

# STORK AVENUE TOWN HOUSES

16 STORK AVENUE BELMONT 3216 GEELONG, VICTORIA

DRAWING SHEET - TOWNPLANNING		
Sheet Number	Sheet Name	Current Revision
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TP02	EXISTING/DEMO PLAN	A
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TP11	GR FLOOR PLAN	C
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TP21	ELEVATIONS 2	B
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TP51	SHADOW DIAGRAM - SHEET 2	A
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TP53	SHADOW DIAGRAM - SHEET 4	A
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TP64	PROPOSED STORMWATER SYSTEM DETAILS & RAINWATER TANK MAINTENANCE	A



ISSUE	REVISION	DRN	CHK/APP	DATE
A	ISSUE FOR APPROVAL	SK	SA	13/01/2026
B	ISSUE FOR APPROVAL	SK	SA	03/17/2026

CONSULTANTS:


  
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PROJECT No.: 2025-68

PROJECT: RAILWAY CRESCENT TOWN HOUSES  
 PROJECT ADDRESS: 16 Stork Avenue Belmont 3216 Geelong, VICTORIA  
 CLIENT: [REDACTED]

DRAWING TITLE: COVER SHEET

SCALE: @ A2 PROJECT DATE: 30.08.2021

DRAWING No.: **TP00**

REVISION: **B**

07/05/2026 10:13:44 am

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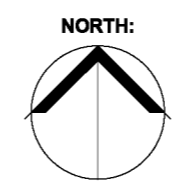
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PROJECT No.: 2025-68








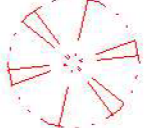
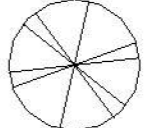
PROJECT: RAILYWAY CRESCENT TOWN HOUSES  
 PROJECT ADDRESS: 16 Stork Avenue Belmont 3216 Geelong, VICTORIA

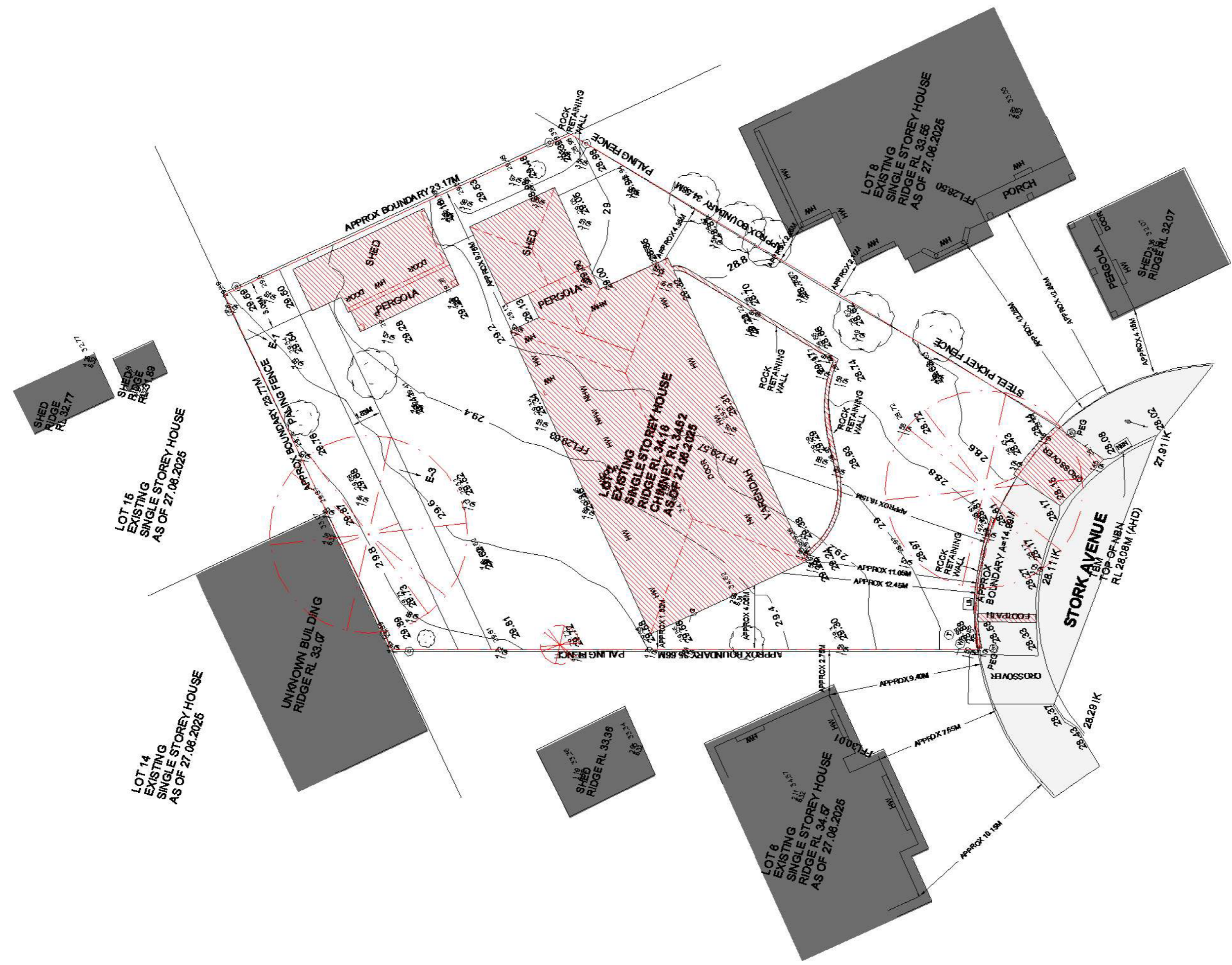
DRAWING TITLE: LOCATION PLAN

SCALE: 1 : 1000 @ A2  
 PROJECT DATE: 30.08.2021  
 DRAWING No.: **TP01**  
 REVISION: **A**  
 07/05/2026 10:13:46 am

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# LEGE

-  DEMOLITION AREAS
-  DEMOLITION WORK
-  EXISTING BUILDING/ CONDITIONS
-  DEMOLITION
-  SUBJECT SITE
-  EXISTING TREE TO BE DEMOLISHED
- 



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PROJECT No.: 2025-68

NORTH: 

PROJECT: RAILYWAY CRESCENT TOWN HOUSES  
 PROJECT ADDRESS: 16 Stork Avenue Belmont 3216 Geelong, VICTORIA

DRAWING TITLE: EXISTING/DEMO PLAN

SCALE: 1 : 200 @ A2  
 PROJECT DATE: 30.08.2021

DRAWING No.: **TP02**  
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### LEGE

- ND NEW PROPOSED DEVELOPMENT
- LANDSCAPE
- EXISTING STRUCTURES
- PROPOSED DRIVEWAY
- ROAD
- SCOPE OF PROJECT
- FENCE
- EASEMENT

#### AREA SCHEDULE

LOT SIZE :	1059.58SQM
SITE COVERAGE:	410.85SQM(38.77%)
GARDEN SPACE:	453.03SQM(42.76%)
PERMEABILITY:	453.03SQM(42.76%)
DRIVEWAY:	195.58SQM(18.47%)

#### INTERNAL AREAS

UNIT NUMBER	ZONE NAME	AREA(sq.m.)
<b>TOWNHOUSE D1</b>		
G.FLOOR		142.98
F.FLOOR		117.44
		<b>260.42</b>
<b>TOWNHOUSE D2</b>		
G.FLOOR		125.83
F.FLOOR		73.54
		<b>199.37</b>
<b>TOWNHOUSE D3</b>		
G.FLOOR		136.16
F.FLOOR		72.72
		<b>208.88</b>

#### POS AREA SCHEDULE

TOWNHOUSE 1	85.50 m <sup>2</sup>
TOWNHOUSE 2	91.25 m <sup>2</sup>
TOWNHOUSE 3	105.7 m <sup>2</sup>

ISSUE	REVISION	DRN	CHK/APP	DATE
A	ISSUE FOR APPROVAL	SK	SA	13/01/2026
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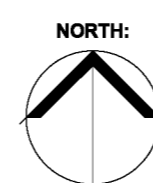


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PROJECT: RAILWAY CRESCENT TOWN HOUSES  
PROJECT ADDRESS: 16 Stork Avenue Belmont 3216

DRAWING TITLE: SITE PLAN

SCALE: 1 : 200 @ A2

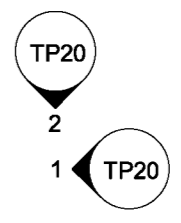
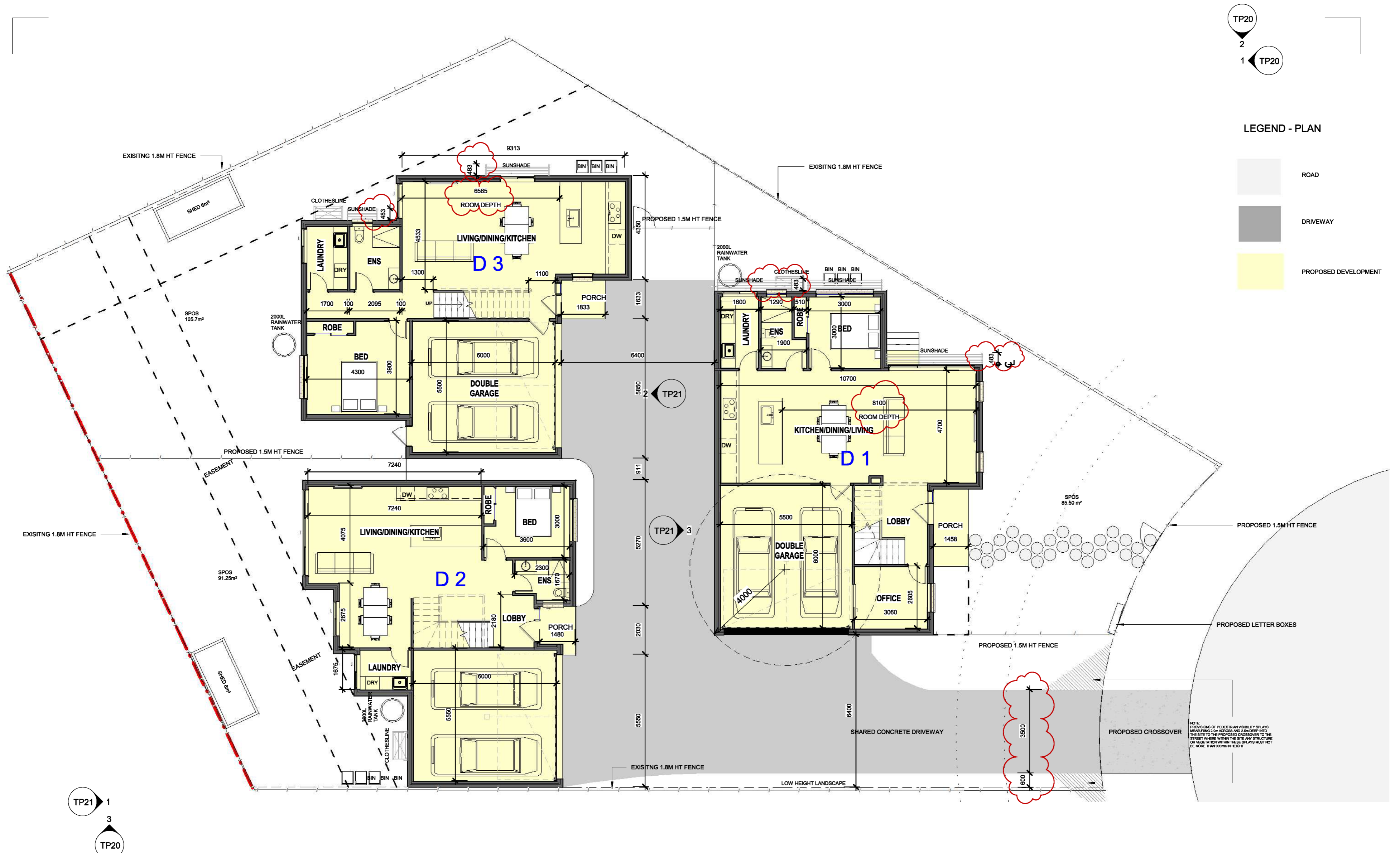
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DRAWING No.: TP10

