

PLAN OF SUBDIVISION	STAGE No. /	LRS USE ONLY EDITION	PLAN NUMBER PS716654J
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LOCATION OF LAND

PARISH: PHILLIP ISLAND AT COWES
TOWNSHIP: —
SECTION: —
CROWN ALLOTMENT: 18 (PART)
CROWN PORTION: —

TITLE REFERENCE: VOL FOL

LAST PLAN REFERENCE: PS701134V (LOT A)

POSTAL ADDRESS: 144 VENTNOR ROAD
(at time of subdivision) COWES 3922

M.G.A. CO-ORDINATES E 344930 ZONE 55
(of approx. centre of land in plan) N 5741440

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

- A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made.
- The requirement has been satisfied.
- 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

NOTATIONS

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

OTHER PURPOSE OF PLAN.
TO REMOVE THAT PART OF THE DRAINAGE AND SEWERAGE EASEMENT SHOWN MARKED E-3 ON LOT A ON PS701134V CREATED IN PS701134V AND CONTAINED WITHIN THE LAND IN THIS PLAN VIDE AGREEMENT OF ALL PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988).

DEPTH LIMITATION DOES NOT APPLY.

LOT NUMBERS 1 TO 233 AND 250 TO 261 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

FOR THE RESTRICTIONS AFFECTING LOTS 242 TO 245, 247, 249, 264 AND 265 SEE THE CREATION OF RESTRICTION ON SHEET 6.

THE LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES.

SURVEY THIS PLAN IS BASED ON SURVEY.

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.	PS631586V	BASS COAST SHIRE COUNCIL
E-1	SEWERAGE	SEE DIAG.	PS631586V	WESTERNPORT REGION WATER CORPORATION
E-2	DRAINAGE	SEE DIAG.	PS701134V	BASS COAST SHIRE COUNCIL
E-2	SEWERAGE	SEE DIAG.	PS701134V	WESTERNPORT REGION WATER CORPORATION
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERNPORT REGION WATER CORPORATION
E-4	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERNPORT REGION WATER CORPORATION
E-5	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN (SECTION 136 WATER ACT 1989)	WESTERNPORT REGION WATER CORPORATION

LRS USE ONLY

STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT

RECEIVED

DATE / /

LRS USE ONLY

PLAN REGISTERED TIME

DATE / /

Assistant Registrar of Titles

SHEET 1 OF 6 SHEETS



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development & environment consultants
Wonthaggi ph : 03 5672 1505
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LICENSED SURVEYOR (PRINT) ADAM MAHER

