



**1 FLOOR PLAN - GROUND**  
1: 100

**LEGEND**

- RL 00.00 REDUCED LEVEL TO AUSTRALIAN HEIGHT DATUM
- FOLD-AWAY CLOTHES LINE
- HOT WATER SYSTEM GAS INSTANTANEOUS
- LETTER BOX MAX 900MM HEIGHT
- RUBBISH BIN
- 2000L RAIN WATER TANK
- EM
- DC
- OG
- 1.71/1.9 SILL
- 2PF
- CB
- HAB
- NH
- TAC
- RANGARDEN
- FIXED SHADING DEVICES

**COLOUR SCHEDULE**

- SMOOTH RENDER FINISH (SR1): WHITE
- SMOOTH RENDER FINISH (SR2): SHALE GREY
- TIMBER LOOK CLADDING (TC)
- FACEBRICK WALL (FB): GREY
- (OB1) JAMES HARDIE OBLIQUE CLADDING IN WHITE
- (OB2) CLADDING JAMES HARDIE OBLIQUE CLADDING IN GREY
- TILED ROOF (TR): GREY

**AREAS SCHEDULE**

**SITE**

- SITE AREA : 632.0m<sup>2</sup>
- SITE COVERAGE : 339.9m<sup>2</sup> (53.8%)
- SITE PERMEABILITY : 230.7m<sup>2</sup> (36.5%)
- GARDEN AREA: 189.6m<sup>2</sup> (30.0%)

**UNIT 1**

- GROUND FLOOR AREA: 33.7m<sup>2</sup>
- FIRST FLOOR AREA: 52.4m<sup>2</sup>
- GARAGE: 28.6m<sup>2</sup>
- PORCH: 1.4m<sup>2</sup>
- TOTAL AREA 116.1m<sup>2</sup> 12.15Q

**UNIT 2**

- GROUND FLOOR AREA: 40.2m<sup>2</sup>
- FIRST FLOOR AREA: 61.4m<sup>2</sup>
- GARAGE: 25.1m<sup>2</sup>
- PORCH: 1.6m<sup>2</sup>
- BALCONY: 13.8m<sup>2</sup>
- TOTAL AREA 142.1m<sup>2</sup> 14.85Q

**UNIT 3**

- GROUND FLOOR AREA: 40.9m<sup>2</sup>
- FIRST FLOOR AREA: 61.4m<sup>2</sup>
- GARAGE: 25.0m<sup>2</sup>
- PORCH: 1.4m<sup>2</sup>
- BALCONY: 13.8m<sup>2</sup>
- TOTAL AREA 142.5m<sup>2</sup> 14.85Q

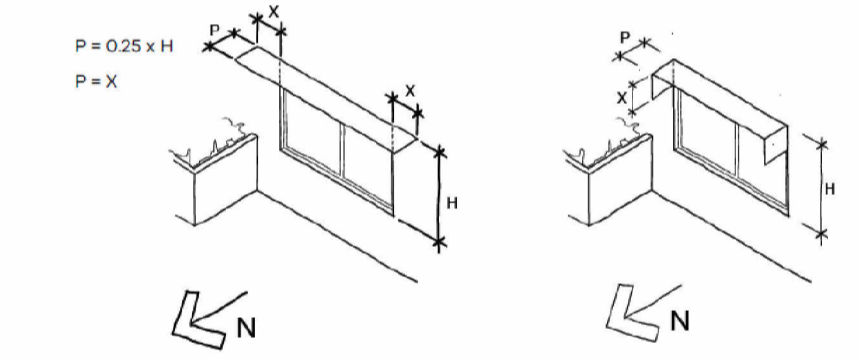
**UNIT 4**

- GROUND FLOOR AREA: 52.3m<sup>2</sup>
- FIRST FLOOR AREA: 67.3m<sup>2</sup>
- GARAGE: 25.0m<sup>2</sup>
- PORCH: 1.6m<sup>2</sup>
- BALCONY: 13.6m<sup>2</sup>
- TOTAL AREA 159.8m<sup>2</sup> 16.65Q

**UNIT 5**

- GROUND FLOOR AREA: 61.7m<sup>2</sup>
- FIRST FLOOR AREA: 40.7m<sup>2</sup>
- PORCH: 1.5m<sup>2</sup>
- BALCONY: 8.9m<sup>2</sup>
- TOTAL AREA 112.8m<sup>2</sup> 12.15Q

**Applying the standard**  
External fixed sun shading and solar control devices should be integrated into the building design where possible.  
North facing sun shading should be designed to allow winter sun and shade summer sun.

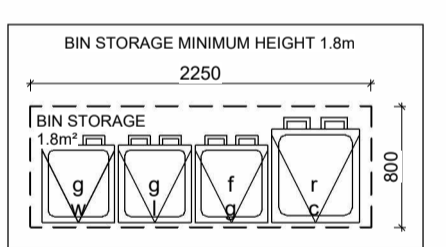
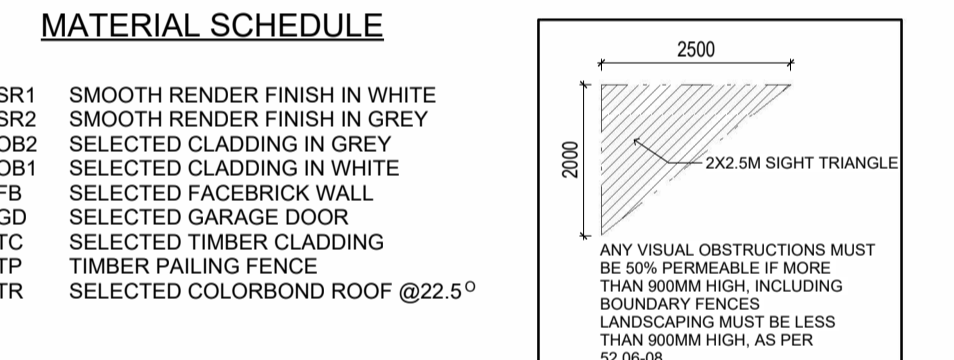


**B2-7 TREE CANOPY SUMMARY TABLE**

- SITE AREA : 632.0m<sup>2</sup>
- CANOPY COVER REQUIRED 63.2m<sup>2</sup> (10.0%)
- TOTAL AMOUNT OF CANOPY COVER 71.9m<sup>2</sup> (11.4%)
- NUMBER OF TREE 4

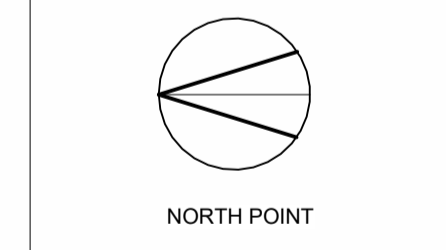
**CANOPY TREE SCHEDULE**

CODE TREES	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W	CANOPY COVER
ED	EUCALYPTUS LEUCOXYLON	EUKY DWARF	3	40tr / MIN 1.8m HIGH	7m X 4.9m	18.8M <sup>2</sup> (TYPE A)
CB	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	1	40tr / MIN 1.8m HIGH	15m X 6m	21.8M <sup>2</sup> (TYPE A)



**NOTES**

- BOUNDARY LENGTH: 37.9M
- ALLOWABLE CROSSOVER: (30%) = 11.34 M
- PROPOSED CROSSOVER: 5.2 +3 +3 = 11.2 M



Revision Number	Description	Date
A		
B		

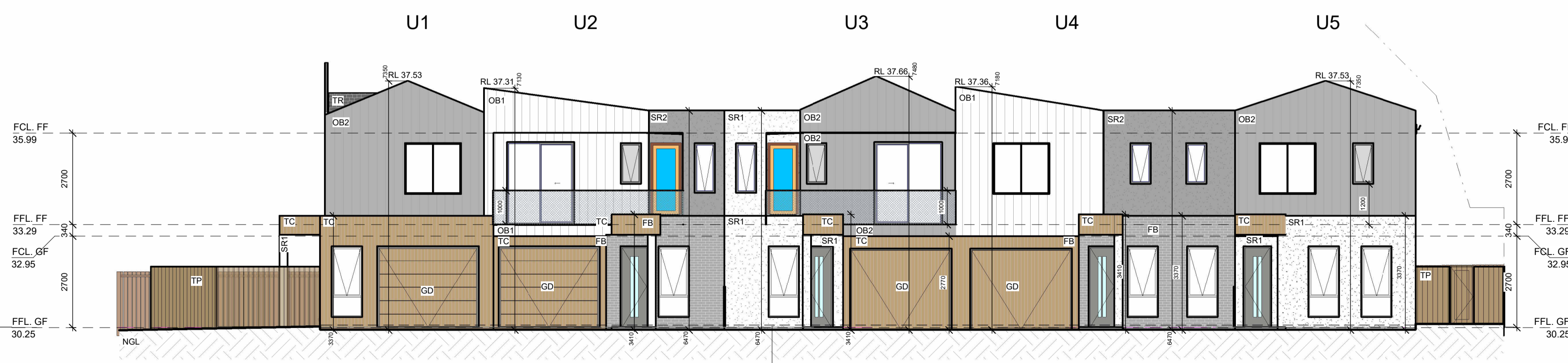
**PLANNING & DESIGN**

PLANNING & DESIGN P/L  
31 ENFIELD AVENUE PRESTON 3072  
PH: 9018 1529

DRAWN BY: FR  
CHECKED BY: CM  
DATE: 29/01/2026  
SCALE: As indicated  
PROJECT NUMBER: 8529  
DRAWING TITLE: GROUND FLOOR PLAN



