

# 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

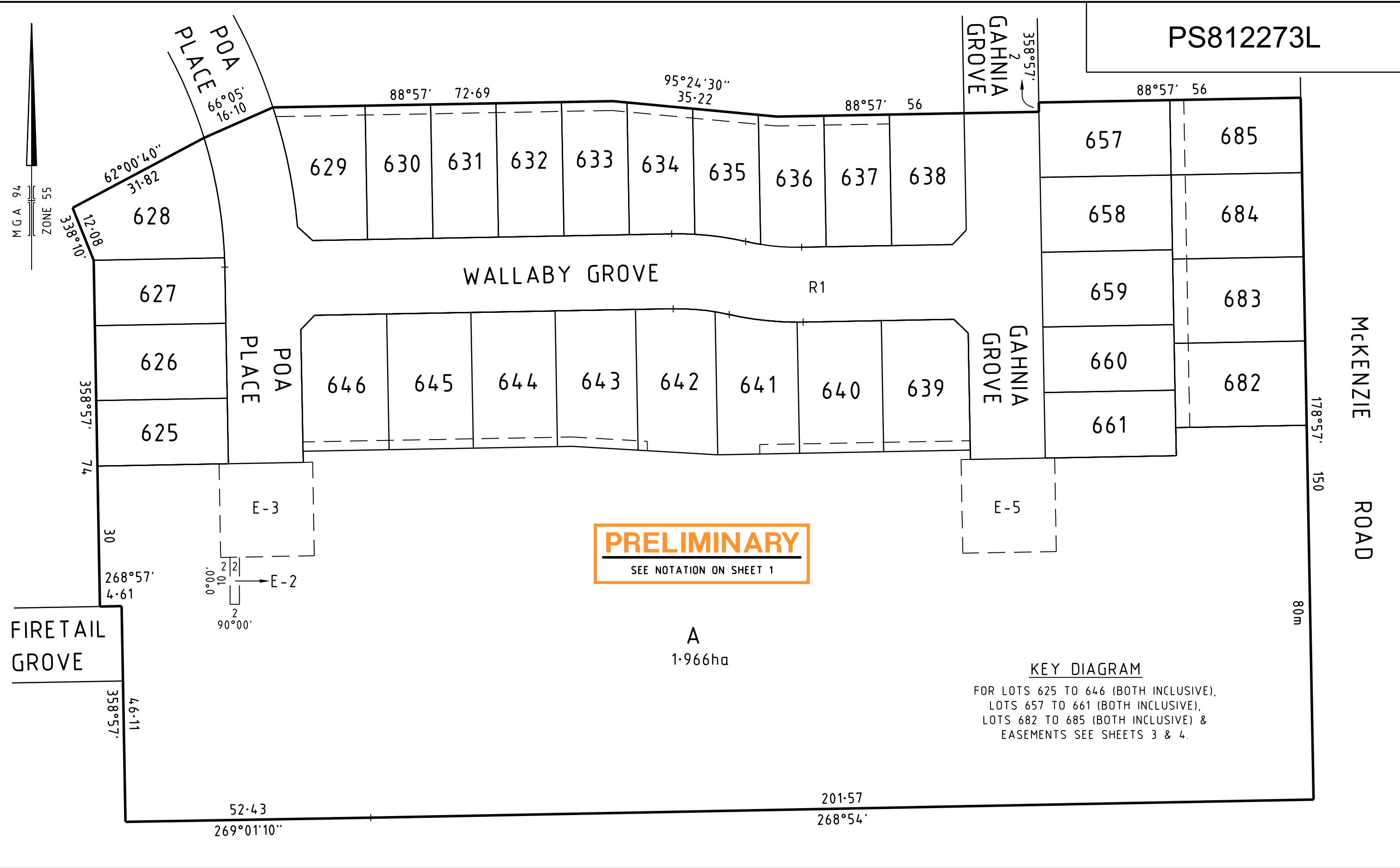
**LOT NUMBERS 1 TO 624 (BOTH INCLUSIVE), 647 TO 656 (BOTH INCLUSIVE) AND 662 TO 681 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.**

## 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. SEE DIAG.	THIS PLAN THIS PLAN	WESTERNPORT REGION WATER CORPORATION BASS COAST SHIRE COUNCIL
E-2	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERNPORT REGION WATER CORPORATION
E-3	CARRIAGEWAY SEWERAGE DRAINAGE	SEE DIAG. SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN THIS PLAN	BASS COAST SHIRE COUNCIL WESTERNPORT REGION WATER CORPORATION BASS COAST SHIRE COUNCIL
E-4	DRAINAGE	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-5	CARRIAGEWAY DRAINAGE	SEE DIAG. SEE DIAG.	THIS PLAN THIS PLAN	BASS COAST SHIRE COUNCIL 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

