

# 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 & E-12 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, E-4 & E-13 ON PS808680V, CREATED IN PS728721D.

TO REMOVE THAT PART OF THE DRAINAGE EASEMENT MARKED E-4 ON PS808680V, CREATED IN PS728721D AND THE DRAINAGE EASEMENTS MARKED E-6, E-10 & E-13 ON PS808680V, CREATED ON PS808680V THAT ARE CONTAINED WITHIN THE ROAD R1 ON THIS PLAN.

TO REMOVE THAT PART OF THE SEWERAGE EASEMENTS MARKED E-8, E-10 & E-12 ON PS808680V, CREATED BY PS808680V THAT IS CONTAINED WITHIN THE ROAD R1 ON THIS PLAN.

**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: 2.229ha

## 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



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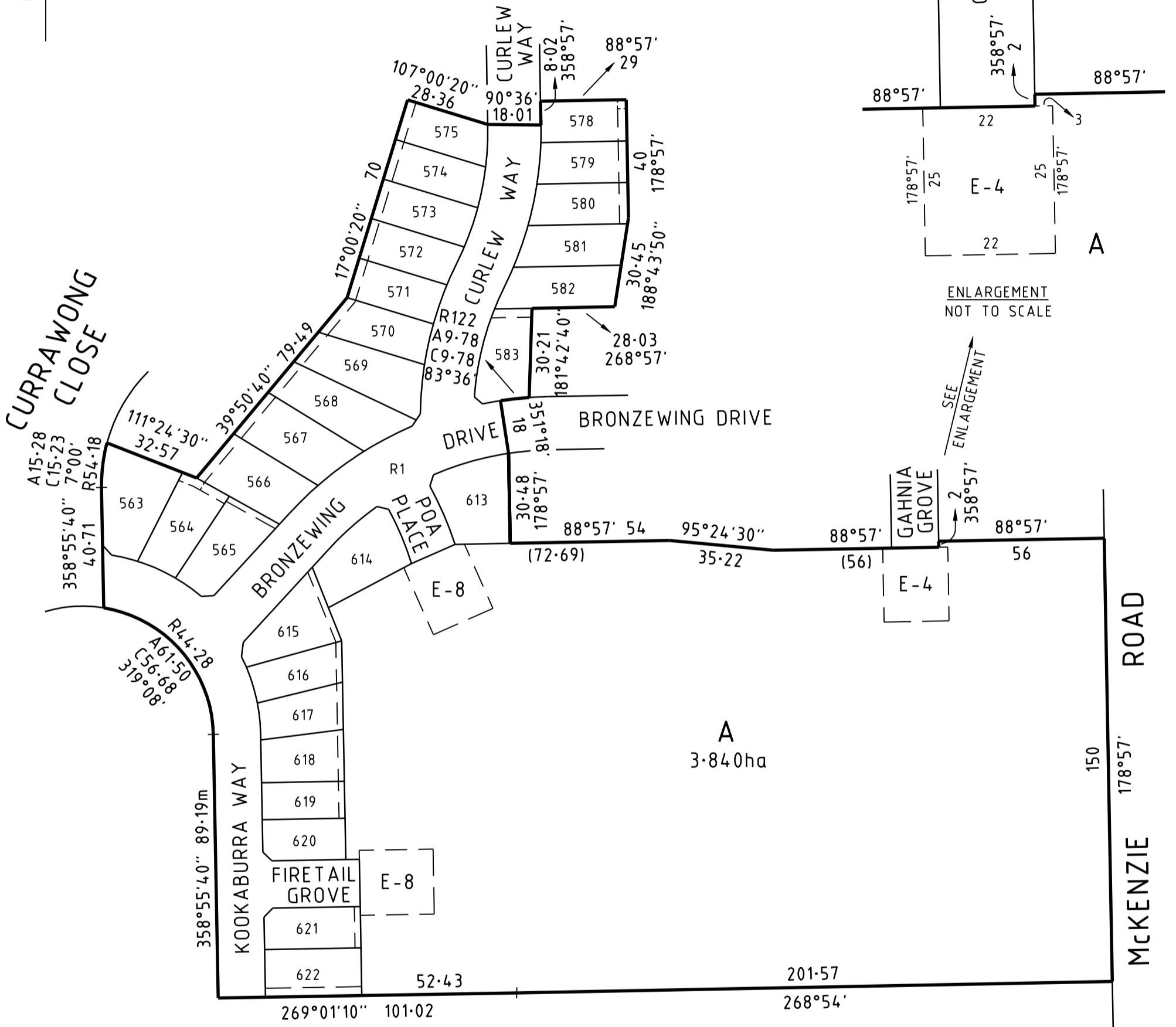
SURVEYORS FILE REF: 4015/14  
4015 PSUB Stage 14 V3.dwg

