

LOCATION OF LAND

PARISH: PHILLIP ISLAND AT COWES
TOWNSHIP: —
SECTION: —
CROWN ALLOTMENT: 16 (PT) & 17 (PT)
CROWN PORTION: —
TITLE REFERENCE: VOL. FOL.
LAST PLAN REFERENCE: LOT B ON PS603109R
POSTAL ADDRESS: LOMANDRA DRIVE
(at time of subdivision) COWES 3922
M.G.A. CO-ORDINATES E 344 830 ZONE 55
(of approx. centre of land in plan) N 5 741 760

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: BASS COAST SHIRE COUNCIL REF:

- This plan is certified under section 6 of the Subdivision Act 1988.
- This plan is certified under section 11(7) of the Subdivision Act 1988.
Date of original certification under section 6 / /
- This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

OPEN SPACE

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.
(ii) The requirement has been satisfied.
(iii) The requirement is to be satisfied in Stage.....

Council Delegate
Council Seal
Date / /

Re-certified under section 11(7) of the Subdivision Act 1988.
Council Delegate
Council Seal
Date / /

VESTING OF ROADS AND / OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	BASS COAST SHIRE COUNCIL
RESERVE No.1	BASS COAST SHIRE COUNCIL
RESERVE No.2	BASS COAST SHIRE COUNCIL
RESERVE No.3	SPI ELECTRICITY PTY. LTD.

NOTATIONS

STAGING THIS IS NOT A STAGED SUBDIVISION
PLANNING PERMIT No. 040248

DEPTH LIMITATION DOES NOT APPLY.

LOT NUMBERS 1 TO 120, 140 & 143 TO 400 (ALL INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR RESTRICTIONS AFFECTING LOTS ON THIS PLAN SEE THE CREATIONS OF RESTRICTION ON SHEETS 5 & 6.

THE LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES.

SURVEY THIS PLAN IS BASED ON SURVEY IN AP123462W.
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) —
IN PROCLAIMED SURVEY AREA No. —

EASEMENT INFORMATION

LEGEND: E - ENCUMBERING EASEMENT OR CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT
A - APPURTENANT EASEMENT R - ENCUMBERING EASEMENT (ROAD)

SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	SEE DIAG.	PS534627A	BASS COAST SHIRE COUNCIL
E-1 & E-2	SEWERAGE	SEE DIAG.	PS534627A	WESTERNPORT REGION WATER AUTHORITY
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-3 & E-4	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERNPORT REGION WATER CORPORATION

LR USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE / /

LR USE ONLY

PLAN REGISTERED
TIME
DATE / /

.....
Assistant Registrar of Titles

SHEET 1 OF 6 SHEETS

BEVERIDGE WILLIAMS & CO. PTY.LTD.
ACN 006 197 235 ABN 44 622 029 694
SURVEYORS . ENGINEERS . PLANNERS
ENVIRONMENTAL CONSULTANTS
PO BOX 2205 CAULFIELD JUNCTION 3161 95284444
PO BOX 1465 BALLARAT MAIL CENTRE 3354 53313877
PO BOX 161 LEONGATHA 3953 56622630
PO BOX 129 WONTHAGGI 3995 56721505
PO BOX 1916 TRARALGON 3844 51760374

LICENSED SURVEYOR LINCON SCOTT MORRIS
(PRINT)