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**PROJECT No.:** 2025-68

**NORTH:**

**PROJECT:** RAILWAY CRESCENT TOWN HOUSES  
**PROJECT ADDRESS:** 16 Stork Avenue Belmont 3216 Geelong, VICTORIA

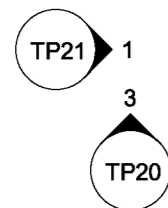
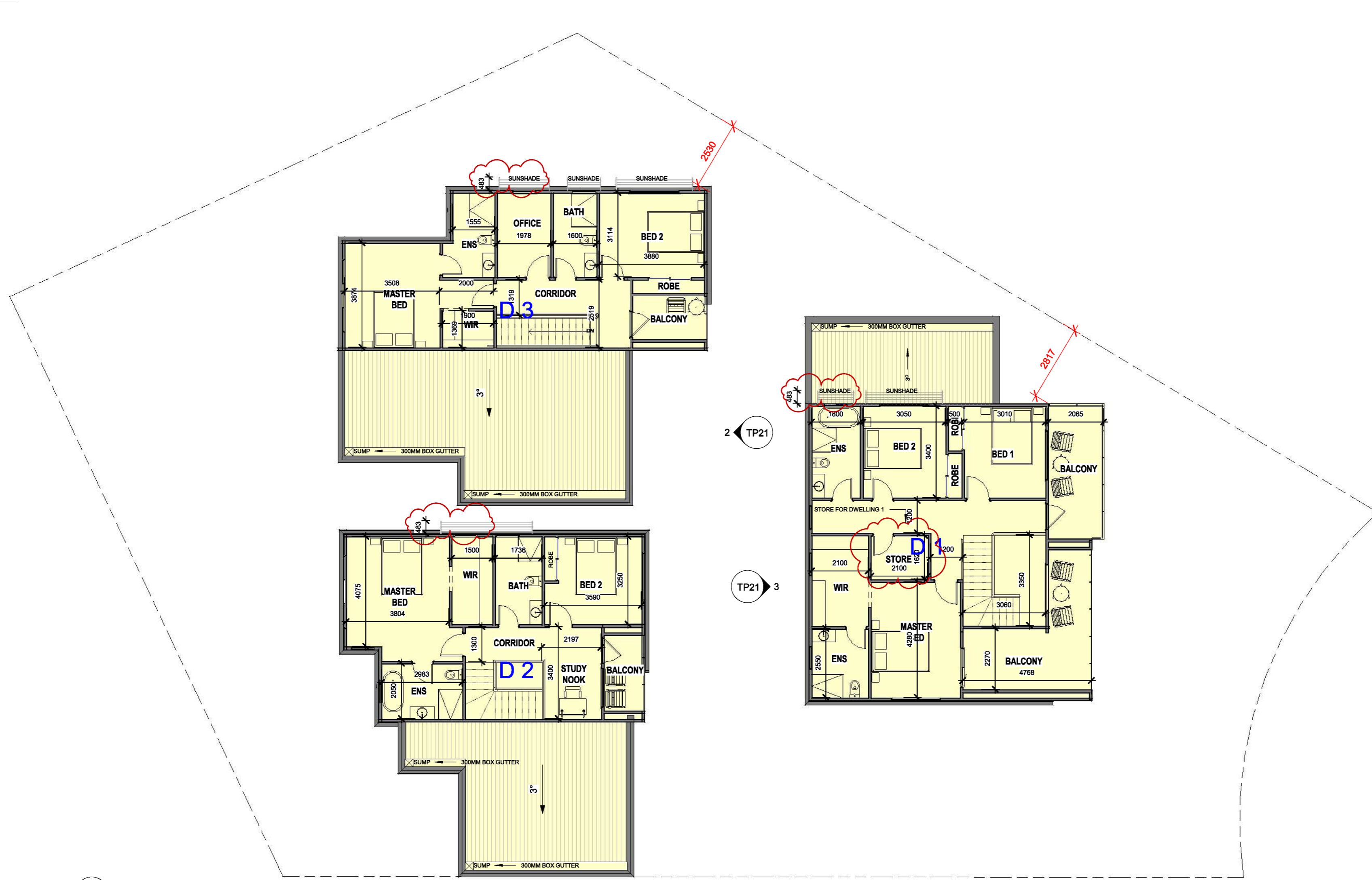
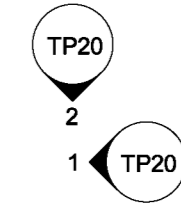
**DRAWING TITLE:** GR FLOOR PLAN

**SCALE:** 1 : 100 @ A2  
**PROJECT DATE:** 30.08.2021

**DRAWING No.:** TP11  
**REVISION:** C

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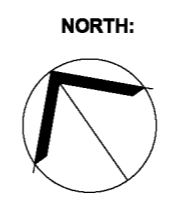
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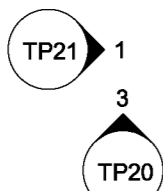
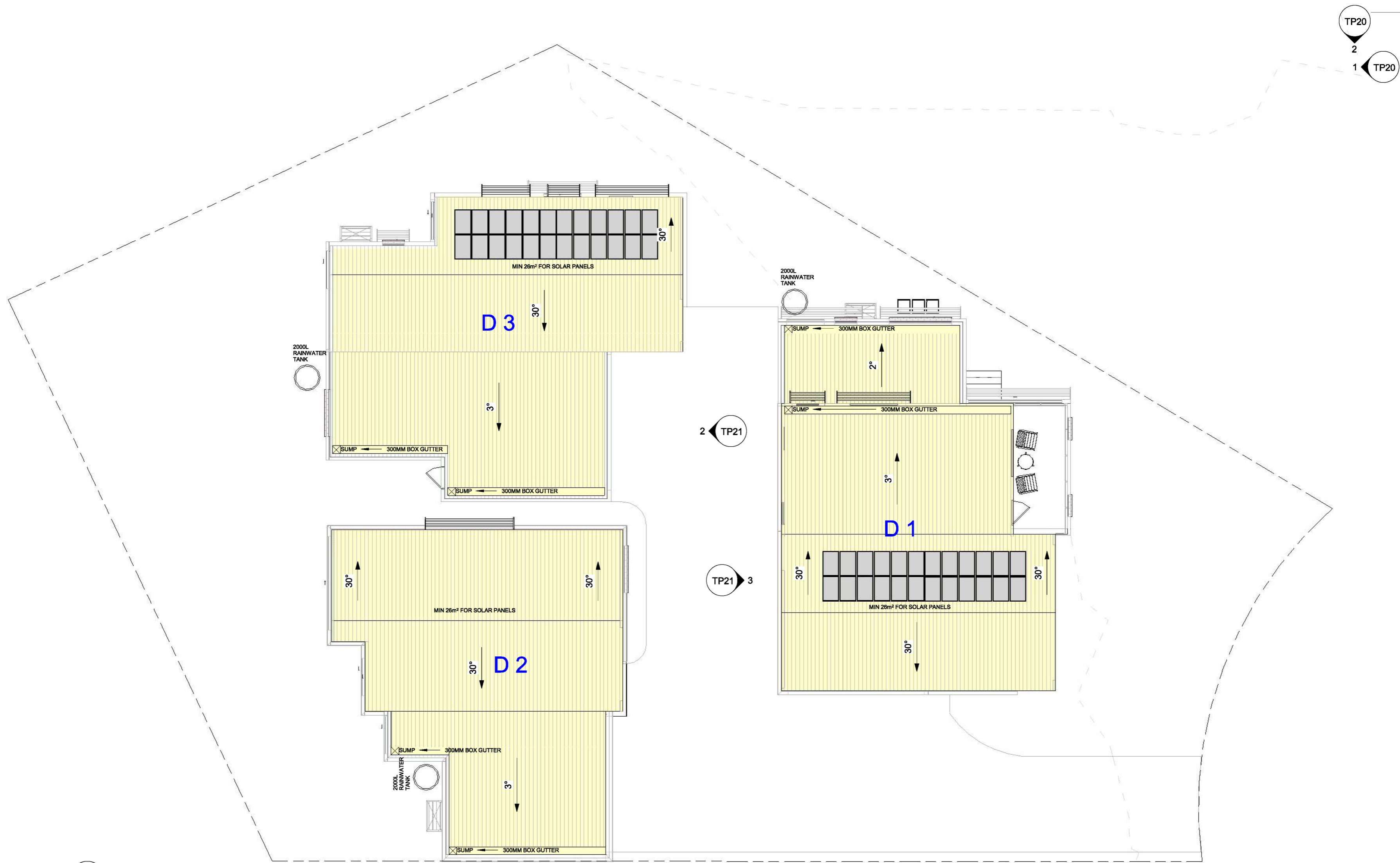


PROJECT: RAILWAY CRESCENT TOWN HOUSES  
 PROJECT ADDRESS: 16 Stork Avenue Belmont 3216 Geelong, VICTORIA

DRAWING TITLE: FIRST FLOOR PLAN

SCALE: 1 : 100 @ A2  
 PROJECT DATE: 30.08.2021  
 DRAWING No.: **TP12**  
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PROJECT: RAILWAY CRESCENT TOWN HOUSES  
 PROJECT ADDRESS: 16 Stork Avenue Belmont 3216 Geelong, VICTORIA  
 CLIENT: [REDACTED]

DRAWING TITLE: ROOF PLAN

SCALE: 1 : 100 @ A2  
 PROJECT DATE: 30.08.2021

DRAWING No.: **TP13**

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Project # EADAE7D6 - RAILWAY CRESENT TOWNHOUSES  
 16 Stork Ave, Belmont VIC 3216, Australia  
 23 December 2025 9:02 p.m.



RAILWAY CRESENT TOWNHOUSES

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

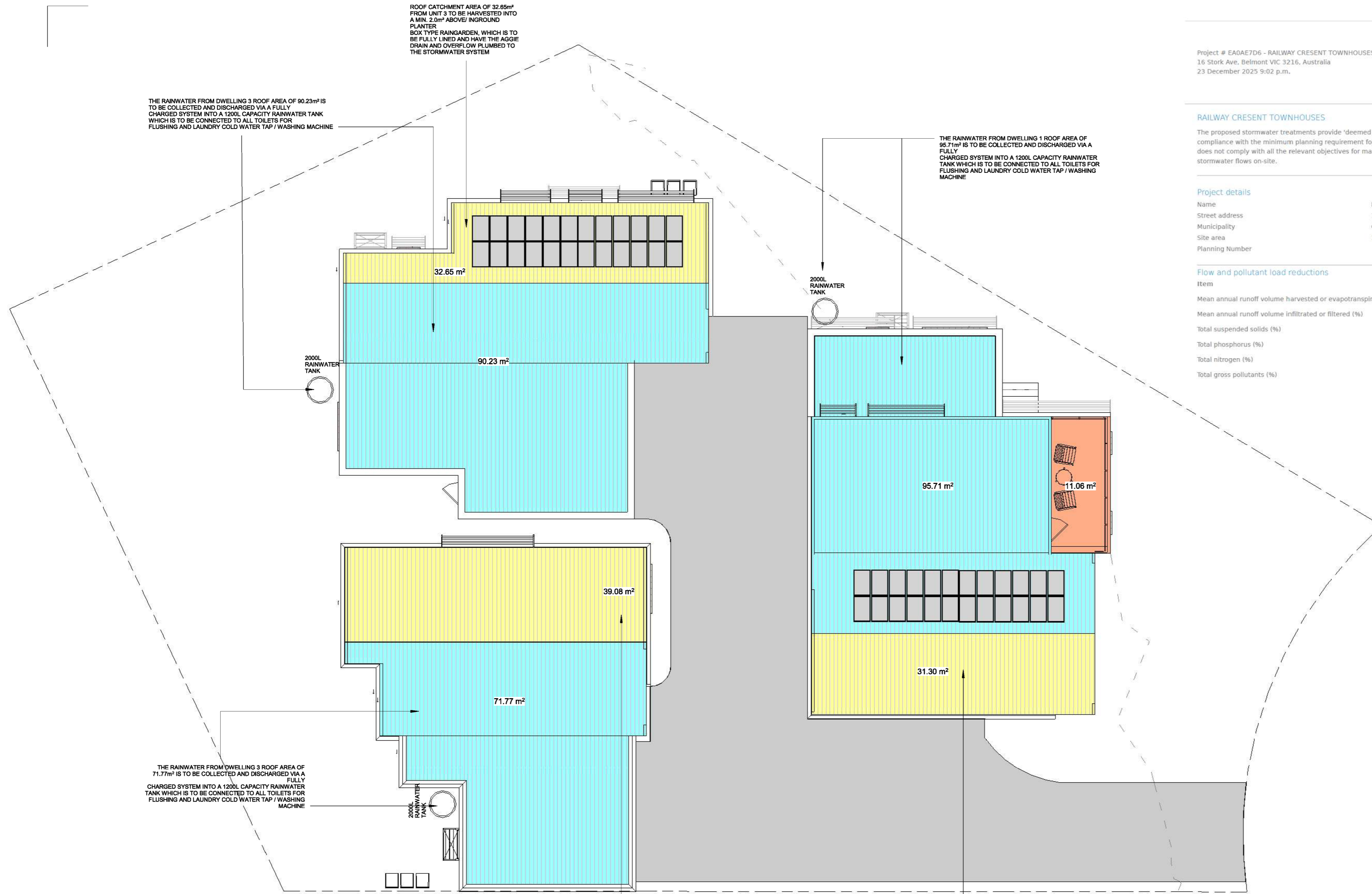
**108%**  
SCORE

Project details

Name: RAILWAY CRESENT TOWNHOUSES  
 Street address: 16 Stork Ave, Belmont VIC 3216, Australia  
 Municipality: Greater Geelong  
 Site area: 1059.58 m<sup>2</sup>  
 Planning Number:

