



# 200 BLACKFOREST ROAD, WYNDHAM VALE

## TOWN PLANNING APPLICATION

### PROPOSAL FOR TWO RESIDENTIAL DWELLINGS

- TP1 NEIGHBOURHOOD DESCRIPTION PLAN
- TP2 DESIGN RESPONSE PLAN
- TP3 SITE AND GROUND FLOOR PLAN
- TP4 ELEVATIONS
- TP5 SHADOW DIAGRAM
- TP6 SHADOW DIAGRAM
- TP7 PERMEABILITY PLAN



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Plans Provided: 10/07/2025

LEGEND

1. ACCESS TO BUS SERVICE RUNS ALONG CYPRESS AVENUE APPROX. 85M
2. ACCESS TO SYNDAL METRO STATION APPROX. 1.6KM
3. PROXIMITY TO TALLY HO RESERVE APPROX. 0.25KM
4. LOCATION TO CBD APPROX. 26.3KM
5. ACCESS TO BURWOOD EAST PRIMARY SCHOOL APPROX. 0.4KM
6. ADJACENT OPEN SPACES TO BE PROTECTED FROM OVERVIEWING
7. PROPERTIES HAVE SET BACK BETWEEN 3.0M TO 12.0M
8. MOST PROPERTIES HAVE 0.5M TO 3.0M FRONT FENCE

NEIGHBOURHOOD LEGEND:

- DOUBLE STOREY DWELLINGS
- SINGLE STOREY DWELLINGS
- SOLAR PANELS OVER ADJOINING PROPERTIES



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4

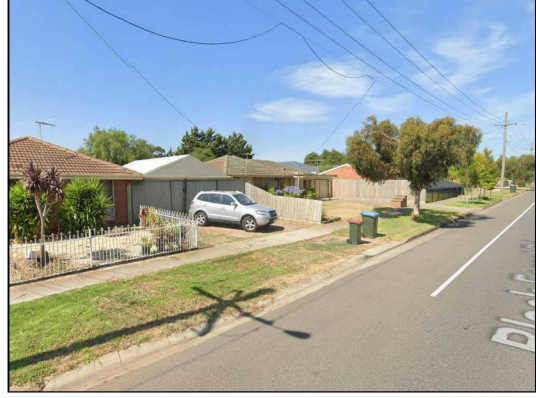


IMAGE 5

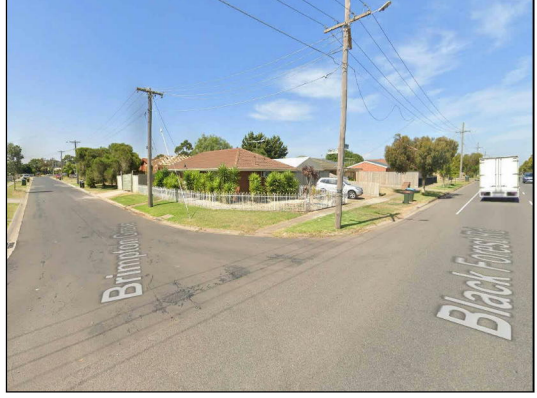
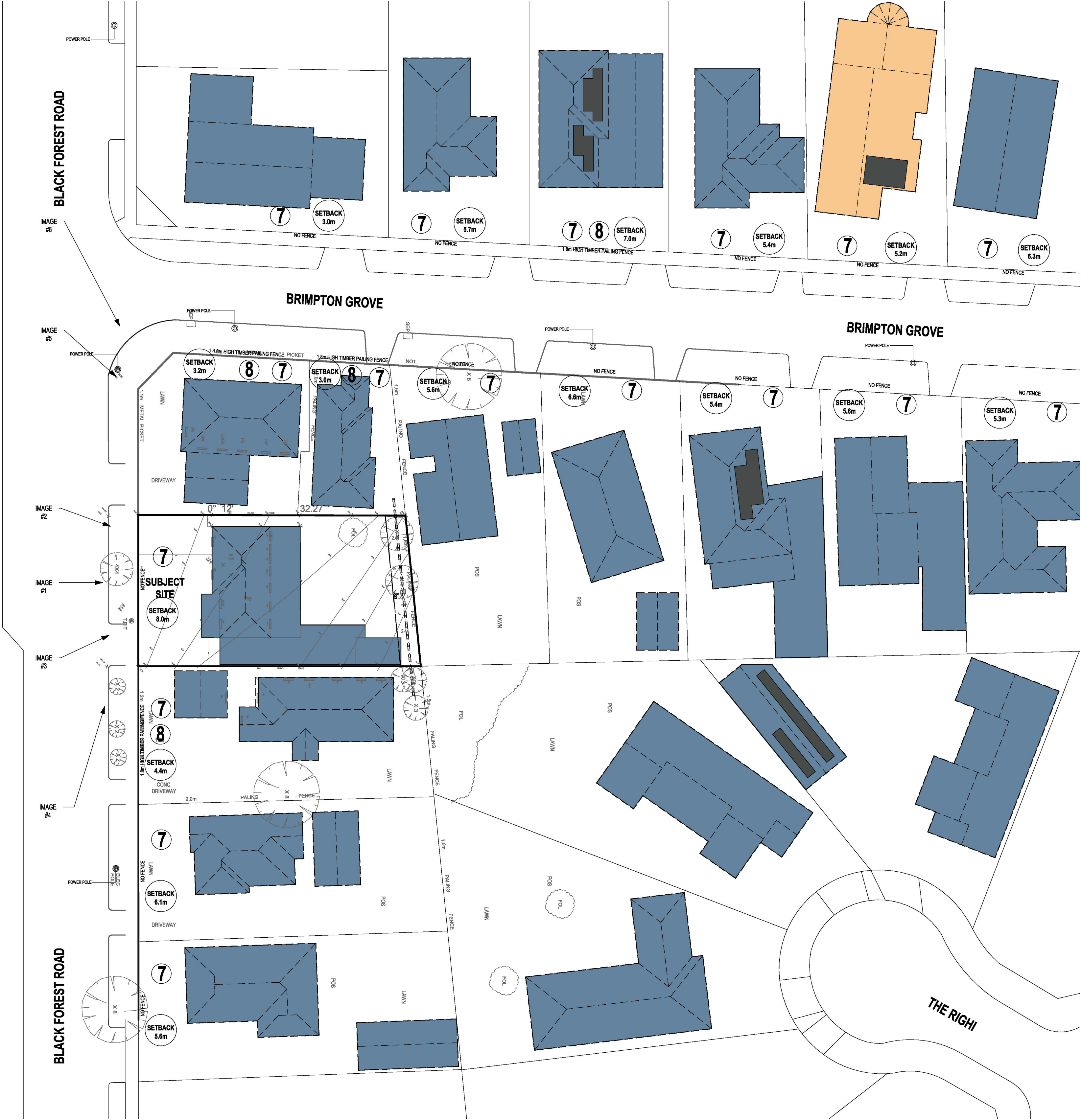
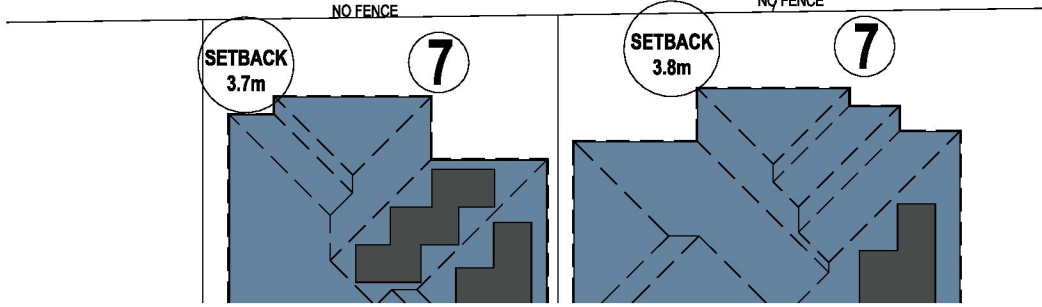
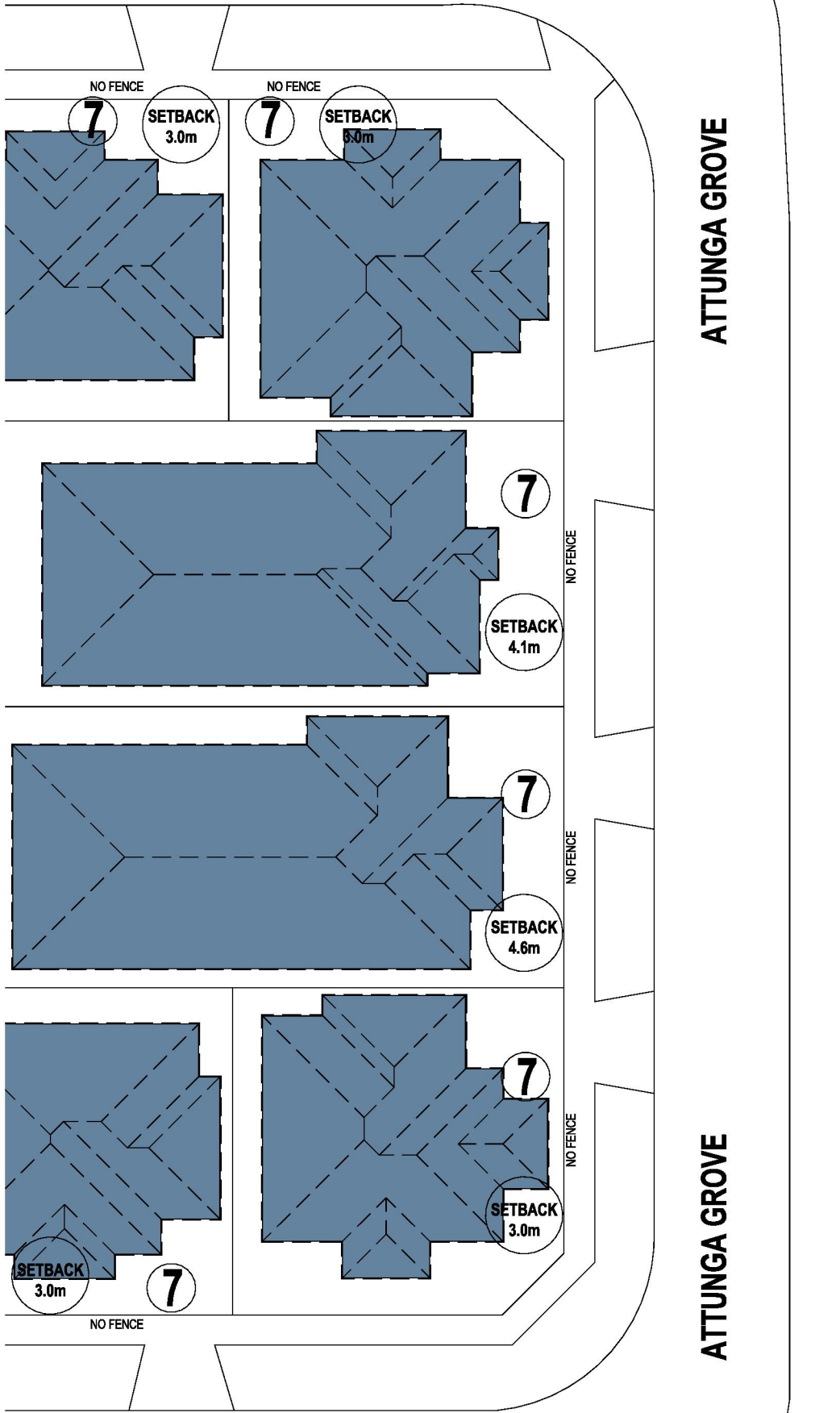
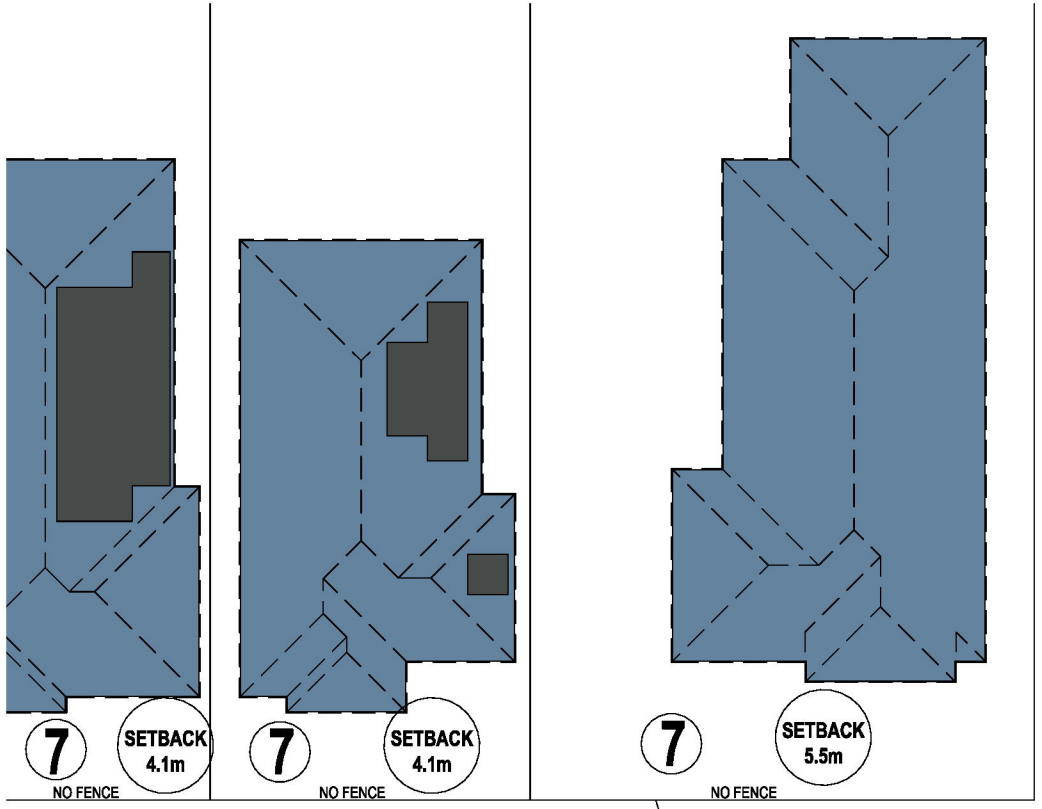
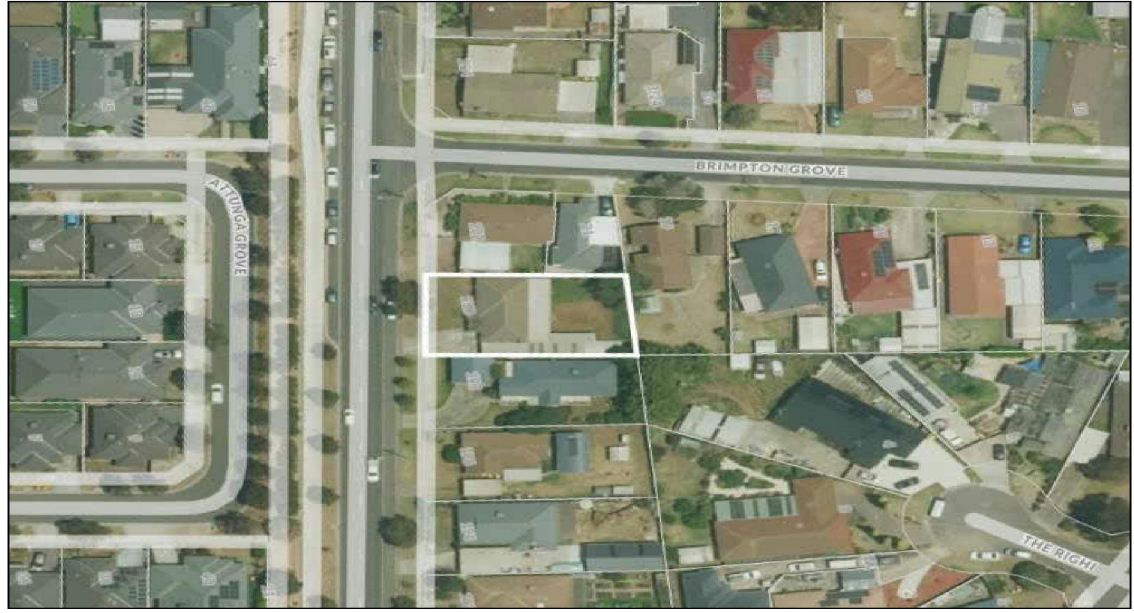


