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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 10125 FOLIO 714

Security no : 124098265577T
Produced 11/06/2022 10:47 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 321371X.
PARENT TITLE Volume 03138 Folio 541
Created by instrument PS321371X 26/07/1993

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HILLVIEW RISE PTY LTD of "PGP CONSULTING PTY LTD" UNIT 12 99 WILLIAM STREET
MELBOURNE VIC 3000
AR832889L 14/01/2019

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AK654893X 15/10/2013

DIAGRAM LOCATION

SEE PS321371X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 99 BENA ROAD KORUMBURRA VIC 3950

DOCUMENT END



Imaged Document Cover Sheet


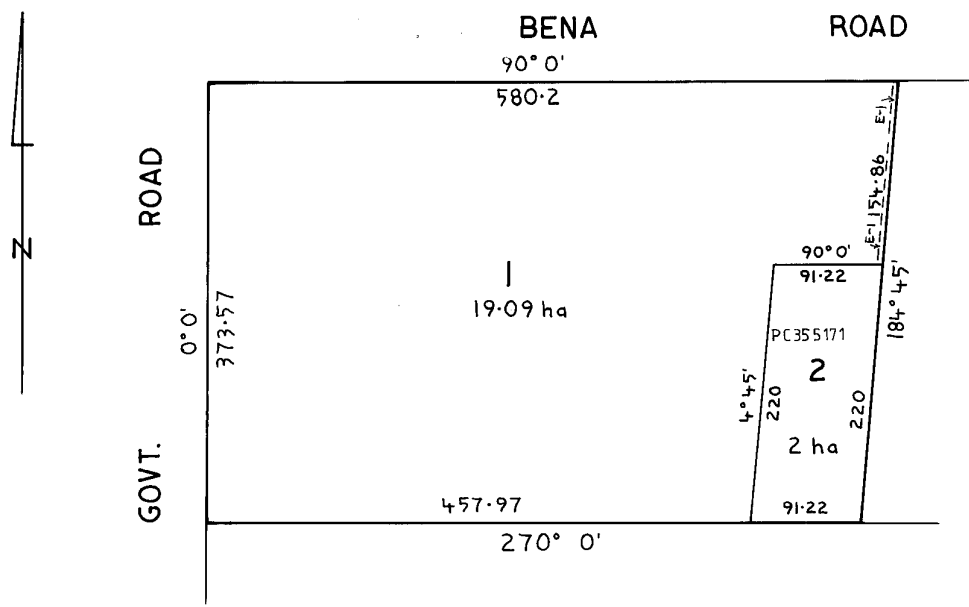
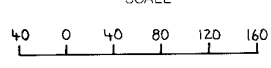
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Document Type	Plan
Document Identification	PS321371X
Number of Pages (excluding this cover sheet)	2
Document Assembled	11/06/2022 10:48

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PLAN OF SUBDIVISION		STAGE No. —	LTO USE ONLY EDITION 2	PLAN NUMBER PS 321371 X
LOCATION OF LAND PARISH: KORUMBURRA TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 90 (PART) CROWN PORTION: — LTO BASE RECORD: CHART 3 (2929) TITLE REFERENCES: VOL 3138FOL 541 LAST PLAN REFERENCE: LOT 1 LP 4693 POSTAL ADDRESS: BENA RD AMG Co-ordinates KORUMBURRA 3950 N 396 000 ZONE: 55 (of approx. centre of plan) E 5744900		COUNCIL CERTIFICATION AND ENDORSEMENT SHIRE OF COUNCIL NAME: KORUMBURRA REF: 5322 (1204) 1. This plan is certified under section 6 of the Subdivision Act 1988 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6 3. 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 not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date 13/1/93 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date ———		LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE: 23/1/93 LTO USE ONLY PLAN REGISTERED TIME 9-00 (AM) DATE 26/7/93  Assistant Registrar of Titles
VESTING OF ROADS OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	DEPTH LIMITATION: DOES NOT APPLY STAGING: This is not a staged subdivision. Planning Permit No. SURVEY: This plan is not based on survey.		
EASEMENT INFORMATION				
LEGEND A – Appurtenant Easement E – Encumbering Easement R – Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of
E-1	DRAINAGE	4	THIS PLAN	SHIRE OF KORUMBURRA
E-1	SEWERAGE	4	THIS PLAN	KORUMBURRA WATER BOARD
				
M. J. WILTSHIRE 7 GRANDVIEW AVE BEAUMARIS 3193 (03) 5890034		Sheet 1 of 1 Sheet		
SCALE  LENGTHS ARE IN METRES		ORIGINAL SCALE 1:4000 SHEET SIZE A3	LICENSED SURVEYOR (PRINT) M. J. WILTSHIRE SIGNATURE _____ DATE / / REF 1063 VERSION A	
		DATE / /		COUNCIL DELEGATE SIGNATURE

Photos: Site and Surrounds
99 Bena Road, Korumburra



Photo 1 – Subject site looking south-west from Bena Road



Photo 2 –Looking south-west from across subject site to proposed drainage reserve & public open space





Photo 3 – Retirement Village Facility (Carinya Lodge) to the south-east.



Photo 4 – Looking west along Bena Road with subject site to the far left.



