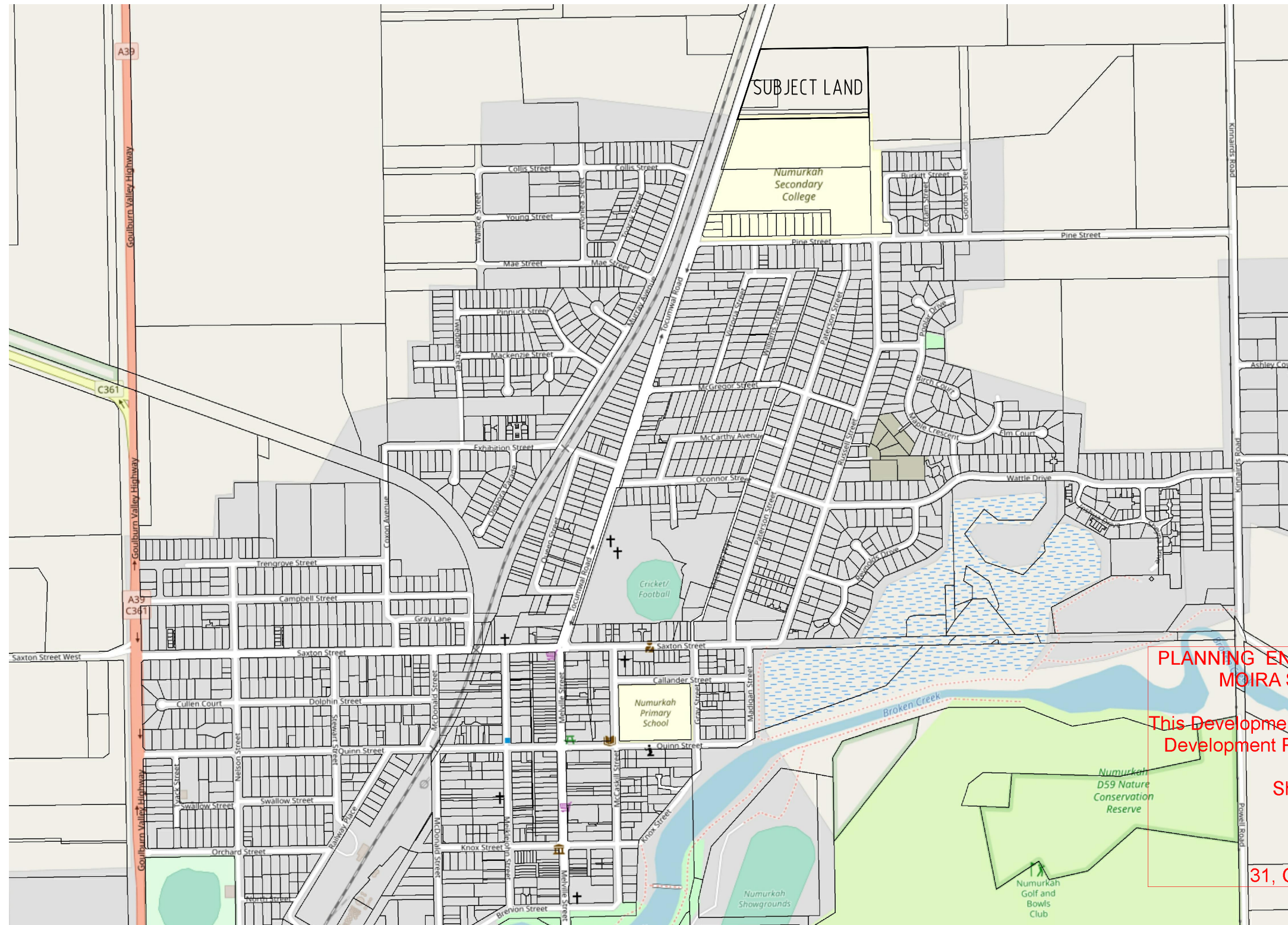


APPROXIMATE TRUE NORTH



PLANNING ENVIRONMENT ACT 1987
 MOIRA SHIRE COUNCIL

This Development Plan is pursuant to the
 Development Plan Overlay Number 11

Sheet 1 of 5.
 Delegate *[Signature]*

31, October 2022



PO Box 2120
 98 Nixon Street
 Shepparton Vic 3630
 Tel (03) 5821 7171
 Fax (03) 5821 2725

