

AREA SCHEDULE:

Date Plans Provided: 12/10/2022

UNIT 1	
GROUND FLOOR AREA:	95.7 m ²
FIRST FLOOR AREA:	87.1 m ²
GARAGE:	26.5 m ²
PORCH:	1.7 m ²
ALFRESCO:	20.1 m ²
BALCONY:	4.7 m ²
TOTAL AREA:	24.1 SQ 224.2 m ²
POS:	152.7 m ²

UNIT 2	
GROUND FLOOR AREA:	97.1 m ²
FIRST FLOOR AREA:	87.1 m ²
GARAGE:	26.5 m ²
PORCH:	1.8 m ²
ALFRESCO:	20.1 m ²
BALCONY:	4.7 m ²
TOTAL AREA:	24.1 SQ 224.2 m ²
POS:	169.4 m ²

SITE	
SITE AREA:	660.0 m ²
SITE COVERAGE:	43.8% 289.5 m ²
SITE PERMEABILITY:	38.8% 256.6 m ²
GARDEN AREA REQ:	41.3% 272.6 m ²
VEGETATED AREA :	40.5% 267.7 m ²

- PROPOSED UNIT RAINWATER COLLECTION**
- EACH RWIT IS TO BE CONNECTED TO ALL TOILETS IN THAT DWELLING FOR TOILET FLUSHING IN ACCORDANCE WITH ENDORSED STORM REPORT
- UNIT 1: 70m² ROOF TO 2000L RAIN WATER TANK
UNIT 2: 70m² ROOF TO 2000L RAIN WATER TANK
- SDA NOTES:**
REFER TO THE ENDORSED BESS REPORT
- ALL DWELLINGS TO ACHIEVE NATHERS STAR RATINGS IN EXCESS OF 6 STAR AS NOMINATED IN THE REPORT
 - ALL WASHING MACHINES TO DWELLINGS TO BE CONNECTED TO RAINWATER TANK
 - THE WELS RATING FOR ALL SHOWERHEADS TO ACHIEVE 3 STAR AS NOMINATED IN THE REPORT
 - THE WELS RATING FOR ALL KITCHEN TAPS AND BATHROOM TAPS TO ACHIEVE 3 STAR AS NOMINATED IN THE REPORT
 - THE WELS RATING FOR ALL WC TO ACHIEVE 4 STAR AS NOMINATED IN THE REPORT
 - ALL EXTERNAL LIGHTING TO BE CONTROLLED BY A MOTION DETECTOR
 - WATER EFFICIENT LANDSCAPING TO BE INSTALLED
 - DOUBLE GLAZED WINDOWS NOMINATED TO ALL LIVING AREAS AND BEDROOMS (D/G DENOTES WINDOWS TO BE DOUBLE GLAZED)
 - TAP AND FLOOR WASTE TO EACH BALCONY

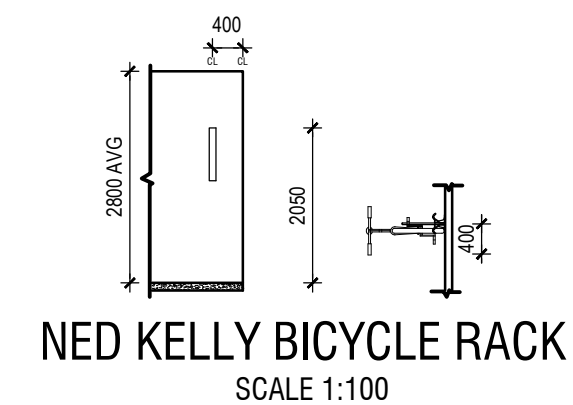
NOTE: PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m ACROSS AND 2.5m DEEP INTO THE SITE TO THE PROPOSED CROSSOVER TO HONEYEATER CRT WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST HAVE TRANSPARENCY OF 50% AND MUST NOT BE MORE THAN 0.9m IN HEIGHT AND CONSTRUCTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

EXISTING CROSS OVER TO BE MODIFIED. THE CROSS-OVER MUST BE CONSTRUCTED TO COUNCIL'S VEHICLE CROSS-OVER POLICY AND TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

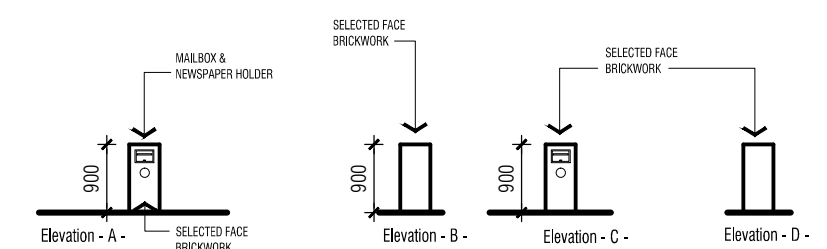
NOTE: DASHED SECTION OF THE ROCK WALL TO BE REMOVED AND REPLACED BY THE CONCRETE ACCESS WAY.

CWW SEWER DETAILS:
SIZE: 150mm UPVC
DEPTH: 2.74m
OFFSET: 1.00m

BICYCLE RACK TO BE OF THE NED KELLY SYSTEM OR SIMILAR: BUILDER TO CONFIRM LOCATION OF RACK PRIOR TO CONSTRUCTION



**UNIT 1&2
MAIL BOX & ELEVATIONS**
SCALE 1:100



MATERIAL SCHEDULE:

- SR SMOOTH RENDER FINISH
- FB FACEBRICK WALL
- GD SELECTED GARAGE DOOR
- SC STRIA CLAD
- G1 FIXED OBSCURE GLAZING (NOT FILM) WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE THE FINISHED FLOOR LEVEL
- G2 FIXED OBSCURE GLAZING
- G3 OBS GLASS - 150mm
- TP RESTRICTED AWNING
- KR 1.8m HIGH TIMBER PAILING FENCE
- TR KLIP-LOK ROOF AT 2 DEGREE PITCH
- TS SELECTED TILED ROOF AT 17 DEGREE PITCH
- TS 1.7M HIGH SELECTED TIMBER SCREEN (SCREEN TO BE NO MORE THAN 25% TRANSPARENCY

ALUMINIUM WINDOWS THROUGH-OUT
COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES

ALL LEVELS SHOWN ARE TO AHD.