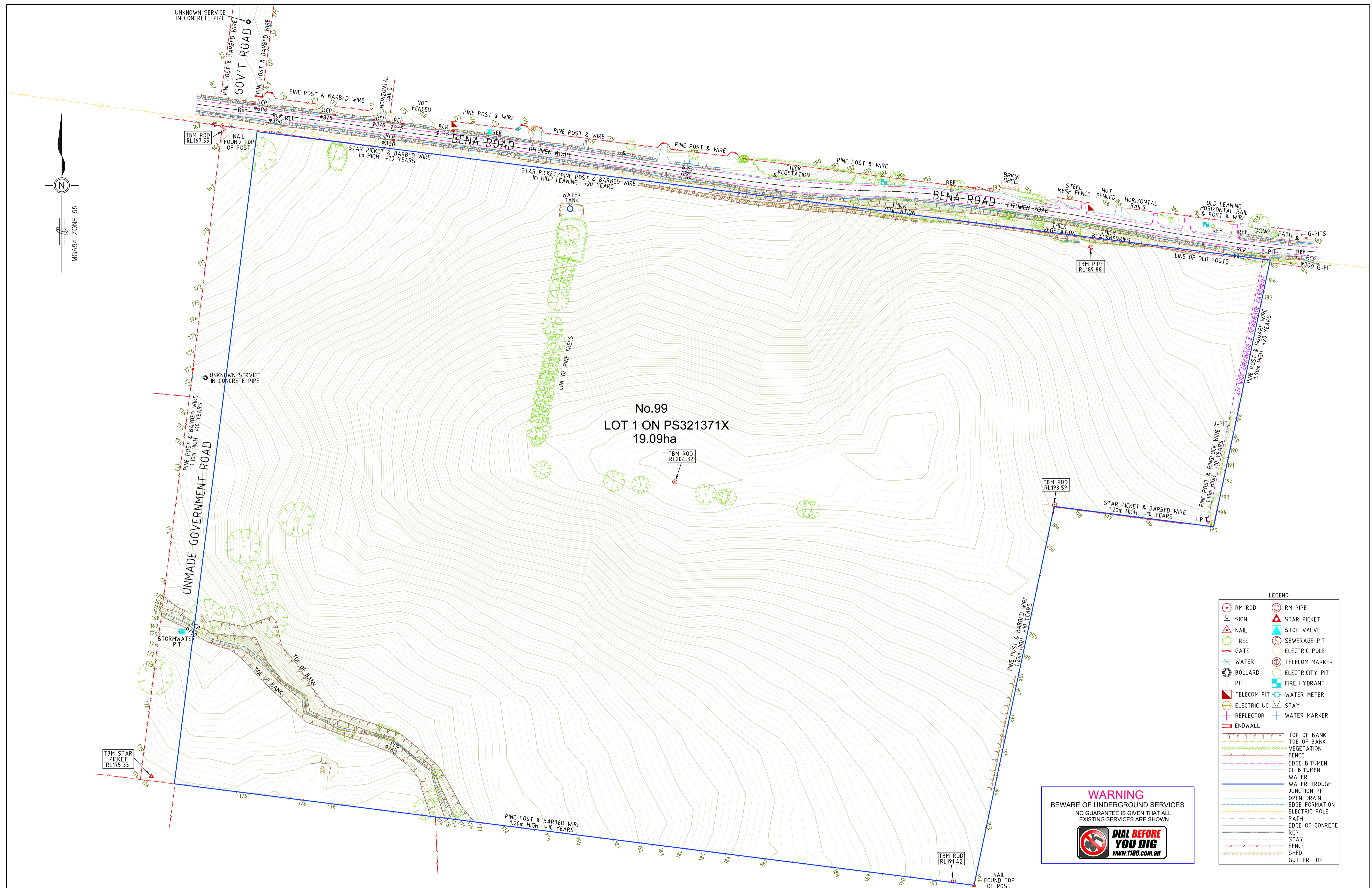


Photo 5 – Looking east along Bena Road with subject to the far right.



Photo 6 – Existing residences on the north side of Bena Road





No.99
LOT 1 ON PS321371X
19.09ha

LEGEND

RM ROD	RM PIPE
SIGN	STAR PICKET
NAIL	STOP VALVE
TREE	SEWERAGE PIT
GATE	ELECTRIC POLE
WATER	TELECOM MARKER
BOLLARD	ELECTRICITY PIT
PIT	FIRE HYDRANT
TELECOM PIT	WATER METER
ELECTRIC UC	STAY
REFLECTOR	WATER MARKER
ENDWALL	
TOP OF BANK	
EDGE OF CONCRETE	
VEGETATION	
EDGE BITUMEN	
CL BITUMEN	
WATER TROUGH	
JUNCTION PIT	
OPEN DRAIN	
EDGE FORMATION	
ELECTRIC POLE	
PATH	
EDGE OF CONCRETE	
RCP	
STAY	
FENCE	
SHED	
GUTTER TOP	