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	37%	>28%
Mean annual runoff volume infiltrated or filtered (%)	8%	>9%
Total suspended solids (%)	54%	>80%
Total phosphorus (%)	51%	>45%
Total nitrogen (%)	48%	>45%
Total gross pollutants (%)	60%	>70%



ROOF CATCHMENT AREA OF 32.65m<sup>2</sup> FROM UNIT 3 TO BE HARVESTED INTO A MIN. 2.0m<sup>2</sup> ABOVE/ INGROUND PLANTER BOX TYPE RAINGARDEN, WHICH IS TO BE FULLY LINED AND HAVE THE AGGIE DRAIN AND OVERFLOW PLUMBED TO THE STORMWATER SYSTEM

THE RAINWATER FROM DWELLING 3 ROOF AREA OF 90.23m<sup>2</sup> IS TO BE COLLECTED AND DISCHARGED VIA A FULLY CHARGED SYSTEM INTO A 1200L CAPACITY RAINWATER TANK WHICH IS TO BE CONNECTED TO ALL TOILETS FOR FLUSHING AND LAUNDRY COLD WATER TAP / WASHING MACHINE

THE RAINWATER FROM DWELLING 1 ROOF AREA OF 95.71m<sup>2</sup> IS TO BE COLLECTED AND DISCHARGED VIA A FULLY CHARGED SYSTEM INTO A 1200L CAPACITY RAINWATER TANK WHICH IS TO BE CONNECTED TO ALL TOILETS FOR FLUSHING AND LAUNDRY COLD WATER TAP / WASHING MACHINE

THE RAINWATER FROM DWELLING 3 ROOF AREA OF 71.77m<sup>2</sup> IS TO BE COLLECTED AND DISCHARGED VIA A FULLY CHARGED SYSTEM INTO A 1200L CAPACITY RAINWATER TANK WHICH IS TO BE CONNECTED TO ALL TOILETS FOR FLUSHING AND LAUNDRY COLD WATER TAP / WASHING MACHINE

ROOF CATCHMENT AREA OF 39.08m<sup>2</sup> FROM UNIT 3 TO BE HARVESTED INTO A MIN. 2.0m<sup>2</sup> ABOVE/ INGROUND PLANTER BOX TYPE RAINGARDEN, WHICH IS TO BE FULLY LINED AND HAVE THE AGGIE DRAIN AND OVERFLOW PLUMBED TO THE STORMWATER SYSTEM

ROOF CATCHMENT AREA OF 31.30m<sup>2</sup> FROM UNIT 1 TO BE HARVESTED INTO A MIN. 2.0m<sup>2</sup> ABOVE/ INGROUND PLANTER BOX TYPE RAINGARDEN, WHICH IS TO BE FULLY LINED AND HAVE THE AGGIE DRAIN AND OVERFLOW PLUMBED TO THE STORMWATER SYSTEM

WUSD - LEGEND

- RAINGARDEN: ROOF AREA DRAINING TO 0.5M<sup>2</sup> RAIN GARDEN
- RAINWATER TANK: ROOF AREA DRAINING TO 1200L OR 2000L RAINWATER TANK (FULLY CHARGED)
- UNTREATED: ROOF AREA UNTREATED
- CONCRETE PAVING - UNTREATED

NOTE: CHARGE PIPE WILL NOT RUN UNDERNEATH THE FOOTPRINT

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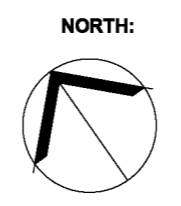
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PROJECT No.: 2025-68



PROJECT: RAILWAY CRESENT TOWNHOUSES  
 PROJECT ADDRESS: 16 Stork Avenue Belmont 3216 Geelong, VICTORIA

DRAWING TITLE: WSUD

SCALE: 1 : 100 @ A2  
 PROJECT DATE: 30.08.2021

DRAWING No.: **TP15**

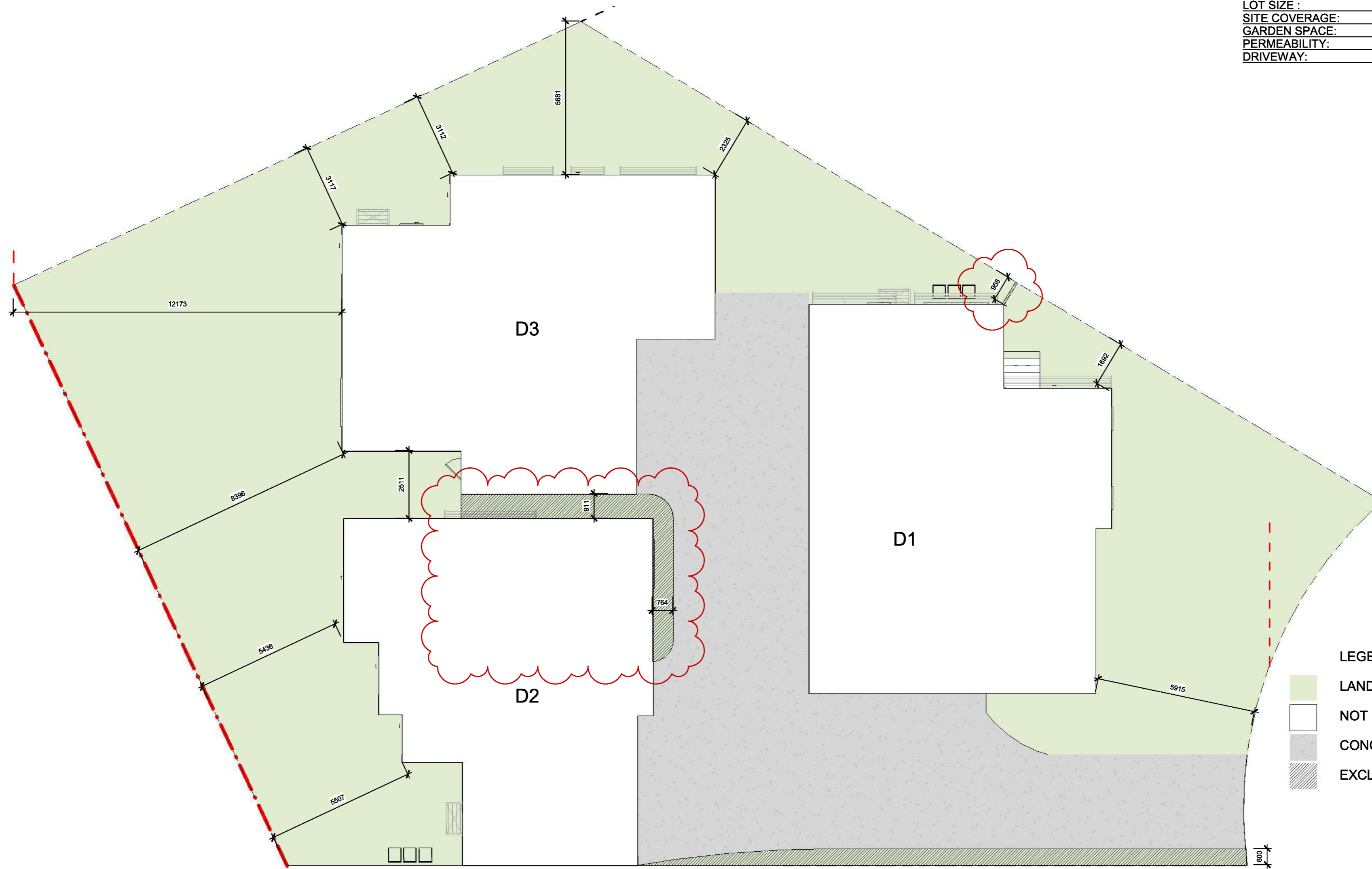
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**AREA SCHEDULE**

LOT SIZE :	1059.58SQM
SITE COVERAGE:	412.26SQM(38.90%)
GARDEN SPACE:	652.66SQM(61.59%)
PERMEABILITY:	475.75SQM(44.89%)
DRIVEWAY:	195.58SQM(18.48%)



**LEGEND**

- LANDSCAPE / VEGETATED AREAS
- NOT INCLUDED IN GARDEN AREA
- CONCRETE DRIVEWAY
- EXCLUDED FROM GARDEN AREA

ISSUE	REVISION	DRN	CHK/APP	DATE
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PROJECT No.: 2025-68



PROJECT: RAILWAY CRESCENT TOWN HOUSES  
PROJECT ADDRESS: 16 Stork Avenue Belmont 3216 Geelong, VICTORIA  
CLIENT:

DRAWING TITLE: GARDEN DRAWING

SCALE: 1 : 100 @ A2  
PROJECT DATE: 30.08.2021

DRAWING No.: **TP16**

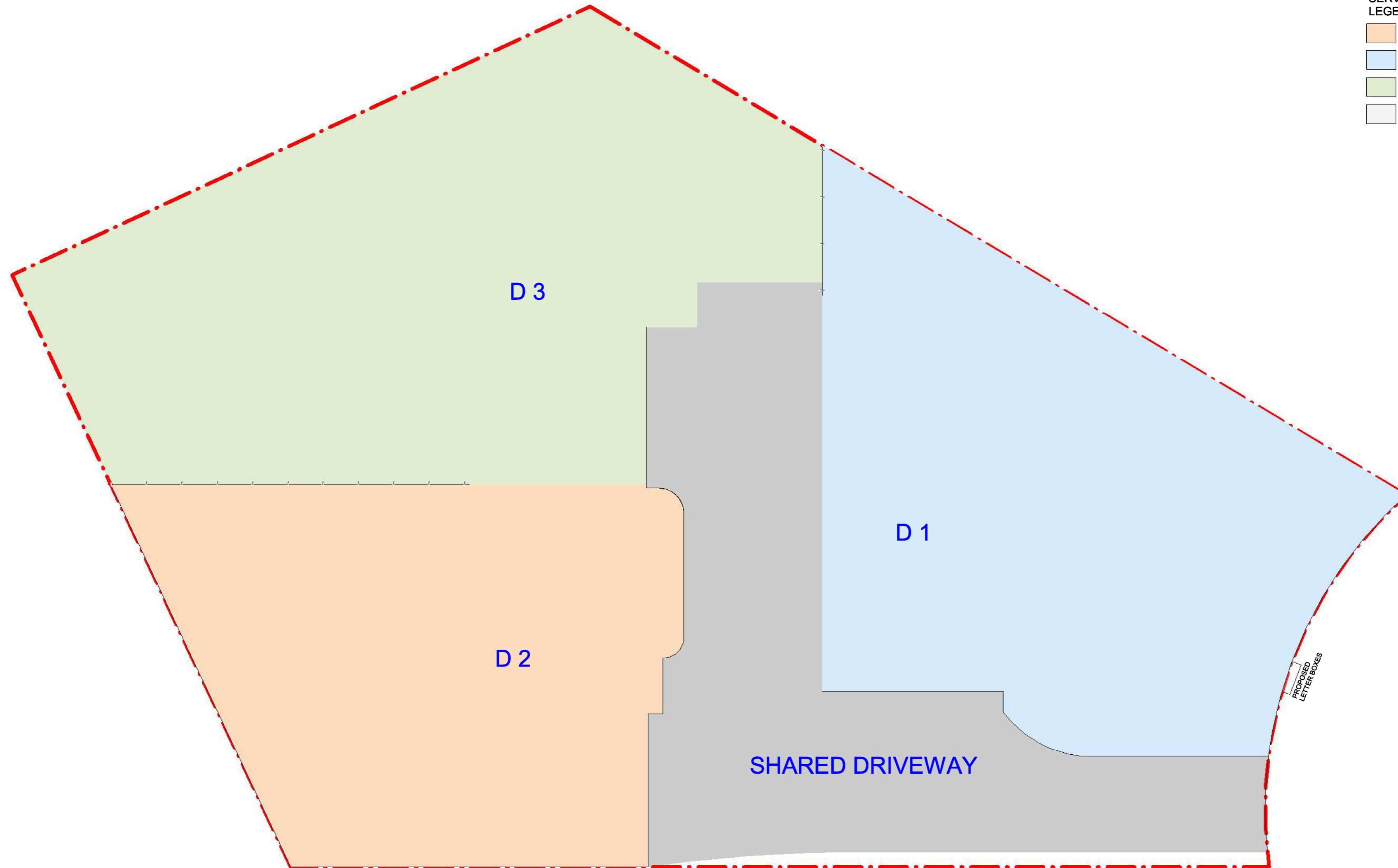
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**SERVICES & UTILITIES - LEGEND**

