

29 WALLA WALLA ROAD  
WALLA WALLA

EXISTING CONDITIONS PLAN



SURVEYORS CIVIL ENGINEERS  
DEVELOPMENT CONSULTANTS

598 MACAULEY STREET, ALBURY  
PHONE: (02) 6058-0100  
64 HAMMOND AVE, WAGGA WAGGA  
PHONE: (02) 6921-3312  
3/15 FORD STREET, WANGARATTA  
PHONE: (03) 5721-5688  
WWW.ESLERS.COM.AU  
INFO@ESLERS.COM.AU

AMENDMENTS/ACTIONS:-	DATE:
A. FOR DISCUSSION	18/10/22
B. FOR INTERNAL REVIEW	14/11/22
C. FOR DISCUSSION	08/12/22
D. FOR DISCUSSION	30/03/23
E. FOR DA	31/03/23
F. ADDITIONAL INFORMATION REQUEST	08/05/23
G. INTERNAL COMMENTS AMEND	15/01/24

PLEASE NOTE :

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FOR DA

DATE:- 31/03/2023

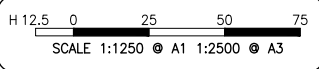
ESLER CHECKED:  
IAN BIGNELL 31/03/23

AUTHORITY APPROVED:

DATUM: A.H.D. DRAWN: A.VARGHESE DATE: NOV-2022

PROJECT No: 00032742 REV: G

SHEET 1 OF 11 A1

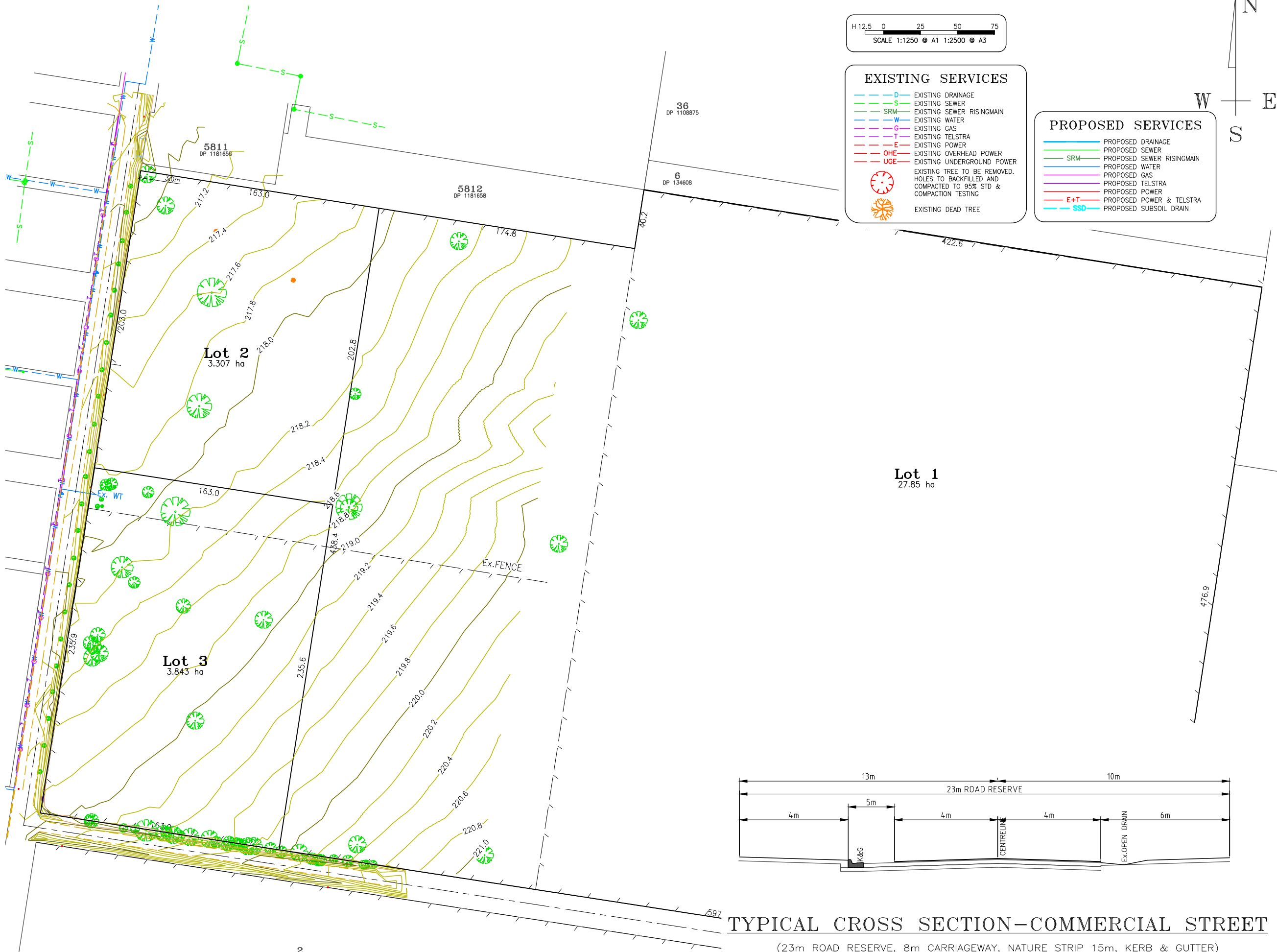


EXISTING SERVICES

- D EXISTING DRAINAGE
- S EXISTING SEWER
- SRM EXISTING SEWER RISINGMAIN
- W EXISTING WATER
- G EXISTING GAS
- T EXISTING TELSTRA
- E EXISTING POWER
- OHE EXISTING OVERHEAD POWER
- UGE EXISTING UNDERGROUND POWER
- EXISTING TREE TO BE REMOVED.
- HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING
- EXISTING DEAD TREE

