

# PLAN OF SUBDIVISION

EDITION 1

PS808681T

## 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 PS808680V

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

MGA CO-ORDINATES: E: 345270 ZONE: 55  
(of approx centre of land in plan) N: 5741820 GDA 94

COUNCIL NAME: BASS COAST SHIRE COUNCIL

### 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.

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
R1	BASS COAST SHIRE COUNCIL

### OTHER PURPOSES OF PLAN:

TO REMOVE THAT PART OF THE CARRIAGEWAY EASEMENT MARKED E-11 ON PS808680V, CREATED BY PS808680V THAT IS CONTAINED WITHIN THE ROAD R1, LOT 583 AND LOT 613 ON THIS PLAN.

TO REMOVE THE CARRIAGEWAY EASEMENTS MARKED E-3 AND E-4 ON PS808680V, CREATED IN PS728721D.

TO REMOVE THE DRAINAGE EASEMENT MARKED E-4 ON PS808680V, CREATED IN PS728721D.

VIDE AGREEMENT OF ALL PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)

LOT NUMBERS 1 TO 562 (BOTH INCLUSIVE), 576, 577 AND 584 TO 612 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTIONS AFFECTING THE LOTS ON THIS PLAN SEE THE CREATION OF RESTRICTION ON SHEET 6.

## 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. —

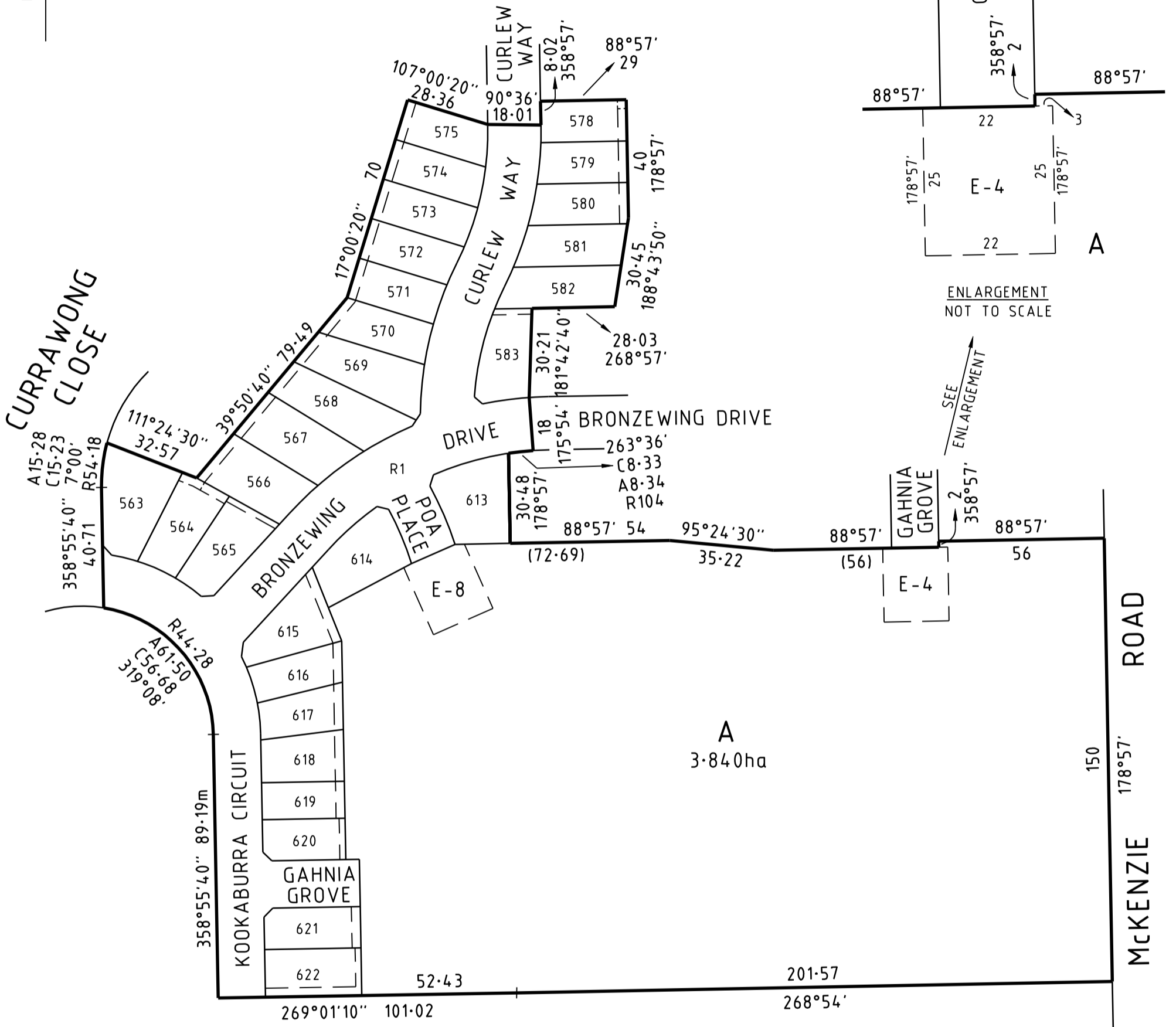
Estate: SEAGROVE  
Phase No.: 14  
No. of Lots: 29 + Lot A  
PHASE AREA: 2.245ha

