



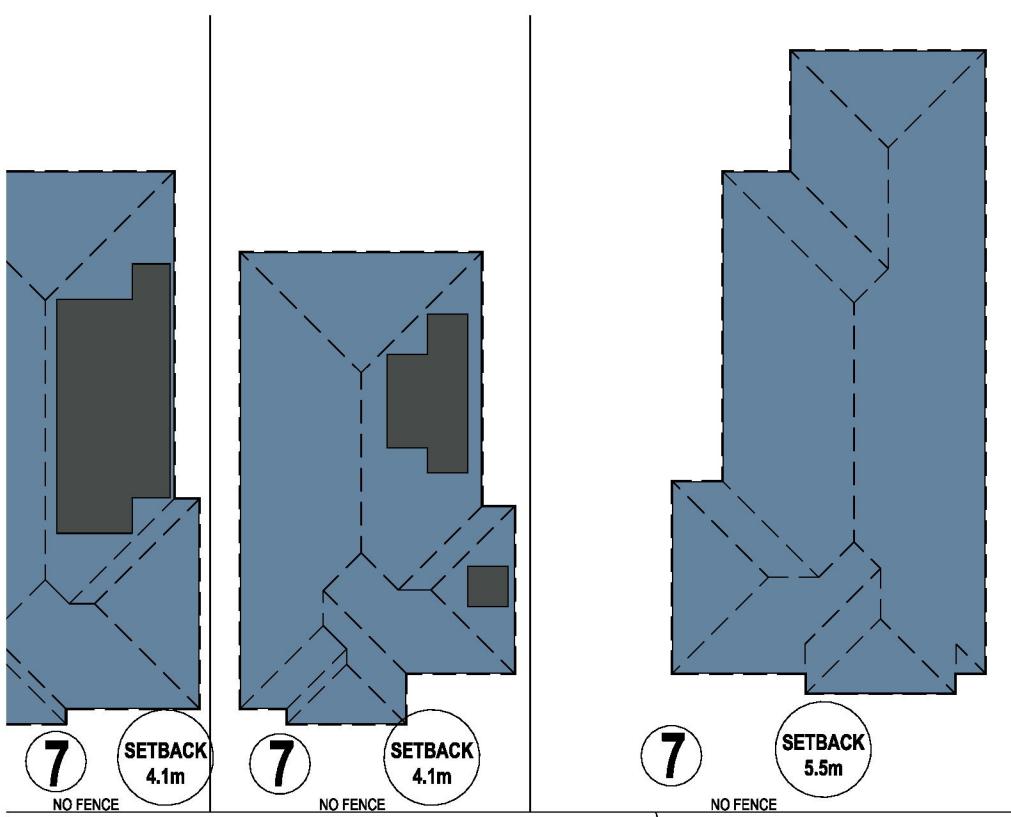
200 BLACKFOREST ROAD, WYNDHAM VALE

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

ISSUE	AMENDMENT	DATE	PROJECT:	DRAWING TITLE:	DESIGNED:	SCALES:	DATE:	JOB No.:
A	TP SUBMISSION TP RFI	10.04.2025 21.05.2025	PROPOSED DWELLINGS AT: 200 BLACK FOREST ROAD, WYNDHAM VALE	COVER SHEET	HD		APRIL 2025	WYNDHAM CITY COUNCIL
B								SHEET NO: TP001 A1 NOTE: THIS DRAWING AND INFORMATION HEREON REMAINS THE PROPERTY OF AND MAY NOT BE USED OR COPIED IN ANY MEANS WITHOUT PRIOR CONSENT OF ARCHITRIX



LEGEND

1. ACCESS TO BUS SERVICE RUNS ALONG CYPRESS AVENUE APPROX. 85M
2. ACCESS TO SYNDAL METRO STATION APPROX. 1KM
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 (Orange)
- SINGLE STOREY DWELLINGS (Blue)
- SOLAR PANELS OVER ADJOINING PROPERTIES (Dark Grey)



ISSUE
A
AMENDMENT
TP SUBMISSION
TP RFI

DATE
10.04.2025
21.05.2025

PROJECT:

PROPOSED DWELLINGS AT:
200 BLACK FOREST ROAD, WYNDHAM VALE

DRAWING TITLE:

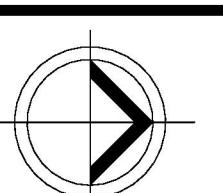
NEIGHBOURHOOD DESCRIPTION PLAN

DESIGNED :
HD
A1 = 1:300
A3 = 1:600

SCALES :
A1
SHEET NO: **1**
1/8 Advertised Documents

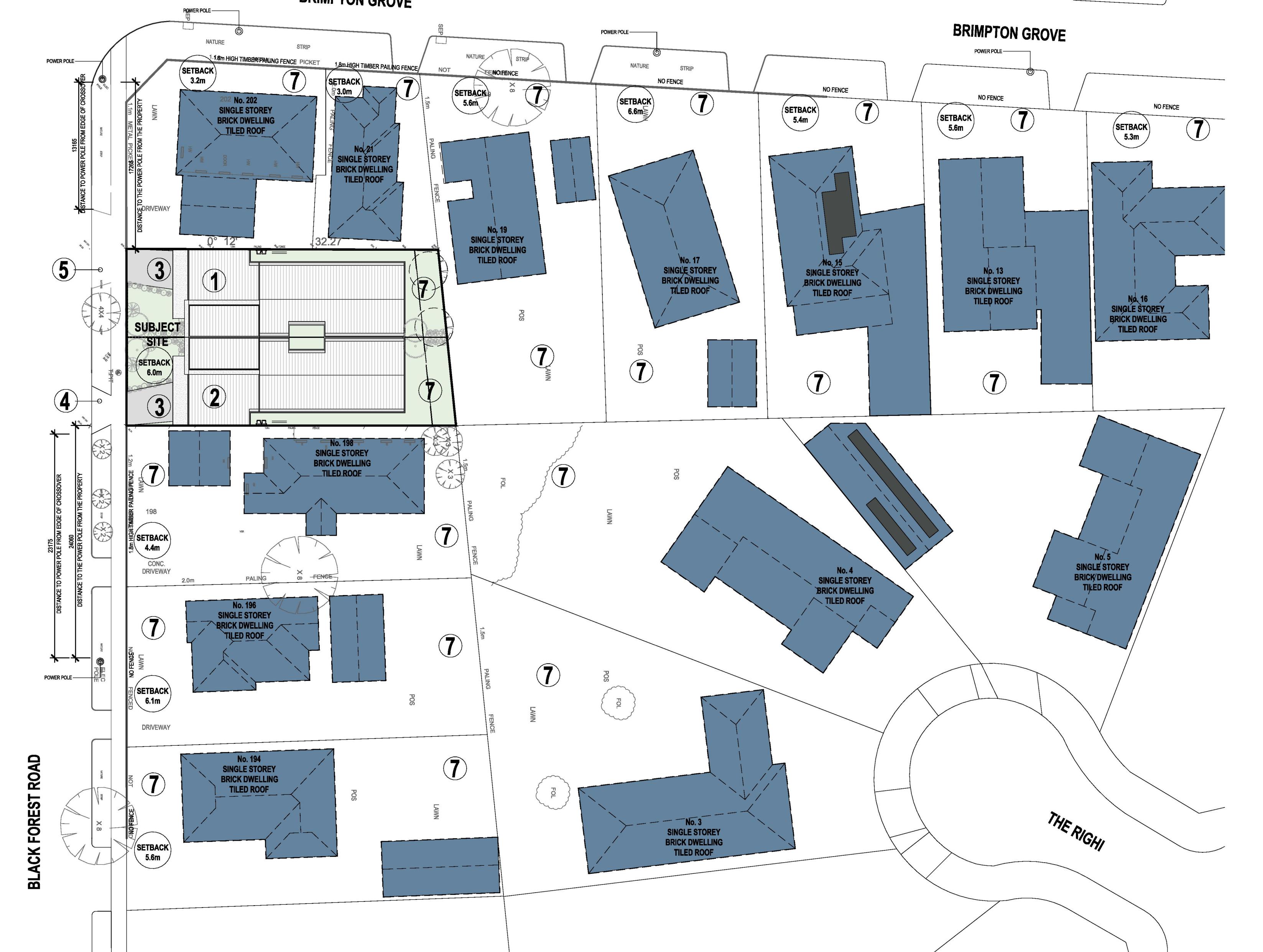
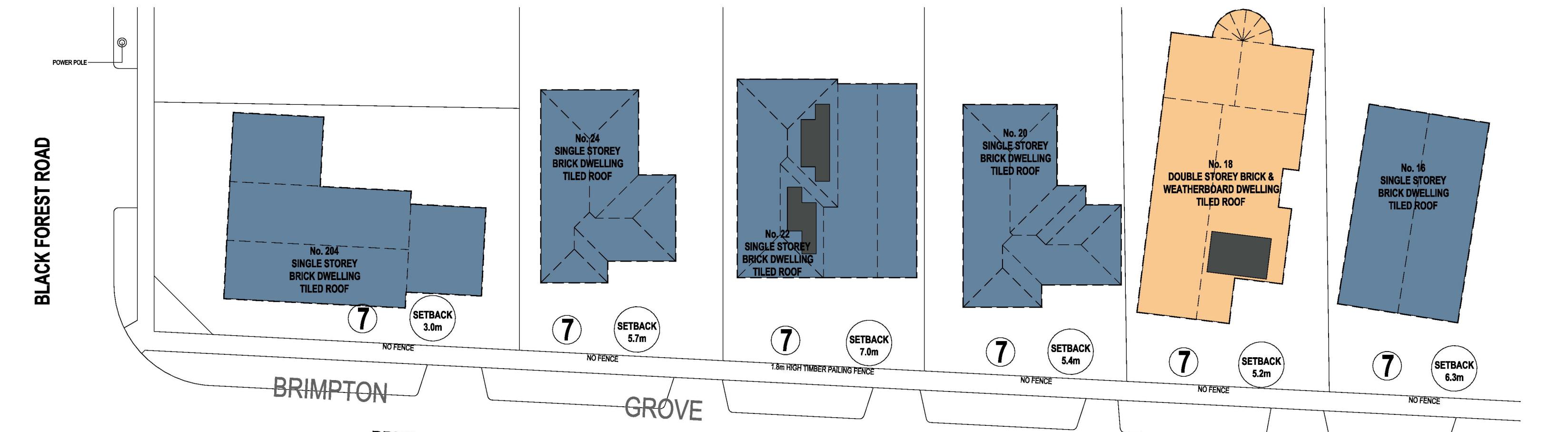
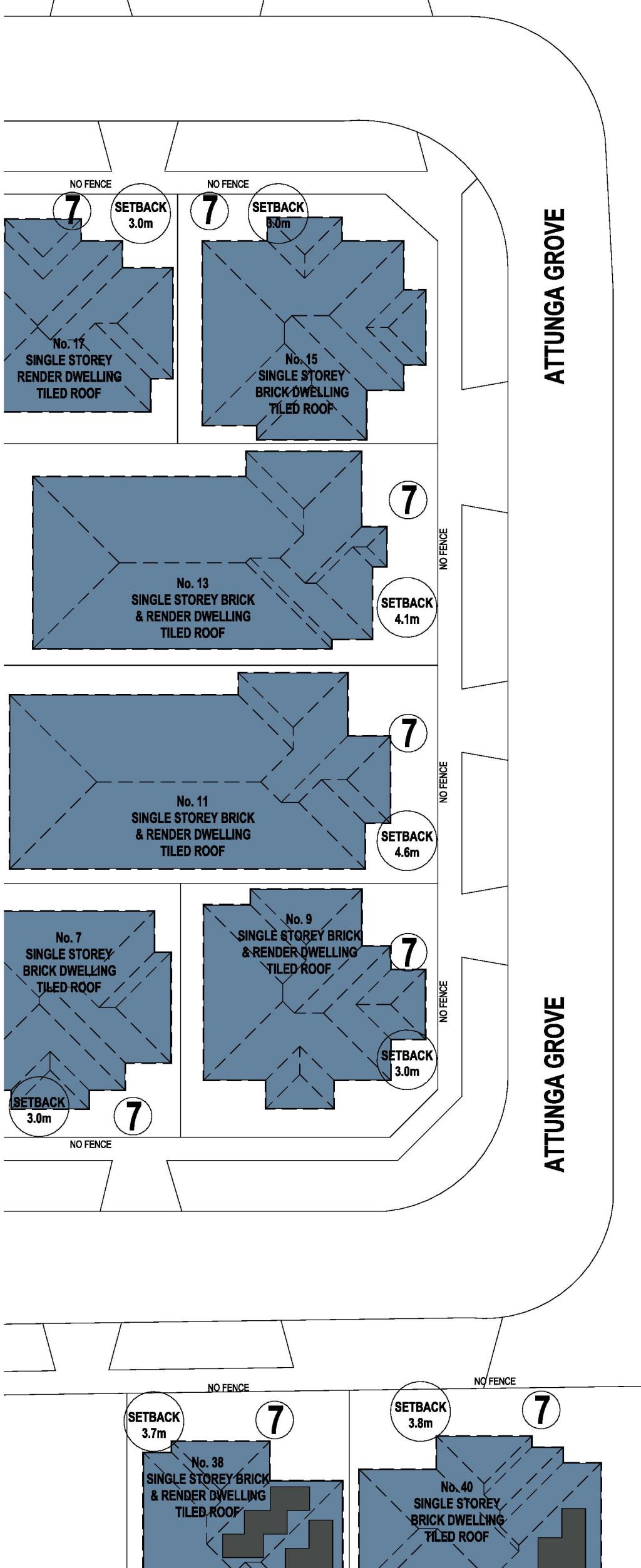
DATE :
APRIL 2025
WYNDHAM CITY COUNCIL

JOB No.:
TP1



1. PROPOSED UNIT 1
2. PROPOSED UNIT 2
3. PROPOSED DRIVEWAY
4. EXISTING CROSSOVER TO BE RELOCATED
5. PROPOSED CROSSOVER
6. PROPOSED PRIVATE OPEN SPACE
7. ADJOINING PRIVATE OPEN SPACE

Date Plans Provided: 10/07/2025



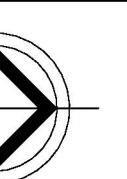
NEIGHBOURHOOD LEGEND:

- Double Storey Dwellings (Orange)
- Single Storey Dwellings (Blue)
- Solar Panels over Adjoining Properties (Dark Grey)

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

A
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TP RFI

10.04.2025
21.05.2025



PROPOSED DWELLINGS AT:
200 BLACK FOREST ROAD, WYNDHAM VALE

DESIGN RESPONSE PLAN

HD A1 = 1:300
A3 = 1:600
SHEET NO: **WYNDHAM CITY COUNCIL**
SHEET SIZE: **28**
A1 **Advertised Documents**
TP2
Plan: 3 of 9

MATERIALS LEGEND
FB: PLEASE NOTE: Take BICKWORK being provided to you may not reflect what WHITE BRICK OR SIMILAR by Council however they are the most recent version as at the date shown below:

VC: Data Provided: 10/07/2025
VERTICAL CLADDING
DARK GREY OR SIMILAR

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

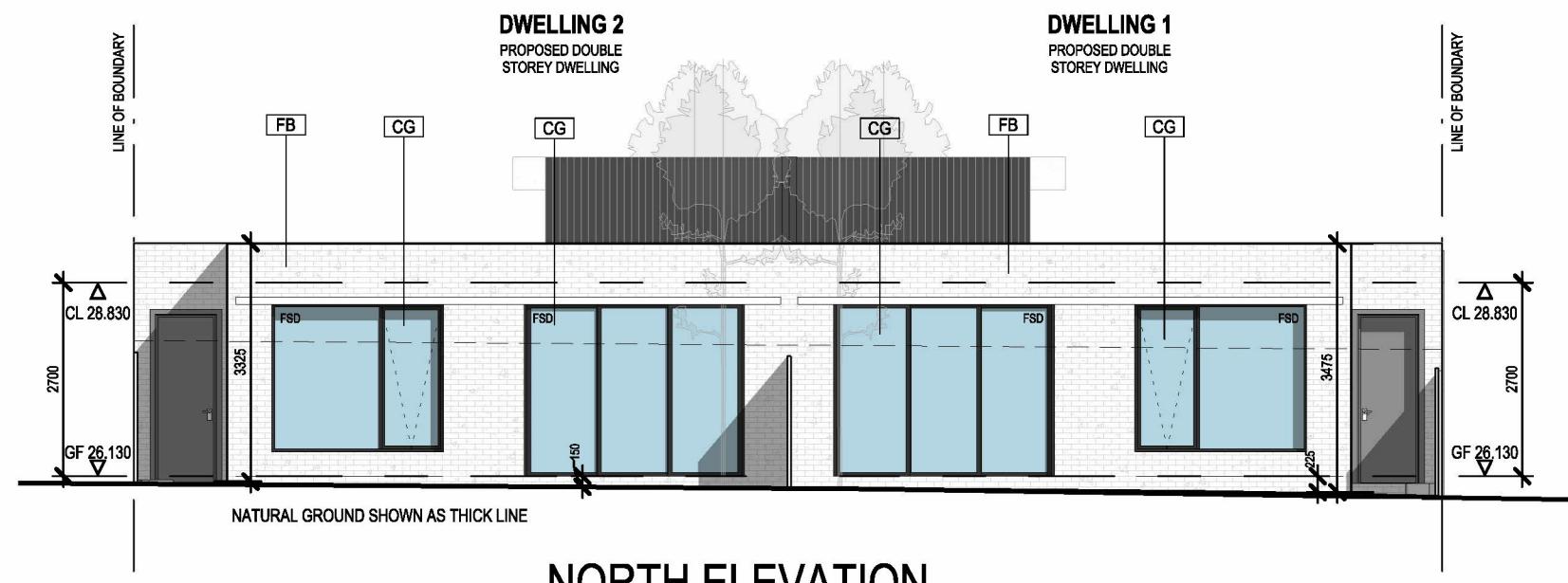
CG/OG: CLEAR GLAZING
OBSCURE GLAZING

GD: SELECTED GARAGE DOOR
COLORBOND; MONUMENT OR SIMILAR

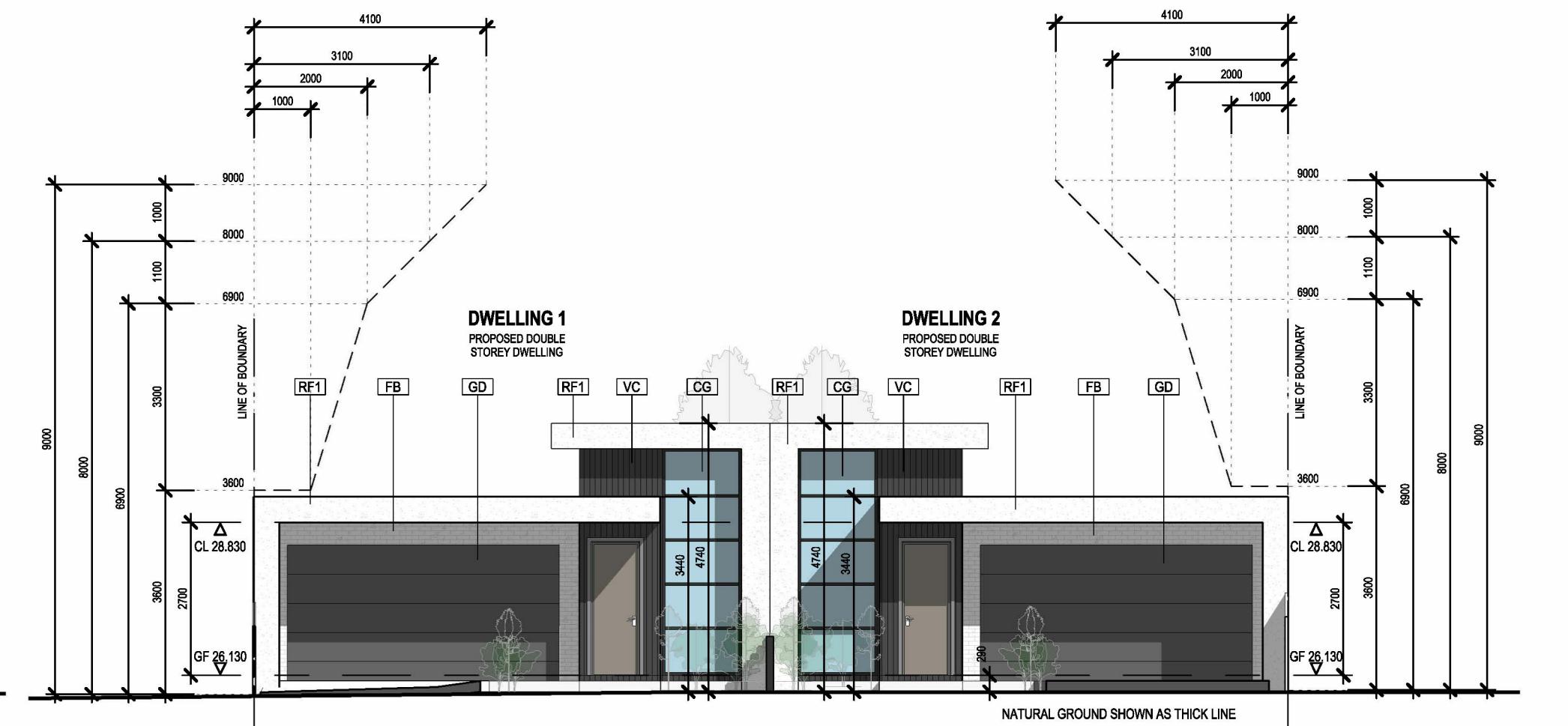


WEST ELEVATION

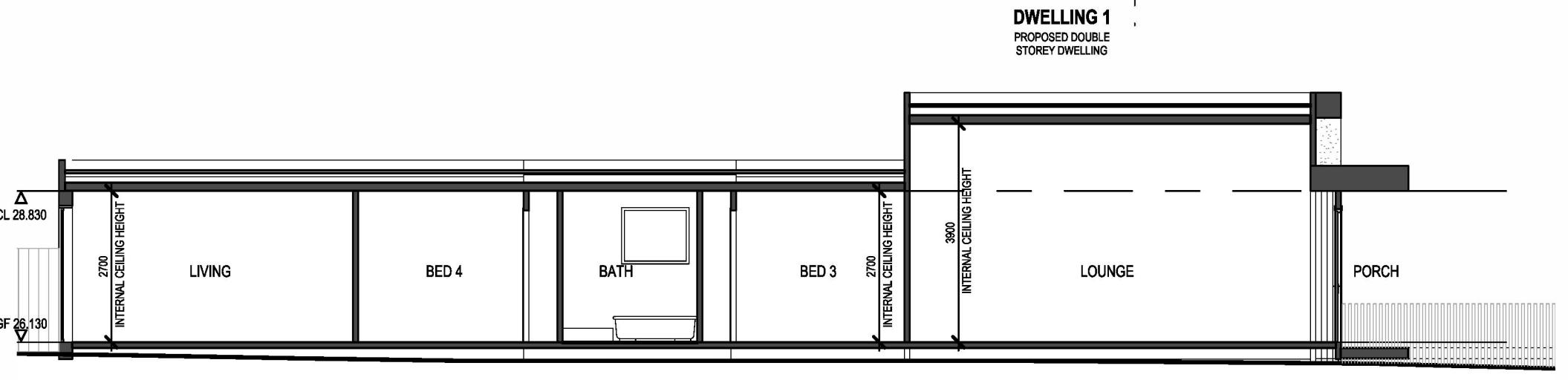
EAST ELEVATION



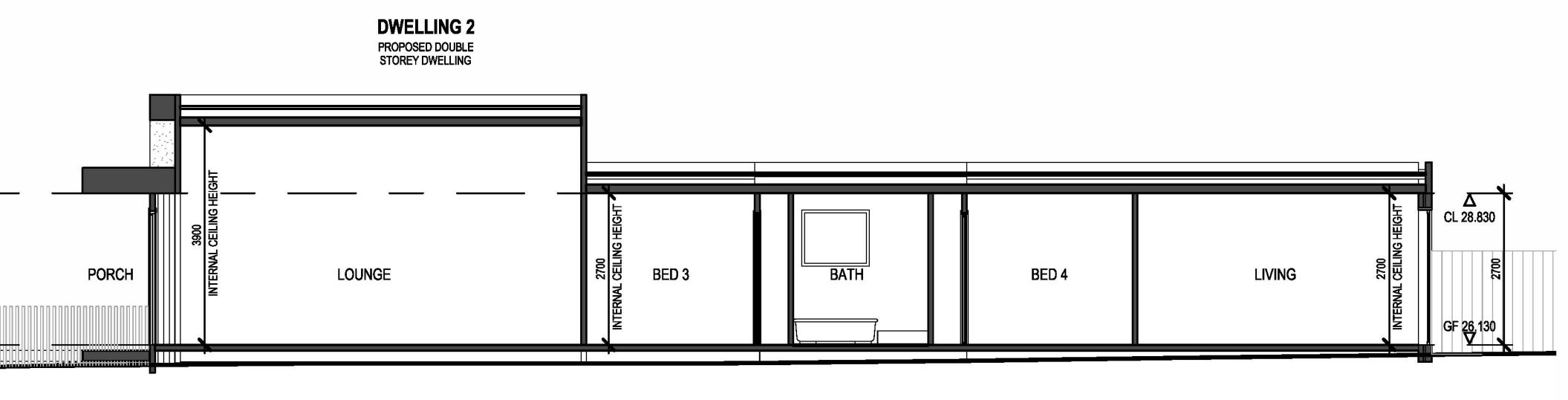
NORTH ELEVATION



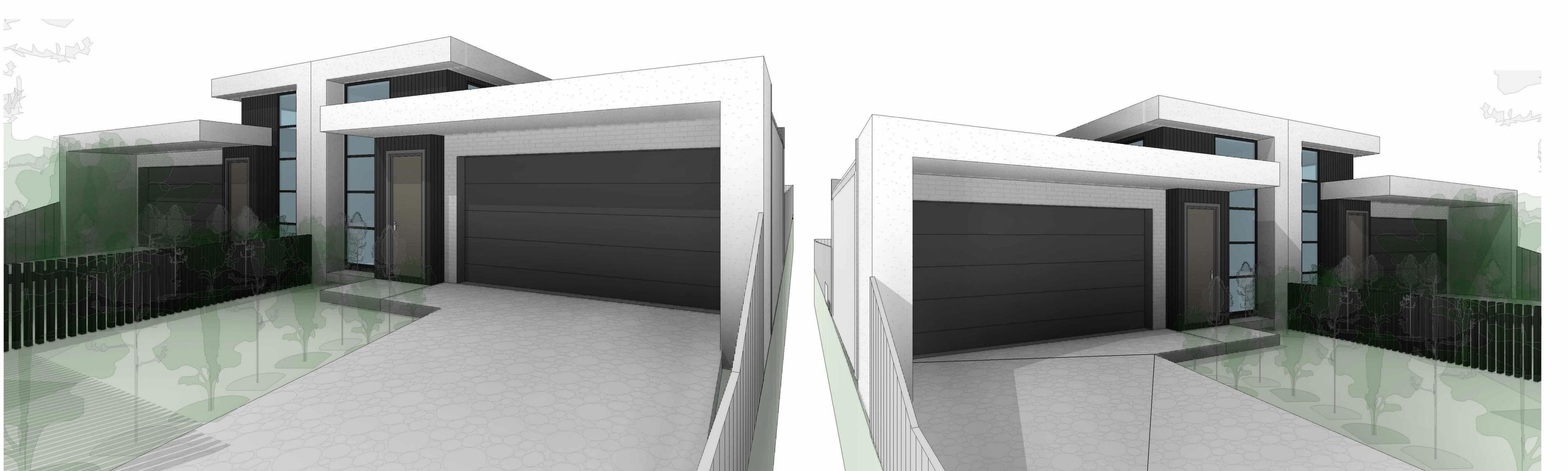
SOUTH ELEVATION



SECTION AA



SECTION BB



ISSUE AMENDMENT DATE

A
B TP SUBMISSION
TP RFI
10.04.2025
21.05.2025

PROJECT:

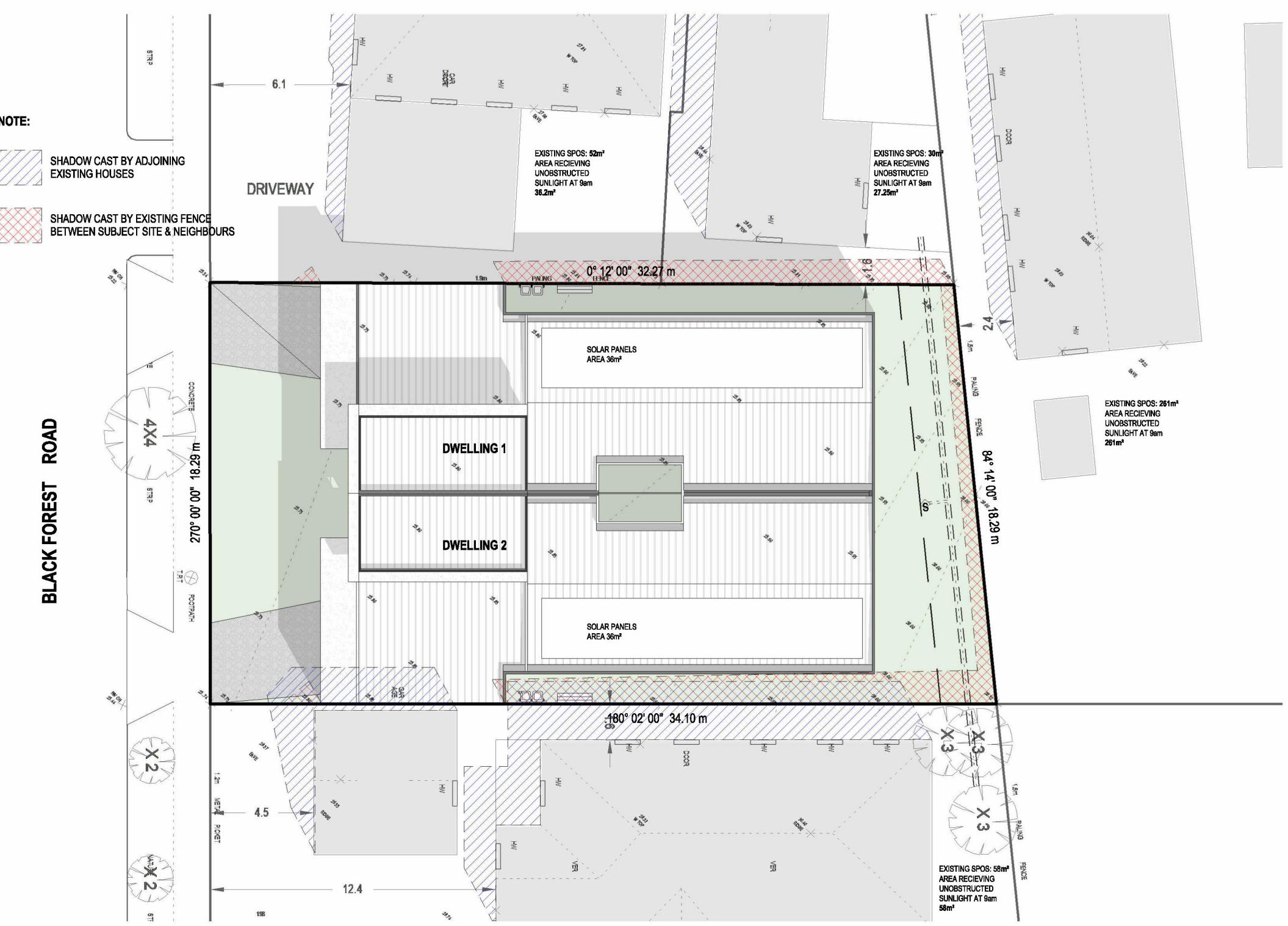
PROPOSED DWELLINGS AT:
200 BLACK FOREST ROAD, WYNDHAM VALE

DRAWING TITLE:

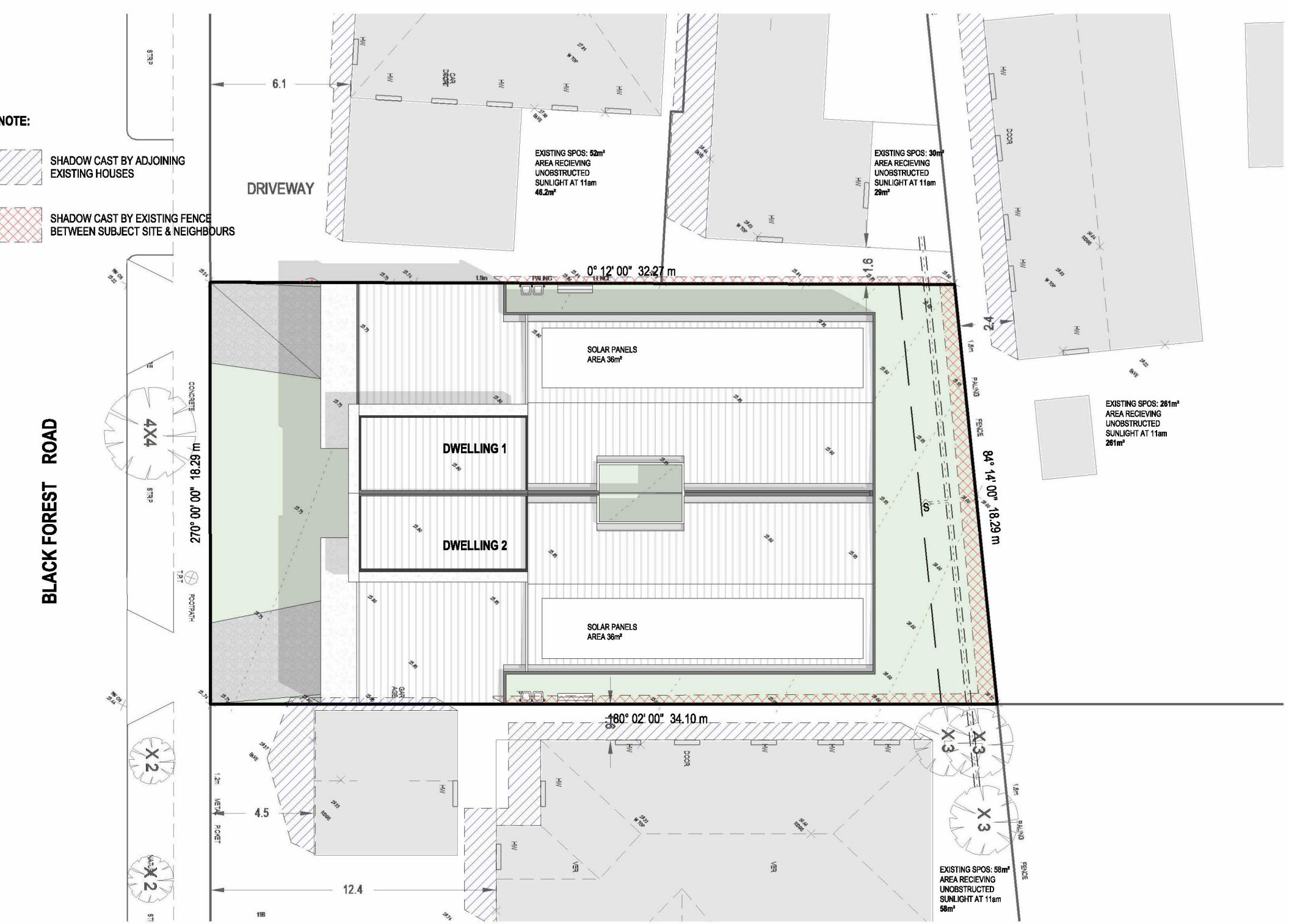
ELEVATIONS

DESIGNED: SCALES: DATE: JOB No.:

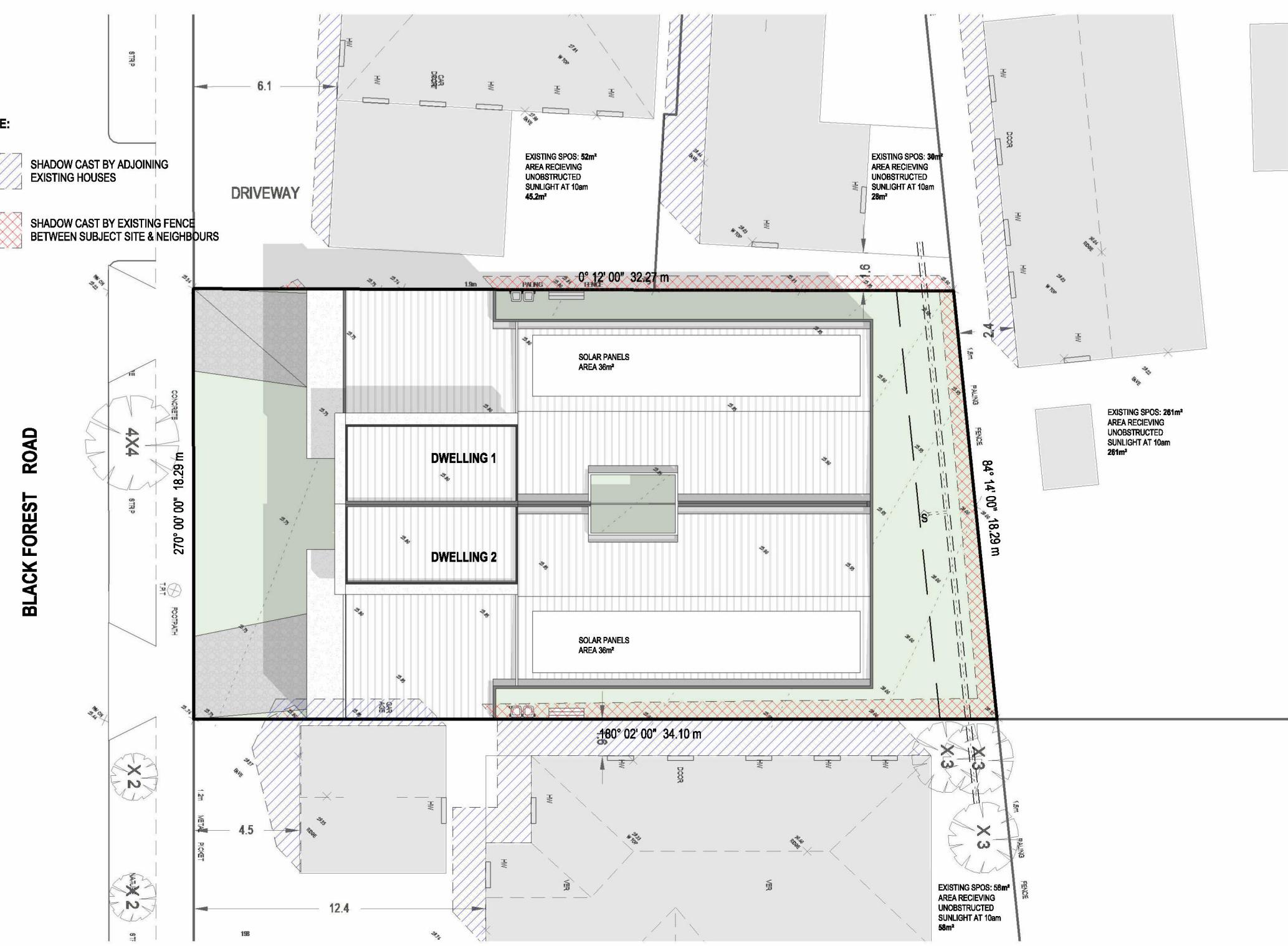
A1 1:100
A3 1:200
SHEET SIZE: A1
48 Advertised Documents
T4
Plan: 5 of 9



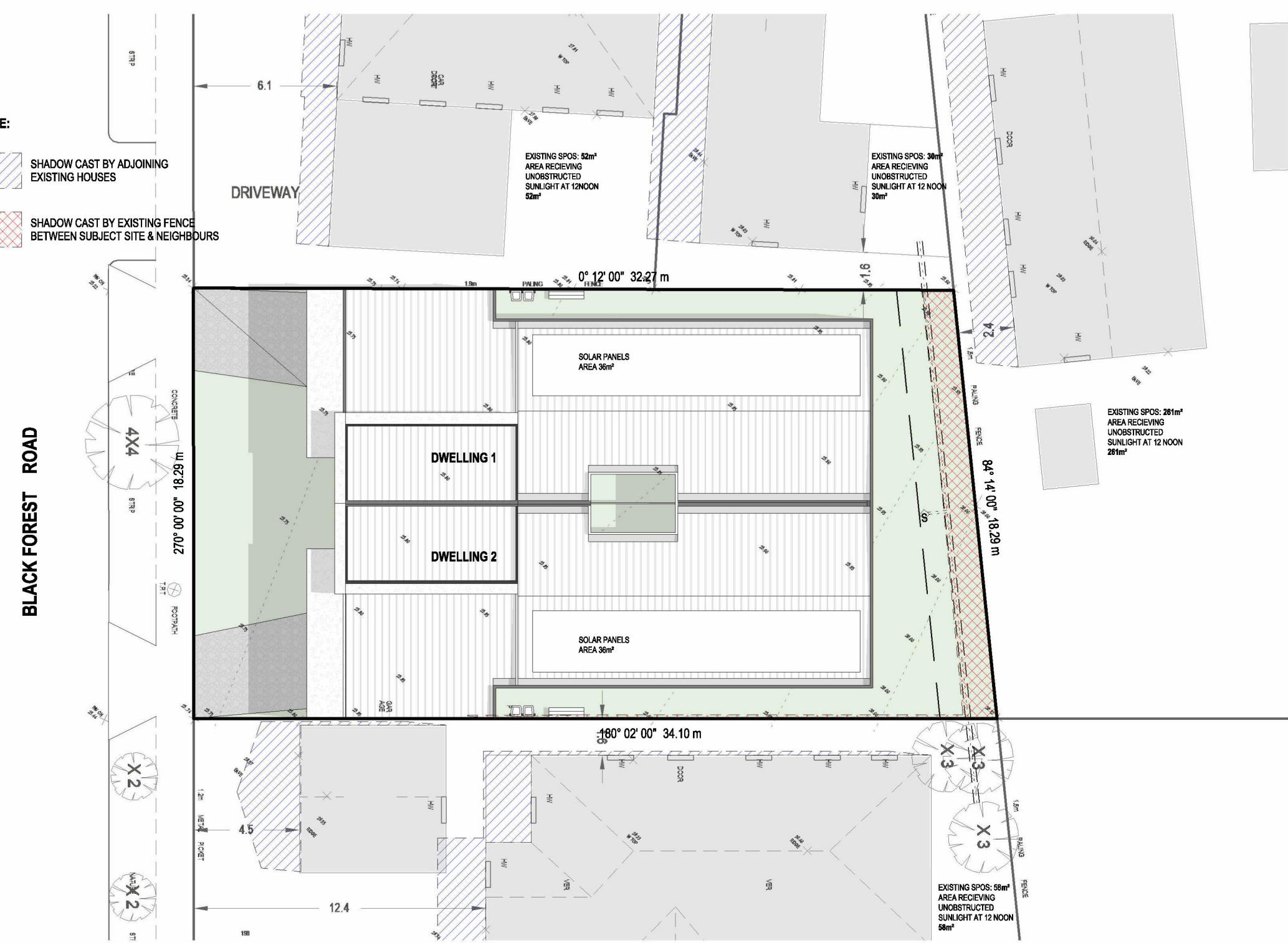
SHADOW 9AM



SHADOW 11AM



SHADOW 10AM



SHADOW 12 NOON

ISSUE AMENDMENT DATE

A
B TP SUBMISSION
TP RFI 10.04.2025
21.05.2025

PROJECT:

PROPOSED DWELLINGS AT:
200 BLACK FOREST ROAD, WYNDHAM VALE

DRAWING TITLE:

SHADOW DIAGRAM

DESIGNED: SCALES: DATE: JOB No.:

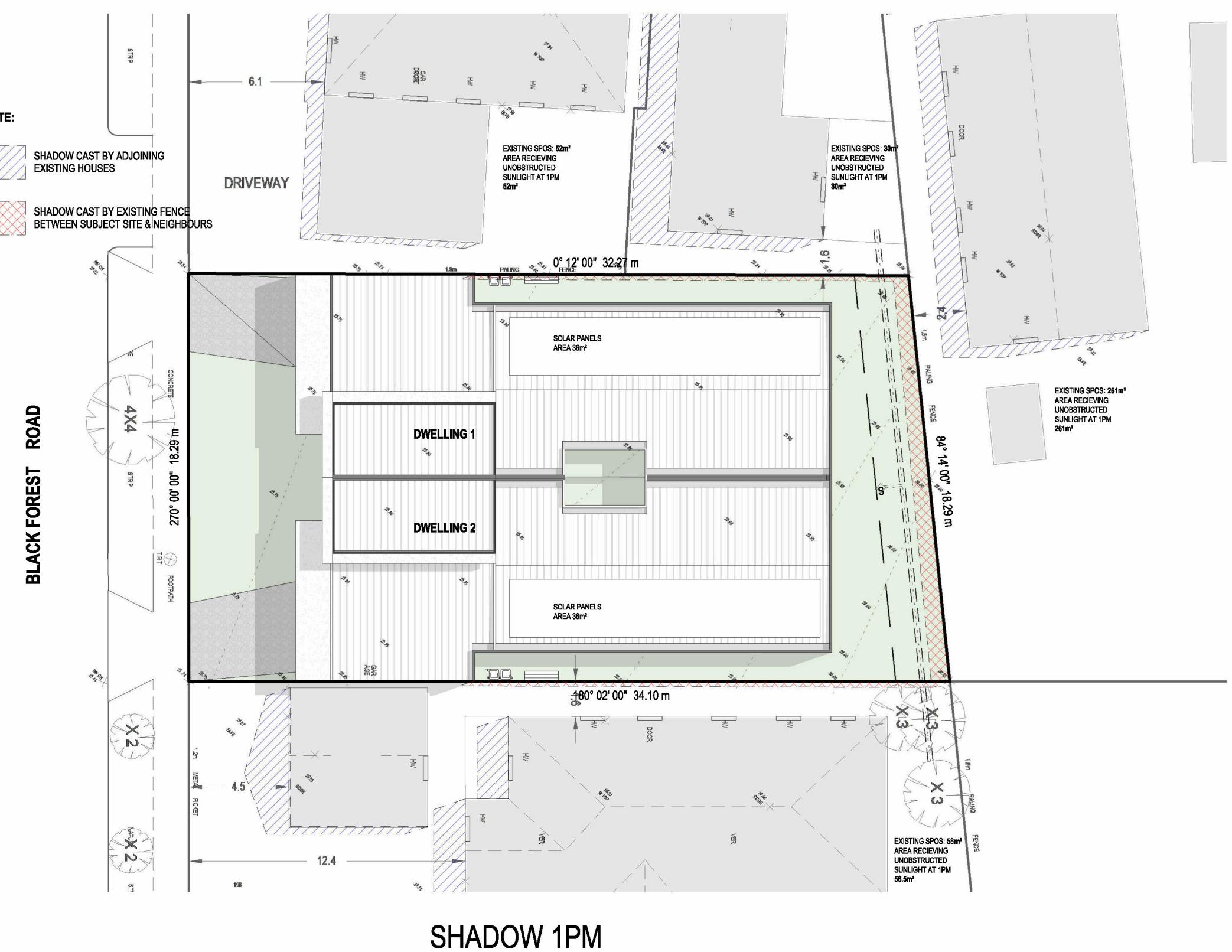
HD A1 = 1:200
A3 = 1:400
SHEET SIZE: APRIL 2025
A1 WYNDHAM CITY COUNCIL
58 Advertised Documents

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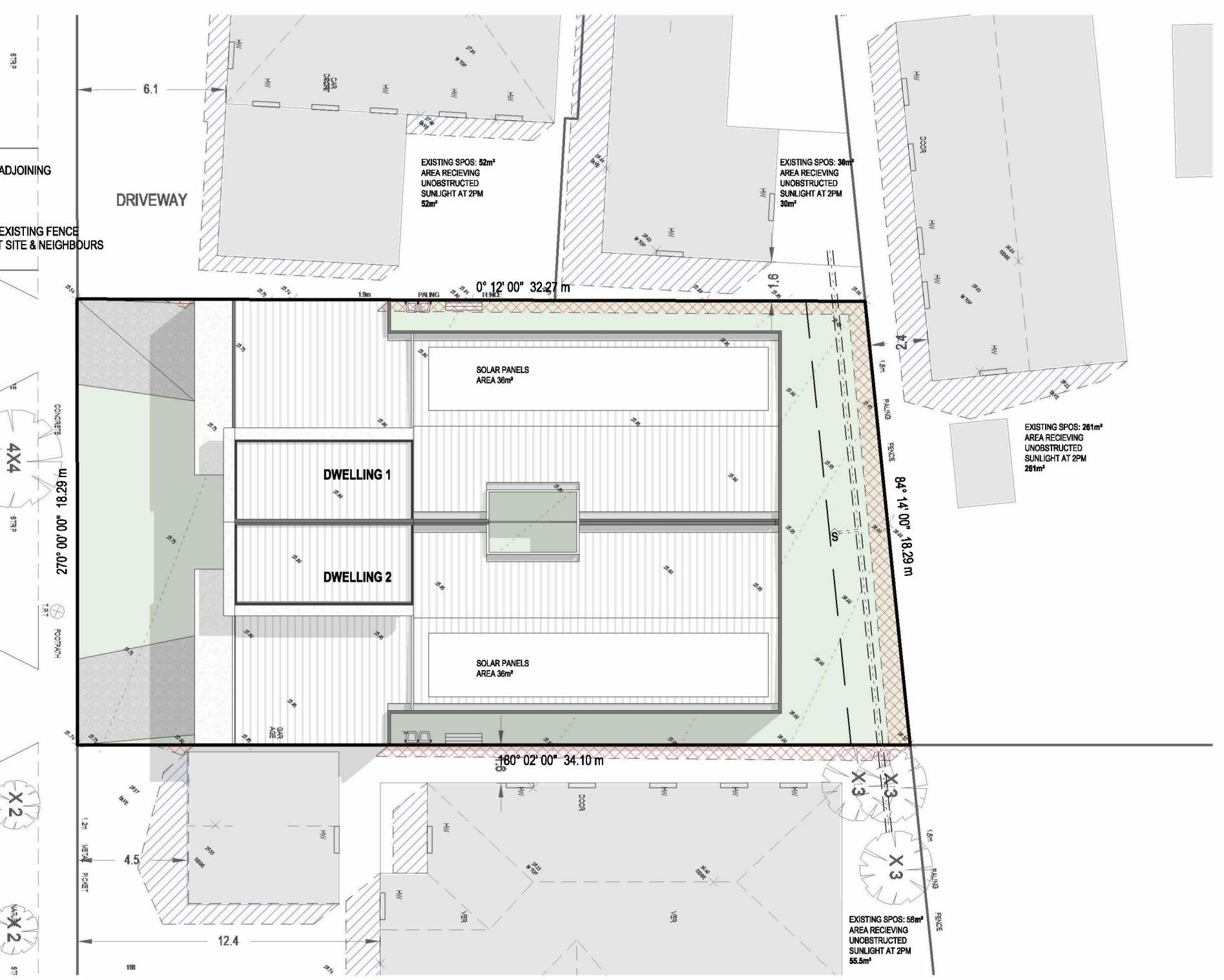
TPS
Plan. 6 of 9