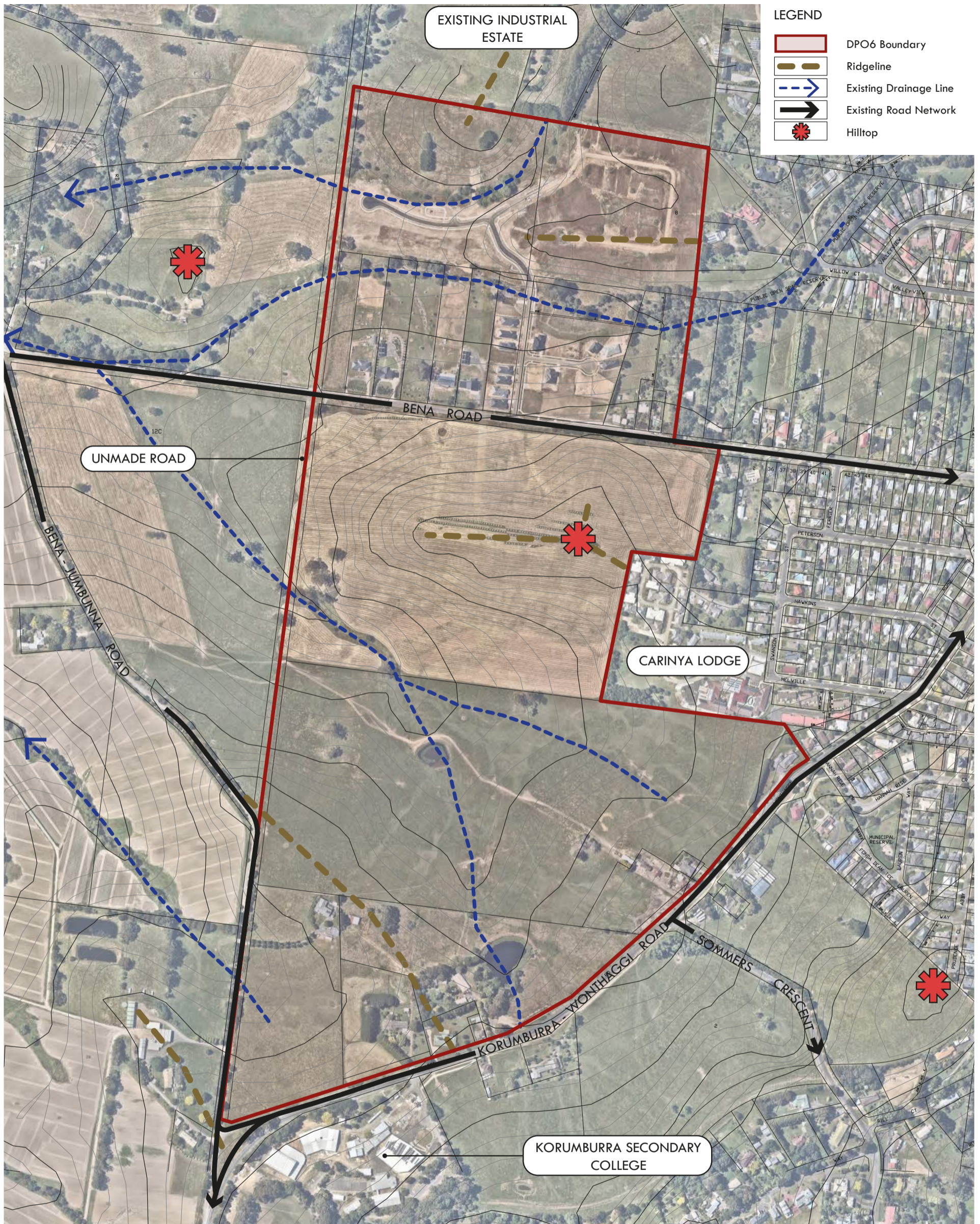
WARNING
BEWARE OF UNDERGROUND SERVICES
NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

rsc
raso consulting surveyors
71-73 McBride Avenue Wonthaggi Vic 3995
p: (03)5672 5117 e: dave@rasosurvey.com.au
72 Main Street Foster Vic 3960
p: (03)5682 2661 e: foster@rasosurvey.com.au

DATE	REV.No.	COMMENTS	SURVEYOR	C.I.L/B.P
			DRAWN	C.I.L
			CHECKED	D.F.R.
			DATE OF SURVEY	16/11/2019
			LEVEL DATUM	A.H.D
21/1/2019	A	ORIGINAL	CONTOUR INTERVAL	0.25

A.H.D. - BASED ON KORUMBURRA PM174 - RL215.455AHD
TITLE POSITION IS SHOWN APPROXIMATE AND INDICATIVE ONLY AND IS BASED ON EXISTING OCCUPATION.

PROJECT:	PLAN OF FEATURE & LEVELS SURVEY			
PROJECT ADDRESS:	99 BENA ROAD, KORUMBURRA 3950			
CLIENT:	HILLVIEW RISE PTY. LTD			
SCALE:	0 10 20 30 40 50	RCS-JOB REFERENCE:	DRAWING No.	REVISION No.
1:1000	LENGTHS ARE IN METRES	W1741	W1741.01.dwg	A
				SHEET 1 OF 1
				A1



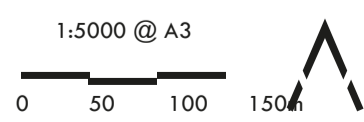
LEGEND

- DPO6 Boundary
- Ridgeline
- Existing Drainage Line
- Existing Road Network
- ✳ Hilltop