IMAGE 6



ISSUE

AMENDMENT

DATE

PROJECT :

DRAWING TITLE :

DESIGNED :

SCALES :

DATE :

JOB No. :

A

B

TP SUBMISSION  
TP RFI

10.04.2025  
21.05.2025

PROPOSED DWELLINGS AT:  
200 BLACK FOREST ROAD, WYNDHAM VALE

NEIGHBOURHOOD DESCRIPTION PLAN

HD

A1 = 1:300  
A3 = 1:600

SHEET NO:  
A1

APRIL 2025

WYNDHAM CITY COUNCIL  
Town Planning  
Advertised Documents



1. PROPOSED UNIT 1

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however the most recent version as at the date shown below:
2. PROPOSED UNIT 2

Date Plans Provided: 10/07/2025
3. PROPOSED DRIVEWAY
4. EXISTING CROSSOVER TO BE RELOCATED
5. PROPOSED CROSSOVER
6. PROPOSED PRIVATE OPEN SPACE
7. ADJOINING PRIVATE OPEN SPACE

NEIGHBOURHOOD LEGEND:

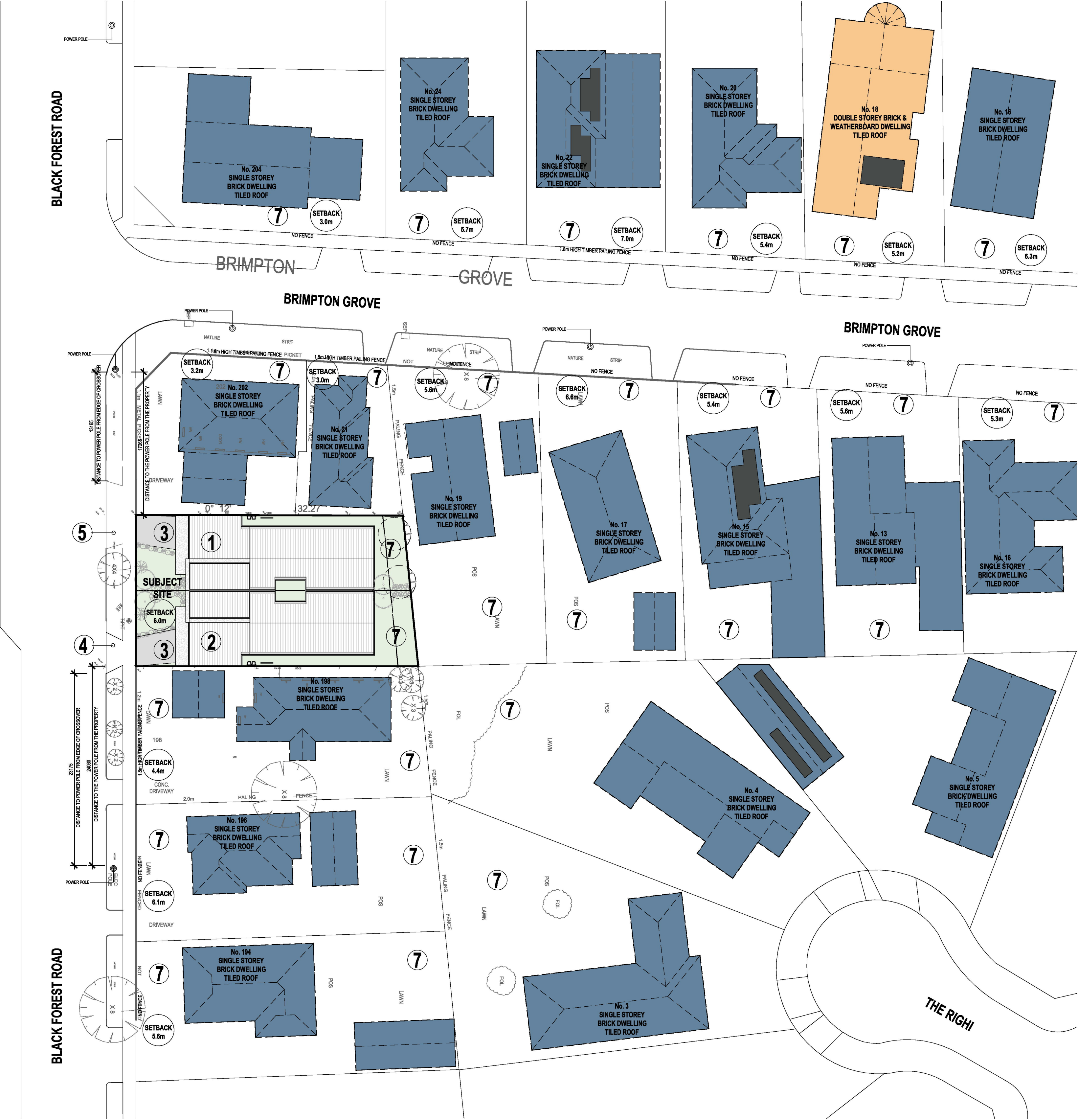
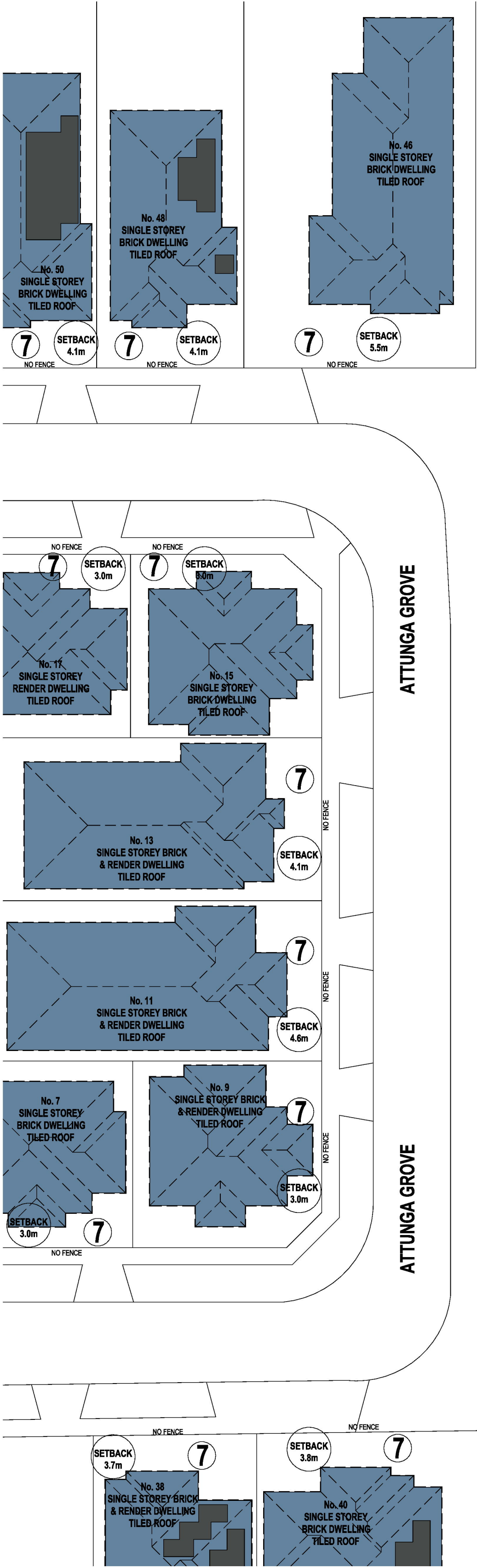
DOUBLE STOREY DWELLINGS