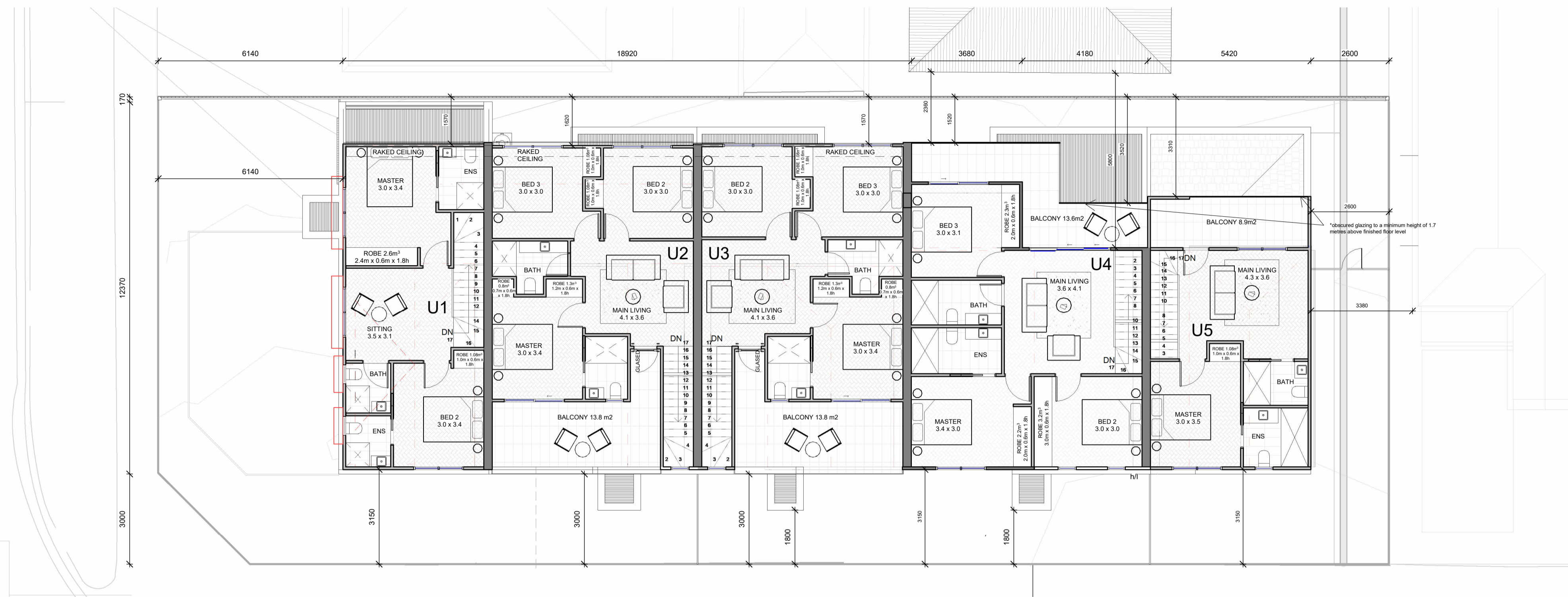
**2 Elevation - NORTH**  
1: 100



**3 Elevation - WEST**  
1: 100

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181 SEPARATION STREET, BELL PARK 3215  
TP01 REV\_B



1 FLOOR PLAN - FIRST  
TP01 1:100

COLOUR SCHEDULE

- SMOOTH RENDER FINISH (SR1): WHITE
- SMOOTH RENDER FINISH (SR2): SHALE GREY
- TIMBER LOOK CLADDING (TC)
- FACEBRICK WALL (FB): GREY
- (OB1) JAMES HARDIE OBLIQUE CLADDING IN WHITE
- (OB2) CLADDING JAMES HARDIE OBLIQUE CLADDING IN GREY
- TILED ROOF (TR): GREY

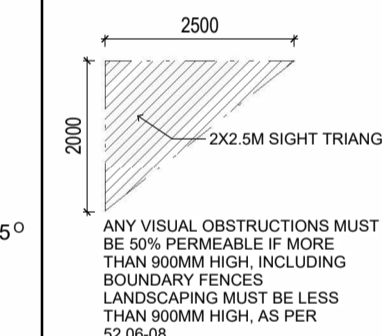
AREAS SCHEDULE

SITE	
SITE AREA :	632.0m <sup>2</sup>
SITE COVERAGE :	339.9m <sup>2</sup> (53.8%)
SITE PERMEABILITY :	230.7m <sup>2</sup> (36.5%)
GARDEN AREA:	189.6m <sup>2</sup> (30.0%)
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GROUND FLOOR AREA:	33.7m <sup>2</sup>
FIRST FLOOR AREA:	52.4m <sup>2</sup>
GARAGE:	28.6m <sup>2</sup>
PORCH:	1.4 m <sup>2</sup>
TOTAL AREA	116.1 m <sup>2</sup> 12.1SQ
UNIT 2	
GROUND FLOOR AREA:	40.2m <sup>2</sup>
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GARAGE:	25.1m <sup>2</sup>
PORCH :	1.6 m <sup>2</sup>
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TOTAL AREA	142.1m <sup>2</sup> 14.8SQ
UNIT 3	
GROUND FLOOR AREA:	40.9m <sup>2</sup>
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UNIT 4	
GROUND FLOOR AREA:	52.3m <sup>2</sup>
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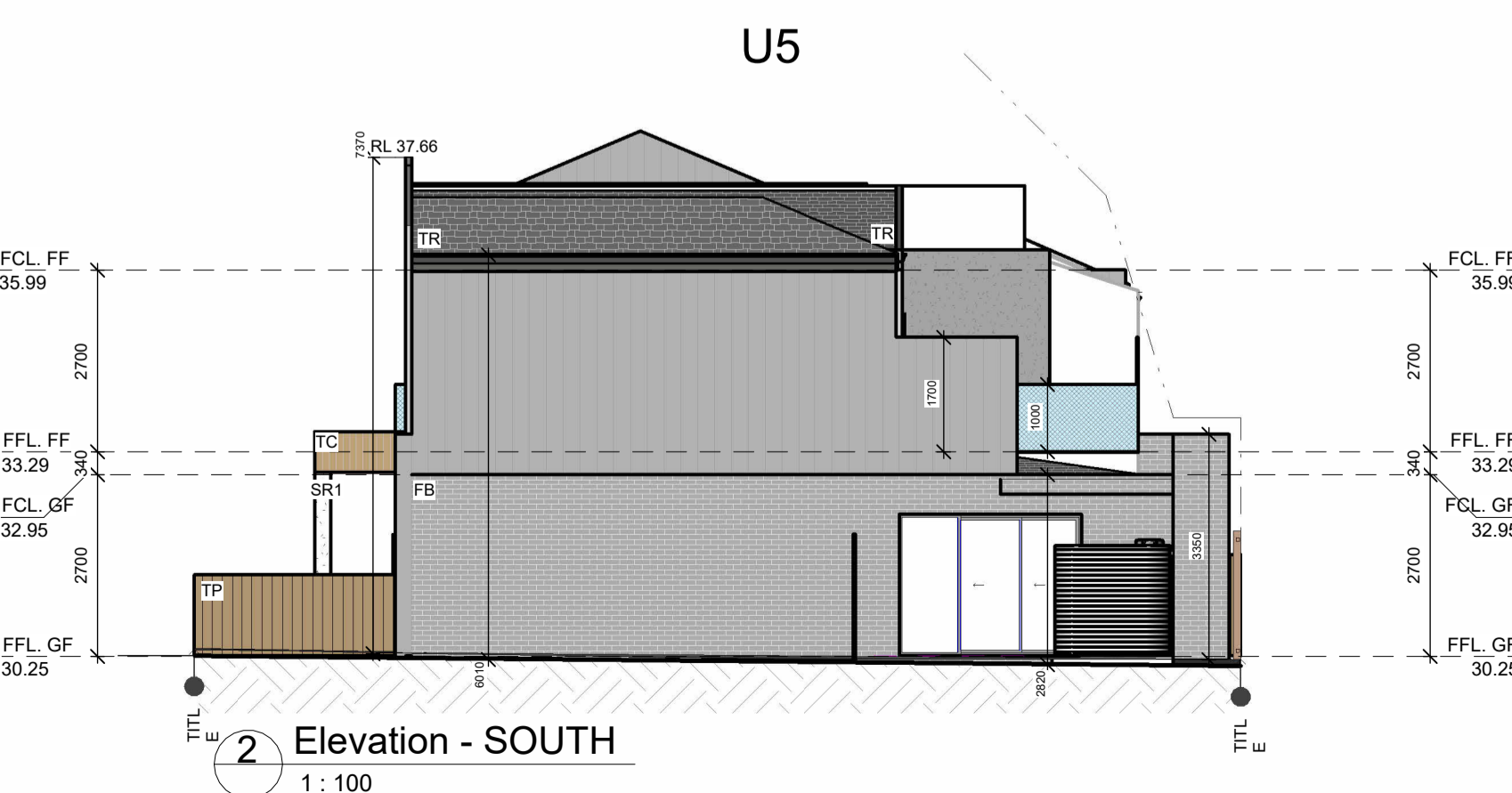
MATERIAL SCHEDULE

- SR1 SMOOTH RENDER FINISH IN WHITE
- SR2 SMOOTH RENDER FINISH IN GREY
- OB2 SELECTED CLADDING IN GREY
- OB1 SELECTED CLADDING IN WHITE
- FB SELECTED FACEBRICK WALL
- GD SELECTED GARAGE DOOR
- TC SELECTED TIMBER CLADDING
- TP SELECTED TIMBER FENCE
- TR SELECTED COLORBOND ROOF @22.5°

