

# PLAN OF SUBDIVISION

LV USE ONLY  
EDITION

PLAN NUMBER  
PS 827401V

## LOCATION OF LAND

Parish: PHILLIP ISLAND  
 Township: -  
 Section: -  
 Crown Allotment: 56 (PART)  
 Crown Portion: -  
 Title Reference: VOL 8361 FOL 717 & VOL 8704 FOL 910  
 Last Plan Reference: LOT 1 TP 323871C & LOT 1 TP 400688P  
 Postal Address: 103 VENTNOR BEACH ROAD,  
 (at time of subdivision) COWES 3922  
 MGA94 Co-ordinates: E 345 700 Zone: 55  
 (of approx. centre of land in plan) N 5 739 070

Council Name: BASS COAST SHIRE COUNCIL

## VESTING OF ROADS AND / OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL / BODY / PERSON
NIL	NIL

## NOTATIONS

THIS IS A SPEAR PLAN.  
 Depth Limitation: DOES NOT APPLY  
 Staging: This is not a staged subdivision.  
 Planning Permit No.

Survey: This plan is based on survey.  
 This survey has been connected to permanent marks no(s)  
 In proclaimed Survey Area No. -

**WARNING**  
 1. THIS IS A PHOTOCOPY OF AN UNREGISTERED PLAN. AS ALTERATIONS BEYOND THE CONTROL OF THE SURVEYOR MAY BE REQUIRED BY OTHERS PRIOR TO CERTIFICATION AND REGISTRATION, NILSSON, NOEL & HOLMES (SURVEYORS) PTY LTD CAN ACCEPT NO LIABILITY FOR ANY LOSS OR DAMAGE HOWSOEVER ARISING, TO ANY PERSON OR CORPORATION WHO MAY RELY ON THIS PLAN FOR ANY PURPOSE.  
 2. THE DIMENSIONS SHOWN HEREON ARE SUBJECT TO FINAL SURVEY.

## EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of

**Nilsson, Noel & Holmes (Surveyors) Pty. Ltd.**  
 A.C.N. 067 949 615  
 Surveyors, Engineers & Town Planners  
 8A Codrington Street, Cranbourne 3977  
 Phone (03) 5996 4133 Email: mail@nnhsurveyors.net.au