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 6

LICENSED SURVEYOR: ADAM MAHER  
VERSION 3, DATE: 9/8/2017

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

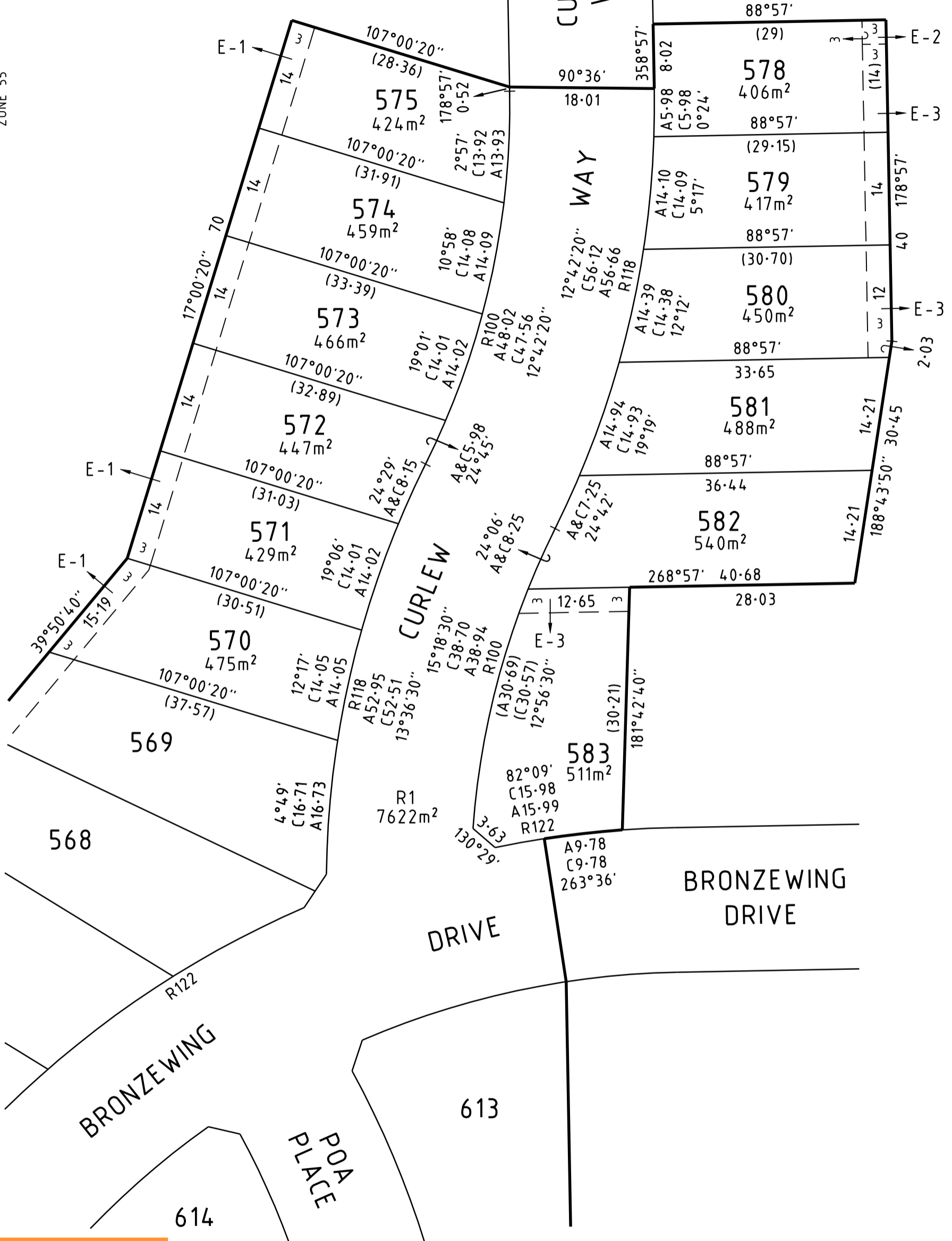
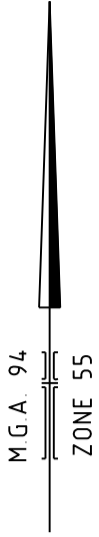
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1 : 1500

