

Please Quote: **5/2022/84**
Enquiries: Melissa Burns

5/09/2025



Onleys
Via e-mail: simon@onleys.com.au

Attention: Simon

Dear Sir

Planning Permit 5/2022/84 – Condition 1 Plans
907 Numurkah Road, Katunga

Pursuant to Condition 1 of the above permit, please find attached one set of approved and endorsed plans relating to the approved subdivision. These plans now form part of the Planning Permit and should be attached to it for future reference.

Should you have any queries regarding the above please do not hesitate to contact Council's Cobram Office.

Yours faithfully,

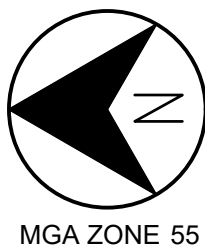
A handwritten signature in black ink, appearing to read 'Melissa'.

Melissa Burns
PLANNING COORDINATOR



GENERAL NOTES

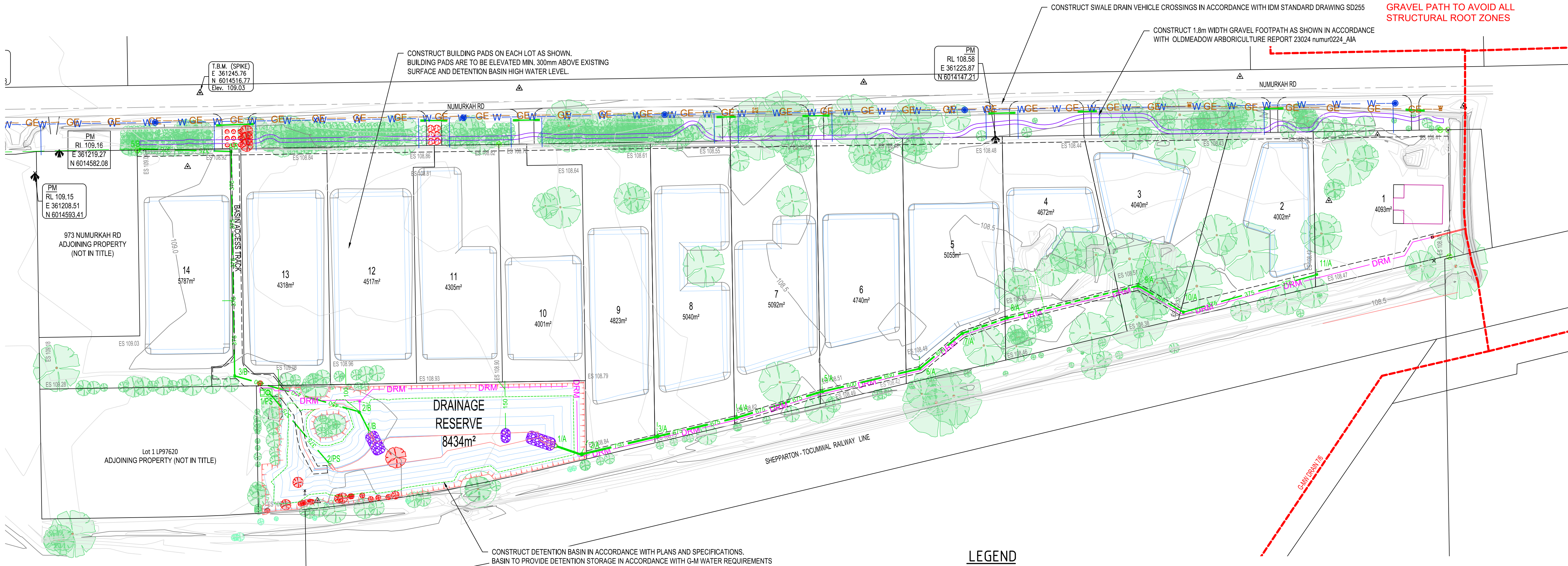
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
- HEIGHT DATUM FOR WORKS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF ANY WORK.
- DATUM BENCHMARK KATUNGA PM 80, ELEV. 109.154
- ALL PITS UP TO 1200mm IN LENGTH OR WIDTH ARE TO BE CONSTRUCTED WITH SL92 REINFORCEMENT IN ACCORDANCE WITH VICROADS STANDARD DRAWINGS SD1011 (UNHAUNCHED PITS) & SD1021 (HAUNCHED PITS), REFER TO ABOVE VICROADS STANDARD DRAWINGS FOR REINFORCEMENT IN PITS GREATER THAN 1200mm IN LENGTH OR WIDTH.
- SUBSOIL DRAINS ARE TO BE INSTALLED BEHIND ALL NEW KERBING IN ACCORDANCE WITH IDM REQUIREMENTS, REFER TO SD145, SD525 AND SD530 FOR DETAILS.
- ALL PITS IN NON-TRAFFICABLE AREAS TO HAVE LIGHT WEIGHT PIT LIDS.
- ALL PITS GREATER THAN 1M IN DEPTH TO HAVE STEP IRONS.
- ALL BEDDING, LAYING, JOINTING AND BACKFILLING IS TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL STORMWATER PROPERTY CONNECTIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH IDM DRAWINGS SD510, SD515, SD516 AND SD520. ALL PROPERTY CONNECTIONS ARE TO EXTEND MIN. 1m INTO PROPERTY AND FOOTPATH TO BE STAMPED "H" WHERE CONNECTION CROSSES.
- ALL STORMWATER TRENCHES ARE TO BE COMPACTED TO AT LEAST 95% STANDARD COMPACTION.
- 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 'S' WHERE HOUSE CONNECTIONS CROSS.
- ALL POWER ROAD CROSSING CONDUITS TO BE 1000 CAT. A.
- REFER TO IDM SD240 AND SD245 FOR VEHICLE CROSSOVER DETAILS.
- EXISTING TREES AND THEIR ROOT SYSTEMS TO BE REMOVED FROM SITE AND VOID BACKFILLED WITH STRUCTURAL FILL COMPACTED IN 150mm LAYERS.
- 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 CUTFILL AREAS FOLLOWING COMPLETION OF ROAD & EARTHWORKS.
- FOOTPATHS AND PEDESTRIAN CROSSINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH IDM DRAWINGS SD200, SD205 AND SD210.
- ALL DRAINAGE PIPES 225mmØ OR BIGGER TO BE RRJ RCP, ALL BEDDING, LAYING, JOINTING AND BACKFILLING IS TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- FILL LEVELS AT ALL PROPERTY BOUNDARIES ARE WITHIN ACCEPTABLE TOLERANCES, NEGATING THE NEED FOR RETAINING WALL SYSTEMS.