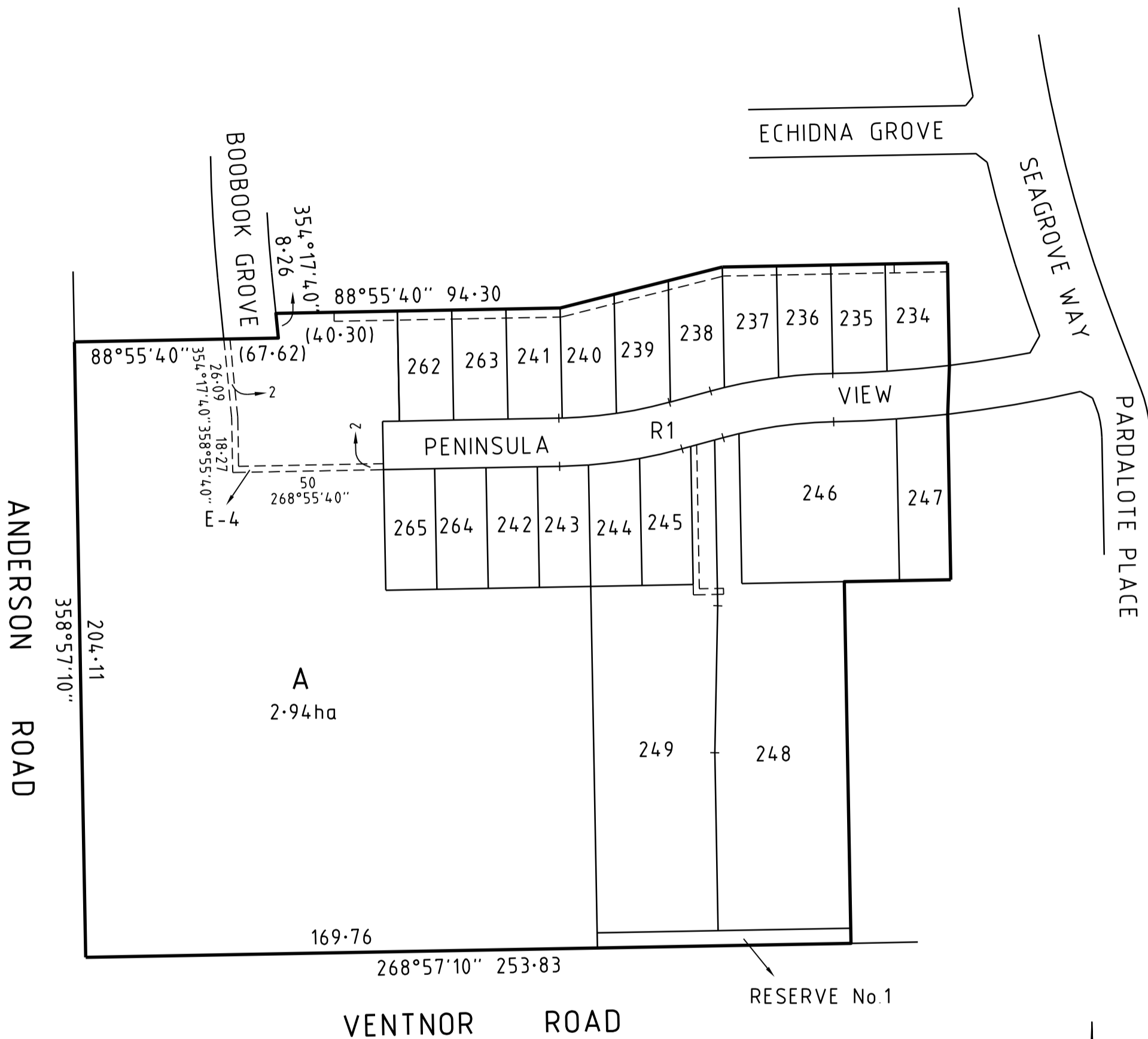
SIGNATURE DATE: 22/7/2014

REF. 4015/9 VERSION 4

DATE / /

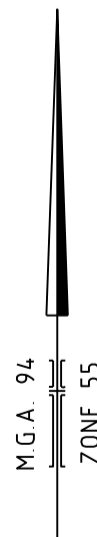
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3



KEY DIAGRAM

FOR LOTS 233 TO 249 (BOTH INCLUSIVE) AND LOTS 262 TO 266 (BOTH INCLUSIVE), ROAD R1, RESERVE No.1 AND EASEMENTS SEE SHEETS 3, 4 AND 5.



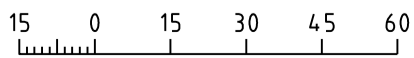
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SCALE



LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET SIZE

1:1500 A3

LICENSED SURVEYOR (PRINT)