Existing Conditions Plan - DPO6

99 Bena Road, Korumburra

ref: WC202316
 rev: 1
 date: 15 January 2024
 drawn: HW

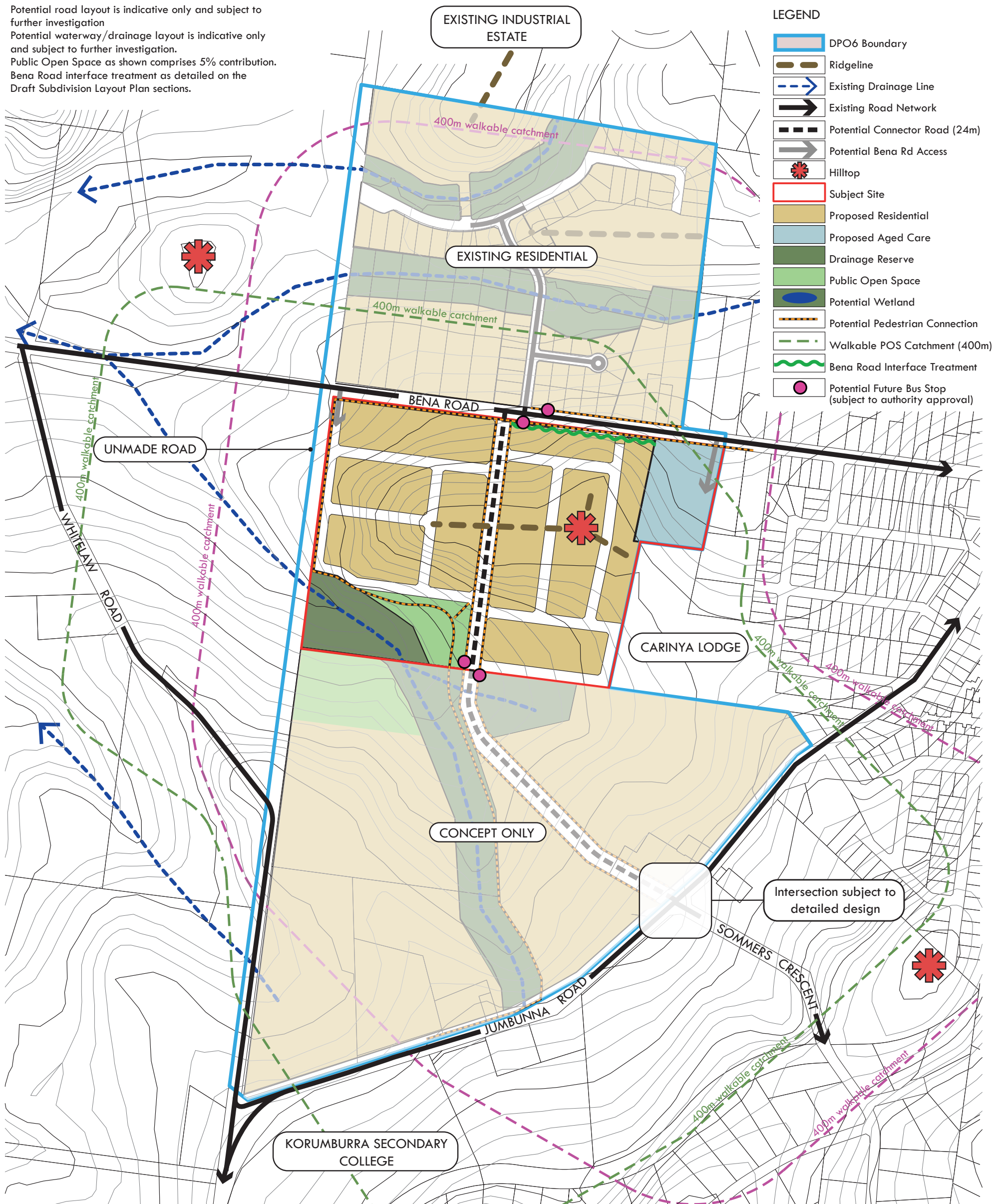


LANDSCAPE & URBAN DESIGN
 abn: 22 634 500 351

please note:
 This plan is based on preliminary information only and may be subject to change as a result of formal Council/Authority advice, detailed site investigations and confirmation by survey



NOTE:
 Potential road layout is indicative only and subject to further investigation
 Potential waterway/drainage layout is indicative only and subject to further investigation.
 Public Open Space as shown comprises 5% contribution.
 Bena Road interface treatment as detailed on the Draft Subdivision Layout Plan sections.