SINGLE STOREY DWELLINGS

SOLAR PANELS OVER ADJOINING PROPERTIES

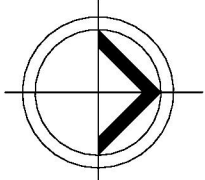
LEGEND:

TREES TO BE REMOVED



ISSUE	AMENDMENT	DATE	PROJECT :	DRAWING TITLE :	DESIGNED :	SCALES :	DATE :	JOB No. :
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A	TP SUBMISSION	10.04.2025	PROPOSED DWELLINGS AT: 200 BLACK FOREST ROAD, WYNDHAM VALE	DESIGN RESPONSE PLAN	HD	A1 = 1:300 A3 = 1:600	APRIL 2025	WYNDHAM CITY COUNCIL
B	TP RFI	21.05.2025						





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Date Plans Provided: 10/07/2025



AREA SCHEDULE	DWELLING 1	DWELLING 2	AREA ANALYSIS
GROUND FLOOR	141m²	GROUND FLOOR	141m²
GARAGE	38m²	GARAGE	38m²
PORCH	2m²	PORCH	2m²
SPOS x 3m	35m²	SPOS x 3m	44m²
TOTAL POS	83m²	TOTAL POS	93m²
TOTAL	181m²	TOTAL	181m²
19.5 squares		19.5 squares	

ISSUE AMENDMENT DATE

A TP SUBMISSION 10.04.2025  
B TP RFI 21.05.2025

PROJECT :

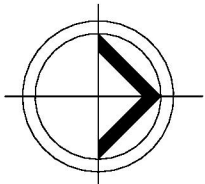
PROPOSED DWELLINGS AT:  
200 BLACK FOREST ROAD, WYNDHAM VALE

DRAWING TITLE :

SITE AND GROUND FLOOR PLAN

DESIGNED : SCALES : DATE : JOB No. :

HD 1:100 APRIL 2025  
SHEET NO: 3/8  
A1





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**MATERIALS LEGEND**

FB: FACE BRICK OR WHITE BRICK OR SIMILAR

VC: VERTICAL CLADDING DARK GREY OR SIMILAR

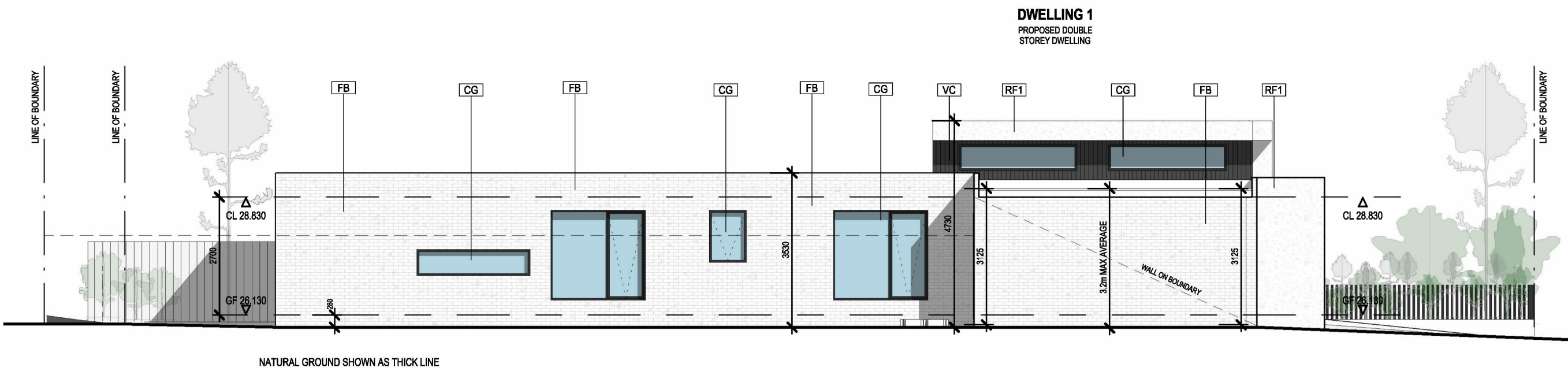
RF1: RENDER 1 - SMOOTH FINISH DULUX SNOWY WHITE OR SIMILAR

CG/OG: CLEAR GLAZING / OBSCURE GLAZING

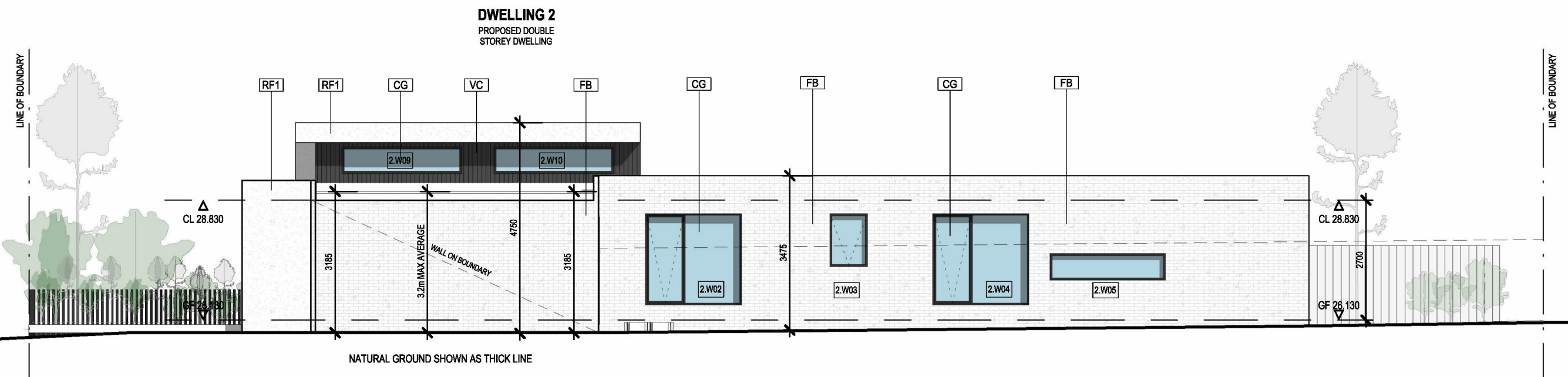
GD: SELECTED GARAGE DOOR COLORBOND; MONUMENT OR SIMILAR

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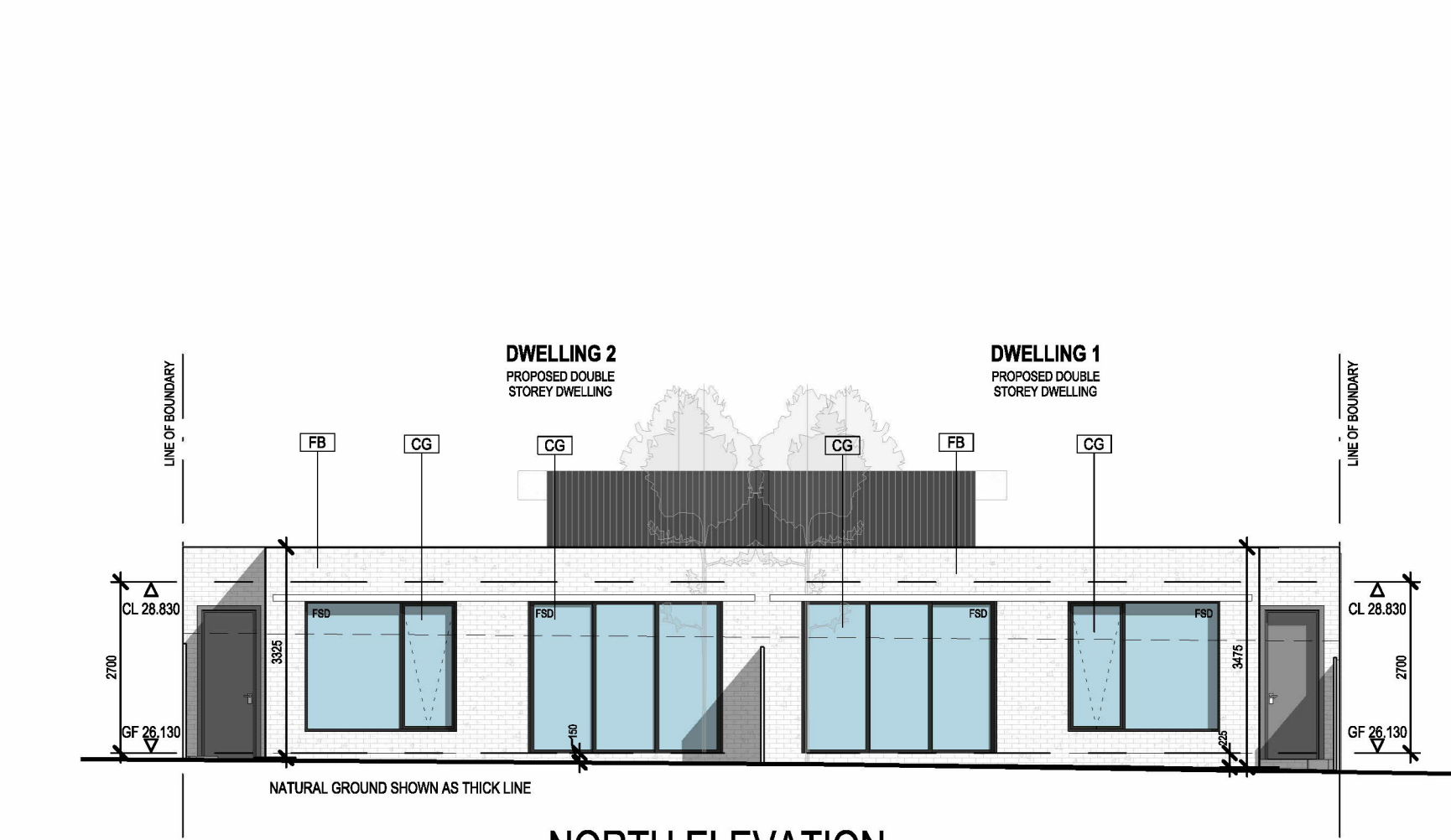
Drawings Provided: 10/07/2025