SIGNATURE DATE: 29/08/2008

REF. L4015/4 VERSION 5

DATE / /

COUNCIL DELEGATE SIGNATURE

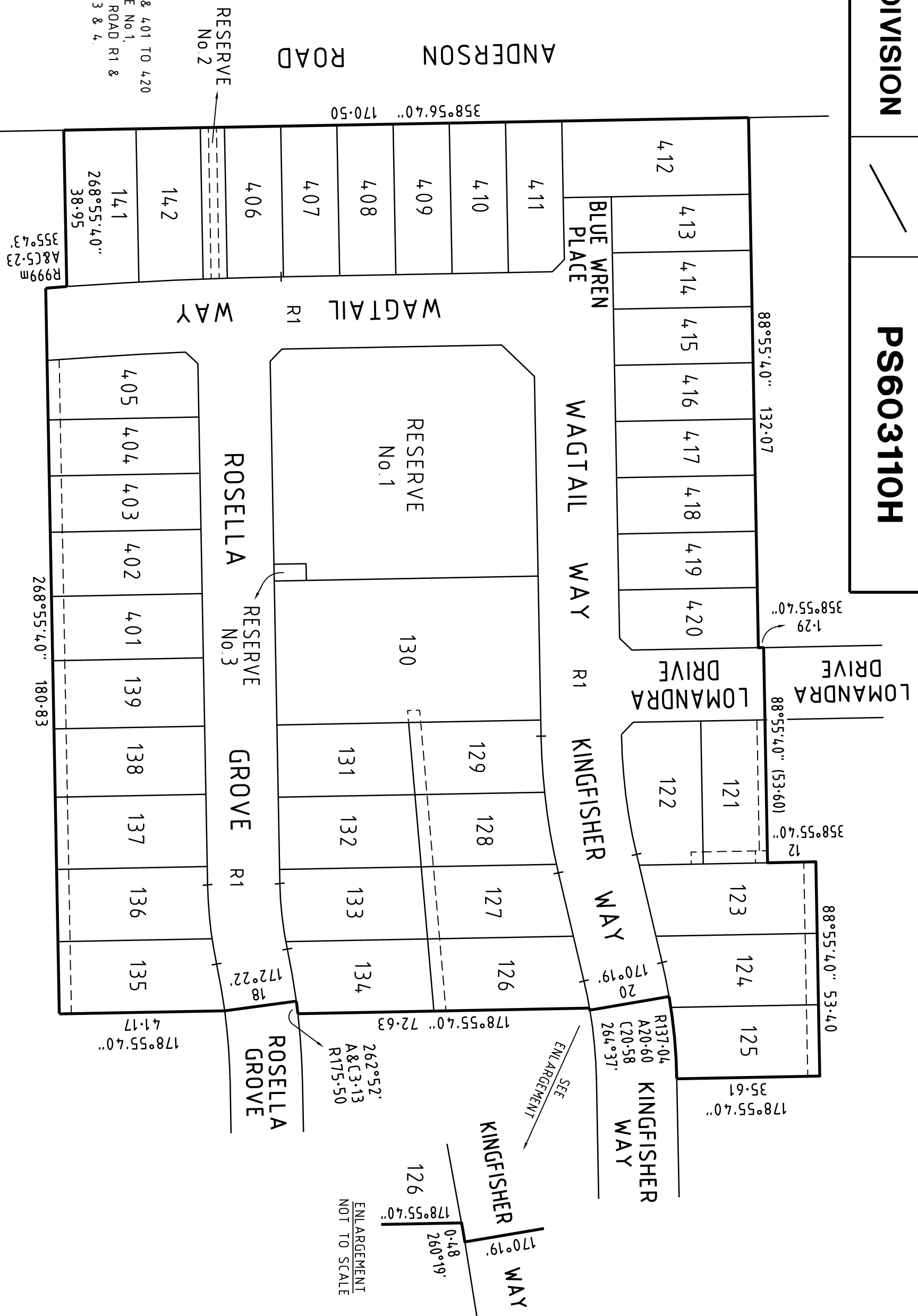
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No. /