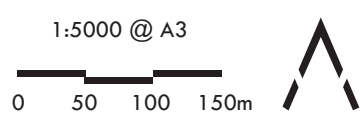


Concept Plan

99 Bena Road, Korumburra

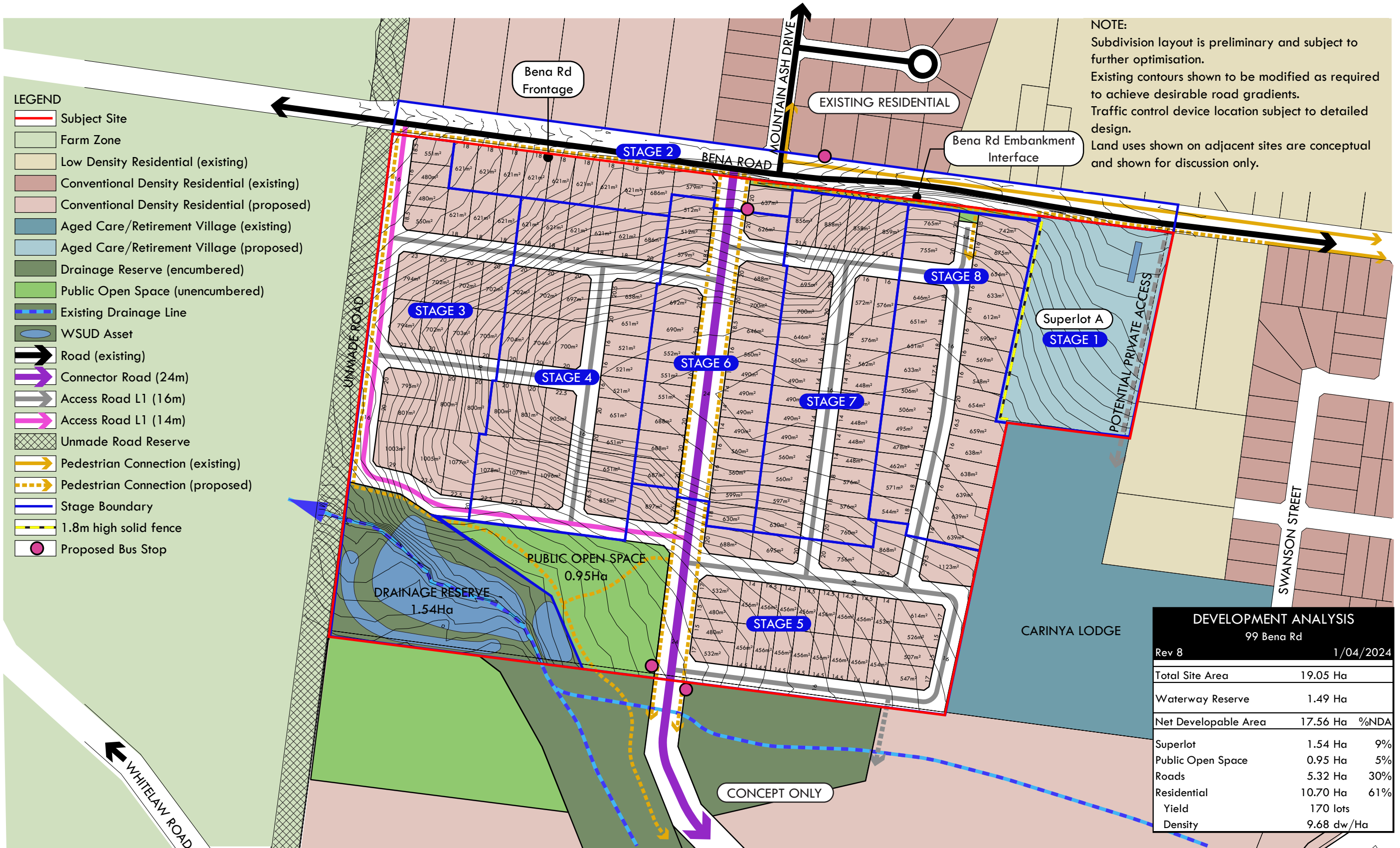
ref: WC202316
 rev: 4
 date: 4 April 2024
 drawn: HW

**PRELIMINARY PLANS
 FOR DISCUSSION**



LANDSCAPE & URBAN DESIGN
 abn: 22 634 500 351
 please note:
 This plan is based on preliminary information only and may be subject to change as a result of formal Council/Authority advice, detailed site investigations and confirmation by survey





NOTE:
 Subdivision layout is preliminary and subject to further optimisation.
 Existing contours shown to be modified as required to achieve desirable road gradients.
 Traffic control device location subject to detailed design.
 Land uses shown on adjacent sites are conceptual and shown for discussion only.

DEVELOPMENT ANALYSIS		
99 Bena Rd		
Rev 8	1/04/2024	
Total Site Area	19.05 Ha	
Waterway Reserve	1.49 Ha	
Net Developable Area	17.56 Ha	%NDA
Superlot	1.54 Ha	9%
Public Open Space	0.95 Ha	5%
Roads	5.32 Ha	30%
Residential	10.70 Ha	61%
Yield	170 lots	
Density	9.68 dw/Ha	

