

PLAN OF SUBDIVISION

EDITION 1

PS716652N

LOCATION OF LAND

PARISH: PHILLIP ISLAND AT COWES

TOWNSHIP: —

SECTION: —

CROWN ALLOTMENT: 14 (PART) & 15 (PART)

CROWN PORTION: —

TITLE REFERENCE: VOL. 11823 FOL. 739

LAST PLAN REFERENCE: LOT A ON PS728721D

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

MGA CO-ORDINATES: E: 345 400 ZONE: 55
(of approx centre of land in plan) N 5742 000 GDA 94

Council Name: Bass Coast Shire Council

Council Reference Number: 716652
Planning Permit Reference: 110449
SPEAR Reference Number: S098047B

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 of the Subdivision Act 1988 has been made and the requirement has been satisfied

Digitally signed by: BIMAL NARAYAN for Bass Coast Shire Council on 06/02/2018

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 CARRIAGEWAY EASEMENT SHOWN MARKED AS E-7 & E-8 ON LOT A PS728721D, CREATED ON PS728721D THAT IS CONTAINED WITHIN THE ROAD R1, LOTS 526, 527, 549 & 550 ON THIS PLAN VIDE AGREEMENT OF ALL PARTIES. (SECTION 6(1)K SUBDIVISION ACT 1988).

TO REMOVE THAT PART OF THE DRAINAGE EASEMENT SHOWN MARKED AS E-8 ON LOT A PS728721D, CREATED ON PS728721D THAT IS CONTAINED WITHIN THE ROAD R1 ON THIS PLAN 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.: 12A
No. of Lots: 26 + Lot A
PHASE AREA: 1.765ha

LOT NUMBERS 1 TO 500 (BOTH INCLUSIVE), 508 TO 525 (BOTH INCLUSIVE) & 536 TO 541 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR THE RESTRICTIONS AFFECTING LOTS 501 TO 505 (BOTH INCLUSIVE), LOTS 526 TO 532 (BOTH INCLUSIVE), LOT 535 & LOTS 547 TO 550 (BOTH INCLUSIVE) 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 SEWERAGE	SEE DIAG. SEE DIAG.	PS701111J PS701111J	BASS COAST SHIRE COUNCIL WESTERNPORT REGION WATER CORPORATION
E-2	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS728721D PS728721D	BASS COAST SHIRE COUNCIL WESTERNPORT REGION WATER CORPORATION
E-3	CARRIAGEWAY	SEE DIAG.	PS728721D	BASS COAST SHIRE COUNCIL
E-4	DRAINAGE CARRIAGEWAY	SEE DIAG. SEE DIAG.	PS728721D PS728721D	BASS COAST SHIRE COUNCIL BASS COAST SHIRE COUNCIL
E-5	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERNPORT REGION WATER CORPORATION
E-6	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	BASS COAST SHIRE COUNCIL WESTERNPORT REGION WATER CORPORATION
E-7	CARRIAGEWAY	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-8	SEWERAGE CARRIAGEWAY	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	WESTERNPORT REGION WATER CORPORATION BASS COAST SHIRE COUNCIL



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SURVEYORS FILE REF: 4015/12A
4015 PSUB Stage 12A.dwg