15 0 15 30 45 60  
LENGTHS ARE IN METRES

ORIGINAL SHEET  
SIZE: A3

SHEET 2

LICENSED SURVEYOR: ADAM MAHER  
VERSION 3, DATE: 9/8/2017



SEE SHEET 4

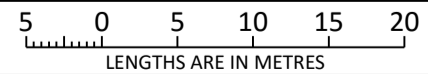
**PRELIMINARY**  
SEE NOTATION ON SHEET 1

SEE SHEET 4

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SURVEYORS REF  
4015/14

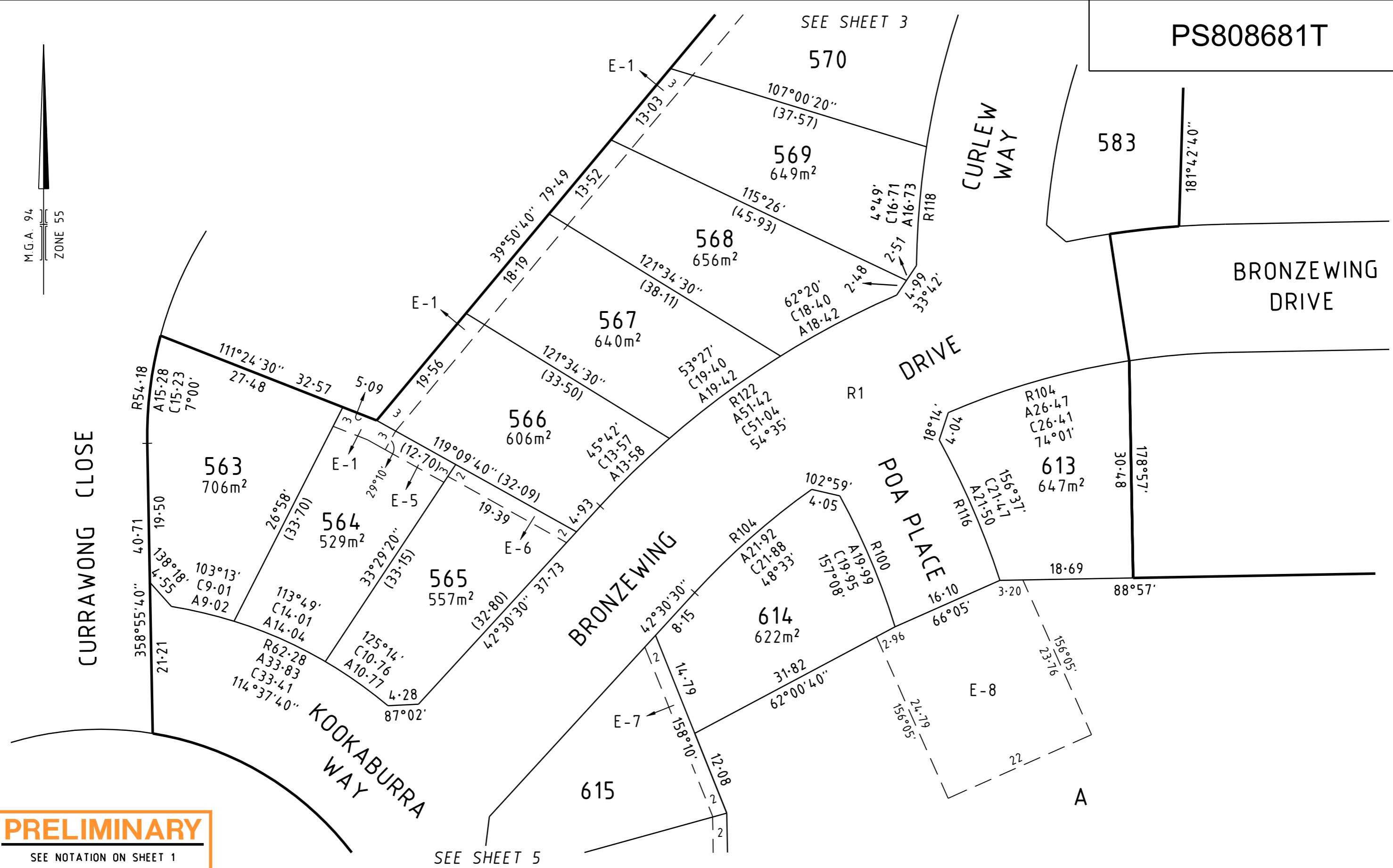
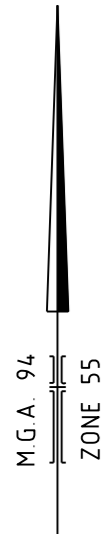
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ORIGINAL SHEET  
SIZE: A3

