
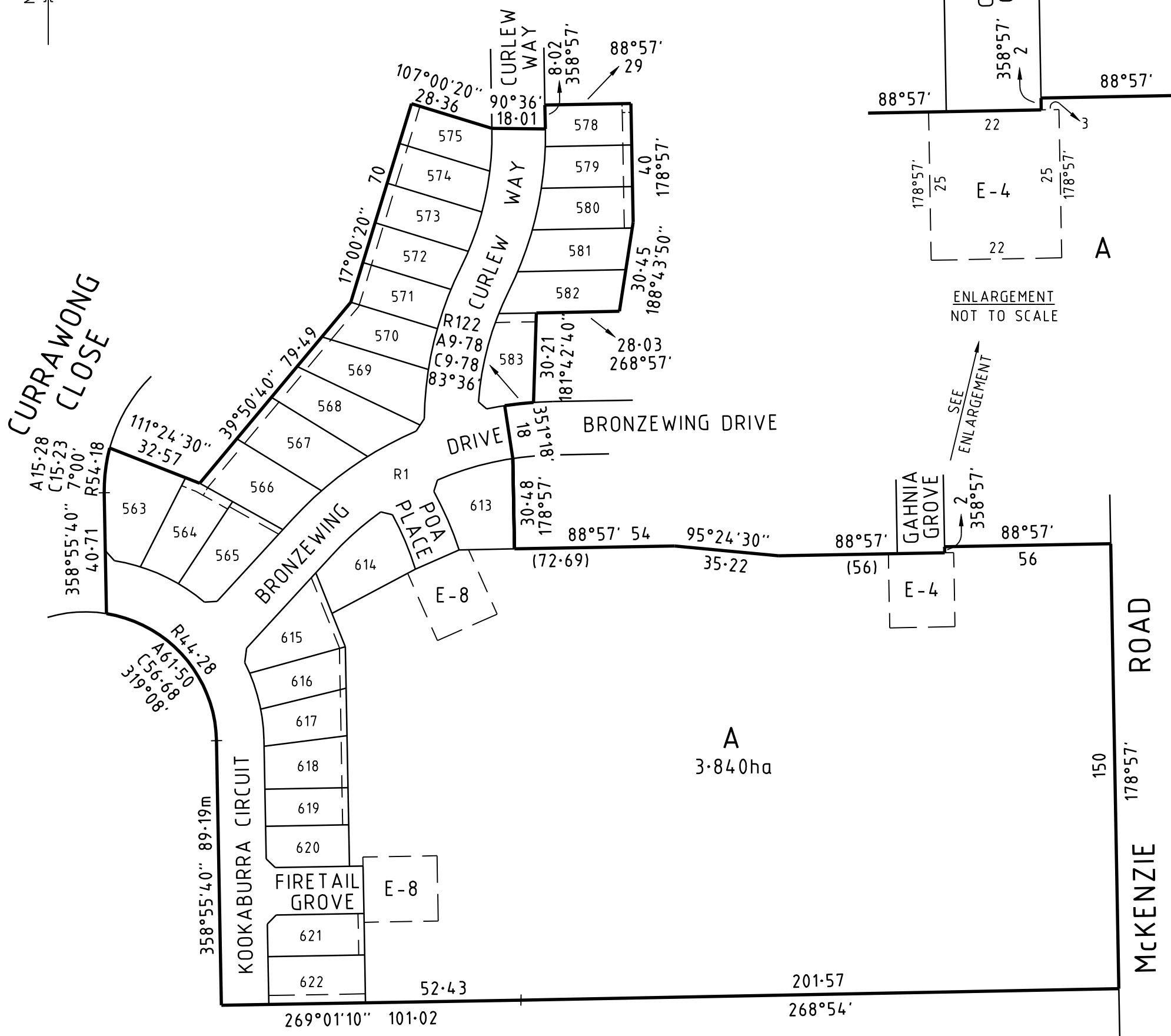


PLAN OF SUBDIVISION				EDITION 1		PS808681T	
<div>LOCATION OF LAND</div> <div>PARISH: PHILLIP ISLAND AT COWES</div> <div>TOWNSHIP: —</div> <div>SECTION: —</div> <div>CROWN ALLOTMENT: 14 (PART) & 15 (PART)</div> <div>CROWN PORTION: —</div> <div>TITLE REFERENCE: VOL. FOL.</div> <div>LAST PLAN REFERENCE: LOT A ON PS808680V</div> <div>POSTAL ADDRESS: 60 MCKENZIE ROAD (at time of subdivision) COWES 3922</div> <div>MGA CO-ORDINATES: E: 345270 ZONE: 55 (of approx centre of land in plan) N: 5741820 GDA 94</div>				<div>COUNCIL NAME: BASS COAST SHIRE COUNCIL</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		<div>OTHER PURPOSES OF PLAN:</div> <div>TO REMOVE THAT PART OF THE CARRIAGEWAY EASEMENT MARKED E-11 & E12 ON PS808680V, CREATED BY PS808680V THAT IS CONTAINED WITHIN THE ROAD R1, LOT 583 AND LOT 613 ON THIS PLAN.</div> <div>TO REMOVE THE CARRIAGEWAY EASEMENTS MARKED E-3, E-4 & E13 ON PS808680V, CREATED IN PS728721D.</div> <div>TO REMOVE THAT PART OF THE DRAINAGE EASEMENT MARKED E-4 ON PS808680V, CREATED IN PS728721D AND THE DRAINAGE EASEMENTS MARKED E-6, E-10 & E-13 ON PS808680V, CREATED ON PS808680V THAT ARE CONTAINED WITHIN THE ROAD R1 ON THIS PLAN.</div> <div>TO REMOVE THAT PART OF THE SEWERAGE EASEMENTS MARKED E-8, E10 & E-12 ON PS808680V, CREATED BY PS808680V THAT IS CONTAINED WITHIN THE ROAD R1 ON THIS PLAN.</div> <div>VIDE AGREEMENT OF ALL PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)</div> <div>LOT NUMBERS 1 TO 562 (BOTH INCLUSIVE), 576, 577 AND 584 TO 612 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</div> <div>FOR RESTRICTIONS AFFECTING THE LOTS ON THIS PLAN SEE THE CREATION OF RESTRICTION ON SHEET 6.</div>			
R1		BASS COAST SHIRE COUNCIL					
