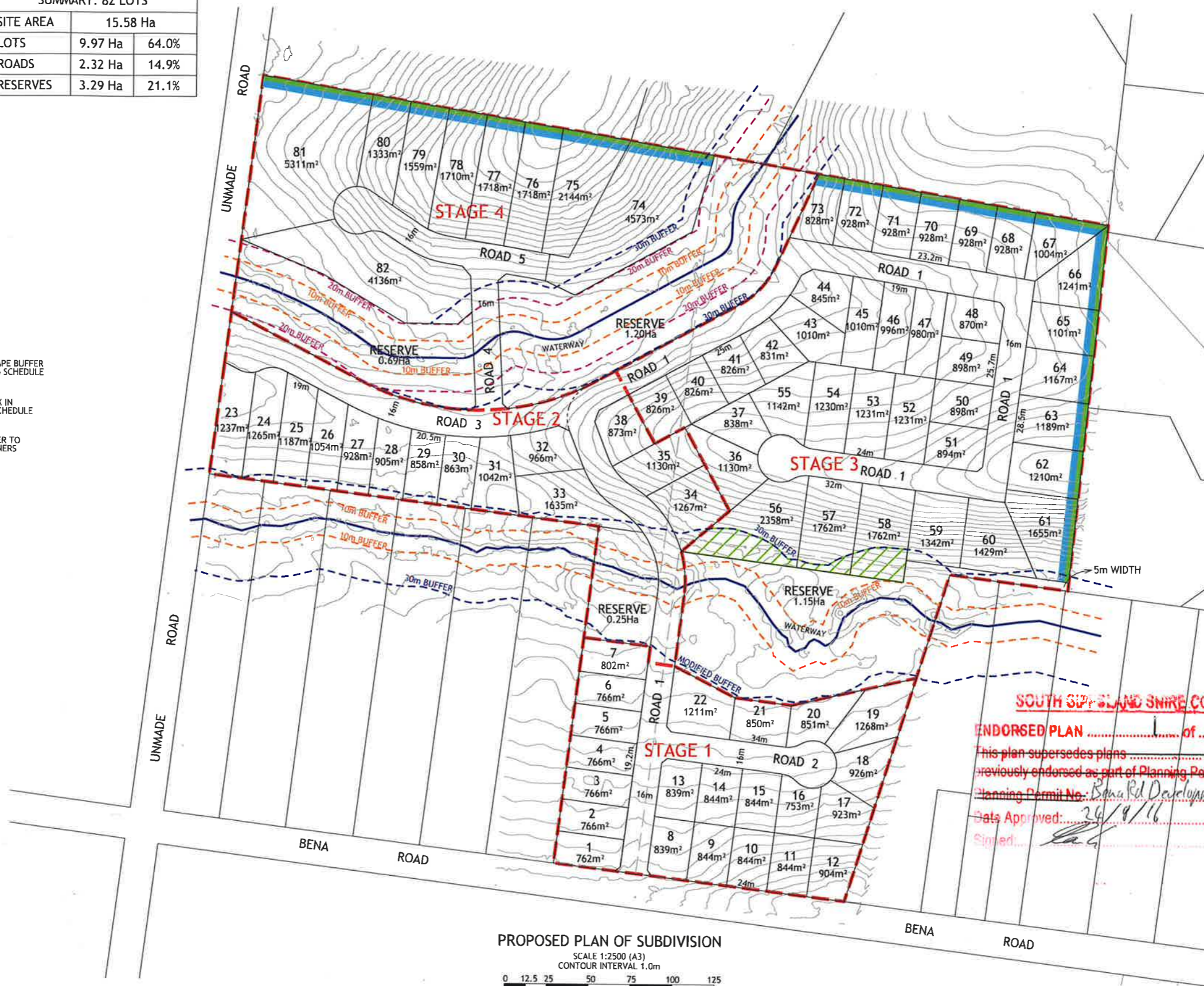




SUMMARY: 82 LOTS		
SITE AREA	15.58 Ha	
LOTS	9.97 Ha	64.0%
ROADS	2.32 Ha	14.9%
RESERVES	3.29 Ha	21.1%

LEGEND

- DENOTES 3m WIDE LANDSCAPE BUFFER IN ACCORDANCE WITH DPO6 SCHEDULE
- 7m NO STRUCTURE SETBACK IN ACCORDANCE WITH DPO6 SCHEDULE
- DENOTES VEGETATED BUFFER TO BE MAINTAINED BY LOT OWNERS



