City of Greater Geelong, Statutory Planning - Date Received 24/09/2026

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DWELLING 1 (EXISTING)	
LOCATION	AREA (m^2)
GROUND FLOOR	127.90
CARPORT	24.10
PORCH	5.30
TOTAL	**157.30**
TOTAL (SQs)	**16.93**
SPOS	25.20

DWELLING 2 (PROPOSED)	
LOCATION	AREA (m^2)
GROUND FLOOR	60.10
FIRST FLOOR	79.20
GARAGE	25.30
PORCH	1.90
TOTAL	**166.50**
TOTAL (SQs)	**17.92**
SPOS	28.30

DWELLING 3 (PROPOSED)	
LOCATION	AREA (m^2)
GROUND FLOOR	69.50
FIRST FLOOR	69.70
GARAGE	24.70
PORCH	3.10
TOTAL	**167.00**
TOTAL (SQs)	**17.98**
SPOS	25.20

SITE AREA CALCULATION		
LOCATION	AREA (m^2)	Percentage (%)
SITE AREA	770.00	
SITE COVERAGE	343.22	44.57
SITE PERMEABILITY	297.80	38.68
GARDEN AREA	286.20	37.17
VEGETATED AREA	225.20	29.25

GARDEN AREA

TOTAL GARDEN AREA: 286.2m²
GARDEN PERCENTAGE: 37.17%
SITE AREA: 770.0 m^2
(TOTAL AREA OF GARDEN SPACE EXCLUDING TERRACES WHERE BASEMENT EXTRUDE ABOVE N.G.L) PERCENTAGE OF GARDEN DIVIDED BY TOTAL SITE AREA

TYPE A: Minimum mature canopy diameter = 4.0 m
Minimum mature Height = 6.0 m
Minimum mature canopy area =12.6sqm
Minimum area of deep soil = 12Sq. mt.
(min. plan dimension of 2.5m)

TYPE B: Minimum mature canopy diameter = 8.0 m
Minimum mature Height = 8.0m
Minimum mature canopy area =50.3sqm
Minimum area of deep soil = 49 Sq. mt.
(min. plan dimension of 4.5m)

CANOPY COVER CALCULATION			
DESCRIPTION	COUNT	CANOPY COVER AREA (m^2)	Percentage (%)
SITE AREA		770.00	
CANOPY COVER REQUIRED		77.00	10.00
TYPE A TREES (12.6 m^2)	4.00	50.40	6.55
TYPE B TREES (50.3 m^2)	1.00	50.30	6.53
TOTAL CANOPY COVERED PROVIDED	5	100.70	13.08

NOTE:
PROVISIONS OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0m ACROSS AND 2.5m DEEP INTO THE SITE ON BOTH SIDES OF THE PROPOSED CROSSOVER TO THE STREET WHERE WITHIN THE SITE ANY STRUCTURE OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 900mm IN HEIGHT

LEGEND

- 2000L WATER TANK — 2000L WATERTANK TO TREAT SELECTED ROOF AREA VIA CHARGED SYSTEM. CONNECT WATER TANK TO ALL SANITARY FLUSHING AND GARDEN IRRIGATION.
- TREE PROTECTION ZONE AND STRUCTURAL ROOT ZONE AS PER ARBORIST REPORT
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED AND PROTECTED
- DEEP SOIL AREA ACCORDING TO TYPE OF TREES IN ACCORDANCE WITH STANDARD B2-7
- SHED 6m² — PROPOSED 6m^3 EXTERNALLY ACCESSIBLE STORAGE AREA
- CL — PROPOSED CLOTHES LINE
- PROPOSED BIN STORAGE AREA
- MIN. 1.0m^2 ABOVE GROUND PLANTERBOX RAINGARDEN
- EXTERNAL LIGHTING CONTROLLED BY MOTION DETECTOR
- FACILITIES PROVIDED FOR THE CHARGING OF ELECTRIC VEHICLES
- DG — DOUBLE GLAZING PROVIDED TO ALL HABITABLE WINDOWS
- TAP / FW — TAP AND FLOOR WASTE IN COURTYARDS FOR EACH UNIT AS PER SDA REPORT REQUIREMENTS.
- METERS — METERS
- M — MAILBOX
- HWU — HOT WATER UNIT
- AC — AIRCON OUTDOOR UNIT
- EXTERNAL BOLLARD LIGHTS ALONG DRIVEWAY

ENLARGEMENT E
NOT TO SCALE

ENLARGEMENT B
NOT TO SCALE

ENLARGEMENT A
NOT TO SCALE

NORTH

Revisions					
Rev-01	27.01.26	Sketch Design	Rev-08	22.09.26	RFI SUBMISSION
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GROUND FLOOR PLAN

