

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: 2.186ha

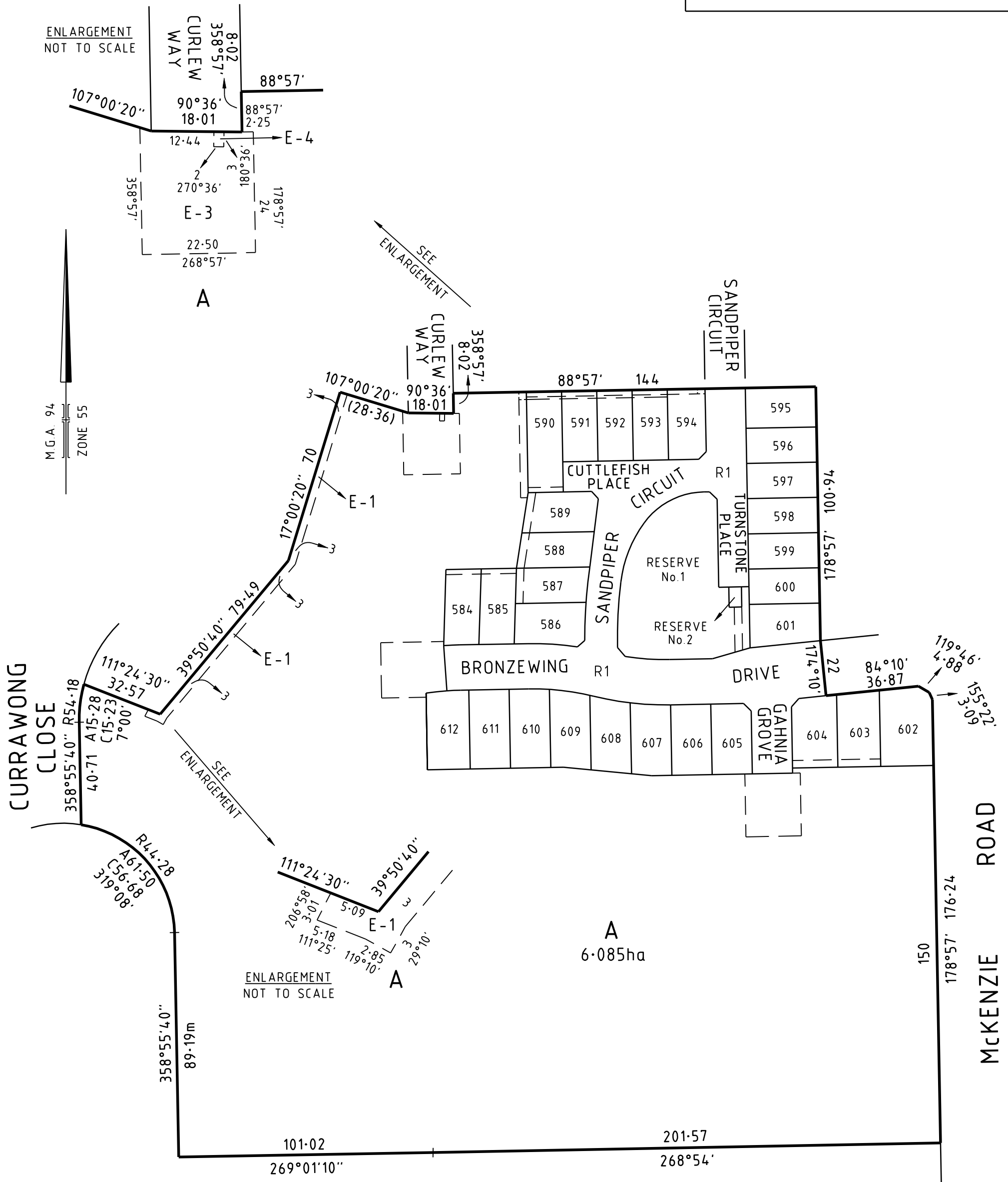
PRELIMINARY

THIS PLAN IS SUBJECT TO APPROVAL FROM THE RELEVANT AUTHORITIES.
LOT BOUNDARIES, EASEMENTS, RESERVES AND RESTRICTIONS MAY BE AMENDED OR ADDED TO THIS PLAN.