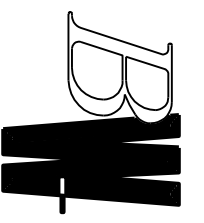
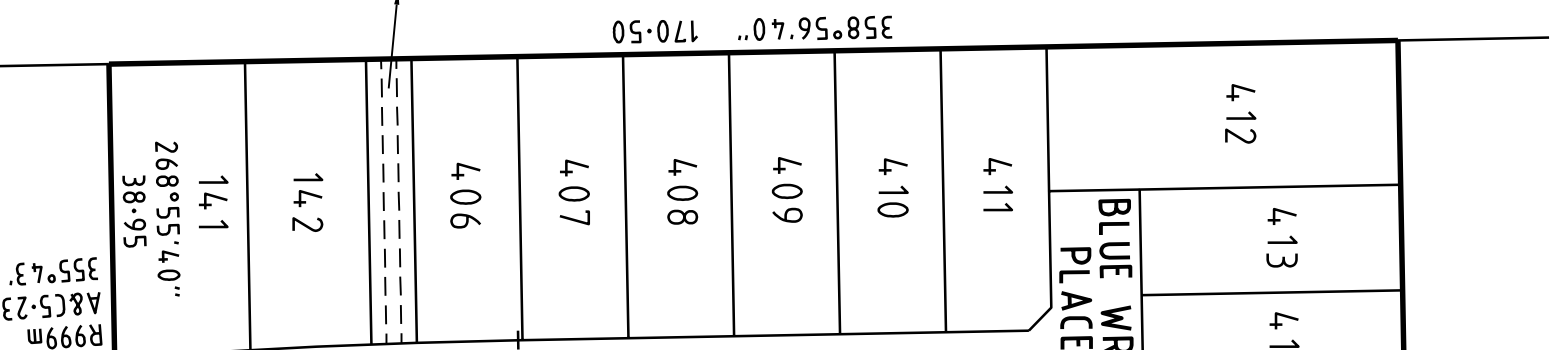
PLAN NUMBER

PS603110H

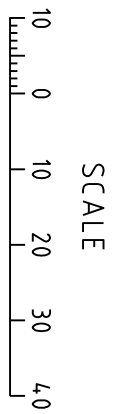


FOR LOTS 121 TO 139, 141, 142 & 401 TO 420
(ALL INCLUSIVE), RESERVE No.1,
RESERVE No.2, RESERVE No.3, ROAD R1 &
EASEMENTS SEE SHEETS 3 & 4.

KEY DIAGRAM



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ORIGINAL SCALE 1:1000
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) LINCOLN SCOTT MORRIS
SIGNATURE _____
DATE 29/08/2008
REF L4015/4
VERSION 5