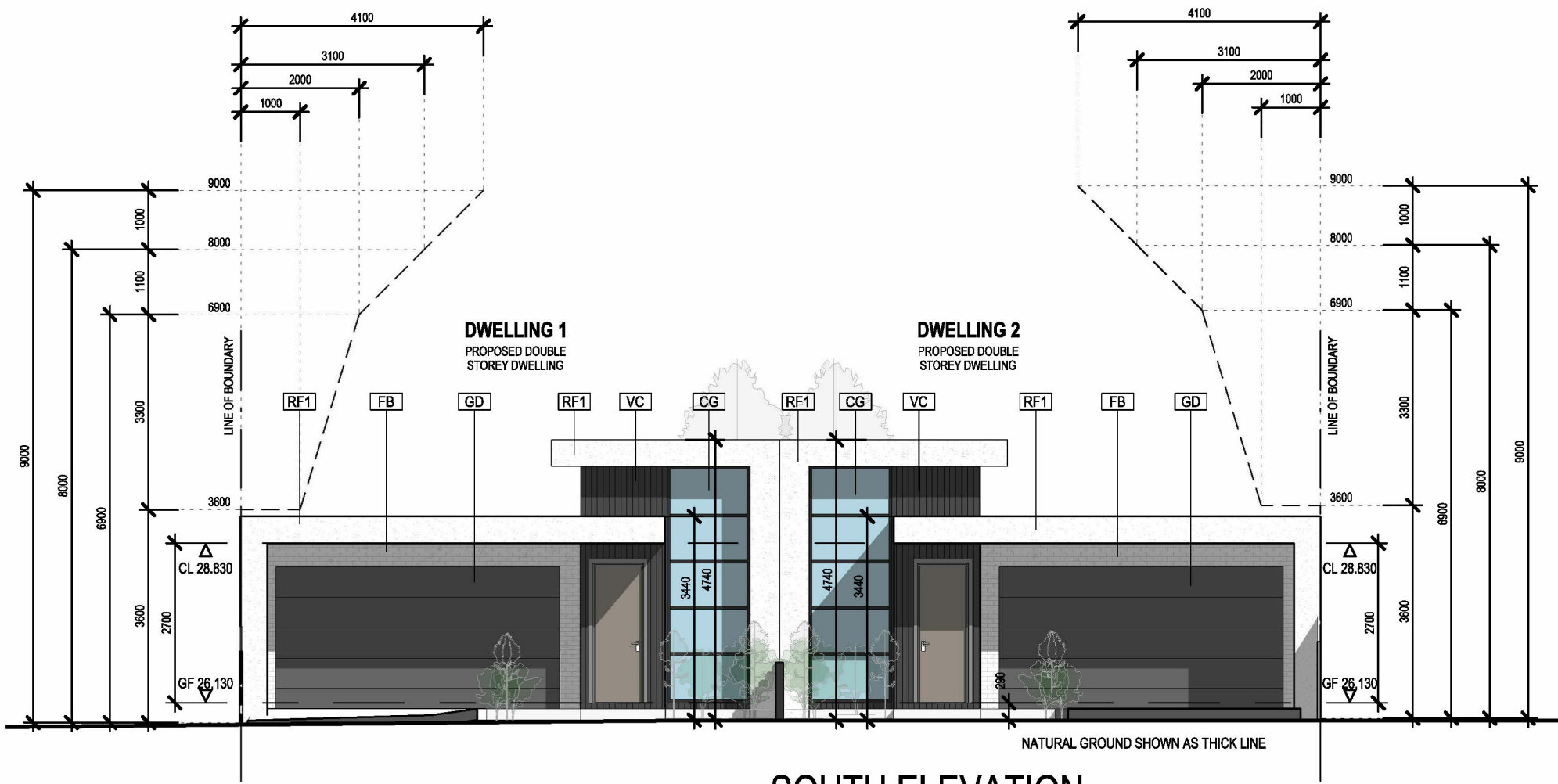
WEST ELEVATION



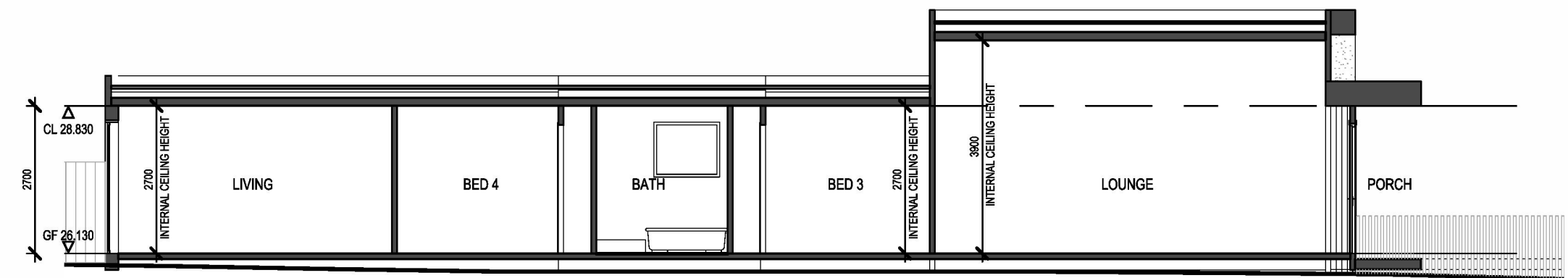
EAST ELEVATION



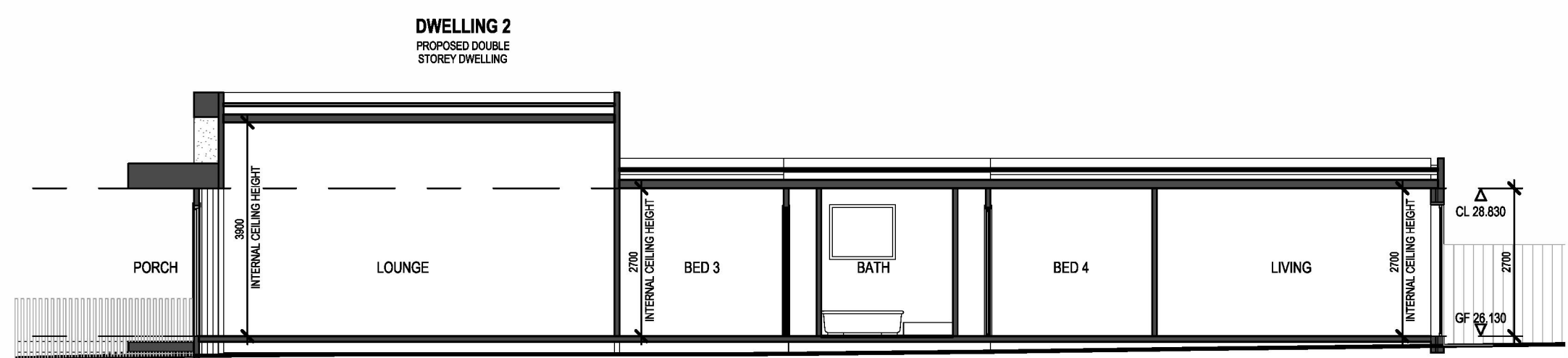
NORTH ELEVATION



SOUTH ELEVATION



SECTION AA



SECTION BB

