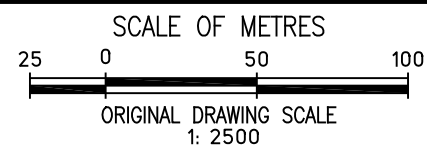


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### Proposed plan of Subdivision - Zoning

Locality of Moama  
Merool Road

Lot 2 DP1206253 & Lots 12 & 13 DP1259705

FILE No.	DRAWN	CHECKED	DATE	SHEET NUMBER	VER	SHEET SIZE
S7033	ABT	-	26.7.2019	1 OF 13	6	A3

VER	DATE	DETAILS OF AMENDMENTS	DRN	CHK
6	12.6.2024	ECHUCA-MOAMA-TORRUMBARRY FLOOR STUDY MAPPING	ABT	CT
5	16.11.2023	SUBDIVISION LAYOUT AMENDED	MT	CT
4	2.3.2021	SHEET 11 - BUSHFIRE ASSESSMENT PLAN	ABT	CT
3	22.9.2020	LOTS 1 & 2 AMENDED	ABT	MFL
2	16.10.2019	LOTS AMENDED	ABT	-
1				
FILE NAME: S7033_PP V6.dwg				

M.G.A. 2020  
ZONE 55

Approximate Lot Area above R.L. 94.30

Lot 1 - 10660m<sup>2</sup>  
Lot 2 - 2440m<sup>2</sup>  
Lot 3 - 1520m<sup>2</sup>  
Lot 4 - 1380m<sup>2</sup>  
Lot 5 - 1920m<sup>2</sup>

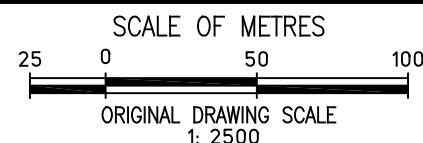


NOTES:

1. ALL DISTANCES & AREAS ARE APPROXIMATE  
& ARE SUBJECT TO SURVEY.
2. REFER TO CERTIFICATE OF TITLE FOR  
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Proposed plan of Subdivision - Contours

Locality of Moama  
Merool Road

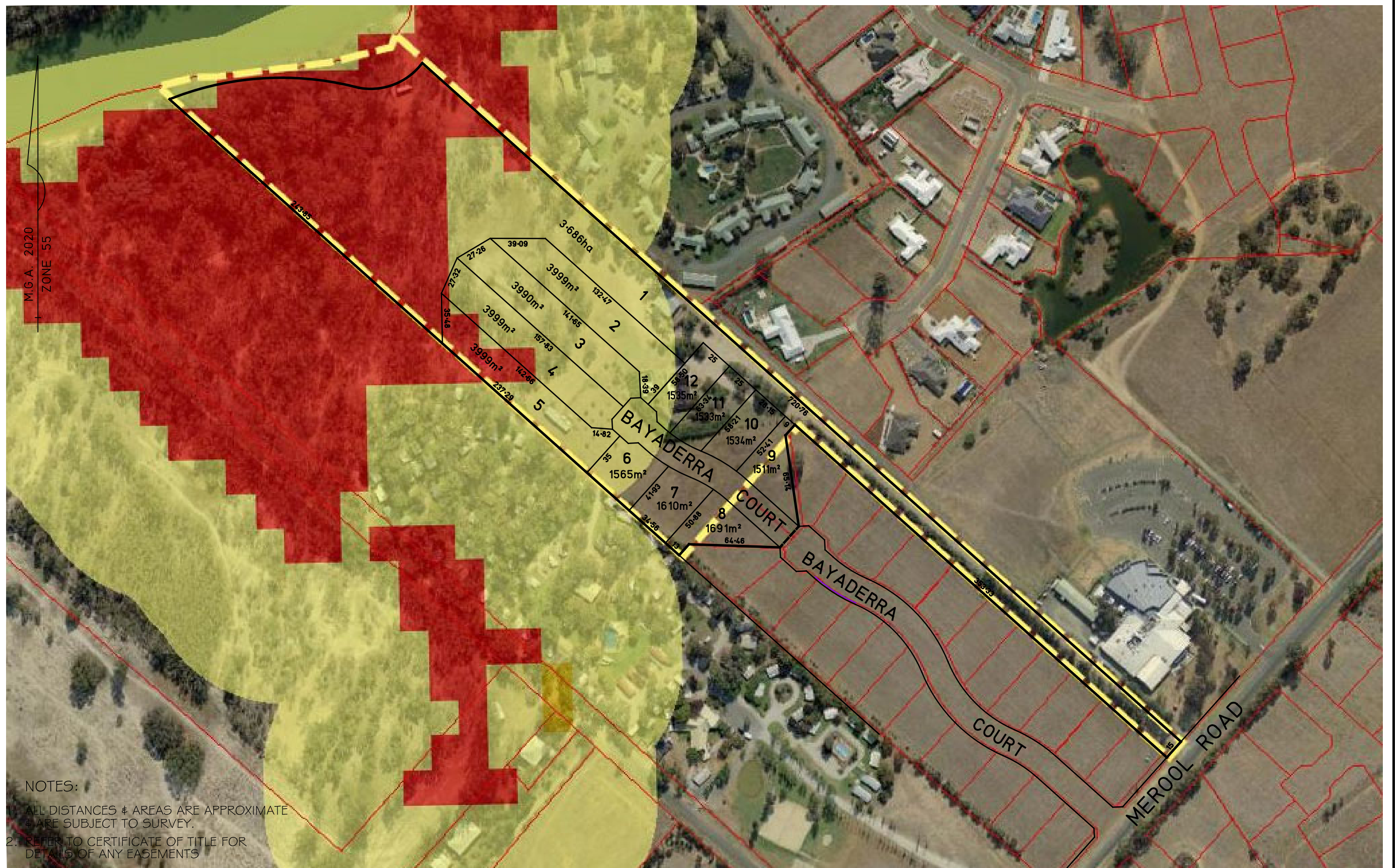
Lot 2 DP1206253 & Lots 12 & 13 DP1259705

FILE No.	DRAWN	CHECKED	DATE	SHEET NUMBER	VER	SHEET SIZE
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VER	DATE	DETAILS OF AMENDMENTS	DRN	CHK
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5	16.11.2023	SUBDIVISION LAYOUT AMENDED	MT	CT
4	2.3.2021	SHEET 11 - BUSHFIRE ASSESSMENT PLAN	ABT	CT
3	22.9.2020	LOTS 1 & 2 AMENDED	ABT	MFL
2	16.10.2019	LOTS AMENDED	ABT	-
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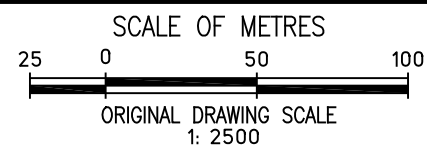


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Proposed plan of Subdivision - Bushfire