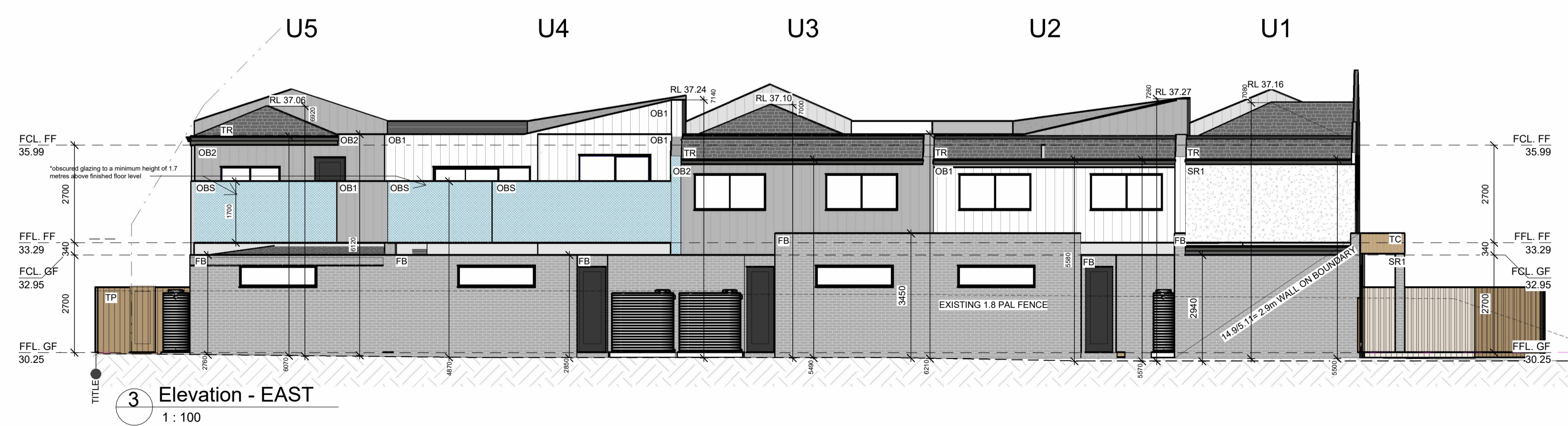
ALUMINIUM WINDOWS THROUGH-OUT  
COLORBOND GUTTERS, FASCIA'S AND DOWNSPIPE



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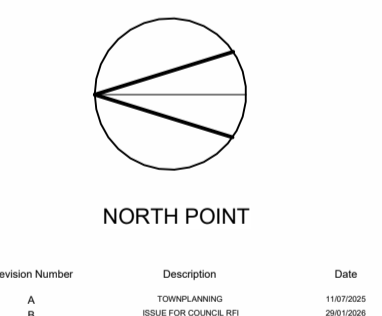
2 Elevation - SOUTH  
1:100



3 Elevation - EAST  
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NOTES

BOUNDARY LENGTH: 37.9M  
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PLANNING & DESIGN

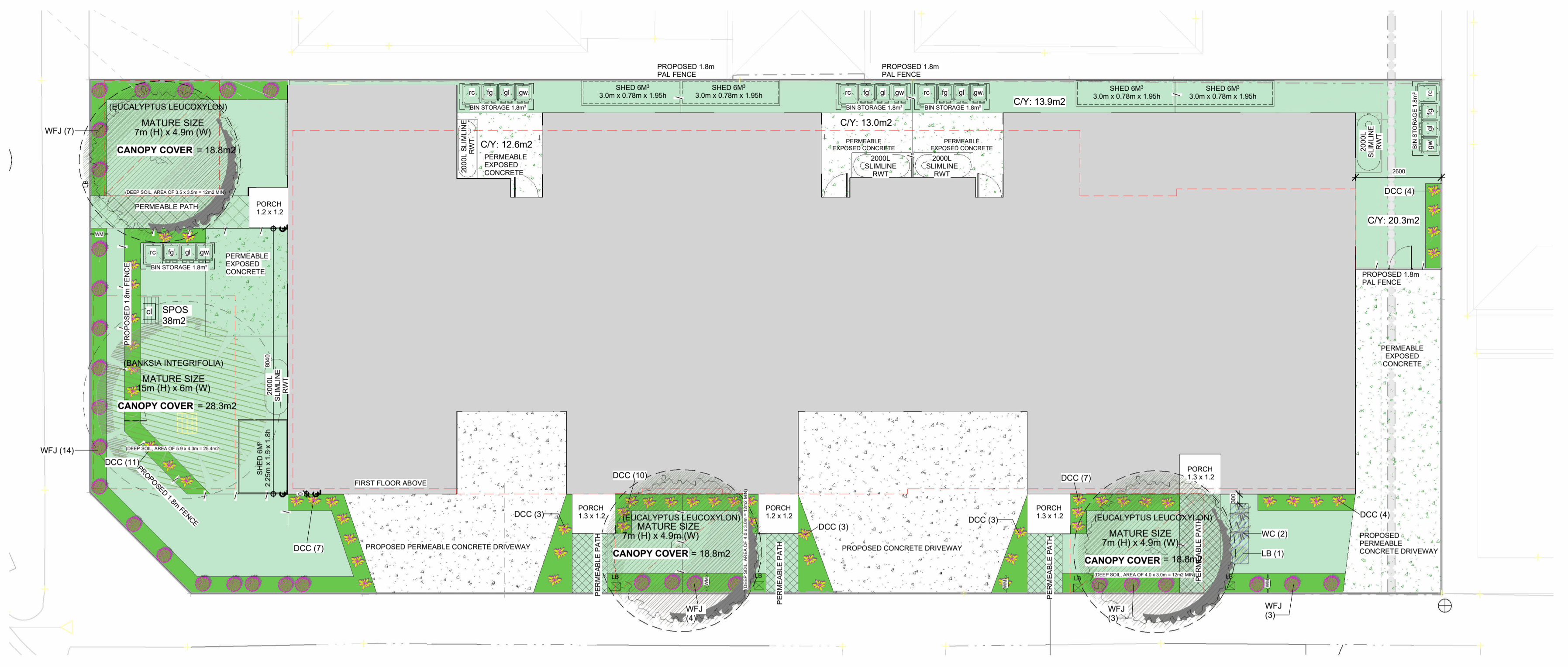
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DRAWN BY:	FR
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DATE:	29/01/2026
SCALE:	As indicated
PROJECT NUMBER:	8529
DRAWING TITLE:	FIRST FLOOR PLAN

181 SEPARATION STREET, BELL PARK 3215  
TP02  
REV\_B



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LANDSCAPE PLAN  
TP01 1: 100

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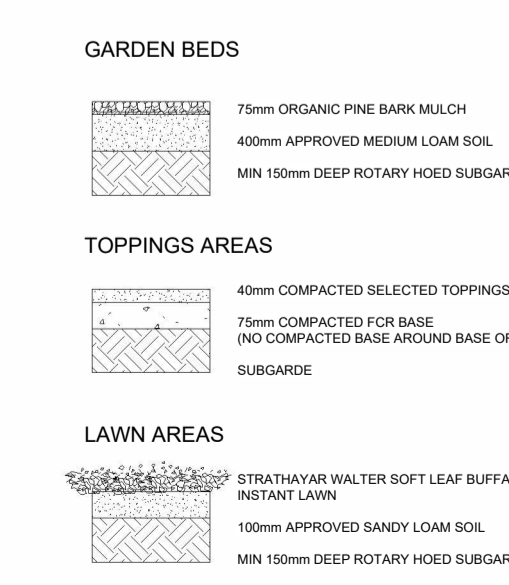
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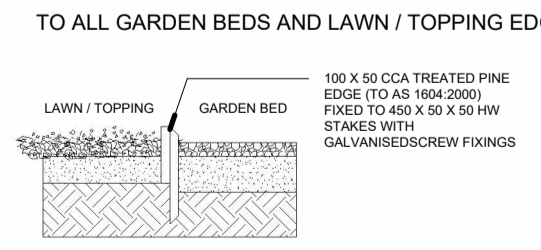
PLANT SCHEDULE

SHRUBS	WFJ	WESTRINGIA FRUTICOSA "JERVIS GEM"	COMPACT COSTAL ROSEMARY	20cm POT	1m X 1m
TUSSOKS/GRASSES/ EVERGREEN PERENNIALS	DCC	DIANELLA CAERULA "CASSA BLUE"	CASSA BLUE FLAX LILLY	54	14cm POT 0.4m X 0.4m
RAINGARDEN	LB	LEUCAPHYTA BROWNII	CUSHION BUSH	1	14cm POT 0.1m X 0.2m
	WC	WAHLENBERGIA COMMUNIS	TUFTED BLUEBELL	2	14cm POT 0.15-0.5m X 0.15m

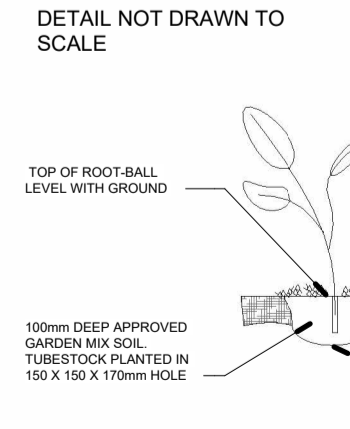
SURFACE FINISH DETAIL



TYPICAL TIMBER EDGE DETAIL



SHRUB PLANTING



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 TO DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT PRIOR TO PREPARATION. 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 FRIBBLE LOAM  
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, FRIBBLE 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 TIE 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, MAINTAINED 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

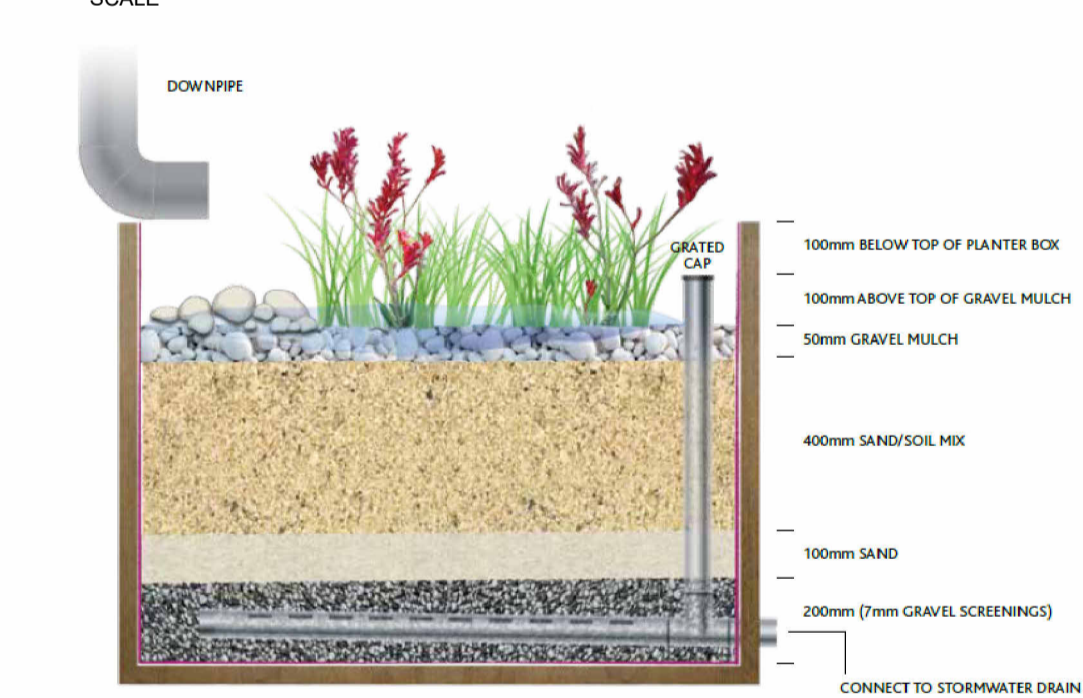
**DRAINAGE**  
LANDSCAPE AND / OR BUILDING CONTRACTOR(S) ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE BUILDING WORKS INCLUDING, BUT NOT LIMITED TO SURFACE AND SUB SURFACE DRAINAGE FOR ALL LANDSCAPE AREAS PRIOR TO COMMENCEMENT OF WORKS