SHEET 2 OF 6 SHEETS

DATE / /
COUNCIL DELEGATE SIGNATURE

ENLARGEMENT
NOT TO SCALE

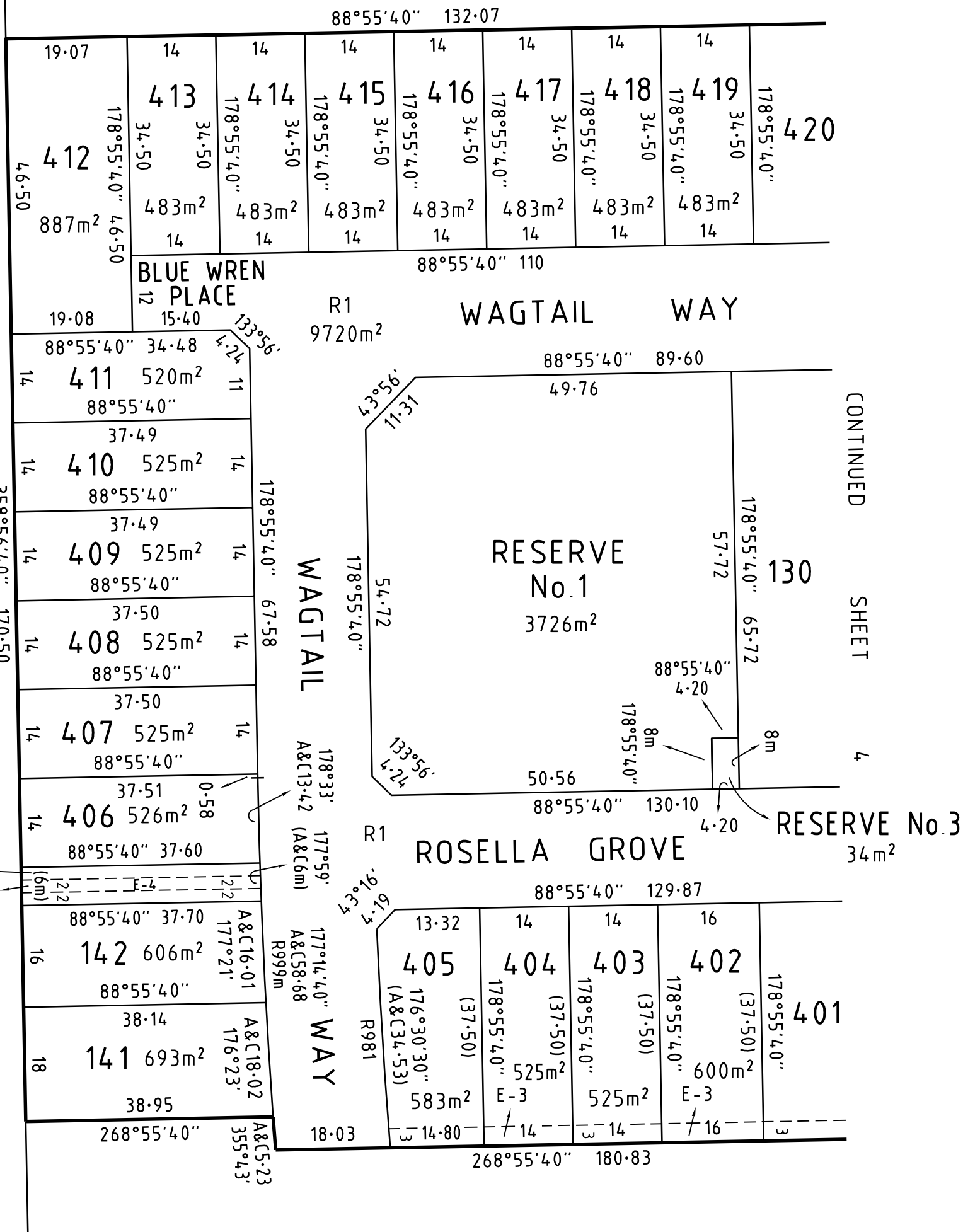
PLAN OF SUBDIVISION

STAGE No.

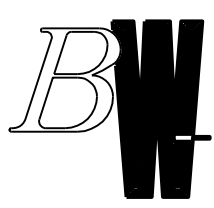
PLAN NUMBER

PS603110H

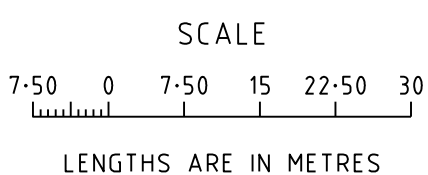
M.G.A. 94
ZONE 55



CONTINUED SHEET 4



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ORIGINAL SCALE SHEET SIZE
 1:750 A3