SURVEYORS REF:
5291
 VERSION:
 05

Sheet 2 of 4 Sheets

SCALE	SHEET SIZE
1 : 10000	A3

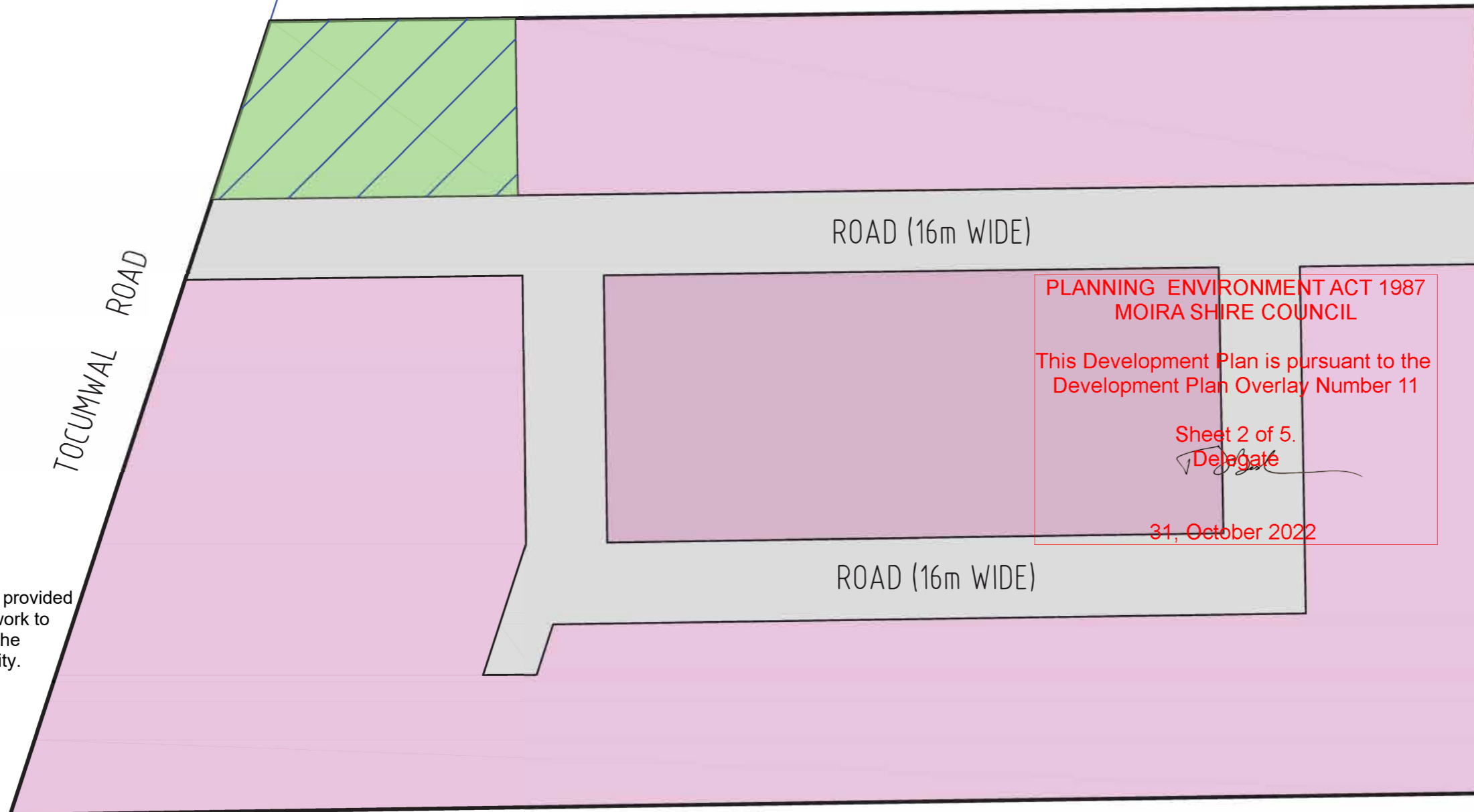
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 ADDRESS OF LAND:
 136 TOCUMWAL ROAD
 NUMURKAH 3636
 MEASUREMENTS AND AREAS ARE APPROXIMATE
 ONLY AND ARE SUBJECT TO SURVEY.
 LENGTHS ARE IN METRES.
 .PTS DRAFTED BY: AA 5291PROPV05.dwg

LOCALITY
 PLAN

COUNTY OF MOIRA
 PARISH OF KATUNGA
 CROWN ALLOTMENT 17A (PT)
 SECTION C
 TITLE: C/T V.10228 F.256, C/T V.5375 F.809
 TITLE: C/T V.9148 F.261, C/T V.10228 F.257



TOCUMWAL ROAD



Footpath link to be provided to the existing network to the satisfaction of the responsible authority.