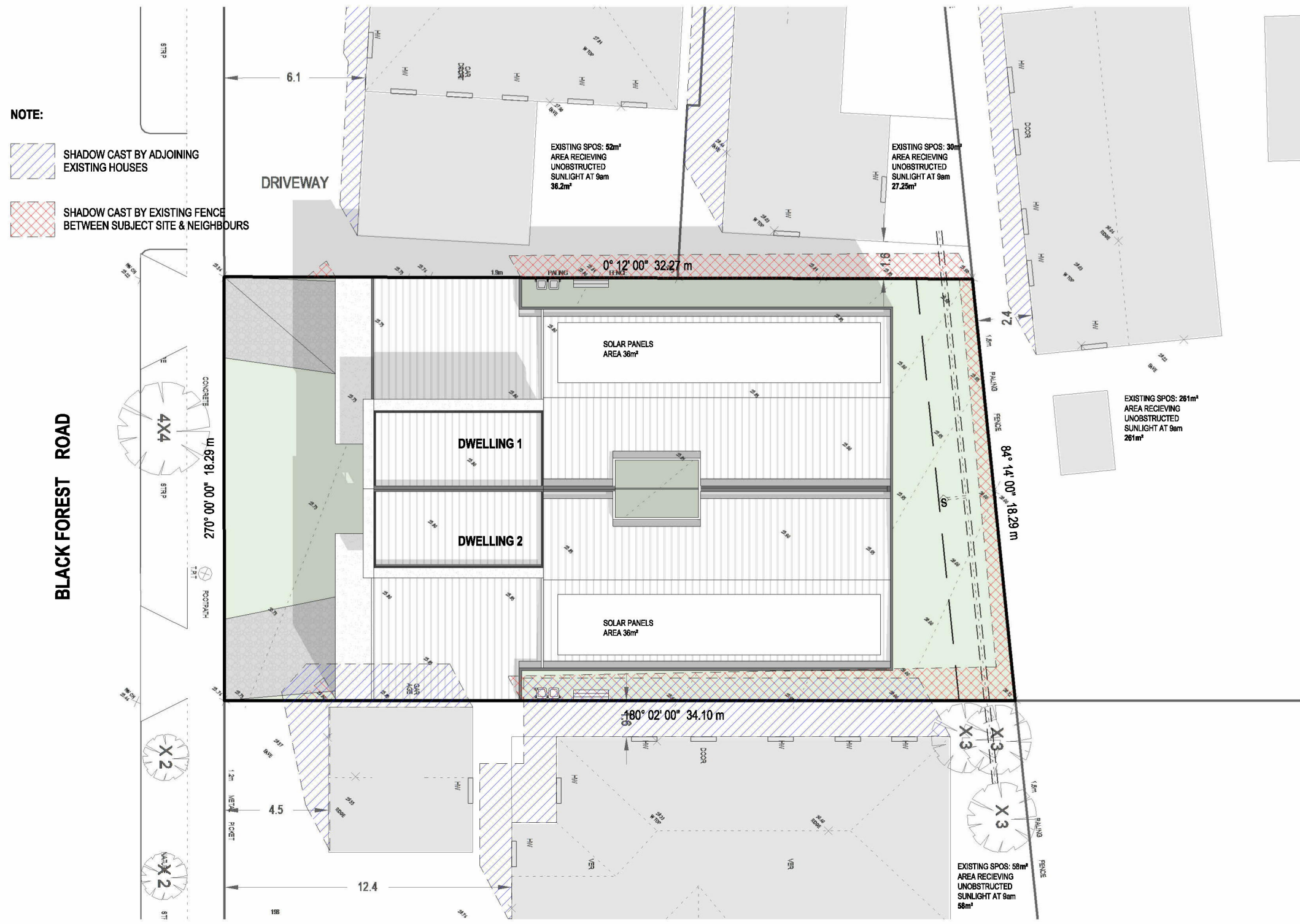




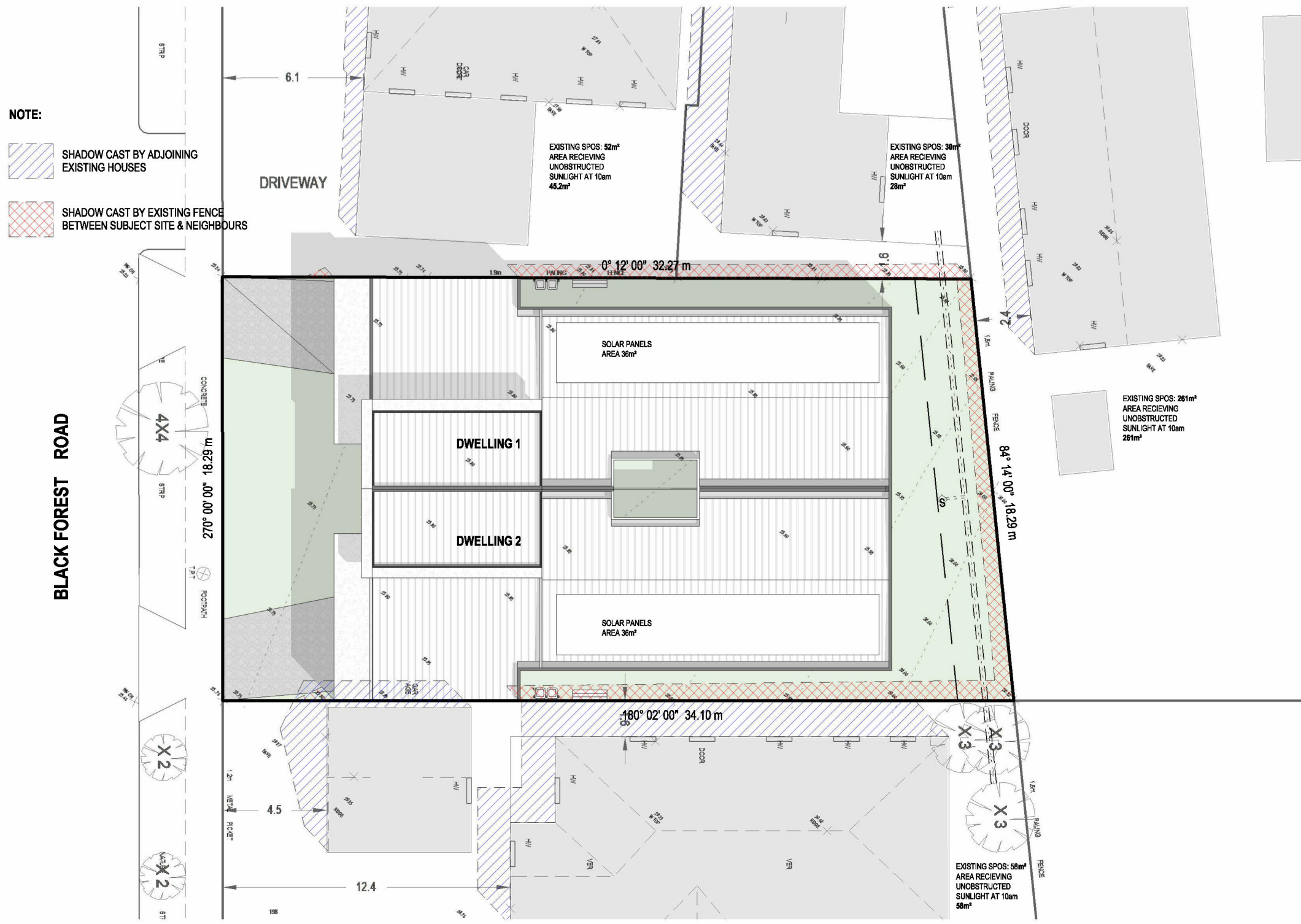
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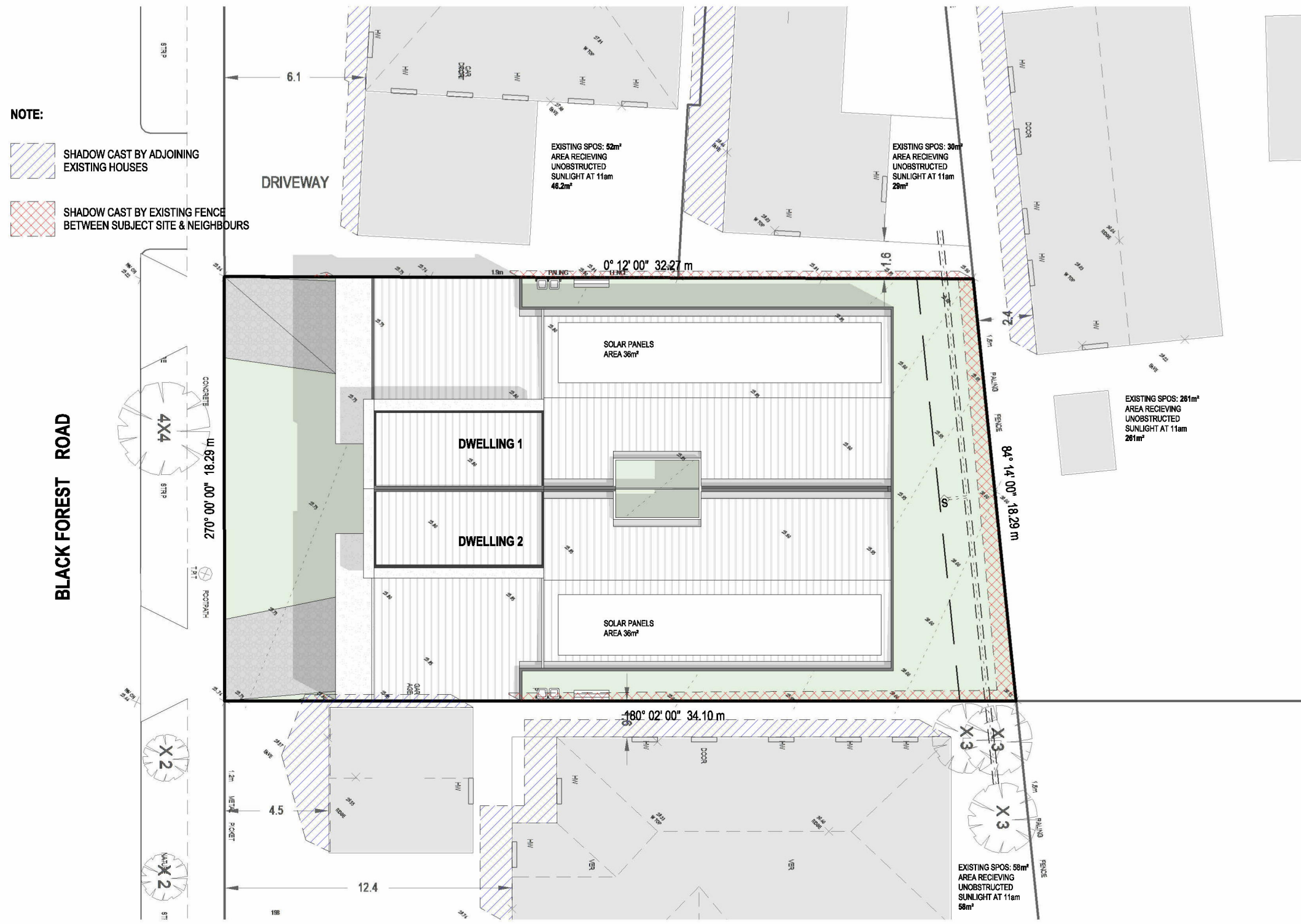
Date Plans Provided: 10/07/2025