PLANNING & ENVIRONMENT ACT 1987
MOIRA PLANNING SCHEME

This plan complies with Condition No. 1
of Planning Permit No. 5/2022/84
Issued on 14/04/2023
Sheet 1 of 3 Date 5/09/2025

Melissa Burns
Planning Coordinator



LEGEND

	EXISTING	PROPOSED		225	300
LOT BOUNDARY	---	---	DRAINAGE PIPE	---	---
FENCE	---	---	DRAINAGE PIT	---	---
TREE (NATIVE, NON-NATIVE, DEAD)	---	---	FOOTPATH	---	---
EDGE OF BITUMEN	---	---	TELSTRA PIT	---	---
KERB AND CHANNEL	---	---	PROPOSED BUILDING ENVELOPE	---	---
SEWER MAIN	---	---	PROPOSED SEPTIC DISPOSAL FIELD	---	---
MAINTENANCE HOLE, INSPECTION SHAFT	---	---	GMV DRAIN	---	---
WATER PIPE SIZE	---	---			
HYDRANT, STOP VALVE	---	---			
GAS	---	---			
ELECTRICITY O/H	---	---			
ELECTRICITY U/G	---	---			
ELECTRICITY PIT, POLE	---	---			
TELSTRA U/G	---	---			

OVERALL LAYOUT PLAN
SCALE 1:1000



DETAILED DESIGN SUBMISSION

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.

No	DATE	DRAFTING CHECK	DESIGN REVIEW	REV'D P.MGR	APP'D P.DIR	AMENDMENT
1	11.6.2025					DETAILED DESIGN SUBMISSION
2	5.5.2025					SERVICE VEHICLE TURNING MOVEMENT ADJUSTED
3	4.4.2025					LOT 9-10 DRIVEWAY SHIFTED, MUSIC FILE UPDATED
4	18.02.2025					REVISIONS PER FLP COMMENTS
5	26.11.2024					REVISIONS PER FLP COMMENTS
6	9.5.2024					FUNCTIONAL DESIGN SUBMISSION

No	DRAWING NUMBER	REFERENCE DRAWING TITLE
-		
-		
-		
-		
-		

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USED FOR THE PURPOSE FOR WHICH IT WAS
COMMISSIONED. UNAUTHORISED USE PROHIBITED.
ALL DIMENSIONS AND LEVELS TO BE CHECKED ON
THE PROJECT BEFORE COMMENCING ANY WORKS
OR SHOP DRAWINGS. DRAWINGS NOT TO BE
SCALED.