A payment equivalent to 5% of the value of the land must be made in lieu of providing land for public open space at the time of subdivision of the land in accordance with the Schedule to Clause 53.01 of the Moira Planning Scheme.



Residential



Drainage



Roads

PLANNING ENVIRONMENT ACT 1987
MOIRA SHIRE COUNCIL

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Sheet 2 of 5.

Delegate

31, October 2022

LOT YIELD

500m ² - 600m ²	= 7
600m ² - 700m ²	= 3
700m ² - 800m ²	= 26
800m ² - 900m ²	= 5
900m ² +	= 2

CLIENT: TOCUMWAL ROAD PTY LTD

ADDRESS OF LAND:
136 TOCUMWAL ROAD
NUMURKAH 3636

MEASUREMENTS AND AREAS ARE APPROXIMATE
ONLY AND ARE SUBJECT TO SURVEY.

LENGTHS ARE IN METRES.

.PTS DRAFTED BY: AA 5291PROP05.dwg

PROPOSED OVERALL
DEVELOPEMENT PLAN

COUNTY OF MOIRA
PARISH OF KATUNGA
CROWN ALLOTMENT 17A (PT)
SECTION C

TITLE: C/T V.10228 F.256, C/T V.5375 F.809
TITLE: C/T V.9148 F.261, C/T V.10228 F.257



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SURVEYORS REF.

5291

VERSION:
05

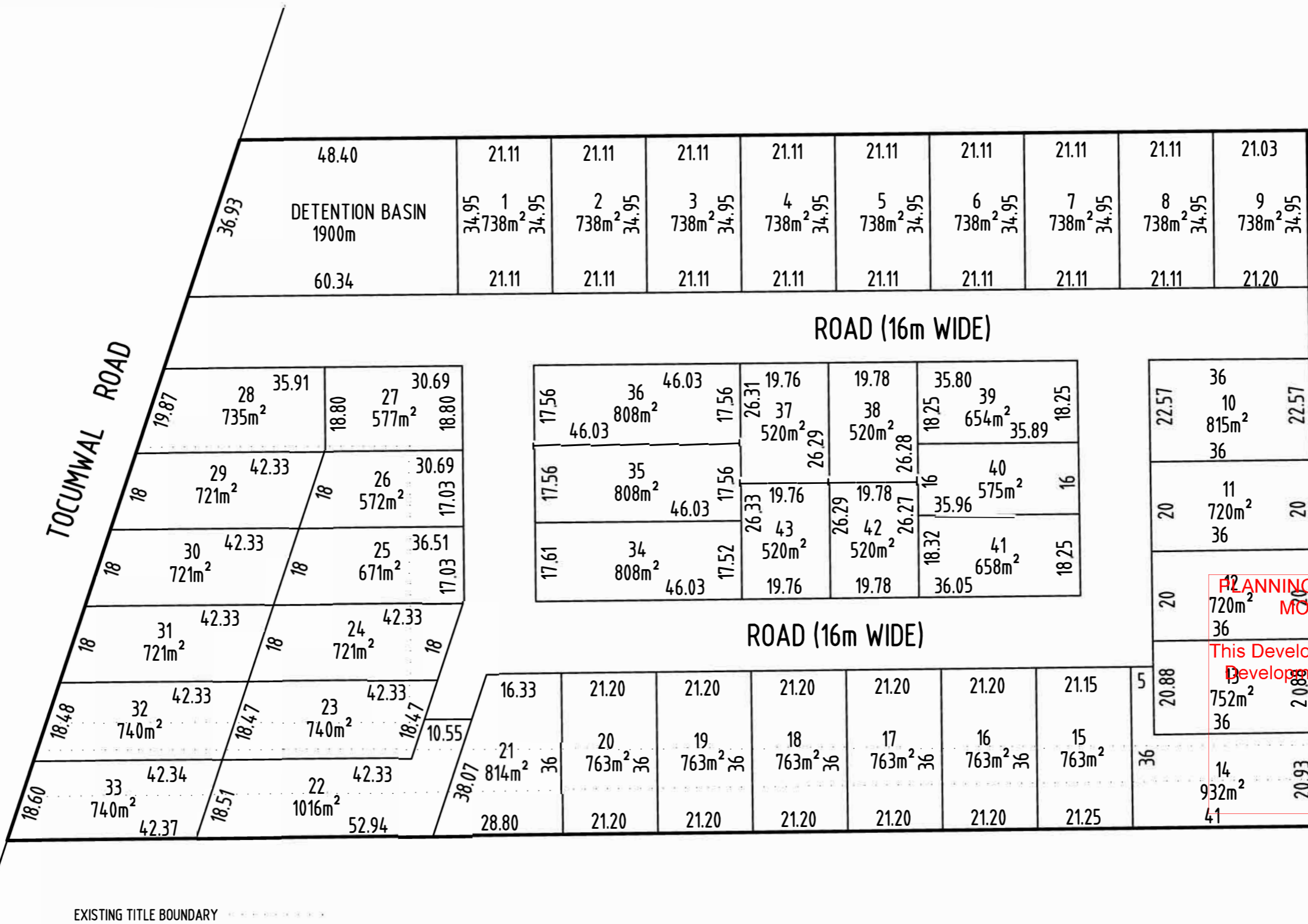
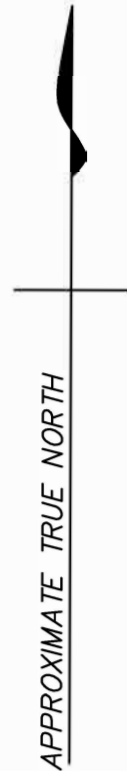
Sheet 1 of 4 Sheets