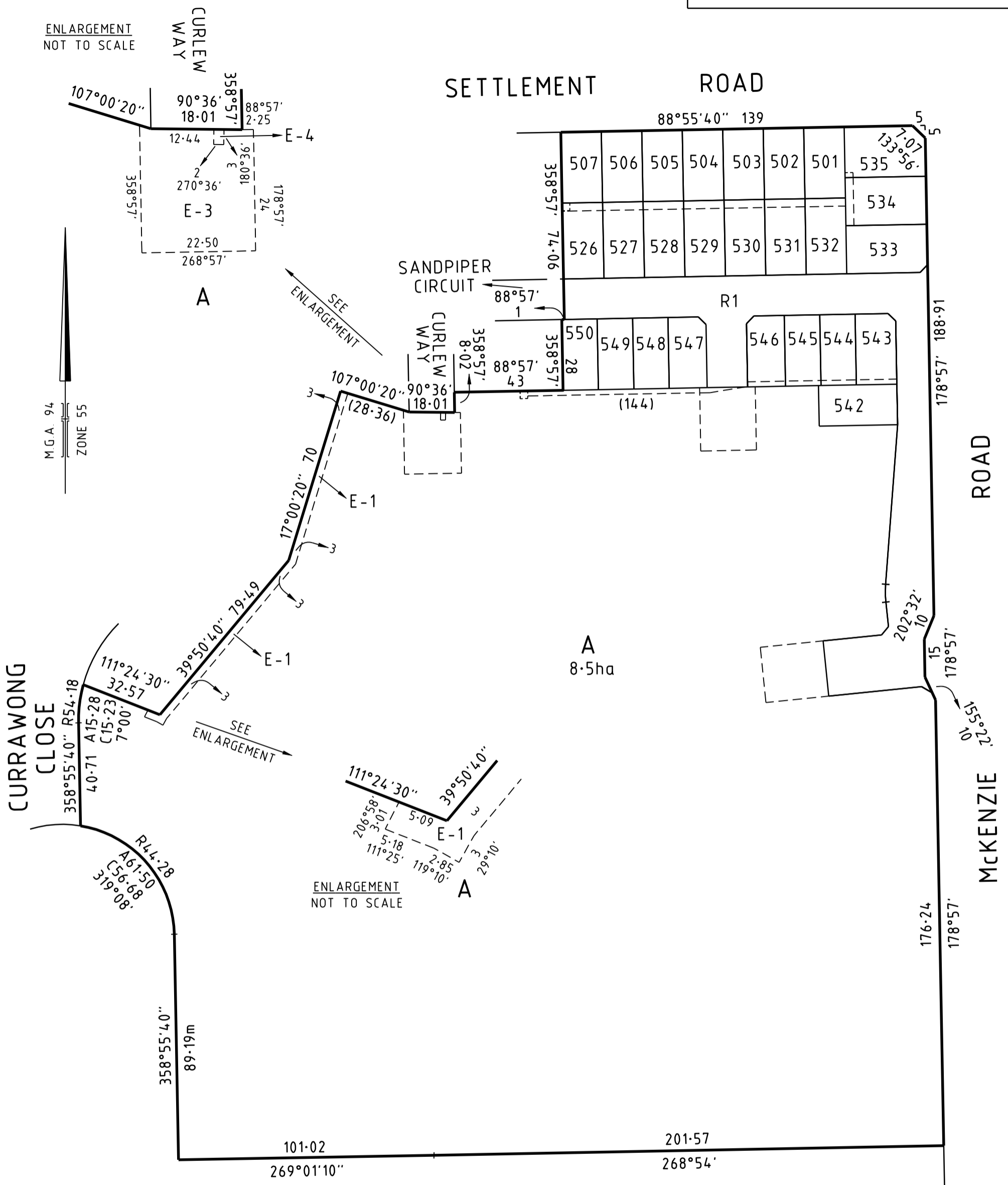
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

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19/01/2018, SPEAR Ref: S098047B

ENLARGEMENT
NOT TO SCALE

SETTLEMENT ROAD



KEY DIAGRAM

FOR LOTS 501 TO 507 (BOTH INCLUSIVE),
526 TO 535 (BOTH INCLUSIVE), 542 TO 550
(BOTH INCLUSIVE), ROAD R1 & EASEMENTS
SEE SHEET 3



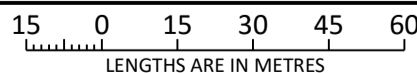
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SURVEYORS REF
4015/12A