DRAFT Subdivision Layout Plan

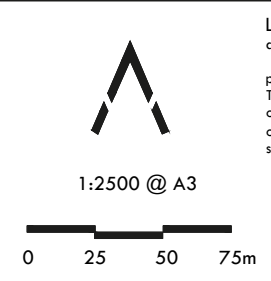
Bena Rd, Korumburra

ref: WC202316
 date: 1 April 2024
 rev: 8
 drawn: HW

drawing no. L00
 sheet no. 1 of 1

**PRELIMINARY PLANS
 FOR DISCUSSION**

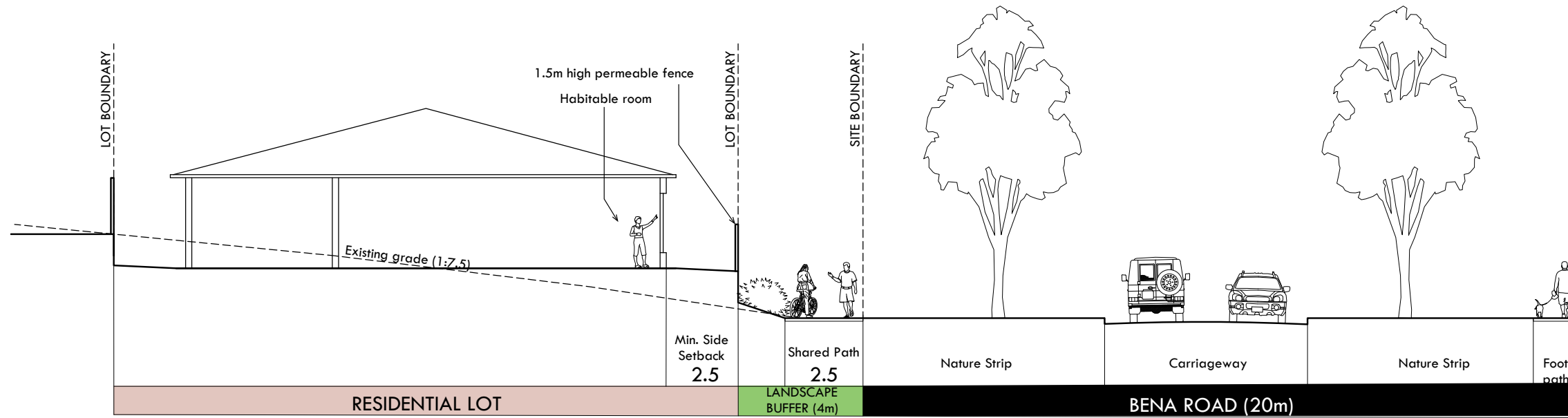
REV	DESCRIPTION	DATE	INIT
2	For Discussion	Jan 24	HW
3	For Discussion	Jan 24	HW
4	For Discussion	Jan 24	HW
5	Amended connector road layout	Feb 24	HW
6	Amended for defendable space setbacks	Feb 24	HW
7	Revised layout	Mar 24	HW
8	Revised layout	Apr 24	HW



LANDSCAPE & URBAN DESIGN
 abn: 22 634 500 351

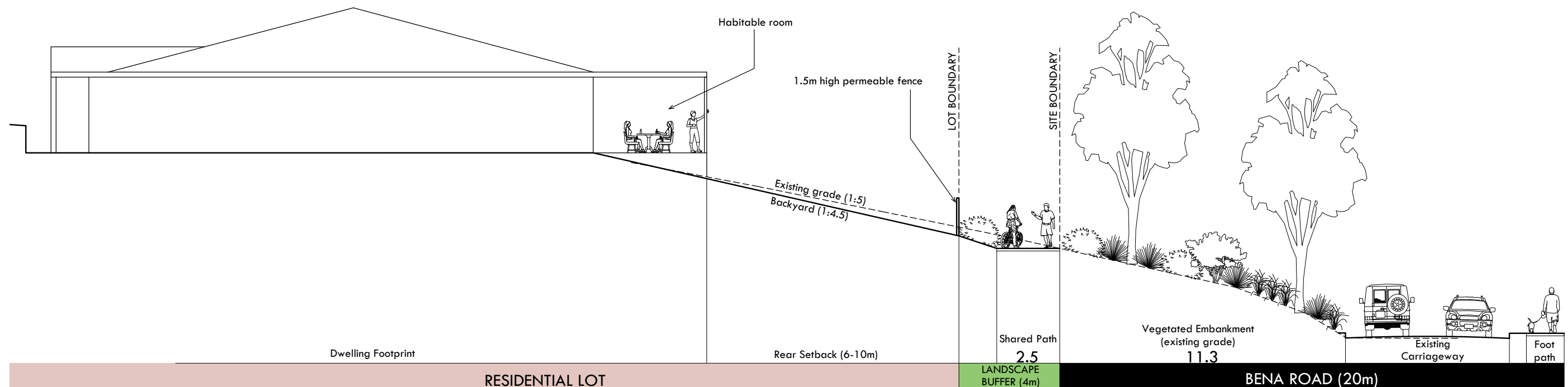
please note:
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INDICATIVE BENA ROAD INTERFACE TREATMENT 1:150

NOTES:
 Lots that directly abut the Landscape Buffer and Bena Rd to require a combination of permeable fencing and habitable rooms addressing Bena Rd.
 The landscape buffer is to incorporate a 2.5m wide shared path and low planting to encourage passive surveillance.



INDICATIVE BENA ROAD EMBANKMENT INTERFACE TREATMENT 1:150

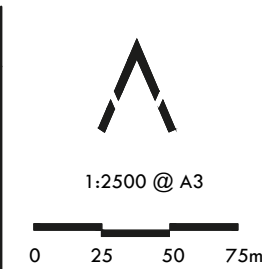
DRAFT Bena Rd Interface Concept

Bena Rd, Korumburra

ref: WC202316 drawing no. L01
 date: 14 Feb 2024 sheet no. 2 of 3
 rev: 7
 drawn: HW