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY.							
<div>SURVEY: This plan is based on survey.</div> <div>STAGING: This is not a staged subdivision. Planning Permit No.</div> <div>This survey has been connected to permanent marks No(s).</div> <div>In Proclaimed Survey Area No. —</div> <div>Estate: SEAGROVE Phase No.: 14 No. of Lots: 29 + Lot A PHASE AREA: 2.229ha</div>							
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	DRAINAGE	SEE DIAG.	PS701111J	BASS COAST SHIRE COUNCIL			
E-2	SEWERAGE	SEE DIAG.	PS701111J	WESTERNPORT REGION WATER CORPORATION			
E-3	DRAINAGE	SEE DIAG.	PS728721D	BASS COAST SHIRE COUNCIL			
E-4	SEWERAGE	SEE DIAG.	PS728721D	WESTERNPORT REGION WATER CORPORATION			
E-5	DRAINAGE	SEE DIAG.	PS808680V	BASS COAST SHIRE COUNCIL			
E-6	SEWERAGE	SEE DIAG.	PS808680V	WESTERNPORT REGION WATER CORPORATION			
E-7	CARRIAGEWAY	SEE DIAG.	PS808680V	BASS COAST SHIRE COUNCIL			
E-8	DRAINAGE	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL			
E-9	SEWERAGE	SEE DIAG.	THIS PLAN	WESTERNPORT REGION WATER CORPORATION			
E-10	DRAINAGE	SEE DIAG.	THIS PLAN	WESTERNPORT REGION WATER CORPORATION			
E-11	CARRIAGEWAY	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL			
E-12	SEWERAGE	SEE DIAG.	THIS PLAN	BASS COAST SHIRE COUNCIL			
<div>Beveridge Williams development & environment consultants Wonthaggi ph : 03 5672 1505 www.beveridgewilliams.com.au</div>		SURVEYORS FILE REF: 4015/14 4015 PSUB Stage 14.dwg			ORIGINAL SHEET SIZE: A3		SHEET 1 OF 6
		LICENSED SURVEYOR: ADAM MAHER VERSION 6, DATE: 11/10/2019					

M G A. 94
ZONE 55



KEY DIAGRAM

FOR LOTS 563 TO 575 (BOTH INCLUSIVE),
LOTS 578 TO 583 (BOTH INCLUSIVE),
LOTS 613 TO 622 (BOTH INCLUSIVE) &
EASEMENTS SEE SHEETS 3,4&5.