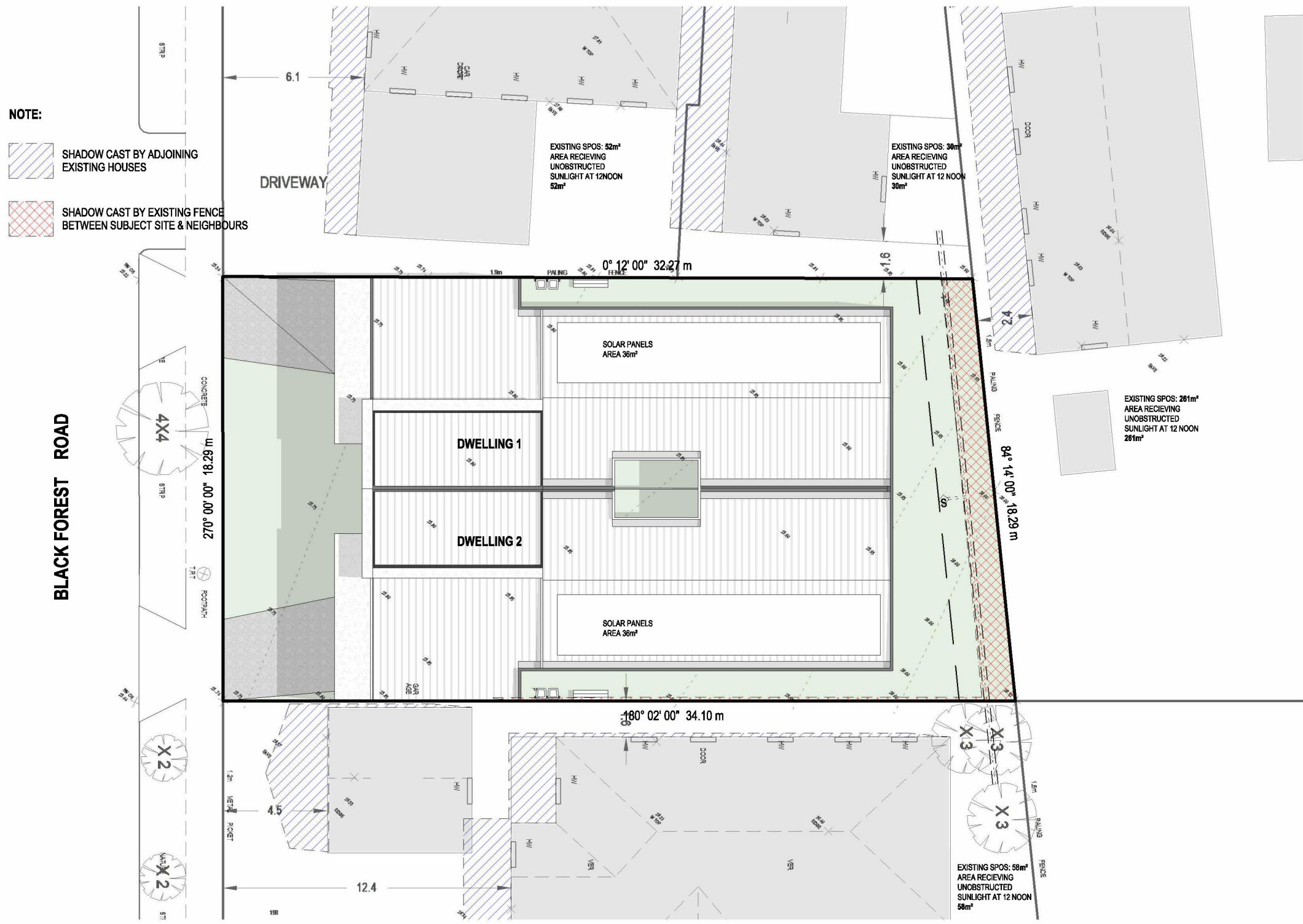
SHADOW 9AM



SHADOW 10AM



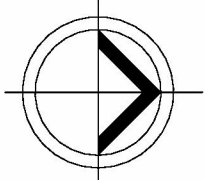
SHADOW 11AM



SHADOW 12 NOON

ISSUE AMENDMENT DATE PROJECT : DRAWING TITLE : DESIGNED : SCALES : DATE : JOB No. :

A TP SUBMISSION 10.04.2025  
B TP RFI 21.05.2025



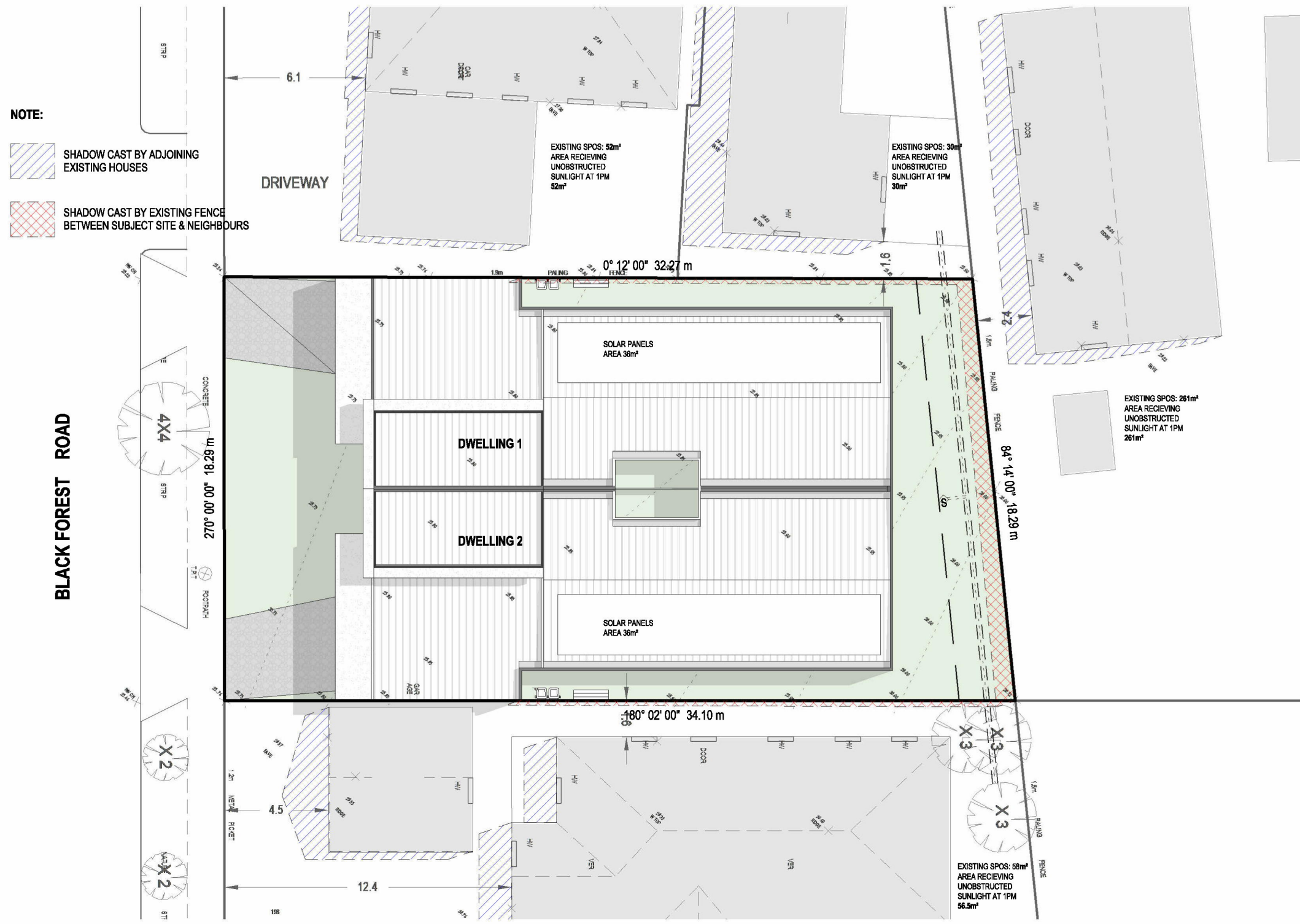
PROPOSED DWELLINGS AT:  
200 BLACK FOREST ROAD, WYNDHAM VALE

SHADOW DIAGRAM

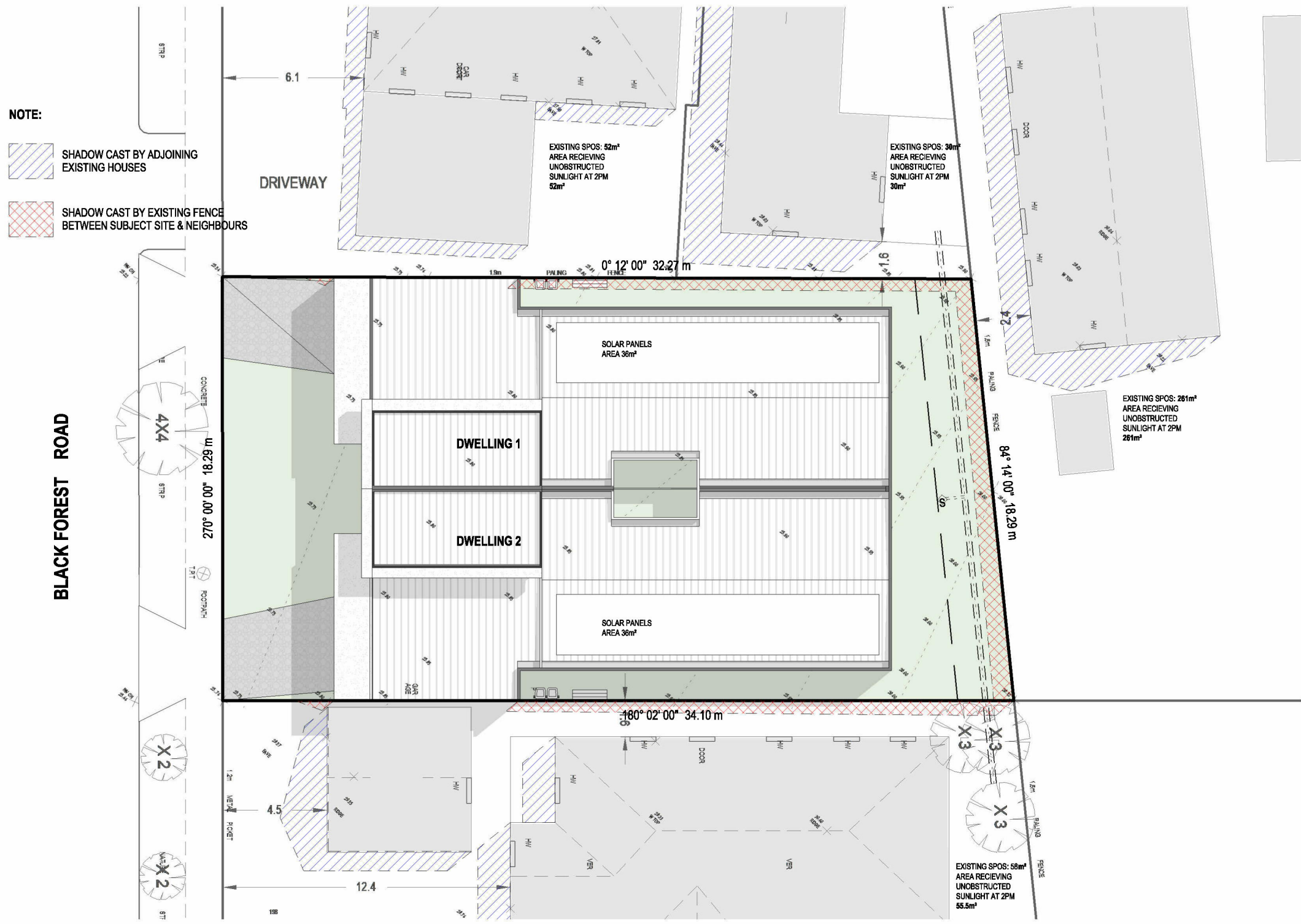
HD  
A1 = 1:200  
A3 = 1:400  
SHEET NO: 5/8  
A1

APRIL 2025  
WYNDHAM CITY COUNCIL  
SHEET NO: 5/8  
Advertised Documents  
Plan: 6 of 9