REF: **8955** DWG No. 8955S 19/09/2018

ORIGINAL SHEET  
SIZE: A3

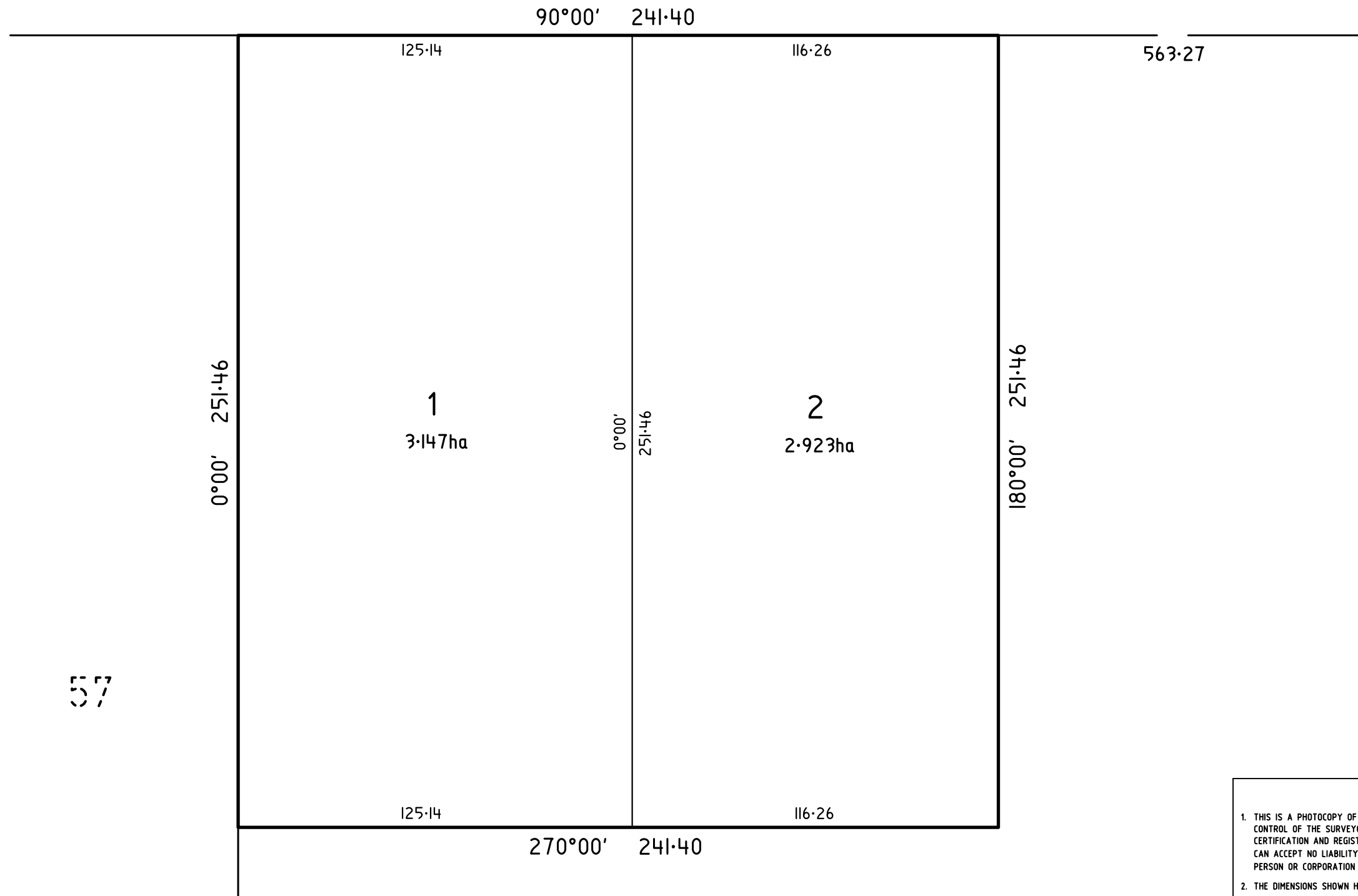
Sheet 1 of 2 sheets

LICENSED SURVEYOR:  
STANLEY G. JEFFREYS VER 01

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## VENTNOR BEACH ROAD



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SCALE  
1:1500



LENGTHS ARE IN METRES

REF: **8955** DWG No. 8955S 19/09/2018

LICENSED SURVEYOR:  
STANLEY G. JEFFREYS VER 01

ORIGINAL SHEET  
SIZE: A3

SHEET 2



**Legend**

-  external boundary
-  existing fencing
-  proposed lot boundary
-  proposed fencing
-  dam
-  existing olive grove
-  extended olive grove
-  hay production and livestock grazing
-  revegetation areas
-  existing revegetation areas - planted by Landcare 1990s

Revisions:

PO BOX 30  
 SAN REMO VIC 3925  
 T: 0400 426 415  
 E: chris@jardinejohnstone.com.au  
 W: www.jardinejohnstone.com.au

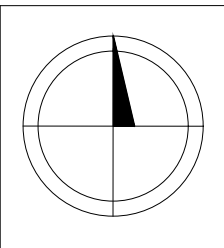


**Jardine Johnstone**  
 ENVIRONMENT AND PLANNING

Client  
**Ryan**

Site Address  
 103 Ventnor Beach Road,  
 Cowes

Title  
**Farm Layout Plan**



Date  
 18/11/2019

Drawn  
 CJ

Scale  
 Not to scale

Drawing  
 LMP01