

PLAN OF SUBDIVISION

EDITION 1

PS808680V

LOCATION OF LAND

PARISH: PHILLIP ISLAND AT COWES

TOWNSHIP: —

SECTION: —

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

CROWN PORTION: —

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: LOT A ON PS808677J

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 5741 900 GDA 94

COUNCIL NAME: BASS COAST SHIRE COUNCIL

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
R1	BASS COAST SHIRE COUNCIL
RESERVE No.1	BASS COAST SHIRE COUNCIL
RESERVE No.2	AUSNET ELECTRICITY SERVICES PTY LTD

LOT NUMBERS 1 TO 583 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

OTHER PURPOSES OF PLAN:

TO REMOVE THAT PART OF THE SEWERAGE EASEMENT MARKED E-7 ON PS808677J, CREATED BY PS716652N THAT IS CONTAINED WITHIN THE ROAD R1 ON THIS PLAN.
TO REMOVE THE CARRIAGEWAY EASEMENTS MARKED E-6 AND E-7 ON PS808677J CREATED IN PS716652N.

**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.: 13
No. of Lots: 29 + Lot A
PHASE AREA: 2.202ha

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 DRAINAGE	SEE DIAG. SEE DIAG.	PS716652N THIS PLAN	WESTERNPORT REGION WATER CORPORATION BASS COAST SHIRE COUNCIL
E-6	DRAINAGE	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-7	SEWERAGE	SEE DIAG.	PS716652N	WESTERNPORT REGION WATER CORPORATION
E-8	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERNPORT REGION WATER CORPORATION
E-9	ELECTRICITY	SEE DIAG.	THIS PLAN - SECTION 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
E-10	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	BASS COAST SHIRE COUNCIL WESTERNPORT REGION WATER CORPORATION
E-11	CARRIAGEWAY	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-12	CARRIAGEWAY SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	BASS COAST SHIRE COUNCIL WESTERNPORT REGION WATER CORPORATION
E-13	CARRIAGEWAY DRAINAGE	SEE DIAG. SEE DIAG.	PS728721D THIS PLAN	BASS COAST SHIRE COUNCIL BASS COAST SHIRE COUNCIL



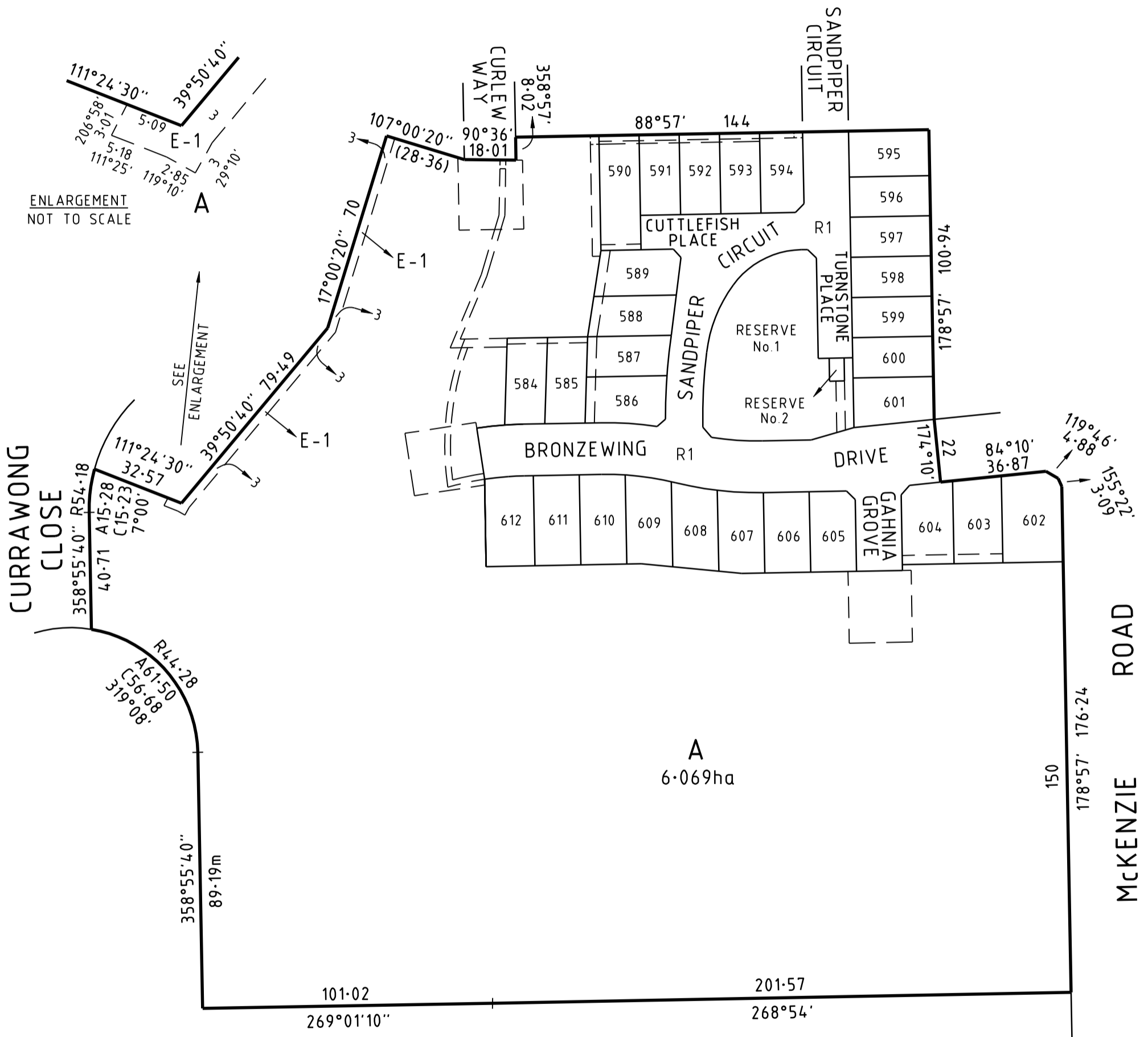
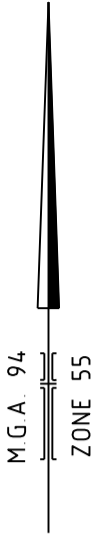
Beveridge Williams
development & environment consultants
Wonthaggi ph : 03 5672 1505
www.beveridgewilliams.com.au