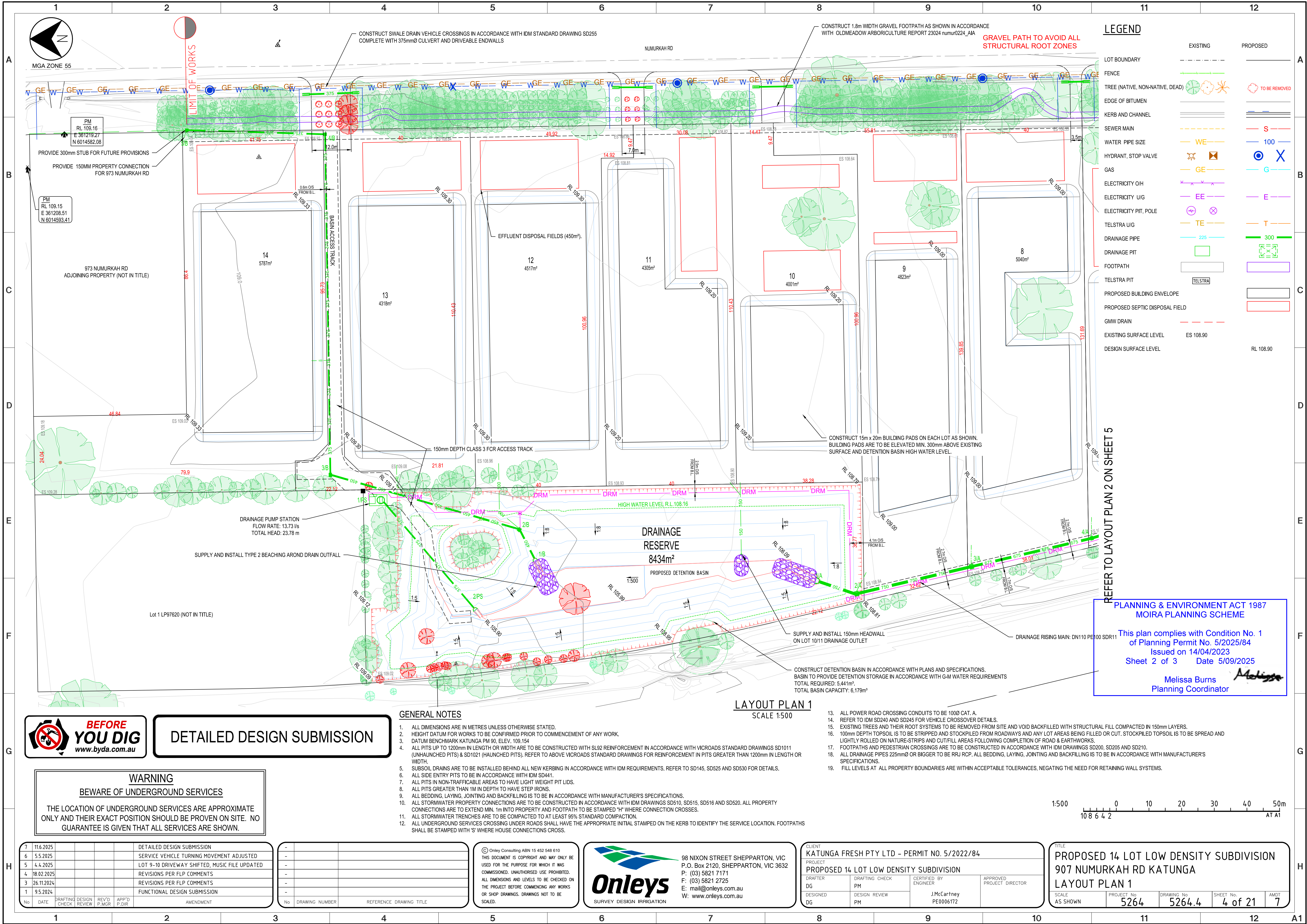


98 NIXON STREET SHEPPARTON, VIC
P.O. Box 2120, SHEPPARTON, VIC 3632
P: (03) 5821 7171
F: (03) 5821 2725
E: mail@onleys.com.au
W: www.onleys.com.au

CLIENT KATUNGA FRESH PTY LTD - PERMIT NO. 5/2022/84			
PROJECT PROPOSED 14 LOT LOW DENSITY SUBDIVISION			
DRAFTER DG	DRAFTING CHECK PM	CERTIFIED BY ENGINEER	APPROVED PROJECT DIRECTOR
DESIGNED DG	DESIGN REVIEW PM	J.McCartney PE0006172	

TITLE PROPOSED 14 LOT LOW DENSITY SUBDIVISION 907 NUMURKAH RD KATUNGA OVERALL LAYOUT PLAN				
SCALE AS SHOWN	PROJECT No 5264	DRAWING No 5264.3	SHEET No. 3 of 21	AMDT 7

Plotted: 17/06/2025 File Name: Z:\Projects\Katunga Fresh 5264 (907 Numurkah Road, Katunga)\Acad\5264 Design.dwg Layout Plan 1



Plotted: 17/06/2025 File Name: Z:\Projects\Katunga Fresh 5264 (907 Numurkah Road, Katunga)\Acad\5264 Design.dwg Layout Plan 2

