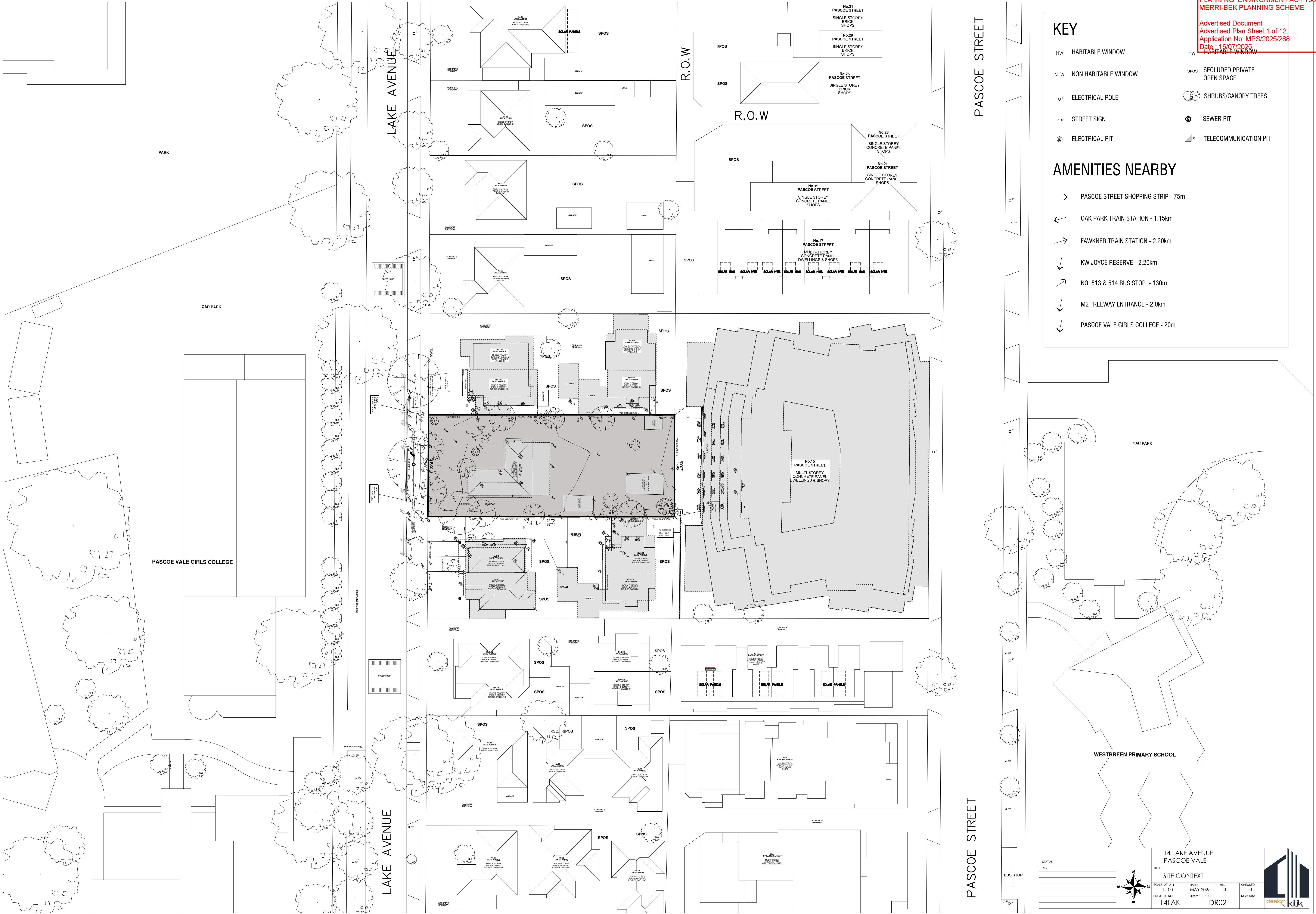


KEY

HW	HABITABLE WINDOW	HW	HABITABLE WINDOW
NHW	NON HABITABLE WINDOW	SPOS	SECLUDED PRIVATE OPEN SPACE
○	ELECTRICAL POLE	○	SHRUBS/CANOPY TREES
○	STREET SIGN	○	SEWER PIT
ⓔ	ELECTRICAL PIT	ⓧ	TELECOMMUNICATION PIT

AMENITIES NEARBY

- PASCOE STREET SHOPPING STRIP - 75m
- ← OAK PARK TRAIN STATION - 1.15km
- FAWKNER TRAIN STATION - 2.20km
- ↓ KW JOYCE RESERVE - 2.20km
- ↗ NO. 513 & 514 BUS STOP - 130m
- ↓ M2 FREEWAY ENTRANCE - 2.0km
- ↓ PASCOE VALE GIRLS COLLEGE - 20m



STATUS:		14 LAKE AVENUE PASCOE VALE			
REV:		TITLE: SITE CONTEXT			
		SCALE AT A1: 1:100		DATE: MAY 2025	
		PROJECT NO: 14LAK		DRAWN: KL	
		DRAWING NO: DR02		CHECKED: KL	
				REVISION:	

B5 ALL DWELLING ARE ORIENTATED TO THE STREET AND INTERNAL ACCESSWAY, WITH ADEQUATE VEHICLE AND PEDESTRIAN LINK.