LICENSED SURVEYOR (PRINT) LINCON SCOTT MORRIS
 SIGNATURE DATE 29/08/2008
 REF L4015/4 VERSION 5

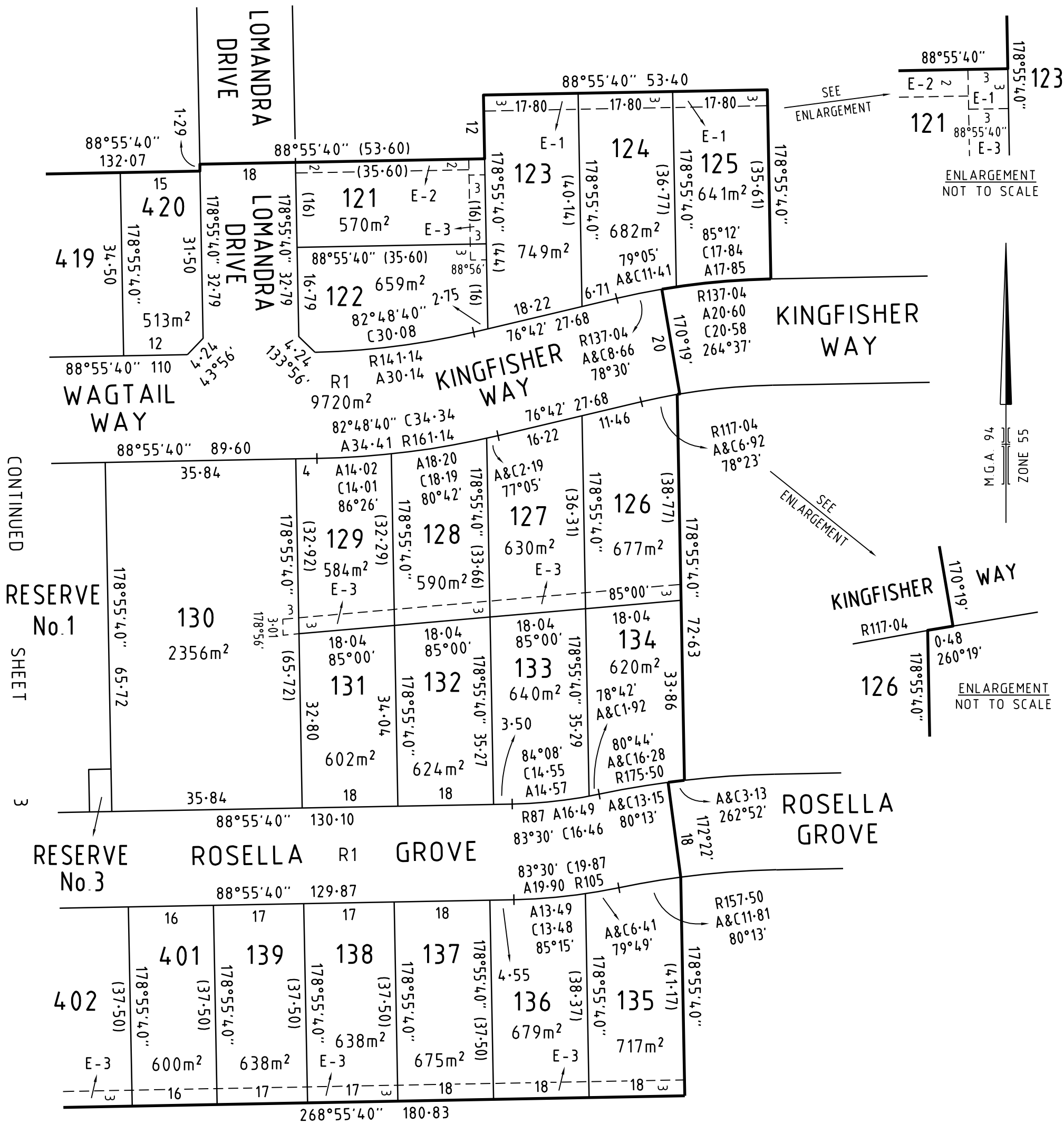
SHEET 3 OF 6 SHEETS
 DATE / /
 COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

STAGE No. /

PLAN NUMBER

PS603110H



CONTINUED SHEET 3

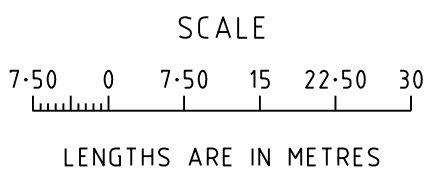
RESERVE No. 1

RESERVE No. 3

ROSELLA GROVE

ROSELLA GROVE

BW BEVERIDGE WILLIAMS & CO. PTY.LTD.
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ORIGINAL SCALE SHEET SIZE
 1:750 A3

LICENSED SURVEYOR (PRINT) LINCON SCOTT MORRIS
 SIGNATURE _____ DATE 29/08/2008
 REF L4015/4 VERSION 5

SHEET 4 OF 6 SHEETS
 DATE / /
 COUNCIL DELEGATE SIGNATURE

CREATION OF RESTRICTION 'A'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

LAND TO BENEFIT : LOTS ON THIS PLAN.