- UNIT 1 SUBDIVISION LINE
- UNIT 2 SUBDIVISION LINE
- UNIT 3 SUBDIVISION LINE
- DRIVEWAY (COMMON PROPERTY)



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2025-68



**PROJECT:**  
RAILWAY CRESCENT TOWN HOUSES  
**PROJECT ADDRESS:**  
16 Stork Avenue Belmont 3216 Geelong, VICTORIA  
**CLIENT:**  
[REDACTED]

**DRAWING TITLE:**  
SERVICES & UTILITIES PLAN

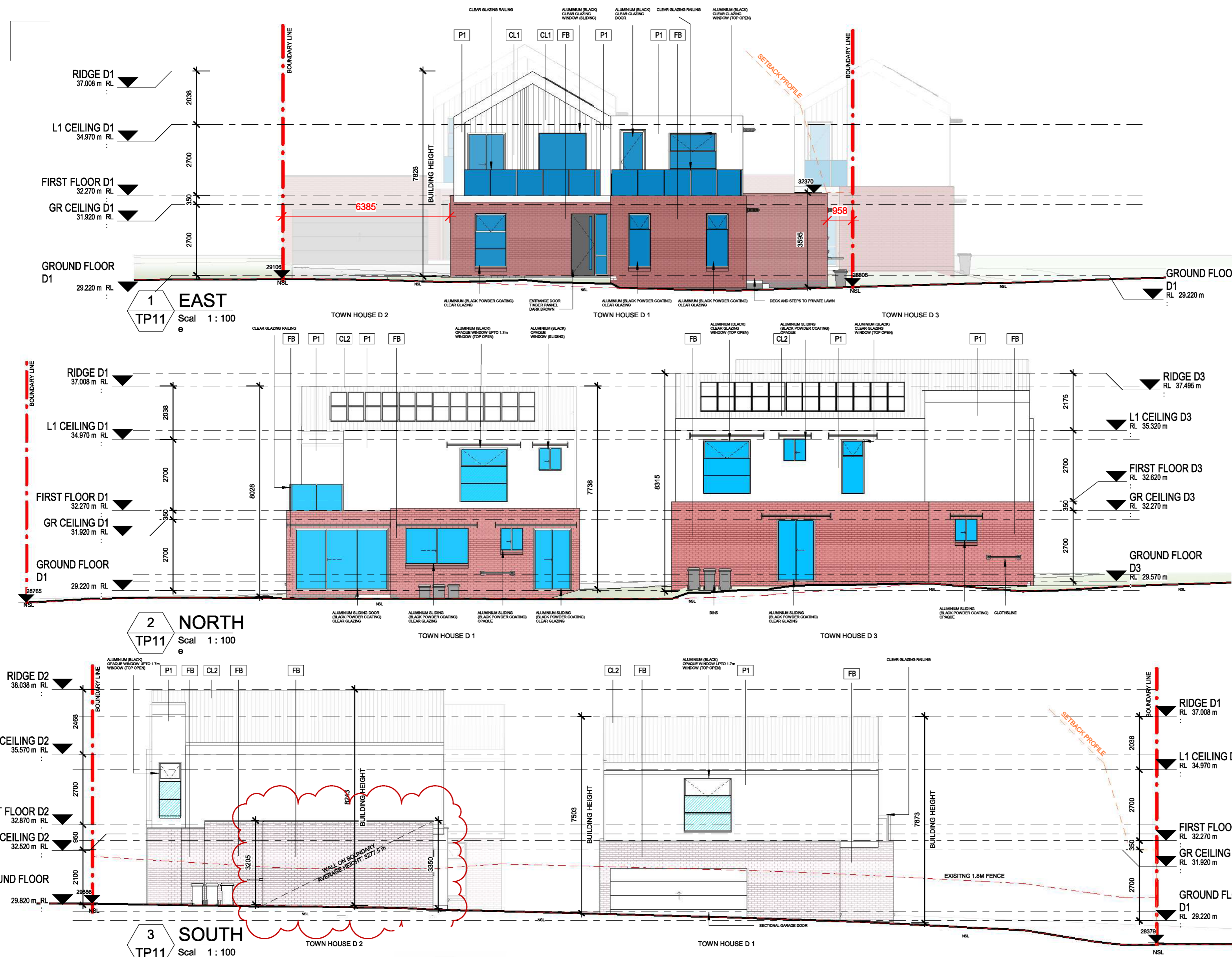
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**DRAWING No.:**  
**TP17**

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**REASON FOR ISSUE**  
**PRELIMINARY**

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**PROJECT ADDRESS:**  
 16 Stork Avenue Belmont 3216 Geelong, VICTORIA  
**CLIENT:**

**DRAWING TITLE:**  
 ELEVATIONS 1

**SCALE:**  
 1: 100 @ A2

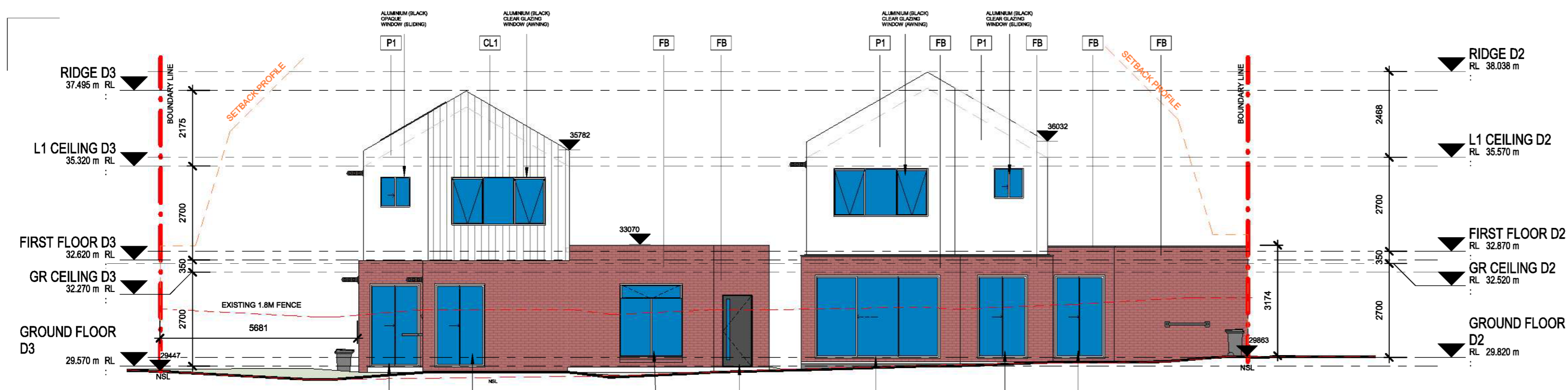
**DRAWING No.:**  
**TP20**

**PROJECT DATE:**  
 30.08.2021

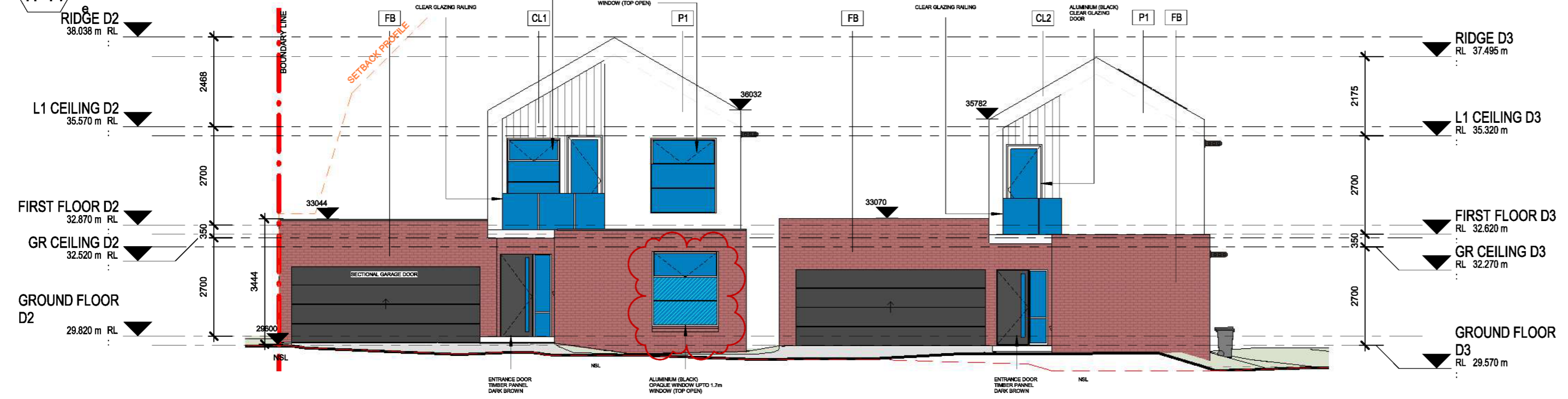
**REVISION:**  
**B**

07/05/2026 10:13:56 am

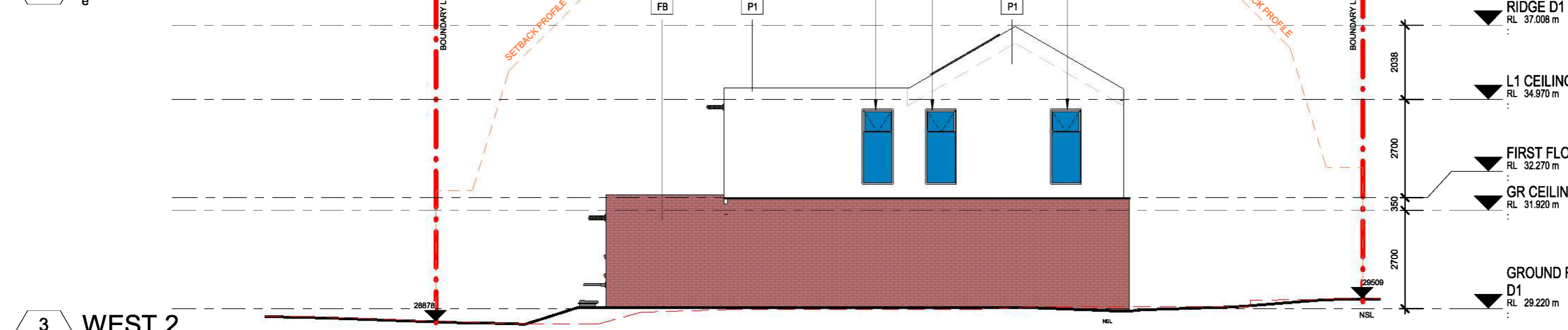
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**1 WEST**  
TP11 Scal 1 : 100



**2 EAST 2**  
TP11 Scal 1 : 100



**3 WEST 2**  
TP11 Scal 1 : 100



CL: LIGHT WEIGHT CLADDING (WHITE)



MG: MONUMENT IN CLASSIC FINISH TL - WALL CLADDING (TIMBER LOOKING)



ISSUE	REVISION	DRN	CHK/APP	DATE
A	ISSUE FOR APPROVAL	SK	SA	13/01/2021
B	ISSUE FOR APPROVAL	SK	SA	03/17/2021

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PROJECT No.: 2025-68

PROJECT: RAILYWAY CRESCENT TOWN HOUSES  
PROJECT ADDRESS: 16 Stork Avenue Belmont 3216 Geelong, VICTORIA  
CLIENT: [REDACTED]