SCALE

1 : 1000

SHEET
SIZE

A3



PLANNING ENVIRONMENT ACT 1987
 MOIRA SHIRE COUNCIL
 This Development Plan is pursuant to the
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 Sheet 3 of 5.
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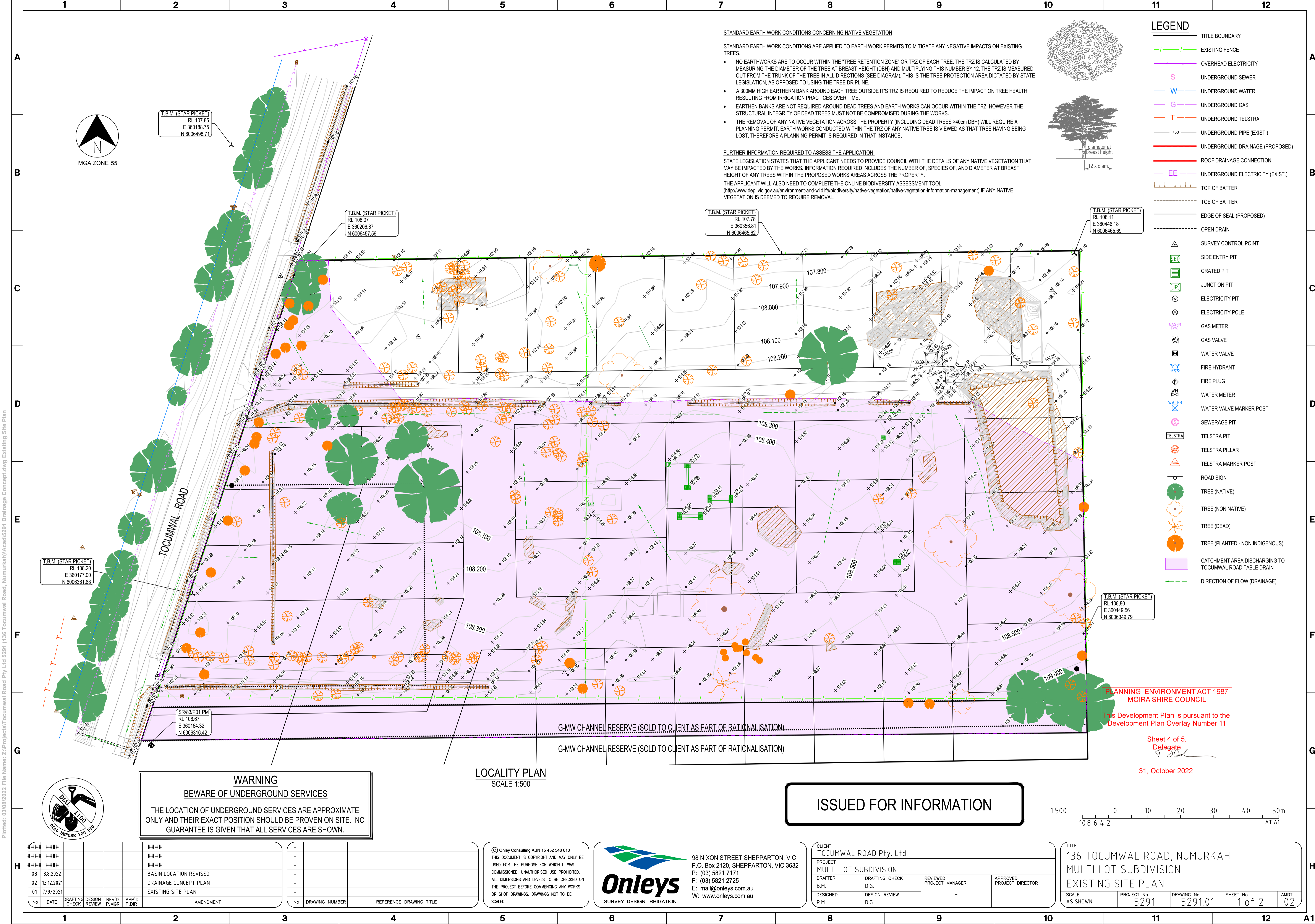
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5291
 VERSION:
05