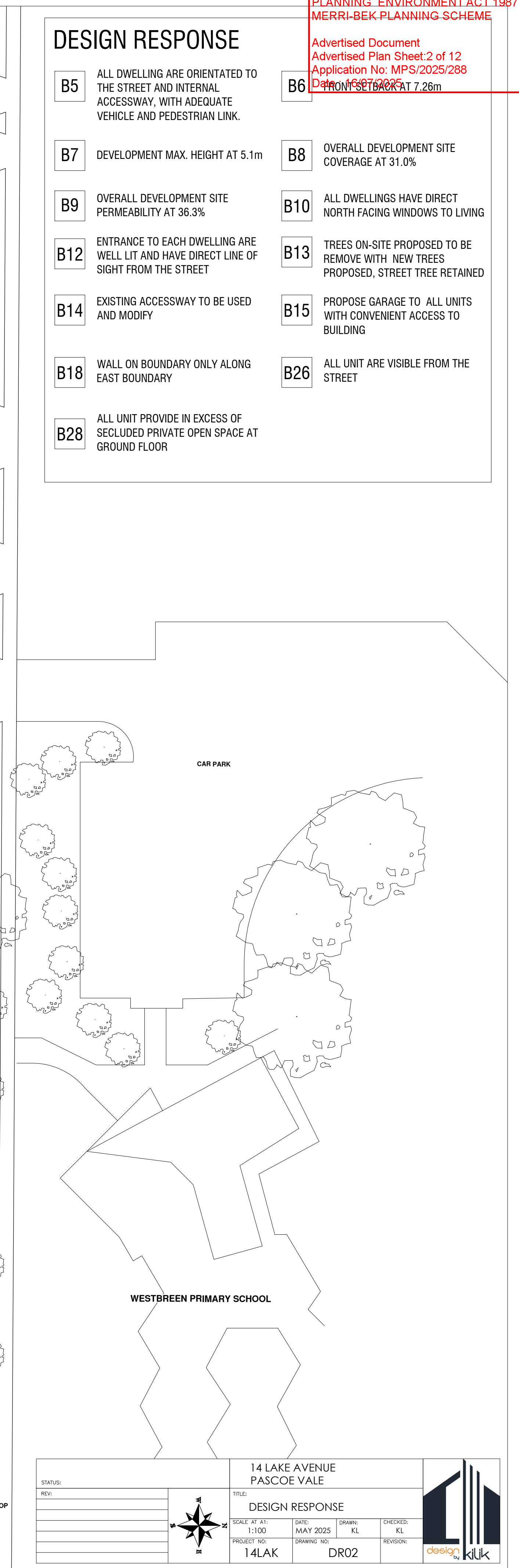
B8 OVERALL DEVELOPMENT SITE
COVERAGE AT 31.0%

