

PLAN OF SUBDIVISION

EDITION 1

PS728721D

LOCATION OF LAND

PARISH: PHILLIP ISLAND AT COWES

TOWNSHIP: —

SECTION: —

CROWN ALLOTMENT: 14 & 15 (PART)

CROWN PORTION: —

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: LOT A ON PS701111J

POSTAL ADDRESS: 60 MCKENZIE ROAD
(at time of subdivision) COWES 3922

MGA CO-ORDINATES: E: 345 290 ZONE: 55
(of approx centre of land in plan) N 5 742 040 GDA 94

COUNCIL NAME: BASS COAST SHIRE COUNCIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	Bass Coast Shire Council

OTHER PURPOSE OF PLAN:

TO REMOVE THAT PART OF THE DRAINAGE EASEMENT SHOWN MARKED AS E-1 ON LOT 1 ON PS524867K CREATED BY INSTRUMENT W322413J VIDE AGREEMENT OF ALL PARTIES. (SECTION 6(1)K SUBDIVISION ACT 1988).

TO REMOVE THAT PART OF THE SEWERAGE EASEMENT SHOWN MARKED AS E-2, E-5 & E-8 ON LOT A, PS701111J CREATED ON PS701111J THAT IS CONTAINED WITHIN THE ROAD R1 ON THIS PLAN VIDE AGREEMENT OF ALL PARTIES. (SECTION 6(1)K SUBDIVISION ACT 1988).

TO REMOVE THE CARRIAGEWAY EASEMENT SHOWN MARKED AS E-4, E-5, E-7 & E-8 ON LOT A, PS701111J CREATED ON PS701111J 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. —

Estate: SEAGROVE
Phase No.: 11B
No. of Lots: 19 + Lot A
PHASE AREA: 1.103ha

LOT NUMBERS 1 TO 507 (BOTH INCLUSIVE), 517 TO 519 (BOTH INCLUSIVE), 526 TO 550 (BOTH INCLUSIVE) & 553 TO 575 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR THE RESTRICTIONS AFFECTING LOTS 516, 520 TO 525, 551, 552 AND 576 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).

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.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-2	SEWERAGE	SEE DIAG.	PS701111J	WESTERNPORT REGION WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	PS701111J	BASS COAST SHIRE COUNCIL
E-4	SEWERAGE	SEE DIAG.	PS701111J	WESTERNPORT REGION WATER CORPORATION
E-4	POWERLINE	SEE DIAG.	THIS PLAN-SECTION 88 ELECTRICITY INDUSTRY ACT 2000	SPI ELECTRICITY PTY LTD
E-5	DRAINAGE	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-5	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERNPORT REGION WATER CORPORATION
E-5	POWERLINE	SEE DIAG.	THIS PLAN-SECTION 88 ELECTRICITY INDUSTRY ACT 2000	SPI ELECTRICITY PTY LTD
E-6	DRAINAGE	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-8	CARRIAGEWAY	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL



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

SURVEYORS FILE REF: 4015/11B
4015ps-Stage 11B.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

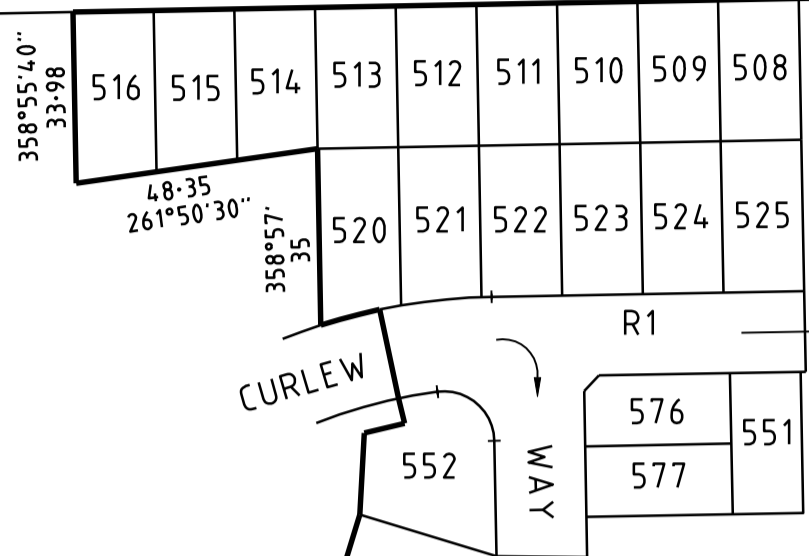
LICENSED SURVEYOR: ADAM MAHER
VERSION 3, DATE: 9/5/2016

SETTLEMENT ROAD

88°55'40" 283

139

5.25
7.07
133°56'