## 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	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	PS808680V PS808680V	BASS COAST SHIRE COUNCIL WESTERNPORT REGION WATER CORPORATION
E-4	CARRIAGEWAY	SEE DIAG.	PS808680V	BASS COAST SHIRE COUNCIL
E-5	DRAINAGE SEWERAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	BASS COAST SHIRE COUNCIL WESTERNPORT REGION WATER CORPORATION
E-6	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERNPORT REGION WATER CORPORATION
E-7	DRAINAGE	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-8	CARRIAGEWAY	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL

M.G.A. 94  
ZONE 55



**KEY DIAGRAM**

FOR LOTS 563 TO 575 (BOTH INCLUSIVE),  
LOTS 578 TO 583 (BOTH INCLUSIVE),  
LOTS 613 TO 622 (BOTH INCLUSIVE) &  
EASEMENTS SEE SHEETS 3,4&5.

**PRELIMINARY**

SEE NOTATION ON SHEET 1



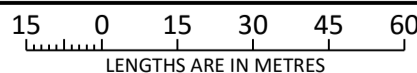
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SURVEYORS REF  
4015/14

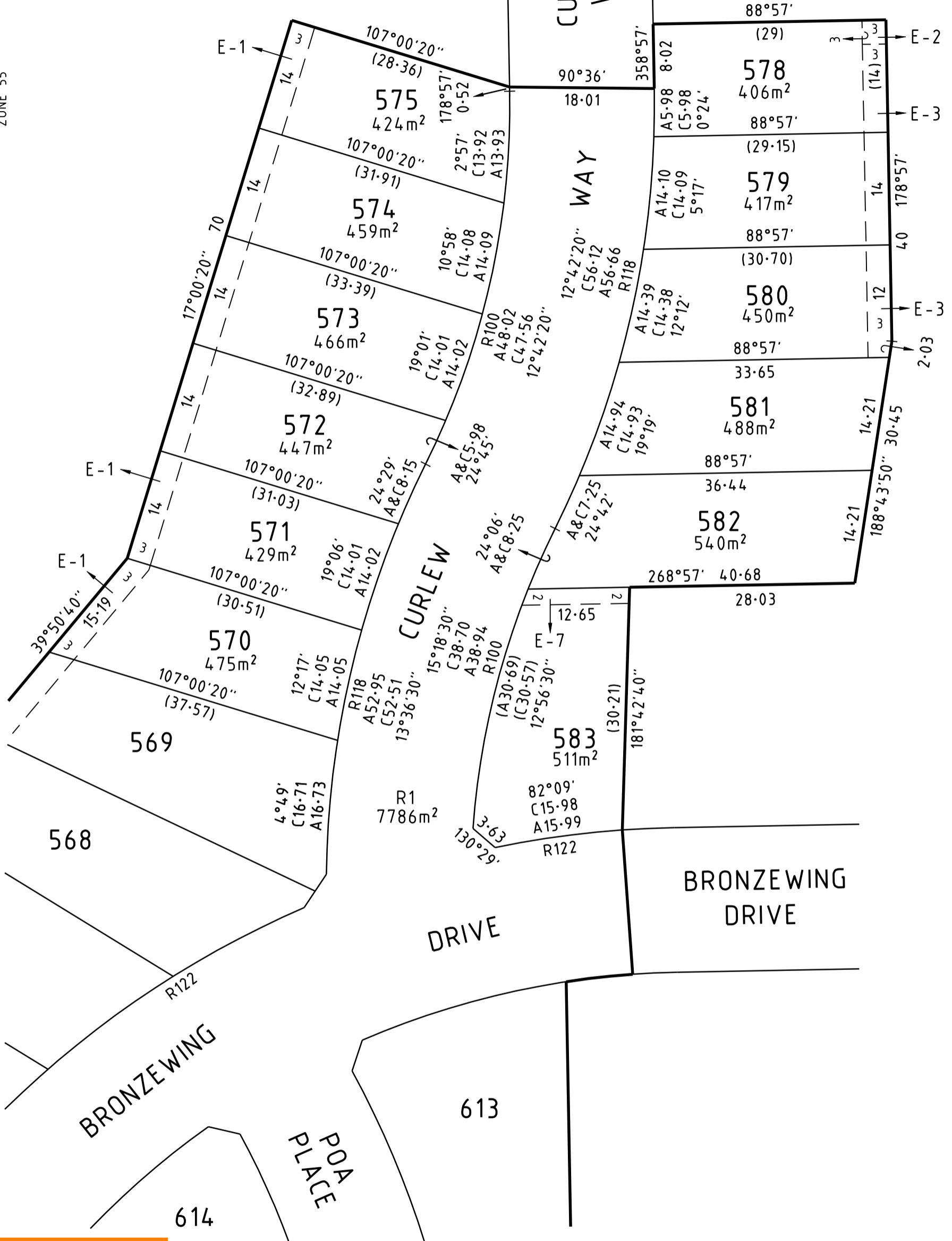
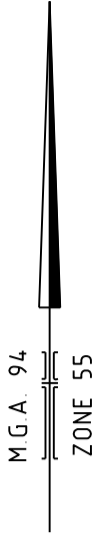
SCALE  
1 : 1500