UNIT DEVELOPMENT
3 TORQUAY ROAD BELMONT 3216

TP1
REV-08

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ENLARGEMENT E
NOT TO SCALE

ENLARGEMENT B

ENLARGEMENT A

SINGLE STOREY WEATHERBOARD DWELLING STEEL ROOF
No.1A LLOYD STREET
No.2/1
SINGLE STOREY BRICK/WEATHERBOARD DWELLING STEEL ROOF
No.1/1
SINGLE STOREY BRICK/WEATHERBOARD DWELLING STEEL ROOF
No.1B LLOYD STREET
SINGLE STOREY BRICK DWELLING TILE ROOF
No.51 DOROTHY AVENUE
SINGLE STOREY BRICK DWELLING TILE ROOF
No.3
SINGLE STOREY BRICK DWELLING TILE ROOF
No.7
OPEN GRASS AREA
ROAD
TORQUAY
DRIVEWAY
VERANDAH
PORCH
DECK
CONCRETE CROSSING
TIMBER FENCE > 10 YRS HT:1.3m
PALING > 10 YRS HT:2.1m
PALING > 10 YRS HT:2.2m
PALING > 10 YRS HT:1.3m
BRICK > 10 YRS
STEEL SHEET > 15 YRS HT:1.6m
NOT FENCED
FENCED
EDGE OF
NOT CONCRETE
BACK OF INVERT
KERB
TBM RIVET IN KERB RL:22.93
RIVET PL
GATE
HT:1.6m
DWELLING 3
BED 2
STUDY / RETREAT
ROBE
BED 3
BATH
LIN
ENS
M.BED
RETREAT
NORTH FACING BALCONY
NORTH FACING WINDOWS
FLOOR LEVEL 23.73
FLOOR LEVEL 23.71
FLOOR LEVEL 23.69
29.48 RIDGE
29.43 RIDGE
28.48 RIDGE
27.99 RIDGE
27.15 RIDGE
27.27 RIDGE
29.64 RIDGE
RIDGE 29.12
RIDGE 26.62
RIDGE 28.43
27.80 GUTTER
26.86 GUTTER
26.48 GUTTER
GUTTER 26.87
26.87 EAVE
GUTTER 26.95
26.17 GUTTER
26.21 GUTTER
GUTTER 26.67
GUTTER 26.16
EAVE 26.04
GUTTER 26.12
EAVE 26.00
GUTTER 26.13
GUTTER 25.63
EAVE 25.52
GUTTER 25.64
27.16 EAVE
27.31 EAVE
27.56 PARAPET
97°08'10"
277°08'10"
186°59'10"
7°11'10"
50.42
50.47
(15.27)
7140
8290
11940
5390
4225
3515
3350
2130
2595
2015
1225
5500
5680
3100
3000
3170
2135
405
1.83
E-1
NAIL PL 1.00
PALING AND TITLE
TITLE
PALING 0.16
0.03
0.15
1.0

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NORTH

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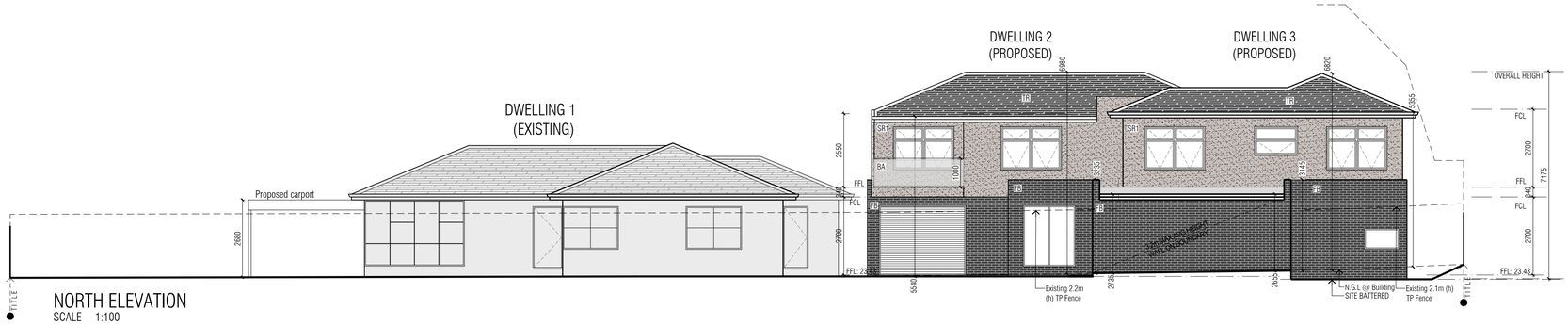
FIRST FLOOR PLAN