South Gippsland Shire Council

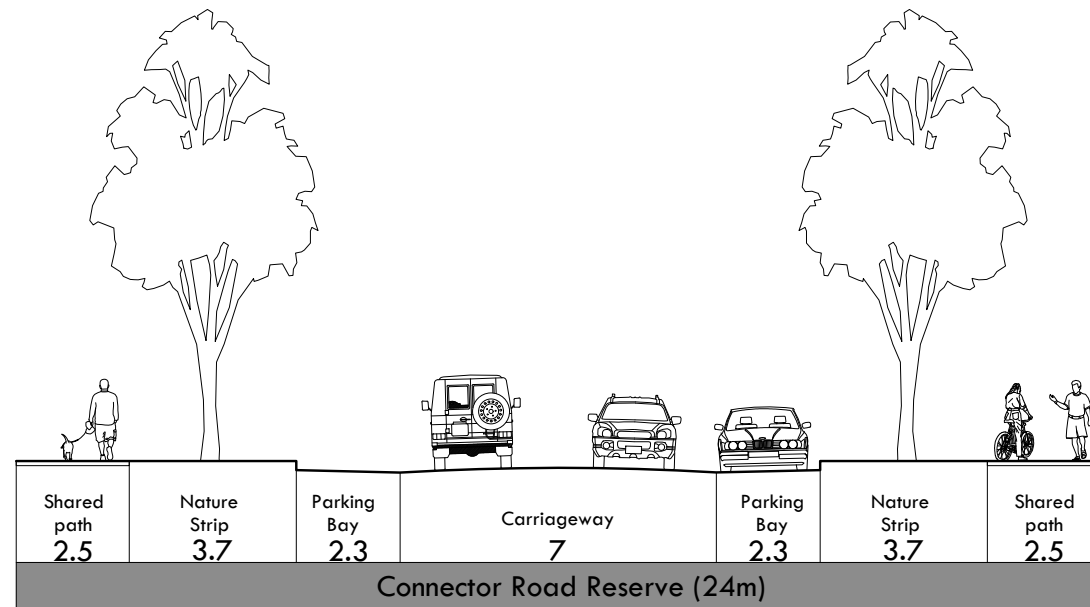
REV	DESCRIPTION	DATE	INIT
1	For Discussion	Dec 23	HW
2	For Discussion	Jan 24	HW
3	For Discussion	Jan 24	HW
4	For Discussion	Jan 24	HW
5	Amended connector road layout	Feb 24	HW
6	Amended for defendable space setbacks	Feb 24	HW
7	Added defendable space section	Feb 24	HW



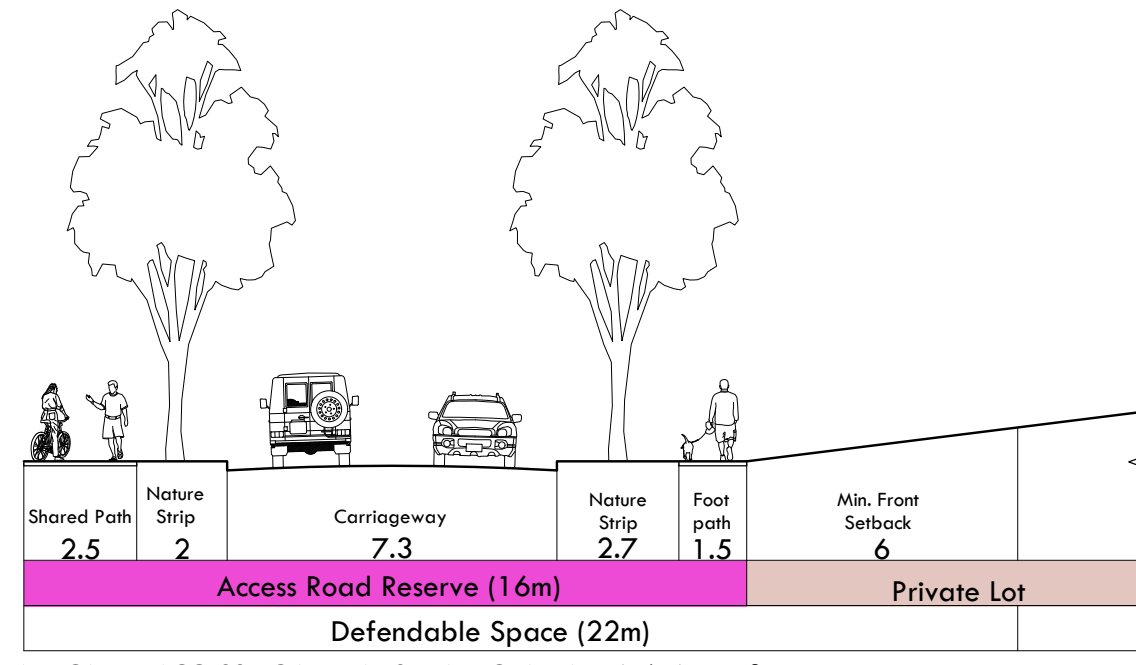
LANDSCAPE & URBAN DESIGN
 abn: 22 634 500 351