ADAM MAHER

SIGNATURE

DATE 22/7/2014

REF 4015/9

VERSION 4

SHEET 2

DATE / /

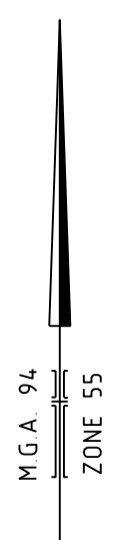
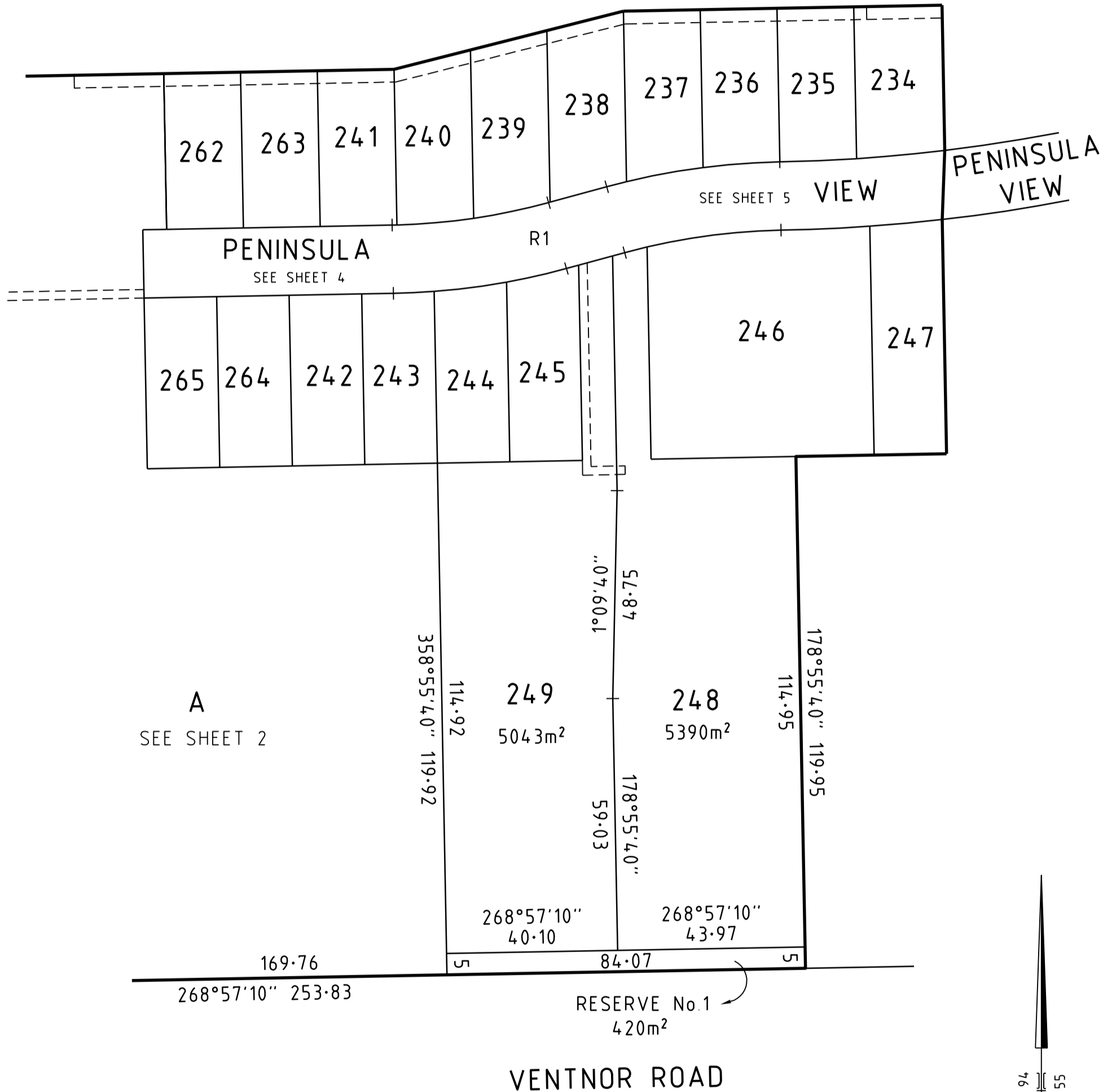
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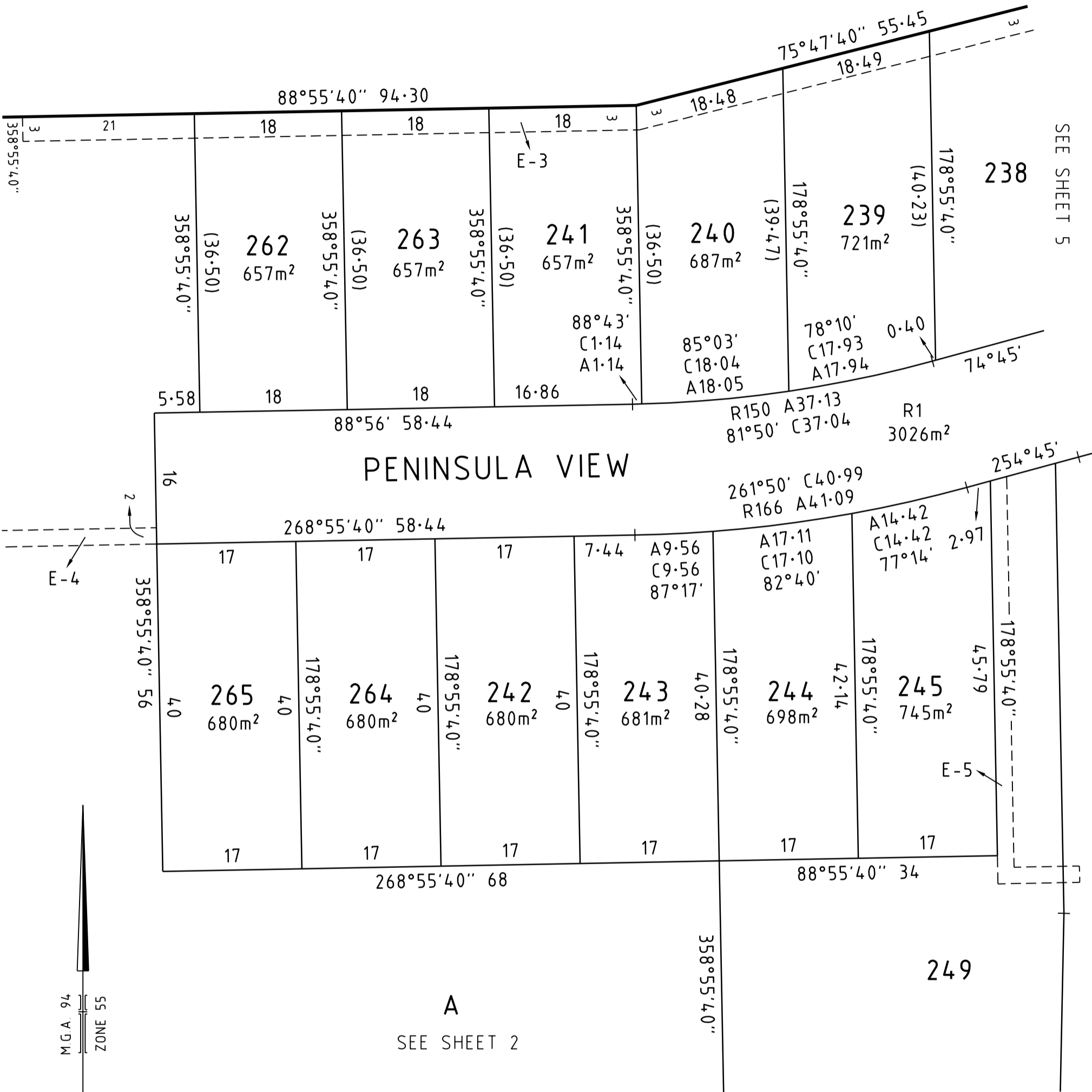
<p>SCALE</p> <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SCALE</p> <p>SHEET SIZE</p> <p>1:1000 A3</p>	<p>LICENSED SURVEYOR (PRINT) ADAM MAHER</p>	<p>SHEET 3</p>
		<p>SIGNATURE</p> <p>REF 4015/9</p>	<p>DATE 22/7/2014</p> <p>VERSION 4</p>
		<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p>	