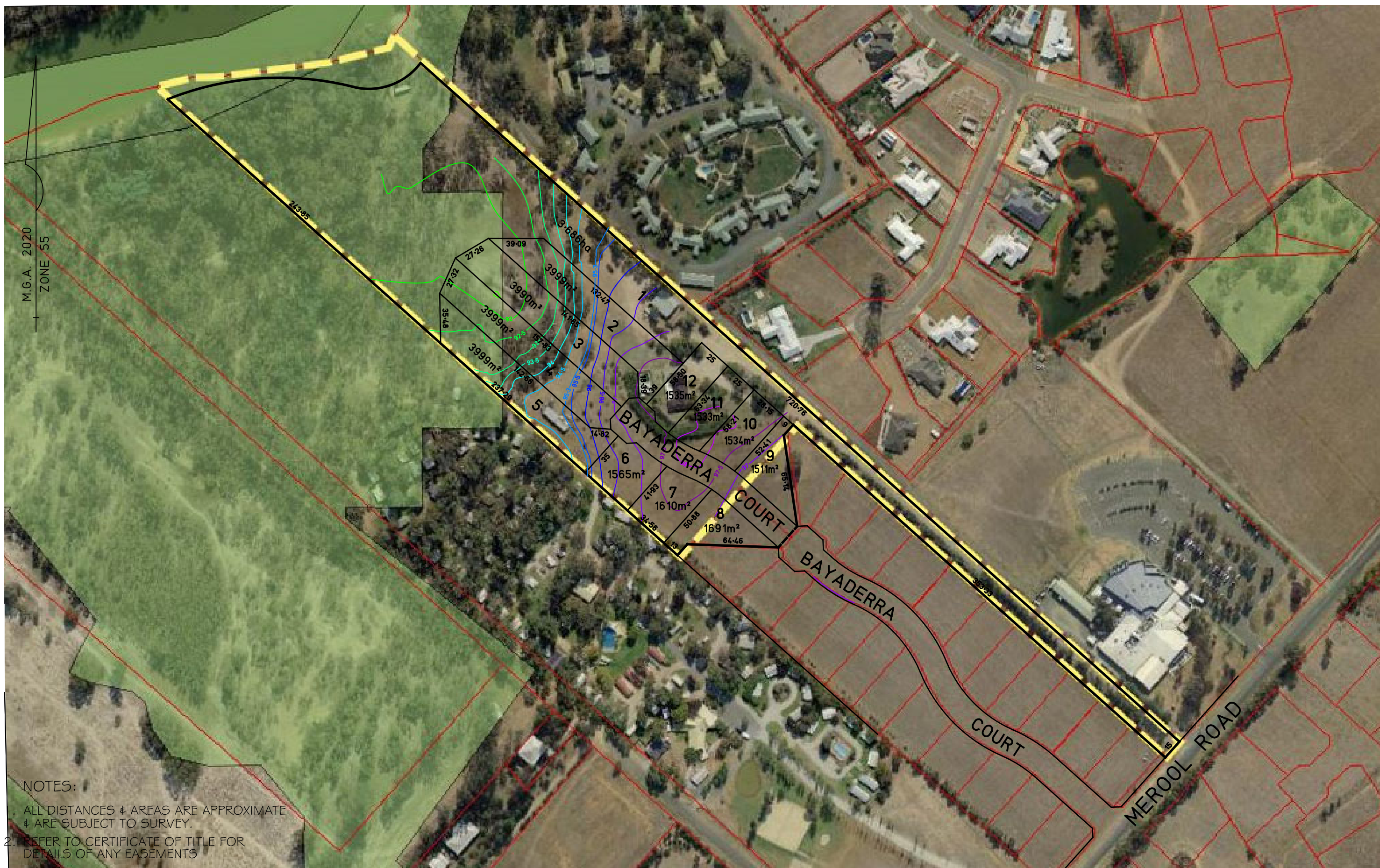
Locality of Moama  
Merool Road

Lot 2 DP1206253 & Lots 12 & 13 DP1259705

FILE No.	DRAWN	CHECKED	DATE	SHEET NUMBER	VER	SHEET SIZE
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VER	DATE	DETAILS OF AMENDMENTS	DRN	CHK
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2	16.10.2019	LOTS AMENDED	ABT	-
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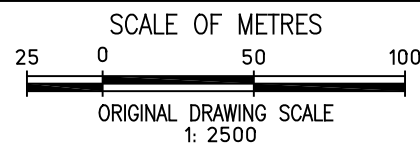
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Proposed plan of Subdivision - Biodiversity

Locality of Moama

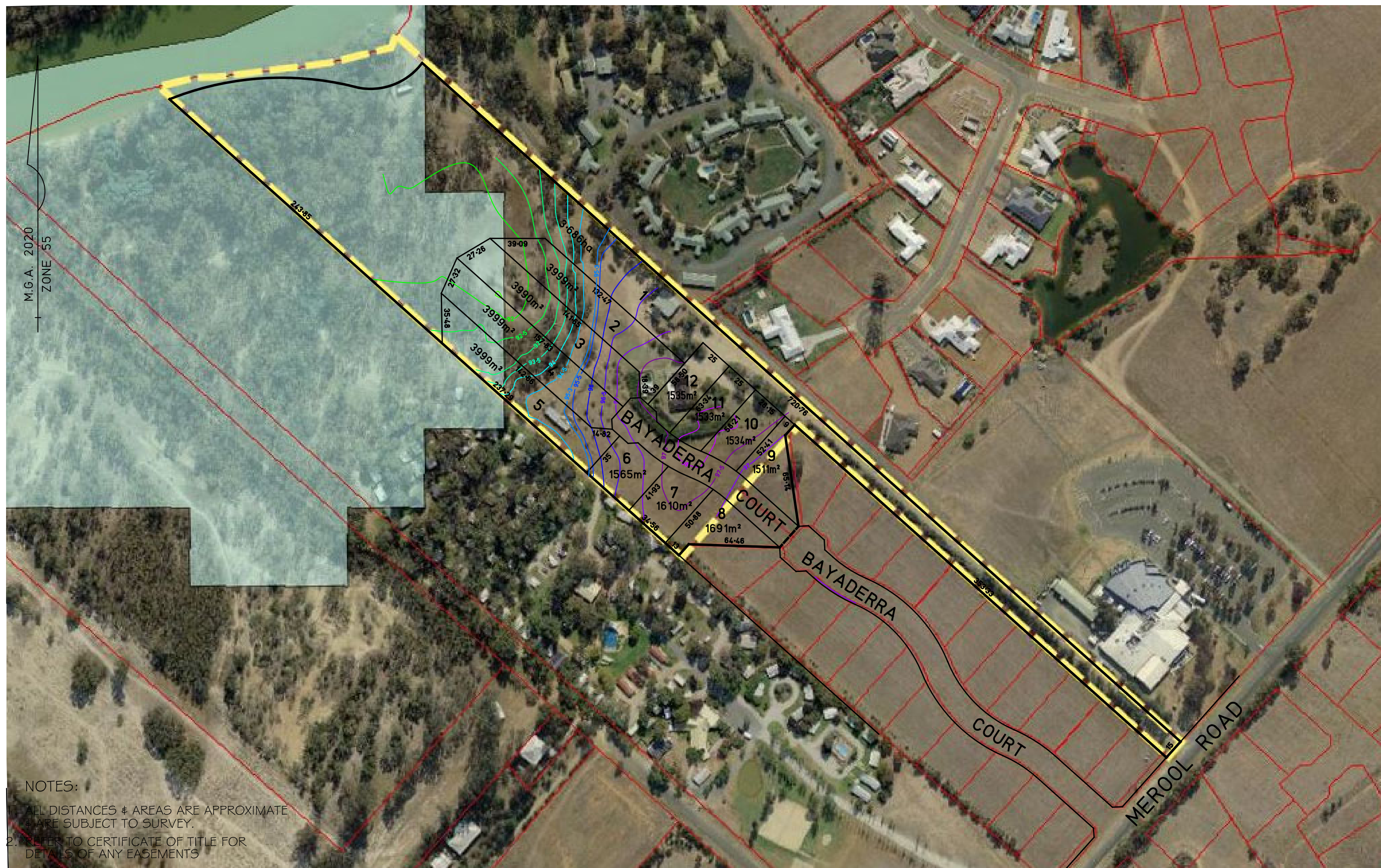
Merool Road

Lot 2 DP1206253 & Lots 12 & 13 DP1259705

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VER	DATE	DETAILS OF AMENDMENTS	DRN	CHK
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2	16.10.2019	LOTS AMENDED	ABT	-
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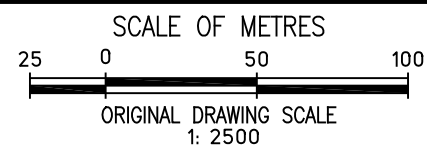