Sheet 1 of 1 Sheets
 SCALE
 1 : 1000
 SHEET SIZE
A3

CLIENT: TOCUMWAL ROAD PTY LTD
 ADDRESS OF LAND:
 136 TOCUMWAL ROAD
 NUMURKAH 3636
 MEASUREMENTS AND AREAS ARE APPROXIMATE
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 LENGTHS ARE IN METRES.
 PTS DRAFTED BY: AA 5291PROP05.dwg

**PROPOSED PLAN OF
 SUBDIVISION (PS901939K)**

COUNTY OF MOIRA
 PARISH OF KATUNGA
 CROWN ALLOTMENT 17A (PT)
 SECTION C
 TITLE: C/T V.10228 F.256, C/T V.5375 F.809
 TITLE: C/T V.9148 F.261, C/T V.10228 F.257



STANDARD EARTH WORK CONDITIONS CONCERNING NATIVE VEGETATION

STANDARD EARTH WORK CONDITIONS ARE APPLIED TO EARTH WORK PERMITS TO MITIGATE ANY NEGATIVE IMPACTS ON EXISTING TREES.

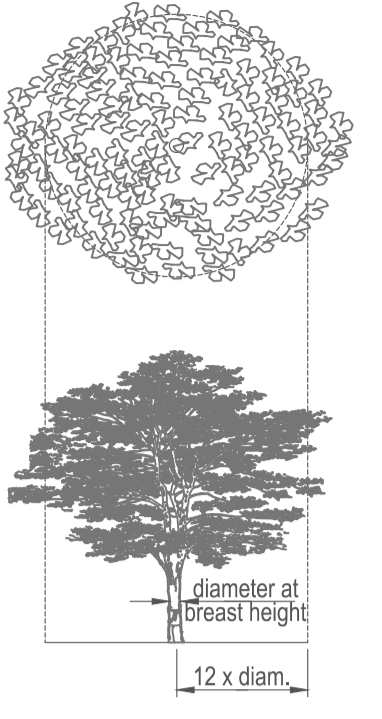
- NO EARTHWORKS ARE TO OCCUR WITHIN THE "TREE RETENTION ZONE" OR TRZ OF EACH TREE. THE TRZ IS CALCULATED BY MEASURING THE DIAMETER OF THE TREE AT BREST HEIGHT (DBH) AND MULTIPLYING THIS NUMBER BY 12. THE TRZ IS MEASURED OUT FROM THE TRUNK OF THE TREE IN ALL DIRECTIONS (SEE DIAGRAM). THIS IS THE TREE PROTECTION AREA DICTATED BY STATE LEGISLATION, AS OPPOSED TO USING THE TREE DRIFLINE.
- A 300MM HIGH EARTHEN BANK AROUND EACH TREE OUTSIDE ITS TRZ IS REQUIRED TO REDUCE THE IMPACT ON TREE HEALTH RESULTING FROM IRRIGATION PRACTICES OVER TIME.
- EARTHEN BANKS ARE NOT REQUIRED AROUND DEAD TREES AND EARTH WORKS CAN OCCUR WITHIN THE TRZ, HOWEVER THE STRUCTURAL INTEGRITY OF DEAD TREES MUST NOT BE COMPROMISED DURING THE WORKS.
- THE REMOVAL OF ANY NATIVE VEGETATION ACROSS THE PROPERTY (INCLUDING DEAD TREES >40cm DBH) WILL REQUIRE A PLANNING PERMIT. EARTH WORKS CONDUCTED WITHIN THE TRZ OF ANY NATIVE TREE IS VIEWED AS THAT TREE HAVING BEEN LOST, THEREFORE A PLANNING PERMIT IS REQUIRED IN THAT INSTANCE.