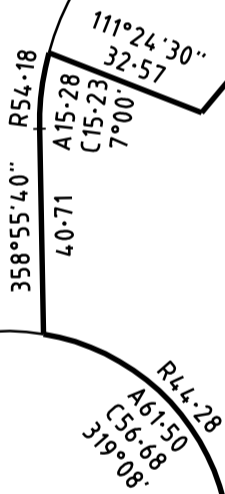


ROAD

MCKENZIE

A
10.27ha

CURRAWONG
CLOSE



358°55'40" 89.19m

101-02
269°01'10"

201-57
268°54'

188.91 178°57'
 202°32' 10
 155°22' 10
 178°57'

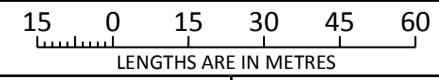
KEY DIAGRAM

FOR LOTS 508 TO 516 (BOTH INCLUSIVE),
 520 TO 525 (BOTH INCLUSIVE), 551, 552,
 576, 577, ROAD R1 & EASEMENTS SEE
 SHEET 3

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SURVEYORS REF
4015/11B

SCALE
1 : 1500

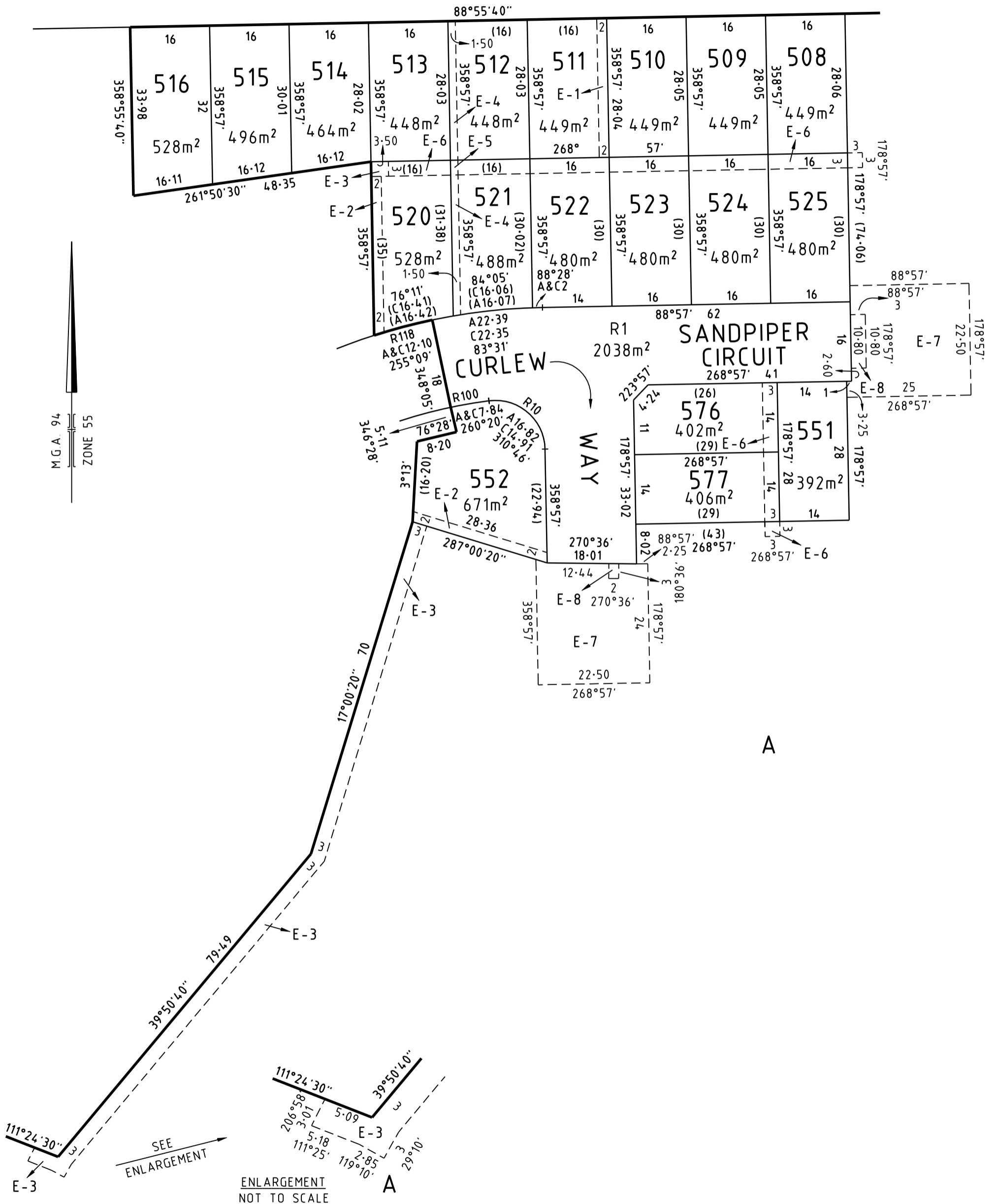


ORIGINAL SHEET