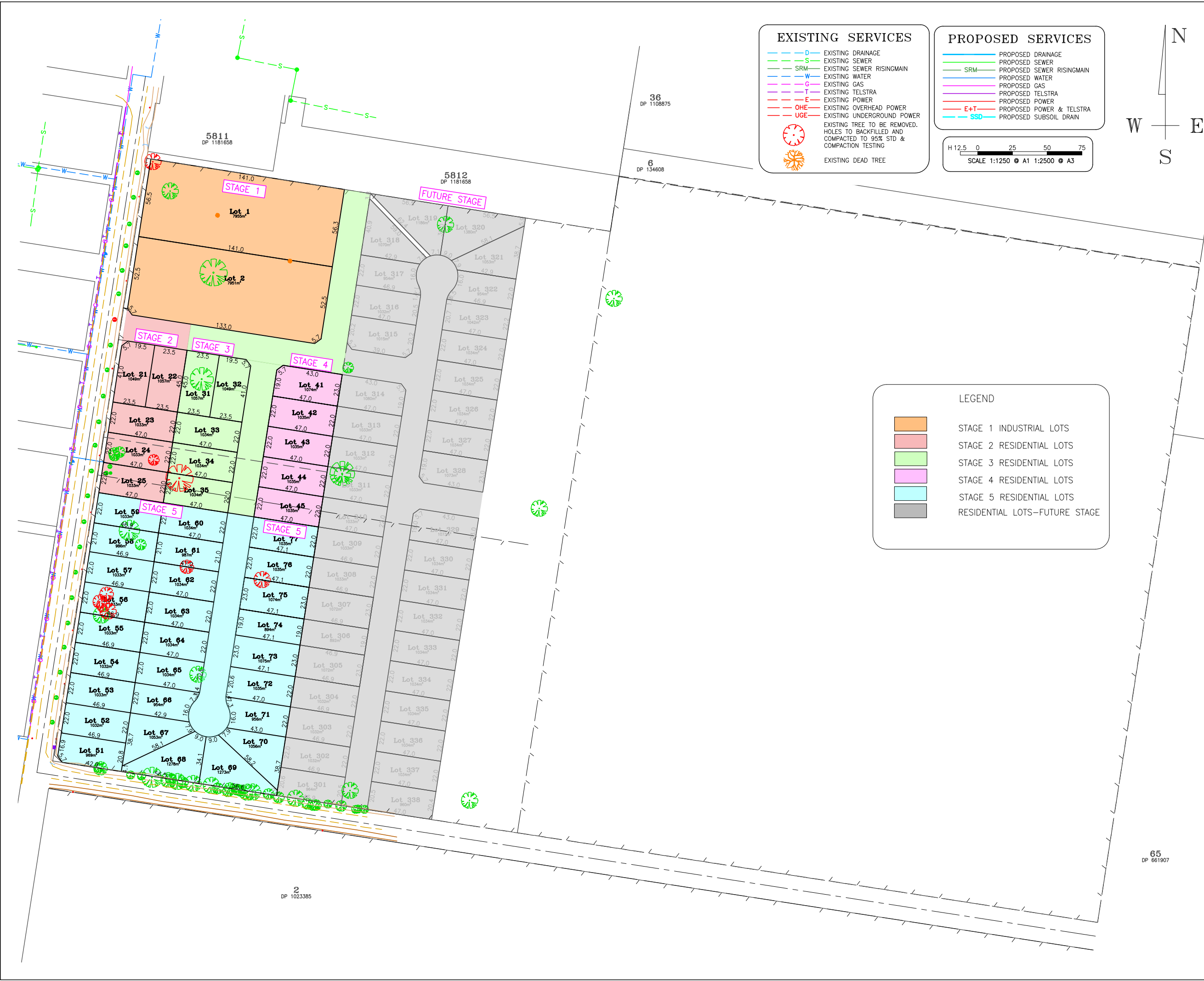
PROPOSED SERVICES

- PROPOSED DRAINAGE
- PROPOSED SEWER
- PROPOSED SEWER RISINGMAIN
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED TELSTRA
- PROPOSED POWER
- E+T PROPOSED POWER & TELSTRA
- SSD PROPOSED SUBSOIL DRAIN



TYPICAL CROSS SECTION-COMMERCIAL STREET

(23m ROAD RESERVE, 8m CARRIAGEWAY, NATURE STRIP 15m, KERB & GUTTER)



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PROPOSED LAYOUT PLAN



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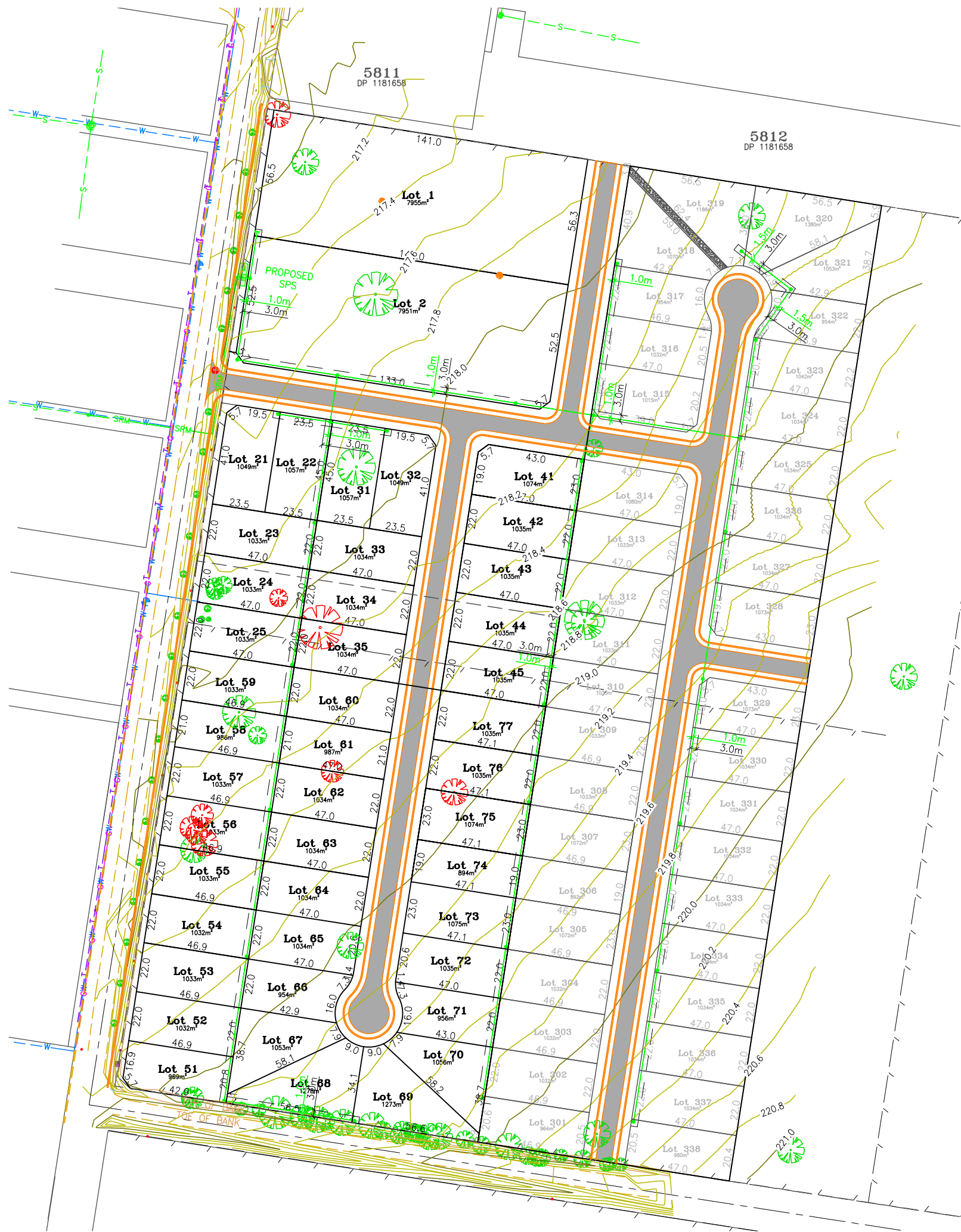