**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

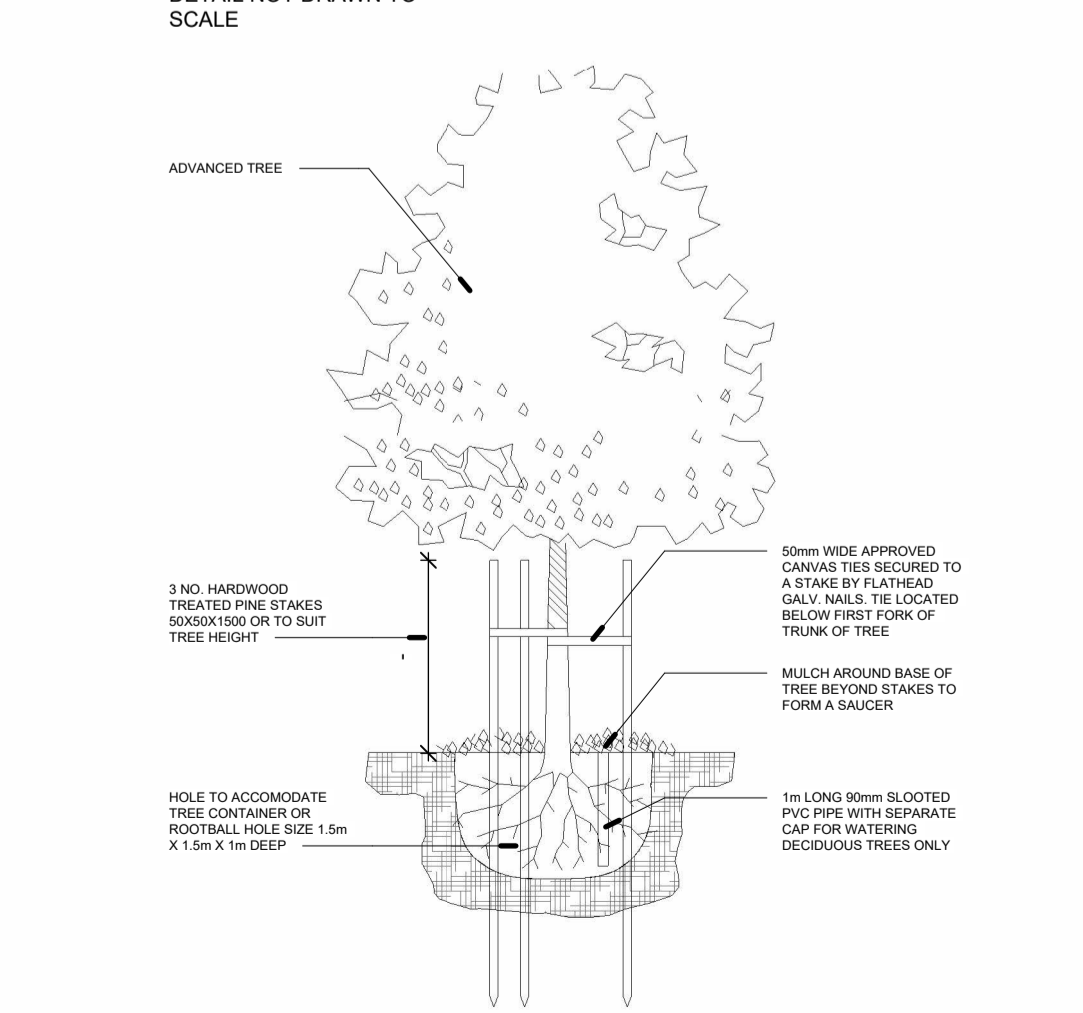
**PLANTS - QUALITY OF TREES AND SHRUBS**  
PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES, AT MINIMUM. PROVIDE LARGER STOCK IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES. TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANTS ARE NOT 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 CALLIPER OF 50MM AT GROUND LEVEL, BE UNDAUNAGED 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 4970-2009. 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.

RAINGARDEN DETAIL



ADVANCED TREE PLANTING



LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES
- PROPOSED EVERGREEN SHRUBS
- EXISTING TREES TO BE RETAINED AND PROTECTED
- EXISTING TREES TO BE REMOVED
- PROPOSED LAWN AREAS
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED GARDEN BEDS
- PROPOSED PERMEABLE PAVINGS
- PROPOSED PERMEABLE PATHS
- PROPOSED RAINGARDEN

**PLANNING & DESIGN**

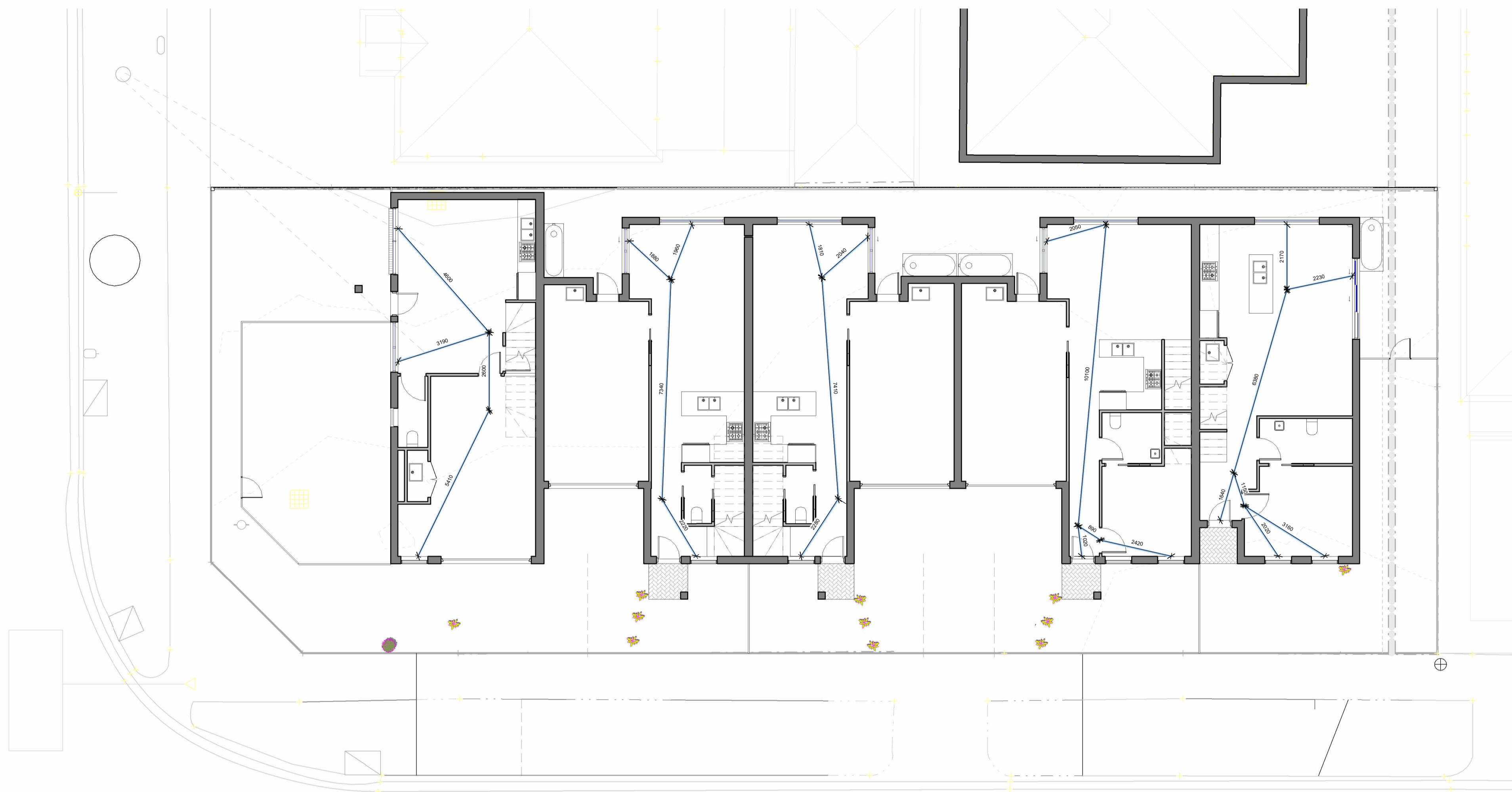
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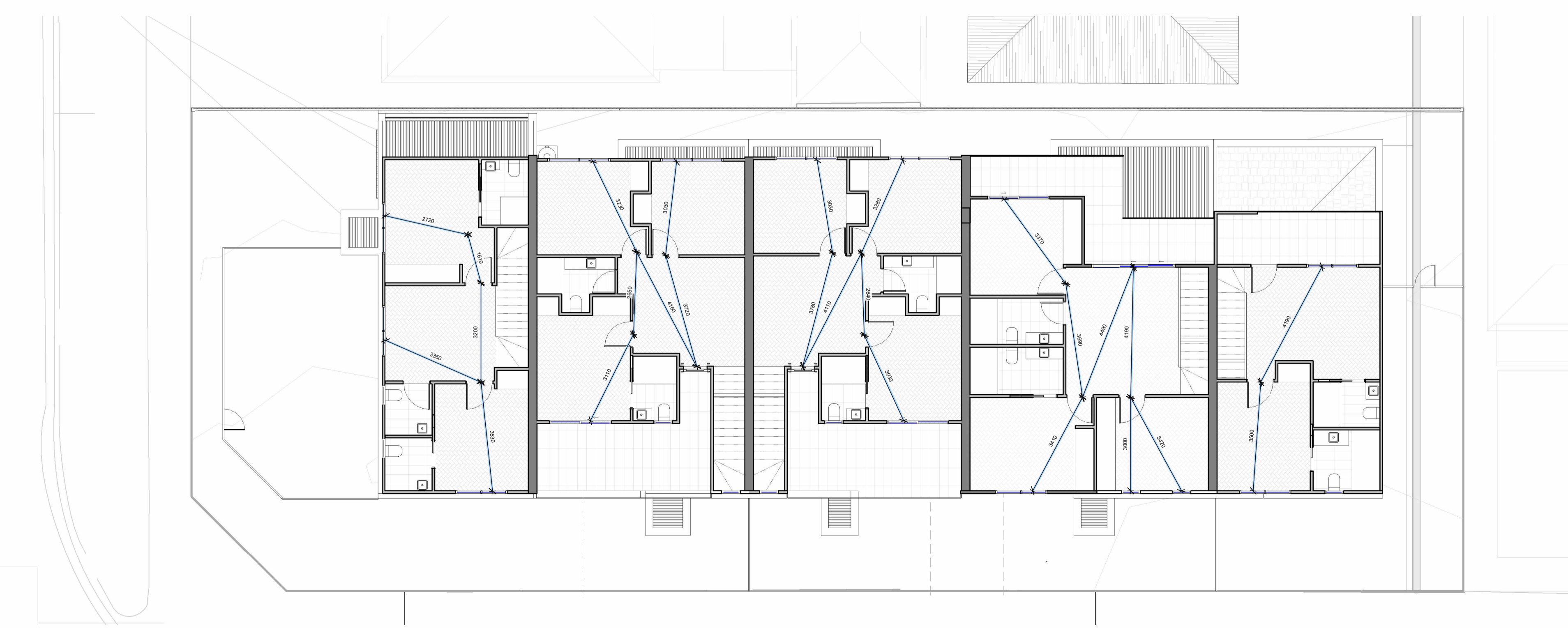
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1 GROUND FLOOR BREEZE  
TP01 1:100