Revisions

Rev. A	08.04.2020	ISSUE FOR TOWN PLANNING SUBMISSION
Rev. B	05.08.2020	RESPONSE TO COUNCIL RPI LETTER
Rev. C	21.09.2020	RESPONSE TO COUNCIL RPI LETTER
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Rev. F	31.08.2022	AMENDMENT

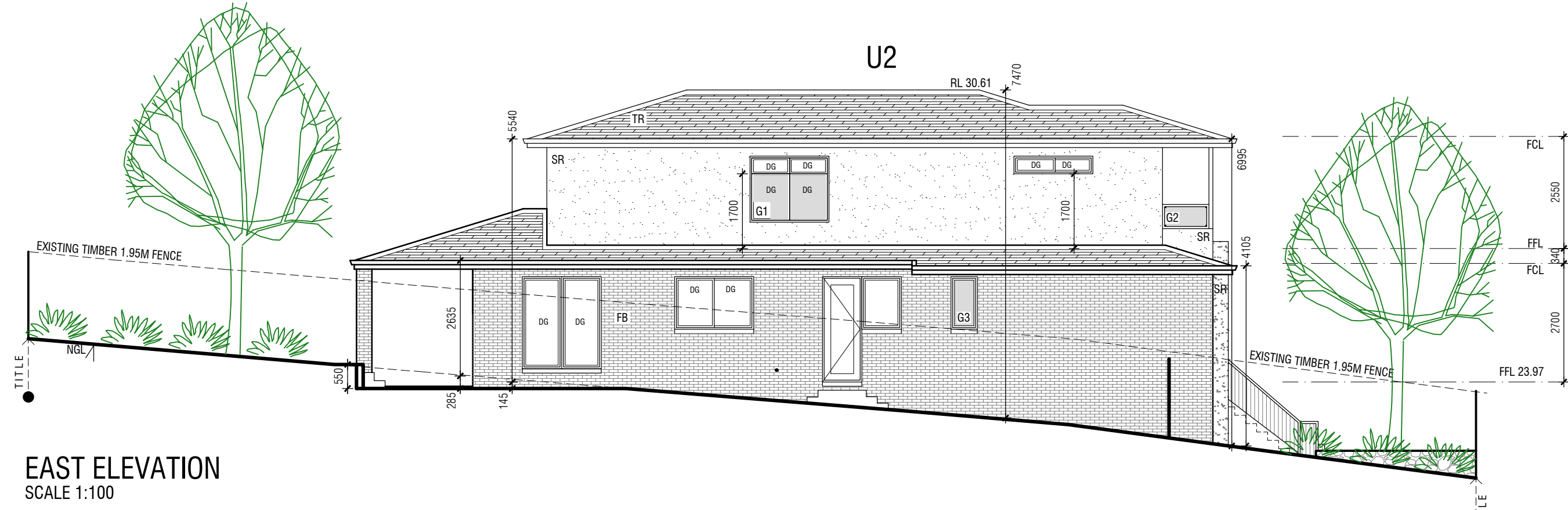
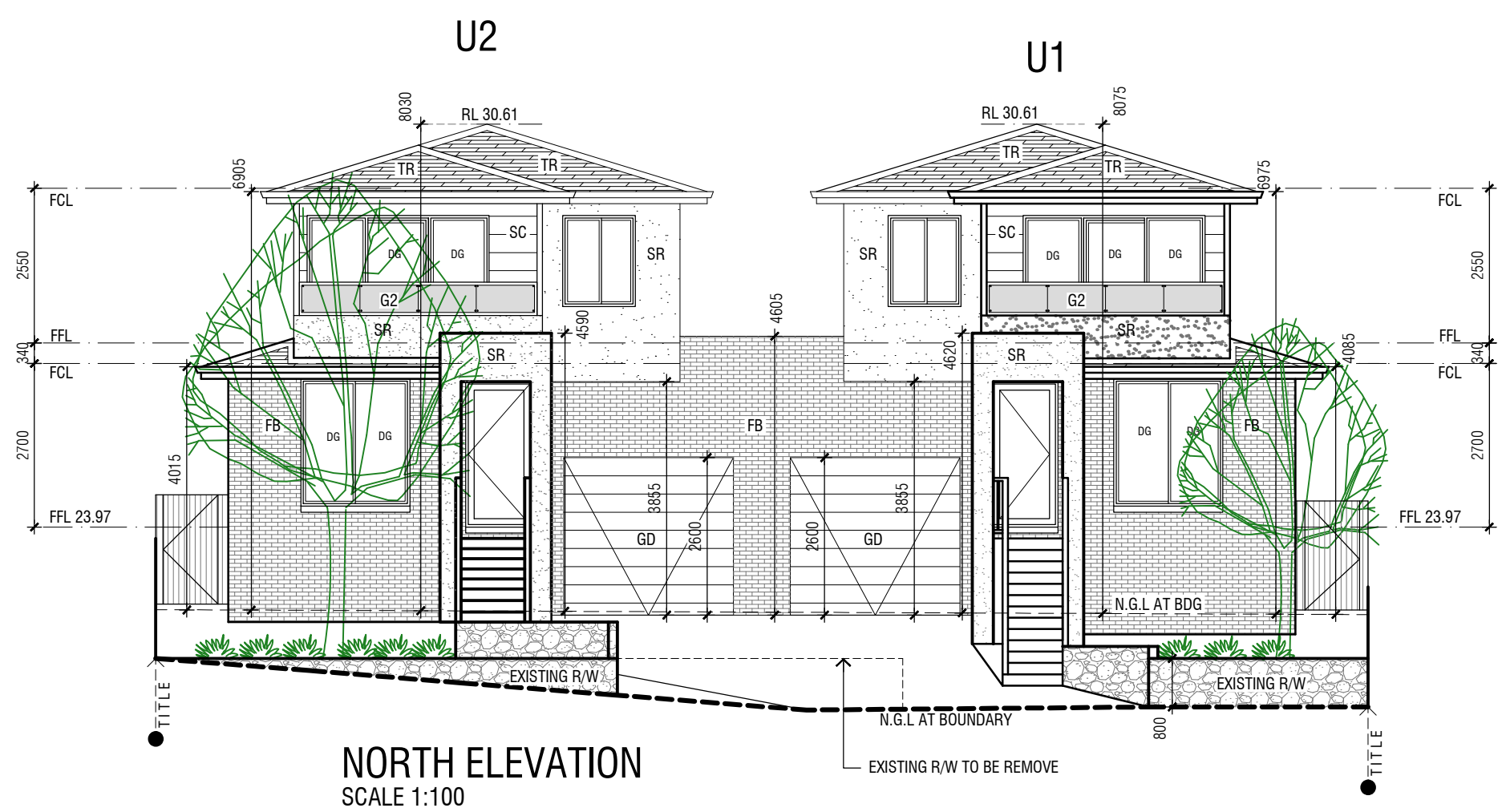
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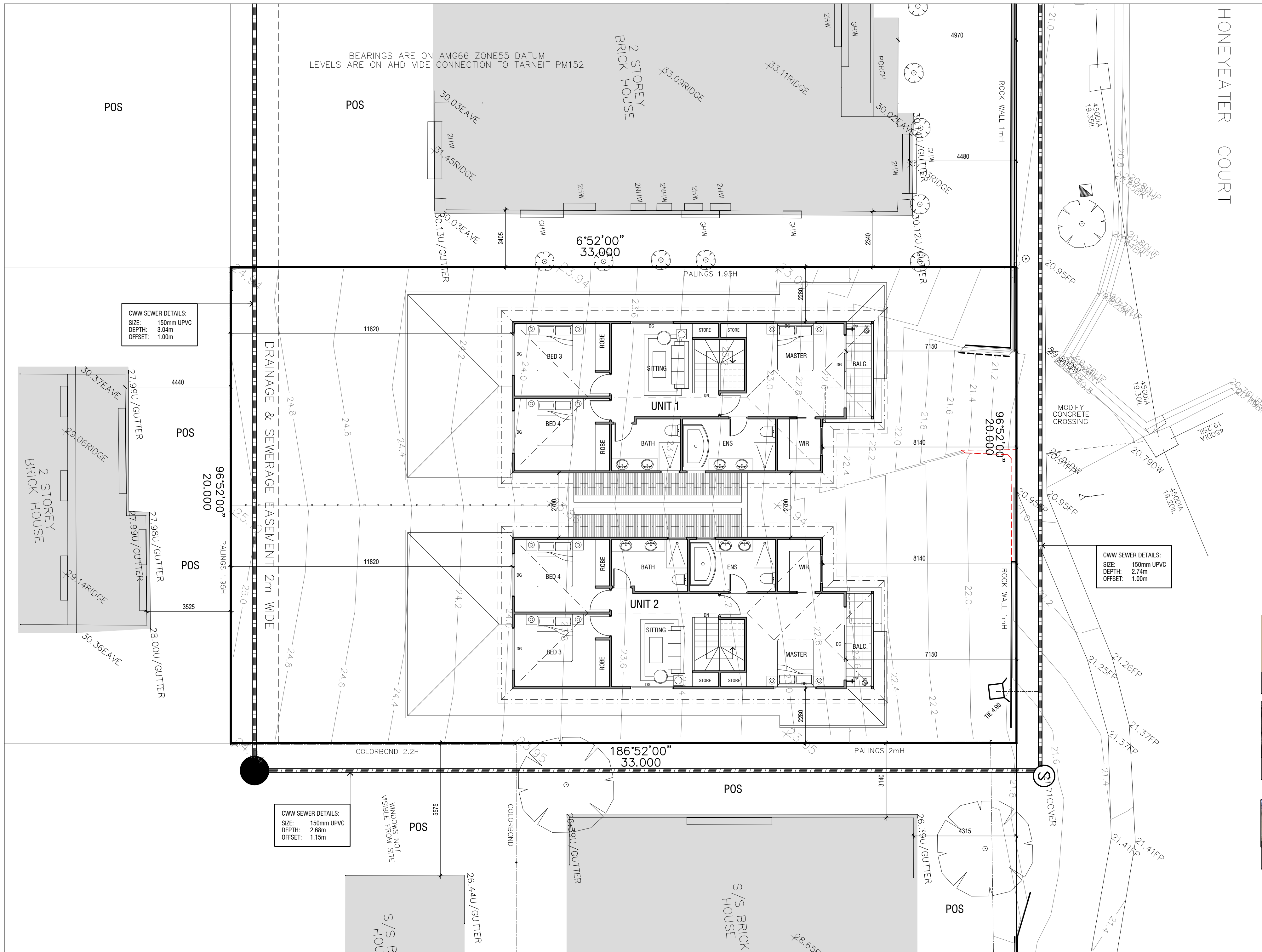
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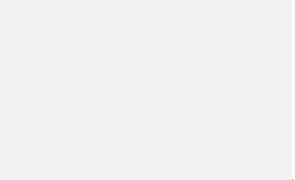







WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents
TOWN DEVELOPMENT
5 HONEYEATER COURT,
TAINSTOTT
Plan: 1 of 5

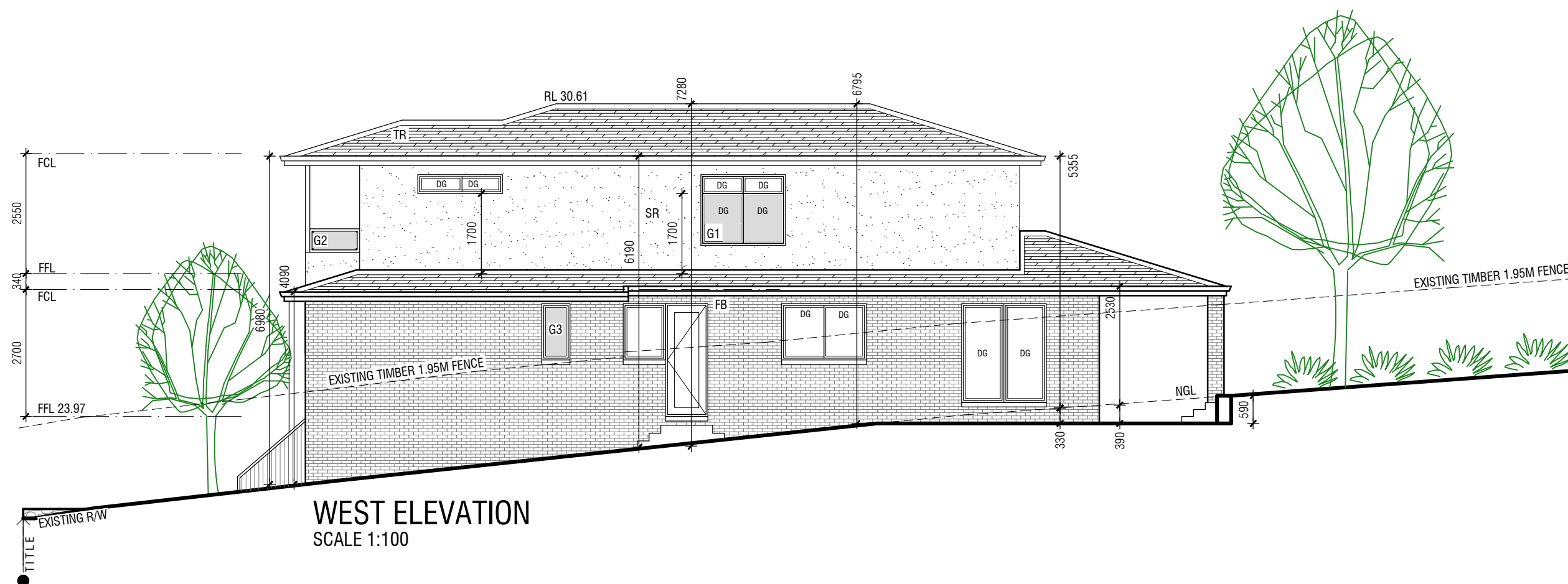
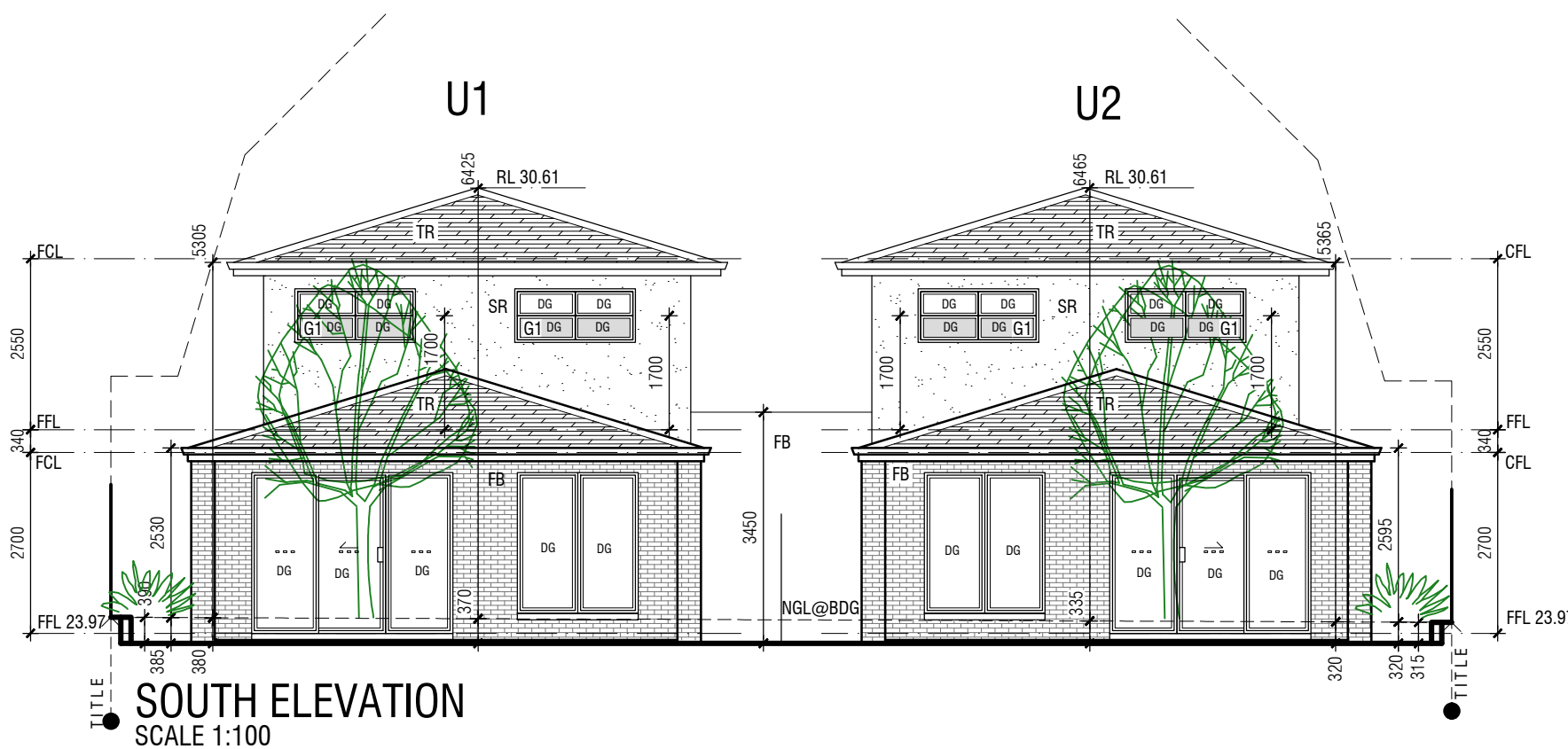


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- TAP AND FLOOR WASTE TO EACH BALCONY



MATERIAL/COLOUR SCHEDULE:

 SMOOTH RENDER (SR): COLORBOND WHITE	 STRIA CLADDING (SC): JAMES HARDIE WHITE	 WINDOWS FRAME: COLORBOND MONOSTONE
 TILED ROOF (TR): ROYAL SLAIDE	 FASCIA/GUTTER: COLORBOND MONOSTONE	 FACEBRICK WALL: AUSTRAL BRICK, RED
 TIMBER FENCE (TP): TREATED PINE	 DRIVEWAY: ASPHALT CHARCOAL	 GARAGE DOOR (GD): COLORBOND MONOSTONE



MATERIAL SCHEDULE:

- | | |
|----|--|
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| FB | FACEBRICK WALL |
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SPECIFICATIONS

SUBGRADE PREPARATION

SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMISED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUB-GRADE TO IS TO BE CULTIVATED TO A MINIMUM DEPTH OF 150MM. DRAINAGE FALLS TO BE SHAPED PRIOR TO TOP SOILING. TEST SUB GRADE TO BE DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT PRIOR TO PREPARATION AND CONDITIONING. ANY GYPSUM REQUIRED IS TO BE DISTRIBUTED ACCORDING TO MANUFACTURERS RECOMMENDED RATE AND CULTIVATED INTO THE SUB-GRADE AT A MINIMUM DEPTH OF 150MM. TOPPING AREAS TO BE GRADED / DRAINED TO AVOID WATER DISCHARGE INTO ADJOINING PROPERTIES.

