PLAN OF SUBDIVISION

EDITION 1

PS 902949 B

LOCATION OF LAND

PARISH: Korumburra

TOWNSHIP:

SECTION:

CROWN ALLOTMENT: 89 (PT)

CROWN PORTION:

TITLE REFERENCE: Vol. 12348 Fol. 395

LAST PLAN REFERENCE: Lot B PS 902940 V

POSTAL ADDRESS: 66 + 80 Bena Road, Korumburra VIC 3950
(at time of subdivision)

MGA CO-ORDINATES: E: 395 950 ZONE: 55
(of approx centre of land in plan) N: 5 745 550 GDA 2020

Council Name: South Gippsland Shire Council

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	South Gippsland Shire Council
Reserve No.1	South Gippsland Shire Council
Reserve No.2	South Gippsland Shire Council
Reserve No.3	South Gippsland Shire Council

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. 2021/366

This survey has been connected to permanent marks No(s). 7, 27 & 31
In Proclaimed Survey Area No. --

NOTATIONS

Area of land in plan: 12.15ha
Comprising of - 13 Lots: 1.506ha
1 Balance Lot: 9.812ha
1 Road Reserve: 5606m²
1 Council Open Space Reserve: 1031m²
2 Council Drainage Reserves: 1696m²

Lots 1 to 200 have been omitted from this plan

Other Purpose of Plan

1. Removal of part of the Easement shown as E-3 on PS 902940V, being a Sewerage Easement in favour of South Gippsland Region Water Authority created in PS 902940V.

Grounds for Removal

South Gippsland Shire Council Planning Permit No. 2021/366

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-3	Sewerage	See Plan	PS 902940 V	South Gippsland Region Water Authority
E-1 & E-4	Drainage	See Plan	This Plan	South Gippsland Shire Council
E-1 & E-2	Sewerage	See Plan	This Plan	South Gippsland Region Water Authority

NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SURVEYORS FILE REF: 14973 - S2

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 4

LICENSED SURVEYOR: B. S. NOBELIUS

VERSION B

PS 902949 B

GOVERNMENT ROAD

143.20

239.25

7°27'

99°37'40"
(509.69)

204.82

E-3
3

83.45
13°38'

E-3
3

(90.38)
60°32'30"

Reserve
No.1

Reserve
No.2

Reserve
No.3

14.945
(27.22)

7.17
241°30'

151°30'
33.05

61°30'
20.62

151°30'
56.30

C
9.812ha

219.22
185°42'

SEE SHEET 3

SEE SHEET 4

277°19'
246.99

MOUNTAIN ASH DRIVE

16
225°32'
327°24'30" C27.18
A27.38 R66

277°19'

8
277°19'

187°19'
5.20

277°25'
6.97

0.80

6.17

229°38'

14.40
335°30'

263°30'

C

SEE ENLARGEMENT

30.50
229°38'

347°00'

297°07' C21.86
A22.62 R25

11.60
263°30'

10

2.10
271°00'

22.25
322°00'

263°26' C37.58
A45.04 R22

242°11' C30.37
A32.64 R25

36.20
279°33'

19.4
197°39'40"

71.13
277°12'30"

MGA2020
ZONE 55

ENLARGEMENT
Not to Scale

NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SCALE		ORIGINAL SHEET SIZE: A3	SHEET 2
1:1500	15 0 15 30 45 60 LENGTHS ARE IN METRES		
LICENSED SURVEYOR: B. S. NOBELIUS VERSION B			

PS 902949 B

SEE SHEET 2

GOVERNMENT ROAD

BLUE BELL COURT

Road R-1
5606m²

Reserve No.1
840m²

Reserve No.2
1031m²

201
1389m²

202
1248m²

203
1335m²

204
1179m²

205
1040m²

206
976m²

207
978m²

208

SEE SHEET 4

MGA2020
ZONE 55

ORIGINAL SHEET SIZE: A3	SHEET 3

NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SCALE 1:500

5 0 5 10 15 20
LENGTHS ARE IN METRES

LICENSED SURVEYOR: B. S. NOBELIUS

VERSION B

PS 902949 B

SEE SHEET 3

Reserve No.2

104°17'
C68.46
A69.06

357°20'
17.48

14.24

87°20'
14.50

14

3.24

4.12
43°58'

4.12
130°45'

2.75
177°20'

249°45' C52.25
A52.86 R100

Reserve No.3
856m²

73°37' (C52.08
A52.34) R150.50

237°20'
22.80

(11.21)

32'30"
(90.38)

E-3

60°

53°57'

61°30'
24.06

149°45' (27.22)

16.01

MANNA GUM COURT

29.12

7.17

241°30'
21.95

Road R-1
5606m²

20°05'
4.50

115°23'
4.37

BLUE BELL COURT

95°00' C125.68
A128.94 R165

77°59'
C30.93
A30.97

93°12'
(C22.56
A22.58)

86°20' C17.03
A17.04

MOUNTAIN ASH DRIVE

158°40'
26.26

151°30'
33.05

213
888m²

338°40'
24.31

333°28'
C5.96
A5.97

20.62

49.18

28.56

61°30'

25

151°30'

209
1016m²

207

208
1060m²

187°19'

(44.53)

E-2

353°00'

(25.96)

263°00'
(41.23)

158°08'
A&C0.91

320°05' C21.03
A21.40 R33

314°54'
C15.29
A15.43

301°30'
2.22

305°37'
C9.36
A9.37

212
1133m²

241°30'
39.61

56.30

31.30

(149.31)

E-4

(23.35)

140°04' C31.23
A31.78 R49

139°33' C30.37
A30.87

210
1574m²

308°32' C16.07
A16.11 R66

312°36'
A&C6.73

211
1248m²

E-1

28.91

5.40

7°19'

277°19'

246.99

(61.08)

2.21
121°30'

187°19'
5.20

8
277°19'

128°32' C12.16
A12.19 R50

16

225°32'

327°25' C27.18
A27.38 R66

30.50

229°38'

277°25'
6.97

0.80

6.17

SEE SHEET 3

SEE SHEET 2

MGA2020
ZONE 55

NOBELIUS LAND SURVEYORS
P.O. BOX 461
PAKENHAM 3810
Ph 03 5941 4112
mail@nobelius.com.au

SCALE		ORIGINAL SHEET SIZE: A3	SHEET 4
1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES		
LICENSED SURVEYOR: B. S. NOBELIUS VERSION B			