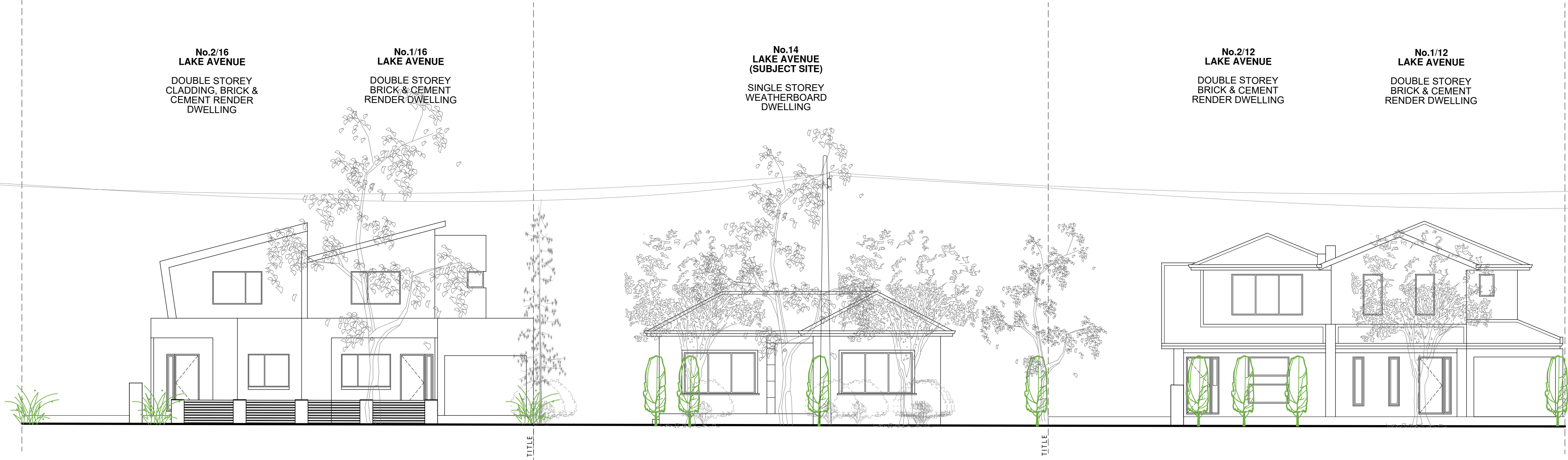
B10 ALL DWELLINGS HAVE DIRECT NORTH FACING WINDOWS TO LIVING

B13 TREES ON-SITE PROPOSED TO BE
REMOVE WITH NEW TREES
PROPOSED STREET TREE RETAINED

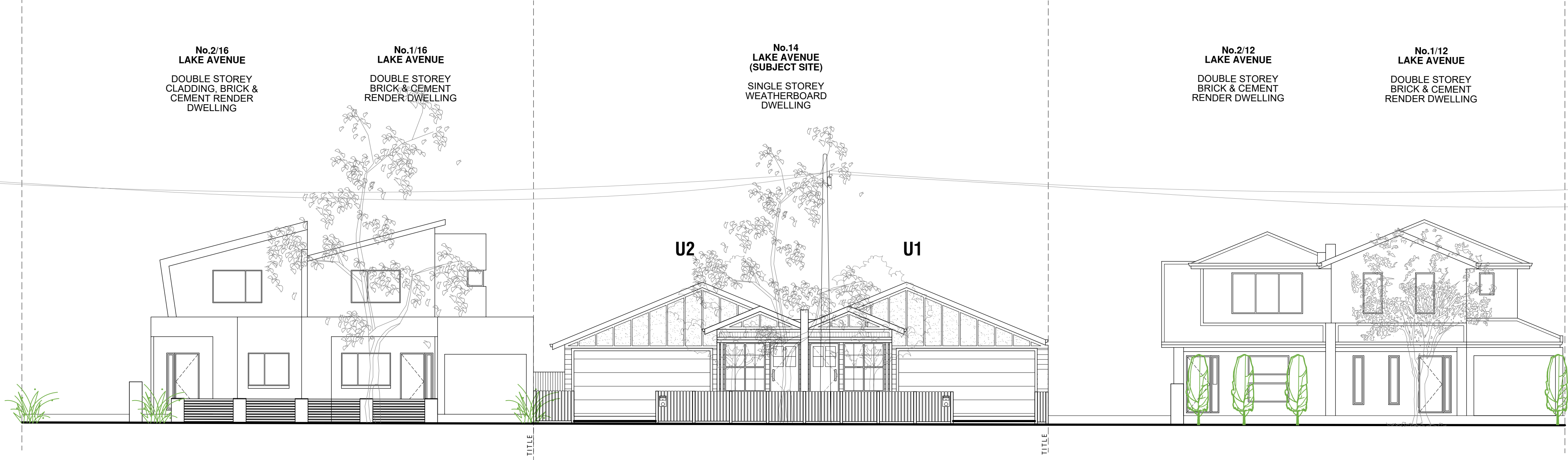