SOUTH GIPPSLAND SHIRE COUNCIL

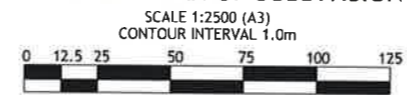
ENDORSED PLAN 1 of 8

This plan supersedes plans of
previously endorsed as part of Planning Permit
Planning Permit No: Bena Rd Development Plan

Date Approved: 24/8/16

Signed: *[Signature]*

PROPOSED PLAN OF SUBDIVISION



INDEX	DATE	REVISION	APPD.
H	25/07/2016	BUFFERS INCLUDED IN ACCORDANCE WITH DPO6 SCHEDULE	BW
G	18/07/2016	RESERVE BOUNDARIES AMENDED AS PER CMA/COUNCIL ADVICE	BW
F	29/06/2016	PEDESTRIAN LINK REMOVED AT REQUEST OF S.G.S.C	BW
E	03/06/2016	LAYOUT AMENDMENTS AS PER PRELIMINARY ADVICE FROM S.G.S.C	BW
D	07/04/2016	AMENDED AS PER DISCUSSIONS WITH S.G.S.C (22/03/2016), AND PREFERRED ROAD ALIGNMENT	BW

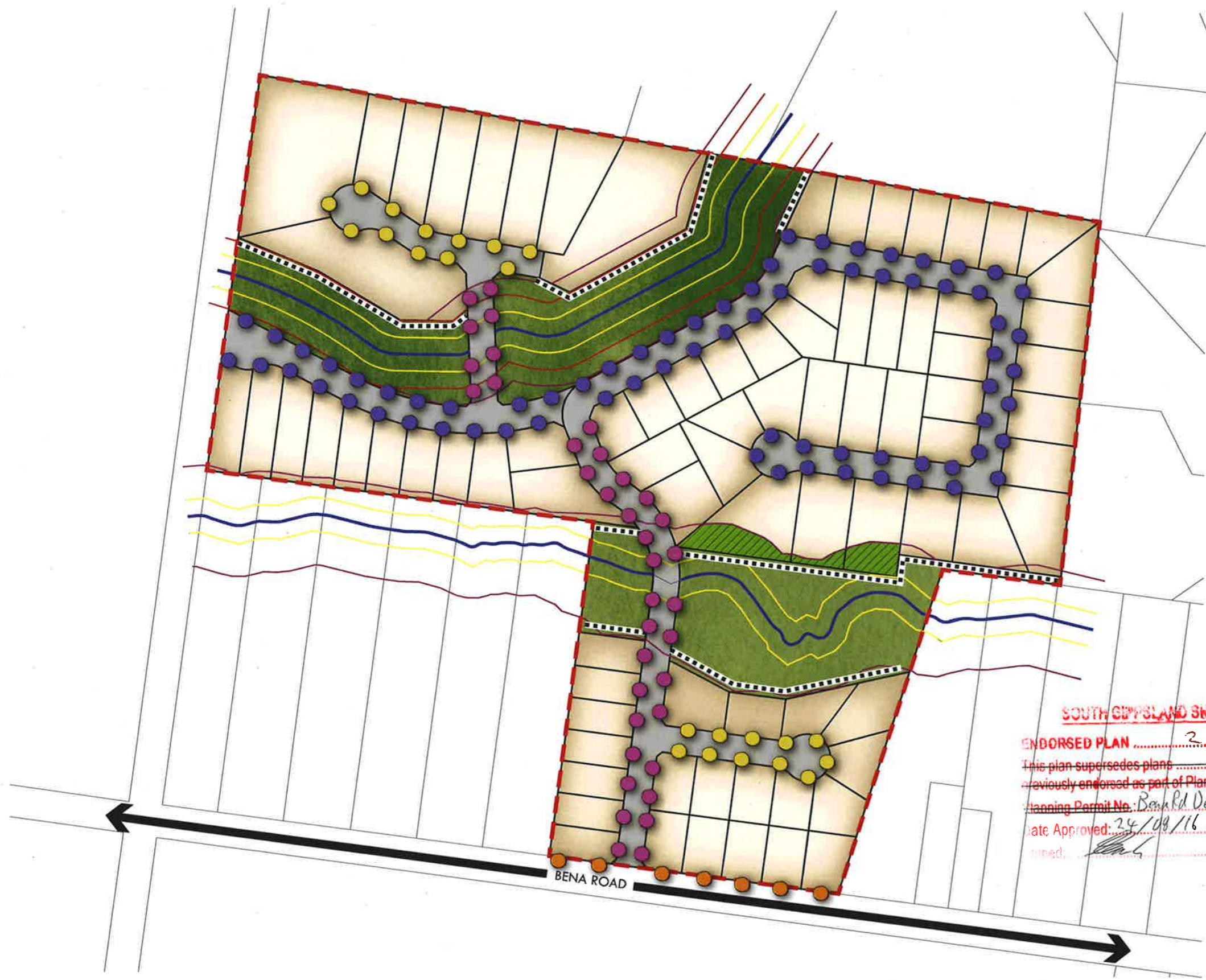


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 48 McBRIDE AVENUE, WONTHAGGI
 (PO BOX 865 WONTHAGGI VIC 3995)
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MUNICIPALITY:	SOUTH GIPPSLAND SHIRE COUNCIL
SCHEME:	66 - 90 BENA ROAD, KORUMBURRA PROPOSED PLAN OF SUBDIVISION
CLIENT:	BENA ROAD DEVELOPMENT P/L

BES DRAWING NUMBER	REV
15000-75/PPS	H
SHEET 1 OF 1	



LEGEND

- Site Boundary
- Residential Lots
- Vegetated Buffer to be maintained by Lot Owners
- Reserve
- Drainage Line
- 10m Drainage Buffer
- 20m Drainage Buffer
- 30m Drainage Buffer
- 5m wide Maintenance Access

STREET TREES

- Fraxinus 'Raywood'
- Pyrus 'Aristocrat'
- Tristaniopsis laurina
- Ulmus 'Todd'

NOTES:

Reserves to be revegetated to minimise ongoing maintenance.
 A 5m wide maintenance access is to be maintained along all interfaces with residential allotments.
 Vehicle exclusion bollards are to be installed at all interfaces between road reserves and open space reserves.
 All fencing abutting reserves must be visually permeable and have a height of no greater than 1.5m.

SOUTH GIPPSLAND SHIRE COUNCIL
 ENDORSED PLAN 2 of 9
 This plan supersedes plans of
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 Planning Permit No: Bena Rd Development Plan
 Date Approved: 24/08/16
 signed: *[Signature]*

DRAFT FOR DISCUSSION
[Signature]
 SGSC
 19/09/16

Landscape Masterplan
 66 & 90 Bena Road, Korumburra

ref: WC201610
 rev: B
 date: 18 July 2016
 drawn: HW

1:2500 @ A3
 0 25 50 75m

LANDSCAPE & URBAN DESIGN
 abn: 79 687 437 584

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



SOUTH GIPPSLAND SHIRE COUNCIL

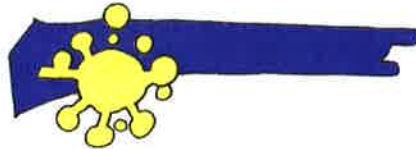
ENDORSED PLAN 3 of 8

This plan supersedes plans of
~~previously endorsed as part of Planning Permit~~

~~Planning Permit No:~~ *Bena Rd Development Plan*

Date Approved: *24/8/16*

Signed: *[Signature]*



**Paul Kelly & Associates
Ecological Services**

**Ecological (Flora & Fauna) Assessment
66 – 90 Bena Road, Korumburra**

15 April 2016

Prepared by PKA
(for Planning Central on Behalf of Bena Road Developments Pty Ltd)
PO Box 7077, Brighton VIC 3186;
m - 0438 030 841