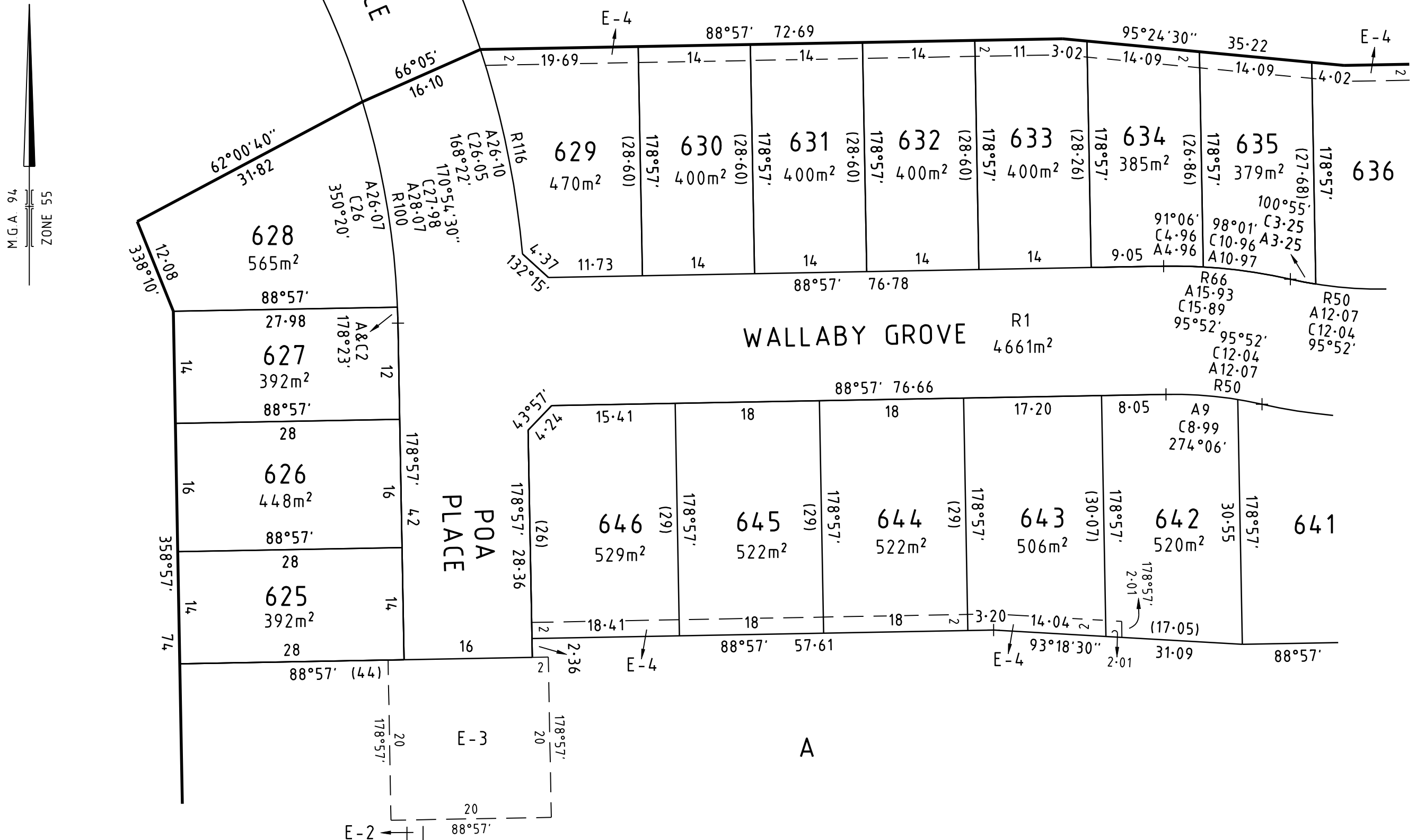
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7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