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Proposed plan of Subdivision - Wetlands

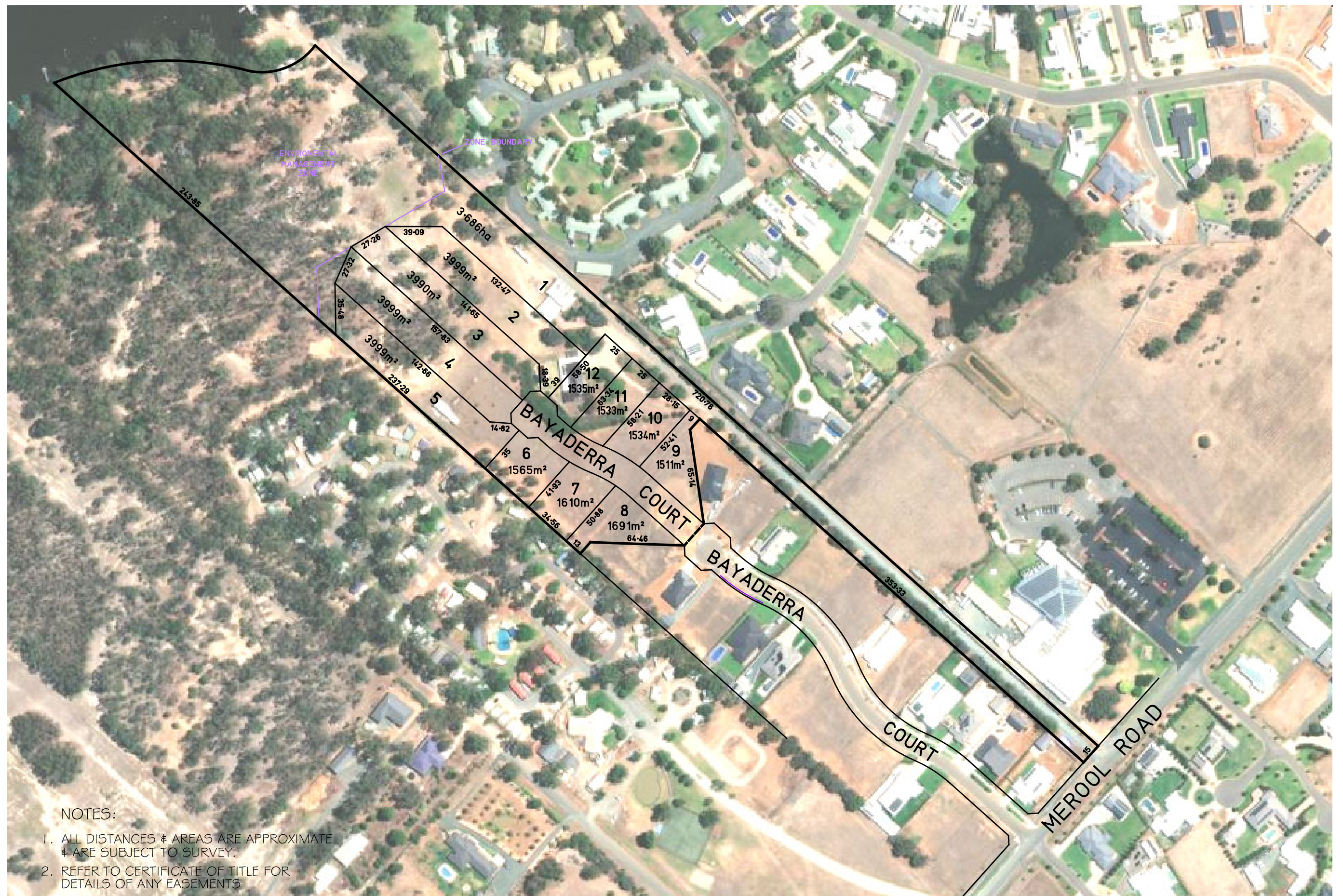
Locality of Moama  
Merool Road

Lot 2 DP1206253 & Lots 12 & 13 DP1259705

FILE No.	DRAWN	CHECKED	DATE	SHEET NUMBER	VER	SHEET SIZE
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VER	DATE	DETAILS OF AMENDMENTS	DRN	CHK
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2	16.10.2019	LOTS AMENDED	ABT	-
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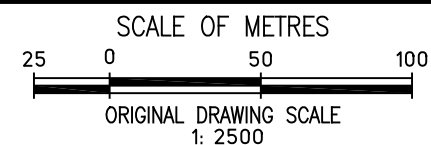


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Proposed plan of Subdivision - Aerial

Locality of Moama  
Merool Road

Lot 2 DP1206253 & Lots 12 & 13 DP1259705

FILE No.	DRAWN	CHECKED	DATE	SHEET NUMBER	VER	SHEET SIZE
S7033	ABT	-	26.7.2019	6 OF 13	6	A3

VER	DATE	DETAILS OF AMENDMENTS	DRN	CHK
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3	22.9.2020	LOTS 1 & 2 AMENDED	ABT	MFL
2	16.10.2019	LOTS AMENDED	ABT	-
1				
FILE NAME: S7033_PP V6.dwg				

M.G.A. 2020  
ZONE 55



NOTES:

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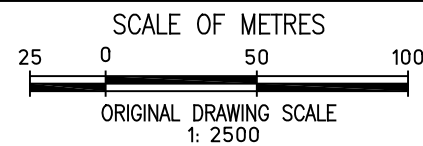
EXISTING NATIVE VEGETATION