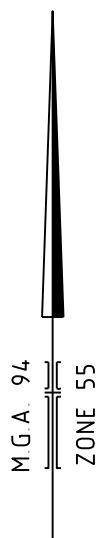
LAND TO BE BURDENED : LOTS 141, 142 & 406 TO 412 (BOTH INCLUSIVE).

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS OF LOTS 141, 142 & 406 TO 412 (BOTH INCLUSIVE) ON THIS PLAN SHALL NOT GAIN ACCESS TO OR FROM ANDERSON ROAD AND SHALL NOT CONSTRUCT ANY BUILDING OR STRUCTURE OTHER THAN A FENCE WITHIN THE LAND SHOWN CROSS HATCHED ON THE DIAGRAM.

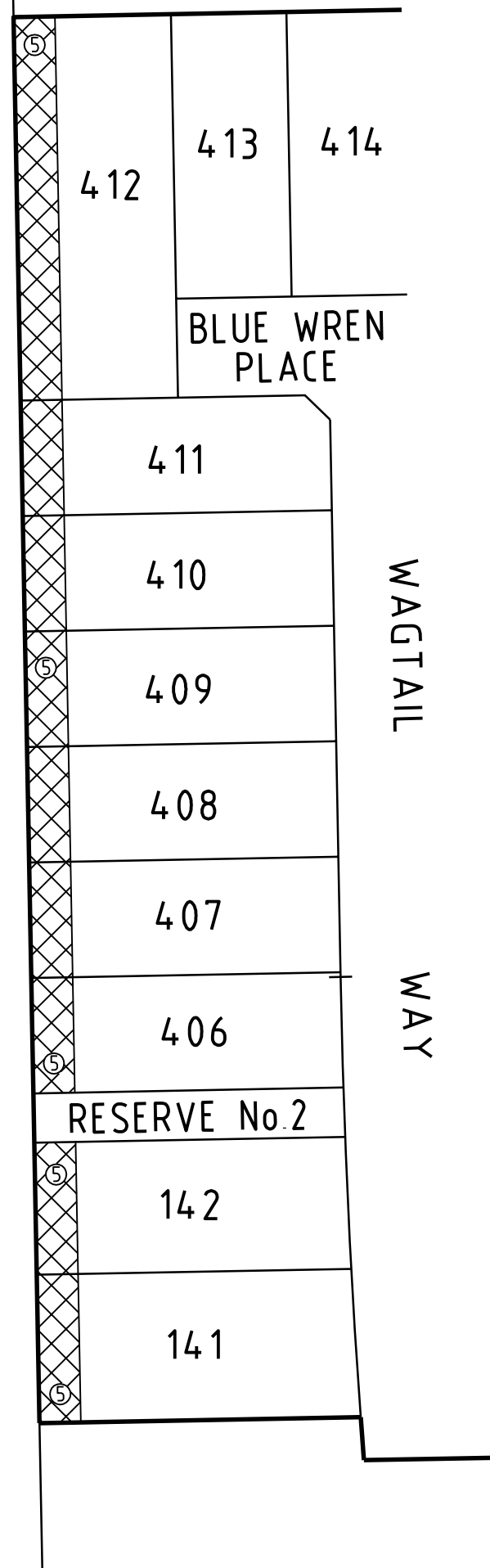
VARIATION

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



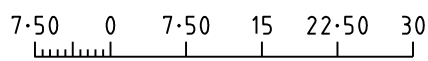
ANDERSON ROAD

WAGTAIL WAY



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SCALE



LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET SIZE

1:750 A3

LICENSED SURVEYOR (PRINT) LINCOLN SCOTT MORRIS

SIGNATURE DATE 29/08/2008

REF L4015/4 VERSION 5

SHEET 5 OF 6 SHEETS

DATE / /
 COUNCIL DELEGATE SIGNATURE

CREATION OF RESTRICTION 'B'

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

LAND TO BENEFIT : LOTS ON THIS PLAN.
 LAND TO BE BURDENED : LOTS 401 & 402 ON THIS PLAN.