B15 PROPOSE GARAGE TO ALL UNITS
WITH CONVENIENT ACCESS TO
BUILDING

B26 ALL UNIT ARE VISIBLE FROM THE STREET

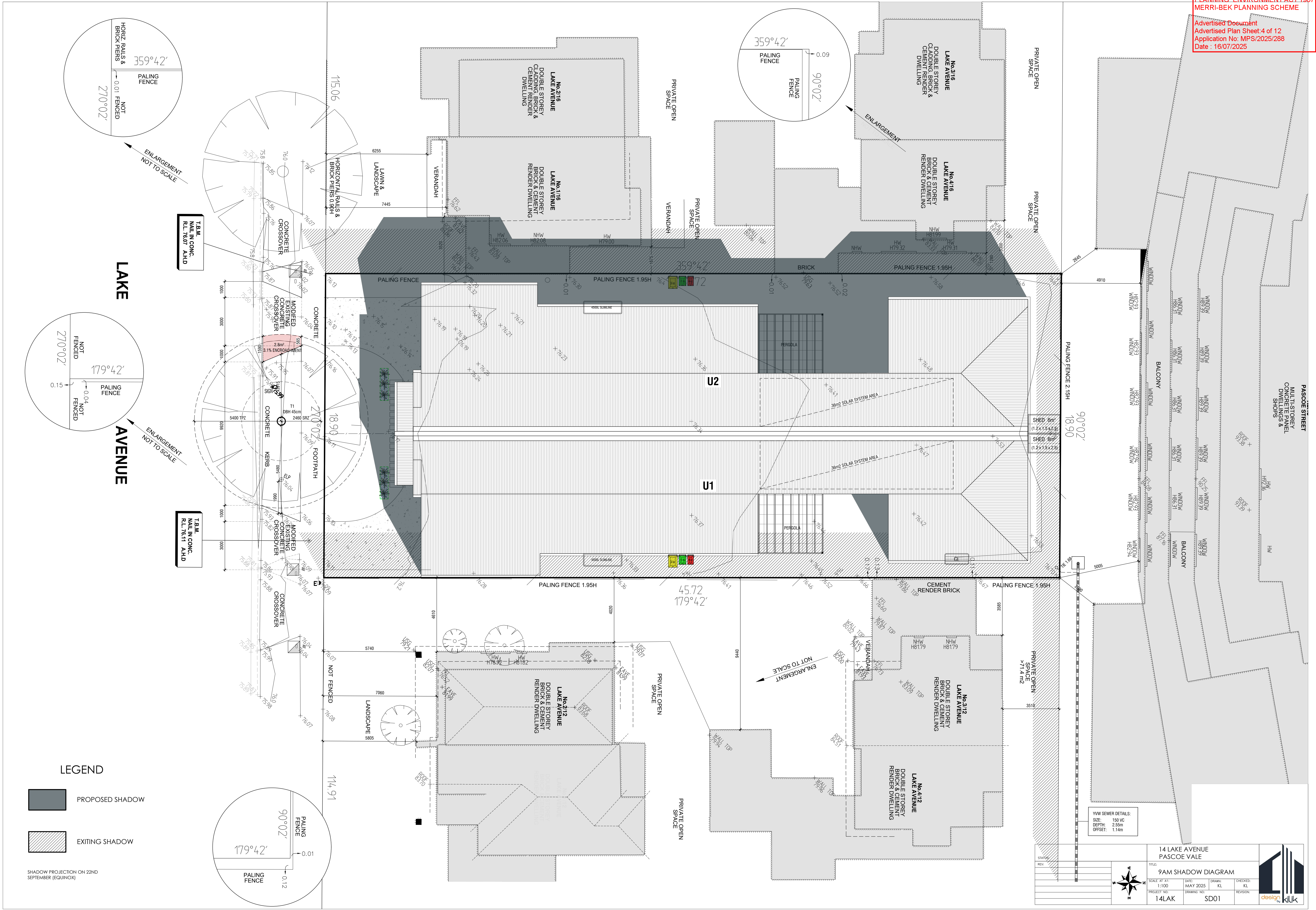


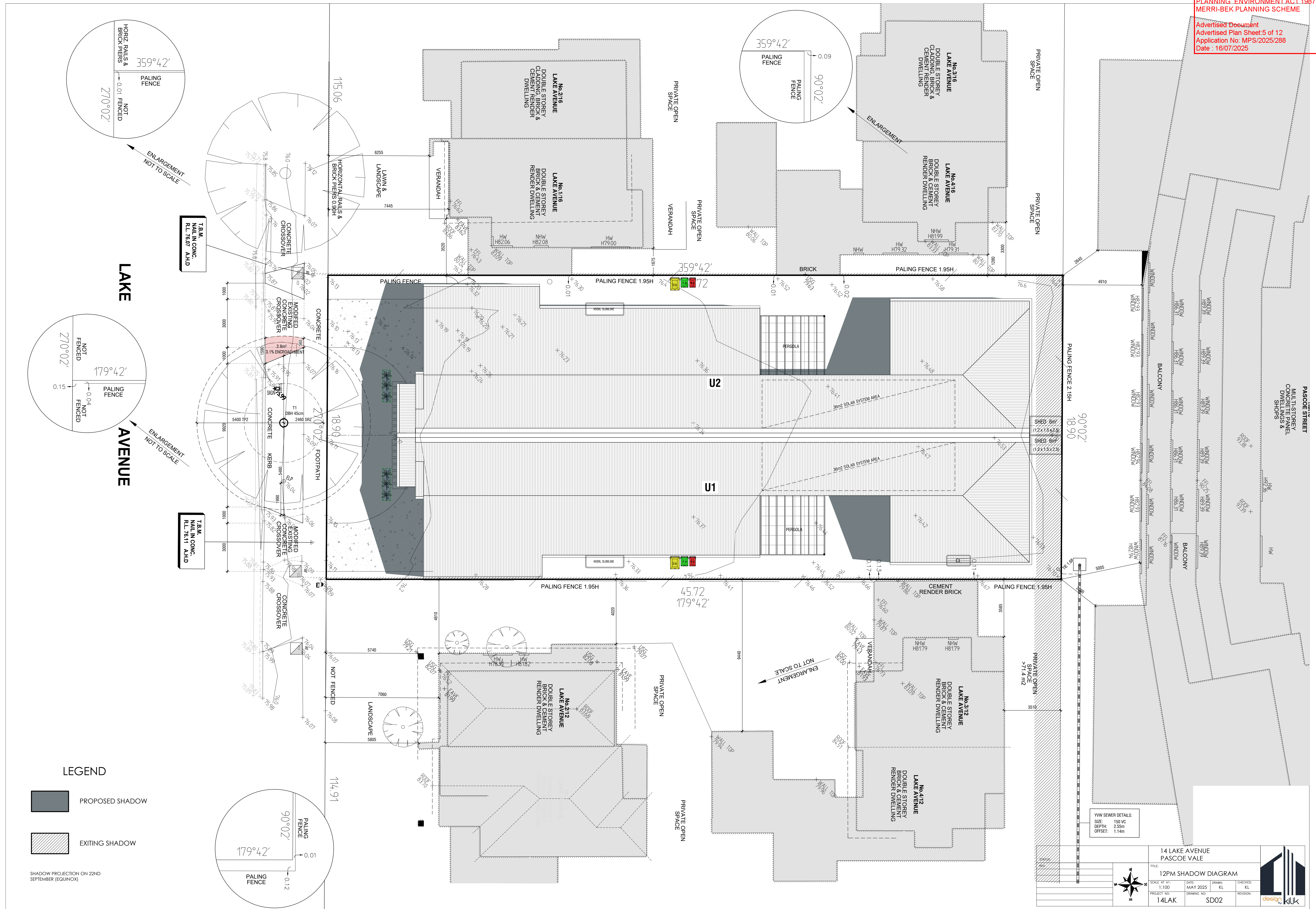


EXISTING
STREET ELEVATIONS
SCALE 1:100



PROPOSE