DRAWING TITLE: ELEVATIONS 2

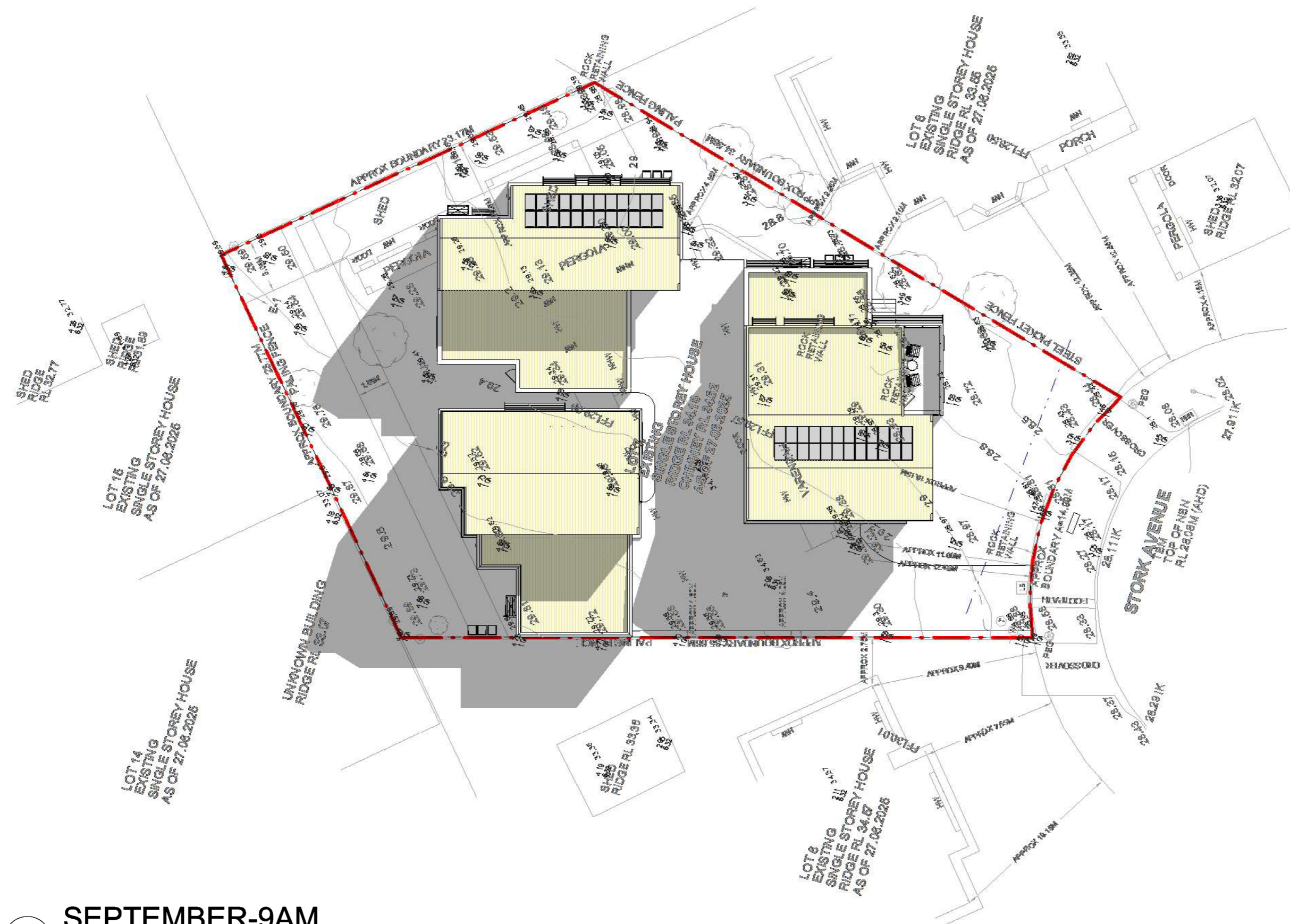
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LEGEND - SHADOWS

-  EXISTING SHADOWS
-  SHADOW BY PROPOSED DEVELOPMENT
-  PROPOSED DEVELOPMENT
-  DIRECT SUNLIGHT ACCESS TO POS AT 4 OXLEY CT



**1** SEPTEMBER-9AM  
1 : 200

ISSUE	REVISION	DRN	APP	DATE
A	ISSUE FOR APPROVAL	SK	SA	13/01/2026

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PROJECT No.: 2025-68



PROJECT: RAILWAY CRESCENT TOWN HOUSES  
 PROJECT ADDRESS: 16 Stork Avenue Belmont 3216 Geelong, VICTORIA  
 CLIENT:

DRAWING TITLE: SHADOW DIAGRAM - SHEET 1

SCALE: 1 : 200 @ A2

PROJECT DATE: 30.08.2021





DRAWING No.: **TP50**

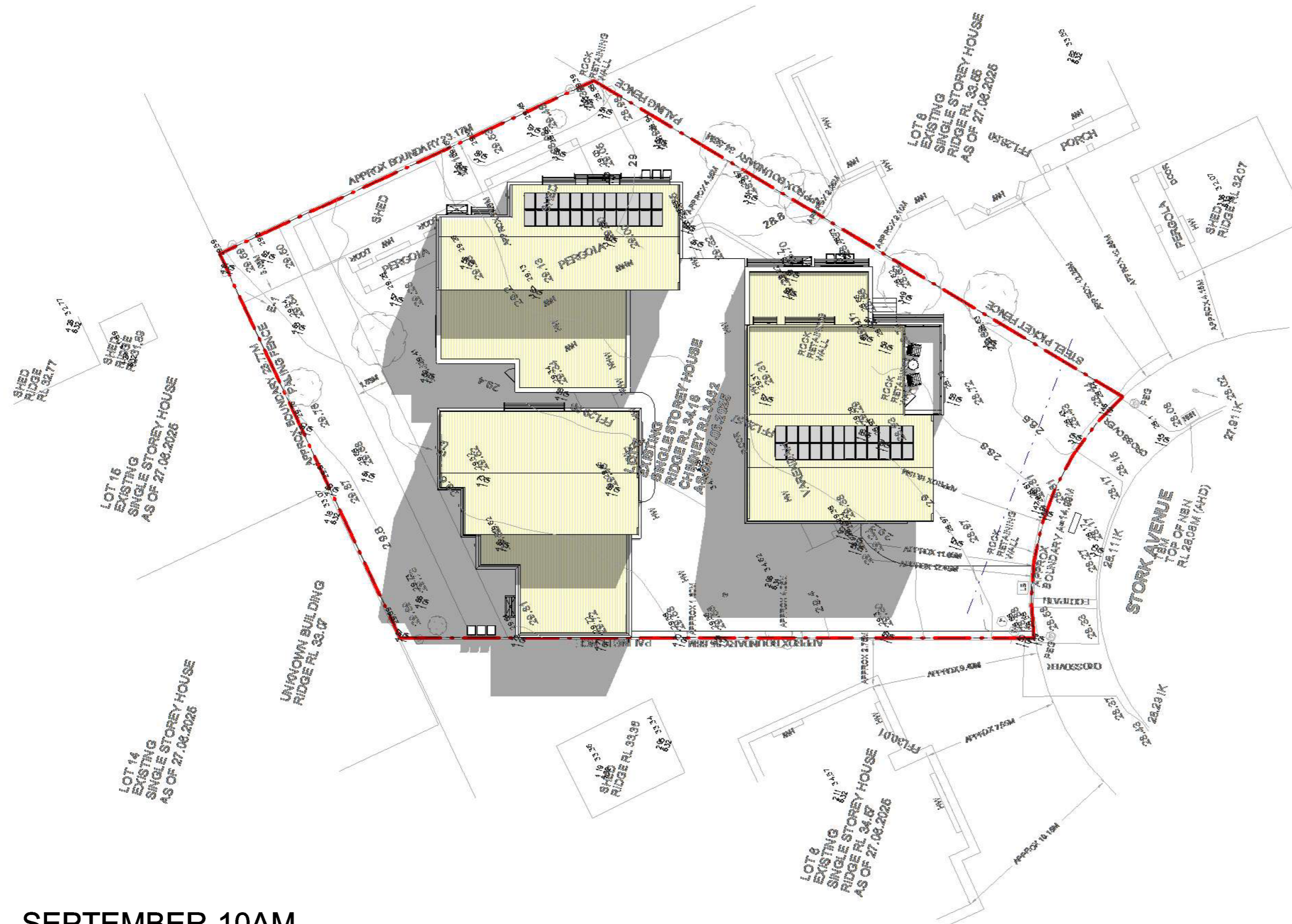
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LEGEND - SHADOWS

-  EXISTING SHADOWS
-  SHADOW BY PROPOSED DEVELOPMENT
-  PROPOSED DEVELOPMENT
-  DIRECT SUNLIGHT ACCESS TO POS AT 4 OXLEY CT



1 SEPTEMBER-10AM  
1 : 200

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PROJECT: RAILYWAY CRESCENT TOWN HOUSES  
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CLIENT: [REDACTED]

DRAWING TITLE: SHADOW DIAGRAM - SHEET 2

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PROJECT DATE: 30.08.2021





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LEGEND - SHADOWS

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-  SHADOW BY PROPOSED DEVELOPMENT
-  PROPOSED DEVELOPMENT
-  DIRECT SUNLIGHT ACCESS TO POS AT 4 OXLEY CT



**1** SEPTEMBER-11AM  
1 : 200

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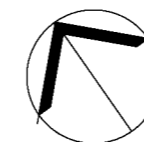
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PROJECT No.: 2025-68

NORTH:



PROJECT: RAILWAY CRESCENT TOWN HOUSES  
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CLIENT:

DRAWING TITLE: SHADOW DIAGRAM - SHEET 3

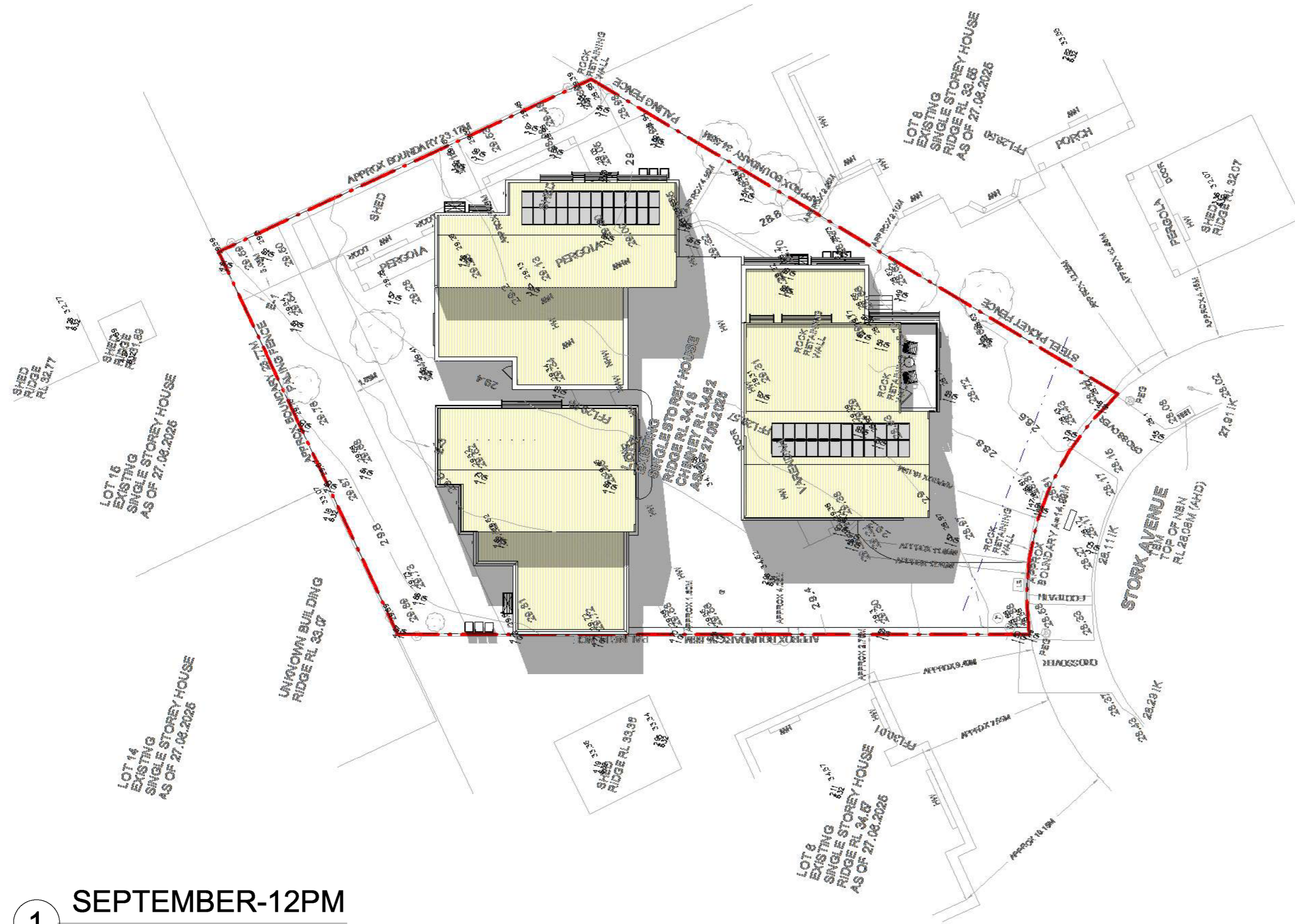
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-  PROPOSED DEVELOPMENT
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**1** SEPTEMBER-12PM  
1 : 200

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 CLIENT:

DRAWING TITLE: SHADOW DIAGRAM - SHEET 4

SCALE: 1 : 200 @ A2

PROJECT DATE: 30.08.2021





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-  PROPOSED DEVELOPMENT
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**1** SEPTEMBER-1PM  
1 : 200

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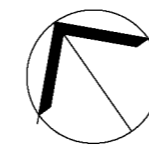
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PROJECT No.: 2025-68

NORTH:



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 PROJECT ADDRESS: 16 Stork Avenue Belmont 3216 Geelong, VICTORIA  
 CLIENT: [REDACTED]

DRAWING TITLE: SHADOW DIAGRAM - SHEET 5

SCALE: 1 : 200 @ A2

PROJECT DATE: 30.08.2021





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-  PROPOSED DEVELOPMENT
-  DIRECT SUNLIGHT ACCESS TO POS AT 4 OXLEY CT



1 SEPTEMBER-3PM  
1 : 200

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PROJECT No.: 2025-68

NORTH:



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 PROJECT ADDRESS: 16 Stork Avenue Belmont 3216 Geelong, VICTORIA  
 CLIENT: 

DRAWING TITLE: SHADOW DIAGRAM - SHEET 6

SCALE: As Shown  
 PROJECT DATE: 30.08.2021

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**SPECIFICATION**

**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 P.H. 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 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, SIBLS 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 - 50MM 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 IN 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 220MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT BE PLACED 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 MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (36 MONTH FORMULATION) SUCH AS 105MCCOCTE 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 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 - 36 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**  
INSTALL IN-GROUND IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXES IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS.