please note:
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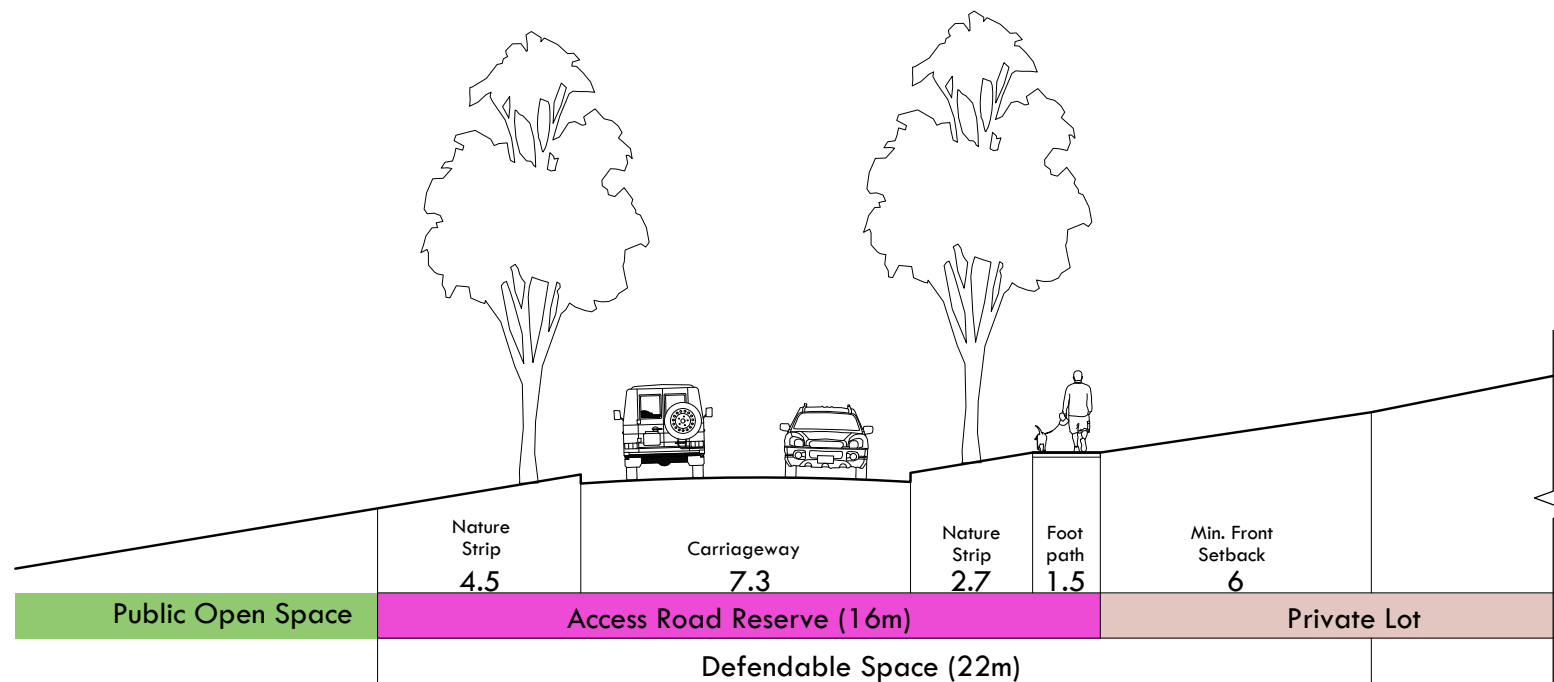




INDICATIVE CONNECTOR ROAD (24m) 1:150



INDICATIVE ACCESS ROAD - WESTERN BOUNDARY (16m) 1:150



PUBLIC OPEN SPACE INTERFACE 1:150

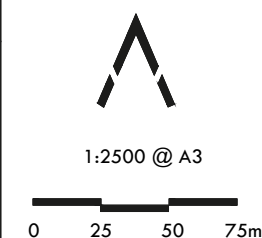
DRAFT Road Cross-sections

Bena Rd, Korumburra

ref: WC202316 drawing no. L02
 date: 14 Feb 2024 sheet no. 3 of 3
 rev: 7
 drawn: HW

South Gippsland Shire Council

REV	DESCRIPTION	DATE	INIT
1	For Discussion	Dec 23	HW
2	For Discussion	Jan 24	HW
3	For Discussion	Jan 24	HW
4	For Discussion	Jan 24	HW
5	Amended Connector Rd	Feb 24	HW
6	Amended for defendable space setbacks	Feb 24	HW
7	Added defendable space section	Feb 24	HW



LANDSCAPE & URBAN DESIGN
 abn: 22 634 500 351

please note:
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- LEGEND**
- Subject Site
 - Residential
 - Aged Care/Retirement Village (proposed)
 - Drainage Reserve (encumbered)
 - Public Open Space (unencumbered)
 - Indicative Playspace
 - Existing Drainage Line
 - Indicative WSUD Asset
 - Unmade Road Reserve
 - Pedestrian Connection
 - Canopy Tree
 - 4m wide Defendable Space buffer
 - Maintenance Access Track
 - Dewatering Area



NOTE:
 Playspace to be developed with input from Council Recreation Planning.
 Street tree planting to comprise canopy tree species with consideration to the suitability of each species for the nature strip width.
 Contours shown to be modified as required to achieve desirable road gradients.
 Bena Road interface treatment as detailed on the Draft Subdivision Layout Plan sections
 A four metre (4m) wide strip of the northern boundary of the public open space reserve must be designed in such a way that it meets defendable space requirements of Clause 53.02 Table 6 of the SGSC Planning Scheme.
 WSUD Assets in accordance with SWMP by Afflux Consulting.

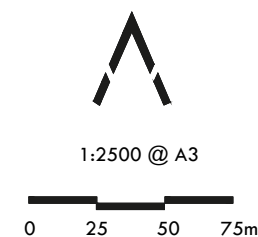
DRAFT Landscape Plan

99 Bena Rd, Korumburra

ref: WC202316 drawing no. L00
 date: 4 Apr 2024 sheet no. 1 of 1
 rev: 3
 drawn: HW

**PRELIMINARY PLANS
FOR DISCUSSION**

REV	DESCRIPTION	DATE	INIT
1	For Discussion	Jan 24	HW
2	Amended connector road	Feb 24	HW
3	Revised layout	Apr 24	HW



LANDSCAPE & URBAN DESIGN
 abn: 22 634 500 351

please note:
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