

# 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 THAT PART OF THE CARRIAGEWAY EASEMENT MARKED E-3 ON PS812273L, CREATED BY PS812273L THAT IS CONTAINED WITHIN 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.<br>SEE DIAG. | THIS PLAN<br>THIS PLAN | WESTERNPORT REGION WATER CORPORATION<br>BASS COAST SHIRE COUNCIL |
| E-2                | SEWERAGE          | SEE DIAG.              | THIS PLAN              | WESTERNPORT REGION WATER CORPORATION                             |



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SURVEYORS FILE REF: 4015/16  
4015 PSUB Stage 16 V2.dwg

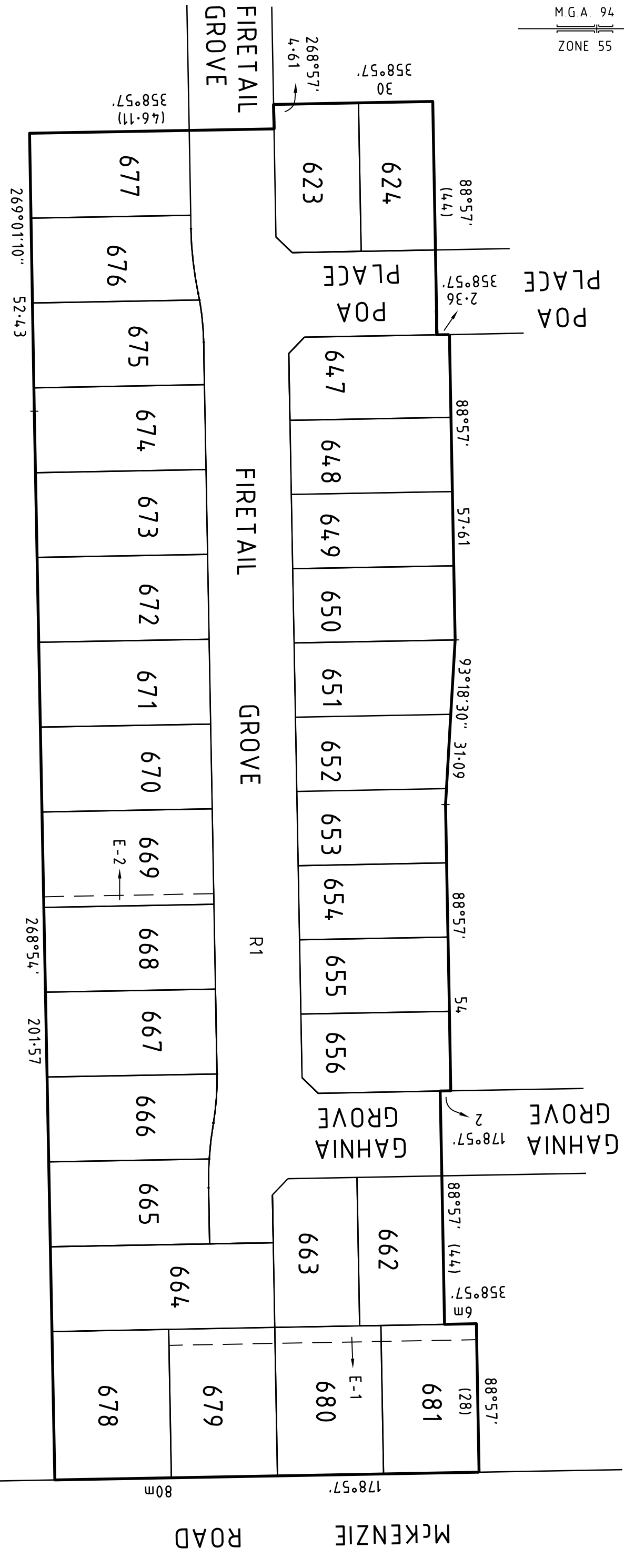
ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF 5

LICENSED SURVEYOR: ADAM MAHER  
VERSION 2, DATE: 05/09/2017

**PRELIMINARY**  
SEE NOTATION ON SHEET 1

M.G.A. 94  
ZONE 55



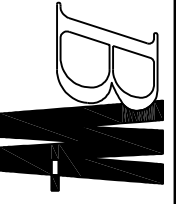
**KEY DIAGRAM**

FOR LOTS 623, 624, 647 to 656 (BOTH INCLUSIVE), LOTS 662 TO 681 (BOTH INCLUSIVE), ROAD R1 & EASEMENTS SEE SHEETS 3 & 4.