UNIT DEVELOPMENT
3 TORQUAY ROAD BELMONT 3216

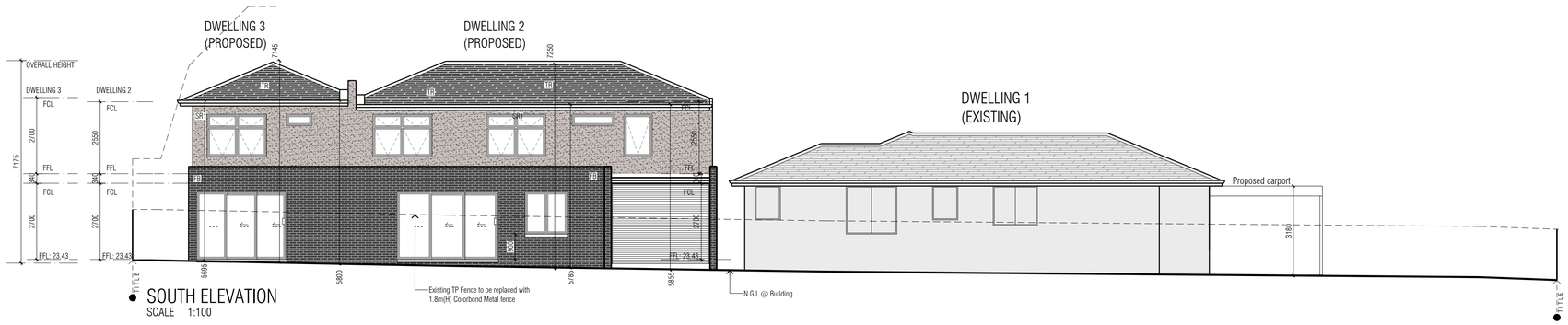
TP2
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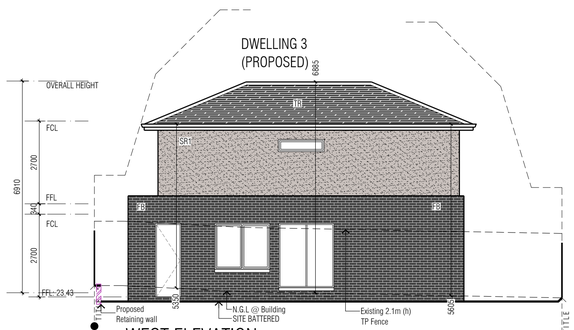
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NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

MATERIAL SCHEDULE:

SR1	SMOOTH RENDER FINISH
FB	FACEBRICK WALL
GD	SELECTED GARAGE DOOR
G1	OBS GLASS FIXED
G2	OBS GLASS - 150mm RESTRICTED AWNING
TP	1.8m HIGH TIMBER PALING FENCE
TR	SELECTED TILED ROOF AT 22.5 DEGREE PITCH

ALUMINIUM WINDOWS THROUGH-OUT

COLORBOND GUTTERS, FASCIA'S AND DOWNPIPES

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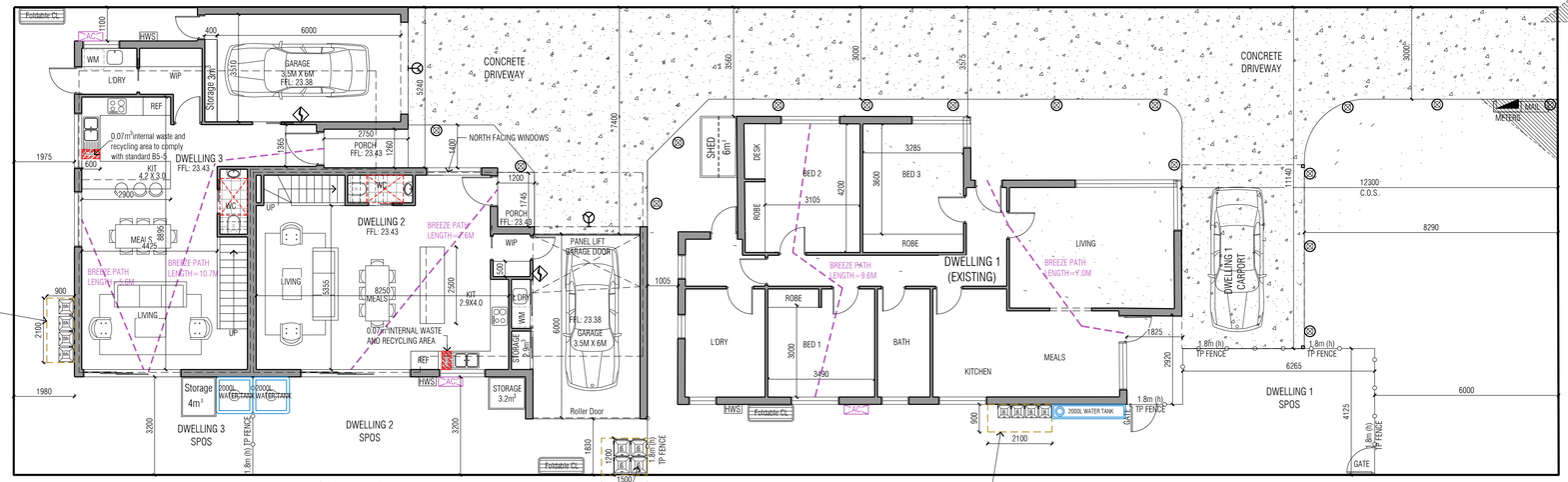
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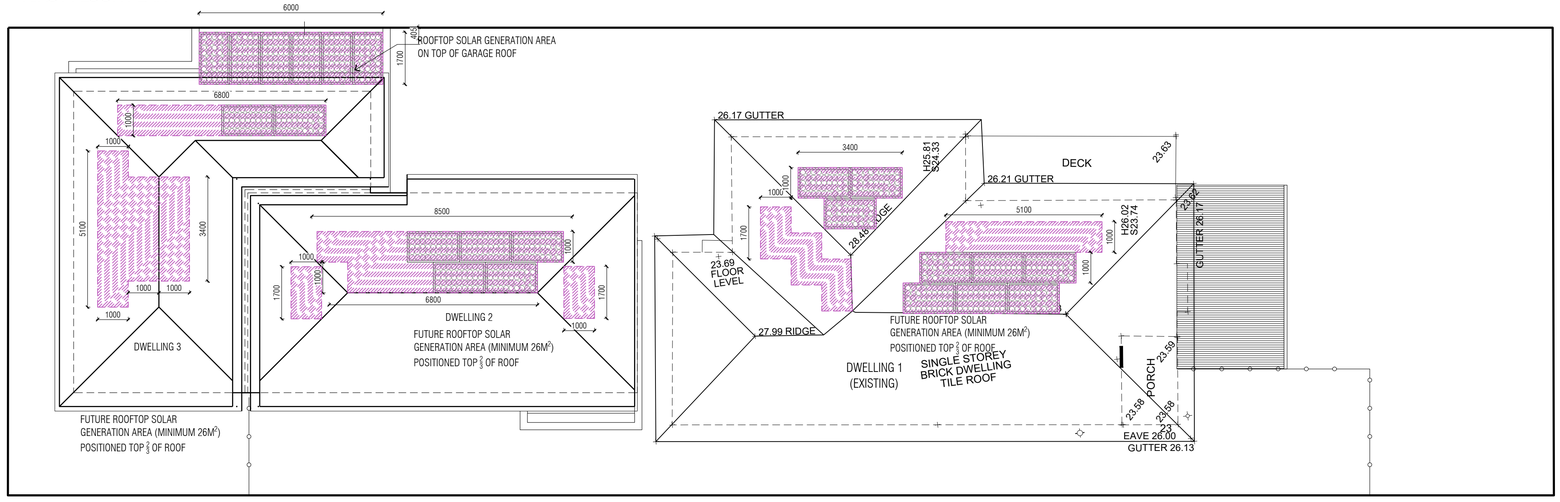
ELEVATIONS