SIZE: A3

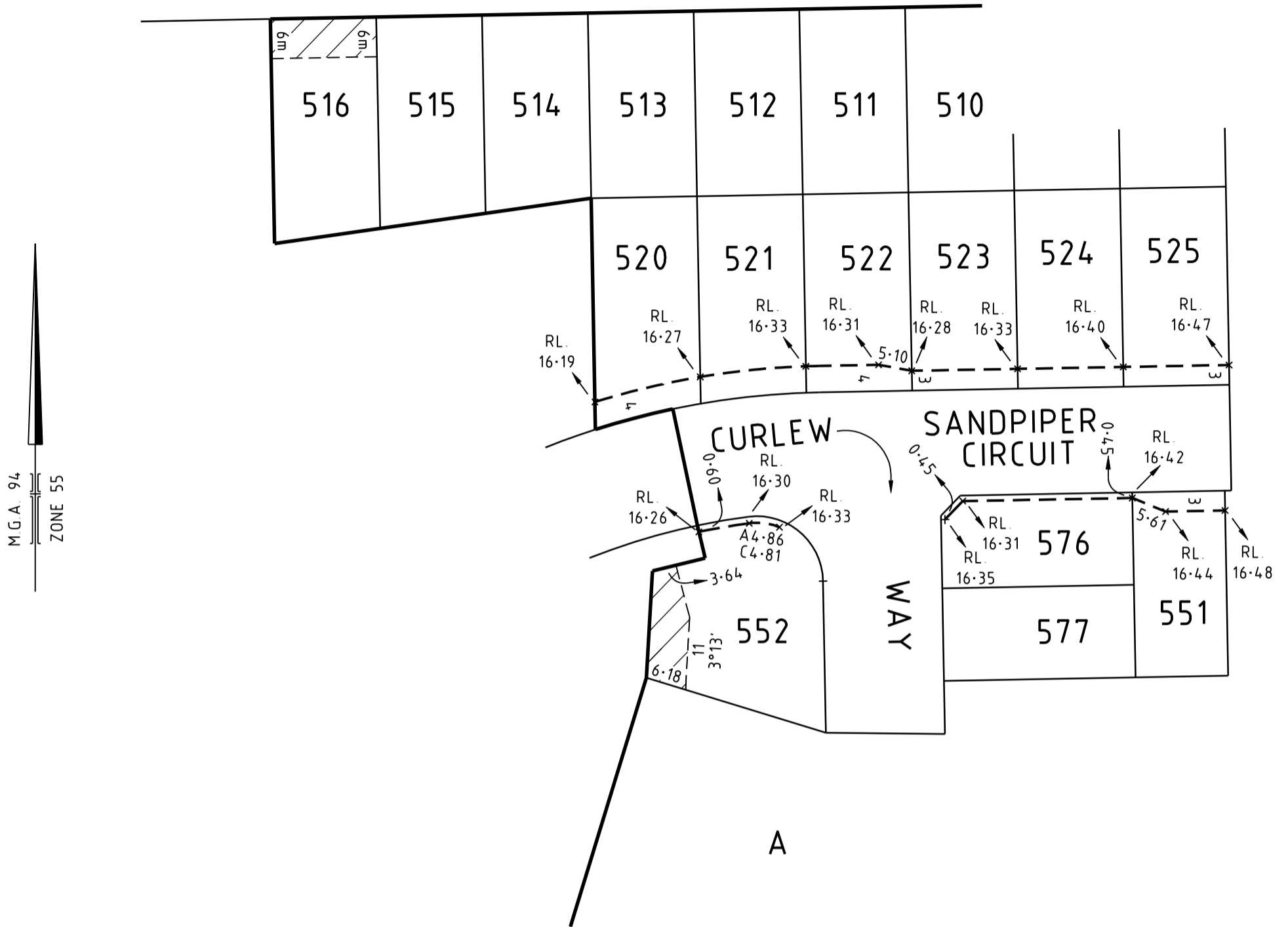
SHEET 2

LICENSED SURVEYOR: ADAM MAHER
 VERSION 3, DATE: 9/5/2016

SETTLEMENT ROAD



SETTLEMENT ROAD



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 520 TO 525, 551, 552, AND 576

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS OF LOTS 520 TO 525, 551, 552, AND 576 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 516 AND 552

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 516 AND 552 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.