SURVEYORS REFERENCE

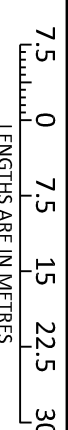
M4015/16

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SCALE  
1 : 750

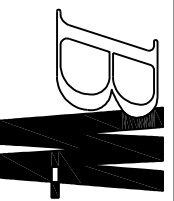
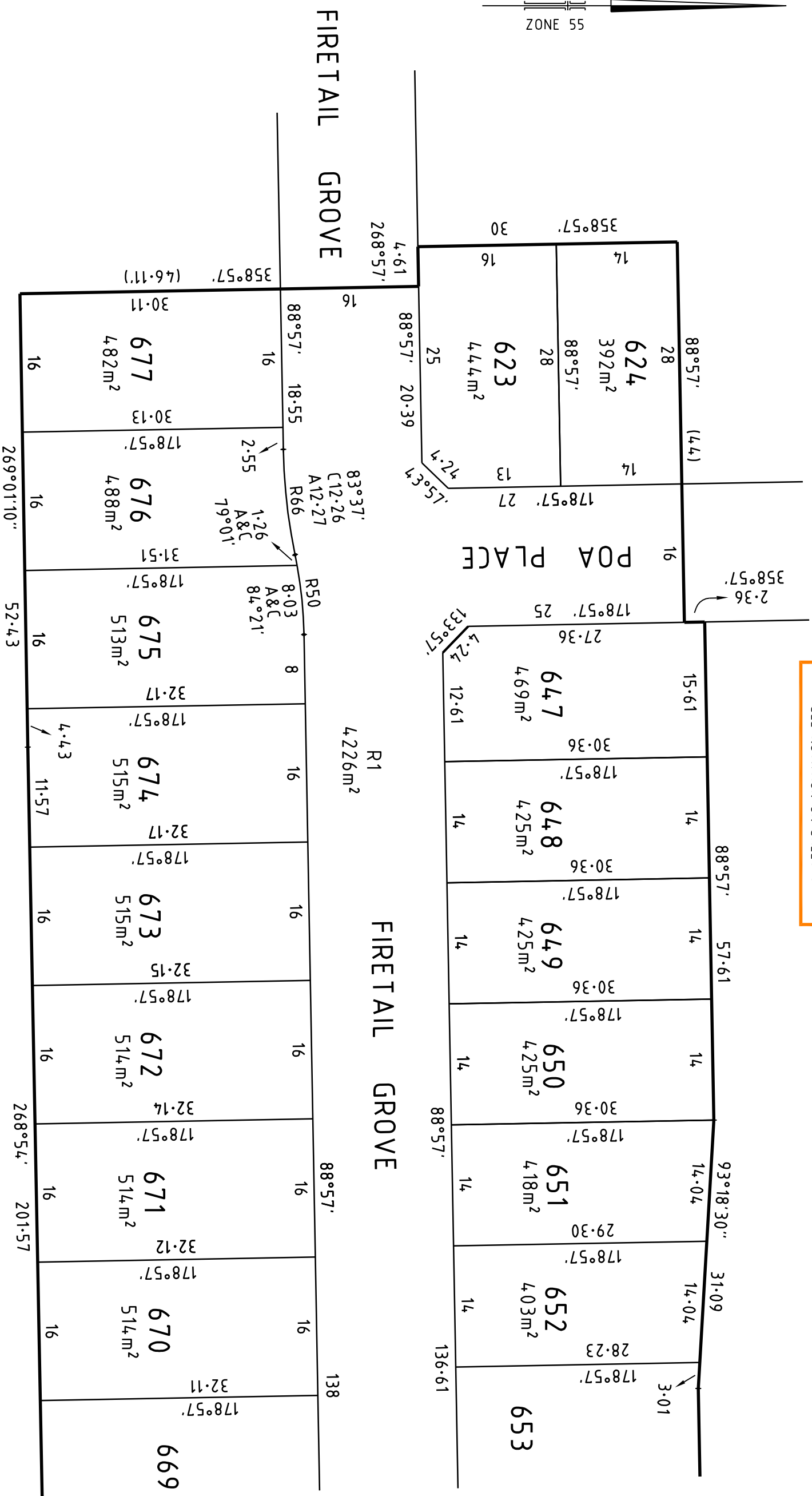


ORIGINAL SHEET  
SIZE: A3

SHEET 2

LICENSED SURVEYOR: ADAM MAHER  
VERSION 2, DATE: 05/09/2017

**PRELIMINARY**  
SEE NOTATION ON SHEET 1



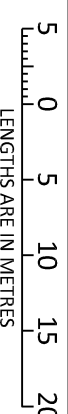
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SURVEYORS  
REFERENCE  
**M4015/16**

SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

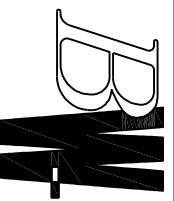
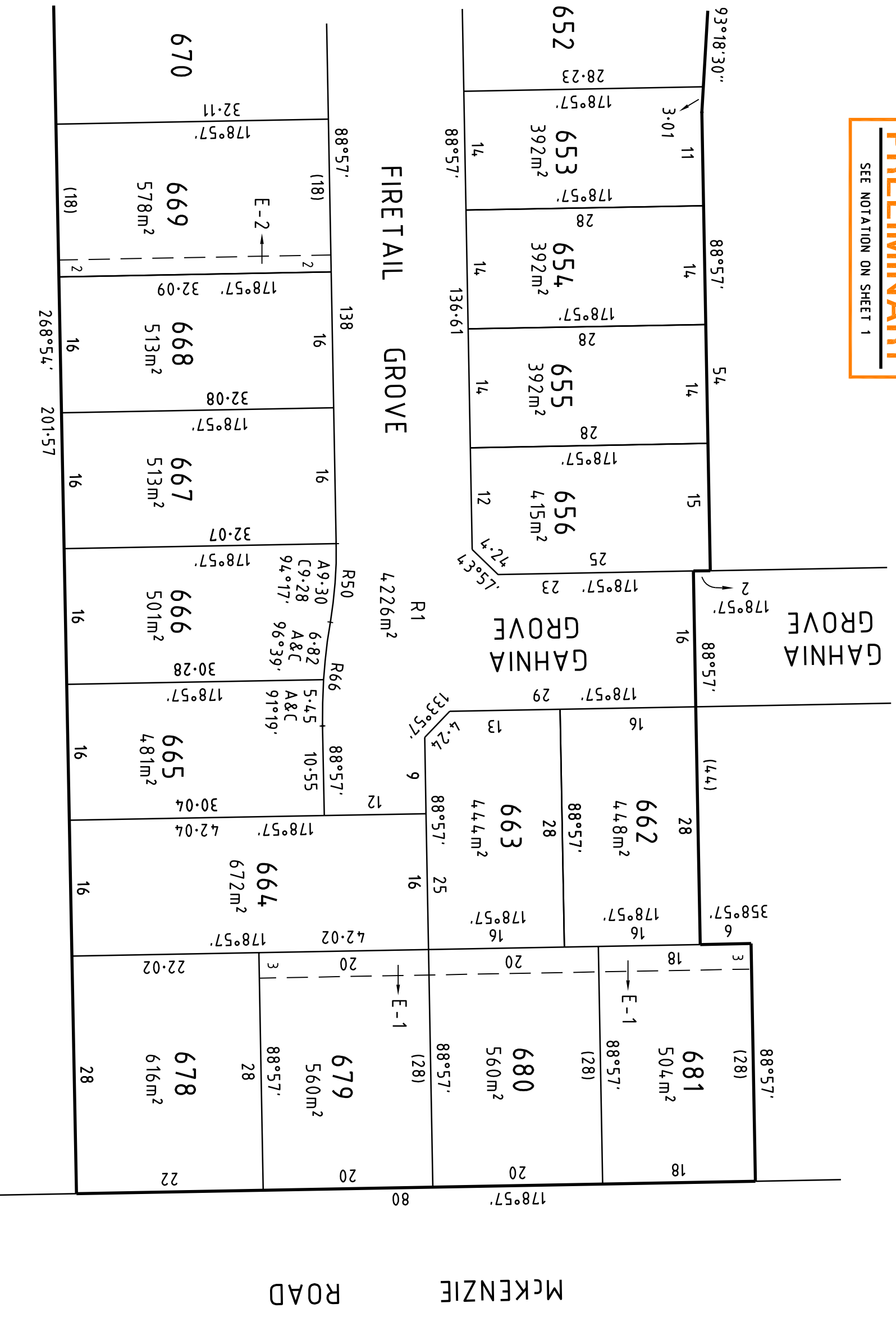
SHEET 3

LICENSED SURVEYOR: ADAM MAHER  
VERSION 2, DATE: 05/09/2017

**PRELIMINARY**  
SEE NOTATION ON SHEET 1



SEE SHEET 3



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SURVEYORS  
REFERENCE  
**M4015/16**

SCALE  
1 : 500



ORIGINAL SHEET  
SIZE: A3

SHEET 4

LICENSED SURVEYOR: ADAM MAHER  
VERSION 2, DATE: 05/09/2017

**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 677 (BOTH INCLUSIVE) AND LOT 678 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.

M.G.A. 94  
 ZONE 55