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SHEET 2	OF 11	A1



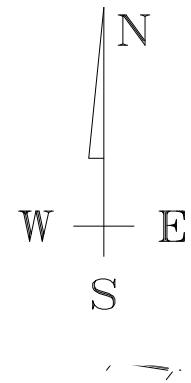
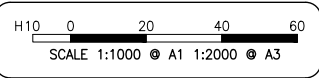


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- SRM — EXISTING SEWER RISINGMAIN
- W — EXISTING WATER
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- E — EXISTING POWER
- OHE — EXISTING OVERHEAD POWER
- UGE — EXISTING UNDERGROUND POWER
- ⊗ EXISTING TREE TO BE REMOVED. HOLES TO BE BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING
- ⊗ EXISTING DEAD TREE

**PROPOSED SERVICES**

- PROPOSED DRAINAGE
- PROPOSED SEWER
- SRM — PROPOSED SEWER RISINGMAIN
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED TELSTRA
- PROPOSED POWER
- E+T — PROPOSED POWER & TELSTRA
- SSD — PROPOSED SUBSOIL DRAIN



**29 WALLA WALLA ROAD WALLA WALLA**

**PROPOSED SEWER PLAN**



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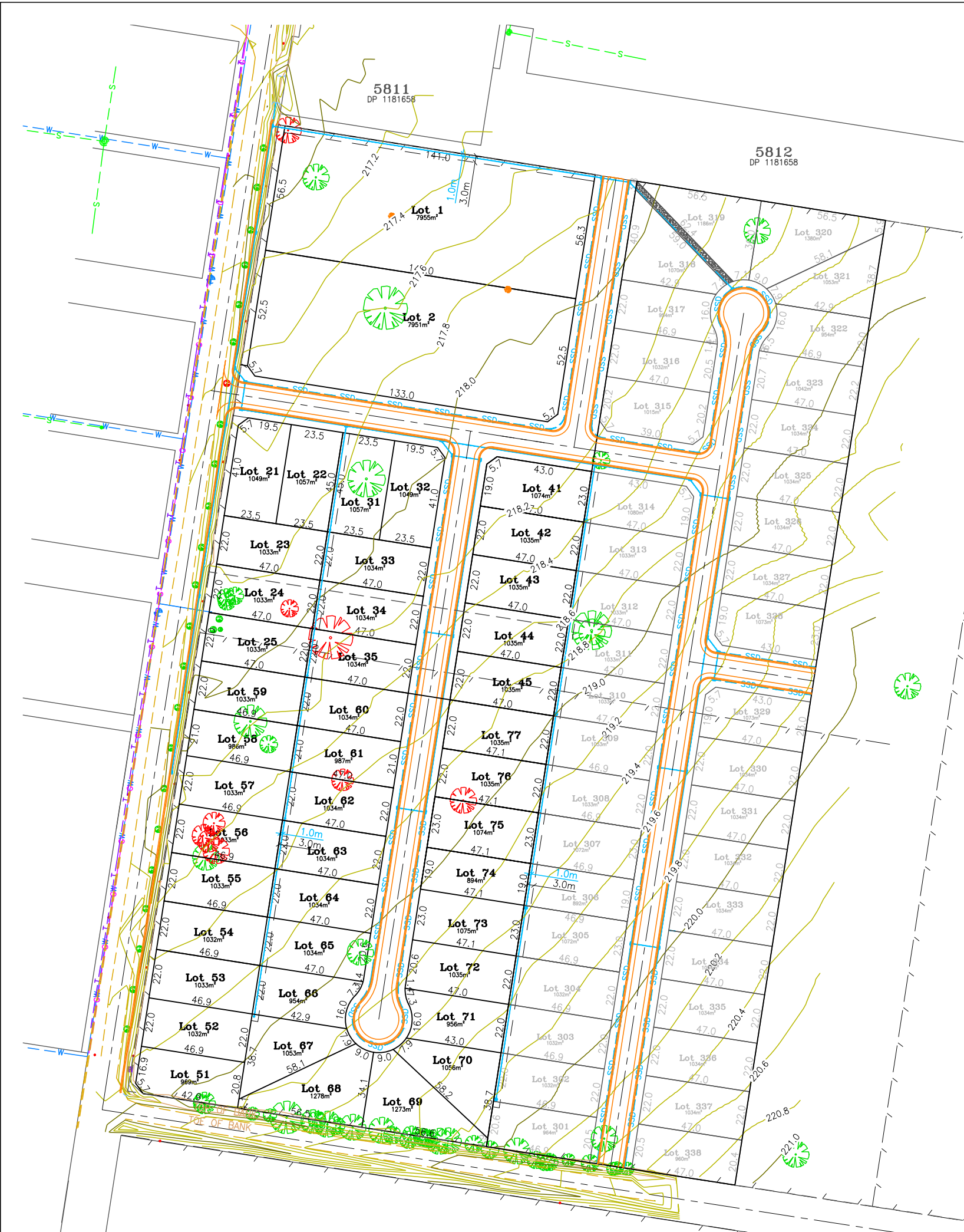
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SHEET 3 OF 11 A1