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

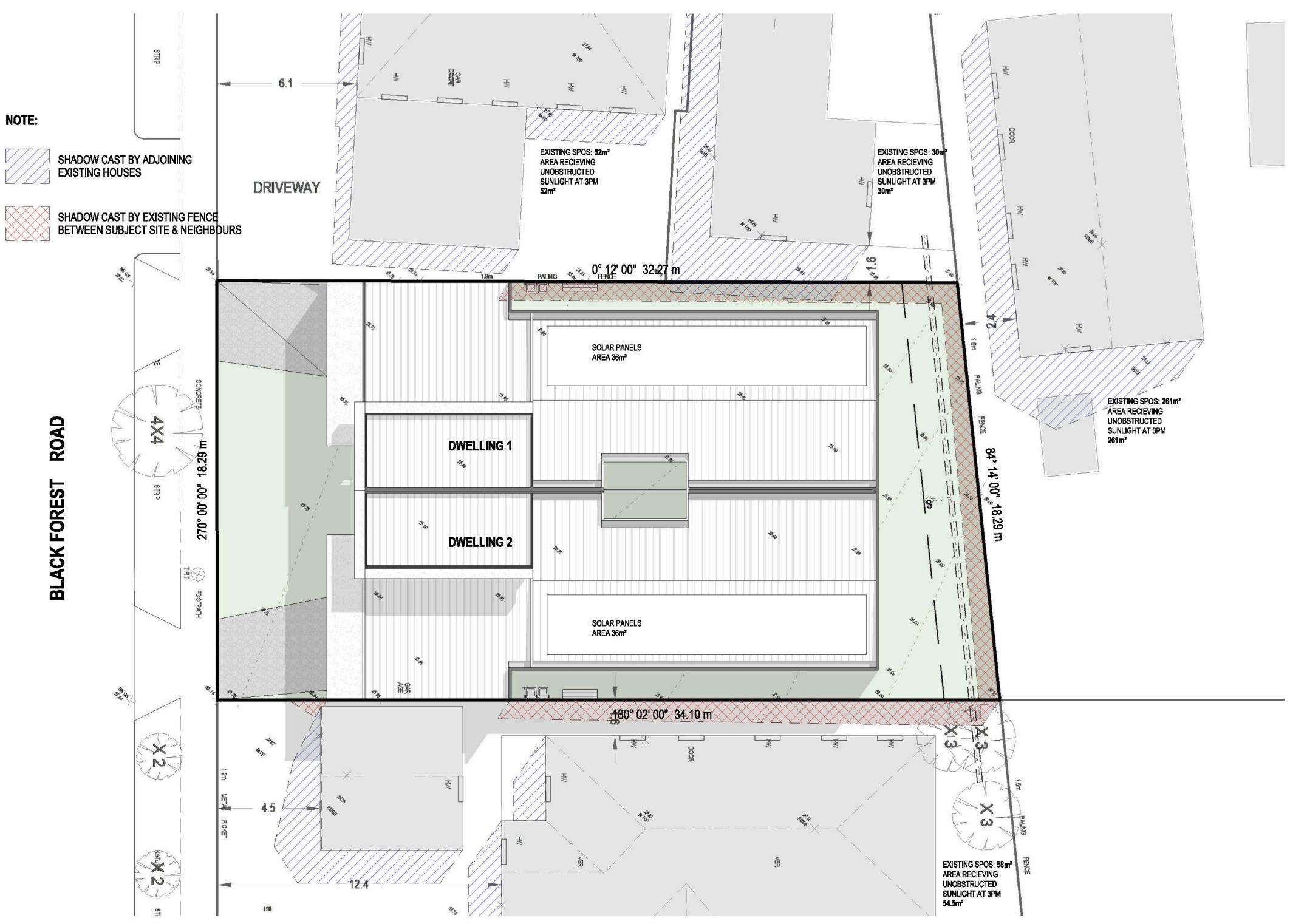
Site Plans Provided: 10/07/2025



SHADOW 1PM

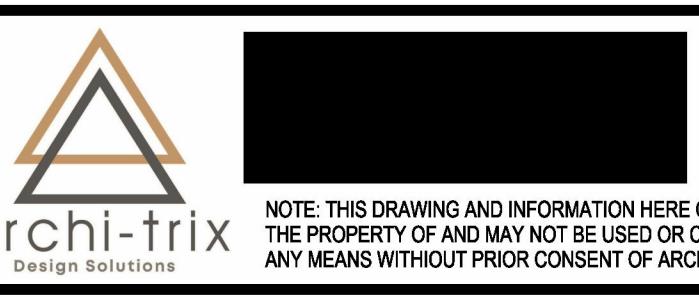


HADOW 2PM

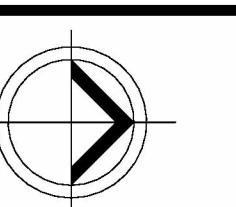


SHADOW 3PM

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



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PROJECT :

PROPOSED DWELLINGS AT: 200 BLACK FOREST ROAD, WYNDHAM VALE

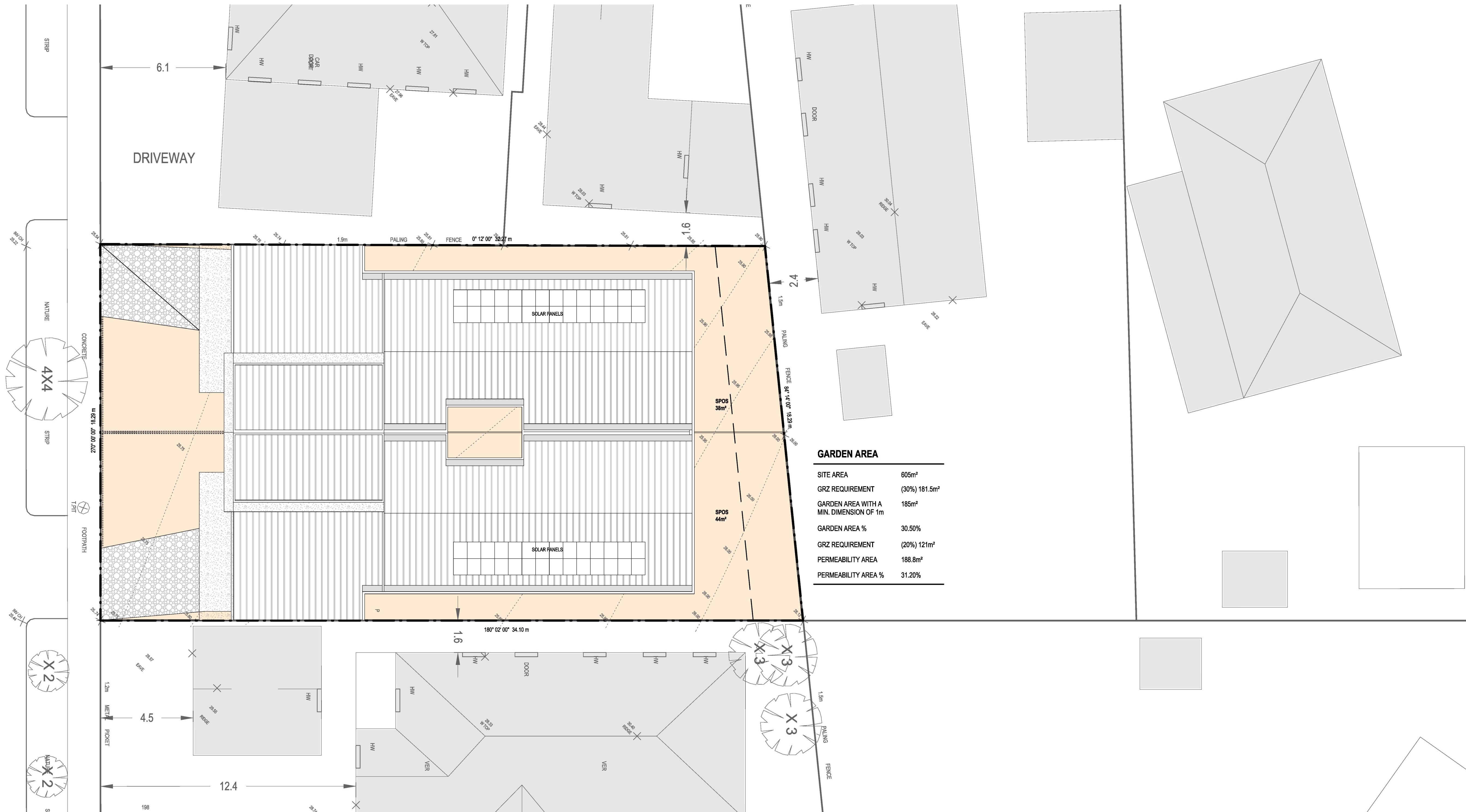
SHADOW DIAGRAM

A1 = 1:200 APRIL 2025
A3 = 1:400 **WYNDHAM CITY COUNCIL**
SHEET SIZE : **SHEET NO:** **Town Planning** DRAWING NO
A1 6/8 **Advertised Documents** TP6

RIL 2025
WYNDHAM CITY COUNCIL
Planning

STREET NO: **Town Planning** DRAWING NO. **Advertised Documents**

BLACK FOREST ROAD



ISSUE

AMENDMENT

DATE

PROJECT:

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SCALES:

DATE:

JOB No.:

SPECIFICATION NOTES

PLEASE NOTE: The plan/s are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below: **10/07/2025**

Tree: Tree 50 x 50 x 2400 HW stakes per tree. Fester 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. Areas beyond the tree trunk should be treated as a no-dig zone for the duration of the construction activities. No excavation, filling, machinery or storage of materials shall occur within the fenced off area. Roots requiring excavation or lifting must be cut and removed. All roots over 40mm in diameter must be removed. All roots within 40mm of the trunk must be cut and removed. Impenetrable soil shall be a medium texture sandy loam.

Date Plans Provided: 10/07/2025

Car Park

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

Trees

Tree 50 x 50 x 2400 HW stakes per tree. Fester 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. Areas beyond the tree trunk should be treated as a no-dig zone for the duration of the construction activities. No excavation, filling, machinery or storage of materials shall occur within the fenced off area. Roots requiring excavation or lifting must be cut and removed. All roots over 40mm in diameter must be removed. All roots within 40mm of the trunk must be cut and removed. Impenetrable soil shall be a medium texture sandy loam.

Planting

Planting shall be carried out using recognized horticultural practices with all plants conforming to the health, size and quality as 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 plants should be also be watered with water and allowed to drain completely.

Plants

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 collar 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

Planting holes for shrubs and trees are to be of minimum size 75mm larger than the planting pot in all dimensions. Standard screening planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball at ground level.

A 75mm high mound is to be constructed at edge of rootball to hold water. All plants are to be thoroughly watered after planting and slow release fertilizer added at the quantity 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 fine dark coloured chipped or shredded pine bark or similar with 80% air permeability. No particles are to exceed 50mm plus. 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 applied towards plants but shall be kept back 100mm from the stems of all plants to prevent collar rot.

Lawns

Lawns 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 per 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 200mm maximum centres. An additional stake to be provided at joints in the plant.

Fertiliser

Use slow release granular suitable for Australian plants and applicable following rates.

Advanced trees: 200g per tree, 200g per pots, 150g 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 meter valve.