EXISTING NATIVE VEGETATION TO BE REMOVED  
APPROX. 28m²



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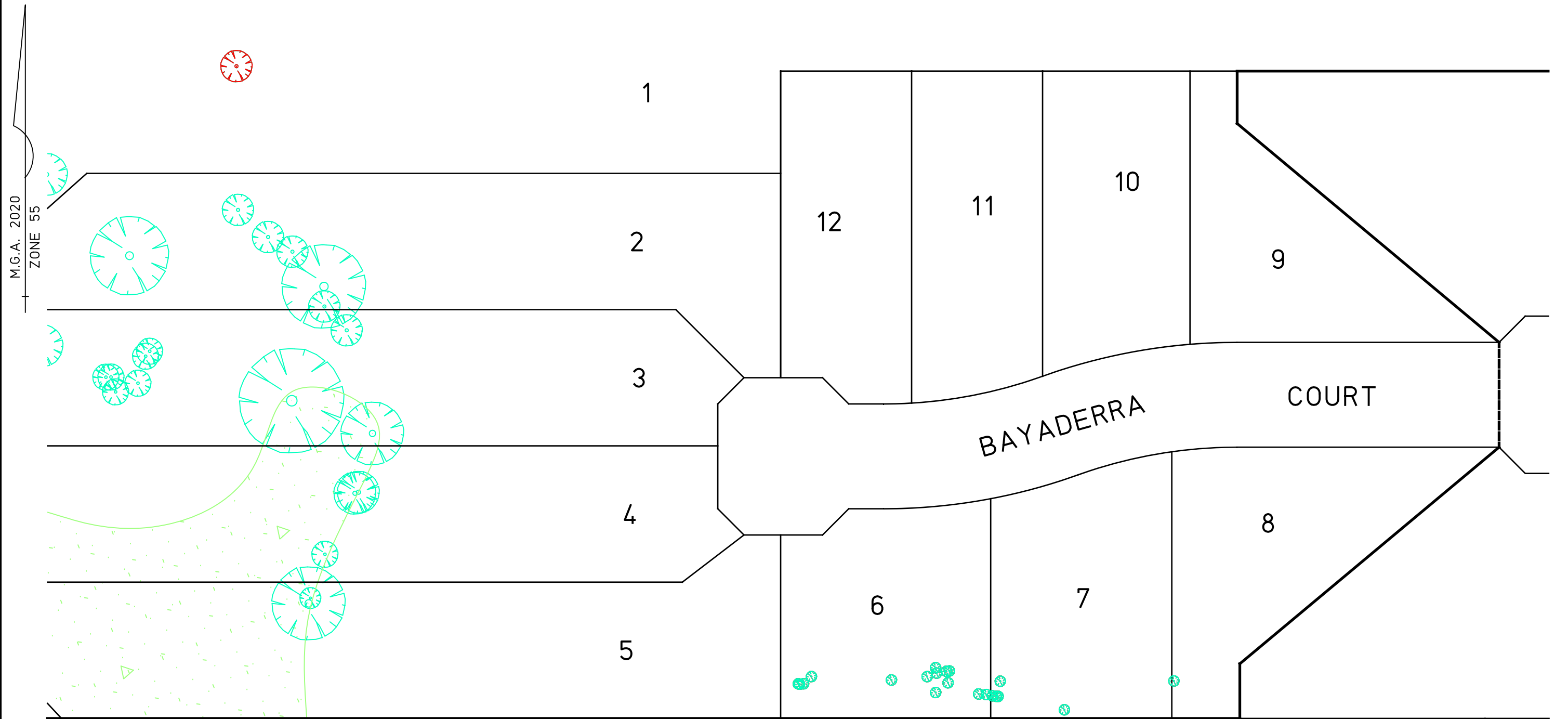
Proposed plan of Subdivision - Vegetation



Locality of Moama  
Merool Road  
Lot 2 DP1206253 & Lots 12 & 13 DP1259705


FILE No.	DRAWN	CHECKED	DATE	SHEET NUMBER	VER	SHEET SIZE
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VER	DATE	DETAILS OF AMENDMENTS	DRN	CHK
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5	16.11.2023	SUBDIVISION LAYOUT AMENDED	MT	CT
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3	22.9.2020	LOTS 1 & 2 AMENDED	ABT	MFL
2	16.10.2019	LOTS AMENDED	ABT	-
1				

FILE NAME: S7033\_PP V6.dwg



- NOTES:
- 1. ALL DISTANCES & AREAS ARE APPROXIMATE & ARE SUBJECT TO SURVEY.
  - 2. REFER TO CERTIFICATE OF TITLE FOR DETAILS OF ANY EASEMENTS
-  EXISTING NATIVE VEGETATION
-  EXISTING NATIVE VEGETATION TO BE REMOVED APPROX. 28m<sup>2</sup>



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**PLANRIGHT**  
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SCALE OF METRES  
7.50 0 15 22  
ORIGINAL DRAWING SCALE  
1: 750

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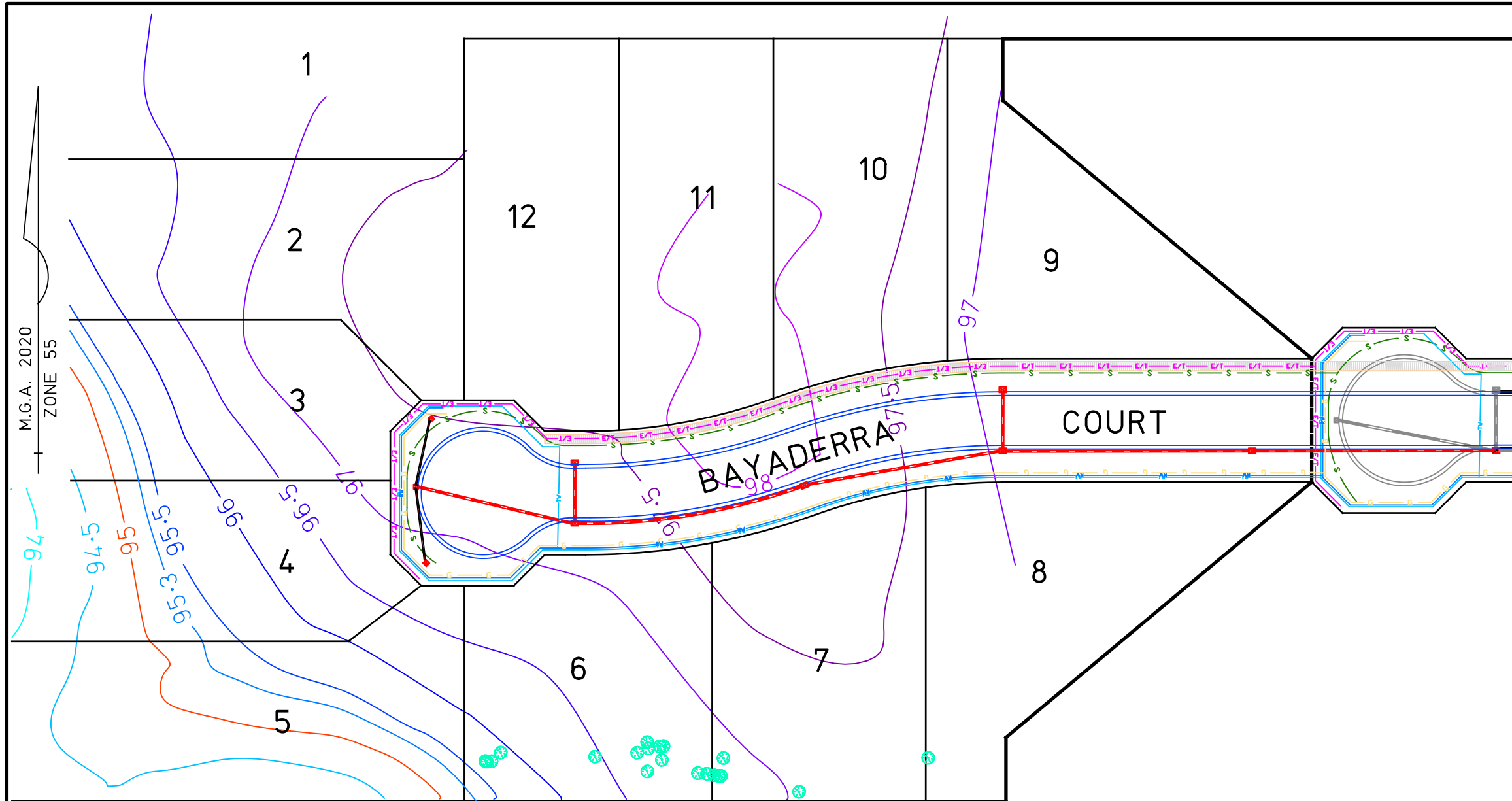
Proposed plan of Subdivision - Vegetation  
Locality of Moama  
Merool Road  
Lot 2 DP1206253 & Lots 12 & 13 DP1259705

FILE No.	DRAWN	CHECKED	DATE	SHEET NUMBER	VER	SHEET SIZE
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VER	DATE	DETAILS OF AMENDMENTS	DRN	CHK
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5	16.11.2023	SUBDIVISION LAYOUT AMENDED	MT	CT
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3	22.9.2020	LOTS 1 & 2 AMENDED	ABT	MFL
2	16.10.2019	LOTS AMENDED	ABT	-