**TIMBER EDGING**  
TIMBER EDGINGS 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.

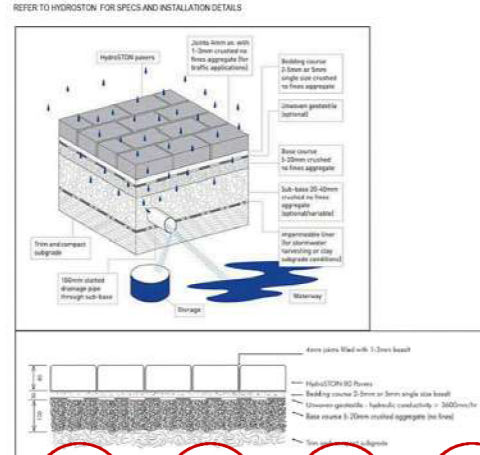
**DRAINAGE**  
LANDSCAPE AND / OR BUILDING CONTRACTOR(S) ARE RESPONSIBLE FOR CIVIL AND HYDRAULIC COMPUTATIONS FOR LANDSCAPE BUILDING WORKS INCLUDING, BUT NOT LIMITED TO SURFACE AND SUB SURFACE DRAINAGE FOR ALL LANDSCAPE AREAS PRIOR TO COMMENCEMENT OF WORKS.

**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.

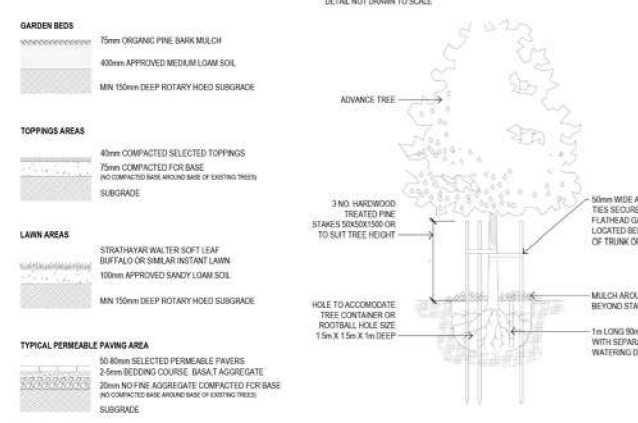
**PLANTS - QUALITY OF TREES AND SHRUBS**  
PROVIDE PLANTS AT SPECIFIED PLANT HEIGHTS AND POT SIZES, AT MINIMUM, PROVIDE LARGER STOCK IF PLANT MATERIAL IS UNAVAILABLE IN THESE SIZES. TREES AND SHRUBS SHALL BE HEALTHY NURSERY STOCK FREE FROM PESTS, INSECTS, DISEASES AND WEEDS. SUBSTITUTE PLANTS ARE NOT 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 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 ERRECTED 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 4970-2008. 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.

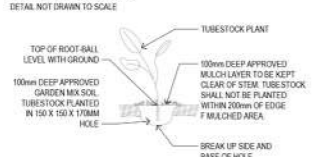
**PERMEABLE PAVES DETAILS**



**SURFACE FINISH DETAIL**



**SHRUB PLANTING**

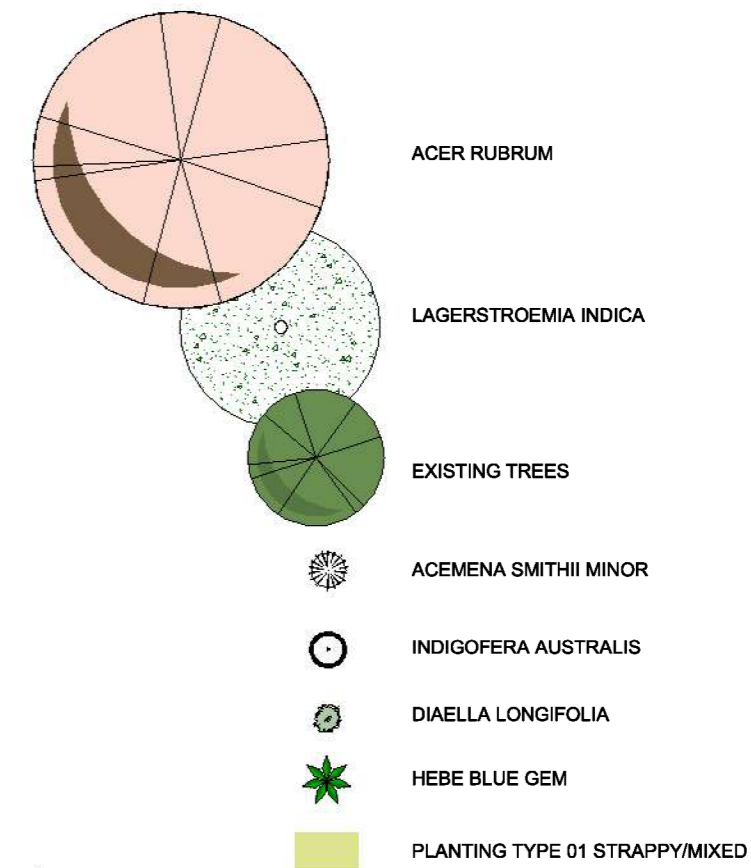


**PLANT SCHEDULE**

TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY	POT SIZE	MIN MATURE HEIGHT	CANOPY SPREAD(AREA)	CANOPY SPREAD(DIAMETER)	DEEP SOIL AREA (REQUIRED)	MIN DEPTH OF PLANTER SOIL	TREE IN PLANTER VOL OF PLANTER
AR	LN	ACER RUBRUM (TYPE A)	OCTOBER GLORY RED MAPLE	2	45 LITRES	12M	65.61 m²	9.14m	121m²	1.5m²	12m³
AR	LR	LAGERSTROEMIA INDICA(TYPE B)	CRAPE MYRTLE(DEEP PINK FLOWERING)	4	45 LITRES	6M	12.6 m²	4.0m	12m²	0.8m²	64m³
SHRUBS	IA	INDIGOFERA AUSTRALIS	AUSTRAL INDIGO	32	20cm POT	2m X 2m					
IA	AS	ACEMENA SMITHII 'MINOR'	COMPACT LILLY PILLY	10	20cm POT	3m X 1.5m					
LA	LO	LOWANDRA	BASKET GRASS	6	20cm POT	1m X 1m					
SC	YC	SILVER CUSHION BUSH	CUSHION BUSH	2	20cm POT						
YA	YB	YAREENA	CREEPING BOOBIALLA	8	20cm POT						
TUSSOKS/ GRASSES/ EVERGREEN PERENNIALS	DL	DIANELLA LONC		14	15cm POT	.8m X .6m					
	HB	HEBE BLUE GEL		2	15cm POT	1.2m X 1.2m					

TOTAL DEEP SOIL AREA (PROVIDED): 225.51 m²  
EXISTING TREES CANOPY AREA: 34.74 m²  
TOTAL CANOPY AREA: 216.36 m² (20.4%)

**LEGEND - TREES & PLANTS**



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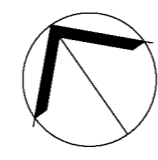
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**PROJECT No.:**

2025-68

**NORTH:**



**PROJECT:**

RAILWAY CRESCENT TOWN HOUSES  
PROJECT ADDRESS:  
16 Stork Avenue Belmont 3216 Geelong, VICTORIA  
CLIENT:

**DRAWING TITLE:**

LANDSCAPE PLAN 1

**SCALE:**

As indicated @ A2

**PROJECT DATE:**

30.08.2021

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**SPECIFICATION**

**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 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, SIBLIS 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 - 50MM 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. LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 220MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT PLACE STAKES 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 MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (38 MONTH FORMULATION) SUCH AS 103M0002 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 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 - 38 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**  
INSTALL IN-GROUND IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXES IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS

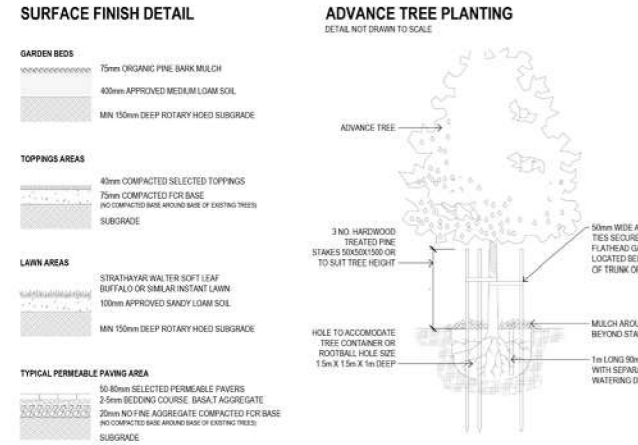
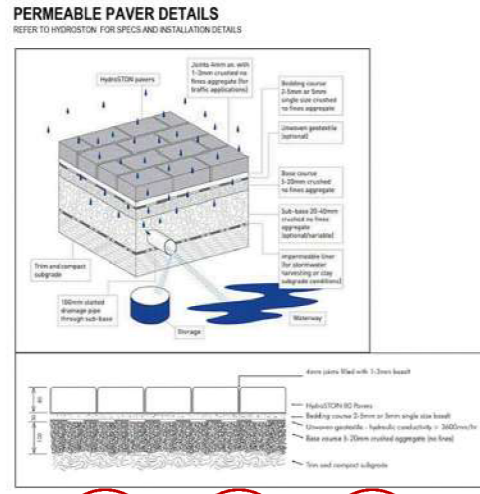
**TIMBER EDGING**  
TIMBER EDGING TO BE 75MM X 25MM TREATED PINE SECURED TO 300MM LONG TREATED PINE STAKES AT NOM. MIN 1000MM SPACINGS WITH GALVANISED SCREWS AND INSTALLED TO ALL JUNCTIONS BETWEEN GARDEN BEDS, LAWN AND TOPPING / PEBBLE AREAS

**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 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 ERRECTED 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.