Maintenance schedule

Yearly maintenance 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:

i. prune every 3 months to ensure good shape and remove dead

ii. additional applications of chemicals as per manufacturers recommendations

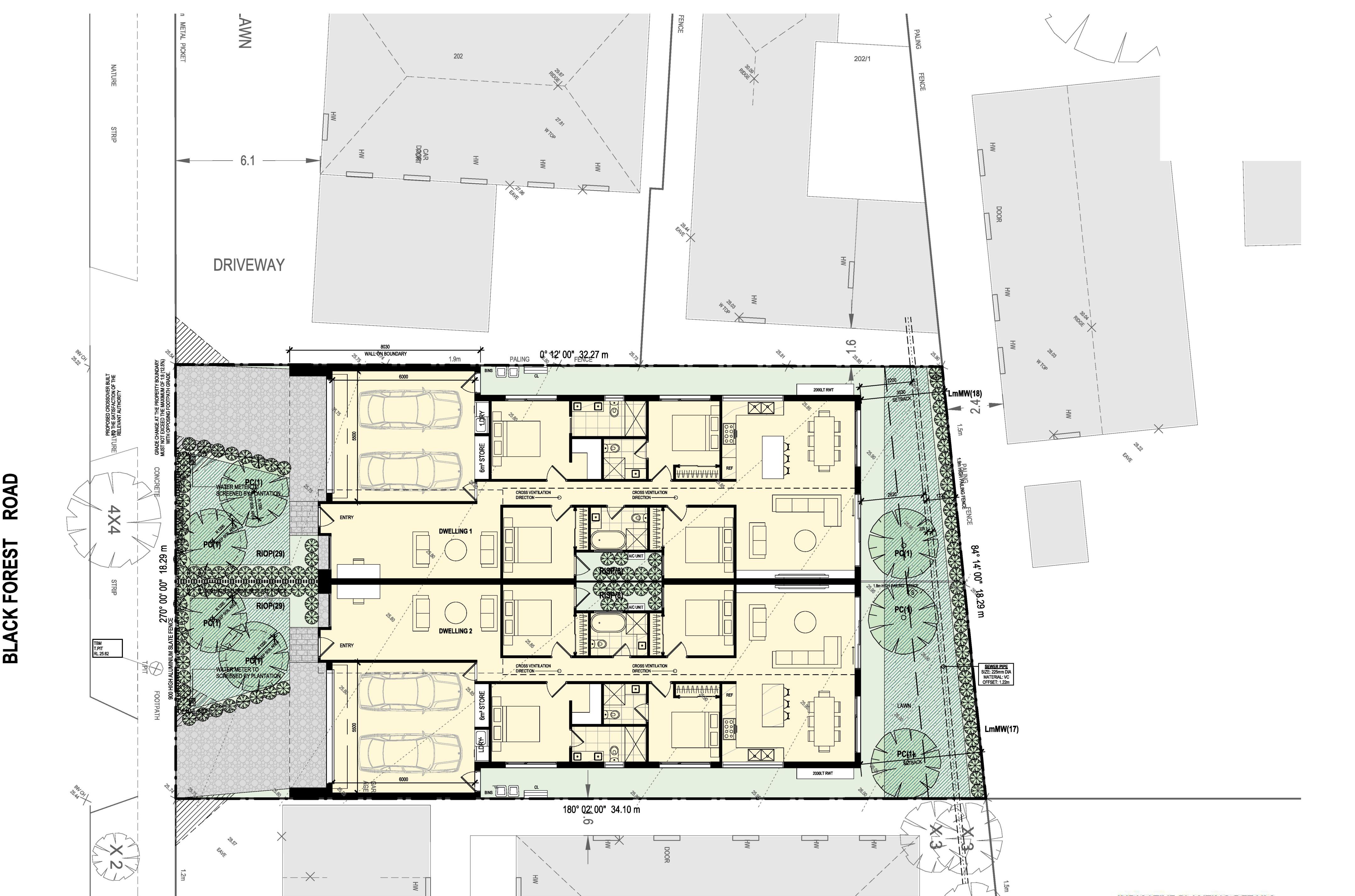
iii. regular weeding during summer months and dry periods

iv. remove dead plants with equally sized plants within maintenance period

v. control weeds throughout maintenance via hand and chemical methods

vi. replenish mulch

vii. remove tree stumps after establishment to ensure successful ongoing health & shape of tree.



INDICATIVE PLANTING DETAILS

Surface Finishes Detail

Garden Beds

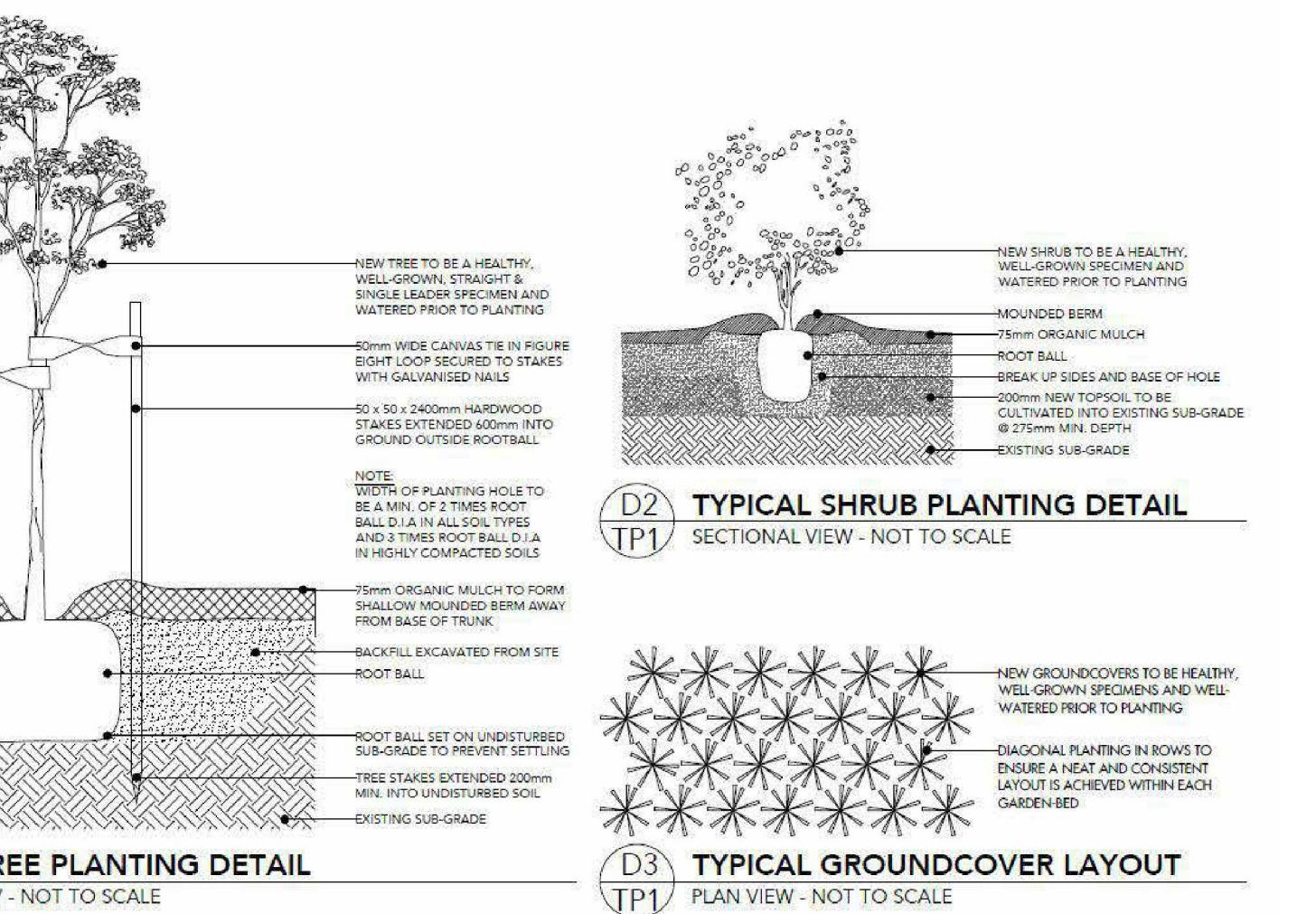
75mm ORGANIC PINE BARK MULCH
400mm APPROVED MEDIUM LOAM SOIL
MIN 150mm DEEP ROTARY HOED SUBGRADE

Topping / Pebble areas

40MM COMPACTED DROMANA TOPPINGS / 30 TO 40MM RIVER PEBBLE
75MM COMPACTED FOR BASE
SUBGRADE

Lawn areas

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



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								
CM	LAGERSTROEMIA INDICA	CREPE MYRTLE	D	8.0 x 6.0m	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	
RISP	LAVANDULA DENTATA	FRENCH LAVENDER	E	0.9 x 0.9m	140mm POTS	16	0.5 x 0.3m	

ISSUE: A
AMENDMENT: TP SUBMISSION
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TP RFI
21.05.2025

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200 BLACK FOREST ROAD, WYNDHAM VALE

DRAWING TITLE:

DESIGNED: HD
SCALES: A1 = 1:100
A3 = 1:200
DATE: APRIL 2025
JOB No.: WYNDHAM CITY COUNCIL

SHEET No.: Town Planning
88 Advertised Documents
TP8