2 FIRST FLOOR BREEZE  
TP01 1:100

**Standard B3-10 Natural ventilation**

**Why this is important**

This standard ensures occupants can effectively manage the natural ventilation of their dwellings to improve air quality, reduce the build-up of indoor pollutants and regulate indoor temperatures.

**Natural ventilation objectives**

To encourage natural ventilation of dwellings.  
To allow occupants to effectively manage natural ventilation of dwellings.

**Standard B3-10**

**Dwelling (other than a dwelling in or forming part of an apartment development)**

Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

**Dwelling in or forming part of an apartment development**

At least 40 per cent of dwellings in or forming part of an apartment development have openable windows, doors or other ventilation devices in external walls of the building that provide:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same size.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation, slope and wind exposure of the site.

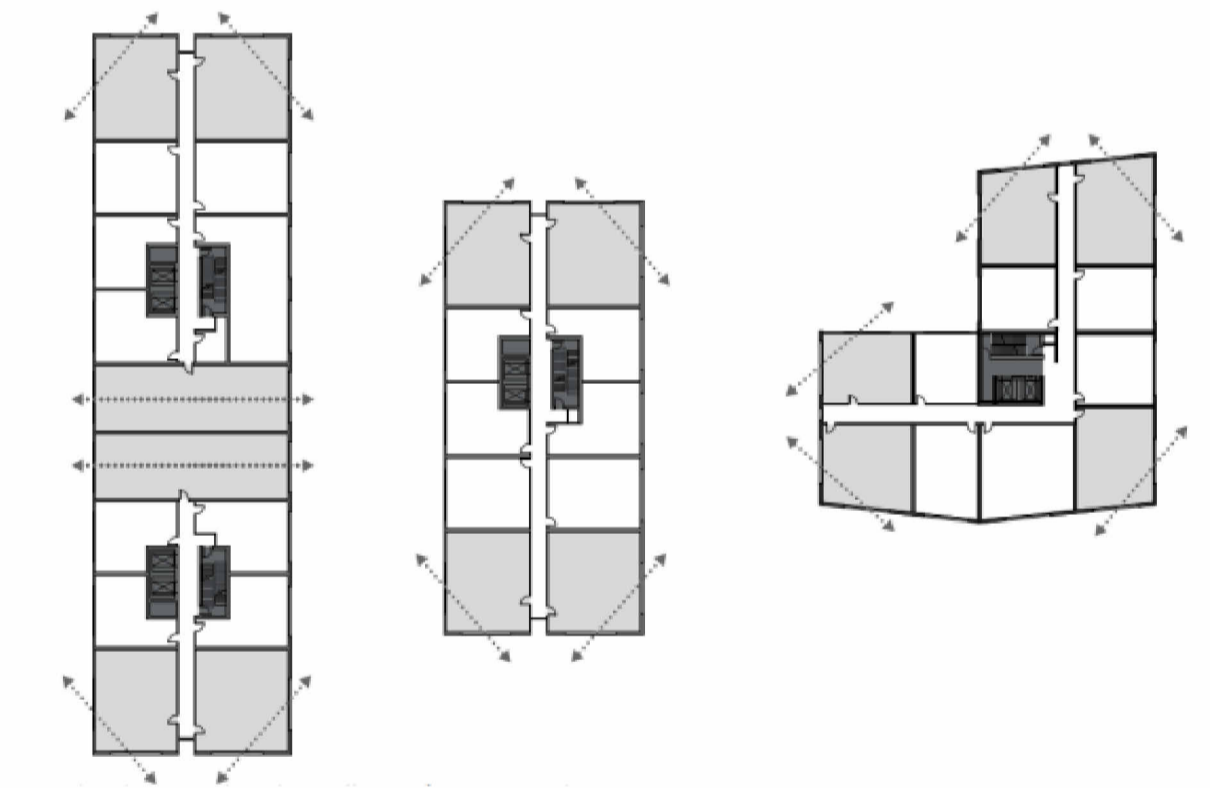
**Applying the standard**

A breeze path is measured as a sequence of straight line segments measured from the centreline of openings.

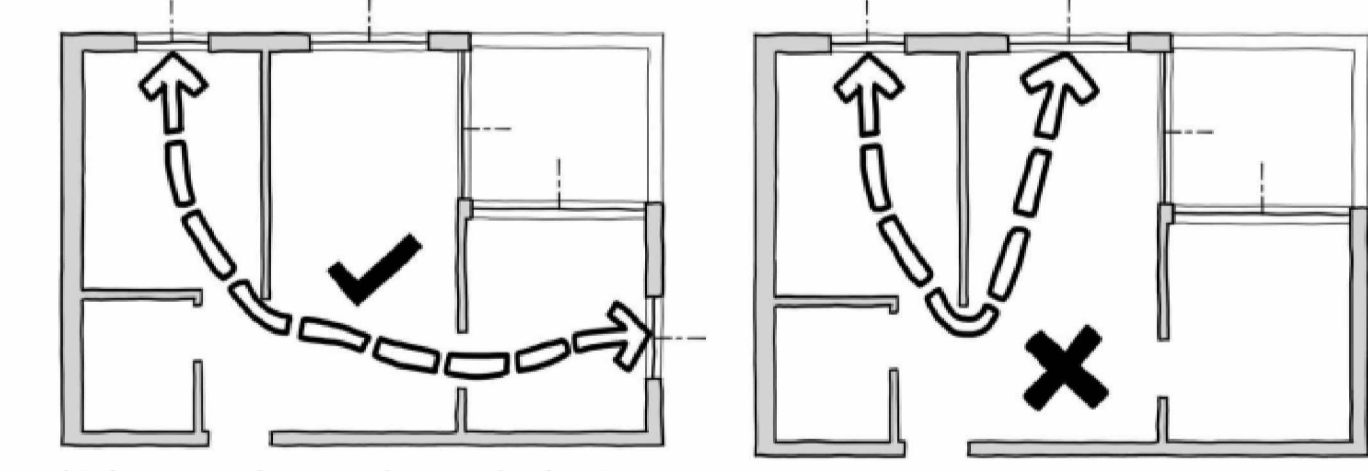
A minimum of one breeze path needs to be nominated.

Refer to the National Construction Code further guidance for minimum ventilation requirements.

Configure floorplates with corner or through apartments to achieve effective cross ventilation.



Windows must be located on different orientations of a dwelling.



This breeze path meets the standard as it measures 15 metres between the centre of similar sized windows on different orientations of the apartment.

This breeze path does not meet the standard as it is between two windows on the same orientation.

Effective cross ventilation is achieved when the inlet and outlet have approximately the same area allowing air to be drawn through the apartment using opposite air pressures on each side of the building.