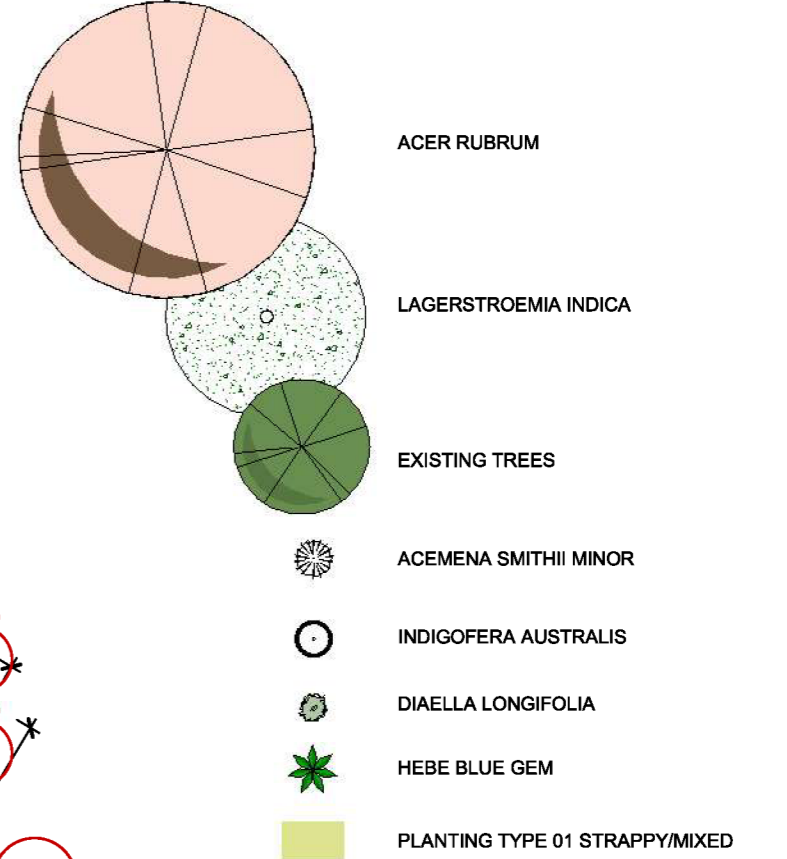


**PLANT SCHEDULE**

TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY	POT SIZE	MIN MATURE HEIGHT	CANOPY SPREAD (AREA)	CANOPY SPREAD (DIAMETER)	DEEP SOIL AREA (REQUIRED)	MIN DEPTH OF PLANTER SOIL	TREE IN PLANTER VOL OF PLANTER
AR		ACER RUBRUM (TYPE A)	OCTOBER GLORY RED MAPLE	2	45 LITRES	12M	65.61 m²	9.14m	12m²	1.5m²	12m³
LN		LAGERSTROEMIA INDICA (TYPE B)	CRAPE MYRTLE (DEEP PINK FLOWERING)	4	45 LITRES	6M	12.6 m²	4.0m	12m²	0.8m²	64m³
SHRUBS		INDIGOFERA AUSTRALIS	AUSTRAL INDIGO	32	20cm POT	2m X 2m					
AS		ACMENA SMITHII 'MINOR'	COMPACT LILLY PILLY	10	20cm POT	3m X 1.5m					
LO		L'OMANDRA	BASKET GRASS	6	20cm POT	1m X 1m					
SC		SILVER CUSHION BUSH	SILVER CUSHION BUSH	2	20cm POT						
YA		YAREENA	CREeping BOOBIALLA	8	20cm POT						
TUSSOKS/ GRASSES/ EVERGREEN PERENNIALS											
DL		DIANELLA	DIANELLA	94	15cm POT	.8m X .6m					
HB		HEBE BLU	HEBE BLU	42	15cm POT	1.2m X 1.2m					

TOTAL DEEP SOIL AREA (PROVIDED): 225.51 m²  
EXISTING TREES CANOPY AREA: 34.74 m²  
TOTAL CANOPY AREA: 216.36 m² (20.4%)

**LEGEND - TREES & PLANTS**



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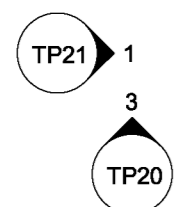
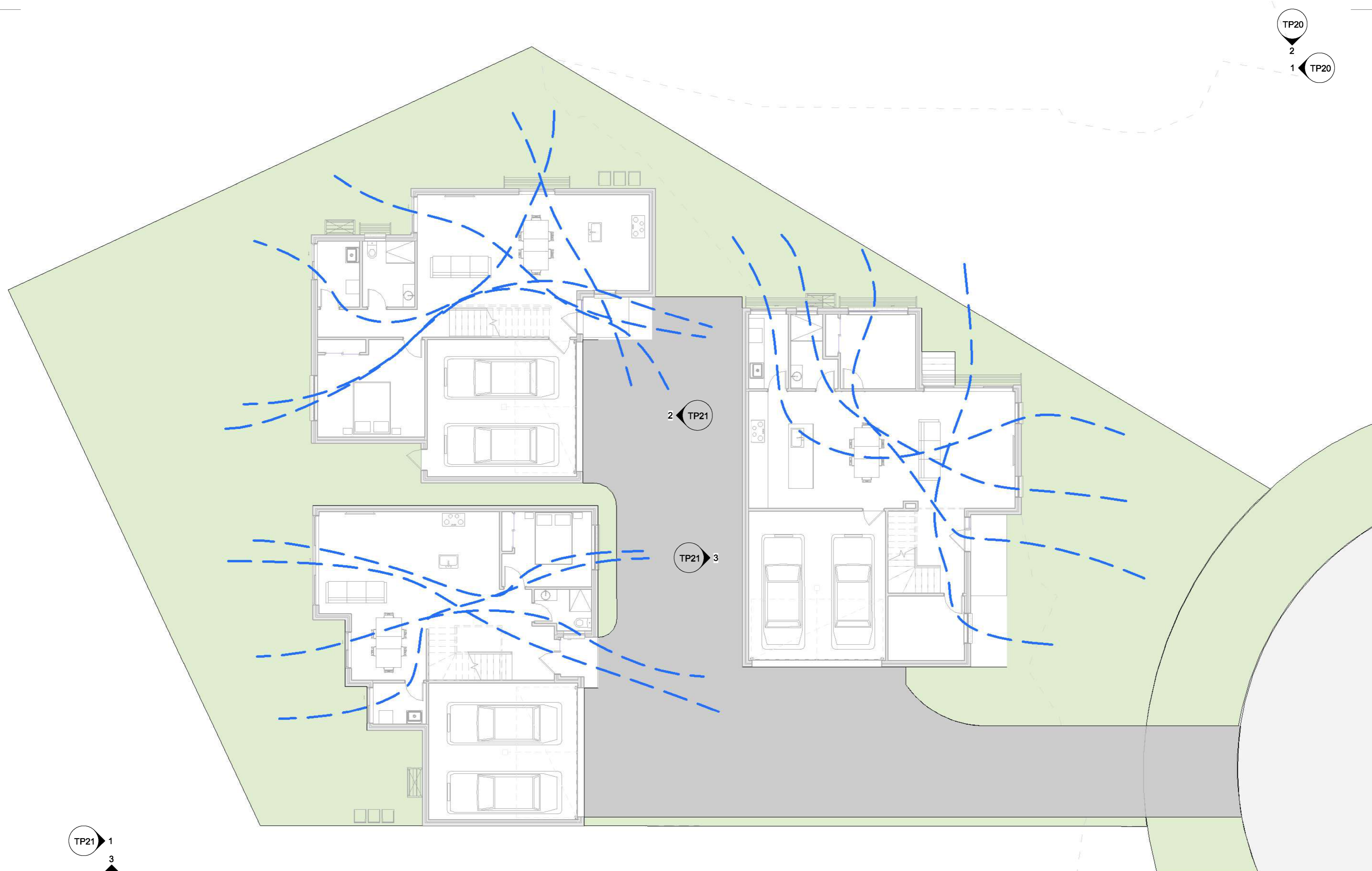
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PROJECT: RAILWAY CRESCENT TOWN HOUSES  
PROJECT ADDRESS: 16 Stork Avenue Belmont 3216 Geelong, VICTORIA  
CLIENT:

DRAWING TITLE: LANDSCAPE PLAN 2

SCALE: As indicated @ A2 30.08.2021  
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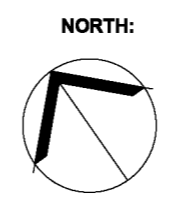
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PROJECT: RAILWAY CRESCENT TOWN HOUSES  
 PROJECT ADDRESS: 16 Stork Avenue Belmont 3216 Geelong, VICTORIA  
 CLIENT: [REDACTED]

DRAWING TITLE: BREEZE PATH PLAN 1

SCALE: 1 : 100 @ A2

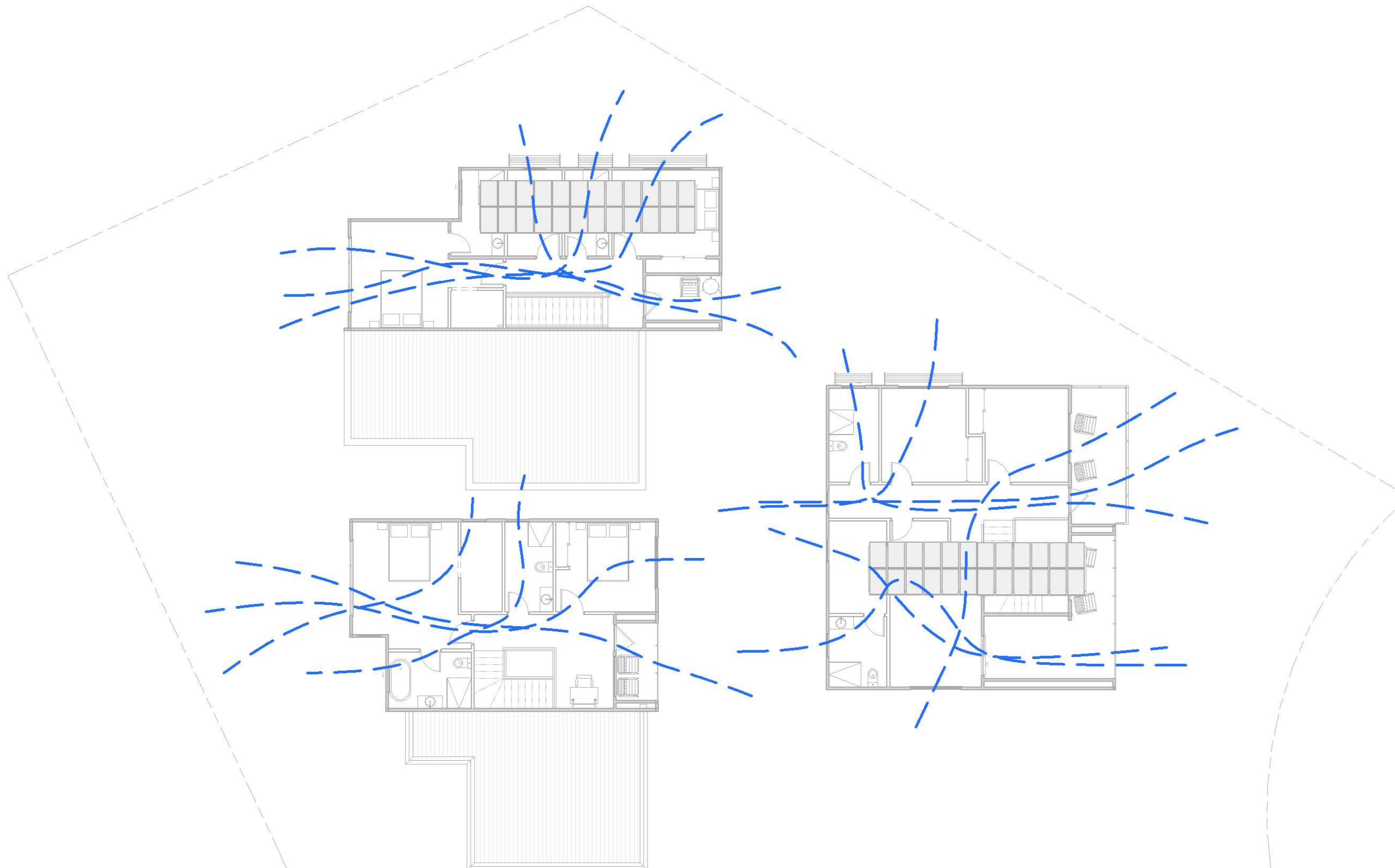
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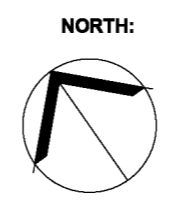
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PROJECT: RAILWAY CRESCENT TOWN HOUSES  
 PROJECT ADDRESS: 16 Stork Avenue Belmont 3216 Geelong, VICTORIA  
 CLIENT: [REDACTED]

DRAWING TITLE: BREEZE PATH PLAN 2

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**STORM WATER MANAGEMENT SYSTEM**

**Mitigating Urbanization Effects with Rainwater Management**

- Urban development dramatically changes local ecosystems, disrupting natural processes like rainwater evaporation and plant absorption. Clearing vegetation and adding impervious surfaces lead to several negative impacts, including:
- Higher levels of pollutant runoff.
  - Beaches becoming unsuitable for swimming for 1-2 days following heavy rain.
  - Erosion of stream banks and degradation of streams.
  - Increased pressure and pollution of local stormwater soon after rainfall.
  - Unnatural water flows to local waterways or rivers shortly after rain.