UNIT DEVELOPMENT
3 TORQUAY ROAD BELMONT 3216

TP3
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SITE PLAN LEGEND:

Foldable Cl.	CLOTHESLINE
AC	EXTERNAL AIR CONDITIONING UNIT
HWS	HOT WATER SYSTEM UNIT
	EXTERNAL LIGHT WITH MOTION SENSORS
2000L WATER TANK	RAINWATER TANK AS PER WSUD PLAN
	RAINGARDENS
DG	DOUBLE GLAZING
SL	SKYLIGHTS WITH OPERABLE INTERNAL SHUTTERS
FW TAP	TAP WITH FLOOR WASTE
	ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE
	SOLAR PV PANEL 330W EACH
	PROPOSED SOLAR PANELS = 6; FUTURE ROOFTOP SOLAR GENERATION AREA 34m² FOR DWELLING 2 & 27m² FOR DWELLING 1
	CONCRETE SURFACE
	VEGETATED AREA
METERS	METERS
M	MAILBOX
	BIN STORAGE AREA (minimum 1.8 sq. mt. minimum depth 0.8m ; minimum height 1.8m) STANDARD BS-5
	INTERNAL WASTE AND RECYCLING AREA
	PROPOSED FENCE
	WATER METER
	BREEZE PATH IN COMPLIANCE WITH STANDARD B3-10
	EXTERNAL BOLLARD LIGHTS ALONG DRIVEWAY
	PROPOSED FIXED SHADING DEVICES OF NORTH FACING HABITABLE WINDOWS /SLIDING DOORS
	600 mm projection (450 Eaves + 150mm gutter) acting as fixed shading device for first floor windows, Refer Diagram E1

BESS INITIATIVES:

SPECIFICATION TO ACHIEVE BESS REQUIREMENTS

WATER EFFICIENCY:

RAINWATER TANKS
EACH DWELLING IS TO BE PROVIDED WITH WATER TANKS(CAPACITY AS WSUD), ATTACHED TAPS, & CONNECTED TO ALL TOILETS FOR TOILET FLUSHING, LAUNDRY SYSTEMS & IRRIGATION

WATER FIXTURES, FITTINGS & CONNECTIONS
SHOWERHEAD: 4 STAR WELS (> 4.5 BUT <6.0)
KITCHEN TAPS: 5 STAR WELS OR GREATER
BATHROOM TAPS: 5 STAR WELS OR GREATER
DISHWASHERS: DEFAULT OR UNRATED
TOILETS: 4 STAR WELS OR GREATER
WASHING MACHINE: DEFAULT OR UNRATED
WATER EFFICIENT LANDSCAPING: YES