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SEE SHEET 5

SEE SHEET 3

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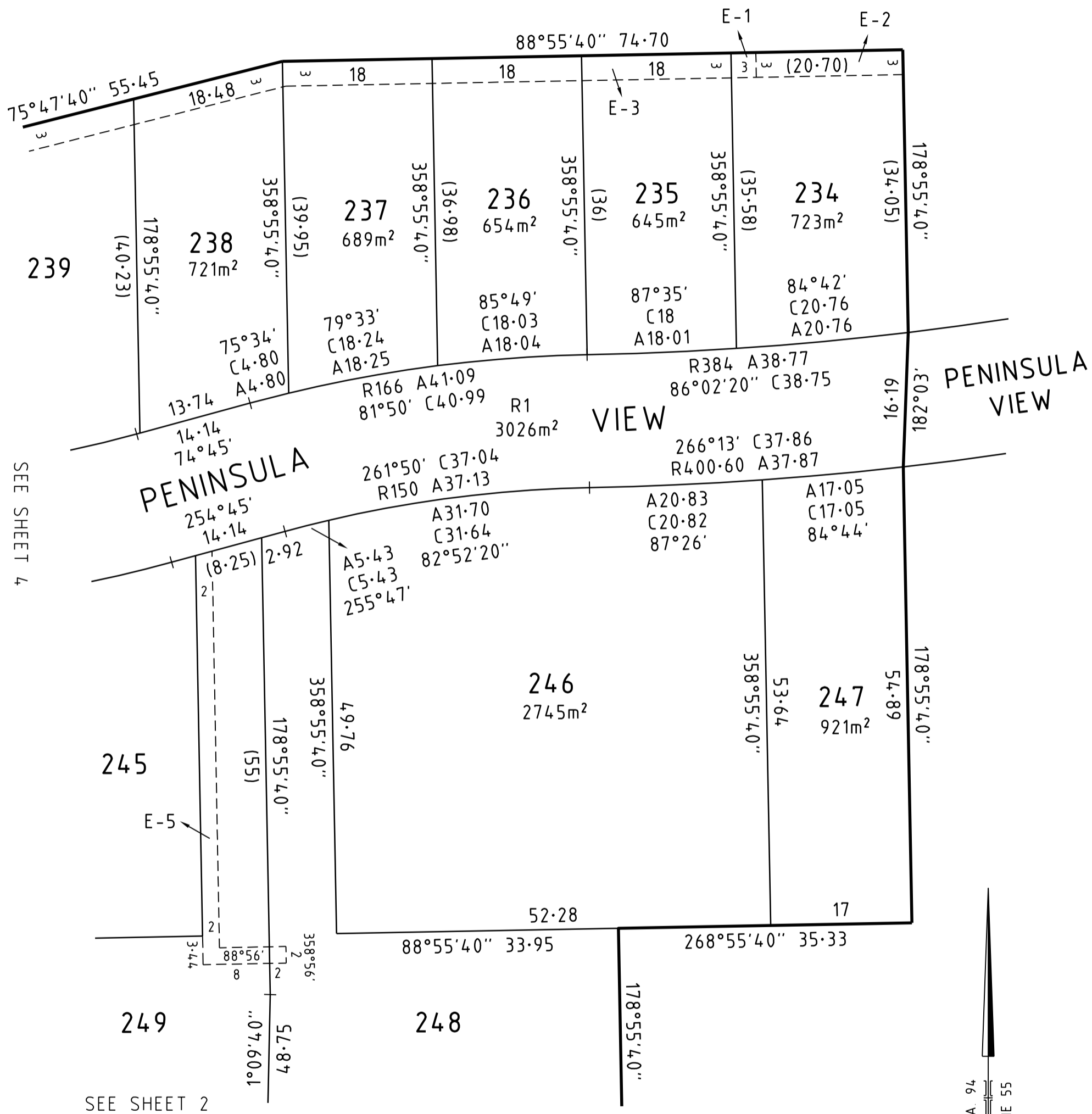
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	<p>DATE / /</p>			

