

PLAN OF SUBDIVISION

EDITION 1

PS812273L

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 PS808681T

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

MGA CO-ORDINATES: E: 345380 ZONE: 55
(of approx centre of land in plan) N: 5741780 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 THIS PLAN.

TO REMOVE THE CARRIAGEWAY EASEMENT MARKED E-8 ON PS808681T, CREATED IN PS808681T.

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. 110449/1

This survey has been connected to permanent marks No(s). —

In Proclaimed Survey Area No. —

Estate: SEAGROVE
Phase No.: 15
No. of Lots: 31 + Lot A
PHASE AREA: 1.873ha

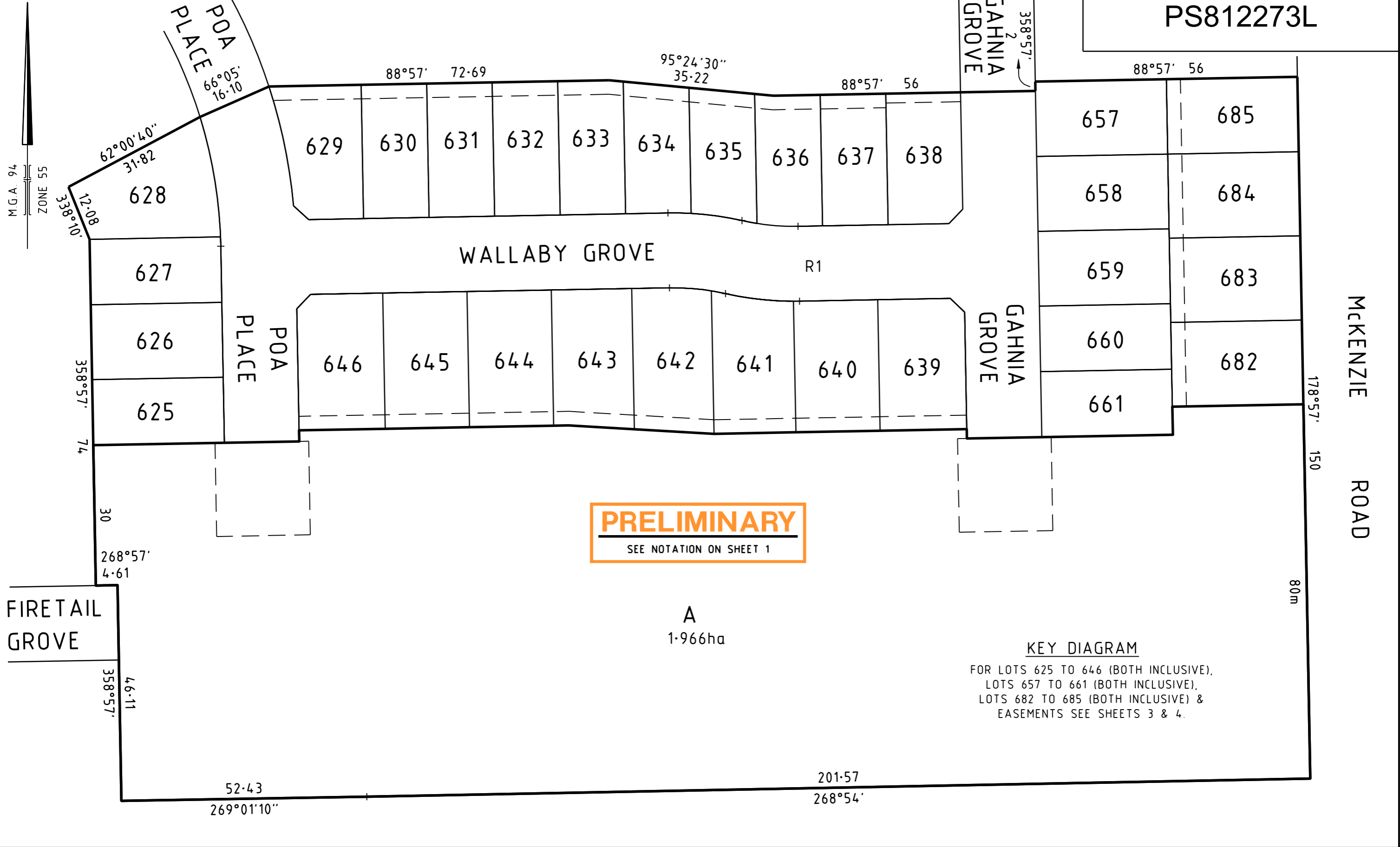
LOT NUMBERS 1 TO 624 (BOTH INCLUSIVE), 647 TO 656 (BOTH INCLUSIVE) AND 662 TO 681 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