**Planning
Central**
LAND USE AND DEVELOPMENT

SOUTH GIPPSLAND SHIRE COUNCIL

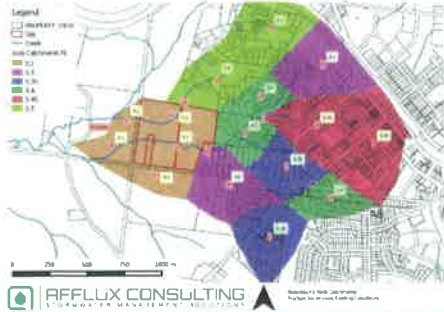
ENDORSED PLAN 4 of 8

This plan supersedes plans of
previously endorsed as part of Planning Permit

Planning Permit No. *Bena Rd Development Plan*

Date Approved: *24/08/16*

Signed: *[Signature]*
Bena Rd, Korumburra



Stormwater and Floodplain Management Strategy



May 2016



AFFLUX CONSULTING
STORMWATER MANAGEMENT SOLUTIONS

SOUTH GIPPSLAND SHIRE COUNCIL

ENDORSED PLAN 5 of 8

This plan supersedes plans of
previously endorsed as part of Planning Permit:

Planning Permit No.: Bena Rd Development Plan

Date Approved: 24/8/16

Signed: [Signature]