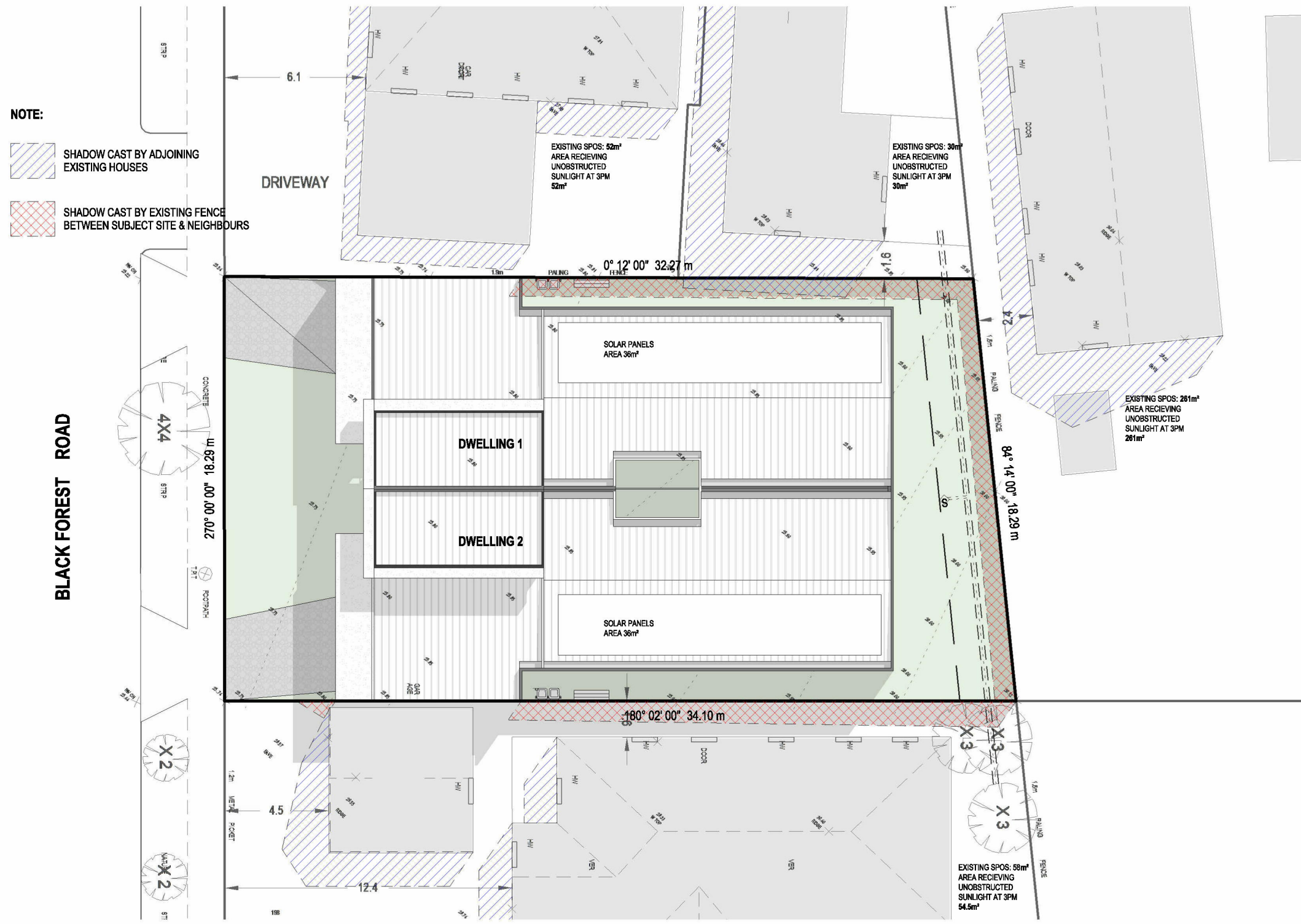




SHADOW 1PM



SHADOW 2PM



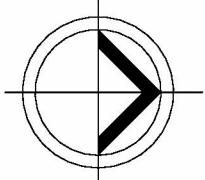
SHADOW 3PM

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Date Plans Provided: 10/07/2025

ISSUE	AMENDMENT	DATE
A	TP SUBMISSION	10.04.2025
B	TP RFI	21.05.2025

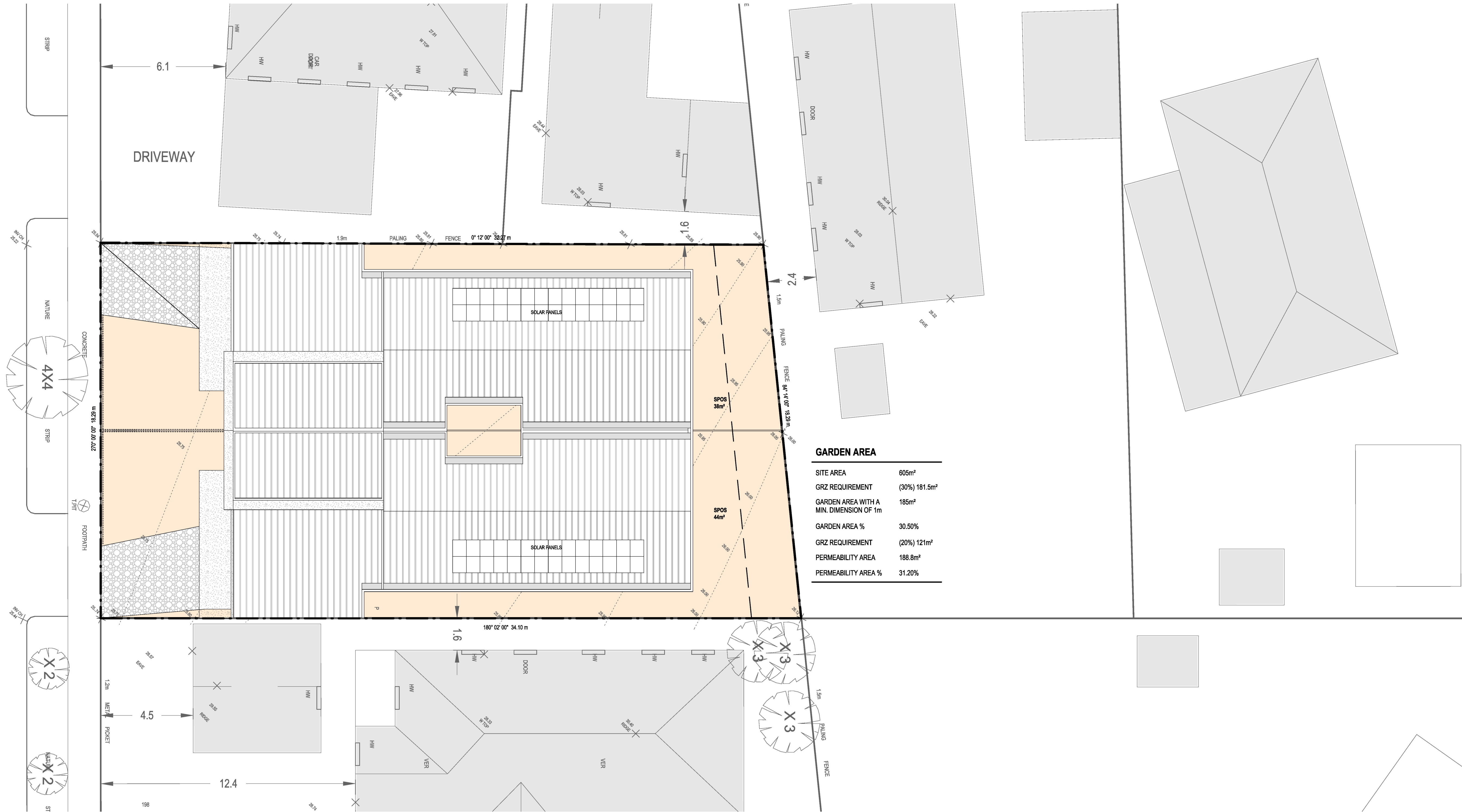


PROJECT :  
PROPOSED DWELLINGS AT:  
200 BLACK FOREST ROAD, WYNDHAM VALE

DRAWING TITLE :  
SHADOW DIAGRAM

DESIGNED :	SCALES :	DATE :	JOB No. :
HD	A1 = 1:200 A3 = 1:400	APRIL 2025	
	SHEET SIZE : A1	SHEET NO : 6/8	





ISSUE AMENDMENT DATE

A TP SUBMISSION 10.04.2025  
B TP RFI 21.05.2025

PROJECT :

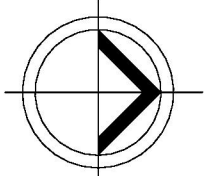
PROPOSED DWELLINGS AT:  
200 BLACK FOREST ROAD, WYNDHAM VALE

DRAWING TITLE :

PERMEABILITY PLAN

DESIGNED : SCALES : DATE : JOB No. :