ENERGY EFFICIENCY:

SOLAR PHOTOVOLTAIC (PV) SYSTEM: YES 2.5KWPh EACH UNIT
OTHER RENEWABLE ENERGY SYSTEMS: NO

THERMAL PERFORMANCE:
DWELLINGS WILL HAVE AN AVERAGE OF 7 STAR NATHERS RATING

ENERGY USE
HEATING SYSTEM: REVERSE CYCLE SPACE (3 STAR RATING)
COOLING SYSTEM: REFRIGERATIVE SPACE (3 STAR RATING)
HOT WATER SYSTEM: ELECTRIC INSTANTANEOUS (5 STAR RATING)
CLOTHESLINE: PRIVATE CLOTHESLINE
DRYER: NONE PROVIDED
EXTERNAL LIGHTING: MOTION SENSOR CONTROLLED (AS SHOWN ON FLOOR PLANS)
ILLUMINATION: 4 WATT/SQM (THROUGH 10-13 WATT LED DOWNLIGHTS)

STORMWATER:

REFER TO WSUD PLAN (100% MIN - 120% BEST PRACTICE)

INDOOR ENVIRONMENTAL QUALITY:

HABITABLE ROOM CROSS VENTILATION: SATISFIED

DOUBLE GLAZING: APPLICABLE TO ALL HABITABLE ROOMS

SHADING DEVICES: ADJUSTABLE & FIXED SHADING DEVICES APPLICABLE TO ALL HABITABLE ROOMS (REFER TO ELEVATIONS)

TRANSPORT:

BICYCLE PARKING: 0 SECURE BICYCLE SPACES
EV INFRASTRUCTURE: GPO DESIGNATED FOR EV VEHICLE CHARGING

WASTE:

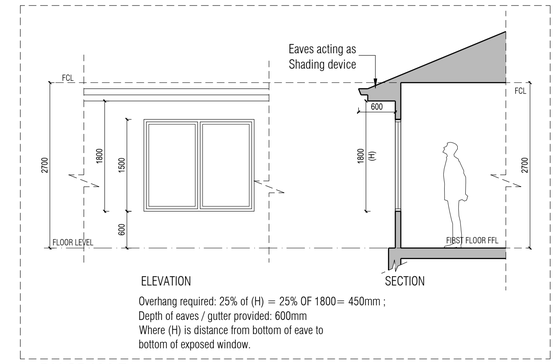
MIN 30% REUSE EXISTING BUILDING: SITE IS BEING FULLY REDEVELOPED

FOOD & GARDEN WASTE(1m² DEDICATED COMPOST BIN FOR EACH DWELLING): NO

URBAN ECOLOGY:

VEGETATION: 28.6% OF SITE IS TO BE COVERED WITH VEGETATION

TAPS IN COURTYARD: TAPS TO BE PROVIDED IN EACH OF THE COURTYARDS



Overhang required: 25% of (H) = 25% OF 1800= 450mm ;
Depth of eaves / gutter provided: 600mm
Where (H) is distance from bottom of eave to bottom of exposed window.

DIAGRAM E1 – SCALE 1:50

EAVES ACTING AS SHADING DEVICES FOR FIRST FLOOR NORTH FACING WINDOWS

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ESD PLANS

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ENLARGEMENT E
NOT TO SCALE

SINGLE STOREY WEATHERBOARD DWELLING STEEL ROOF
No.1A LLOYD STREET
No.2/1
SINGLE STOREY BRICK/WEATHERBOARD DWELLING STEEL ROOF
No.1/1
SINGLE STOREY BRICK/WEATHERBOARD DWELLING STEEL ROOF
SINGLE STOREY BRICK DWELLING TILE ROOF
No.1B LLOYD STREET
No.51 DOROTHY AVENUE
SINGLE STOREY BRICK DWELLING TILE ROOF
No.3
No.7
OPEN GRASS AREA
DRIVEWAY
CONCRETE CROSSING
FENCED FOOTPATH
TIMBER FENCE > 10 YRS HT:1.3m
PALING ≥ 10 YRS HT:2.1m
PALING > 10 YRS HT:2.2m
PALING > 10 YRS HT:1.3m
BRICK > 10 YRS
STEEL SHEET > 15 YRS HT:1.6m
HT:1.6m
NOT FENCED
GATE
FENCED
RIVET PL
TBM RIVET IN KERB RL:22.93
KERB
EDGE OF
CONCRETE
BACK OF INVERT
ROAD
TORQUAY
DECK
PORCH
VERANDAH
NAIL PL 1.00
GLASS

97°08'10" 50.42
277°08'10" 50.47
186°59'10" (15.27)
7°11'10" (15.27)