FILE NAME: S7033\_PP V6.dwg





- KEY:
- DRAINAGE
  - ELECTRICAL/TELECOMMUNICATION
  - GAS
  - SEWER
  - RAW WATER
  - FILTERED WATER

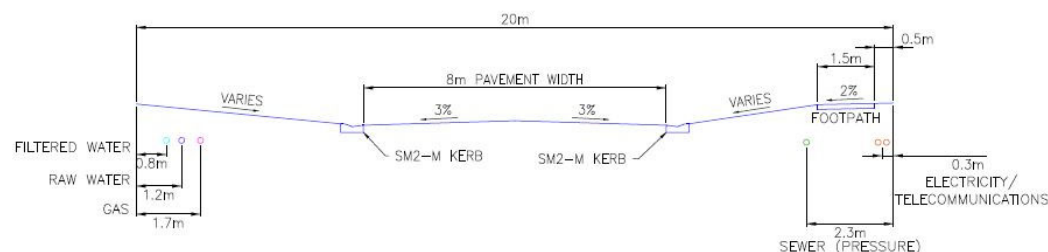
## NOTES

- ROADWORKS:
- ALL ROADWORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH MURRAY RIVER COUNCIL REQUIREMENTS, AND ANY RELEVANT AUSTRALIAN STANDARDS.
- STORMWATER:
- ALL PITS UP TO 1200mm IN LENGTH OR WIDTH ARE TO BE CONSTRUCTED WITH SL92 REINFORCEMENT IN ACCORDANCE WITH MURRAY RIVER COUNCIL STANDARD DRAWINGS.
  - ALL PIT LIDS TO BE CONSTRUCTED TO MURRAY RIVER COUNCIL STANDARDS AND ARE TO BE TERRA FIRMA LIDS.
  - ALL DRAINAGE PIPES 300Ø OR GREATER TO BE RRJ RCP, ALL DRAINAGE PIPES 225Ø OR LESS TO BE RRJ uPVC & WATER TIGHT.
  - ALL STORMWATER PROPERTY CONNECTIONS TO BE 100Ø uPVC SN6 OR EQUIVALENT, STORMWATER PROPERTY CONNECTIONS INTO PITS TO HAVE 450mm MINIMUM COVER. ALL PROPERTY CONNECTIONS ARE TO EXTEND MIN. 1m INTO PROPERTY AND FOOTPATH TO BE STAMPED "D" WHERE CONNECTION CROSSES.
  - DRAINAGE SERVICE CONNECTIONS ARE TO BE RAISED 600mm ABOVE GROUND LEVEL.
  - ALL STORMWATER TRENCHES ARE TO BE COMPACTED TO AT LEAST 95% STANDARD COMPACTION.
  - CCTV TO BE CARRIED OUT ON ALL STORMWATER RETICULATION
- WATER RETICULATION:
- ALL WATER MAINS TO BE RRJ uPVC CLASS 12 EXCEPT UNDER ROAD PAVEMENT WHERE PVC IN POLY SLEEVE PN8 IS TO BE USED.
  - THRUST BLOCKS ARE REQUIRED AT CHANGES OF PIPE DIRECTION, CHANGE OF DIAMETER, VALVES AND TEES IN ACCORDANCE WITH MURRAY RIVER COUNCIL SPECIFICATIONS.
  - PROPERTY CONNECTIONS UNDER ROADS TO BE 35mm POLY IN 50mm PVC SLEEVE.
  - ALL FILTERED WATER AND RAW WATER PROPERTY CONNECTIONS TO HAVE GUN METAL STYLE TAPPING BAND AND FERRULE CONNECTIONS.
  - CONTRACTOR TO SUPPLY AND INSTALL METER STOP TAPS ON FILTERED WATER MAINS AND GATE VALVES ON RAW WATER MAINS.
  - STOP VALVES ARE TO BE RESILIENT SEATED VALVES ACC.
  - ALL FITTINGS FOR WATER MAINS TO BE DUCTILE IRON CEMENT LINED.
  - RAW WATER HYDRANTS TO BE MARKED WITH FLEXIBLE WHITE GUIDE POST NOTED IN RED 'RWHP' WITH CLASS 1 65mm DELINEATED BLUE CIRCLE.
  - FILTERED WATER SCOURS TO BE MARKED WITH FLEXIBLE WHITE GUIDE POST NOTED IN BLUE 'FWSCOUR'.
  - FILTERED WATER AND RAW WATER STOP VALVES TO BE MARKED WITH FLEXIBLE WHITE GUIDE POSTS NOTED IN BLUE 'FWSV' AND IN RED 'RWSV'

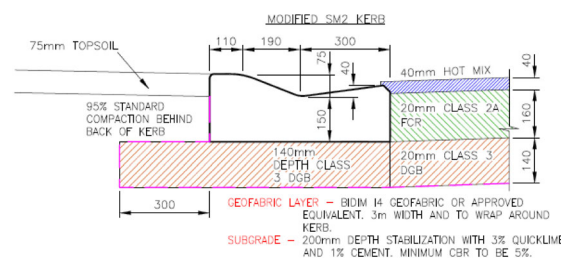
- GENERAL:
- ALL UNDERGROUND SERVICES CROSSING UNDER ROADS SHALL HAVE THE APPROPRIATE INITIAL STAMPED ON THE KERB TO IDENTIFY THE SERVICE LOCATION. FOOTPATHS SHALL BE STAMPED WITH 'D' WHERE HOUSE CONNECTIONS CROSS.
  - ALL ESSENTIAL ENERGY ROAD CROSSING CONDUITS TO BE 125Ø CAT. A 100mm DEPTH TOPSOIL IS TO BE STRIPPED AND STOCKPILED FROM ROADWAYS AND ANY LOT AREAS BEING FILLED OR CUT.
  - STOCKPILED TOPSOIL IS TO BE SPREAD AND LIGHTLY ROLLED ON NATURE-STRIPS AND CUT/FILL AREAS FOLLOWING COMPLETION OF ROAD & EARTHWORKS.
  - ALL WORKS SHOULD BE SUPERVISED BY A SUITABLY EXPERIENCED SUPERINTENDENT.
  - SHOULD A SUPERINTENDENT NOT BE ENGAGED, PLANRIGHT CANNOT GUARANTEE THE QUALITY OF THE FINISHED WORKS.
  - ALL WORKS ARE TO CONFORM TO THE RELEVANT AUSTRALIAN STANDARDS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THEY ARE FAMILIAR WITH THE REQUIREMENTS OF THESE STANDARDS.

1% AEP  
FLOOD LEVEL  
ECHUCA-MOAMA  
(TORRUMBARRY  
- FLOOD STUDY)

NOTE:  
THE MINIMUM COVER FOR WATER MAINS IS 900mm (ROADS), 600mm (NATURE STRIP) TO THE FINISHED SURFACE  
ALL WATER MAIN TRENCHES UNDER ROADS ARE TO BE BACKFILLED WITH COMPACTED FCR.  
BLUE REFLECTORS ARE TO BE INSTALLED ON MARKER POSTS (2 PER POST) AND RRPW ON ROADWAY AT FIRE HYDRANT LOCATIONS.



LOCAL ACCESS STREET  
TYPICAL CROSS SECTION  
SCALE: N.T.S.