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STAGE No.

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SEE SHEET 4

SEE SHEET 2

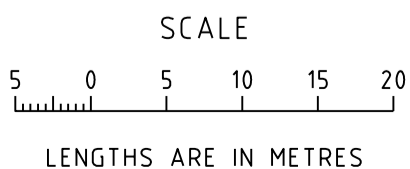


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ORIGINAL SCALE SHEET SIZE
1500 A3

LICENSED SURVEYOR (PRINT) ADAM MAHER
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REF 4015/9 VERSION 4

SHEET 5
DATE / /
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

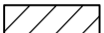
PS716654J

CREATION OF RESTRICTION No.1

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

LAND TO BENEFIT : LOTS ON THIS PLAN.
 LAND TO BE BURDENED : LOTS 242 TO 245 (BOTH INCLUSIVE),
 247, 264 & 265 ON THIS PLAN

DESCRIPTION OF RESTRICTION


EXCEPT WITH THE WRITTEN CONSENT OF THE BASS COAST SHIRE COUNCIL THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 242 TO 245 (BOTH INCLUSIVE), 247, 264 & 265 ON THIS PLAN SHALL NOT PLACE, CONSTRUCT, ALLOW TO BE PLACED OR ALLOW TO BE CONSTRUCTED ANY BUILDING OR STRUCTURE OTHER THAN A FENCE WITHIN THE LAND SHOWN THUS  ON THE DIAGRAM.