SCALE
1 : 1500



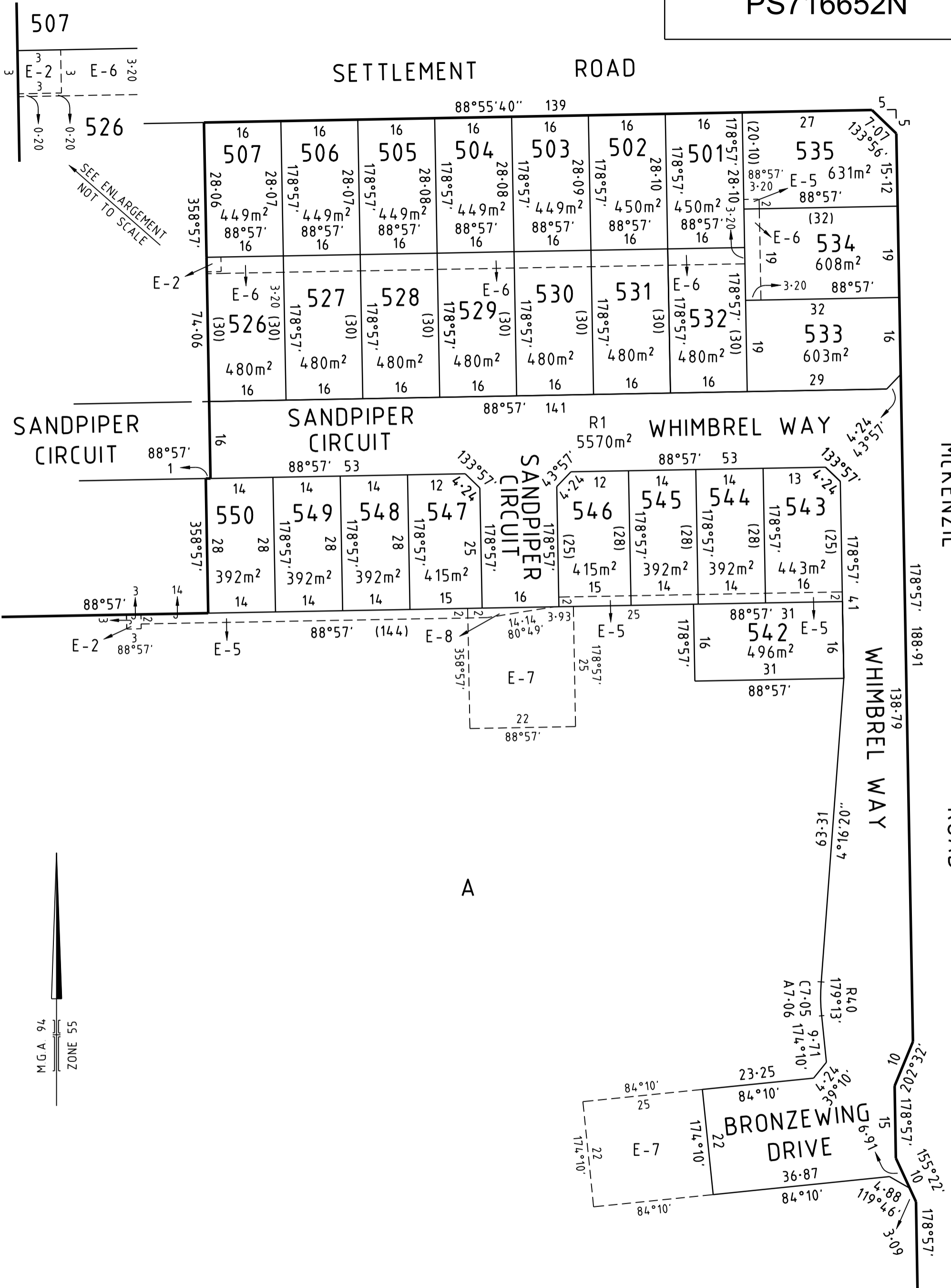
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SHEET 2