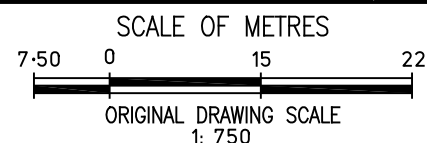


KERB & PAVEMENT DETAILS  
SCALE: 1:40

**WARNING**  
POWER/TELECOMMUNICATION LAYOUT SHOWN IS INDICATIVE ONLY. LOCATION TO BE CONFIRMED BY RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION



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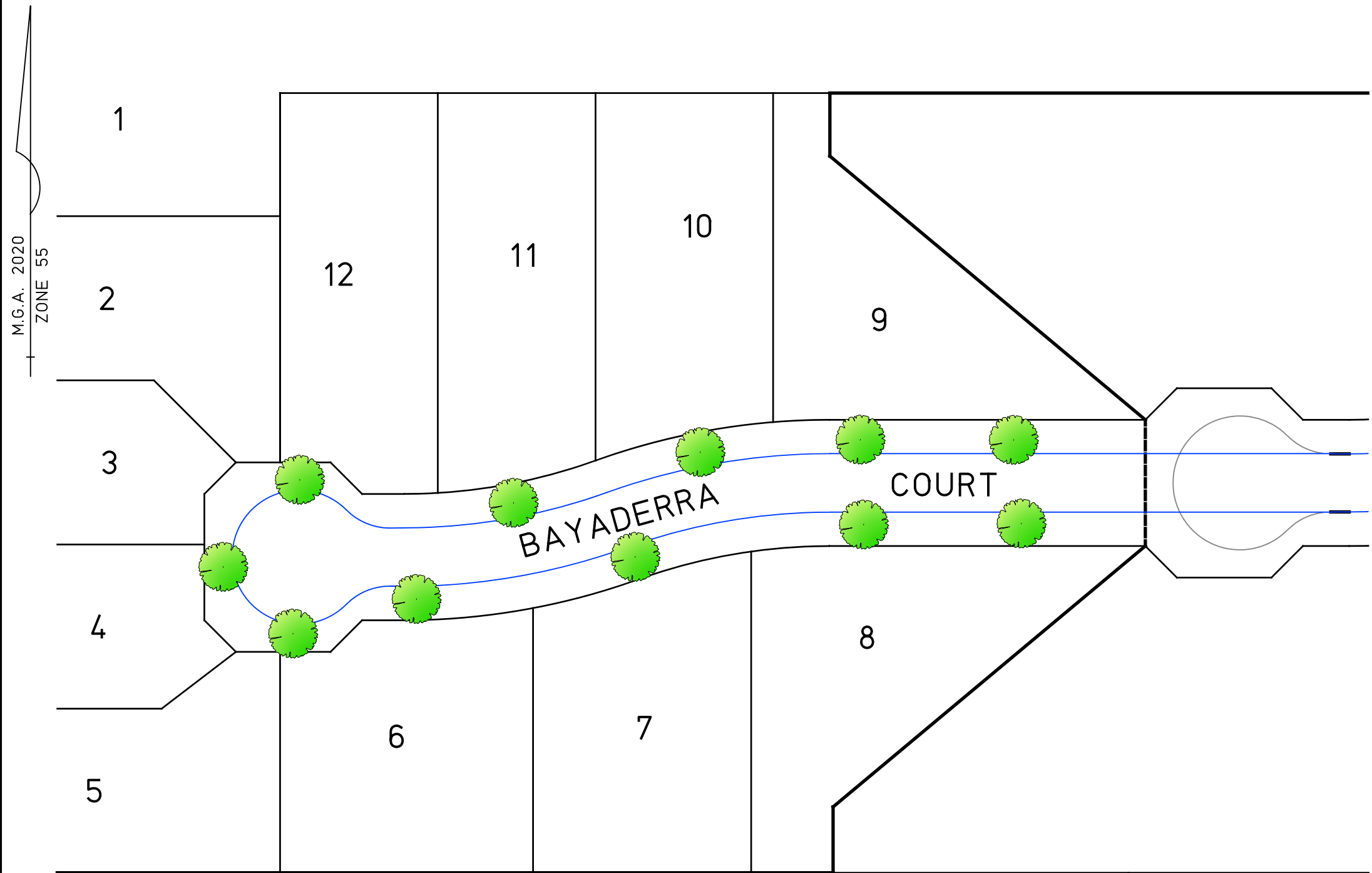
## Preliminary Services Plan

Locality of Moama  
Merool Road  
Lot 2 DP1206253 & Lots 12 & 13 DP1259705

FILE No.	DRAWN	CHECKED	DATE	SHEET NUMBER	VER	SHEET SIZE
S7033	ABT	-	26.7.2019	9 OF 13	6	A3

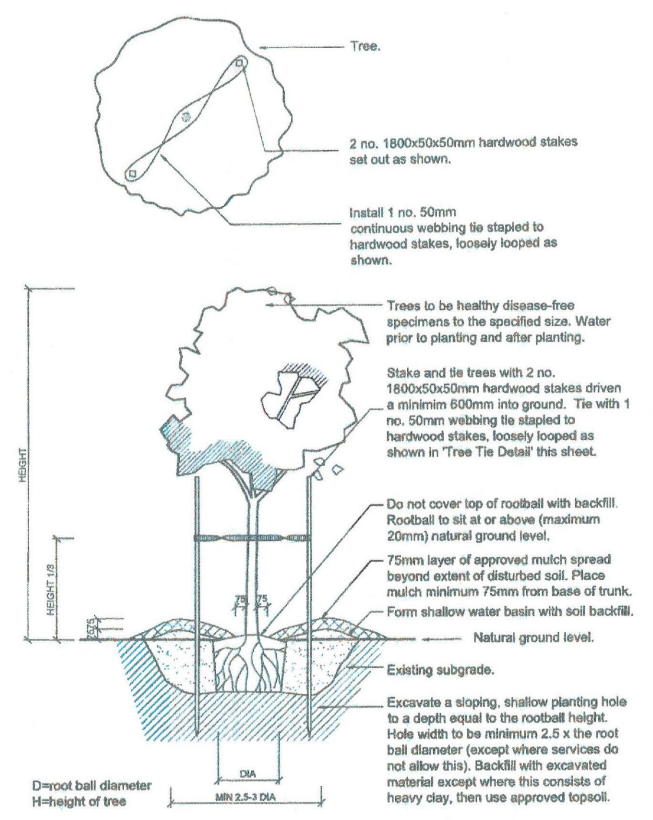
VER	DATE	DETAILS OF AMENDMENTS	DRN	CHK
6	12.6.2024	ECHUCA-MOAMA-TORRUMBARRY FLOOR STUDY MAPPING	ABT	CT
5	16.11.2023	SUBDIVISION LAYOUT AMENDED	MT	CT
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2	16.10.2019	LOTS AMENDED	ABT	-
1				

FILE NAME: S7033\_PP V6.dwg



- MAINTENANCE NOTES:**
1. MAINTENANCE PERIOD TO BE 24 MONTHS.
  2. WEED SPRAYING TO BE UNDERTAKEN 9 TIMES PER YEAR AND IS TO OCCUR AT MOST SUITABLE TIMES TO ACHIEVE DESIRED RESULTS.
  3. GRASS AND LAWN AREAS ARE TO HAVE CONTROLLED AND MINIMAL PEST WEED / PLANT INFESTATION. CHEMICAL SPRAYING SHALL BE UNDERTAKEN TO MANUFACTURERS INSTRUCTION. ALL SPRAY OPERATORS SHALL HOLD APPROPRIATE LICENSES.
  4. AREAS AROUND FIXTURES TO BE SPRAYED TO CONTROL GROWTH. SPRAYING TO OCCUR WHEN GRASS LENGTH IS MINIMAL SO THAT THE DYING GRASS DOESN'T GIVE POOR APPEARANCE.
  5. ROUTINE INSPECTIONS TO BE UNDERTAKEN ON A REGULAR BASIS TO ENSURE ONGOING OPERATION OF AUTOMATED IRRIGATION SYSTEMS.
  6. TREES TO BE STAKED, TIED, GUARDED AND MULCHED TO A MINIMUM OF 75mm DEPTH AT ALL TIMES.
  7. TREES TO BE WATERED WEEKLY FROM NOVEMBER TO MARCH FOR 1 YEAR THEN FORTNIGHTLY FROM NOVEMBER TO MARCH FOR ONE MORE YEAR.