**LEGEND**

breeze path

NORTH POINT

Revision Number	Description	Date
A	Issue for comment	29/01/2026

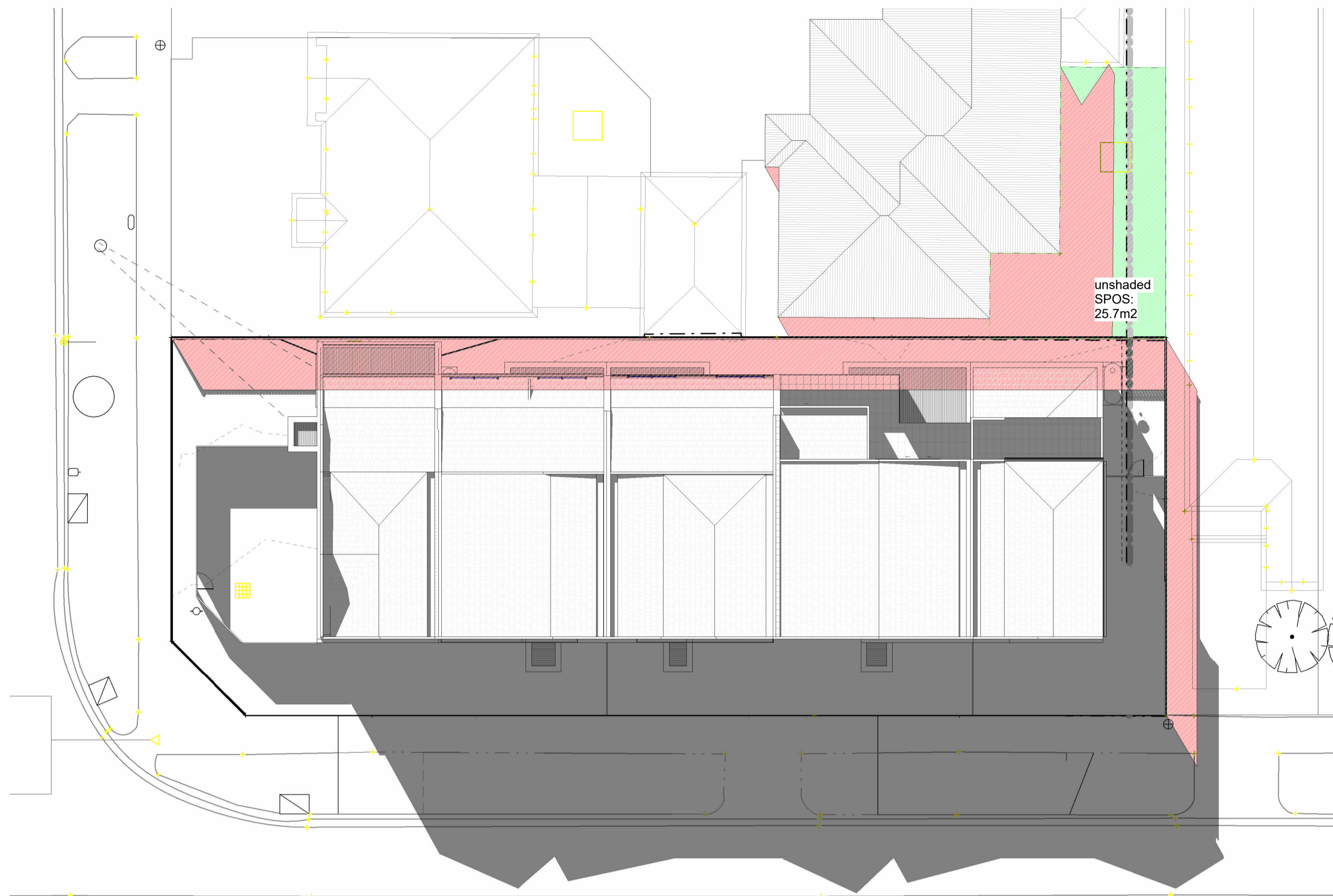
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31 ENFIELD AVENUE PRESTON 3072  
PH: 9018 1529

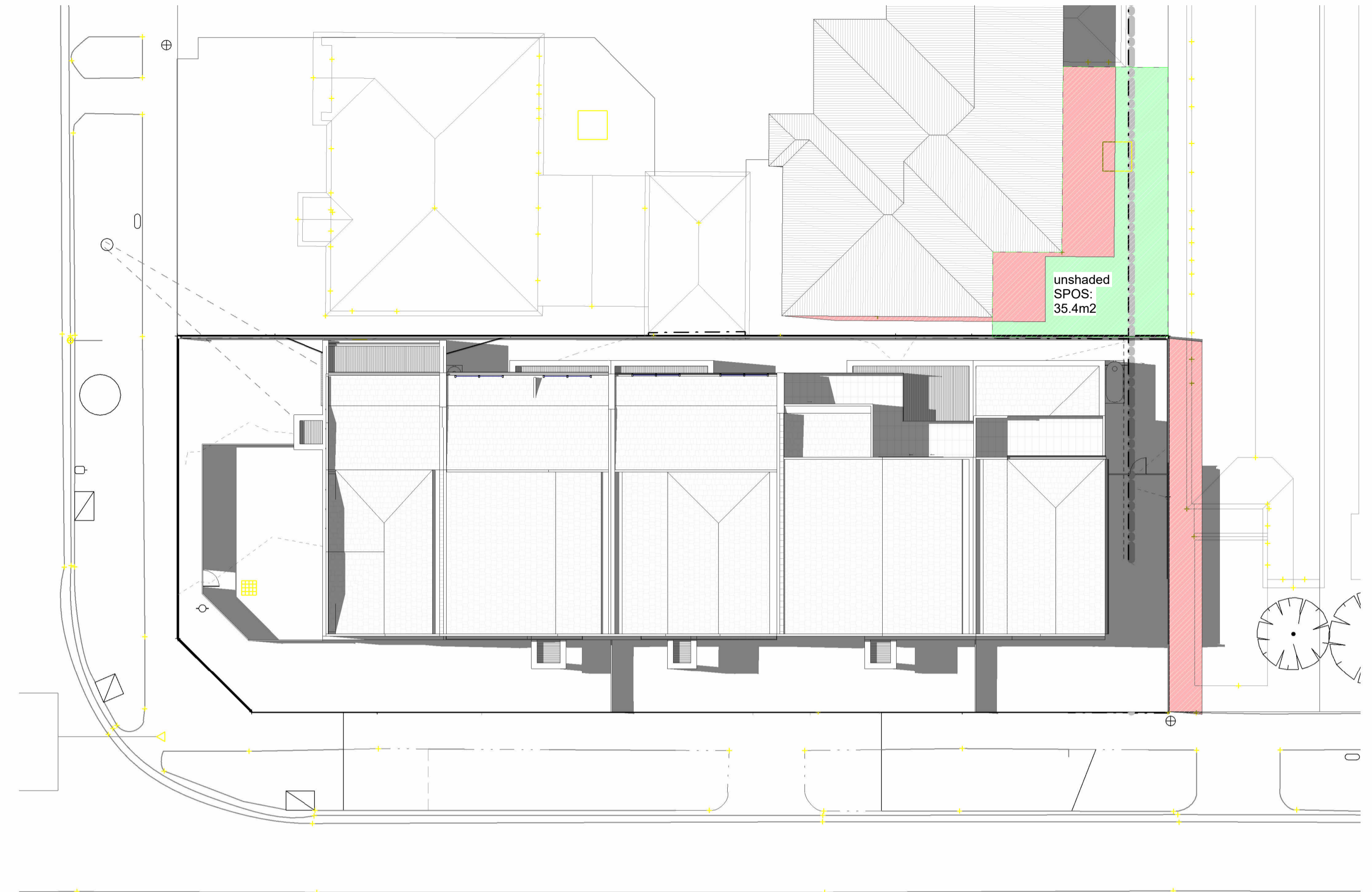
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CHECKED BY	CM
DATE	29/01/2026
SCALE	As indicated
PROJECT NUMBER	8529
DRAWING TITLE	BREEZE

181 SEPARATION STREET, BELL PARK 3215

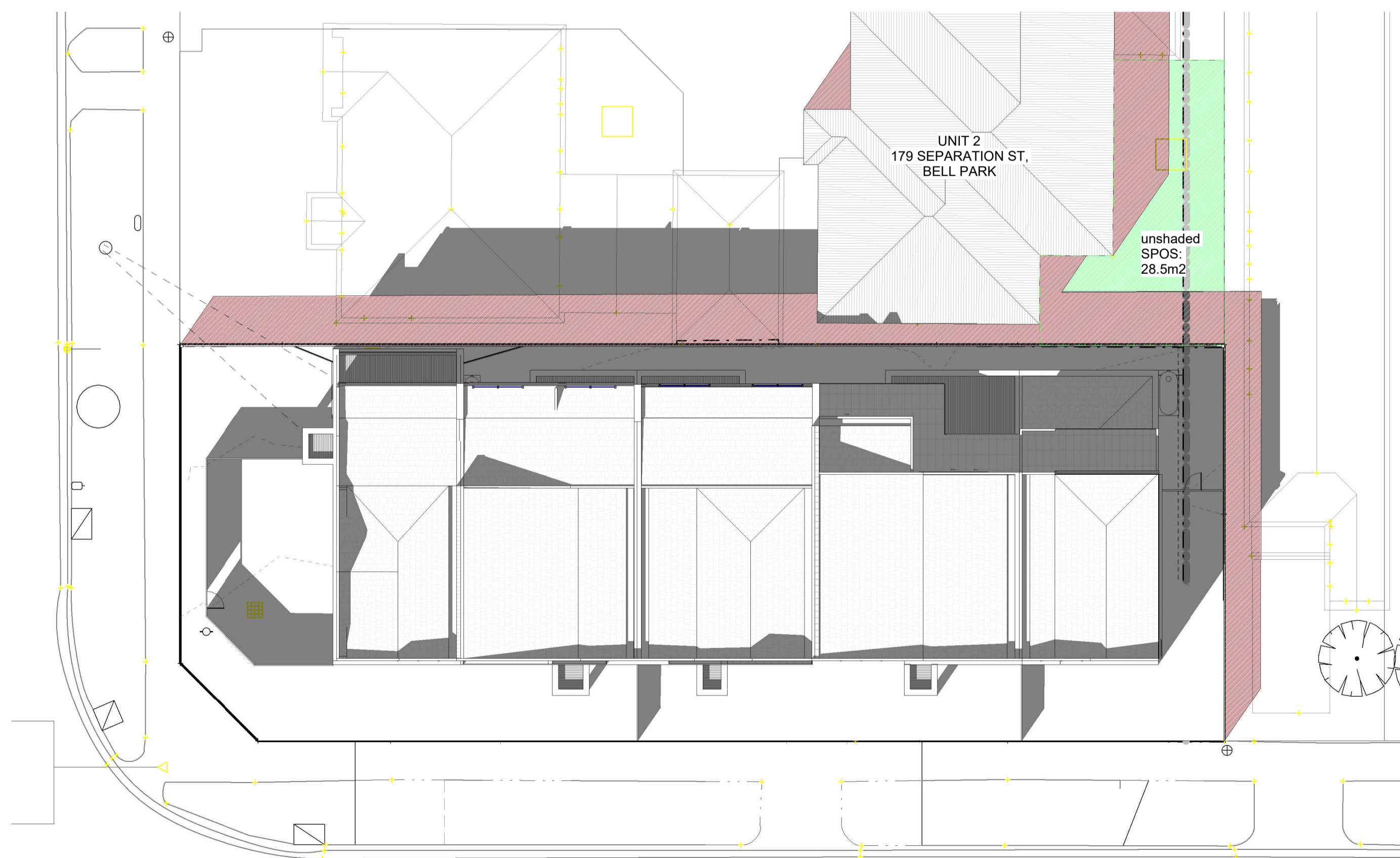
**TP05**  
**REV\_B**



1 SHADOW - 9AM  
1 : 150



2 SHADOW 12PM  
1 : 150



3 SHADOW 3PM  
1 : 150

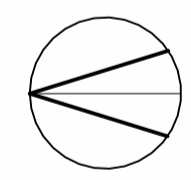
**NOTE**  
**S**  
 ADDITIONAL OVERSHADOWING CREATED BY  
 PROPOSED DWELLING TO ADJOINING PROPERTY SPOS

