

PLAN OF SUBDIVISION

EDITION 1

PS812276E

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 PS812273L

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

MGA CO-ORDINATES: E: 345380 ZONE: 55
(of approx centre of land in plan) N: 5741710 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 THE CARRIAGEWAY, SEWERAGE & DRAINAGE EASEMENT MARKED E-3 ON PS812273L, CREATED BY PS812273L THAT IS CONTAINED WITHIN THIS PLAN.

TO REMOVE THE CARRIAGEWAY & DRAINAGE EASEMENT MARKED E-5 ON PS812273L, CREATED BY PS812273L THAT IS CONTAINED WITHIN THIS PLAN.

TO REMOVE THAT PART OF THE SEWERAGE EASEMENT MARKED E-2 ON PS812273L, CREATED BY PS812273L THAT IS CONTAINED WITHIN ROAD R1 ON THIS PLAN.

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

FOR RESTRICTIONS AFFECTING LOTS ON THIS PLAN SEE THE CREATION OF RESTRICTION ON SHEETS 5.

LOT NUMBERS 1 TO 622 (BOTH INCLUSIVE), 625 TO 646 (BOTH INCLUSIVE) AND 657 TO 661 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

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.: 16
No. of Lots: 32
PHASE AREA: 1.966ha

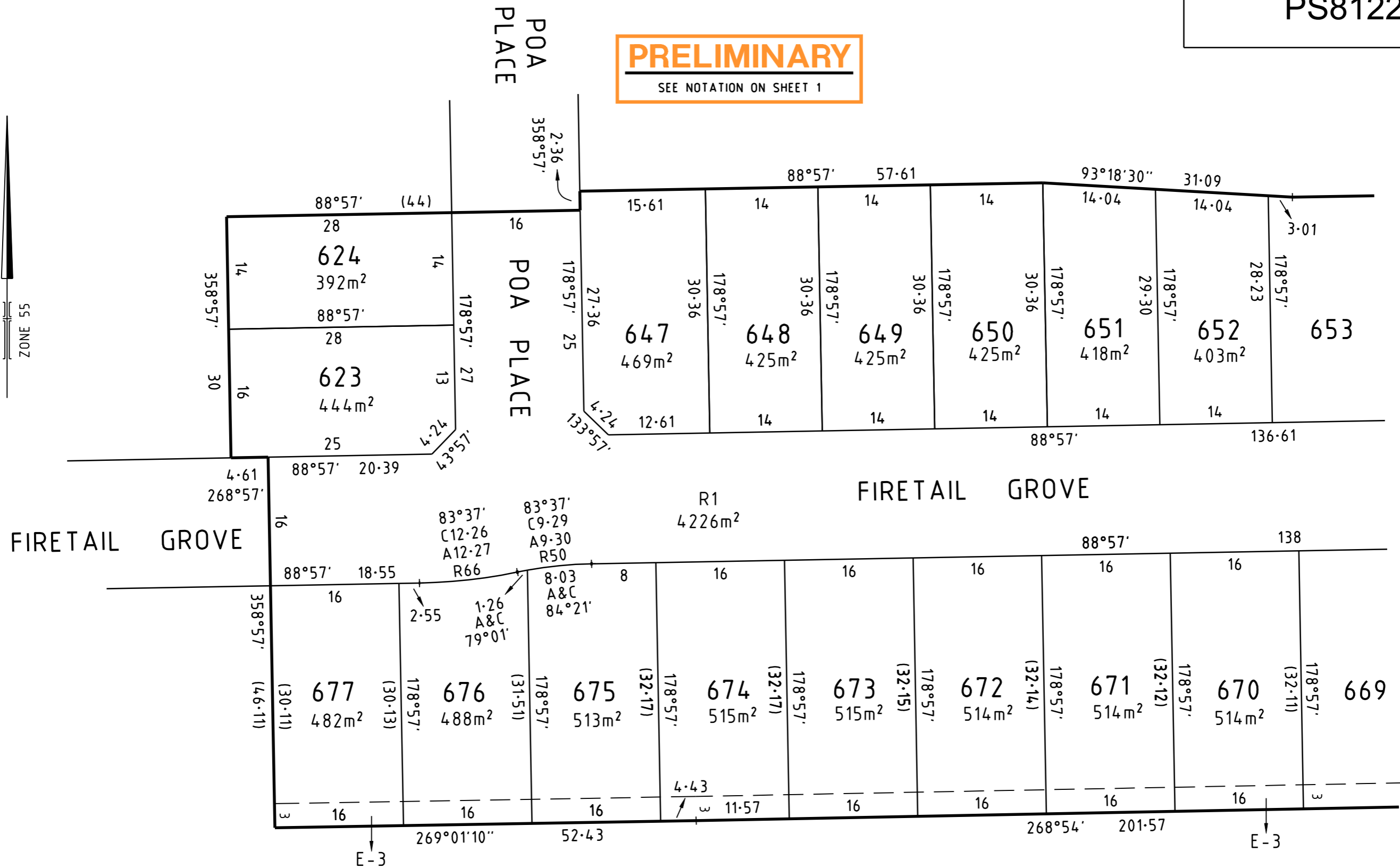
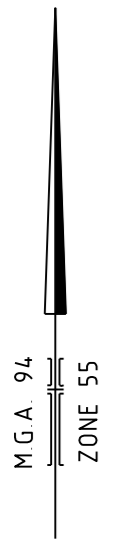
EASEMENT INFORMATION

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	DRAINAGE	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL

PRELIMINARY

SEE NOTATION ON SHEET 1



SEE SHEET 4

PRELIMINARY

SEE NOTATION ON SHEET 1

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 664 TO 678 (BOTH INCLUSIVE) ON THIS PLAN.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS OF A BURDENED LOT SHALL NOT CONSTRUCT ANY BUILDING OR STRUCTURE OTHER THAN A FENCE WITHIN THE AREA SHOWN HATCHED ON THE DIAGRAM BELOW.

VARIATION

VARIATION OF THIS REQUIREMENT WILL REQUIRE PLANNING APPROVAL FROM THE RESPONSIBLE AUTHORITY.

FIRE TAIL GROVE

FIRE TAIL GROVE

GAHNIA GROVE

663

MCKENZIE ROAD