- Enhancing Urban Ecosystems and Local Cooling**  
Incorporating rainwater tanks and rain gardens can counteract the negative impacts of urbanization on local environments. These systems provide various benefits:
- Lower water usage in toilets, laundry, and gardens.
  - Reduce site runoff and flood peaks.
  - Ease the burden on the stormwater drainage system.
  - Retain water close to its source.

**Potential Benefits of Water Sensitive Urban Design (WSUD)**

- Social**
- **Enhanced Visual Appeal:** Boosts the aesthetic value of urban and residential landscapes.
  - **Mitigation of Urban Heat Islands:** Helps reduce the urban heat island effect.
  - **Pleasant Urban Spaces:** Creates more enjoyable urban and residential areas.
  - **Community Connectivity:** Provides opportunities to connect community hubs through open spaces.
- Economic**
- **Reduced Capital Expenditures:** Lowers the need for extensive off-site piping, drainage, and stormwater systems.
  - **Savings on Construction Costs:** Reduces expenses related to grading and tree removal.
  - **Lower Developer Contributions:** Decreases the financial contributions required from developers for downstream drainage and open space.
  - **Enhanced Market Appeal:** Increases the attractiveness and marketability of developments.
  - **Water Quality Savings:** Cuts costs associated with improving water quality by preserving existing waterways.
- Environmental**
- **Environmental Impact Mitigation:** Lessens the adverse effects of urban development on the environment.
  - **Urban Waterways Enhancement:** Aids in the restoration and improvement of urban water bodies.
  - **Hydrological Equilibrium:** Preserves the natural balance of water storage, infiltration, and evaporation.
  - **Biodiversity Improvement:** Enhances the variety of natural habitats and landscapes.
  - **Protection of Sensitive Areas:** Helps safeguard ecologically sensitive regions from urban expansion.

**Advantages of Urban Trees and Vegetation**

- Integrating trees and greenery into urban settings offers numerous benefits beyond reducing urban heat islands, including:
- **Enhanced Stormwater Management and Water Quality:** Vegetation helps absorb and filter rainwater, reducing runoff and improving water quality.
  - **Lower Energy Consumption:** Shading buildings with trees and vegetation decreases the need for air conditioning.
  - **Better Air Quality and Reduced Greenhouse Gas Emissions:** Lowering energy demand leads to decreased air pollution and greenhouse gas emissions, while trees also capture and store carbon dioxide.
  - **Decreased Pavement Maintenance:** Tree shade can slow the wear and tear on street pavement, reducing maintenance needs.

**Integrating Stormwater Management with Development**  
The stormwater management system must be seamlessly integrated with the overall development plan, including the street layout, public open spaces, and landscape design.

- To achieve the stormwater management goals for this development, the stormwater system should:**
- Align with the best practice performance objectives for stormwater quality as detailed in the "Urban Stormwater - Best Practice Environmental Management Guidelines" (Victorian Stormwater Committee, 1999).
  - Adhere to the guidelines and satisfaction of the relevant drainage authority.
  - Comply with the requirements of the water authority when stormwater reuse is proposed.
  - Contribute to local cooling, enhance habitats, and create appealing and enjoyable spaces.
  - Ensure downstream flows from the development site are restricted to pre-development levels unless increased flows are approved by the relevant authority without causing negative downstream impacts.
- For storm events greater than 20% AEP and up to and including the 1% AEP standard:**
- Safe and effective passage of stormwater flows must be provided.
  - Streets, footpaths, and cycle paths subject to flooding must meet the safety criteria of DA Vavg < 0.35 m/s (where DA = average depth in meters and Vavg = average velocity in meters per second).
  - All new lots should be free from inundation or meet an agreed-upon lesser flood protection standard set by the relevant floodplain management authority.
- For storm events up to and including the 20% Average Exceedance Probability (AEP) standard:**
- Stormwater flows must be contained within the drainage system as required by the relevant authority.
  - Ponding on roads should not exceed one hour after rainfall stops.

**Rain Tank**

**Rain tanks construction schedule**

The placement of the rain tank is proposed during the planning phase and shown on the drawings to be approved by Council.

Fall of the roof space to be collected by the rain tanks and collection mechanism will be planned and approved by the building surveyor prior to commencement of construction.

Installation of the rain tank will be done by an approved plumber and in accordance with the manufacturer's guidelines towards the end of the construction phase. See Figure 2 below for a typical rainwater tank installation setup.

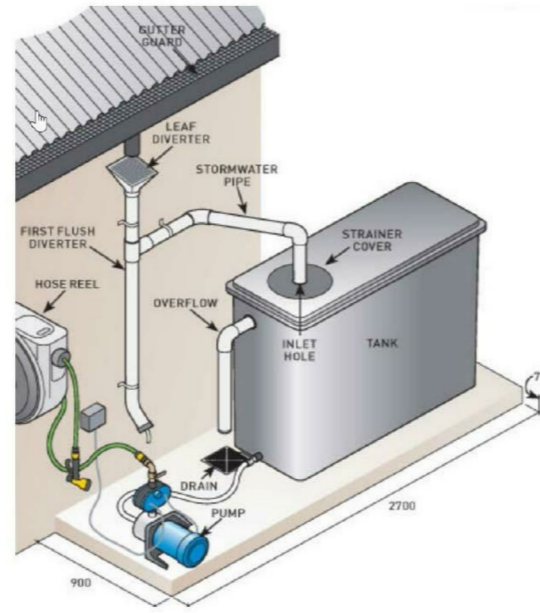


Figure 2: Typical rainwater tank installation.

**Tips for undertaking maintenance**

**THINGS TO LOOK FOR AND HOW TO FIX THEM**

**Leaf litter / debris in gutters**

Regularly clear your gutters. Make sure you cover the tank inlet if you're rinsing down the gutters to avoid debris entering the tank.

**Pump not working**

Check operating instructions for your pump. Check that pumps are kept clear of surface water (flooding), vegetation, and have adequate ventilation. Pumps should be serviced every few years to prolong the pump life.

**Blocked downpipe**

If you see water spilling from the edge of the gutters check that the downpipe is not blocked, removing any debris. Have you heard the pump operating? If the mains backup switching device fails many people do not notice for a long time. Consider a manual system if the switching device is problematic and you don't mind operating it manually.

**First flush diverter clogging**

To clean out, unscrew the cap at the base of the diverter and remove the filter. Wash the filter with clean water and the flow restrictor inside the cap.

**Overflow**

Check that the overflow is not blocked and that there is a clear path for water to safely spill from the tank through the overflow pipe when full. Check that a clean mesh screen is safely in place to prevent mosquitoes entering the tank.

**Debris on the mesh cover over inlets / outlets**

The fine stainless steel mesh is similar to fly screen mesh. It should be cleaned regularly to ensure it does not become blocked with leaves and other material.

**Sediment / debris build-up in tank (more than 20mm thick)**

Over time a small amount of fine sediment will collect in the bottom of your tank and this is harmless and natural. It should not be disturbed until it is approx 20 mm thick which may take many years. To clean your tank out simply empty your tank and wash out with a high-pressure washer or hose.

**Dirt and debris around the tank base or side.**

Keep leaf build-up, sticks, pot plants and other items off the lid of your tank. Use a hose to remove dust and dirt from the outside of the rainwater tank and ensure there is no debris on the base, bottom lip and walls of your tank.

**Base area**

Tanks must be fully supported by a flat and level base. Check for any movement, cracks or damage to the slab or pavers. If damage is observed, empty the tank to remove the weight and have the fault corrected to prevent damage to the tank. There is no warranty from suppliers for damage to a rainwater tank if the base has failed.

**Smelly water or mosquitoes**

Rainwater tanks can smell if there is debris in the gutters. Check the gutters and leaf strainers are clean. Mosquitoes or wrigglers can make their way into your tank if they are small enough to pass through the inlet strainer. A very small amount of chlorine (approx 4 parts per million) can be put in the tank to kill off mosquitoes or the bacteria causing odours.

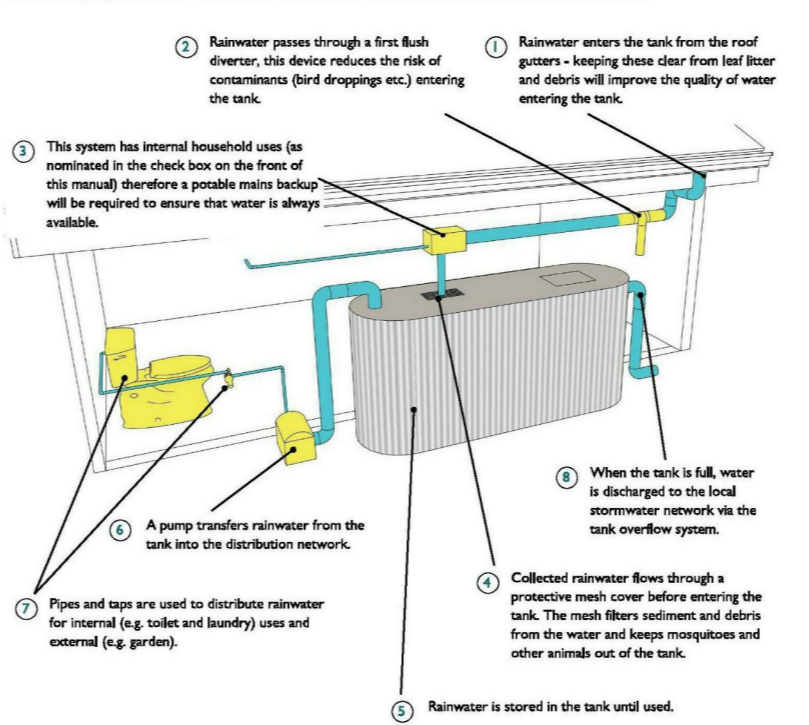
The chlorine will disinfect the water and then evaporate. Chlorine tablets from a pool supplier can be used (but check the recommended dose based on your tank capacity).

**Monitoring the water level**

A range of devices are available to monitor water level. Some simple float systems can be used effectively.

**Rainwater Tank Maintenance**

The following diagram identifies the key items which are important for rainwater tanks and their maintenance.



**MAINTENANCE CHECKLIST**

The property owner is responsible for checking the maintenance items in this checklist at the recommended frequency at the bottom of the table. The maintenance log at the bottom of the page should be filled in once each maintenance check is complete. Upkeep of this maintenance log should continue throughout the life of the rainwater tank.

**Rainwater tank maintenance**

This manual lists the key tasks required to maintain a domestic rainwater tank and the recommended frequency of each task. This manual can be submitted with planning permit applications for developments that include the installation of a domestic rainwater tank. Once endorsed, the property owner is responsible for continuous implementation of rainwater tank maintenance, in accordance with the guidance in this manual.

Rainwater tanks are an exceptional tool for environmental protection. They collect and store roofwater for use inside and outside the home. This simultaneously reduces the demand on our precious potable mains water and limits the amount of stormwater pollutants that enter our sensitive Bay.

Maintenance of rainwater tanks is relatively easy however it is important to do the following key tasks to ensure the quality of water is high:

- stop leaf litter and debris entering the tank.
- prevent bird droppings and dust building up in the gutters.
- prevent mosquitoes and other animals entering the tank.

**Maintenance Checklist**

The property owner is responsible for checking the maintenance items in this checklist at the recommended frequency at the bottom of the table. The maintenance log at the bottom of the page should be filled in once each maintenance check is complete. Upkeep of this maintenance log should continue throughout the life of the rainwater tank.

Item	Rainwater tank element	Inspection item	Y/N	Likely maintenance task
1	Roof gutters and downpipes	Is there leaf litter or debris in the gutters?		Remove by hand and dispose responsibly.
2	First flush diverter	Is there anything blocking the first flush diverter (leaves etc)?		Remove by hand and dispose responsibly.
3	Possible mains back up device	Is the possible mains back up switch operating correctly?		Repair or replace device. Consider a manual switching device.
4	Mesh cover	Has the mesh cover deteriorated or have any holes in it?		Replace mesh cover.
5	Tank volume	Is there large amounts of sediment or debris sitting in the bottom of the tank, reducing the volume available in the tank to store water?		Remove sediment and dispose responsibly.
6	Pump	Is the pump working effectively? Have you heard it on a regular basis?		Check the possible mains back up is not permanently on. Repair or replace pump.
7	Pipes and taps	Are pipes and taps leaking?		Repair as needed.
8	Overflow	Is the overflow clear and connected to the stormwater network?		Remove blockages and/or restore connections to stormwater network.
9	Supporting base	Are there any cracks or movement of pavers?		Empty the tank to reduce weight then repair any damage to the base.

Maintenance frequency												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
All tasks	x				x			x			x	

Regular maintenance will improve the water quality and extend the life of your system. A well maintained tank isn't likely to need to be cleaned out for up to ten years (when there is more than 20mm of accumulated sediment).

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