LICENSED SURVEYOR: ADAM MAHER  
VERSION 3, DATE: 15/6/2018

ORIGINAL SHEET SIZE: A3  
SHEET 2

**PRELIMINARY**

SEE NOTATION ON SHEET 1



SEE SHEET 4

**PRELIMINARY**  
SEE NOTATION ON SHEET 1

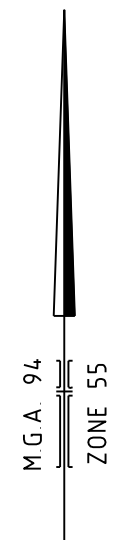
GAHNIA GROVE

GAHNIA

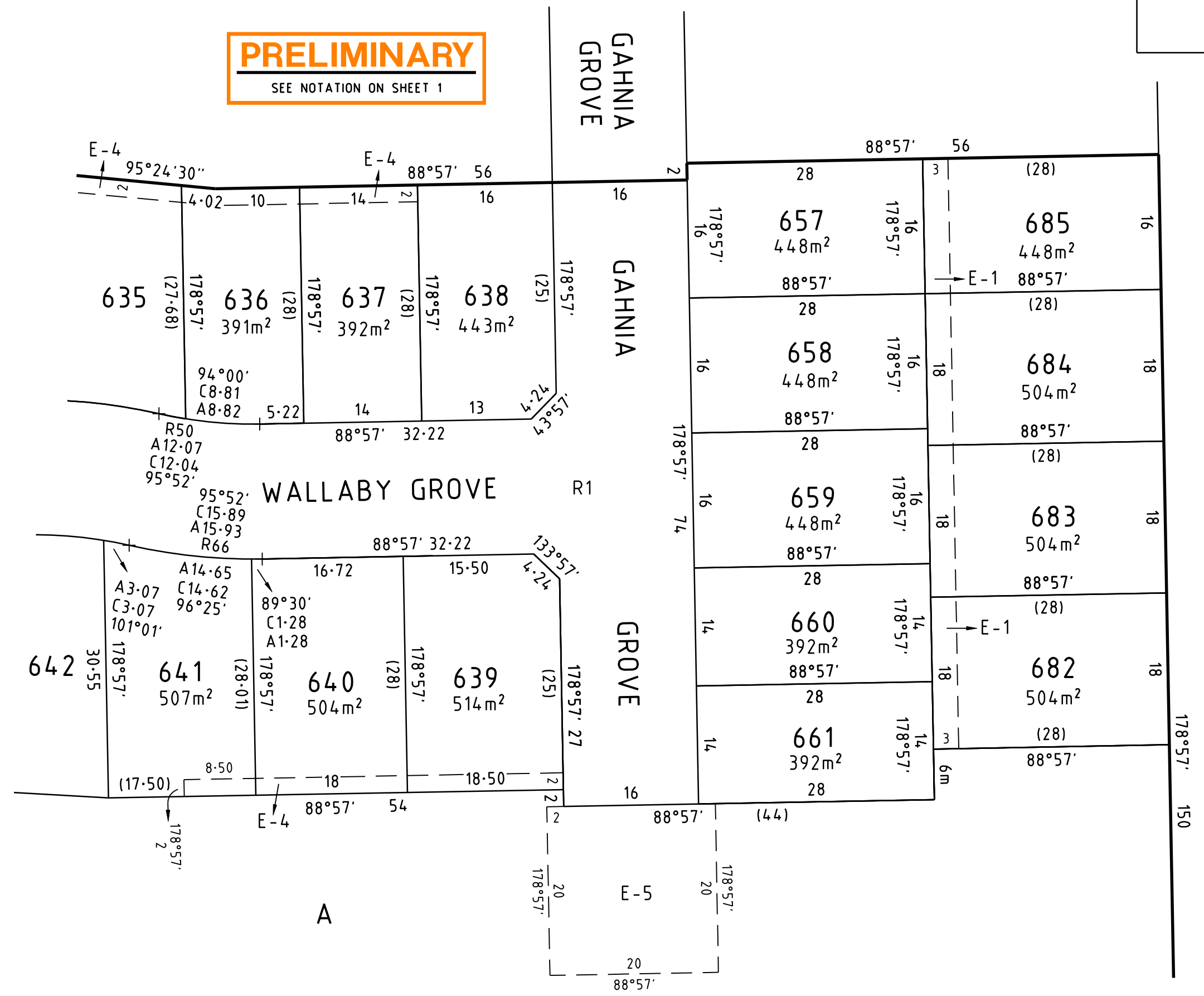
GROVE

WALLABY GROVE

MCKENZIE ROAD



SEE SHEET 3



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SURVEYORS REFERENCE  
M4015/15

SCALE 1 : 500  
5 0 5 10 15 20  
LENGTHS ARE IN METRES

LICENSED SURVEYOR: ADAM MAHER  
VERSION 3, DATE: 15/6/2018

ORIGINAL SHEET SIZE: A3  
SHEET 4