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 | SEWERAGE DRAINAGE | SEE DIAG. | THIS PLAN | WESTERNPORT REGION WATER CORPORATION BASS COAST SHIRE COUNCIL |
| E-2 | SEWERAGE | SEE DIAG. | THIS PLAN | WESTERNPORT REGION WATER CORPORATION BASS COAST SHIRE COUNCIL |
| E-3 | CARRIAGEWAY | SEE DIAG. | THIS PLAN | WESTERNPORT REGION WATER CORPORATION BASS COAST SHIRE COUNCIL |

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PRELIMINARY
SEE NOTATION ON SHEET 1

A
1.966ha

KEY DIAGRAM
FOR LOTS 625 TO 646 (BOTH INCLUSIVE),
LOTS 657 TO 661 (BOTH INCLUSIVE),
LOTS 682 TO 685 (BOTH INCLUSIVE) &
EASEMENTS SEE SHEETS 3 & 4.

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

SURVEYORS REFERENCE
M4015/15

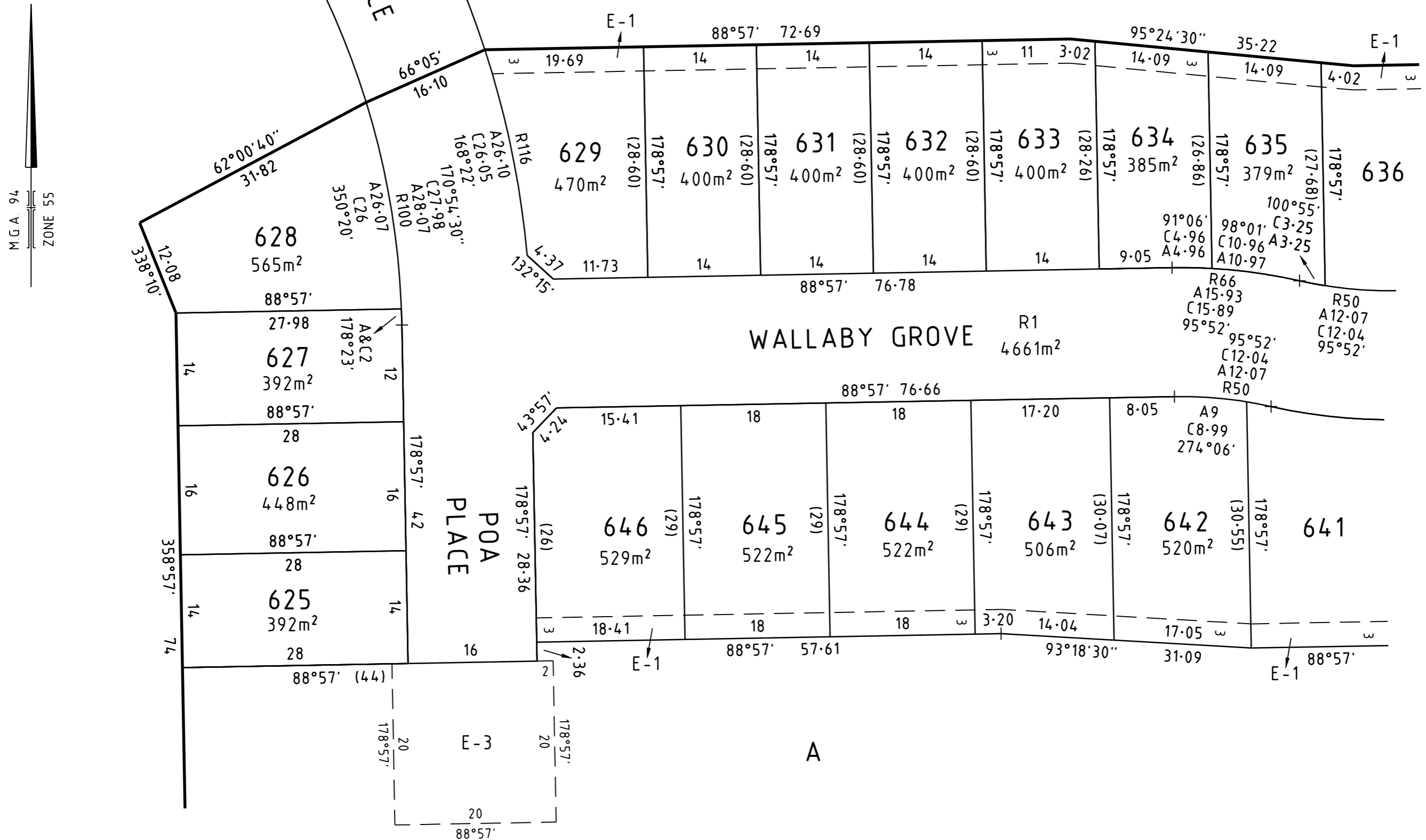
SCALE 1 : 750
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