T&S TRANSPORT & TRAFFIC SOLUTIONS

Traffic Impact Assessment Report

Proposed Residential Development

66 & 90 Bena Road

Korumburra

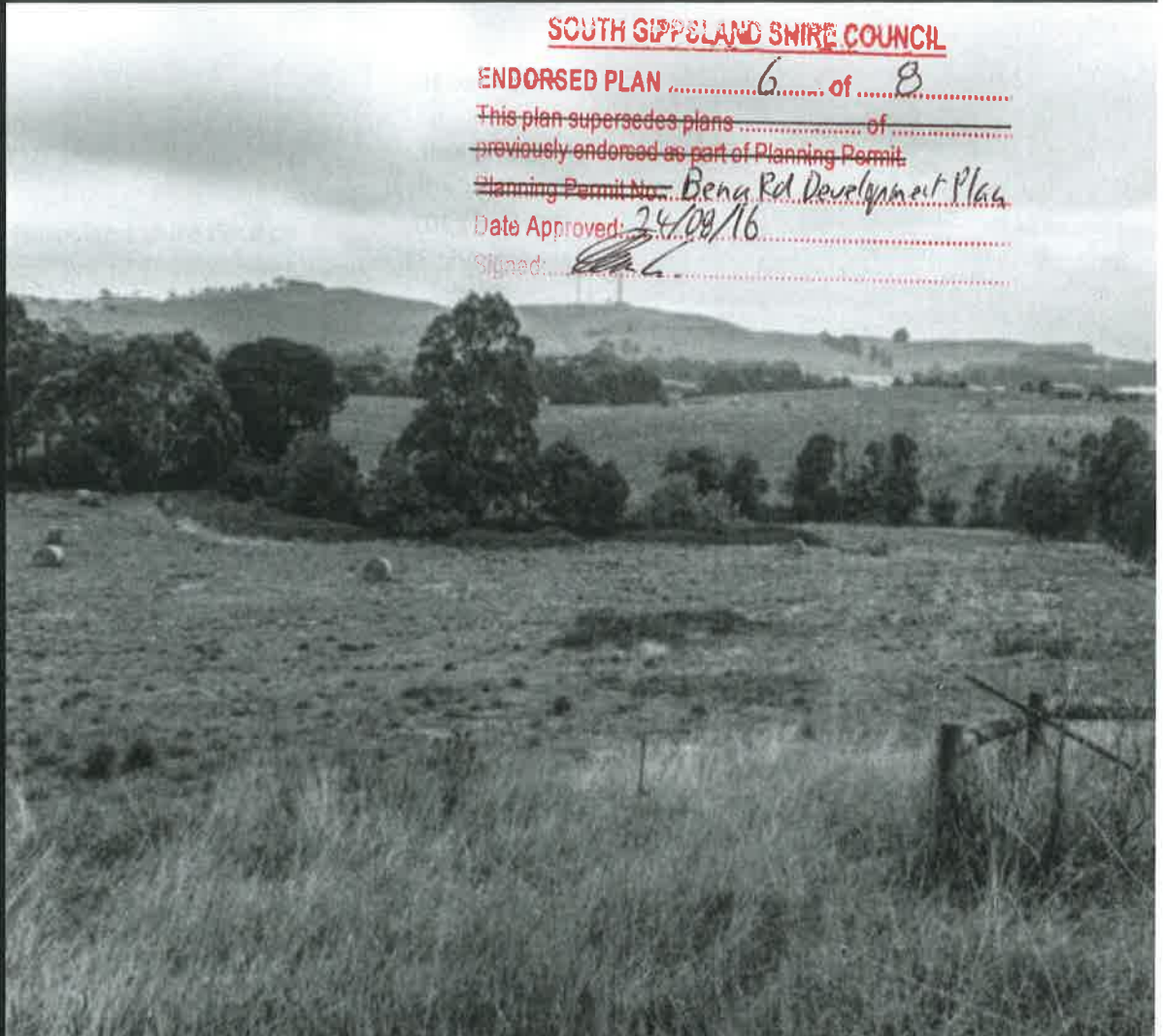


Bena Rd Development Pty Ltd

April 2016

*Giant Gippsland Earthworm
Assessment at
66- 90 Bena Rd, Korumburra*

March 2016 (Final)



PREPARED FOR:

Glenn Kell
Planning Central
PO Box 2301,
Oakleigh, Vic 3166

REPORT AUTHOR:

Dr. Beverley Van Praagh

INVERT-ECO



Terrestrial Invertebrate Consulting



SOUTH GIFFSLAND SHIRE COUNCIL

ENDORSED PLAN 7 of 8
This plan supersedes plans of
previously endorsed as part of Planning Permit
Planning Permit No. *Bena Rd Development Plan*
Date Approved: *24/9/16*
Signed: *[Signature]*



**Planning
Central**

LAND USE AND DEVELOPMENT

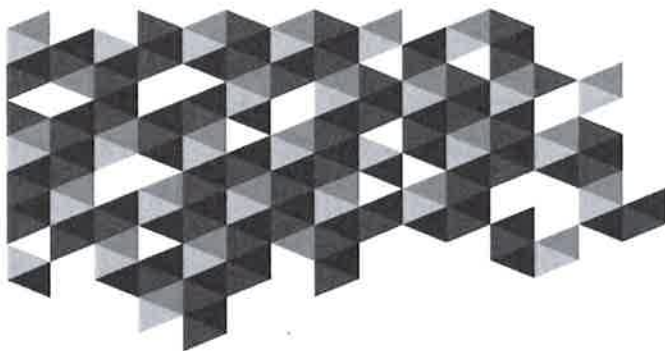


66-90 BENA ROAD, KORUMBURRA

Development Plan and Subdivision Application

Bena Road Developments Pty Ltd

May 2016



66-90 Bena Road, Korumburra – Residential Subdivision
Cultural Heritage Management Plan: Desktop, Standard and Complex Assessments

AV Management Plan Number: 14210

Sponsor: Landgipps P/L (ABN 15 149 680 133)

Date: June 21st, 2016

Cultural Heritage Advisors and Authors: John Young and Matthew Barker

SOUTH GIPPSLAND SHIRE COUNCIL

ENDORSED PLAN 0 of 8

This plan supersedes plans of
previously endorsed as part of Planning Permit.

Planning Permit No.: Bena Rd Development Plan

Date Approved: 24/8/16

Signed: 



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E. info@benchmarkheritage.com.au
Web: benchmarkheritage.com.au

Cultural Heritage Management Plan