WEED CONTROL

ENVIRONMENTAL WEEDS TO BE REMOVED AND DISPOSED OFF OF SITE PRIOR TO SUB GRADE PREPARATION, TOPSOILING AND PLANTING WORKS.

SOIL PREPARATION

SPREAD TOPSOIL IN MAXIMUM 150MM LAYERS, LIGHTLY COMPACTED BY USE OF A 150 - 200KG ROLLER, OR BY CAREFULLY WALKING UNTIL IT IS SETTLED AT FINISHED KERB LEVELS OR TO WITHIN 75MM BELOW EDGING LEVELS TO ACCOMMODATE MULCH. IMPORTED TOPSOIL FOR GARDEN BEDS IS TO BE MEDIUM TEXTURE GENERAL PURPOSE GARDEN SOIL AND LIGHTLY COMPACTED TO MINIMUM 300MM DEPTH TO GARDEN BEDS. SOIL IS TO COMPLY WITH AS 2223-1978, AND AS FOLLOWS:

- FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES
- FREE FROM BUILDING RUBBLE AND ANY OTHER MATTER DELETERIOUS TO PLANT GROWTH
- PH TO BE 6.0-7.0
- TEXTURE TO BE LIGHT TO MEDIUM FRIABLE LOAM
- FREE FROM SILT MATERIAL

IMPORTED TOPSOIL FOR LAWN REJUVENATION / ESTABLISHMENT SHALL HAVE THE ABOVE CHARACTERISTICS, BUT SHALL BE A FREE DRAINING SANDY LOAM. LIGHTLY COMPACT TO MINIMUM DEPTH OF 100MM.

MULCH

MULCH FOR GARDEN BEDS IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT WOOD CHIPS PARTICLES IN A SIZE RANGE OF 25 - 50 MM MAXIMUM BY VOLUME. SPREAD MULCH AT A CONSOLIDATED DEPTH OF 75MM.

PLANTING PROCEDURE

FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TEASED OUTWARDS IF MATTED OR CIRCLING OCCURS PRIOR TO BACKFILLING. PLACE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING. ENSURING TOP OF THE ROOTBALL IS FLUSH WITH THE SURROUNDING SOIL SURFACE AND THE TRUNK IS VERTICAL. BACKFILL MATERIAL IS TO BE IN A LOOSE, FRIABLE STATE, WITH NO BRICKS, ROCKS OR FOREIGN MATERIAL. IF SUFFICIENT MATERIAL IS NOT AVAILABLE FORM THE ORIGINAL HOLE TO BACKFILL, A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 2250MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT BE PLACE STAKE THROUGH THE ROOTBALL AREA. TREES ARE TO BE SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS BUT FLEXIBLE ENOUGH TO STIMULATE DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM. TREE THE MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (3/6 MONTH FORMULATION) SUCH AS 'OSMOCOTE' IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 1200MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT OF ITS VOLUME BEING WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 - 50MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMISE WATERLOGGING/EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

PLANT ESTABLISHMENT PERIOD

THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE FOR A 13 WEEK ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING TASKS - PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER, PEST AND DISEASES - VEGETATION TO BE PEST AND DISEASE FREE. MULCHING, STAKING AND TYING. MAINTAIN 75MM MULCH DEPTH AROUND TREE BASES THROUGHOUT MAINTENANCE PERIOD. WATER AS OFTEN AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS. MAINTAIN WEED FREE STATE OVER THE ENTIRE MULCH AREA BY SPRAYING OR MECHANICAL WEEDING. FERTILISING - 3/6 X MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES. REPLACEMENT OF DECEASED, STOLEN OR VANDALISED PLANTS BEYOND REPAIR OR REGROWTH WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD

IRRIGATION

IF APPLICABLE, INSTALL IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXES IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS

TIMBER EDGING

TIMBER EDGING TO BE 75MM X 25MM TREATED PINE SECURED TO 300MM LONG TREATED PINE STAKES AT NOM. MIN 1000MM SPACINGS WITH GALVANISED SCREWS AND INSTALLED TO ALL JUNCTIONS BETWEEN GARDEN BEDS, LAWN AND TOPPING / PEBBLE AREAS

DRAINAGE

LANDSCAPE AND / OR BUILDING CONTRACTOR(S) ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE BUILDING WORKS INCLUDING, BUT NOT LIMITED TO SURFACE AND SUB SURFACE DRAINAGE FOR ALL LANDSCAPE AREAS PRIOR TO COMMENCEMENT OF WORKS

GENERAL

WHILE CARE HAS BEEN TAKEN TO SELECT TREE SPECIES WITH NON-INVASIVE ROOT SYSTEMS IT IS RECOMMENDED THAT ROOT CONTROL BARRIERS BE INSTALLED FOR ANY TREES LOCATED WITHIN TWO METRES OF ANY BUILDING LINES. CLIMBING PLANTS (IF APPLICABLE) ARE TO BE TRAINED TO SUPPORTIVE MESH, WIRE OR LATTICE FIXED OVER ENTIRE FENCE SECTION FROM BASE TO TOP