STREET ELEVATIONS
SCALE 1:100

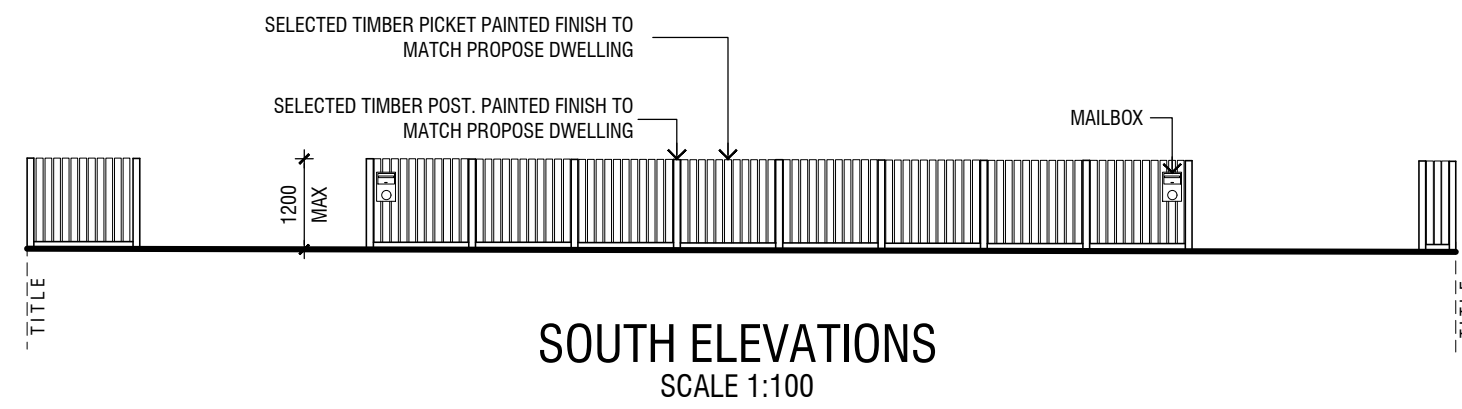
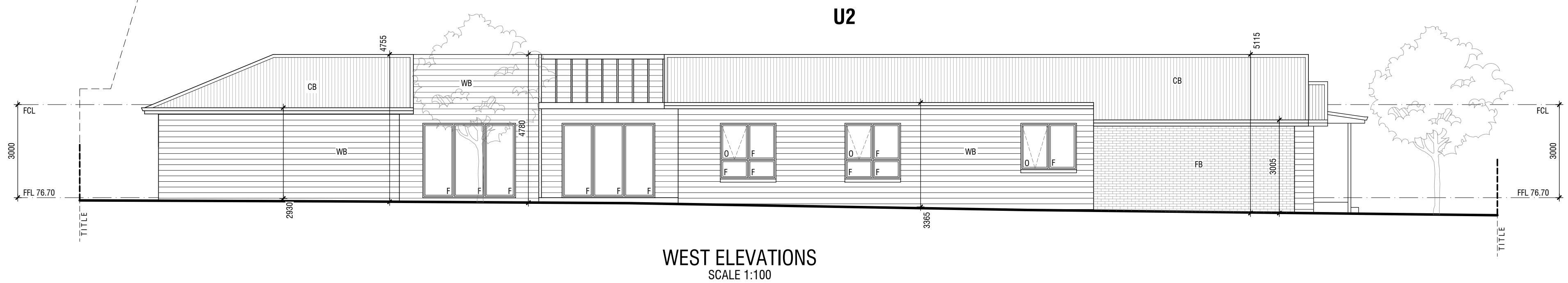
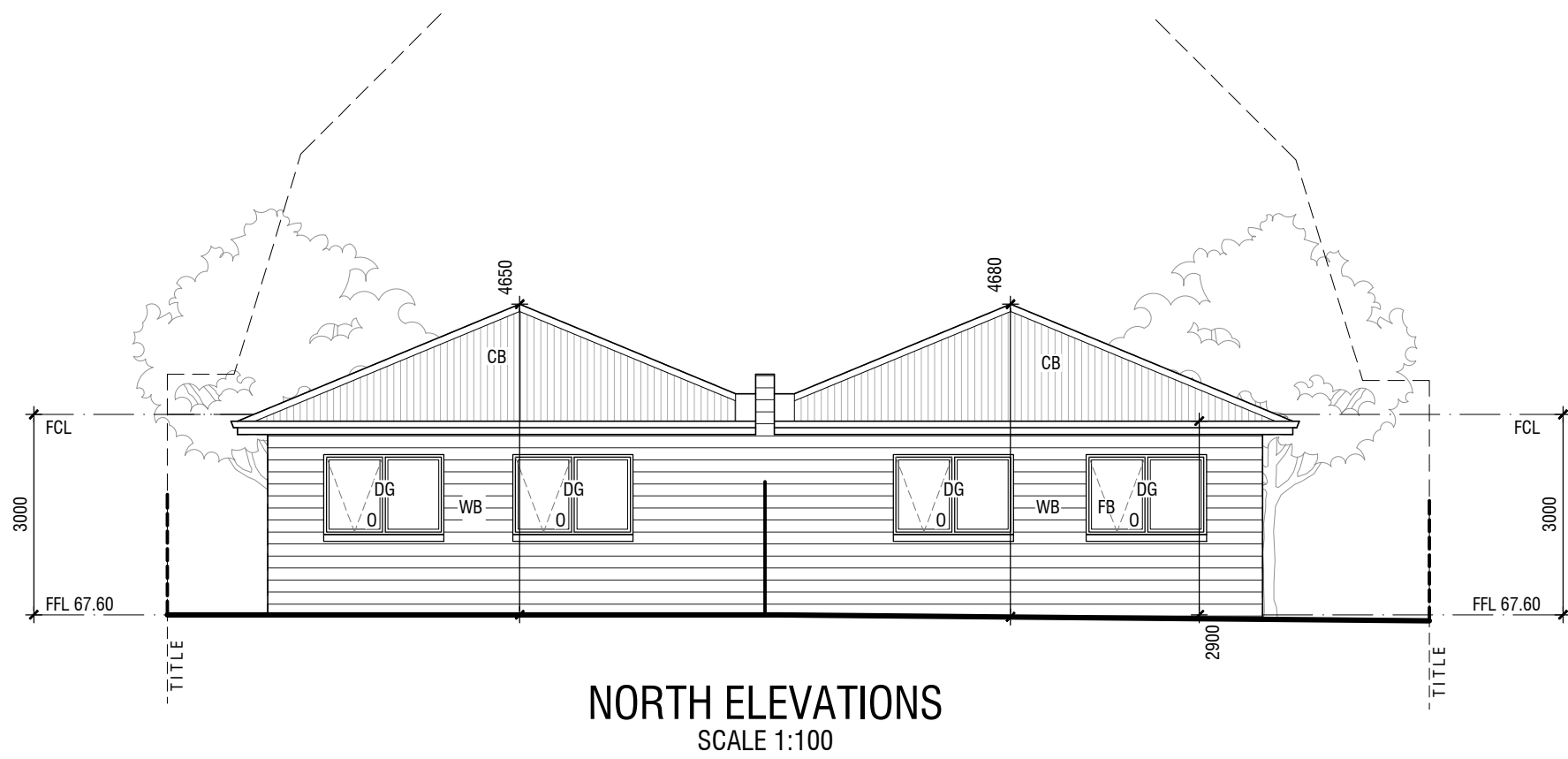
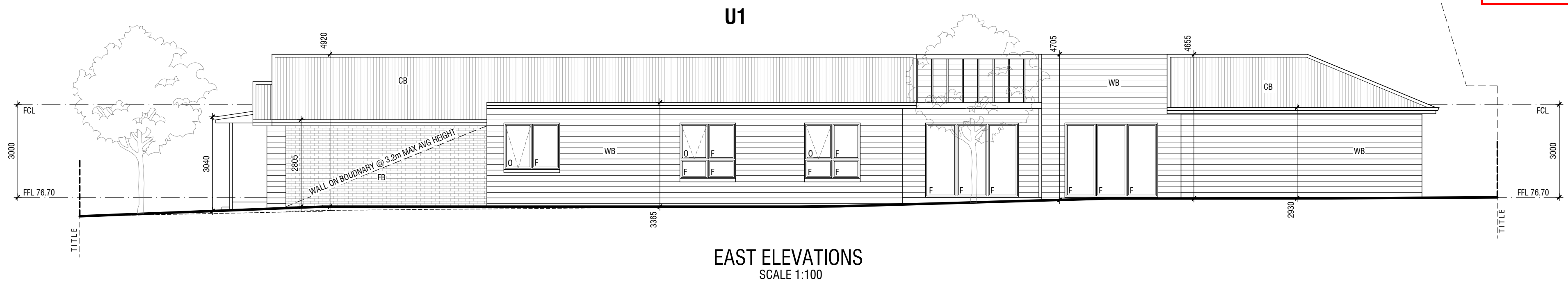
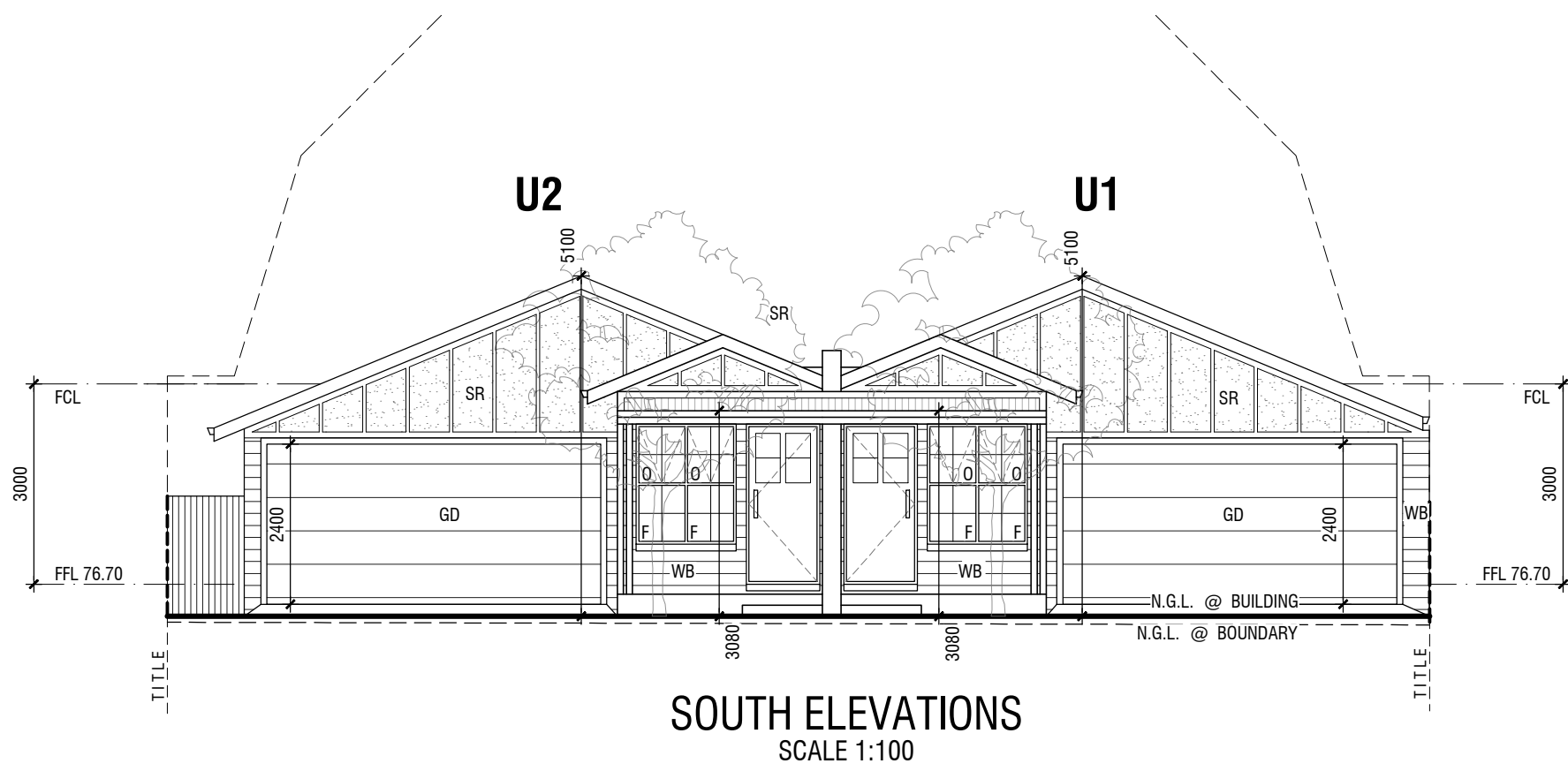