LICENSED SURVEYOR: ADAM MAHER
VERSION 2, DATE: 9/8/2017

ORIGINAL SHEET SIZE: A3
SHEET 2

PRELIMINARY

SEE NOTATION ON SHEET 1



SEE SHEET 4

PRELIMINARY
SEE NOTATION ON SHEET 1

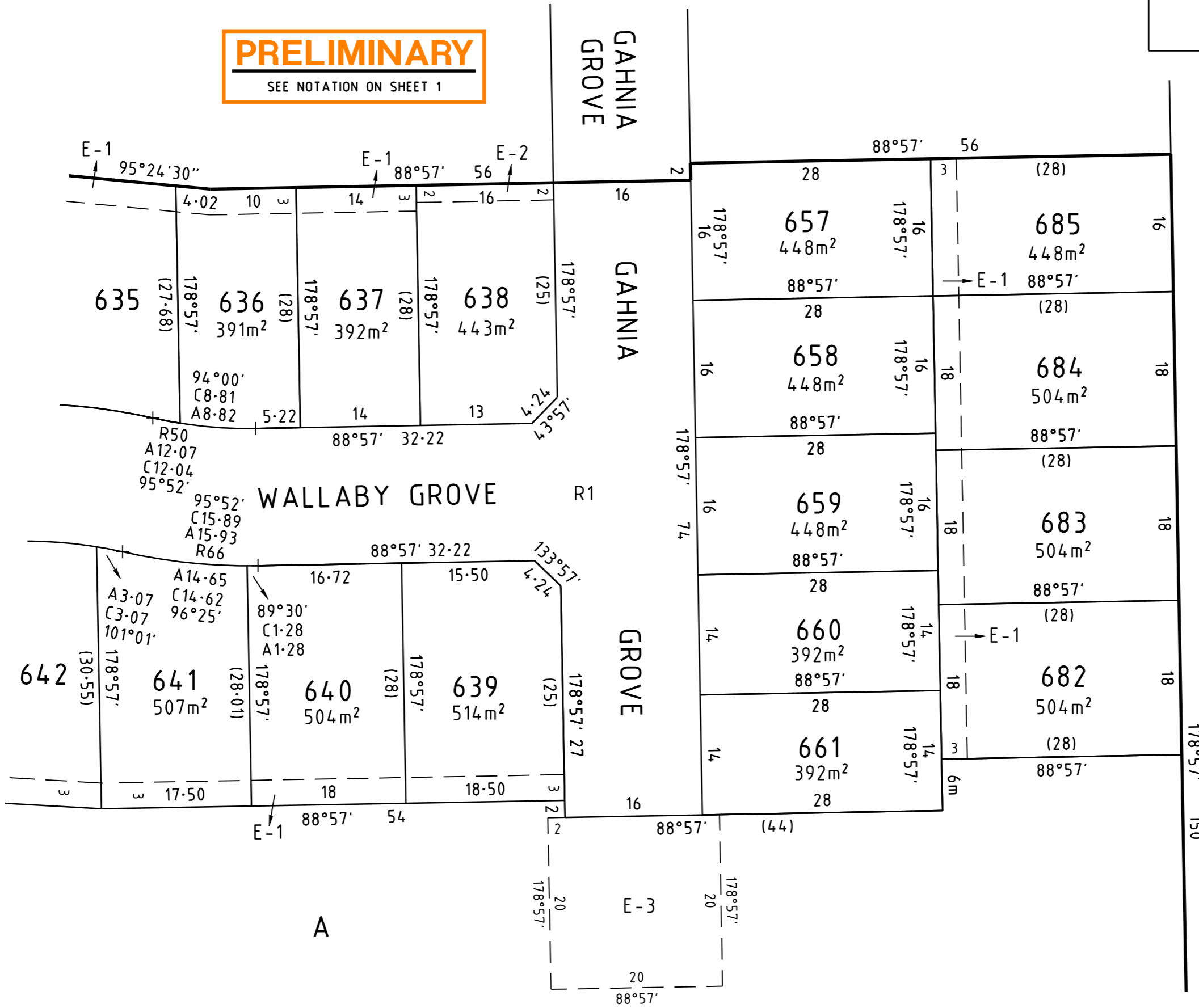
GAHNIA GROVE

GAHNIA

GROVE

WALLABY GROVE

MCKENZIE ROAD



SEE SHEET 3