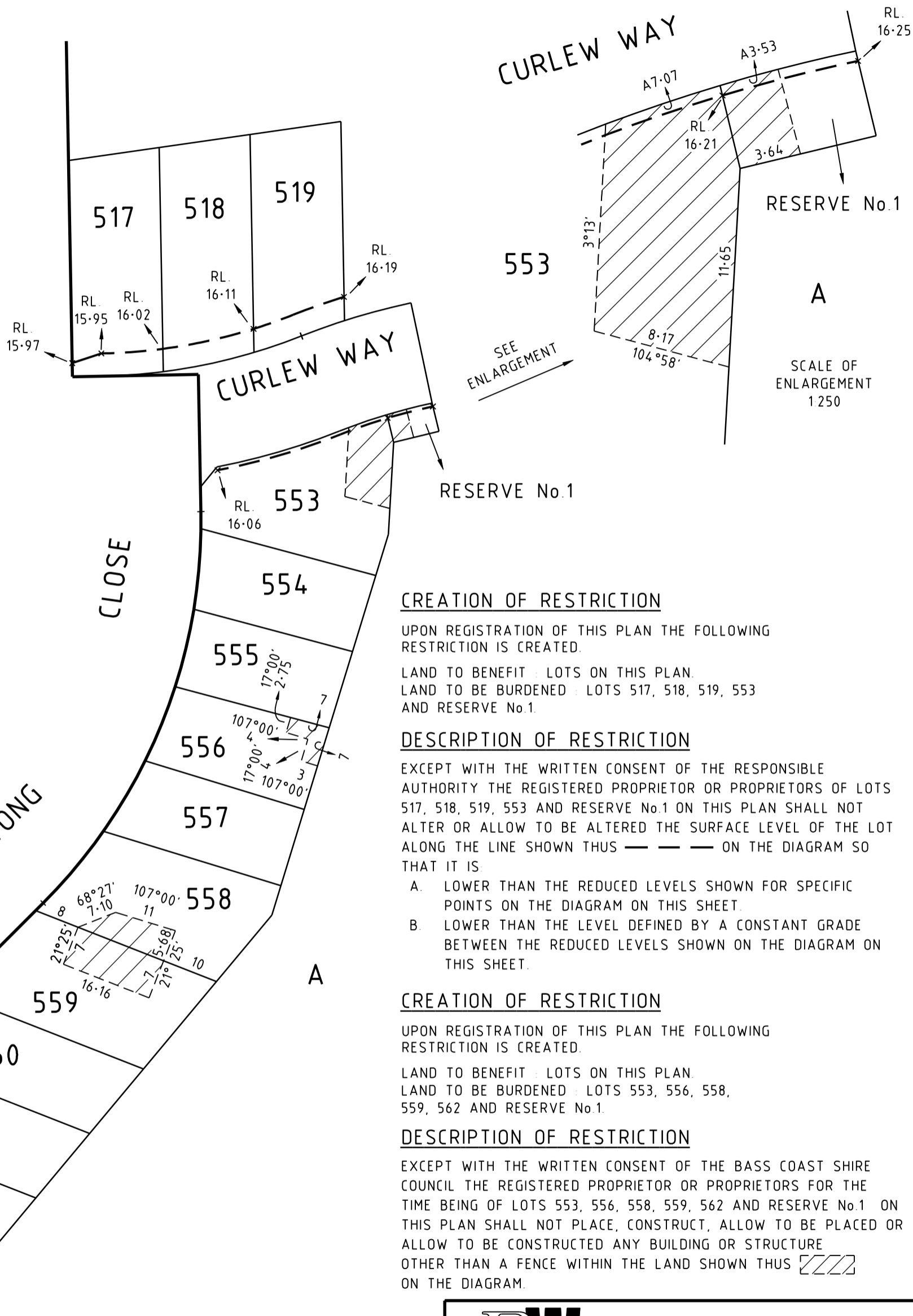
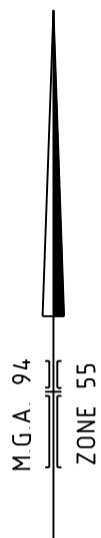
LICENSED SURVEYOR (PRINT)	ADAM MAHER
SIGNATURE	DIGITALLY SIGNED
DATE	
REF 4015/11A	VERSION 9

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS70111J



CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

LAND TO BENEFIT : LOTS ON THIS PLAN.
 LAND TO BE BURDENED : LOTS 517, 518, 519, 553 AND RESERVE No.1.

DESCRIPTION OF RESTRICTION

EXCEPT WITH THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY THE REGISTERED PROPRIETOR OR PROPRIETORS OF LOTS 517, 518, 519, 553 AND RESERVE No.1 ON THIS PLAN SHALL NOT ALTER OR ALLOW TO BE ALTERED THE SURFACE LEVEL OF THE LOT ALONG THE LINE SHOWN THUS — — — ON THE DIAGRAM SO THAT IT IS:

- A. LOWER THAN THE REDUCED LEVELS SHOWN FOR SPECIFIC POINTS ON THE DIAGRAM ON THIS SHEET.
- B. LOWER THAN THE LEVEL DEFINED BY A CONSTANT GRADE BETWEEN THE REDUCED LEVELS SHOWN ON THE DIAGRAM ON THIS SHEET.

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

LAND TO BENEFIT : LOTS ON THIS PLAN.
 LAND TO BE BURDENED : LOTS 553, 556, 558, 559, 562 AND RESERVE No.1.

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 553, 556, 558, 559, 562 AND RESERVE No.1 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.

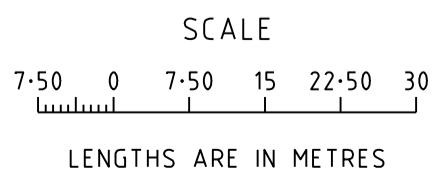
NOTE
 REDUCED LEVELS SHOWN ON THIS PLAN ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.)



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ORIGINAL SCALE 1:750
 SHEET SIZE A3

LICENSED SURVEYOR (PRINT) ADAM MAHER
 SIGNATURE DIGITALLY SIGNED DATE
 REF 4015/11A VERSION 9

SHEET 4