NEIGHBOUR'S TOTAL SPOS:	58.8 M2
NEIGHBOUR'S UNSHADED SPOS AT 3PM:	35.4 M2

**LEGEND**

- EXISTING SHADOWS
- PROPOSED SHADOWS
- UNSHADED SPOS
- NEIGHBOUR'S SPOS BOUNDARY

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**NORTH POINT**

Revision Number	Description	Date
1	Issue for comment	29/01/2026
2	Issue for comment	29/01/2026

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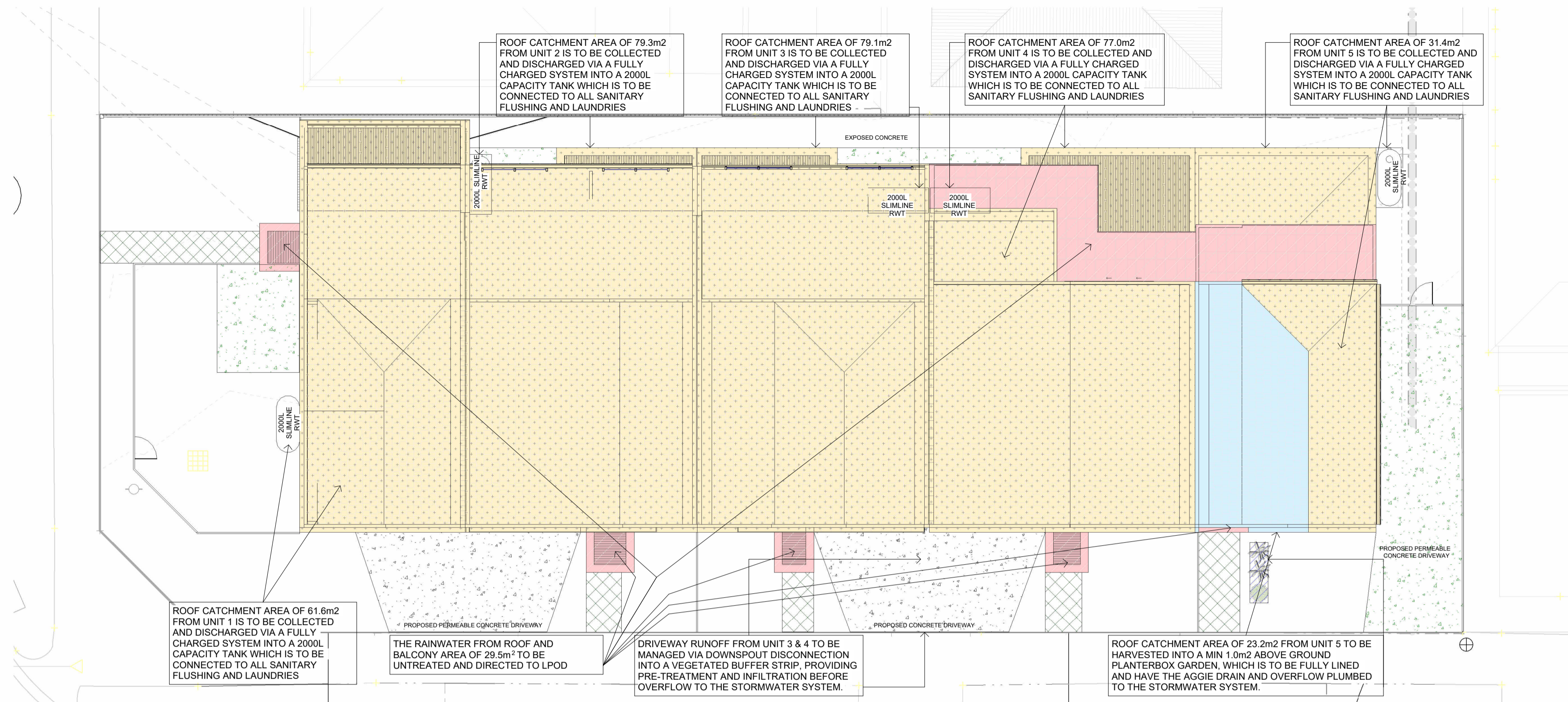
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DATE	29/01/2026
SCALE	As indicated
PROJECT NUMBER	8529
DRAWING TITLE	SHADOW DIAGRAMS

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**TP06**  
**REV\_B**

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Water treatment

Configuration	Item	Volume	Capacity
Configuration 1	10 ROOF TO RWTF (Unit 1) RWTF	2000L	2000L
	10 ROOF TO RWTF (Unit 2) RWTF	2000L	2000L
	10 ROOF TO RWTF (Unit 3) RWTF	2000L	2000L
Configuration 2	10 ROOF TO RWTF (Unit 4) RWTF	2000L	2000L
	10 ROOF TO RWTF (Unit 5) RWTF	2000L	2000L
	10 ROOF TO RWTF (Unit 6) RWTF	2000L	2000L
Configuration 3	10 ROOF TO RWTF (Unit 7) RWTF	2000L	2000L
	10 ROOF TO RWTF (Unit 8) RWTF	2000L	2000L
	10 ROOF TO RWTF (Unit 9) RWTF	2000L	2000L
Configuration 4	10 ROOF TO RWTF (Unit 10) RWTF	2000L	2000L
	10 ROOF TO RWTF (Unit 11) RWTF	2000L	2000L
	10 ROOF TO RWTF (Unit 12) RWTF	2000L	2000L
Configuration 5	10 ROOF TO RWTF (Unit 13) RWTF	2000L	2000L
	10 ROOF TO RWTF (Unit 14) RWTF	2000L	2000L
	10 ROOF TO RWTF (Unit 15) RWTF	2000L	2000L
Configuration 6	10 ROOF TO RWTF (Unit 16) RWTF	2000L	2000L
	10 ROOF TO RWTF (Unit 17) RWTF	2000L	2000L
	10 ROOF TO RWTF (Unit 18) RWTF	2000L	2000L
Configuration 7	10 ROOF TO RWTF (Unit 19) RWTF	2000L	2000L
	10 ROOF TO RWTF (Unit 20) RWTF	2000L	2000L
	10 ROOF TO RWTF (Unit 21) RWTF	2000L	2000L

Calculations

Item	Volume	Capacity
10 ROOF TO RWTF (Unit 1) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 2) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 3) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 4) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 5) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 6) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 7) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 8) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 9) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 10) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 11) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 12) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 13) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 14) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 15) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 16) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 17) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 18) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 19) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 20) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 21) RWTF	2000L	2000L

Treatments

Item	Volume	Capacity
10 ROOF TO RWTF (Unit 1) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 2) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 3) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 4) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 5) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 6) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 7) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 8) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 9) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 10) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 11) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 12) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 13) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 14) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 15) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 16) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 17) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 18) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 19) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 20) RWTF	2000L	2000L
10 ROOF TO RWTF (Unit 21) RWTF	2000L	2000L

1 WSUD  
1 : 100

**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

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

TANK OVERFLOW MUST BE TAKEN TO L.P.D.

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 SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAIN GARDEN.

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

BUILD THE RAIN GARDEN CLOSE TO THE WATER SOURCE. THIS WILL HELP MINIMISE THE ADDITIONAL PLUMBING NEEDED TO BRING WATER TO THE RAIN GARDEN.

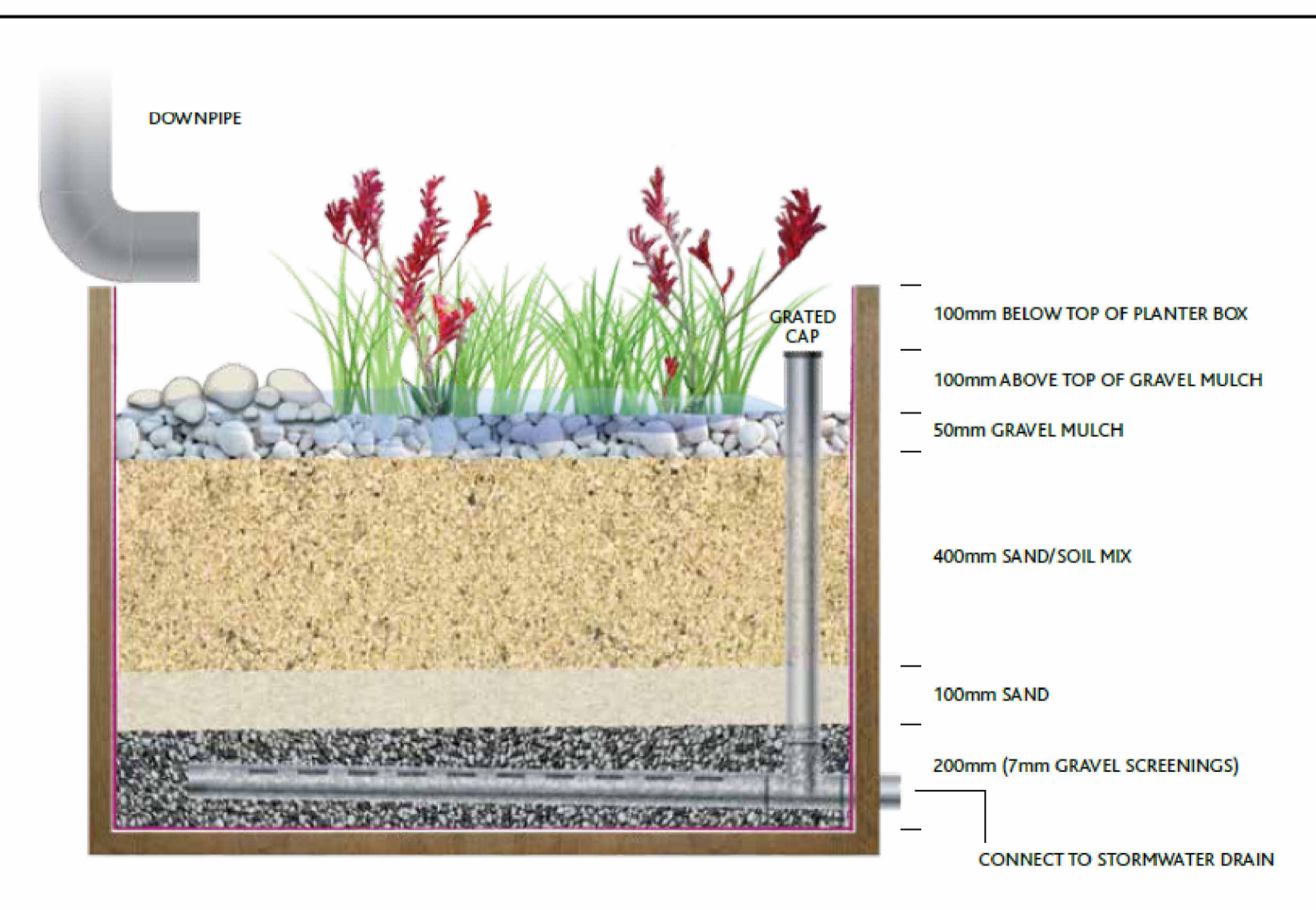
RAINGARDEN MUST BE FULLY LINED AND HAVE OVERFLOW PLUMBED INTO THE STORMWATER SYSTEM.