DO NOT SCALE FROM PLAN - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION

PLANTS - QUALITY OF TREES AND SHRUBS

PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES. AT MINIMUM, PROVIDE LARGER STOCK IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES. TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANS ARE NOT ACCEPTABLE UNLESS DEEMED ACCEPTABLE BY THE RESPONSIBLE AUTHORITY IN WRITING. SEMI MATURE TREES TO BE SUPPLIED TO MEET THE FOLLOWING CRITERIA: HAVE A MINIMUM PLANTED HEIGHT TO SIZES AS INDICATED IN THE PLANT SCHEDULE, HAVE A MINIMUM TRUNK CALIPER OF 50MM AT GROUND LEVEL, BE UNDAMAGED AND FREE OF DISEASES AND INSECT PESTS, NOT BE ROOT BOUND OR HAVE CIRCLING OR GIRDLING ROOTS BUT HAVE ROOTS GROWN TO THE EDGE OF - THE CONTAINER, SHOULD BEAR A SINGLE STRAIGHT TRUNK, STRONG BRANCHING PATTERN, AND FULL CANOPY, SHOW HEALTHY, VIGOROUS GROWTH

PROTECTION OF EXISTING TREES

ALL EXISTING VEGETATION SHOWN ON THE ENDORSED PLAN ON BOTH SUBJECT SITE AND NEIGHBOURING PROPERTIES TO BE RETAINED MUST BE SUITABLY MARKED AND PROTECTED (IF REQUIRED) PRIOR TO COMMENCEMENT OF DEVELOPMENT ON SITE INCLUDING DEMOLITION. VEGETATION MUST NOT BE REMOVED, DESTROYED OR LOPPED WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY. BEFORE THE COMMENCEMENT OF WORKS INCLUDING DEMOLITION, TREE PROTECTION BARRIERS MUST BE ERECTED AROUND TREES ON BOTH SUBJECT SITE AND ADJOINING PROPERTIES TO FORM A DEFINED TREE PROTECTION ZONE DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH TREE PROTECTION MEASURES AS PER AS 4370-2008. ANY REQUIRED PRUNING MUST BE CARRIED OUT BY A TRAINED AND COMPETENT ARBORIST WITH A THOROUGH KNOWLEDGE OF TREE PHYSIOLOGY AND PRUNING METHODS. PRUNING TO BE CARRIED OUT AS PER AS 4373-2007. ALL TREE PROTECTION PRACTICES MUST MEET THE REQUIREMENTS OF A CONSULTING ARBORIST AND / OR TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