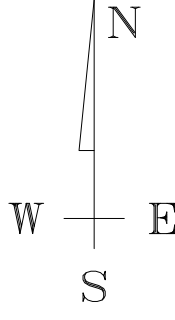
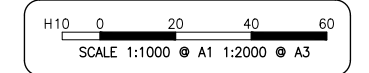


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**PROPOSED SERVICES**

- PROPOSED DRAINAGE
- PROPOSED SEWER
- PROPOSED SEWER RISINGMAIN
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED TELSTRA
- PROPOSED POWER
- E+T PROPOSED POWER & TELSTRA
- SSD PROPOSED SUBSOIL DRAIN



**29 WALLA WALLA ROAD  
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**PROPOSED DRAINAGE PLAN**



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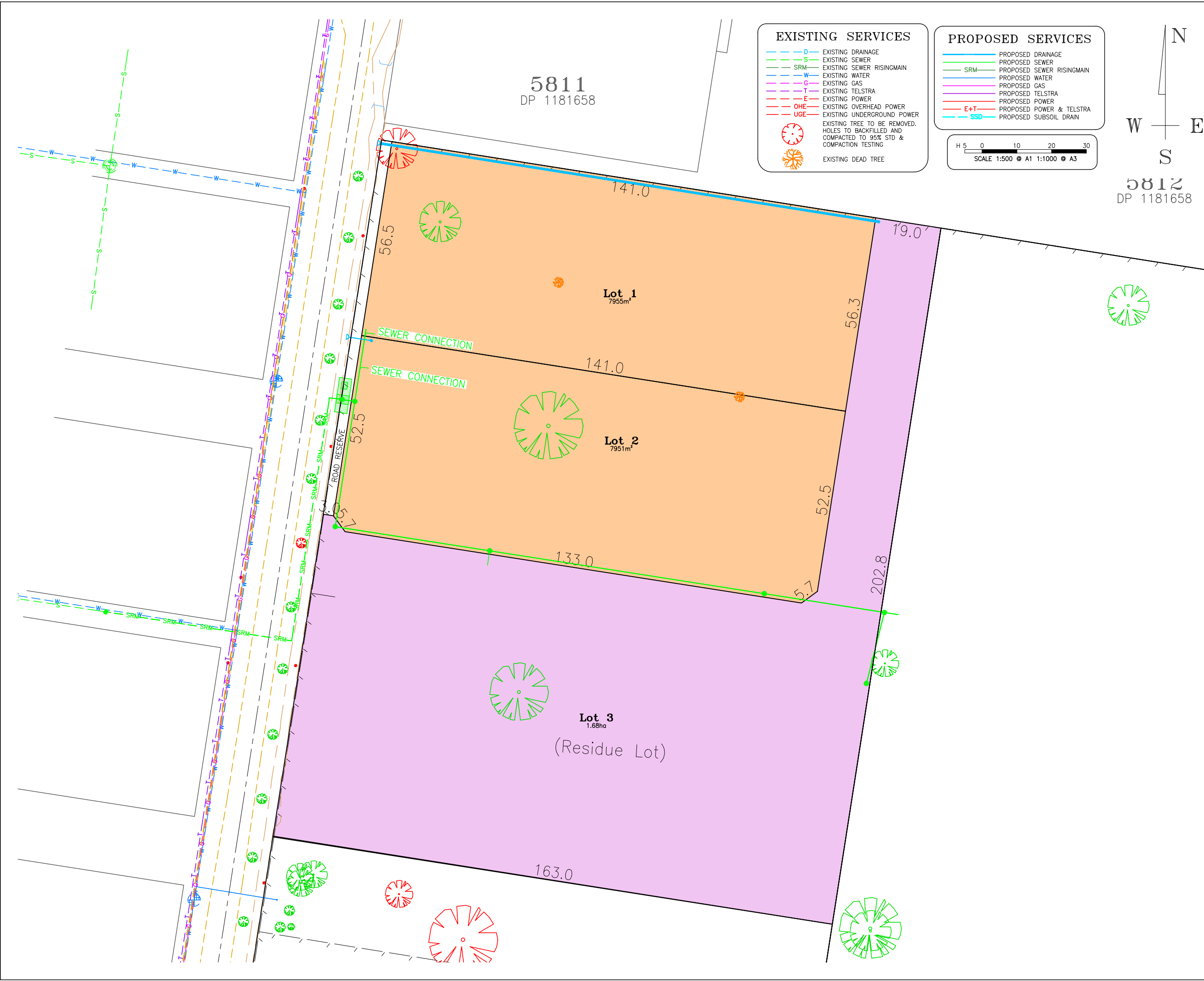
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SHEET 4	OF 11	A1