SURVEYORS FILE REF: 4015/13
4015 PSUB Stage 13 V3.dwg

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 4

LICENSED SURVEYOR: ADAM MAHER
VERSION 5, DATE: 19/9/2017



KEY DIAGRAM

FOR LOTS 584 TO 612 (BOTH INCLUSIVE),
RESERVES & EASEMENTS SEE SHEETS 3 & 4



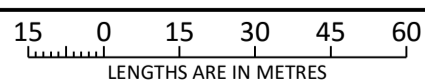
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4015/13

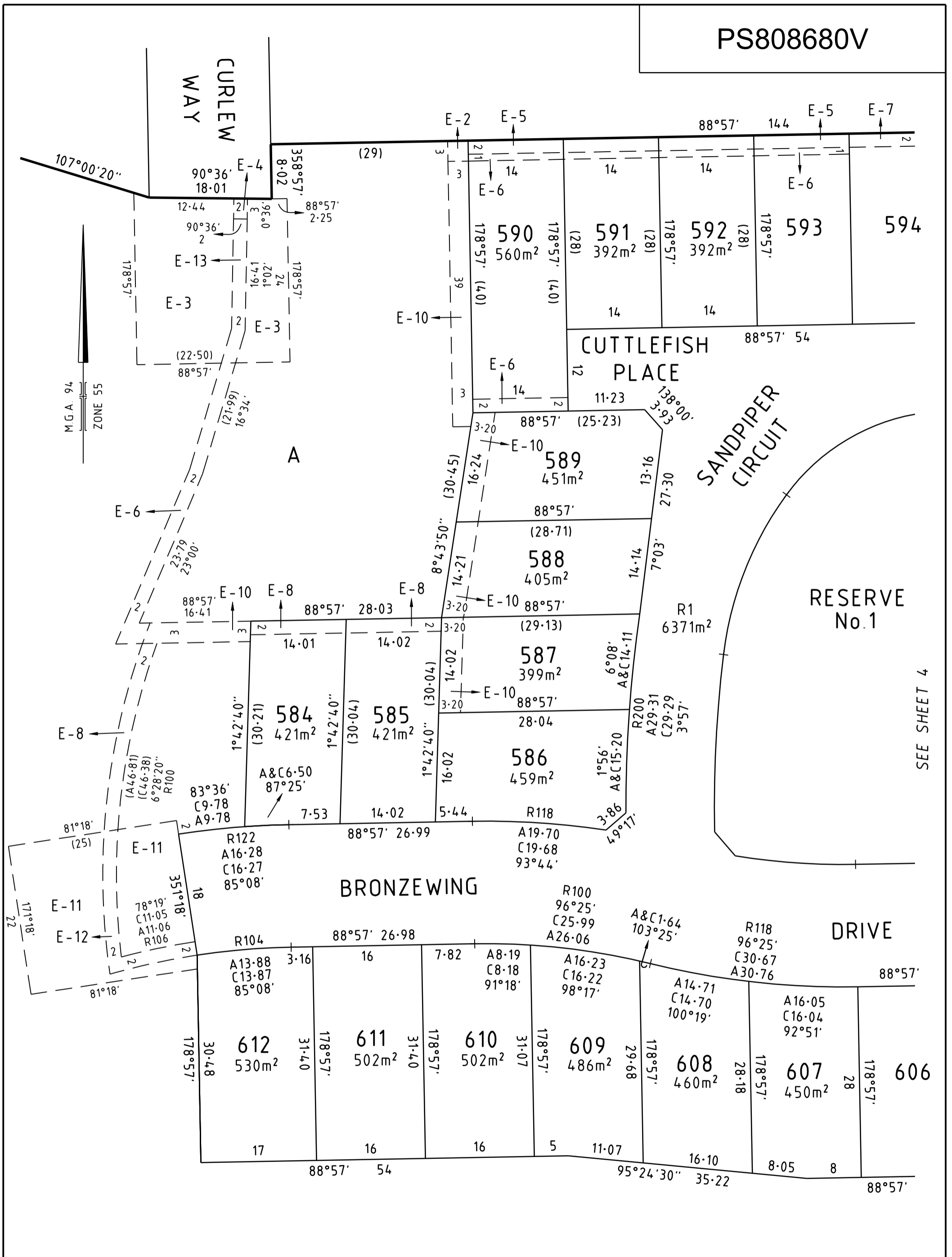
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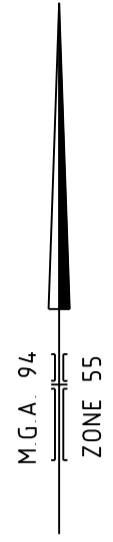
ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: ADAM MAHER
VERSION 5, DATE: 19/9/2017