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SURVEYORS REF
4015/14

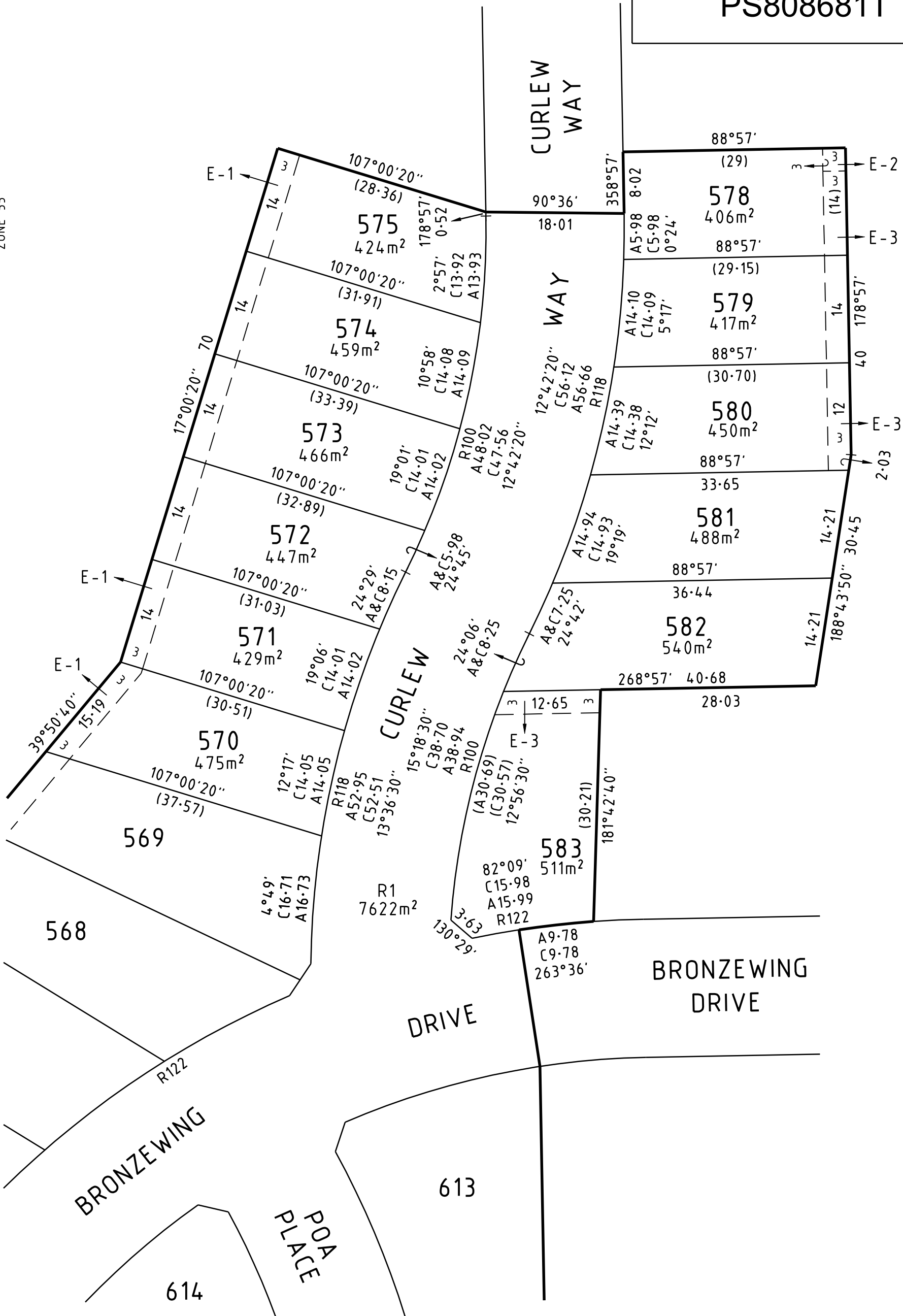
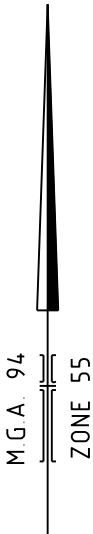
SCALE
1 : 1500