FURTHER INFORMATION REQUIRED TO ASSESS THE APPLICATION:

STATE LEGISLATION STATES THAT THE APPLICANT NEEDS TO PROVIDE COUNCIL WITH THE DETAILS OF ANY NATIVE VEGETATION THAT MAY BE IMPACTED BY THE WORKS. INFORMATION REQUIRED INCLUDES THE NUMBER OF, SPECIES OF, AND DIAMETER AT BREST HEIGHT OF ANY TREES WITHIN THE PROPOSED WORKS AREAS ACROSS THE PROPERTY.

THE APPLICANT WILL ALSO NEED TO COMPLETE THE ONLINE BIODIVERSITY ASSESSMENT TOOL (<http://www.depi.vic.gov.au/environment-and-wildlife/biodiversity/native-vegetation/native-vegetation-information-management>) IF ANY NATIVE VEGETATION IS DEEMED TO REQUIRE REMOVAL.

- LEGEND**
- TITLE BOUNDARY
 - EXISTING FENCE
 - OVERHEAD ELECTRICITY
 - UNDERGROUND SEWER
 - UNDERGROUND WATER
 - UNDERGROUND GAS
 - UNDERGROUND TELSTRA
 - UNDERGROUND PIPE (EXIST.)
 - UNDERGROUND DRAINAGE (PROPOSED)
 - ROOF DRAINAGE CONNECTION
 - UNDERGROUND ELECTRICITY (EXIST.)
 - TOP OF BATTER
 - TOE OF BATTER
 - EDGE OF SEAL (PROPOSED)
 - OPEN DRAIN
 - SURVEY CONTROL POINT
 - SIDE ENTRY PIT
 - GRATED PIT
 - JUNCTION PIT
 - ELECTRICITY PIT
 - ELECTRICITY POLE
 - GAS METER
 - GAS VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - FIRE PLUG
 - WATER METER
 - WATER VALVE MARKER POST
 - SEWERAGE PIT
 - TELSTRA PIT
 - TELSTRA PILLAR
 - TELSTRA MARKER POST
 - ROAD SIGN
 - TREE (NATIVE)
 - TREE (NON NATIVE)
 - TREE (DEAD)
 - TREE (PLANTED - NON INDIGENOUS)
 - CATCHMENT AREA DISCHARGING TO TOCUMWAL ROAD TABLE DRAIN
 - DIRECTION OF FLOW (DRAINAGE)



T.B.M. (STAR PICKET)
RL 107.85
E 360188.75
N 6006498.71

T.B.M. (STAR PICKET)
RL 108.07
E 360206.87
N 6006437.56

T.B.M. (STAR PICKET)
RL 107.78
E 360336.81
N 6006465.62

T.B.M. (STAR PICKET)
RL 108.11
E 360446.18
N 6006465.69

T.B.M. (STAR PICKET)
RL 108.20
E 360177.00
N 6006361.68

SR1831P01 PM
RL 108.67
E 360164.32
N 6006316.42

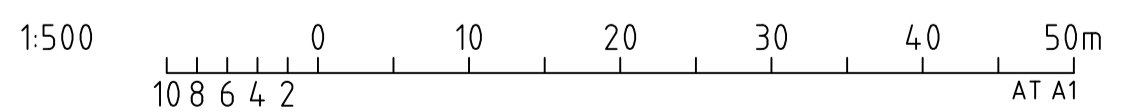
T.B.M. (STAR PICKET)
RL 108.80
E 360449.56
N 6006349.79

WARNING
BEWARE OF UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

LOCALITY PLAN
SCALE 1:500

ISSUED FOR INFORMATION



PLANNING ENVIRONMENT ACT 1987
MOIRA SHIRE COUNCIL

This Development Plan is pursuant to the
Development Plan Overlay Number 11

Sheet 4 of 5
Delegate
31, October 2022

Plotted: 03/08/2022 File Name: Z:\Projects\Tocumwal Road Pty Ltd 5291 (136 Tocumwal Road, Numurkah)\Acad\5291 Drainage Concept.dwg Existing Site Plan

No	DATE	DRAFTING CHECK	DESIGN REVIEW	REV'D P.MGR	APP'D P.DIR	AMENDMENT
03	3.8.2022					BASIN LOCATION REVISED
02	13.12.2021					DRAINAGE CONCEPT PLAN
01	7/9/2021					EXISTING SITE PLAN