SHEET 3

LICENSED SURVEYOR: ADAM MAHER  
VERSION 3, DATE: 9/8/2017



**PRELIMINARY**  
SEE NOTATION ON SHEET 1

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SURVEYORS REFERENCE	4015/14
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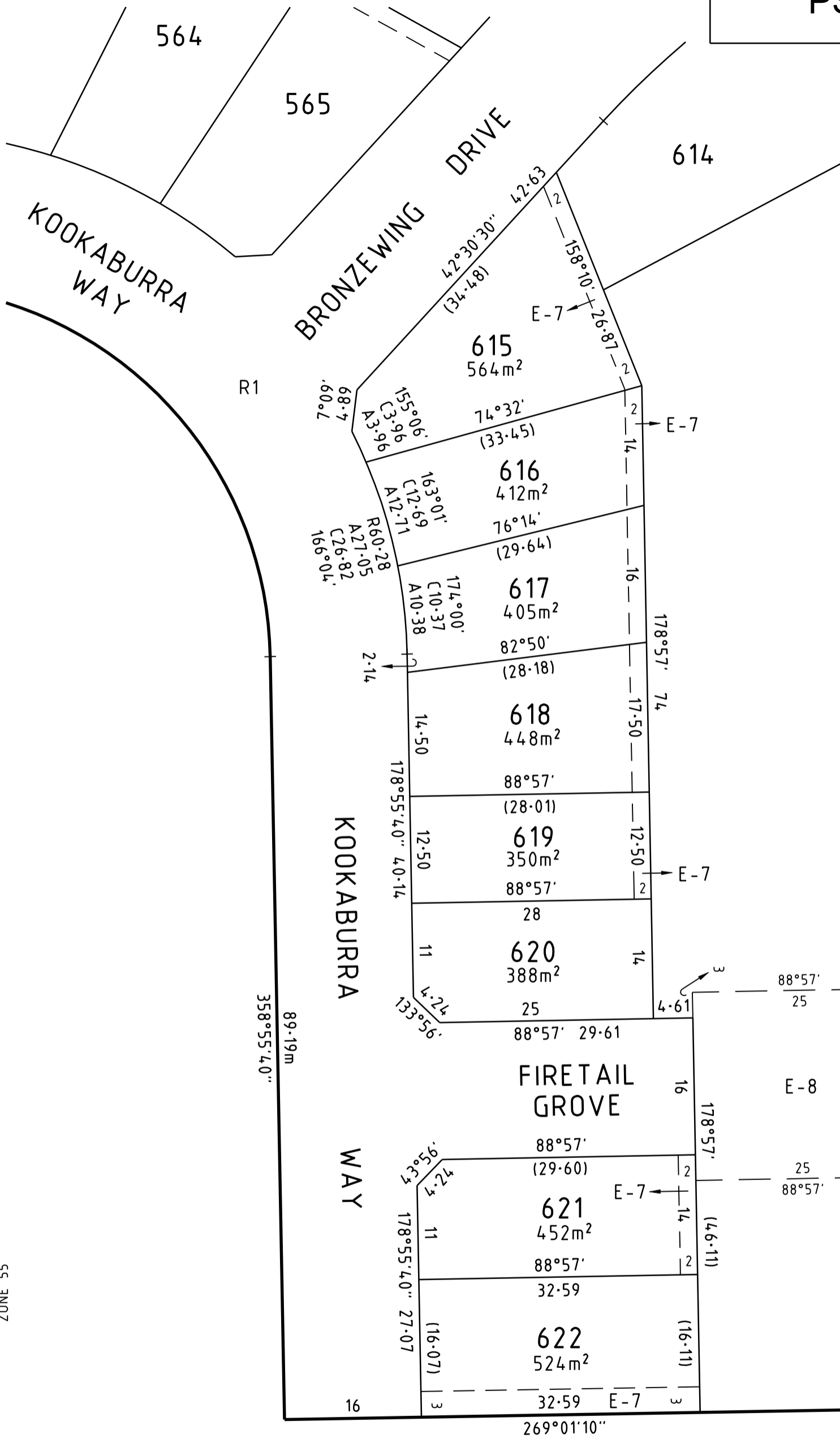
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LICENSED SURVEYOR: ADAM MAHER VERSION 3, DATE: 9/8/2017	

ORIGINAL SHEET SIZE: A3	SHEET 4
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SEE SHEET 4

SEE SHEET 4

SEE SHEET 4



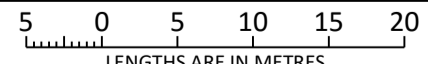
**PRELIMINARY**  
SEE NOTATION ON SHEET 1



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SURVEYORS REF  
4015/14

SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

SHEET 5

LICENSED SURVEYOR: ADAM MAHER  
VERSION 3, DATE: 9/8/2017