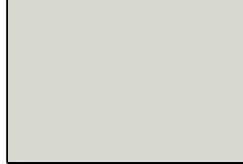
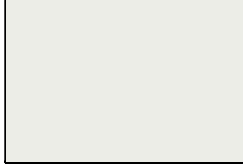
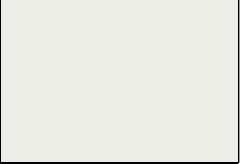
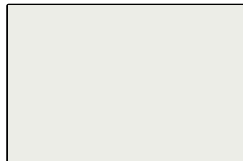
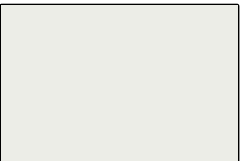
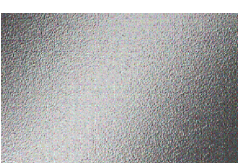


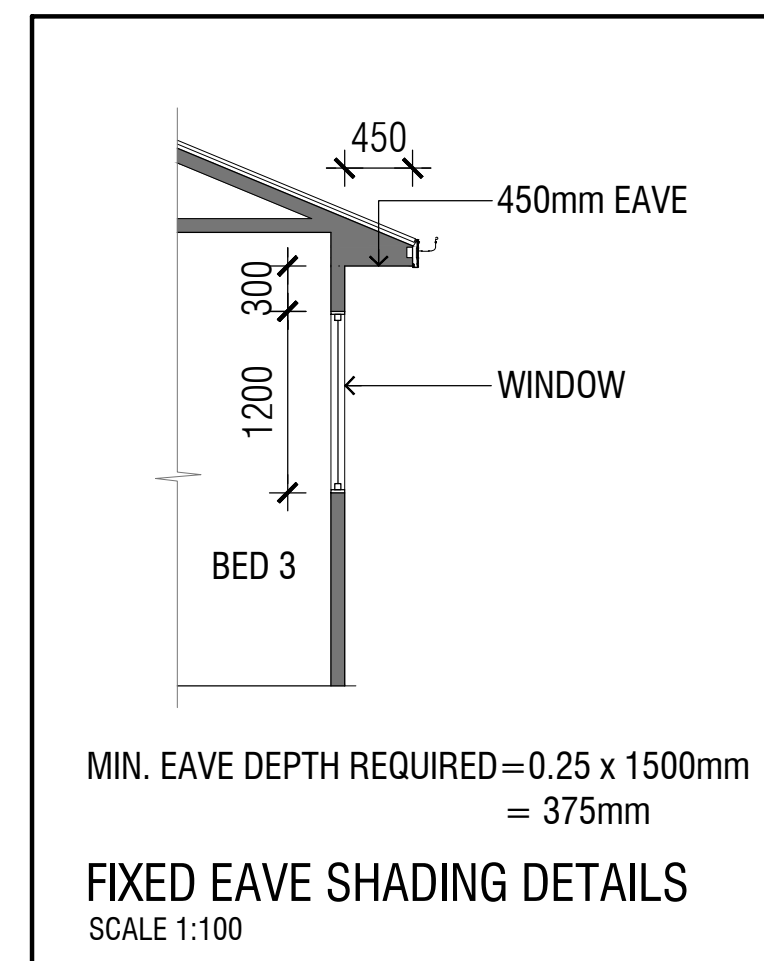
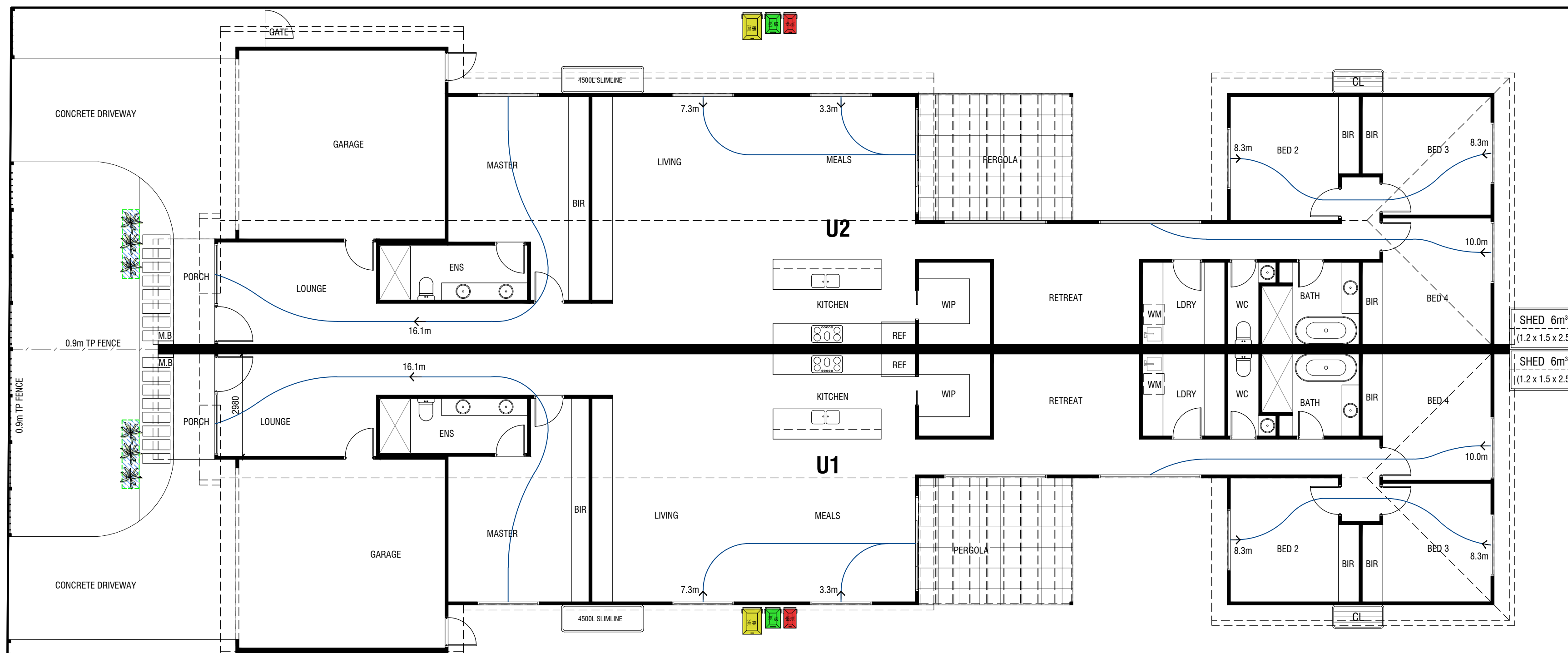