29 WALLA WALLA ROAD  
WALLA WALLA

PROPOSED STAGE 1  
LAYOUT PLAN WITH SERVICES



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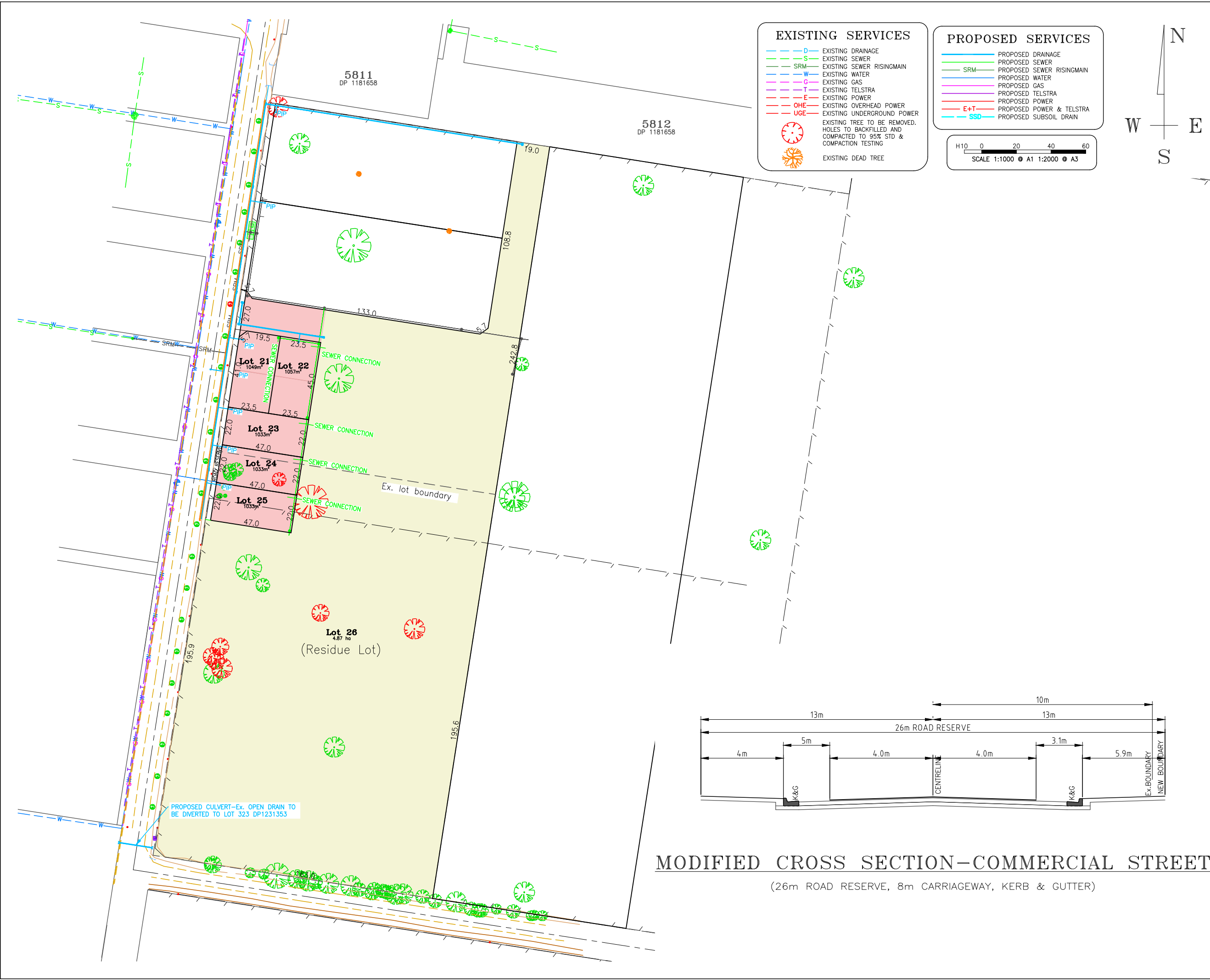


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PROPOSED STAGE 2  
LAYOUT PLAN WITH SERVICES



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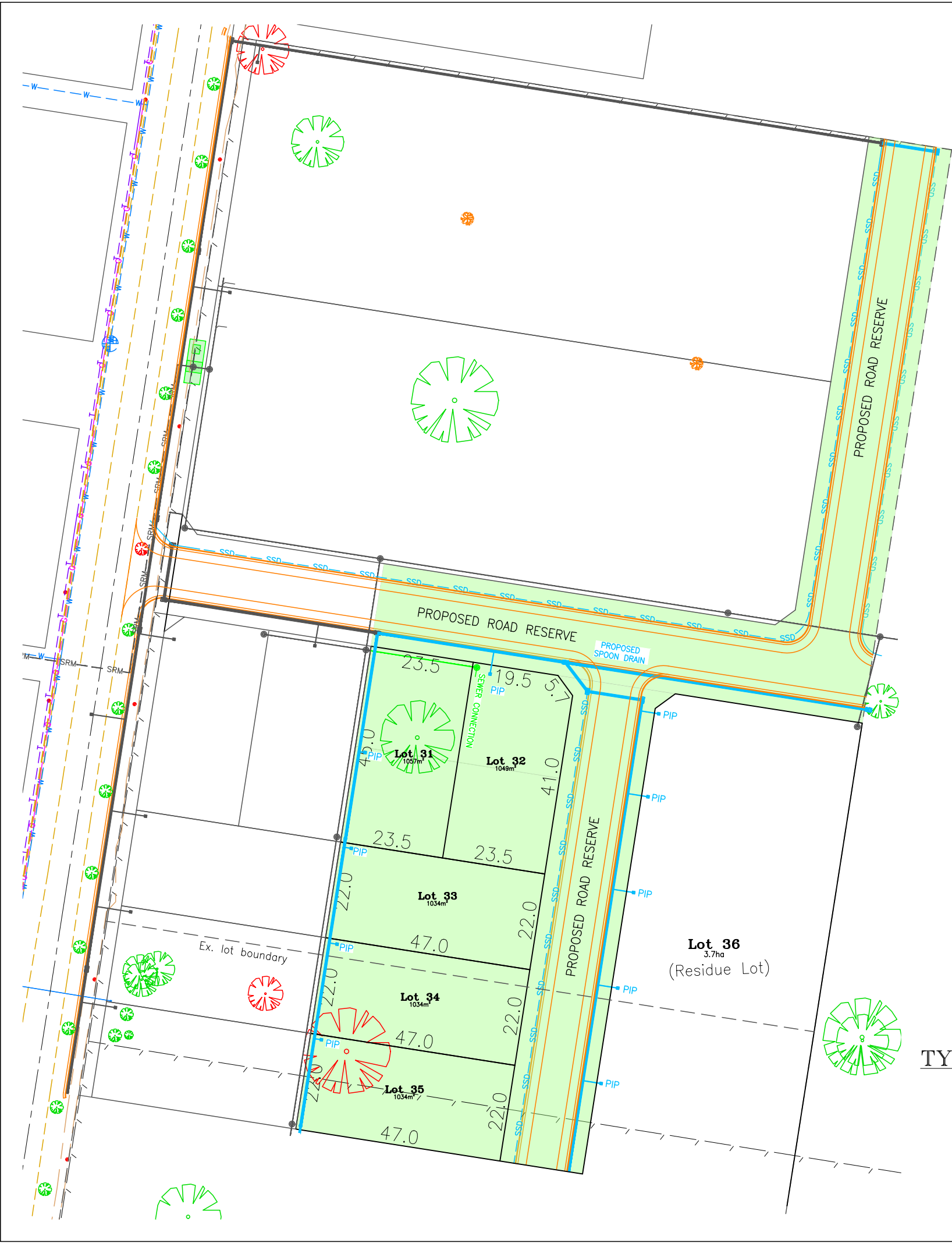
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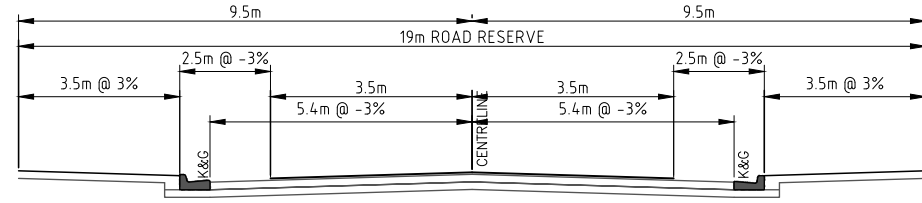
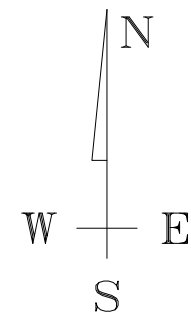
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EXISTING DEAD TREE