SHADOW DIAGRAM 9AM

22nd OF SEPTEMBER

EXISTING SHADOWS

PROPOSED SHADOWS

NORTH

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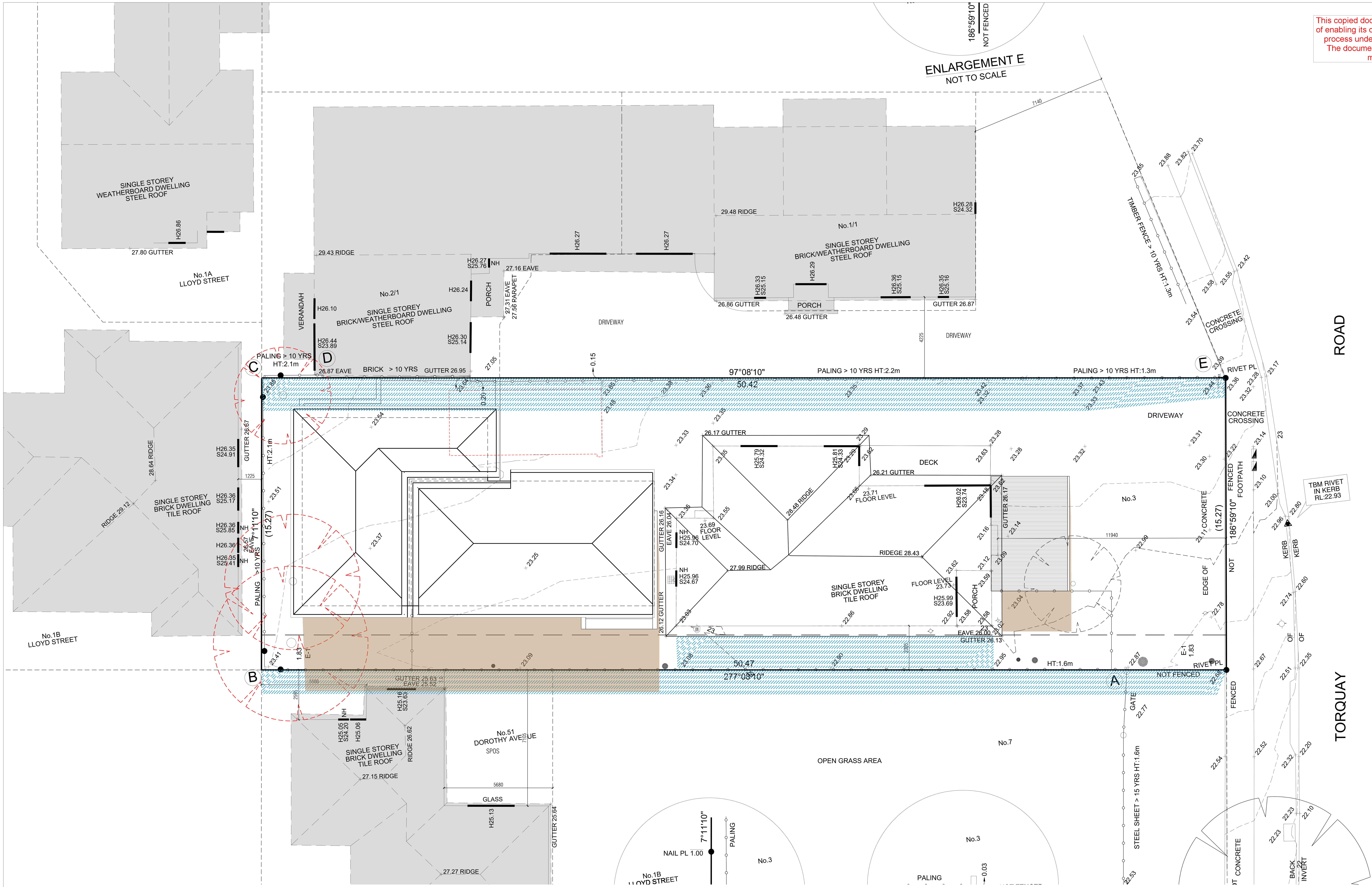
SHADOW DIAGRAMS

UNIT DEVELOPMENT
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SD1
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SHADOW DIAGRAM 12PM

22nd OF SEPTEMBER

EXISTING SHADOWS

PROPOSED SHADOWS

NORTH

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SHADOW DIAGRAMS

UNIT DEVELOPMENT
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ENLARGEMENT E
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SHADOW DIAGRAM 3PM
22nd OF SEPTEMBER