FOR EXCAVATION AND CLEARANCE REFER TO BUILDING A RAINGARDEN INSTRUCTION SHEET, RAINGARDENS MUST BE BUILT TO MELBOURNE WATER REQUIREMENTS

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

**RAINGARDEN MAINTENANCE**

Maintenance Task	Frequency
- WATER TO PROMOTE PLANT GROWTH AND SURVIVAL, ESPECIALLY DURING THE FIRST TWO YEARS AND DURING DRY SPELLS. - INSPECT SITE FOLLOWING RAINFALL EVENTS. ADD/ REPLACE VEGETATION IN ANY ERODED AREAS.	AS NEEDED (FOLLOWING CONSTRUCTION)
- PRUNE AND WEED SWALE TO MAINTAIN APPEARANCE. - REMOVE ACCUMULATED TRASH OR DEBRIS. - REPLACE MULCH AS NEEDED.	REGULARLY (MONTHLY)
- INSPECT INFLOW AREA FOR SEDIMENT ACCUMULATION. REMOVE ANY ACCUMULATED SEDIMENT OR DEBRIS. - INSPECT SITE FOR EROSION AS WELL AS SEDIMENT AND MULCH WHICH HAVE BEEN MOVED AROUND IN THE GARDEN. ADD/REPLACE VEGETATION IN ANY ERODED AREAS. - INSPECT RAIN GARDEN FOR DEAD OR DYING VEGETATION. REPLACE VEGETATION AS NEEDED. - TEST PLANTING BED FOR PH. IF THE PH IS BELOW 5.2, LIMESTONE SHOULD BE APPLIED. IF THE PH IS ABOVE 8.0, IRON SULFATE AND SULFUR SHOULD BE APPLIED.	ANNUALLY (SEMI-ANNUALLY DURING FIRST YEAR)
- REMOVE AND REPLACE MULCH	EVERY 2 TO 3 YEARS



**Results**

181 SEPARATION STREET

The proposed stormwater treatments comply with all the relevant objectives for management of stormwater flows on-site.

**179% score**

**Project details**

Name: 181 SEPARATION STREET  
Project ID: 48478940  
Street address: 181 Separation St, Bell Park VIC 3215, Australia  
Municipality: Greater Geelong  
Site area: 632 m<sup>2</sup>  
Planning Number: 8529

**Flow and pollutant load reductions**

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	67%	>32%
Mean annual runoff volume infiltrated or filtered (%)	10%	>3%
Total suspended solids (%)	85%	>80%
Total phosphorus (%)	63%	>45%
Total nitrogen (%)	60%	>42%
Total gross pollutants (%)	97%	>70%

**MAINTENANCE GUIDELINES (EVERY 3-6 MONTHS)**

RAINWATER TANKS	TO BE INSPECTED. INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED
GUTTERS AND DOWNPIPES	TO BE INSPECTED AND CLEANED REGULARLY
FIRST FLUSH DEVICES	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY

**GARDEN AREA ANALYSIS**

SITE AREA : 632.0m<sup>2</sup>  
SITE COVERAGE : 339.9m<sup>2</sup> (53.8%)  
SITE PERMEABILITY : 230.7m<sup>2</sup> (36.5%)  
GARDEN AREA: 202.4m<sup>2</sup> (32.0%)

Area Type	Area (m <sup>2</sup> )	Percentage
ROOF AREA TO RAINWATER TANK	202.4	32.0%
DRIVEWAY	100.0	15.8%
PERMEABLE DRIVEWAY	100.0	15.8%
BUFFER STRIP	100.0	15.8%

**Legend:**

- ROOF AREA TO RAINWATER TANK
- DRIVEWAY
- PERMEABLE DRIVEWAY
- BUFFER STRIP
- UNTREATED
- PERMEABLE PATH
- RAINGARDEN

**PLANNING & DESIGN**

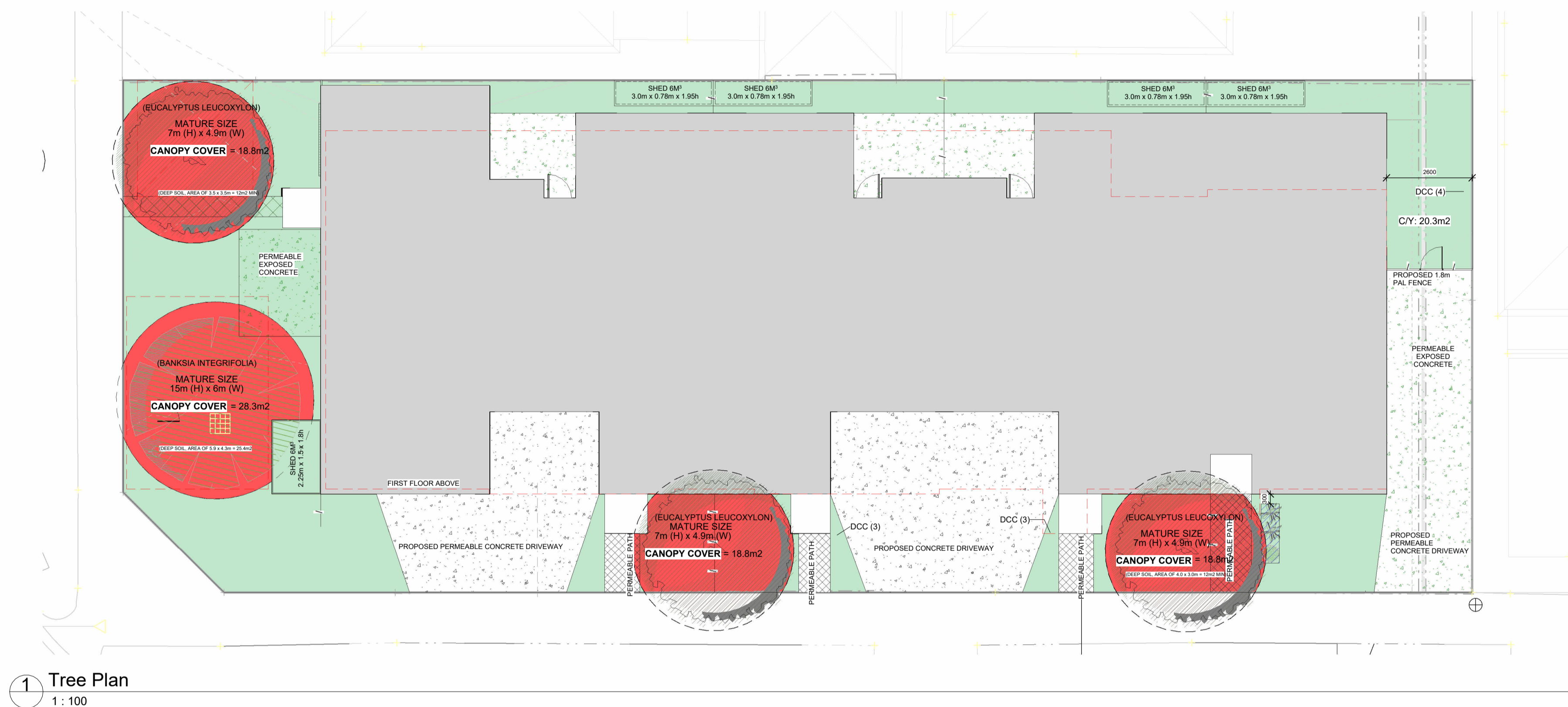
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PROJECT NUMBER: 8529  
DRAWING TITLE: WSUD

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TP07  
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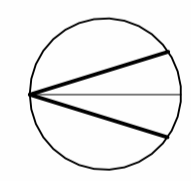
1 Tree Plan  
1 : 100

**B2-7 TREE CANOPY SUMMARY TABLE**

SITE AREA : 632.0m<sup>2</sup>  
 CANOPY COVER REQUIRED: 63.2m<sup>2</sup> (10.0%)  
 TOTAL AMOUNT OF CANOPY COVER: 71.9m<sup>2</sup> (11.4%)  
 NUMBER OF TREE: 4

**CANOPY TREE SCHEDULE**

CODE TREES	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W	CANOPY COVER
ED	EUCALYPTUS LEUCOXYLON	EUKY DWARF	3	40ltr / MIN 1.8m HIGH	7m X 4.9m	18.8M <sup>2</sup> (TYPE A)
CB	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	1	40ltr / MIN 1.8m HIGH	15m X 6m	21.8M <sup>2</sup> (TYPE A)

  
**NORTH POINT**

Revision Number	Description	Date
A	ISSUED FOR PERMITS	29/01/2026
B	ISSUED FOR CONSTRUCTION	

I/We warrant that the information provided in this plan is true and correct to the best of our knowledge and belief at the time of preparation of this plan. I/We warrant that the information provided in this plan is true and correct to the best of our knowledge and belief at the time of preparation of this plan.

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 DESIGN

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SCALE	As indicated
PROJECT NUMBER	8529
DRAWING TITLE	TREE PLAN

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