MATERIAL & COLOUR SCHEDULE:

	CB. COLORBOND ROOF AT 25° PITCH COLORBOND: SURFMIST OR SIMILAR		WB. WEATHERBOARD CLADDING DULUX: WHITE OR SIMILAR		SR. SMOOTH RENDER CLADDING DULUX: WHITE OR SIMILAR
	CG. GARAGE DOOR DULUX: WHITE OR SIMILAR		TP. TIMBER PALING FENCE PAINT FINISH		WINDOWS FRAME/MOULDING DULUX: WHITE OR SIMILAR
	CONCRETE DRIVEWAY EXPOSED AGGREGATE		FASCIA/GUTTER DULUX: WHITE OR SIMILAR		OBSCURED WINDOW (OB) OBSCURE GLAZING NOT FILM WITH A MAXIMUM TRANSPARENCY OF 25% TO A MINIMUM HEIGHT OF 1.7m ABOVE FINISHED FLOOR LEVEL.



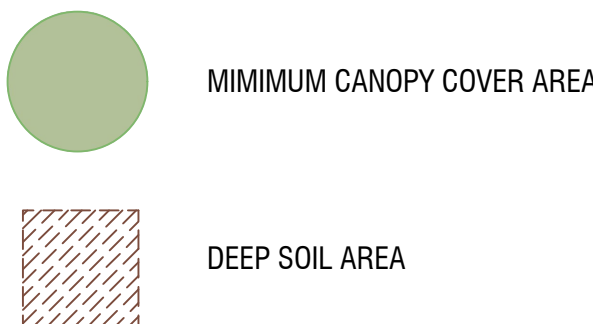
CONDITION 4(d)

STATUS: REV:	14 LAKE AVENUE PASCOE VALE	
TITLE: ELEVATIONS	SCALE AT A1: 1:100	
PROJECT NO: 14 LAK	DATE: MAY 2025	DRAWN: KL
DRAWING NO: TP01	CHECKED: KL	REVISION:



GARDEN AREA PLAN

SCALE 1:100

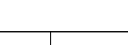


TOTAL TREE CANOPY AREA: 89.5m²
CANOPY COVER PERCENTAGE: 10.4%
SITE AREA: 864.1m²

PROPOSED TREE SELECTIONS EXTRACTED FROM WHICHPLANTWHERE.COM.AU

TYPE	CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
A	NS	NYSSA SYLVESTICA	BLACK TUPELO	2	40ltr / MIN 1.8m HIGH	9-15m X 4-6m
A	PC	PIRUS CALTARYANA 'CHANTICLEER'	ORNAMENTAL PEAR	2	40ltr / MIN 1.8m HIGH	10-12m X 5-6m
A	CE	CORYMBIA EXIMIA 'NANA'	YELLOW BLOODWOOD	2	40ltr / MIN 1.8m HIGH	6-8m X 4-6m

TREE CANOPY PLAN
SCALE 1:100

STATUS:		14 LAKE AVENUE PASCOE VALE					
REV:		TITLE: VENTILATION AND CANOPY PLAN					
			SCALE AT A1: 1:100	DATE: MAY 2025	DRAWN: KL	CHECKED: KL	
			PROJECT NO: 14 LAK	DRAWING NO: TP04	REVISION:		



SPECIFICATIONS

SUBGRADE PREPARATION
SITE TO BE PREPARED IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICE AND UNDER APPROPRIATE CONDITIONS. DISTURBANCE TO NATIVE SOIL STRUCTURE IS TO BE MINIMISED. THE USE OF MACHINERY THAT MAY DAMAGE SOIL STRUCTURE OR PROFILE IS NOT ACCEPTABLE. ALL LAWN AND PLANTED AREAS SUB-GRADE TO IS TO BE CULTIVATED TO A MINIMUM DEPTH OF 150MM. DRAINAGE FALLS TO BE SHAPED PRIOR TO TOP SOILING. TEST SUB-GRADE TO BE TO DETERMINE PH, SALINITY AND GYPSUM REQUIREMENT PRIOR TO PREPARATION 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 WITHIN 75MM BELOW EDGING LEVELS TO ACCOMMODATE MULCH. IMPORTED TOPSOIL FOR GARDEN BEDS IS TO BE MEDIUM TEXTURE GENERAL PURPOSE GARDEN SOIL AND LIGHTLY COMPACTED TO MINIMUM 300MM DEPTH TO GARDEN BEDS. SOIL IS TO COMPLY WITH AS 2223-1978, AND AS FOLLOWS:

- FREE FROM PERENNIAL WEEDS AND THEIR ROOTS, BULBS AND RHIZOMES
 - FREE FROM BUILDING RUBBLE AND ANY OTHER MATTER DELETERIOUS TO PLANT GROWTH
 - PH TO BE 6.0-7.0
 - TEXTURE TO BE LIGHT TO MEDIUM FRABLE 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 - 50 MM MAXIMUM BY VOLUME. SPREAD MULCH AT A CONSOLIDATED DEPTH OF 75MM.