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



KEY DIAGRAM

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

PRELIMINARY
SEE NOTATION ON SHEET 1



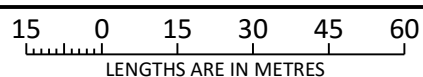
Beveridge Williams
development & environment consultants

Wonthaggi ph : 03 5672 1505

www.beveridgewilliams.com.au

SURVEYORS REF
4015/13

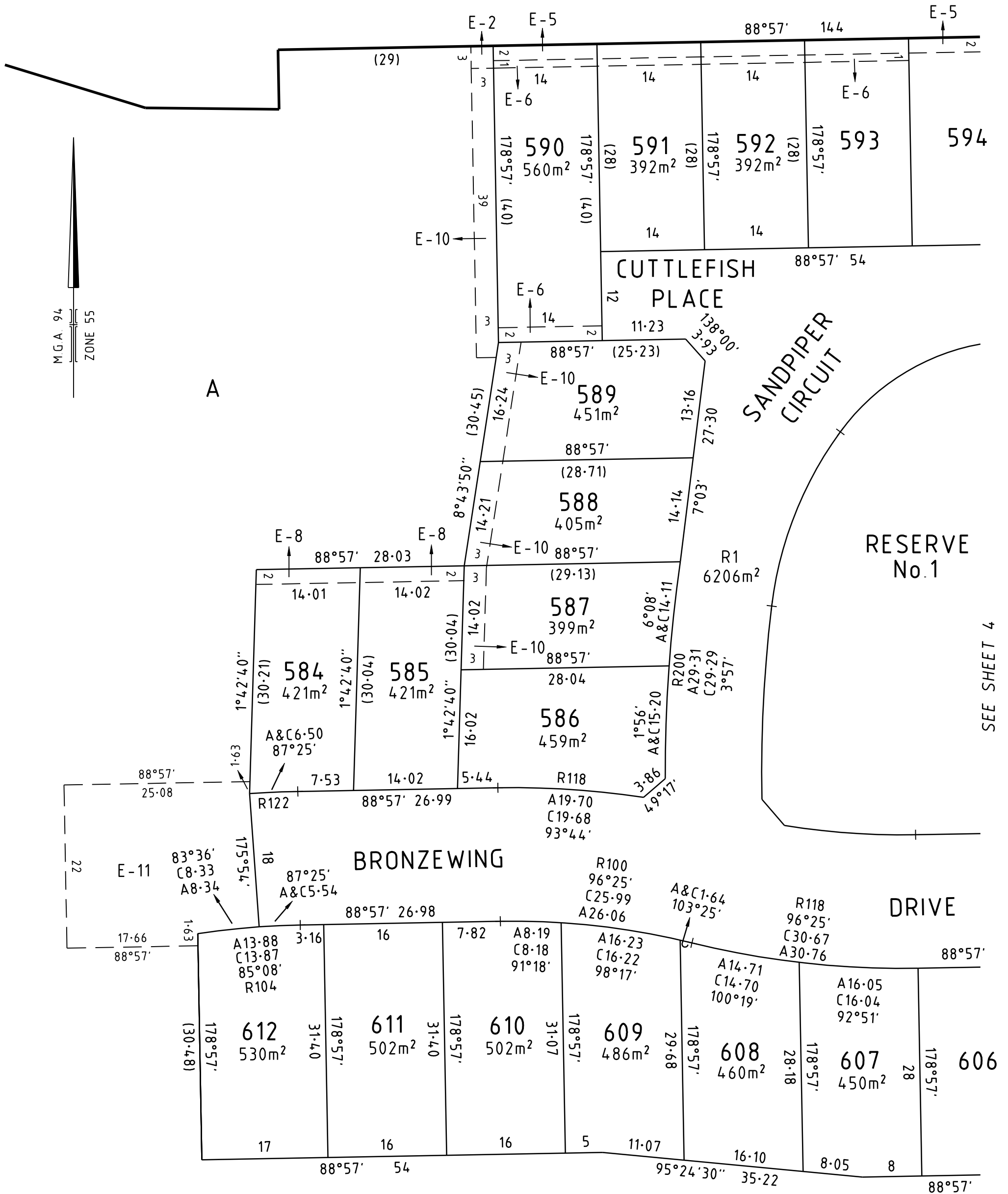
SCALE
1 : 1500



ORIGINAL SHEET
SIZE: A3

SHEET 2

LICENSED SURVEYOR: HAMISH RUDDENKLAU
VERSION 2, DATE: 14/2/2017



SEE SHEET 4

PRELIMINARY

SEE NOTATION ON SHEET 1



Beveridge Williams