LEGEND

PROPOSED EVERGREEN TREES

PROPOSED EVERGREEN SHRUBS

PROPOSED GRASSES

PROPOSED GROUND COVER

PROPOSED LAWN AREAS

PROPOSED CONCRETE DRIVEWAY

PROPOSED PERMEABLE PAVERS

PROPOSED TOPPING AREAS

PROPOSED GARDEN BEDS

PROPOSED STEP-STONES

CL

SHED

100

100

100

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PROPOSED WASHING LINE

PROPOSED 6m² STORAGE SHED

PROPOSED BIN LOCATION

FENCE AS NOMINATED

TPZ FENCE

SRZ: STRUCTURAL ROOT ZONE

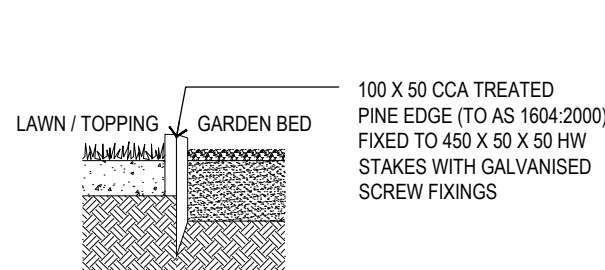
TPZ: TREE PROTECTION ZONE

EXISTING TREES/TREES TO BE RETAINED

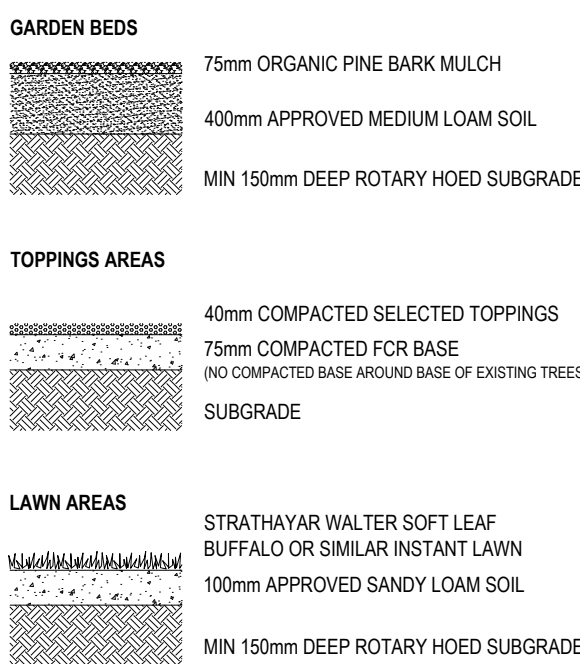
TREES TO BE REMOVED

TYPICAL TIMBER EDGE DETAIL

TO ALL GARDEN BEDS AND LAWN/TOPPING EDGE

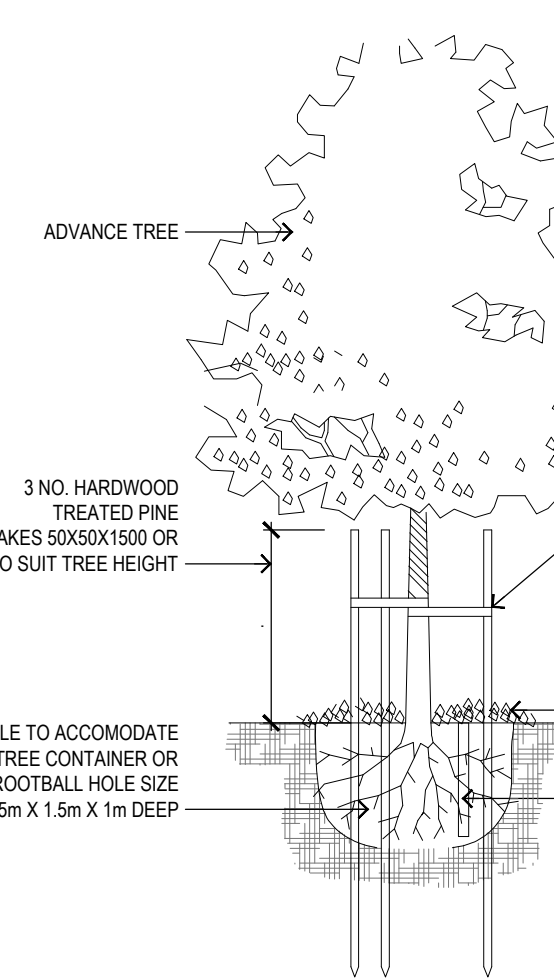


SURFACE FINISH DETAIL



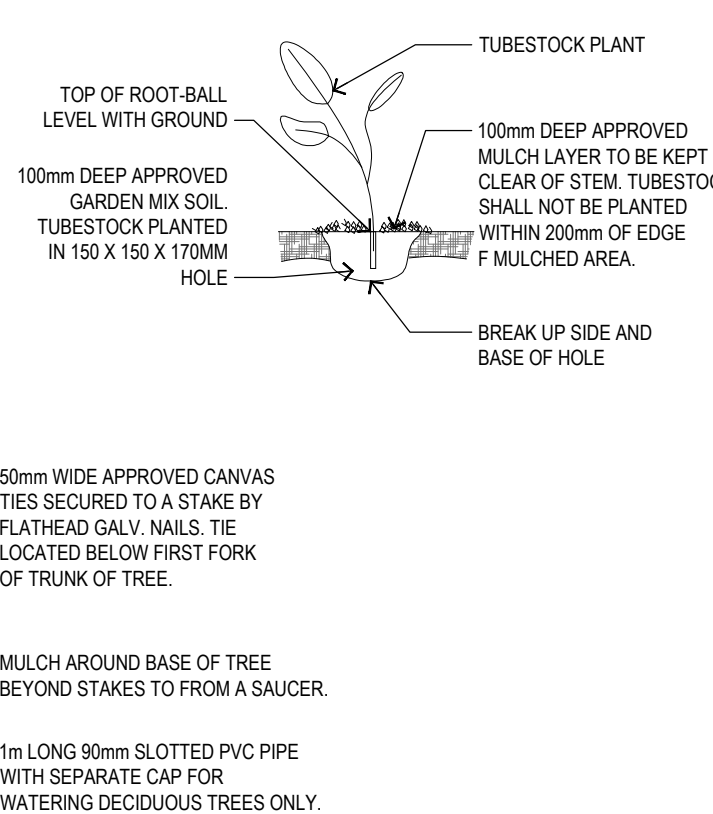
ADVANCE TREE PLANTING

DETAIL NOT DRAWN TO SCALE



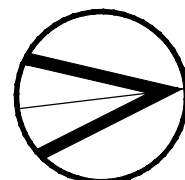
SHRUB PLANTING

DETAIL NOT DRAWN TO SCALE



PLANT SCHEDULE

	SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURITY H x W (m)
TREES		OE	OLEA EUROPAEA	OLIVE	2	27lt / MIN 2m HIGH	7 X 4
		FG	FRAXINUS GRIFFITHII	EVERGREEN ASH	4	14lt / MIN 1.2m HIGH	6 X 4
TUSSOKS/GRASSES/EVERGREEN PERENNIALS		PR	PHOTINIA ROBUSTA	RED LEAF PHOTINIA	30	25CM POT	4 X 1
		DT	DIANELLA TASMANICA	FLAX LILY	29	10cm POT	1 X 0.8
SHRUBS & GROUND COVER		CA	CORREA ALBA	WHITE CORREA	36	14cm POT	1.2 X 1
		AR	AZALEA - RHODODENDRON	AZALEA	18	20cm POT	1 X 0.9



NORTH

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WYNDHAM CITY COUNCIL

Town Planning

Advertised Documents

5 HONEYEATER COURT, TARNET

TP03 REV. F

Plan: 3 of 5

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PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 12/10/2022

WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING

THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)

GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

THE OVERFLOW SYSTEMS FOR THE RAINWATER TANKS TO BE GRAVITY FED TO THE LEGAL POINT OF DISCHARGE AND NOT SERVICED BY OVERFLOW PUMPS

THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES

AREA SCHEDULE:

UNIT 1

GROUND FLOOR AREA: 95.7 m²
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SITE AREA: 660.0 m²
SITE COVERAGE: 43.8% 289.5 m²
SITE PERMEABILITY: 38.8% 256.6 m²
GARDEN AREA REQ: 41.3% 272.6 m²
VEGETATED AREA : 40.5% 267.7 m²

PROPOSED UNIT RAINWATER COLLECTION

EACH RWIT IS TO BE CONNECTED TO ALL TOILETS IN THAT DWELLING FOR TOILET FLUSHING IN ACCORDANCE WITH ENDORSED STORM REPORT

UNIT 1: 89.5m² ROOF TO 2000L RAIN WATER TANK
UNIT 2: 89.5m² ROOF TO 2000L RAIN WATER TANK

SDA NOTES:

REFER TO THE ENDORSED BESS REPORT

- ALL DWELLINGS TO ACHIEVE NATHERS STAR RATINGS IN EXCESS OF 6 STAR AS NOMINATED IN THE REPORT
- THE WELS RATING FOR ALL SHOWERHEADS TO ACHIEVE 3 STAR AS NOMINATED IN THE REPORT
- THE WELS RATING FOR ALL KITCHEN TAPS AND BATHROOM TAPS TO ACHIEVE 5 STAR AS NOMINATED IN THE REPORT
- THE WELS RATING FOR ALL WIC TO ACHIEVE 4 STAR AS NOMINATED IN THE REPORT
- ALL EXTERNAL LIGHTING TO BE CONTROLLED BY A MOTION DETECTOR
- WATER EFFICIENT LANDSCAPING TO BE INSTALLED
- DOUBLE GLAZED WINDOWS NOMINATED TO ALL LIVING AREAS AND BEDROOMS (D/G DENOTES WINDOWS TO BE DOUBLE GLAZED)
- TAP AND FLOOR WASTE TO EACH BALCONY

LEGEND

- CONCRETE DRIVEWAY SURFACE
- PERMEABLE DRIVEWAY SURFACE
- PERMEABLE PAVERS
- COLORBOND ROOF AREA
- DRIVEWAY AREA TO RAINGARDEN
- ROOF AREA TO RAINGARDEN
- CONCRETE SURFACE UNTREATED
- ROOF AREA UNTREATED
- ROOF AREA TO RAINWATER TANK
- VEGETATED AREA
- PLANTERBOX RAINGARDEN AREA
- 2000L WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING
- PERMEABLE AREA