PS808680V



TURNSTONE PLACE

600

601

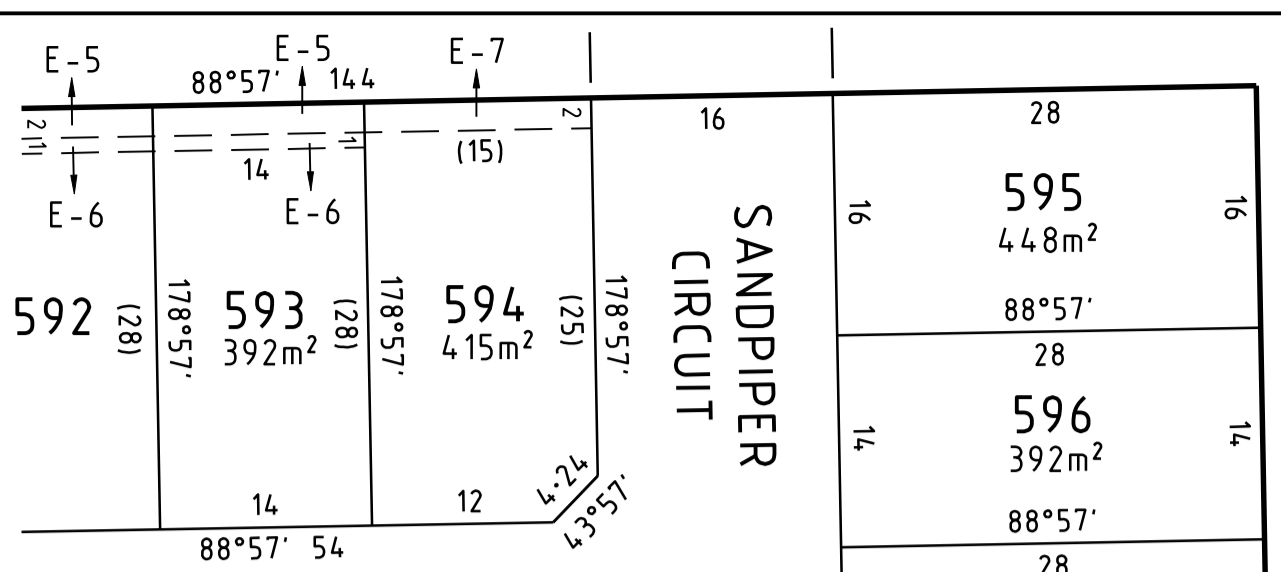
RESERVE No.2

RESERVE No.1

BRONZEWING DRIVE ENLARGEMENT A NOT TO SCALE

BRONZEWING DRIVE

MCKENZIE ROAD



SANDPIPER CIRCUIT

SANDPIPER CIRCUIT

TURNSTONE PLACE

RESERVE No.1 2576m²

RESERVE No.2 42m² SEE ENLARGEMENT A

SEE SHEET 3

SEE SHEET 3

608

607

606 448m²

605 444m²

GAHNIA GROVE

604 501m²

603 503m²

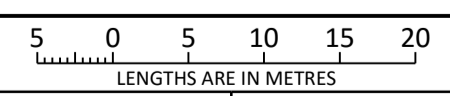
602 643m²

E-11

A

SURVEYORS REF 4015/13

SCALE 1:500



ORIGINAL SHEET SIZE: A3

SHEET 4

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