No	DRAWING NUMBER	REFERENCE DRAWING TITLE

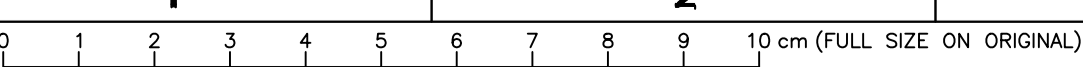
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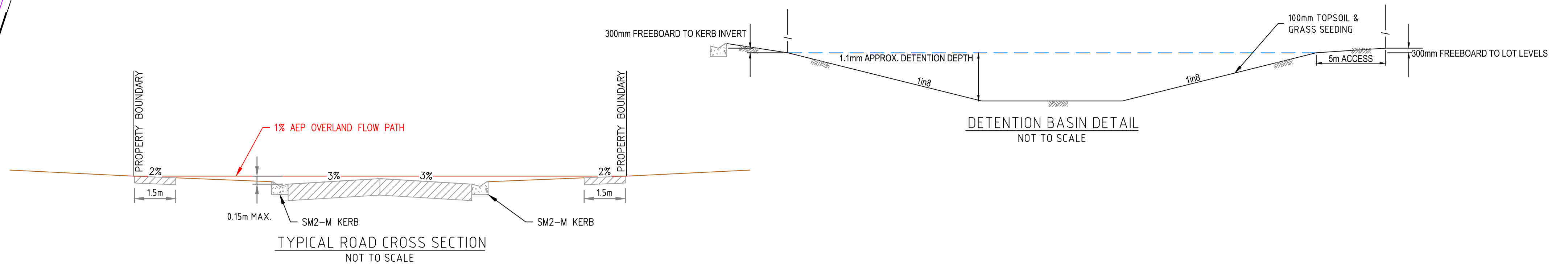
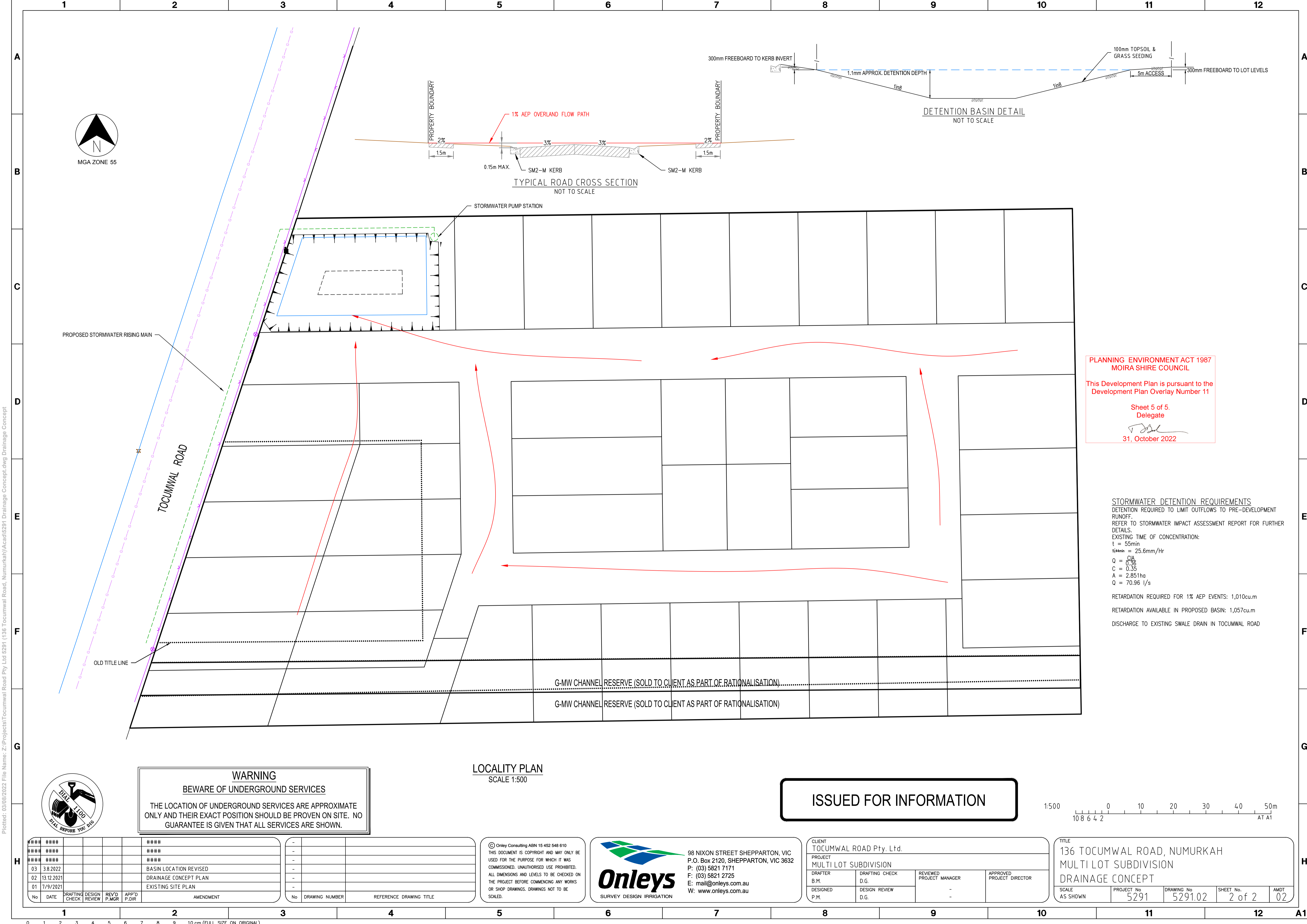
Onleys
SURVEY DESIGN IRRIGATION