development & environment consultants

Wonthaggi ph : 03 5672 1505

www.beveridgewilliams.com.au

SURVEYORS REF
4015/13

SCALE
1 : 500

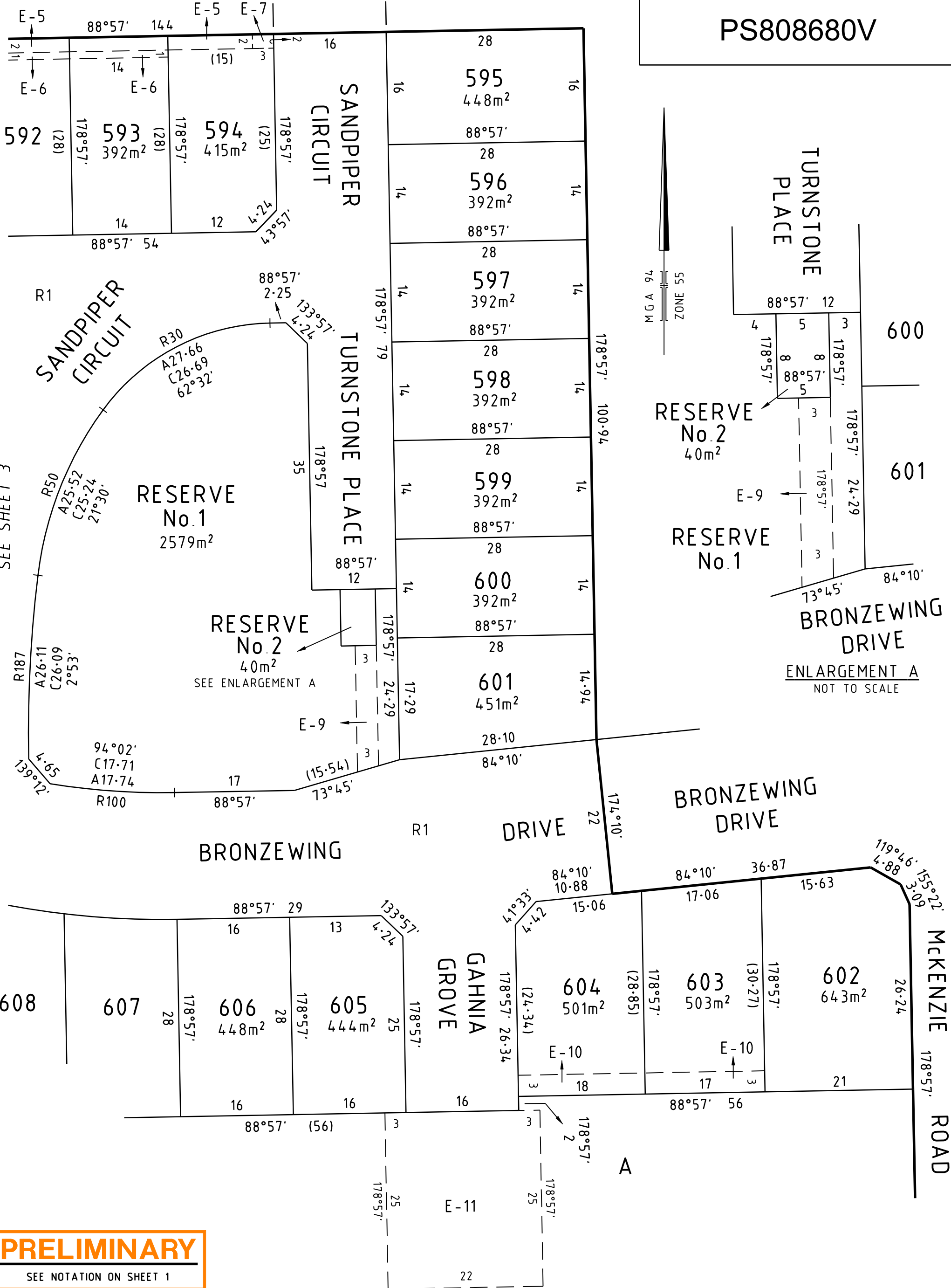
5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 3

LICENSED SURVEYOR: HAMISH RUDDENKLAU
VERSION 2, DATE: 14/2/2017

PS808680V

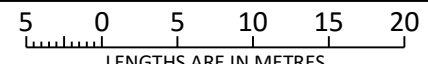


PRELIMINARY
SEE NOTATION ON SHEET 1

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

SURVEYORS REF
4015/13

SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR: HAMISH RUDDENKLAU
VERSION 2, DATE: 14/2/2017