

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

SPEAR Reference Number: S098047B

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



Beveridge Williams
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Wonthaggi ph : 03 5672 1505
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SURVEYORS FILE REF: 4015/12A
4015 PSUB Stage 12A.dwg

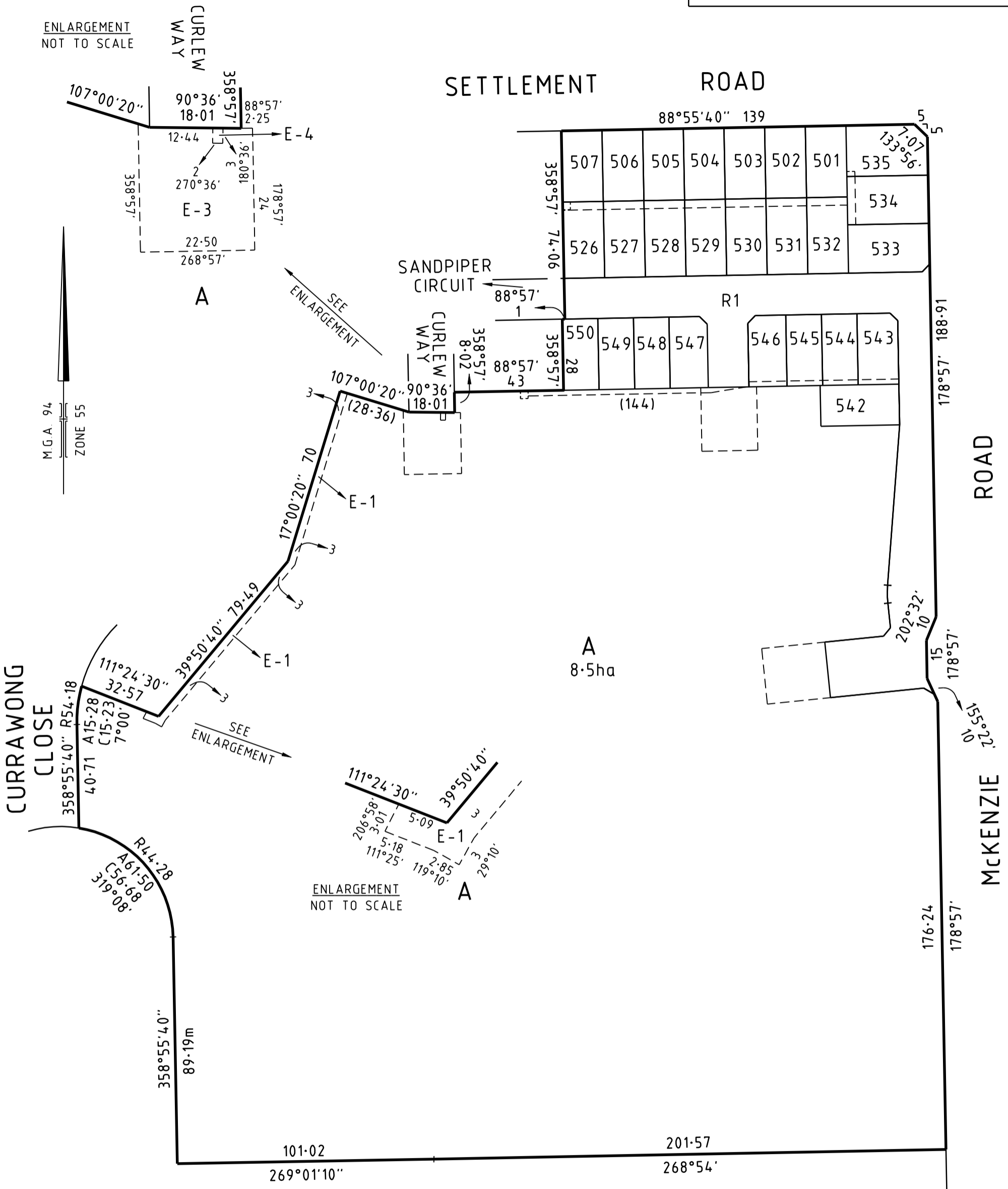
ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