EXISTING SHADOWS

PROPOSED SHADOWS

NORTH

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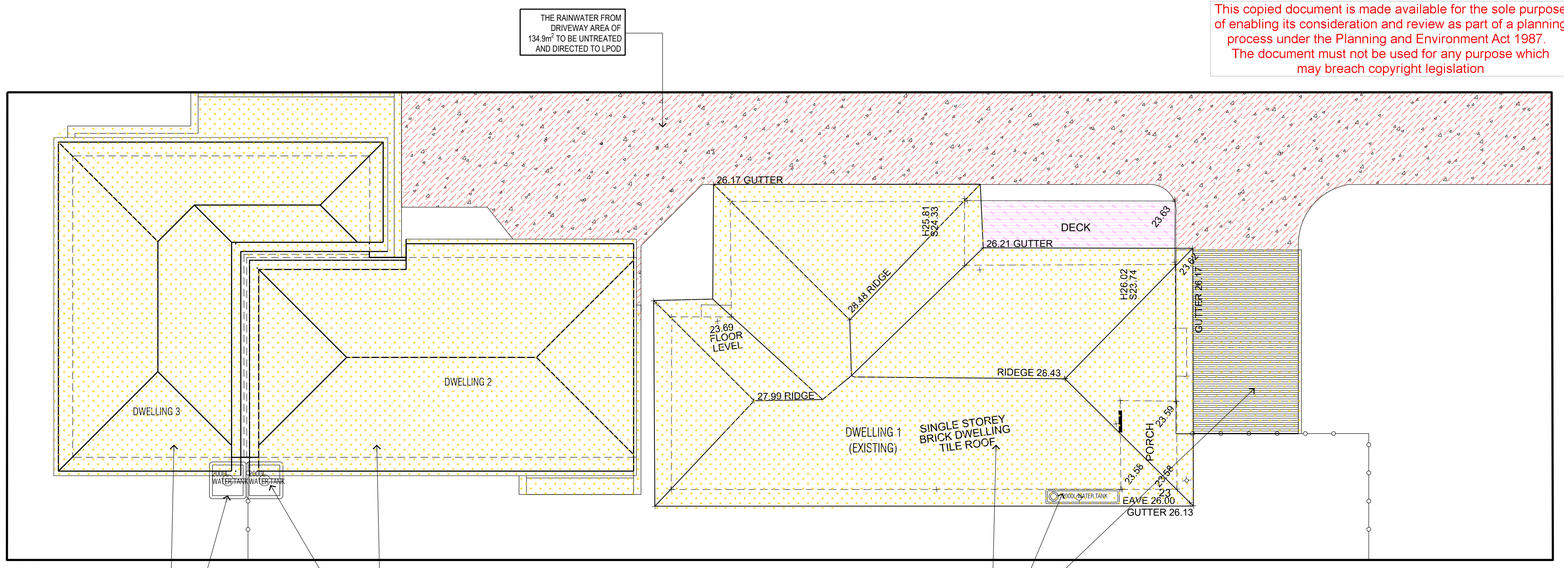
SHADOW DIAGRAMS

UNIT DEVELOPMENT
3 TORQUAY ROAD BELMONT 3216

SD3
REV-08

City of Greater Geelong, Statutory Planning - Date Received 24/09/2026

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ROOF PLAN

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.

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

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)

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAINGARDENS.

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

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

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

MAINTENANCE OF RAINGARDENS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

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

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.

LEGEND

- CONCRETE SURFACE
- TIMBER DECKING (PERMEABLE)
- TILED ROOF AREA - (IMPERVIOUS)
- ROOF AREA TO RAINWATER TANK
- ROOF AREA TO RAINGARDEN
- UNTREATED AREA
- RAINGARDEN AREA
- 2000L WATER TANK — WATERTANK TO TREAT SELECTED ROOF AREA. CONNECT WATER TANK TO ALL SANITARY FLUSHING (CAPACITY AS SPECIFIED ON PLAN
- VEGETATED AREA
- PERMEABLE AREA

SITE AREA CALCULATION

LOCATION	AREA (m²)	Percentage (%)
SITE AREA	770.00	
SITE COVERAGE	343.22	44.57
SITE PERMEABILITY	297.80	38.68
GARDEN AREA	282.60	36.70
VEGETATED AREA	225.20	29.25

Project # 810ADC11
3 Torquay Rd, Belmont VIC 3216, Australia
Harmanpreet Singh - info@a-x.com.au
3 Torquay Rd, Belmont VIC 3216, Australia
24 September 2026 3:16 p.m.

BLUE FACTOR.

3 Torquay Rd, Belmont VIC 3216, Australia

Nitrogen reduction target has been met, and a small low-risk project is deemed to comply. Higher risk projects need to meet all targets.

113% SCORE

Project details

Name	3 Torquay Rd, Belmont VIC 3216, Australia
Project ID	810ADC11
Street address	3 Torquay Rd, Belmont VIC 3216, Australia
Municipality	Greater Geelong
Site area	770 m²
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	57%	>80%
Total phosphorus (%)	54%	>45%
Total nitrogen (%)	50%	>45%
Total gross pollutants (%)	72%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	49%	>32%
Mean annual runoff volume infiltrated or filtered (%)	73%	>3%

For small low-risk sites, Total Nitrogen has been used as a proxy for other pollutants indicating compliance has been adequately met for many years. This has meant that if the Blue Factor score meets 100% based on Nitrogen, the Responsible Authority has the discretion to accept stormwater management design responses that do not meet all the individual pollutant load reduction targets on small low-risk sites.