**PROPOSED SERVICES**

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SCALE 1:500 @ A1 1:1000 @ A3



**TYPICAL CROSS SECTION-LOCAL ACCESS ROAD**  
(19m ROAD RESERVE, 7m CARRIAGEWAY, NATURE STRIP 2 x 3.5m, KERB & GUTTER)

**29 WALLA WALLA ROAD  
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**PROPOSED STAGE 3  
LAYOUT PLAN WITH SERVICES**



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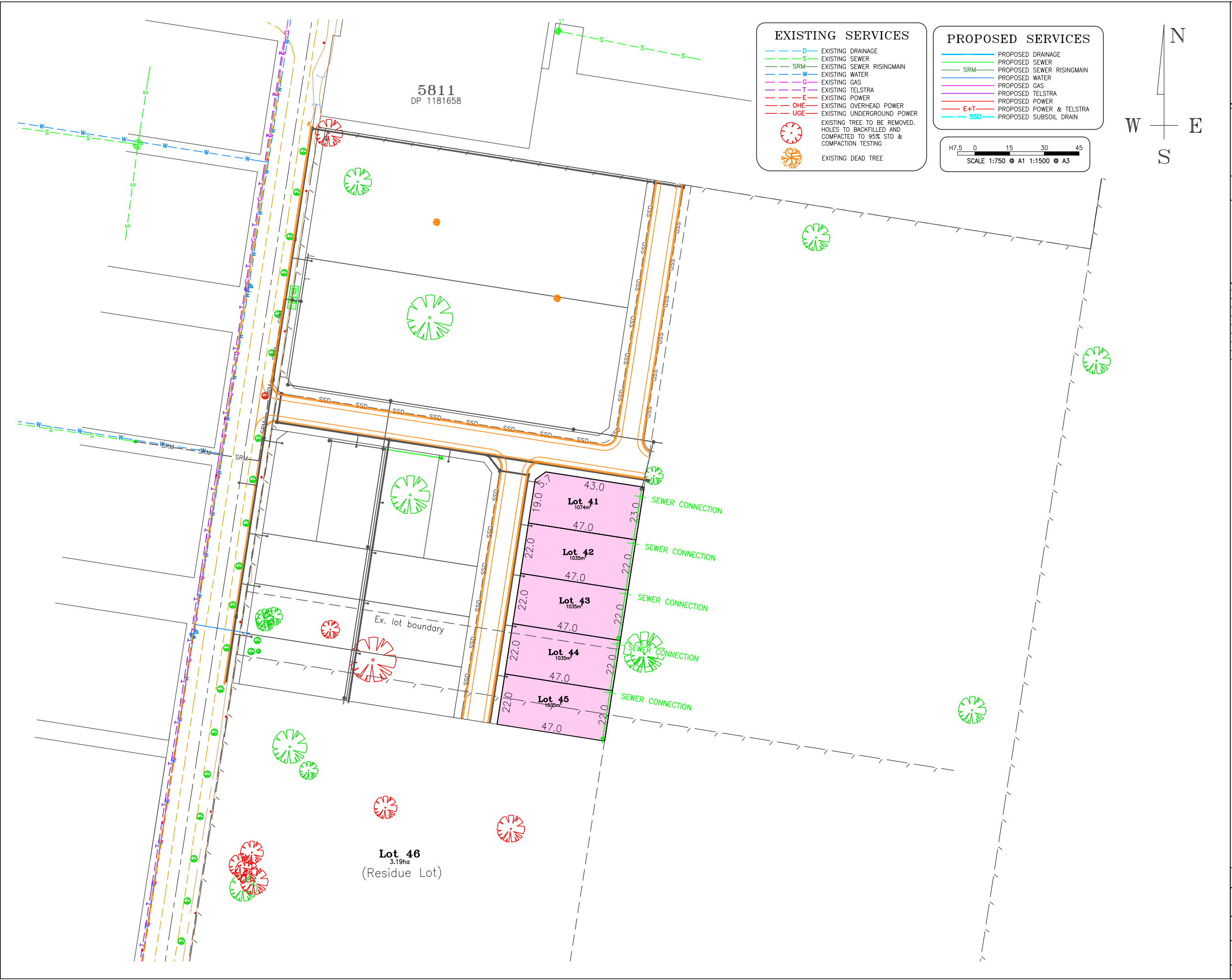
**FOR DA**

**DATE:- 31/03/2023**

**ESLER CHECKED:**  
IAN BIGNELL 31/03/23

**AUTHORITY APPROVED:**

DATUM: A.H.D	DRAWN: A.VARGHESE	DATE: NOV-2022
PROJECT No: 00032742	REV: G	
SHEET 7	OF 11	A1



29 WALLA WALLA ROAD  
WALLA WALLA

PROPOSED STAGE 4  
LAYOUT PLAN WITH SERVICES



SURVEYORS CIVIL ENGINEERS  
DEVELOPMENT CONSULTANTS

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29 WALLA WALLA ROAD  
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PROPOSED STAGE 5  
LAYOUT PLAN WITH SERVICES



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EXISTING SERVICES

- D EXISTING DRAINAGE
- S EXISTING SEWER
- SRM EXISTING SEWER RISINGMAIN
- W EXISTING WATER
- G EXISTING GAS
- T EXISTING TELSTRA
- E EXISTING POWER
- OHE EXISTING OVERHEAD POWER
- UGE EXISTING UNDERGROUND POWER
- EXISTING TREE TO BE REMOVED. HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING
- EXISTING DEAD TREE