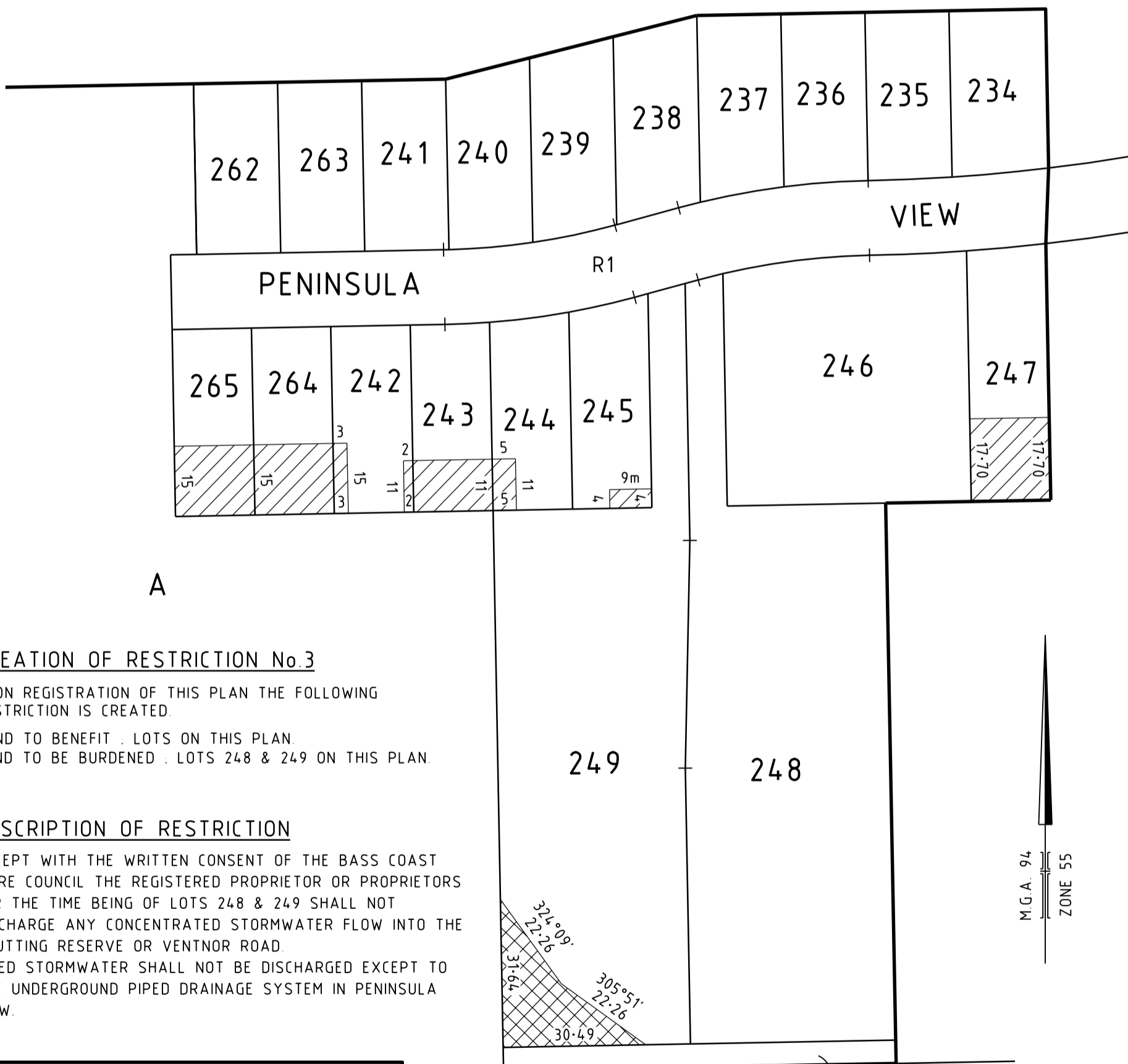
CREATION OF RESTRICTION No.2

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

LAND TO BENEFIT : LOTS ON THIS PLAN.
 LAND TO BE BURDENED : LOT 249 ON THIS PLAN.

DESCRIPTION OF RESTRICTION

EXCEPT WITH THE WRITTEN CONSENT OF THE WESTERNPORT REGION WATER CORPORATION THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING SHALL NOT CONSTRUCT ANY PART OF A BUILDING OR STRUCTURE THAT CONTAINS FIXTURES REQUIRING A CONNECTION TO A SEWER SERVICE WITHIN THE LAND SHOWN HATCHED  ON THIS PLAN.



CREATION OF RESTRICTION No.3

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED.

LAND TO BENEFIT : LOTS ON THIS PLAN.
 LAND TO BE BURDENED : LOTS 248 & 249 ON THIS PLAN.

DESCRIPTION OF RESTRICTION

EXCEPT WITH THE WRITTEN CONSENT OF THE BASS COAST SHIRE COUNCIL THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 248 & 249 SHALL NOT DISCHARGE ANY CONCENTRATED STORMWATER FLOW INTO THE ABUTTING RESERVE OR VENTNOR ROAD. PIPED STORMWATER SHALL NOT BE DISCHARGED EXCEPT TO THE UNDERGROUND PIPED DRAINAGE SYSTEM IN PENINSULA VIEW.



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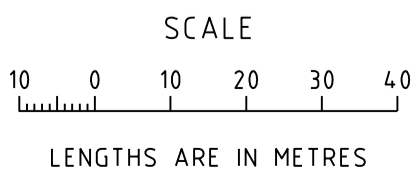
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RESERVE No.1

VENTNOR ROAD



ORIGINAL SCALE SHEET SIZE
 1:1000 A3

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SHEET 6
 DATE / /
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