ORIGINAL SHEET  
SIZE: A3

SHEET 2

LICENSED SURVEYOR: ADAM MAHER  
VERSION 1, DATE: 6/3/2017



SEE SHEET 4

SEE SHEET 4

**PRELIMINARY**

SEE NOTATION ON SHEET 1



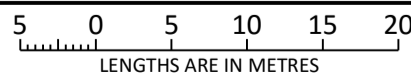
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SURVEYORS REF  
4015/14

SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

SHEET 3

LICENSED SURVEYOR: ADAM MAHER  
VERSION 1, DATE: 6/3/2017

PS808681T

SEE SHEET 3

570

107°00'20"  
(37.57)

569  
64.9m<sup>2</sup>

568  
656m<sup>2</sup>

567  
640m<sup>2</sup>

566  
606m<sup>2</sup>

563  
706m<sup>2</sup>

564  
529m<sup>2</sup>

565  
557m<sup>2</sup>

614  
622m<sup>2</sup>

613  
647m<sup>2</sup>

615

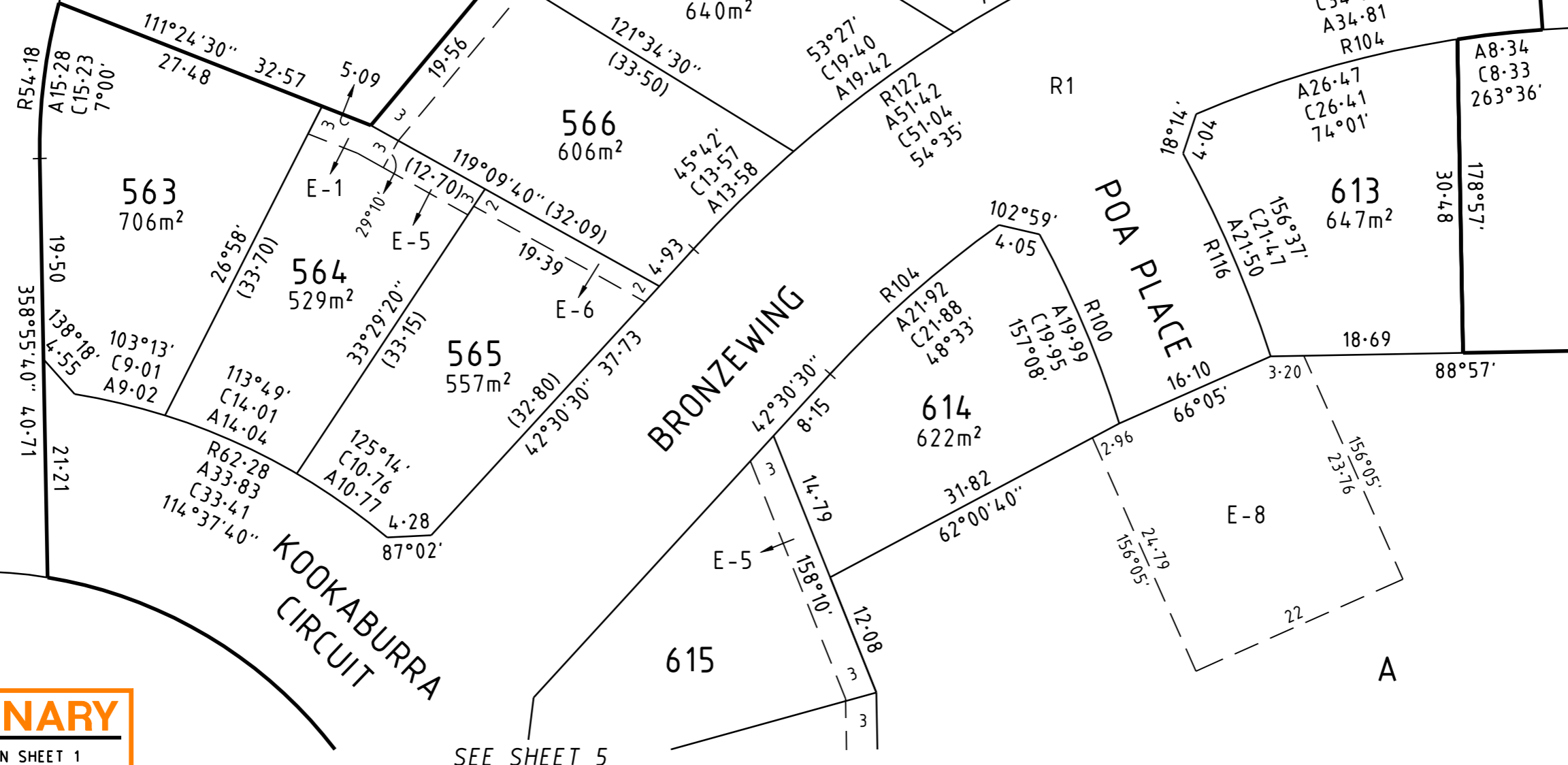
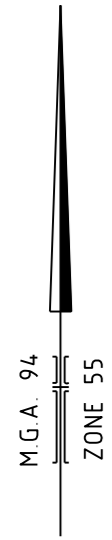
CURLEW WAY

DRIVE

BRONZEWING DRIVE

POA PLACE

KOOKABURRA CIRCUIT



**PRELIMINARY**  
SEE NOTATION ON SHEET 1

SEE SHEET 5

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SURVEYORS REFERENCE	4015/14
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SCALE 1 : 500	<p>LENGTHS ARE IN METRES</p>
LICENSED SURVEYOR: ADAM MAHER VERSION 1, DATE: 6/3/2017	

ORIGINAL SHEET SIZE: A3	SHEET 4
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SEE SHEET 4