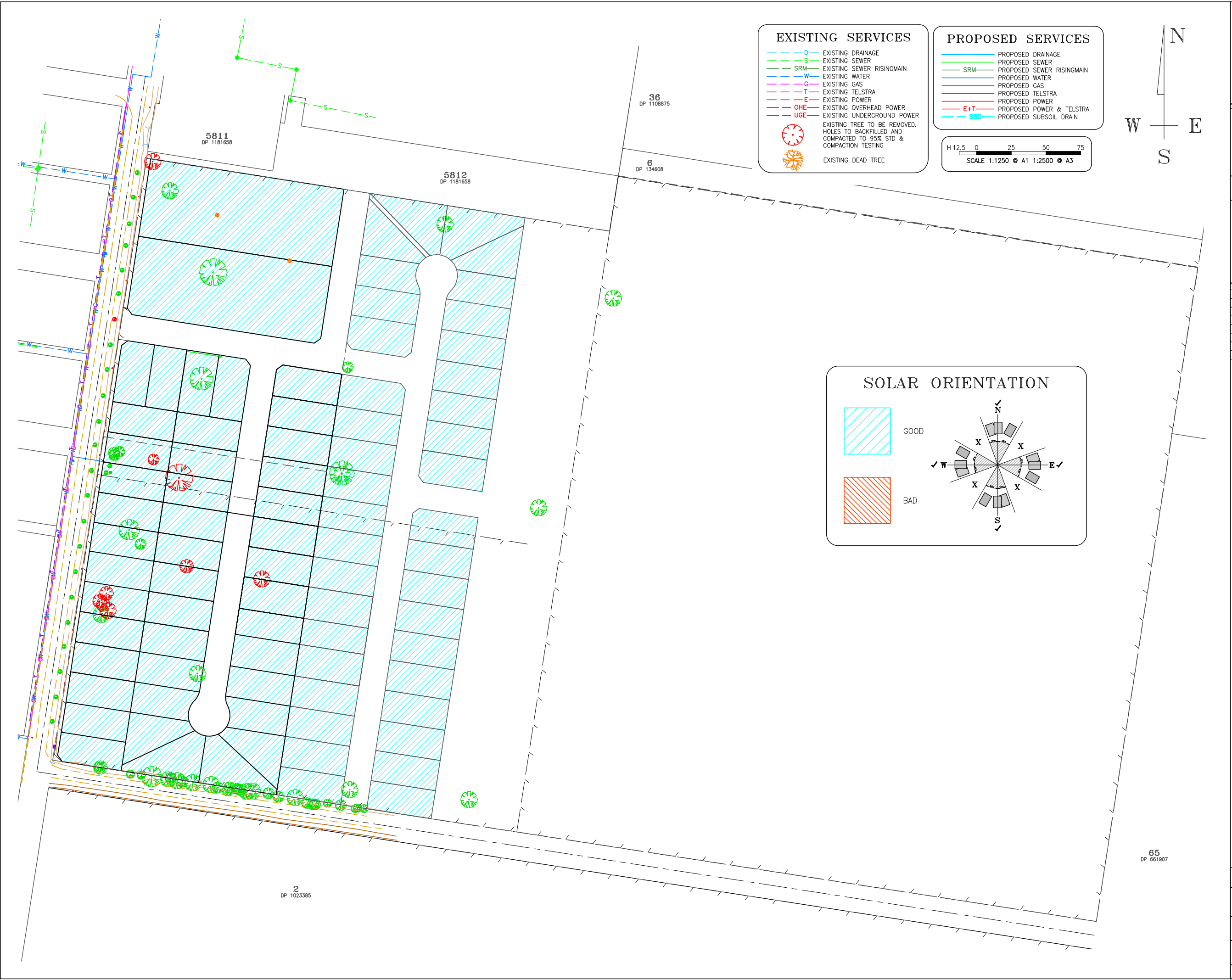
PROPOSED SERVICES

- PROPOSED DRAINAGE
- PROPOSED SEWER
- PROPOSED SEWER RISINGMAIN
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED TELSTRA
- PROPOSED POWER
- PROPOSED POWER & TELSTRA
- PROPOSED SUBSOIL DRAIN

H7.5 0 15 30 45  
SCALE 1:750 @ A1 1:1500 @ A3

TYPICAL CROSS SECTION-LOCAL ACCESS ROAD

(19m ROAD RESERVE, 7m CARRIAGEWAY, NATURE STRIP 2 x 3.5m, KERB & GUTTER)



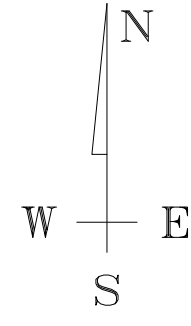
**EXISTING SERVICES**

- D - EXISTING DRAINAGE
- S - EXISTING SEWER
- SRM - EXISTING SEWER RISINGMAIN
- W - EXISTING WATER
- G - EXISTING GAS
- T - EXISTING TELSTRA
- E - EXISTING POWER
- OHE - EXISTING OVERHEAD POWER
- UGE - EXISTING UNDERGROUND POWER
- (Red circle with cross) - EXISTING TREE TO BE REMOVED. HOLES TO BACKFILLED AND COMPACTED TO 95% STD & COMPACTION TESTING
- (Orange star) - EXISTING DEAD TREE

**PROPOSED SERVICES**

- (Blue line) - PROPOSED DRAINAGE
- (Green line) - PROPOSED SEWER
- (Green line with cross) - PROPOSED SEWER RISINGMAIN
- (Blue line) - PROPOSED WATER
- (Purple line) - PROPOSED GAS
- (Pink line) - PROPOSED TELSTRA
- (Red line) - PROPOSED POWER
- (Red line with cross) - PROPOSED POWER & TELSTRA
- (Cyan line) - PROPOSED SUBSOIL DRAIN

SCALE 1:1250 @ A1 1:2500 @ A3



**SOLAR ORIENTATION**

GOOD (Blue hatched area)

BAD (Red hatched area)