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SETTLEMENT ROAD



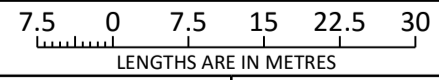
MCKENZIE ROAD

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SURVEYORS REF
4015/12A

SCALE
1 : 750



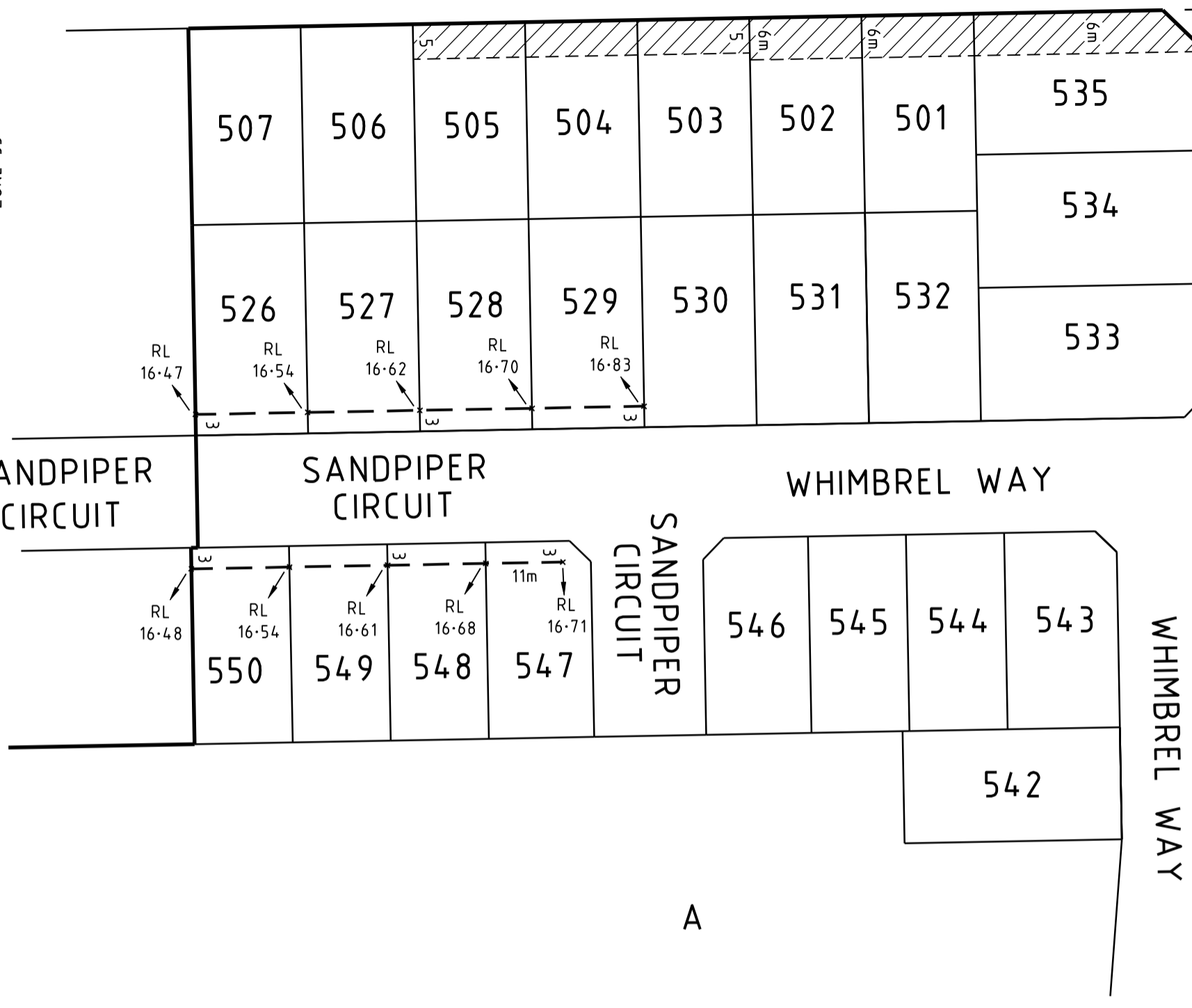
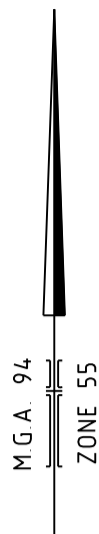
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SHEET 3

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SETTLEMENT ROAD



MCKENZIE

ROAD

WHIMBREL WAY

A

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 526 TO 529 (BOTH INCLUSIVE) & LOTS 547 TO 550 (BOTH INCLUSIVE).

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS OF LOTS 526 TO 529 (BOTH INCLUSIVE) & LOTS 547 TO 550 (BOTH INCLUSIVE) 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 501, 502, 503, 504, 505 & 535.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 501, 502, 503, 504, 505 & 535 ON THIS PLAN SHALL NOT PLACE, CONSTRUCT, ALLOW TO BE PLACED OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR GARAGE WITHIN THE LAND SHOWN THUS ON THE DIAGRAM.



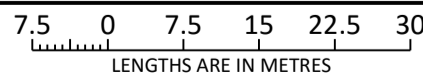
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SURVEYORS REF
4015/12A

SCALE
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ORIGINAL SHEET
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SHEET 4

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