564

565

614

SEE SHEET 4

KOOKABURRA  
CIRCUIT

BRONZEWING  
DRIVE

SEE SHEET 4

R1

615  
564m<sup>2</sup>

616  
412m<sup>2</sup>

617  
405m<sup>2</sup>

618  
448m<sup>2</sup>

619  
350m<sup>2</sup>

620  
388m<sup>2</sup>

GAHNIA  
GROVE

621  
452m<sup>2</sup>

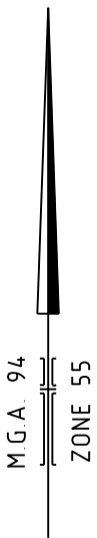
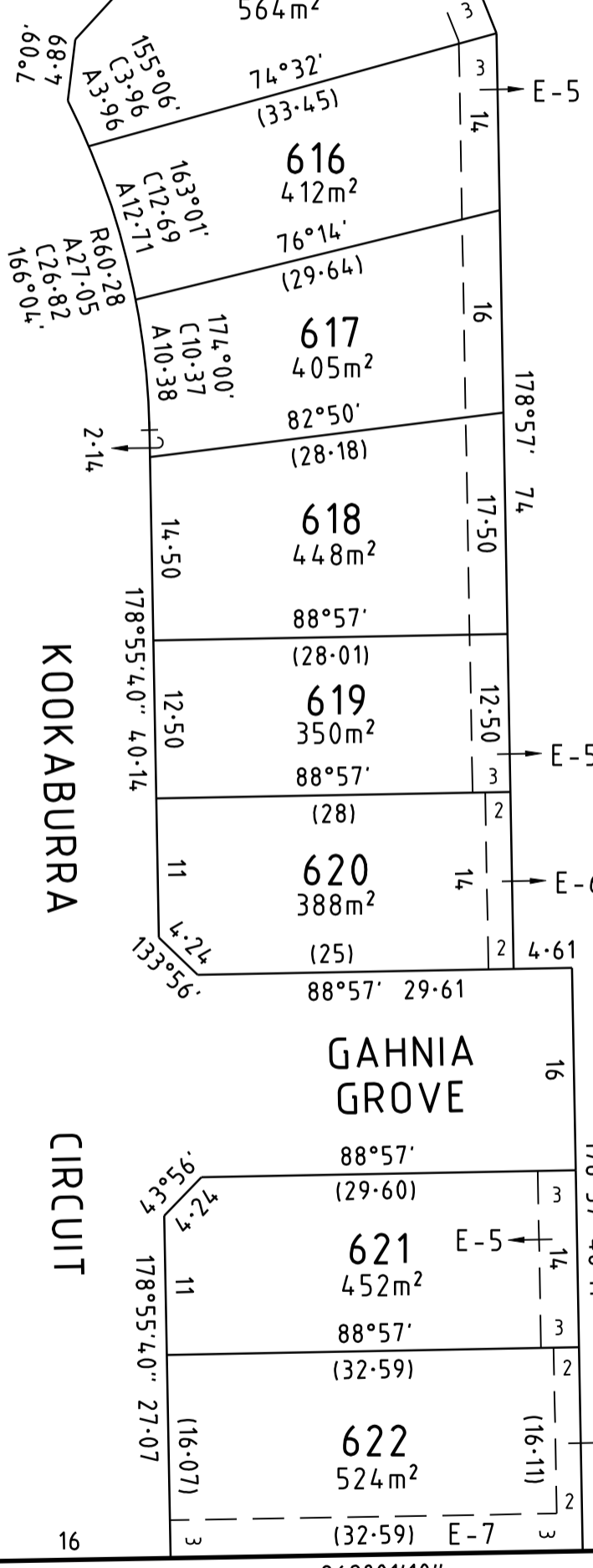
622  
524m<sup>2</sup>

KOOKABURRA

CIRCUIT

A

89.19m  
358°55'40"



**PRELIMINARY**

SEE NOTATION ON SHEET 1



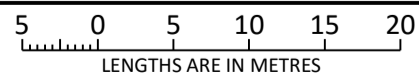
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SURVEYORS REF  
4015/14

SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

SHEET 5

LICENSED SURVEYOR: ADAM MAHER  
VERSION 1, DATE: 6/3/2017

PS808681T

CURRAWONG CLOSE

572

571

582

570

583

569

CURLEW WAY

568

DRIVE

BRONZEWING DRIVE

567

R1

613

566

POA PLACE

564

614

565

BRONZEWING

615

A

616

617

619

620

GAHNIA GROVE

621

622

KOOKABURRA CIRCUIT

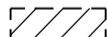
CREATION OF RESTRICTION

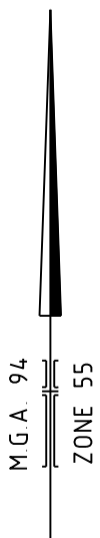
UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

LAND TO BENEFIT : LOTS ON THIS PLAN.

LAND TO BE BURDENED : LOTS 563, 566, 567, 617, 618 AND 622.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 563, 566, 567, 617, 618 AND 622 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.



**PRELIMINARY**

SEE NOTATION ON SHEET 1



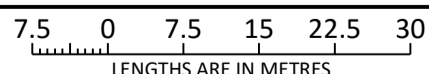
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SURVEYORS REF  
4015/14

SCALE  
1 : 750



ORIGINAL SHEET  
SIZE: A3

SHEET 6

LICENSED SURVEYOR: ADAM MAHER  
VERSION 1, DATE: 6/3/2017