**29 WALLA WALLA ROAD  
WALLA WALLA**

**SOLAR ORIENTATION PLAN**

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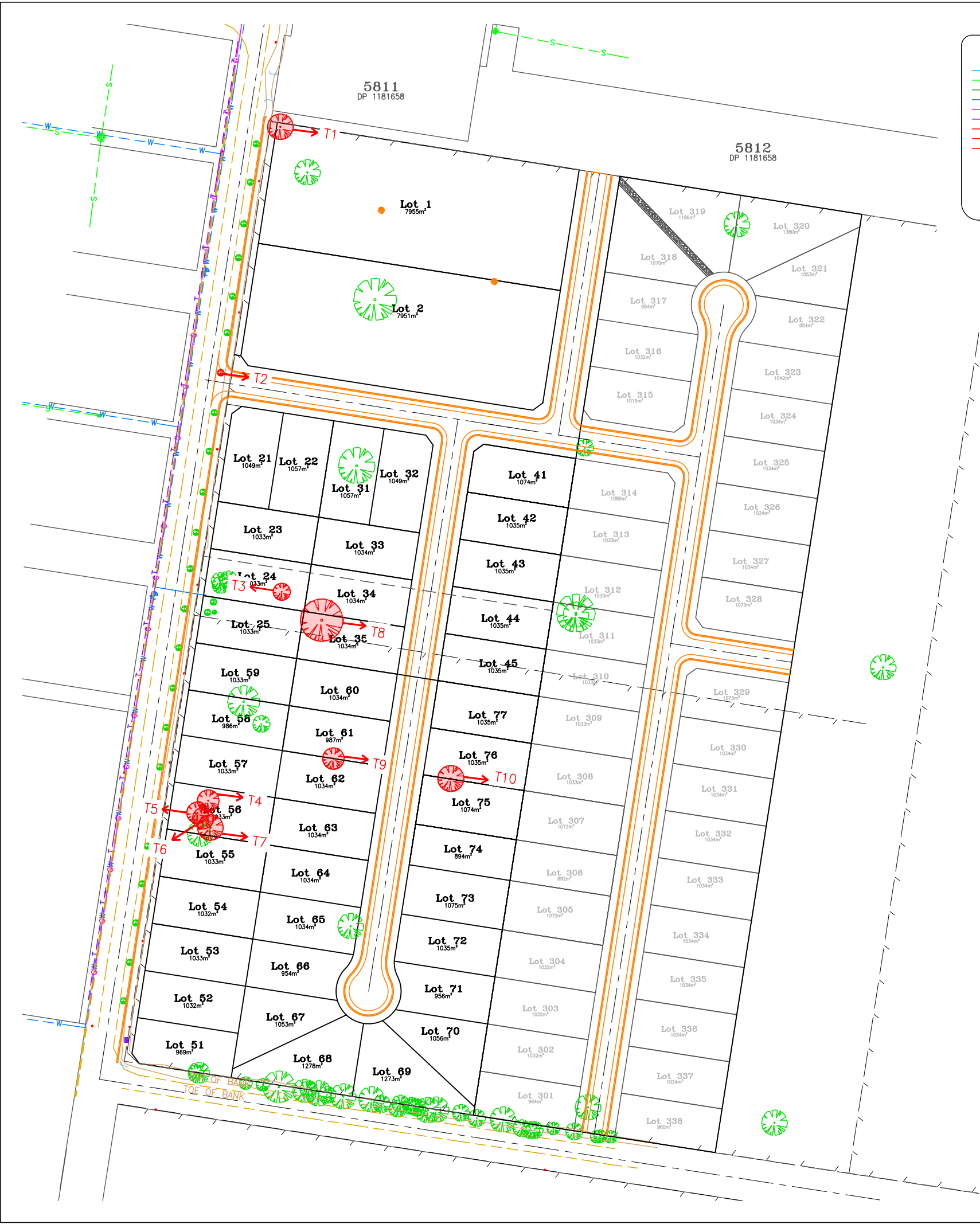
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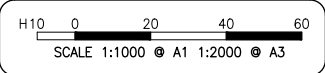
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- PROPOSED WATER
- PROPOSED GAS
- PROPOSED TELSTRA
- PROPOSED POWER
- E+T PROPOSED POWER & TELSTRA
- SSD PROPOSED SUBSOIL DRAIN

**LEGEND**

- PROPOSED AREA OF DEVELOPMENT
- EXISTING BIODIVERSITY VALUES MAPPED

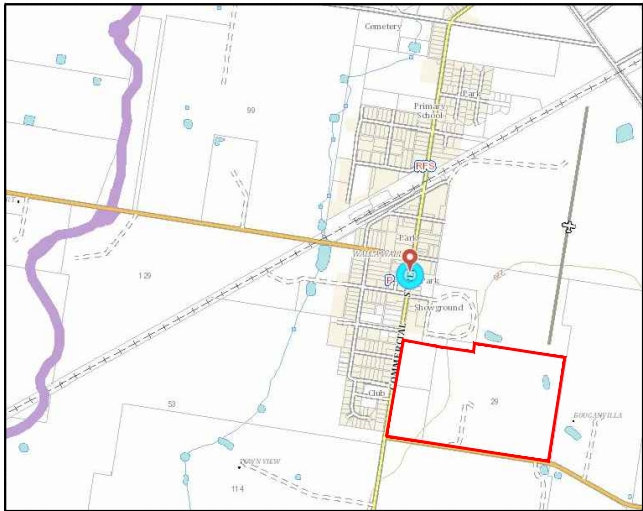


FIGURE 1 THE SUBJECT LAND WITHIN THE CONTEXT OF ITS SURROUNDS (SOURCE: BIODIVERSITY VALUES MAP AND THRESHOLD).

Minimum lot size associated with the property	Threshold for clearing above which a BDAR is required
Less than 1 hectare	0.25 hectares or more
1 hectare to less than 40 hectares	0.5 hectares or more
40 hectares to less than 1000 hectares	1 hectare or more
1000 hectares or more	2 hectares or more

FIGURE 2 GUIDANCE ON APPLYING THE BIODIVERSITY OFFSET SCHEME THRESHOLD

LEGEND	
T1	CANOPY AREA = 110m <sup>2</sup>
T2	CANOPY AREA = 10m <sup>2</sup>
T3	CANOPY AREA = 50m <sup>2</sup>
T4	CANOPY AREA = 80m <sup>2</sup>
T5	CANOPY AREA = 80m <sup>2</sup>
T6	CANOPY AREA = 80m <sup>2</sup>
T7	CANOPY AREA = 110m <sup>2</sup>
T8	CANOPY AREA = 300m <sup>2</sup>
T9	CANOPY AREA = 80m <sup>2</sup>
T10	CANOPY AREA = 115m <sup>2</sup>
TOTAL CANOPY AREA = 1015m <sup>2</sup>	

NOTE: TOTAL AREA OF CLEARING IS APPROXIMATELY 1015m<sup>2</sup> WHICH IS LESS THAN THE THRESHOLD, 2500m<sup>2</sup>.

29 WALLA WALLA ROAD  
WALLA WALLA

TREE REMOVAL AND  
BIODIVERSITY MAPPING PLAN



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