PS808681T

CURRAWONG CLOSE

572

571

582

570

583

569

CURLEW WAY

568

BRONZEWING DRIVE

567

DRIVE

R1

613



563

566

564

565

BRONZEWING

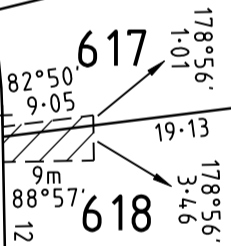
614

POA PLACE

615

616

617



618

619

620

FIRE TAIL GROVE

621

622

KOOKABURRA WAY

A

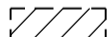
CREATION OF RESTRICTION

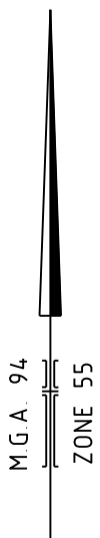
UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

LAND TO BENEFIT : LOTS ON THIS PLAN.

LAND TO BE BURDENED : LOTS 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



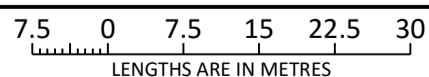
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SURVEYORS REF  
4015/14

SCALE  
1 : 750



ORIGINAL SHEET  
SIZE: A3

SHEET 6

LICENSED SURVEYOR: ADAM MAHER  
VERSION 3, DATE: 9/8/2017