Larger, high-risk projects, with roads, car parks or activities that may yield higher than typical pollutant loads, must meet all water quality targets fully. All projects should manage flow volume reductions through harvesting and evapotranspiration as well as infiltration to a level that is reasonably practicable.

Additional considerations

Flow and other pollutant load reductions should also be considered. The EPA Urban stormwater management guidelines (EPA - Publication 1739.1) are referenced in the VPPs as a policy document and support compliance with the General Environmental Duty.

You can use the guidelines to help minimise risks from urban stormwater so far as reasonably practicable (epa.vic.gov.au/about-epa/laws ew-laws/what-is-reasonablypracticable). Doing what is reasonably practicable means putting in proportionate controls to minimise the risk of harm to human health and the environment relative to the values being protected and risks presented by the site.

A completed small-scale low risk site with no public roads or external user parking areas will usually generate very little sediment, referred to as total suspended solids (TSS). It is common that the 80% TSS target will not easily be achieved for this type of site.

Other sites may generate significant total suspended solids (TSS) as well as litter, referred to as gross pollutants and should meet all targets.

The generation of sediment and litter during the construction phase is a significant problem and must be addressed effectively for all developments.

You should demonstrate what appropriate controls will be used to ensure the generation of litter and sediment is prevented and controlled during construction to minimise risk of harm.

Blue Factor is designed to support a range of developments of less than 10,000 square metres including small scale residential, apartment developments, small scale commercial and small public use developments which

Water treatment

Connections

Configuration 1

- **Dwelling 1 Roof** 185.5m2
- **Rainwater Tank 1** Rainwater tank retention volume in kilolitres: 2
- **Dwelling 1** Residential Detached house, 3 bedroom(s)

Configuration 2

- **Dwelling 2 Roof** 97.4m2
- **Rainwater Tank 2** Rainwater tank retention volume in kilolitres: 2
- **Dwelling 2** Residential Townhouse, 1 bedroom(s)

Configuration 3

- **Dwelling 3 Roof** 99.7m2
- **Rainwater Tank 3** Rainwater tank retention volume in kilolitres: 2
- **Dwelling 3** Residential Townhouse, 3 bedroom(s)

Catchments

- **Dwelling 1 Roof** 185.5m2
- **Dwelling 2 Roof** 97.4m2
- **Dwelling 3 Roof** 99.7m2
- **Driveway** Paved, 134.9m2 — Untreated
- **Permeable area** Pervious (garden and lawn), 252.5m2

Treatments

- **Rainwater Tank 1** Rainwater tank retention volume in kilolitres: 2 — **138%**
- **Rainwater Tank 2** Rainwater tank retention volume in kilolitres: 2 — **152%**
- **Rainwater Tank 3** Rainwater tank retention volume in kilolitres: 2 — **180%**

Buildings & dwellings

Dwelling 1 Residential Detached house, 3 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Rainwater
Toilets connected to mains water	0
Toilets connected to rainwater	2
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• **Mains**	0 m²
• **Rainwater Tank**	0 m²
• **Recycled Water**	0 m²
Garden water use efficiency	

Dwelling 2 Residential Townhouse, 1 bedroom(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	5 star WELS rating
Showers - Primary water source	Mains water
Showers - Efficiency	3 star WELS rating (> 4.5 but < 6 litres per minute)
Clothes Washer - Primary water source	Rainwater
Clothes Washer - Efficiency	5 star WELS rating
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Toilets efficiency	4 star WELS rating
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
Irrigated garden area supplied by:	
• **Mains**	0 m²
• **Rainwater Tank**	40 m²
• **Recycled Water**	0 m²
Garden water use efficiency	High

Dwelling 3 Residential Townhouse, 3 bedroom(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	5 star WELS rating
Showers - Primary water source	Mains water
Showers - Efficiency	3 star WELS rating (> 4.5 but < 6 litres per minute)
Clothes Washer - Primary water source	Rainwater
Clothes Washer - Efficiency	5 star WELS rating
Toilets connected to mains water	0
Toilets connected to rainwater	3
Toilets connected to recycled water	0
Toilets efficiency	4 star WELS rating
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
Irrigated garden area supplied by:	
• **Mains**	0 m²
• **Rainwater Tank**	56 m²
• **Recycled Water**	0 m²
Garden water use efficiency	High

DRAFT REPORT

NORTH

Revisions

Rev-01	27.01.26	Sketch Design	Rev-08	22.09.26	RFI SUBMISSION
Rev-02	04.02.26	Updated Sketch Design			
Rev-03	10.04.26	Updated Design & Elevations			
Rev-04	04.05.26	Revised Design & Elevations			
Rev-05	28.05.26	TP Submission			
Rev-06	29.07.26	REVISED			
Rev-07	05.08.26	REVISED for planner's discussion			

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DATE	SCALE	DRAWN BY	PROJECT No.
JAN 2026		H.S.	AX33

WSUD PLAN

UNIT DEVELOPMENT
3 TORQUAY ROAD BELMONT 3216

WSD REV-08