TREE PLANTING DETAIL (SEMI ADVANCED)



PLANT SCHEDULE						
	Botanical Name	Common Name	Type	Pot Size	Mature Size	No.
	Fraxinus Pennsylvanica Urbanite	Urbanite Ash	Tree	2m to 2.5m tall	12m T x 8mØ	27

**IDEAS INTO ACTION**  
**PLANRIGHT**  
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SCALE OF METRES  
7.50 0 15 22  
ORIGINAL DRAWING SCALE  
1: 750

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Landscape Plan - Street Trees  
Locality of Moama  
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Lot 2 DP1206253 & Lots 12 & 13 DP1259705



FILE No.	DRAWN	CHECKED	DATE	SHEET NUMBER	VER	SHEET SIZE
S7033	ABT	-	26.7.2019	10 OF 13	6	A3

6	12.6.2024	ECHUCA-MOAMA-TORRUMBARRY FLOOR STUDY MAPPING	ABT	CT
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VER	DATE	DETAILS OF AMENDMENTS	DRN	CHK

FILE NAME: S7033\_PP V6.dwg



LEGEND

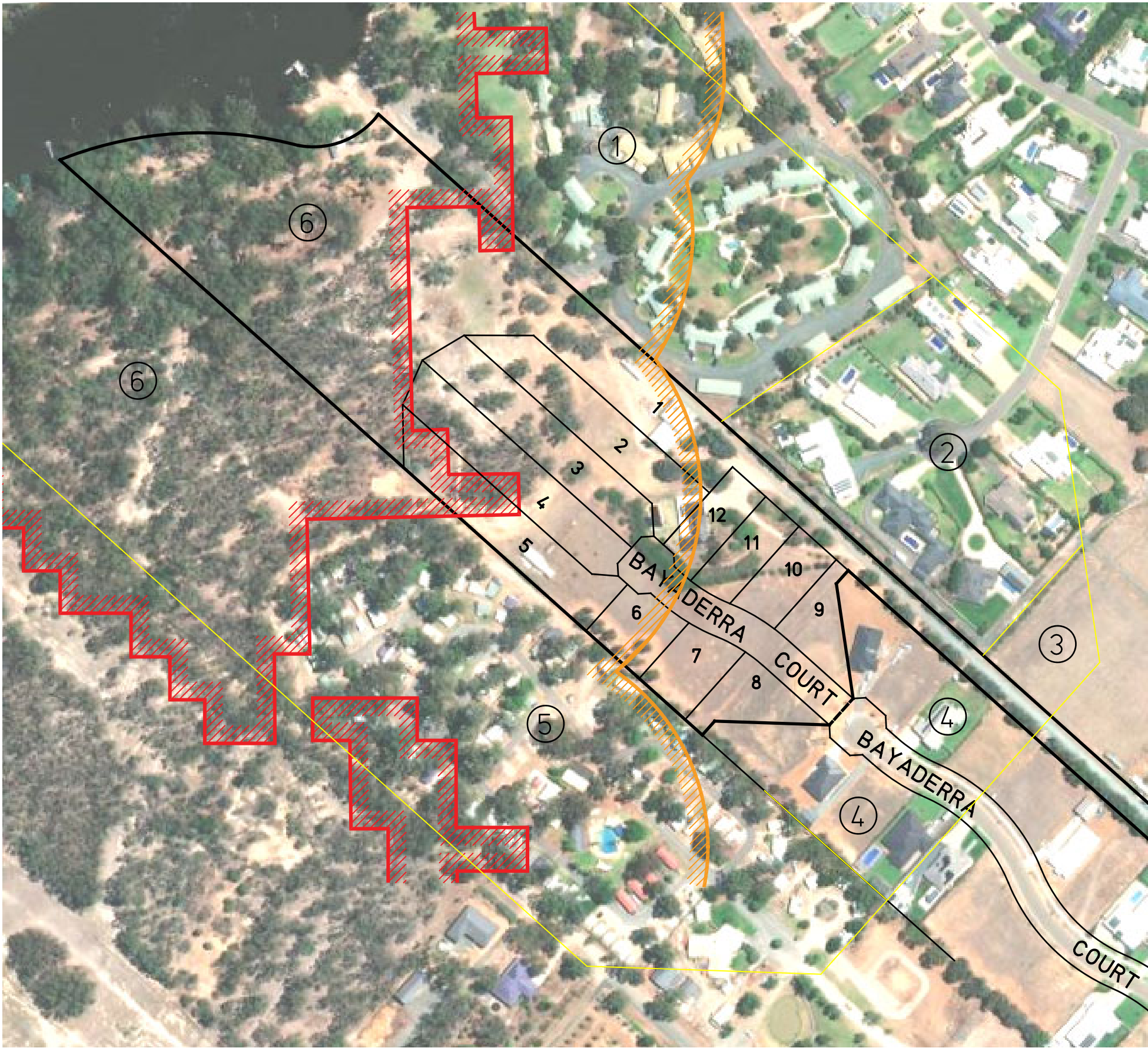
- BOUNDARY AS DEFINED BY MURRAY RIVER  
COUNCIL'S BUSHFIRE PRONE LAND MAP
-  BUSHFIRE PRONE LAND (BUFFER ZONE)
-  BUSHFIRE PRONE LAND (VEGETATION TYPE 1)

BUSHFIRE ASSESSMENT

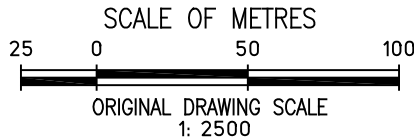
BUSHFIRE ASSESSMENT ZONE 140m RADIUS  
FROM SUBJECT LAND, AS FOLLOWS:

- ① MANAGED OPEN WOODLAND - WINBI RESORT  
TREES 10 - 30 m TALL  
10 - 30% FOLIAGE COVERAGE  
FLAT / 0% SLOPE  
NO BUSHFIRE HAZARD
- ② CLEARED LAND - WINBI ESTATE  
RESIDENTIAL DEVELOPMENT  
NO BUSHFIRE HAZARD
- ③ CLEARED LAND - MOAMA RSL  
SMALL/MINOR REGROWTH  
NO BUSHFIRE HAZARD
- ④ CLEARED LAND - RIVERSANDS ESTATE  
RESIDENTIAL DEVELOPMENT  
NO BUSHFIRE HAZARD
- ⑤ MANAGED OPEN WOODLAND - DISCOVERY PARKS  
TREES 10 - 30 m TALL  
10 - 30% FOLIAGE COVERAGE  
FLAT / 0% SLOPE  
NO BUSHFIRE HAZARD
- ⑥ WOODLAND/OPEN WOODLAND  
TREES 10 - 30 m TALL  
10 - 30% FOLIAGE COVERAGE  
FLAT / 0% SLOPE  
APZ REQUIRED 10 METERS