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P.O. Box 2120, SHEPPARTON, VIC 3632
P: (03) 5821 7171
F: (03) 5821 2725
E: mail@onleys.com.au
W: www.onleys.com.au

CLIENT TOCUMWAL ROAD Pty. Ltd.			
PROJECT MULTI LOT SUBDIVISION			
DRAFTER B.M.	DRAFTING CHECK D.G.	REVIEWED PROJECT MANAGER	APPROVED PROJECT DIRECTOR
DESIGNED P.M.	DESIGN REVIEW D.G.	-	-

TITLE 136 TOCUMWAL ROAD, NUMURKAH MULTI LOT SUBDIVISION EXISTING SITE PLAN				
SCALE AS SHOWN	PROJECT No 5291	DRAWING No 5291.01	SHEET No. 1 of 2	AMDT 02





PLANNING ENVIRONMENT ACT 1987
MOIRA SHIRE COUNCIL

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Sheet 5 of 5.
Delegate

[Signature]
31, October 2022

STORMWATER DETENTION REQUIREMENTS
DETENTION REQUIRED TO LIMIT OUTFLOWS TO PRE-DEVELOPMENT RUNOFF.
REFER TO STORMWATER IMPACT ASSESSMENT REPORT FOR FURTHER DETAILS.
EXISTING TIME OF CONCENTRATION:
t = 55min
S_{14min} = 25.6mm/Hr
Q = 0.36
C = 0.35
A = 2.851ha
Q = 70.96 l/s

RETARDATION REQUIRED FOR 1% AEP EVENTS: 1,010cu.m
RETARDATION AVAILABLE IN PROPOSED BASIN: 1,057cu.m
DISCHARGE TO EXISTING SWALE DRAIN IN TOCUMWAL ROAD

G-MW CHANNEL RESERVE (SOLD TO CLIENT AS PART OF RATIONALISATION)

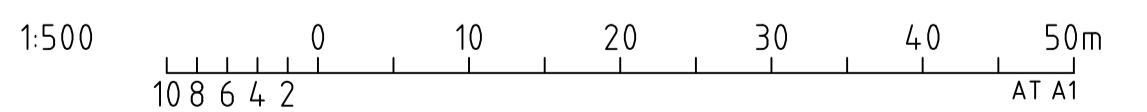
G-MW CHANNEL RESERVE (SOLD TO CLIENT AS PART OF RATIONALISATION)

LOCALITY PLAN
SCALE 1:500

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No	DATE	DRAFTING CHECK	DESIGN REVIEW	REV'D P.MGR	APP'D P.DIR	AMENDMENT
01	7/9/2021					EXISTING SITE PLAN
02	13.12.2021					DRAINAGE CONCEPT PLAN
03	3.8.2022					BASIN LOCATION REVISED

No	DRAWING NUMBER	REFERENCE DRAWING TITLE
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CLIENT TOCUMWAL ROAD Pty. Ltd.			
PROJECT MULTI LOT SUBDIVISION			
DRAFTER B.M.	DRAFTING CHECK D.G.	REVIEWED PROJECT MANAGER	APPROVED PROJECT DIRECTOR
DESIGNED P.M.	DESIGN REVIEW D.G.	-	-

TITLE 136 TOCUMWAL ROAD, NUMURKAH MULTI LOT SUBDIVISION DRAINAGE CONCEPT				
SCALE AS SHOWN	PROJECT No 5291	DRAWING No 5291.02	SHEET No. 2 of 2	AMDT 02

Plotted: 03/08/2022 File Name: Z:\Projects\Tocumwal Road Pty Ltd 5291 (136 Tocumwal Road, Numurkah)\Acad\5291 Drainage Concept.dwg Drainage Concept