LICENSED SURVEYOR: ADAM MAHER
VERSION 4, DATE: 27/3/2017

ENLARGEMENT
NOT TO SCALE

SETTLEMENT ROAD

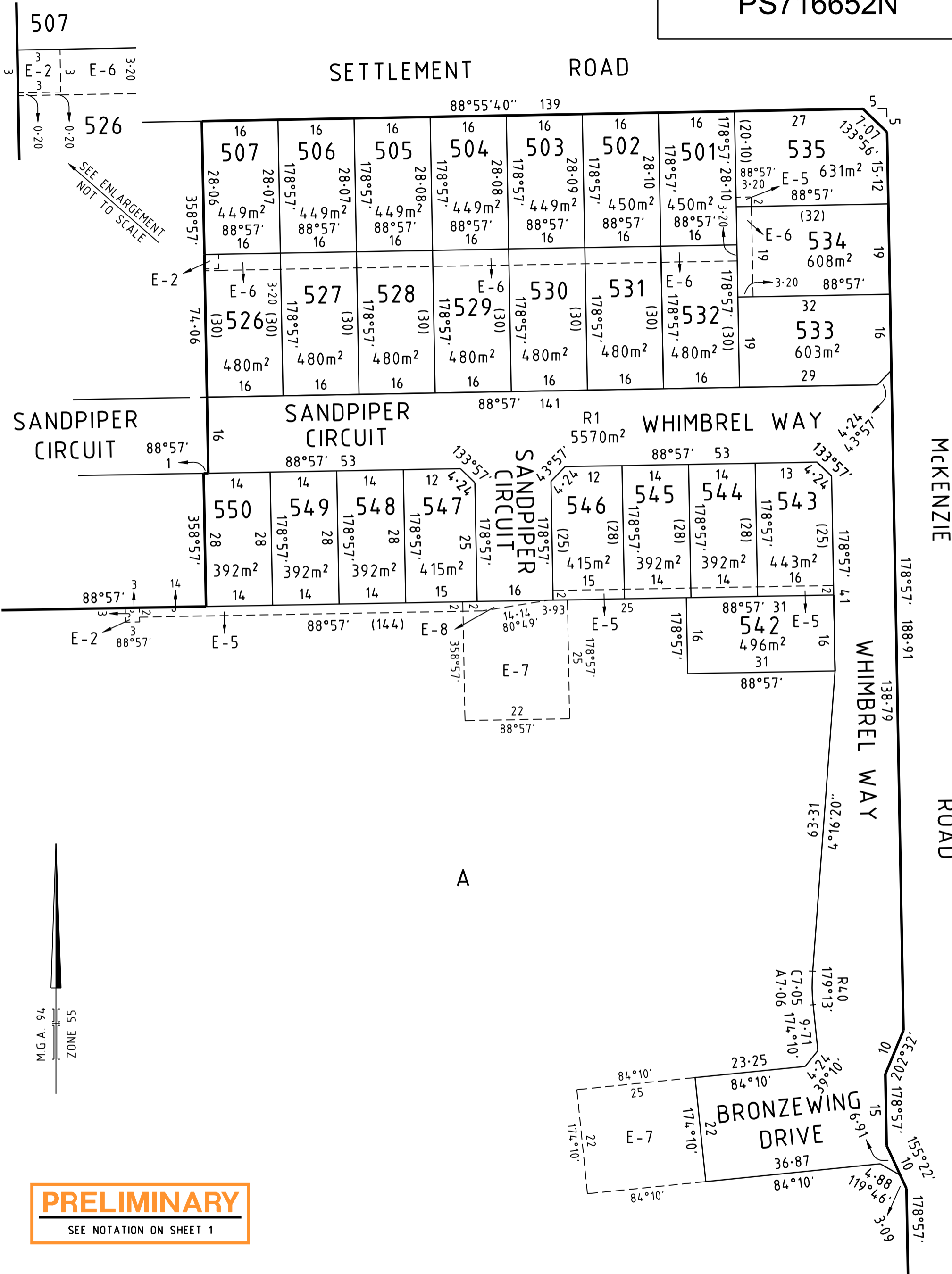


KEY DIAGRAM

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

PRELIMINARY
SEE NOTATION ON SHEET 1

SETTLEMENT ROAD

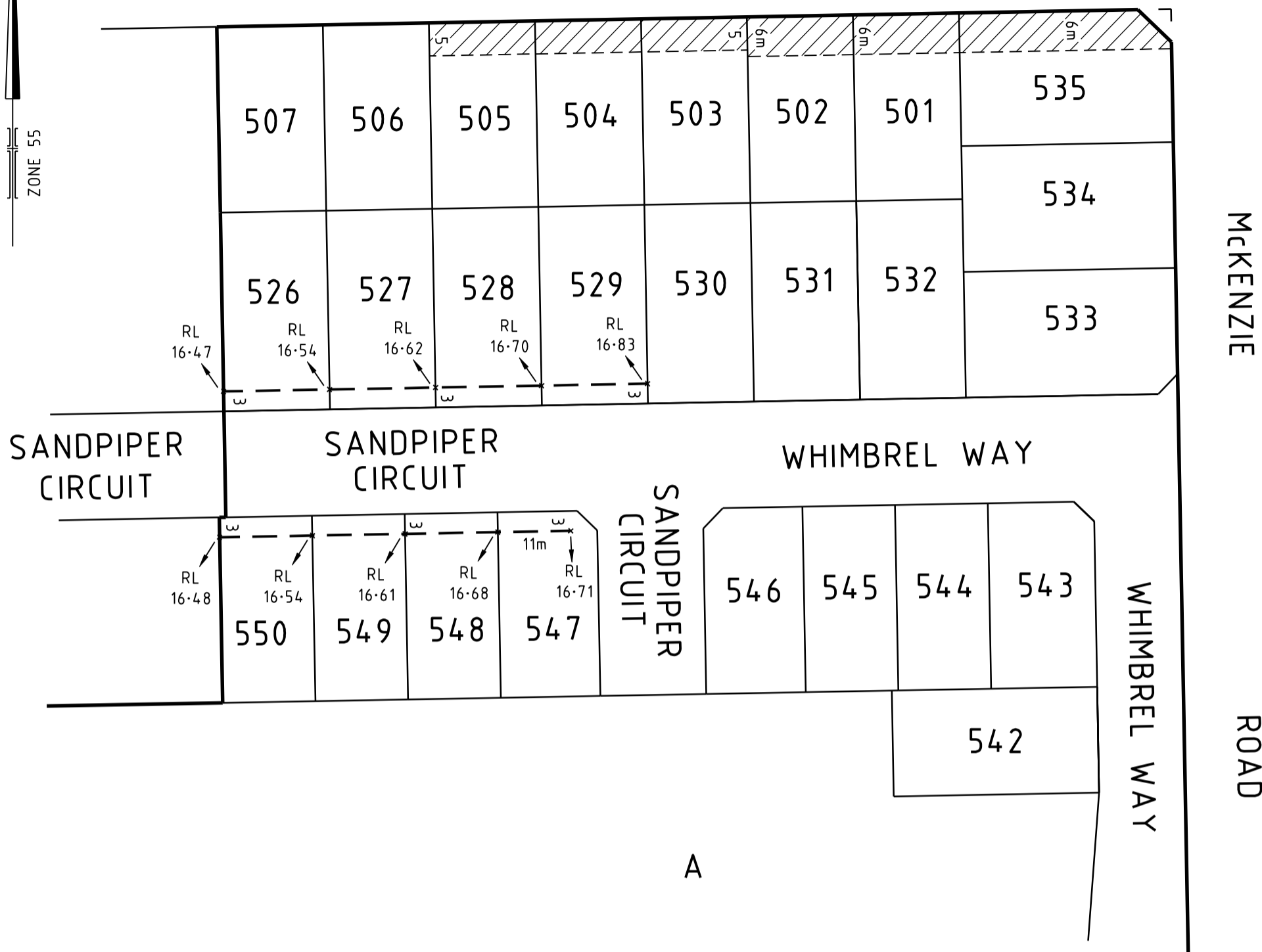
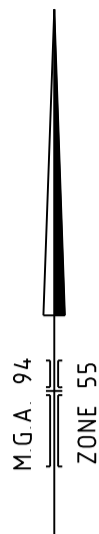


PRELIMINARY
SEE NOTATION ON SHEET 1

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SURVEYORS REF 4015/12A	SCALE 1 : 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
LICENSED SURVEYOR: ADAM MAHER VERSION 4, DATE: 27/3/2017				

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 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.



PRELIMINARY
SEE NOTATION ON SHEET 1



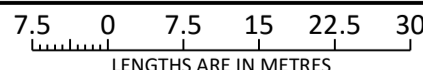
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SURVEYORS REF
4015/12A

SCALE
1 : 750



ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR: ADAM MAHER
VERSION 4, DATE: 27/3/2017