M.G.A. 2020  
ZONE 55



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BUSHFIRE ASSESSMENT PLAN

Locality of Moama  
Merool Road

Lot 2 DP1206253 & Lots 12 & 13 DP1259705

FILE No.	DRAWN	CHECKED	DATE	SHEET NUMBER	VER	SHEET SIZE
S7033	ABT	-	26.7.2019	11 OF 13	6	A3

VER	DATE	DETAILS OF AMENDMENTS	DRN	CHK
6	12.6.2024	ECHUCA-MOAMA-TORRUMBARRY FLOOR STUDY MAPPING	ABT	CT
5	16.11.2023	SUBDIVISION LAYOUT AMENDED	MT	CT
4	2.3.2021	SHEET 11 - BUSHFIRE ASSESSMENT PLAN	ABT	CT
3	22.9.2020	LOTS 1 & 2 AMENDED	ABT	MFL
2	16.10.2019	LOTS AMENDED	ABT	-
1				

FILE NAME: S7033\_PP V6.dwg

LEGEND

BOUNDARY AS DEFINED BY MURRAY RIVER COUNCIL'S BUSHFIRE PRONE LAND MAP

BUSHFIRE PRONE LAND (BUFFER ZONE)

BUSHFIRE PRONE LAND (VEGETATION TYPE 1)

M.G.A. 2020  
ZONE 55

BUILDING ENVELOPE  
ACHIEVING BAL RATING 12.5

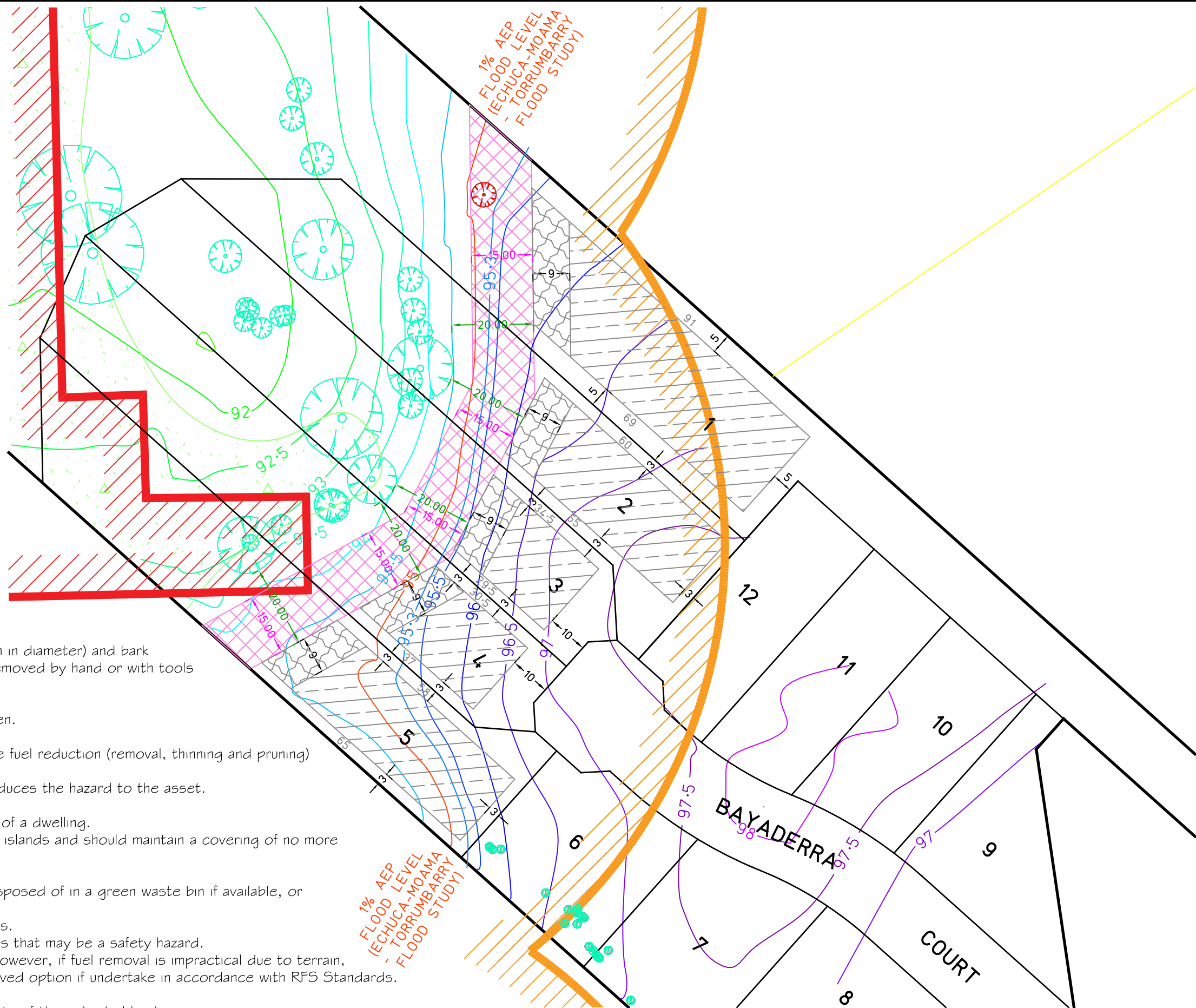
BUILDING ENVELOPE  
ACHIEVING BAL RATING 19

ASSET PROTECTION ZONE 15m

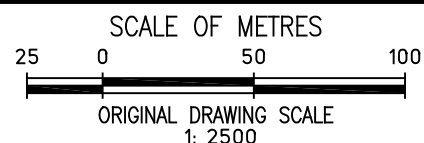
Hazard Reduction Methods recommended within the APZ

1. Raking or manual removal of fine fuels  
Ground fuels such as fallen leaves, twigs (less than 6 mm in diameter) and bark must be removed on a regular basis. Fine fuels can be removed by hand or with tools such as rakes, hoes and shovels.
2. Mowing or grazing of grass  
Grass needs to be kept short and, where possible, green.
3. Removal or pruning of trees, shrubs and understorey.  
The control of existing vegetation involves both selective fuel reduction (removal, thinning and pruning) and the retention of vegetation.  
Pruning trees as required to manage the tree canopy reduces the hazard to the asset.  
Separate tree crowns by two to five metres.  
A canopy should not overhang within two to five metres of a dwelling.  
Native trees and shrubs should be retained as clumps or islands and should maintain a covering of no more than 20% of the area.
4. APZ Management disposal  
All pruned, removed, or mowed vegetation should be disposed of in a green waste bin if available, or composted on-site (exterior to the APZ) immediately.  
The land must be kept clear or finely managed at all times.  
Care must be taken not to leave sharp stakes and stumps that may be a safety hazard.  
Fuel removal through pile burning is not recommended; however, if fuel removal is impractical due to terrain, or green waste disposal is not available, this is an approved option if undertake in accordance with RFS Standards.

The APZ must be maintained at all times, and is the responsibility of the individual landowner.



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BUSHFIRE ASSESSMENT PLAN

Locality of Moama  
Merool Road  
Lot 2 DP1206253 & Lots 12 & 13 DP1259705

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3	22.9.2020	LOTS 1 & 2 AMENDED	ABT	MFL
2	16.10.2019	LOTS AMENDED	ABT	-
1				

FILE NAME: S7033\_PP V6.dwg

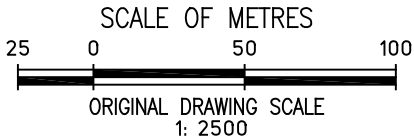


M.G.A. 2020  
ZONE 55

 STRUCTURE TO BE DEMOLISHED



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Demolition Plan

Locality of Moama  
Merool Road

Lot 2 DP1206253 & Lots 12 & 13 DP1259705

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2	16.10.2019	LOTS AMENDED	ABT	—
FILE NAME: S7033_PP V6.dwg				