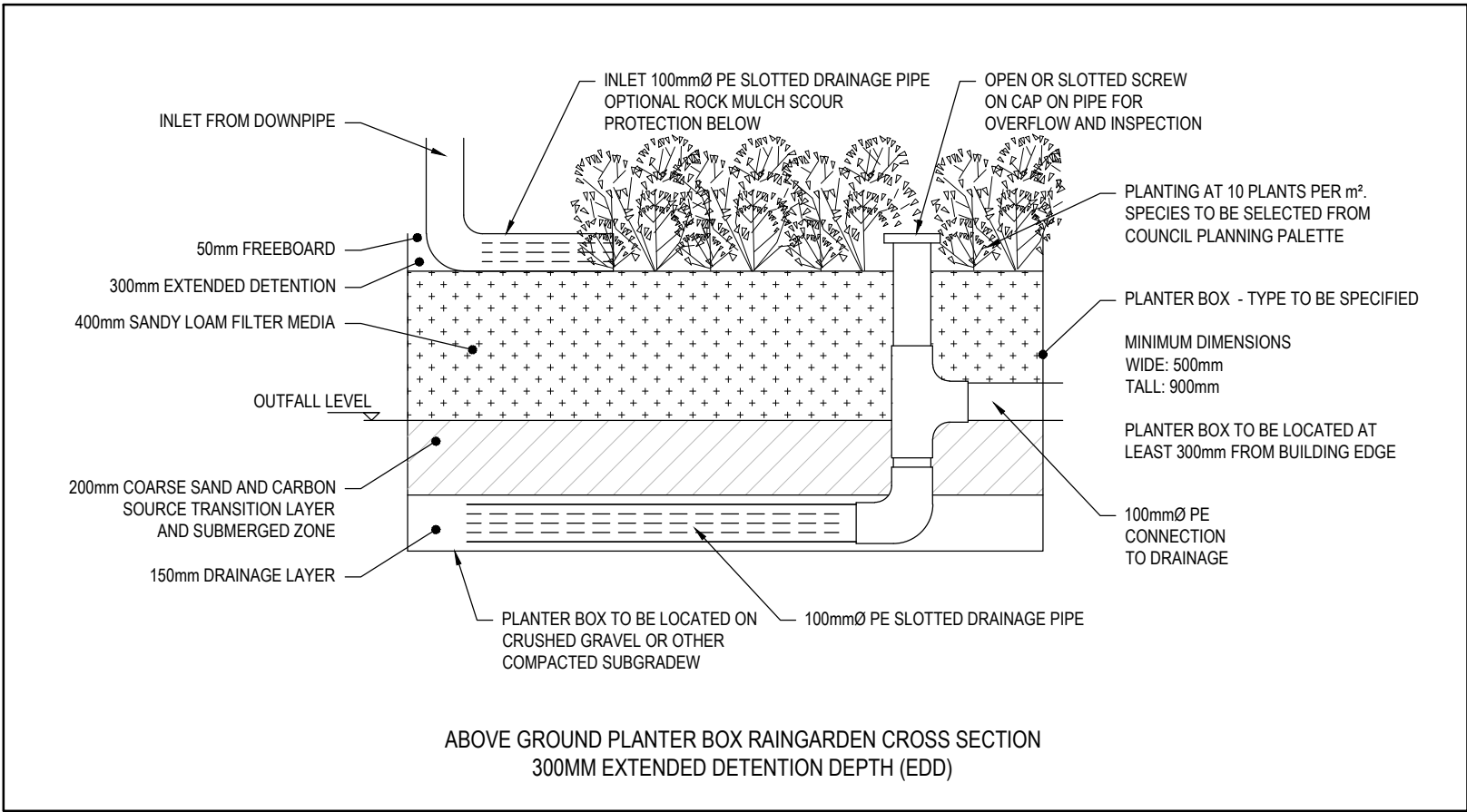


STORM Rating Report

TransactionID: 1414061
Municipality: WYNDHAM (South West of Skeleton Creek)
Rainfall Station: WYNDHAM (South West of Skeleton Creek)
Address: 5 Honeyeater Court

Tameit
VIC 3029
Assessor: Eric Mafodda
Development Type: Residential - Multiunit
Allotment Site (m2): 660.00
STORM Rating %: 104

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
U1 ROOF-TANK	89.50	Rainwater Tank	2,000.00	4	166.90	76.00
U1 ROOF-RAINGARDEN	39.90	Raingarden 100mm	1.00	0	131.90	0.00
U1 ROOF - UNTREATED	38.09	None	0.00	0	0.00	0.00
U2 ROOF-TANK	89.50	Rainwater Tank	2,000.00	4	166.90	76.00
U2 ROOF-RAINGARDEN	39.90	Raingarden 100mm	1.00	0	131.90	0.00
U2 ROOF - UNTREATED	38.09	None	0.00	0	0.00	0.00
DRIVEWAY - UNTREATED	54.00	None	0.00	0	0.00	0.00



NORTH

ALL LEVELS SHOWN ARE TO AHD.

Revisions

Rev. A	11.05.2020	ISSUE FOR TOWN PLANNING SUBMISSION
Rev. B	05.08.2020	RESPONSE TO COUNCIL RPI LETTER
Rev. C	21.09.2020	RESPONSE TO COUNCIL RPI LETTER
Rev. D	27.09.2021	VICAT CHANGES
Rev. E	25.02.2022	AMENDMENT
Rev. F	31.08.2022	AMENDMENT

DO NOT SCALE THIS DRAWING. DIMENSIONS SHOWN TO TAKE PRECEDENCE OVER SCALE. BUILDERS & CONTRACTORS TO VERIFY DIMENSIONS TO TAKE PRECEDENCE OVER SCALE. DIMENSIONS OF WORKS. THESE PLANS REMAIN THE PROPERTY OF PLANNING & DESIGN AND ARE SUBJECT TO COPYRIGHT REGULATIONS.

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E: admin@planninganddesign.com.au

WYNDHAM CITY COUNCIL

Town Planning

Advertised Documents

UNIT DEVELOPMENT

18 BECCLES STREET, FAIRVIEW

Plan: 5 of 5

WSUD

REV_F