15 0 15 30 45 60
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 2

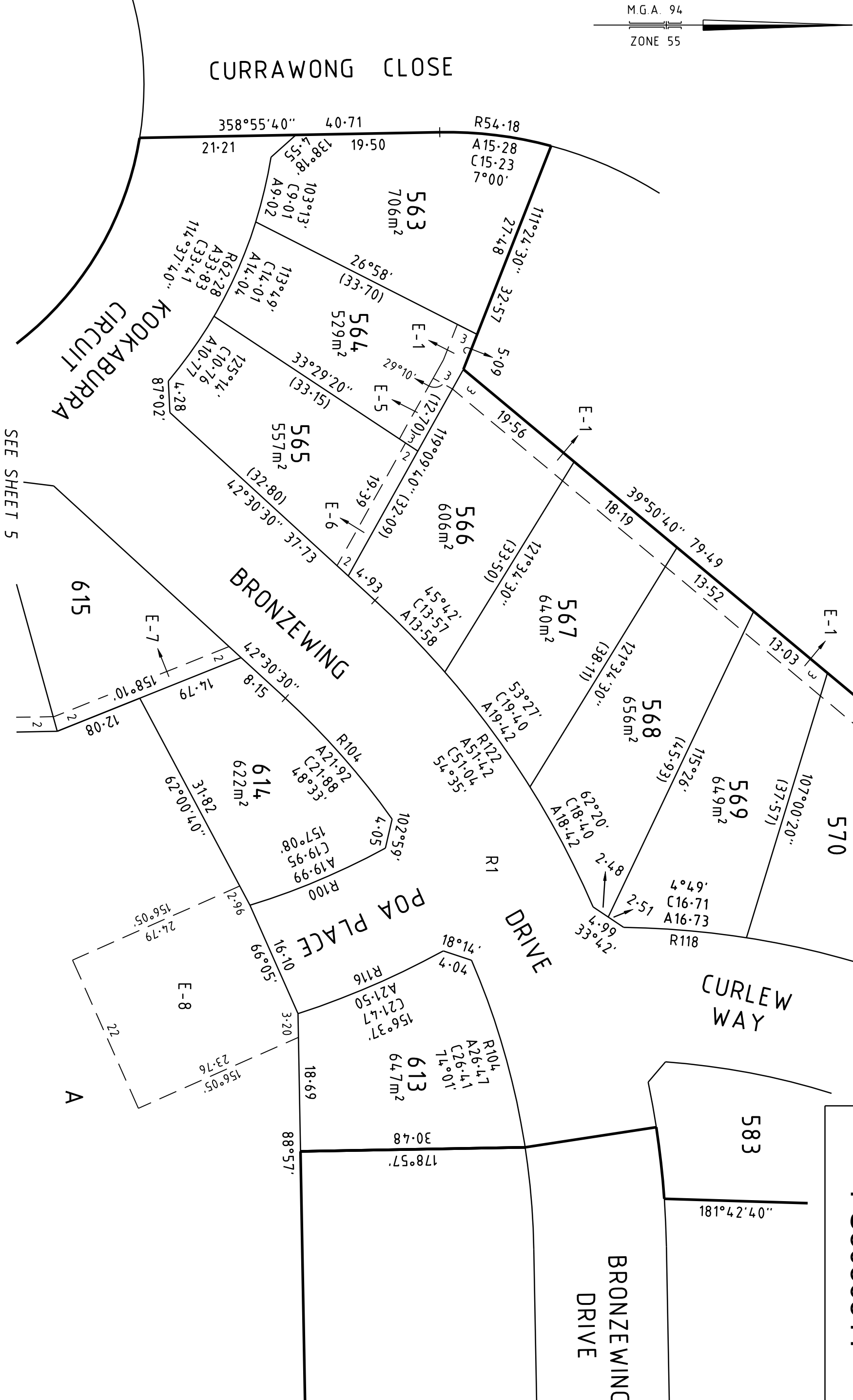
LICENSED SURVEYOR: ADAM MAHER
VERSION 6, DATE: 11/10/2019



SEE SHEET 4

SEE SHEET 4

PS808681T



M.G.A. 94
ZONE 55

CURRAWONG CLOSE

KOOKABURRA
CIRCUIT

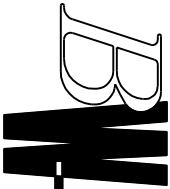
BRONZEWING

POA PLACE

DRIVE

CURLEW
WAY

BRONZEWING
DRIVE



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SCALE
1 : 500



ORIGINAL SHEET
SIZE: A3

SHEET 4

LICENSED SURVEYOR: ADAM MAHER
VERSION 6, DATE: 11/10/2019

SEE SHEET 4

PS808681T

564

565

614

SEE SHEET 4

KOOKABURRA
CIRCUIT

BRONZEWING
DRIVE

SEE SHEET 4

R1

615
564m²

616
412m²

617
405m²

618
448m²

619
350m²

620
388m²

FIRETAIL
GROVE

621
452m²

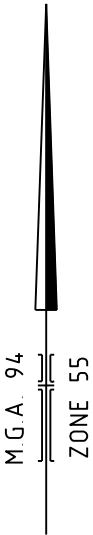
622
524m²

KOOKABURRA

CIRCUIT

A

89.19m
358°55'40"



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SURVEYORS REF
4015/14

SCALE
1 : 500

5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 5

LICENSED SURVEYOR: ADAM MAHER
VERSION 6, DATE: 11/10/2019