HD A1 = 1:100 APRIL 2025  
A3 = 1:200  
SHEET SIZE : SHEET NO: 7/8  
A1

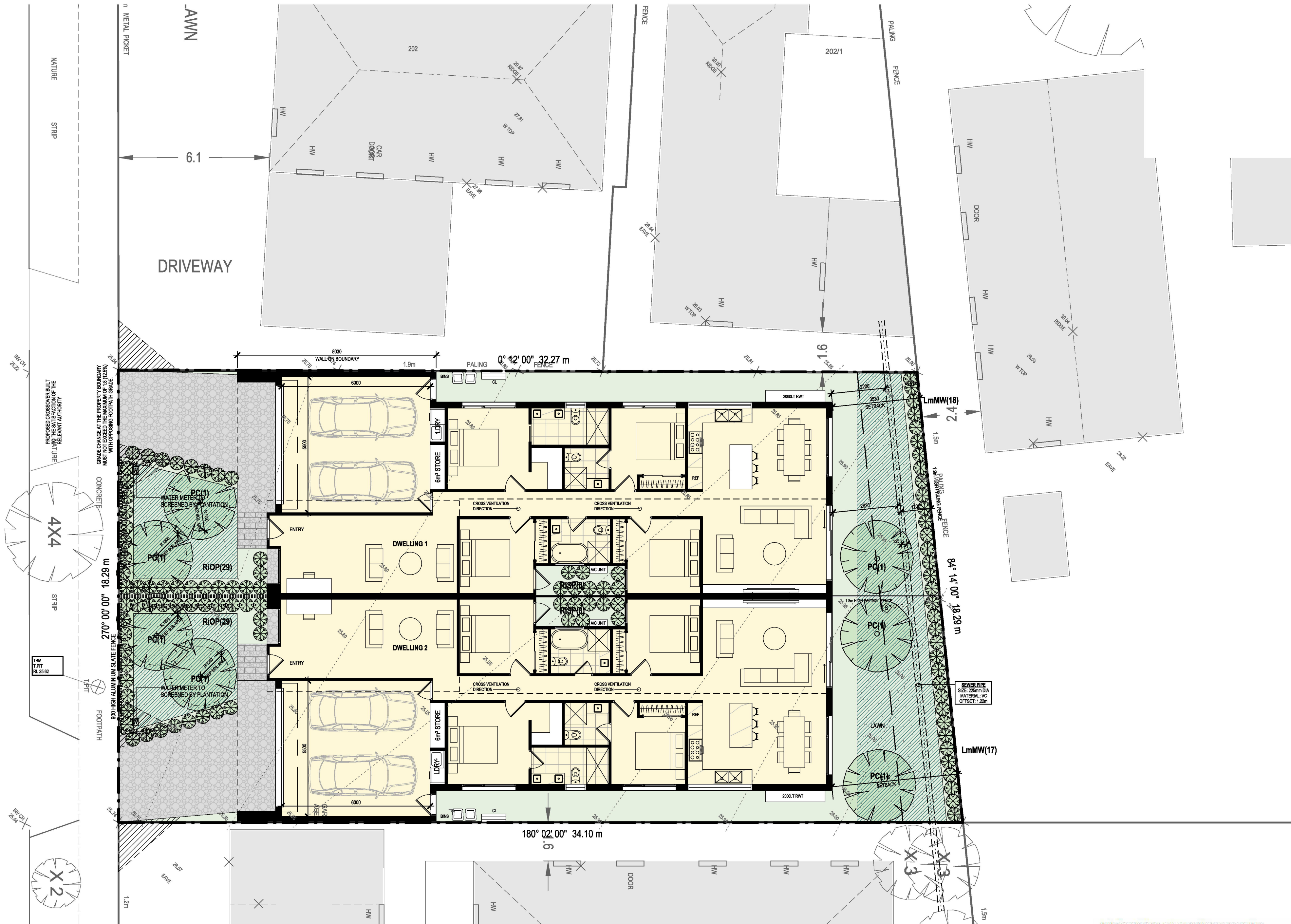




LEGEND

- EXISTING TREES TO BE RETAINED & PROTECTED WITH TREE PROTECTION FENCING (SEE ARBORIST REPORT)
- EXISTING TREES TO BE RETAINED & PROTECTED WITH TREE PROTECTION FENCING (SEE ARBORIST REPORT)
- PROPOSED CANOPY TREE REFER TO PLANT SCHEDULE
- PROPOSED SHRUBS/ PLANTS REFER TO PLANT SCHEDULE
- PROPOSED GROUND COVER REFER TO PLANT SCHEDULE
- PROPOSED LAWN AREA REFER TO PLANT SCHEDULE
- PROPOSED PAVING AREA (HARDSTAND) BLUE STONE OR SIMILAR
- PROPOSED POROUS PAVING AREA TYPE 2 (STEPPING STONES) GROOVED CONCRETE
- PROPOSED DRIVEWAY SURFACE TO ARCH SPECIFICATION
- BUILDING HATCH

BLACK FOREST ROAD



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SPECIFICATION NOTES

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Date Plans Provided: 10/07/2025

Existing subgrade to be dug to a depth of no less than 275mm below finished grade in garden beds to allow for 200mm layer and 75mm mulch. Gypsum to be spread if there is a clay sub surface. Use organic mulch on all garden bed areas.

**Trees**  
Use Three 50 x 50 x 2000 HW stakes per tree. Fasten trees to stakes with 50mm fabric tie in figure 8 loop. Existing street trees to be suitably protected. Maintain existing ground levels at the interface between the ground and the tree trunk. Area beneath the canopy should be fenced prior to the commencement of the construction activities. No excavation, filling, machinery or storage of materials shall occur within the fenced off area. Roots requiring severance beyond the tree canopy shall be clean cut with hand saw and kept moist. All roots over 40mm dia. Any roots within the fenced area should not be cut without the approval from an experienced arborist.

**Planting**  
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root out or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade.  
A 75mm high berm is to be constructed at edge of rootball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

**Mulch**  
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of the dark coloured chipped or shaved pine bark or similar with 80% of particles in the size range 10 to 30mm in plan and 5mm in thickness. No particles are to exceed 50mm in plan. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. All mulch is to be sloped towards plant stems but shall be kept back 100mm from the stems of all plants to prevent collar rot.

**Lawn**  
Lawn to be laid on 100mm of Sandy Loam or similar mix. Recommended grass to be 'Sir Walter Buffalo'. Water storing granules to be spread at a rate of 10 - 20 grams prior to instant turf being laid.

**Timber Edges**  
Provide 75 x 25mm treated pine edges to all borders between gravel paths and garden beds (and lawns), using 75x25x300mm long treated pine stakes at 1200mm maximum centres. An additional stake is to be provided at joins in the plinth.

**Fertiliser**  
Use 6-9 month osmocote suitable for Australian plants and applied at following rates:  
Advanced trees: 200g per tree, 200 dia pots: 20g per pot, 150 dia pots: 15g per pot.

**Irrigation**  
 drip irrigation to be supplied. For all shrub/ tree areas include a battery operated timer, water filter, pressure regulator backflow preventer, vacuum breakers and master valve.

**Maintenance Schedule**  
To follow for a two year period after final completion. Work to be carried out by the owner or body corporate. Plants to be regularly checked for pests and diseases and appropriate treatments applied. Where necessary:

- prune every 3 months to ensure good shape and remove dead limbs
- additional applications of osmocote as per manufacturers recommendations
- regular watering during summer months and dry periods
- replace dead plants with equally sized plants within maintenance period
- control weeds throughout maintenance via hand and chemical means
- replace mulch
- remove tree stakes after establishment to ensure successful ongoing health & shape of trees

EXISTING VEGETATION SUMMARY

EXTRACTED FROM ARBORICULTURAL REPORT FROM 3rd JUNE 2024

TREE NO.	BOTANICAL NAME	H x W (m)	STATUS
1.	ULMUS PARVIFOLIA	5 x 9	REMOVE
2.	SYSZYGIUM SMITHII	5 x 7	REMOVE

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	DECIDUOUS(D) EVERGREEN(E)	HEIGHT x WIDTH @ MATURITY	SUPPLY SIZE	DENSITY	QUANTITY	HEIGHT x WIDTH @ PLANTING
TREES								
CM	LAGERSTROEMIA INDICA	CREPE MYRTLE	D	8.0 x 8.0m	2.0m HEIGHT		07	1.5 x 0.5m
SHRUBS								
LmMW	PELARGONIUM REGAL HYBRIDS	REGAL GERANIUM	E	0.9 x 0.9m	140mm POTS		35	0.5 x 0.3m
RIOP	BUXUS SEMPERVIRENS ENGLISH BOX	COMMON BOX	E	0.9 x 0.9m	140mm POTS		58	0.5 x 0.3m
RSP	LAVANDULA DENTATA	FRENCH LAVENDER	E	0.9 x 0.9m	140mm POTS		16	0.5 x 0.3m

Surface Finishes Detail

Garden Beds

- 75mm ORGANIC PINE BARK MULCH
- 400mm APPROVED MEDIUM LOAM SOIL
- MIN 150mm DEEP ROTARY HOED SUBGRADE

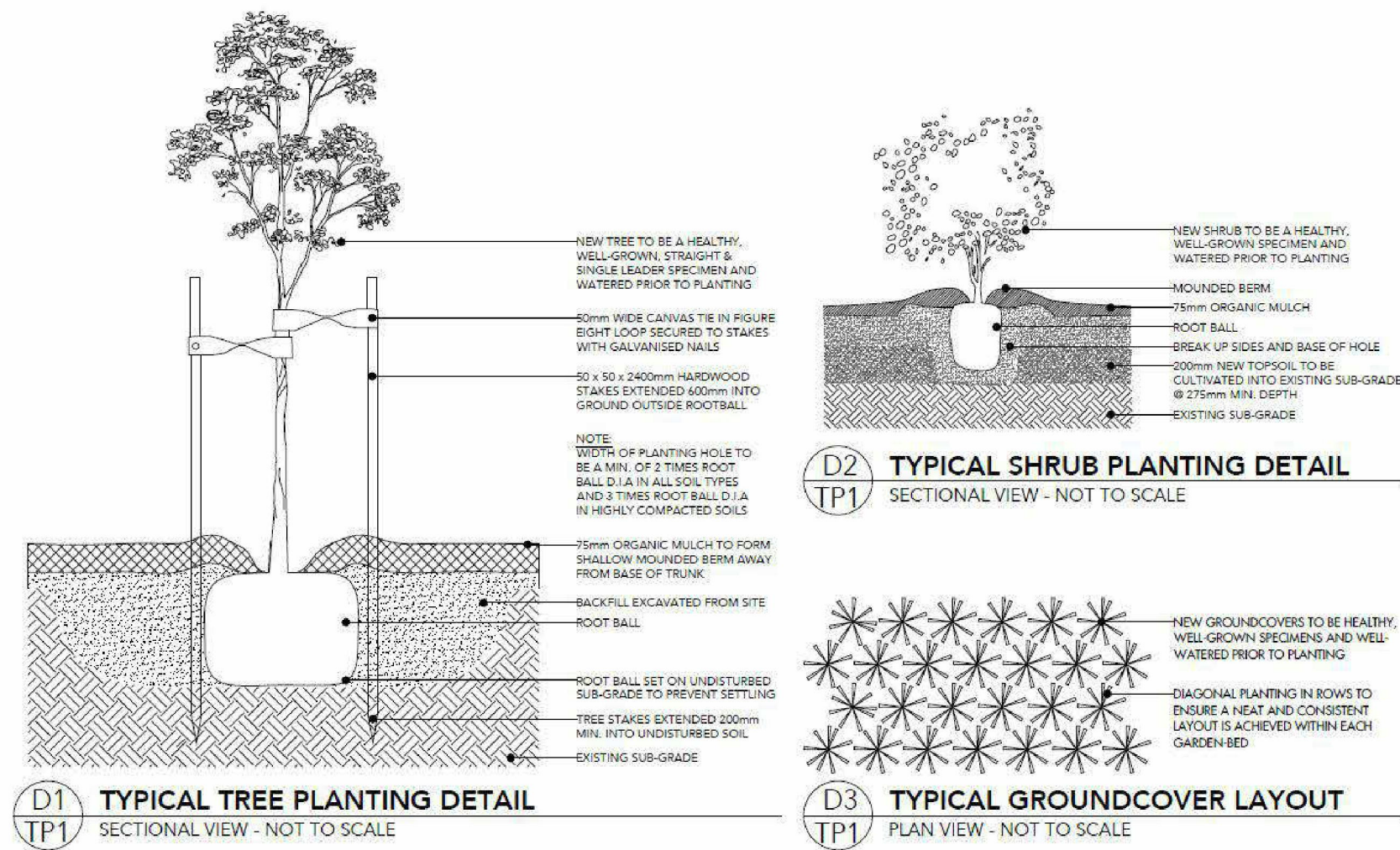
Topping / Pebble areas

- 40MM COMPACTED DROMANDIA TOPPINGS / 30 TO 40MM RIVER PEBBLE
- 75MM COMPACTED FOR BASE (NO COMPACTED FOR BASE AROUND BASE OF EXISTING TREES)
- SUBGRADE

Lawn areas

- STRATHAYR 'SIR WALTER SOFT LEAF' BUFFALO OR SIMILAR INSTANT LAWN
- 100MM APPROVED SANDY LOAM SOIL
- MIN 150mm DEEP ROTARY HOED SUBGRADE

INDICATIVE PLANTING DETAILS



ISSUE AMENDMENT DATE

A TP SUBMISSION 10.04.2025  
B TP RFI 21.05.2025

PROJECT :

PROPOSED DWELLINGS AT:  
200 BLACK FOREST ROAD, WYNDHAM VALE

DRAWING TITLE :

LANDSCAPING DRAWINGS

DESIGNED : SCALES : DATE : JOB No. :

HD A1 = 1:100  
A3 = 1:200  
SHEET SIZE : SHEET NO: 8/8  
A1

APRIL 2025  
WYNDHAM CITY COUNCIL  
Town Planning  
Advertised Documents

TP8  
Plan: 9 of 9