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS OF LOTS 401 & 402 ON THIS PLAN SHALL NOT CONSTRUCT ANY DWELLING OR GARAGE EXCEPT WITHIN THE BUILDING ENVELOPE SHOWN THUS 

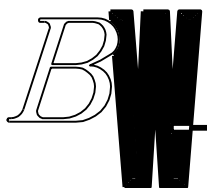
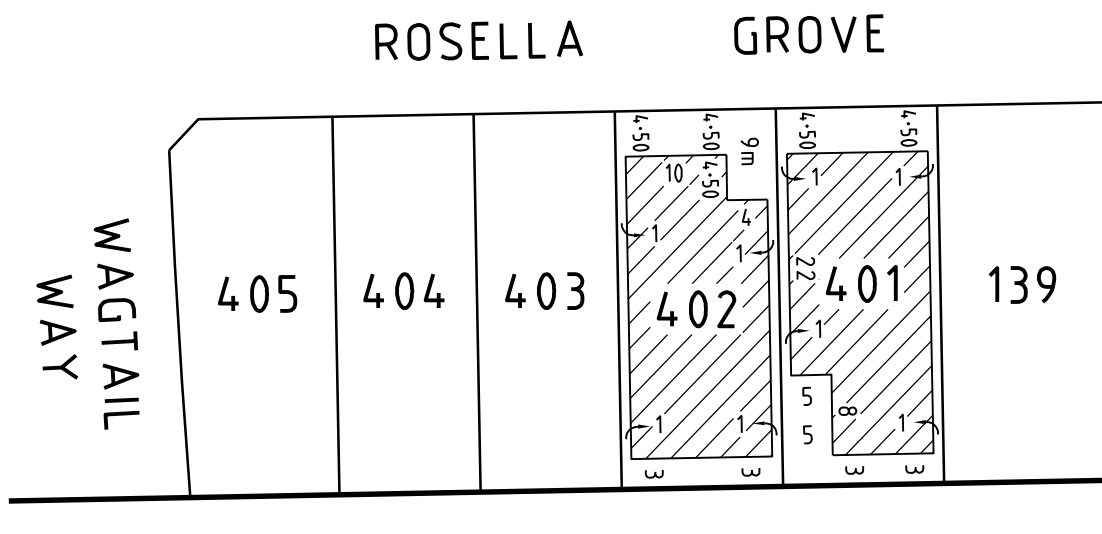
LEGEND

REGULATION 406 OF THE BUILDING REGULATIONS 2006 EXEMPTS BUILDINGS FROM THE NEED TO COMPLY WITH ANY REGULATION IN PART 4 OF THE BUILDING REGULATIONS 2006 IF THE DESIGN OF THE BUILDING COMPLIES WITH AN APPROVED BUILDING ENVELOPE THAT DEALS WITH THAT PARTICULAR REGULATION.

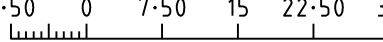
FOR THE PURPOSE OF REGULATION 406 OF THE BUILDING REGULATIONS 2006, THE BUILDING ENVELOPES ON THIS PLAN ONLY REGULATE SITING MATTERS DEALT WITH BY REGULATIONS 408 & 409 OF THE BUILDING REGULATIONS 2006.

VARIATION

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



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SCALE
 7.50 0 7.50 15 22.50 30

 LENGTHS ARE IN METRES

ORIGINAL SCALE SHEET SIZE
 1:750 A3

LICENSED SURVEYOR (PRINT) LINCON SCOTT MORRIS
 SIGNATURE _____ DATE 29/08/2008
 REF L4015/4 VERSION 5

SHEET 6 OF 6 SHEETS

 DATE / /
 COUNCIL DELEGATE SIGNATURE