PLANTING PROCEDURE
FILL PLANTING HOLE WITH WATER AND ALLOW TO DRAIN COMPLETELY IF SOIL IS DRY. TREE ROOTS ARE TO BE TEASED OUTWARDS IF MATTED OR CIRCLING OCCURS PRIOR TO BACKFILLING. PLACE TREE IN CENTRE OF HOLE ON FIRM SOIL TO PREVENT SINKING. ENSURING TOP OF THE ROOTBALL IS FLUSH WITH THE SURROUNDING SOIL SURFACE AND THE TRUNK IS VERTICAL. BACKFILL MATERIAL IS TO BE IN A LOOSE, FRABLE STATE, WITH NO BRICKS, ROCKS OR FOREIGN MATERIAL. IF SUFFICIENT MATERIAL IS NOT AVAILABLE FORM THE ORIGINAL HOLE TO BACKFILL, A SIMILAR SOIL TYPE MUST BE SOURCED AND USED. PREVENT LARGE AIR POCKETS IN SOIL FROM OCCURRING BY FIRMLY BACKFILLING SOIL IN LAYERS THEN THOROUGHLY WATERED IN. TREES TO BE STAKED WITH TWO 2250MM X 70MM HARDWOOD STAKES DRIVEN FIRMLY INTO THE GROUND. DO NOT BE PLACE STAKE THROUGH THE ROOTBALL AREA. TREES ARE TO BE SECURED TO EACH STAKE WITH A STRONG, SOFT AND FLEXIBLE MATERIAL, TIGHT ENOUGH TO SUPPORT THE TREE IN WINDY CONDITIONS BUT FLEXIBLE ENOUGH TO STIMULATE DEVELOPMENT OF A GOOD SUPPORTIVE ROOT SYSTEM. TREE MATERIAL MUST NOT DAMAGE TREE BARK OR RESTRICT TRUNK GROWTH FOR A MINIMUM PERIOD OF THREE YEARS. SLOW RELEASE FERTILISER (3/6 MONTH FORMULATION) SUCH AS OSMOCOTE IS TO BE APPLIED TO THE TOP OF THE ROOTBALL AREA AWAY FROM THE TRUNK / STEM TO MANUFACTURERS SPECIFICATIONS AND WATERED IN IMMEDIATELY. ALL TREES TO BE MULCHED TO A DIAMETER OF 1000MM WIDE AND TO A DEPTH OF 100MM BUT MUST NOT BE IN CONTACT WITH THE TREE TRUNK. MULCH IS TO BE AN AGED ORGANIC MATERIAL WITH 60 - 80 PERCENT OF ITS VOLUME BEING WOOD CHIP PARTICLES IN A SIZE RANGE OF 25 - 50MM MAXIMUM. MULCH IS TO BE SPREAD AT A CONSOLIDATED DEPTH OF 75MM. THE PLANTING HOLE SURFACE IS TO BE SHAPED TO MINIMISE WATERLOGGING/EXCESSIVE WATER RETENTION BUT RETAIN THE MULCH MATERIAL NEATLY. THE SITE MUST BE LEFT IN A CLEAN AND SAFE CONDITION.

PLANT ESTABLISHMENT PERIOD
THE LANDSCAPE IS TO BE MAINTAINED BY APPLYING BEST HORTICULTURAL PRACTICE TO PROMOTE HEALTHY PLANT PERFORMANCE FOR A 13 WEEK ESTABLISHMENT PERIOD FOLLOWING THE APPROVAL OF PRACTICAL COMPLETION BY THE RESPONSIBLE AUTHORITY INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING TASKS - PRUNING AS NECESSARY TO MAINTAIN PLANTS IN A HEALTHY AND STRUCTURALLY SOUND MANNER, PEST AND DISEASES - VEGETATION TO BE PEST AND DISEASE FREE, MULCHING, STAKING AND TYING, MAINTAINED 75MM MULCH DEPTH AROUND TREE BASES THROUGHOUT MAINTENANCE PERIOD, WATER AS OFTEN AS NECESSARY TO ENSURE HEALTHY AND VIGOROUS GROWTH IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS, MAINTAIN WEED FREE STATE OVER THE ENTIRE MULCH AREA BY SPRAYING OR MECHANICAL WEEDING - 3/6 MONTHLY SLOW RELEASE FERTILISER IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED APPLICATION RATES, REPLACEMENT OF

DECEASED, STOLEN OR VANDALISED PLANTS BEYOND REPAIR OR REGROWTH WITH THE SAME SPECIES AS SPECIFIED IN THE PLANT SCHEDULE WITHIN THE ASSIGNED MAINTENANCE PERIOD

IRRIGATION
IF APPLICABLE, INSTALL IN-GROUND AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL GARDEN AREAS AND PLANTER BOXES IN ACCORDANCE WITH CURRENT LOCAL WATERING REGULATIONS

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

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

GENERAL
WHILE CARE HAS BEEN TAKEN TO SELECT TREE SPECIES WITH NON-INVASIVE ROOT SYSTEMS IT IS RECOMMENDED THAT ROOT CONTROL BARRIERS BE INSTALLED FOR ANY TREES LOCATED WITHIN TWO METRES OF ANY BUILDING LINES. CLIMBING PLANTS (IF APPLICABLE) ARE TO BE TRAINED TO SUPPORTIVE MESH, WIRE OR LATTICE FIXED OVER ENTIRE FENCE SECTION FROM BASE TO TOP. DO NOT SCALE FROM PLAY - 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 PLANS 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 UN Damaged 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 ERCTED 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 4373-2009. 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.

LEGEND

	PROPOSED CANOPY TREES
	PROPOSED EVERGREEN SHRUBS
	EXISTING TREES TO BE RETAINED AND PROTECTED
	EXISTING TREES TO BE REMOVED
	PROPOSED LAWN AREAS
	PROPOSED PERMEABLE DRIVEWAY
	PROPOSED TOPPINGS AREAS
	PROPOSED GARDEN AREA
	PROPOSED PAVED AREAS
	PROPOSED PAVER STEP STONES
	PROPOSED WASHING LINE
	PROPOSED 6m² STORAGE SHED
	PROPOSED BIN STORAGE AREA
	FENCE WITH HEIGHTS AND MATERIALS AS NOMINATED

SURFACE FINISH DETAIL

GARDEN BEDS	75mm ORGANIC PINE BARK MULCH 400mm APPROVED MEDIUM LOAM SOIL MIN 150mm DEEP ROTARY HOED SUBGRADE
TOPPINGS AREAS	40mm COMPACTED SELECTED TOPPINGS 75mm COMPACTED FOR BASE (NO COMPACTED BASE AROUND BASE OF EXISTING TREES) SUBGRADE
LAWN AREAS	STRATHAYAR WALTER SOFT LEAF BUFFALO OR SIMILAR INSTANT LAWN 100mm APPROVED SANDY LOAM SOIL MIN 150mm DEEP ROTARY HOED SUBGRADE

PERMEABLE PAVING AREA

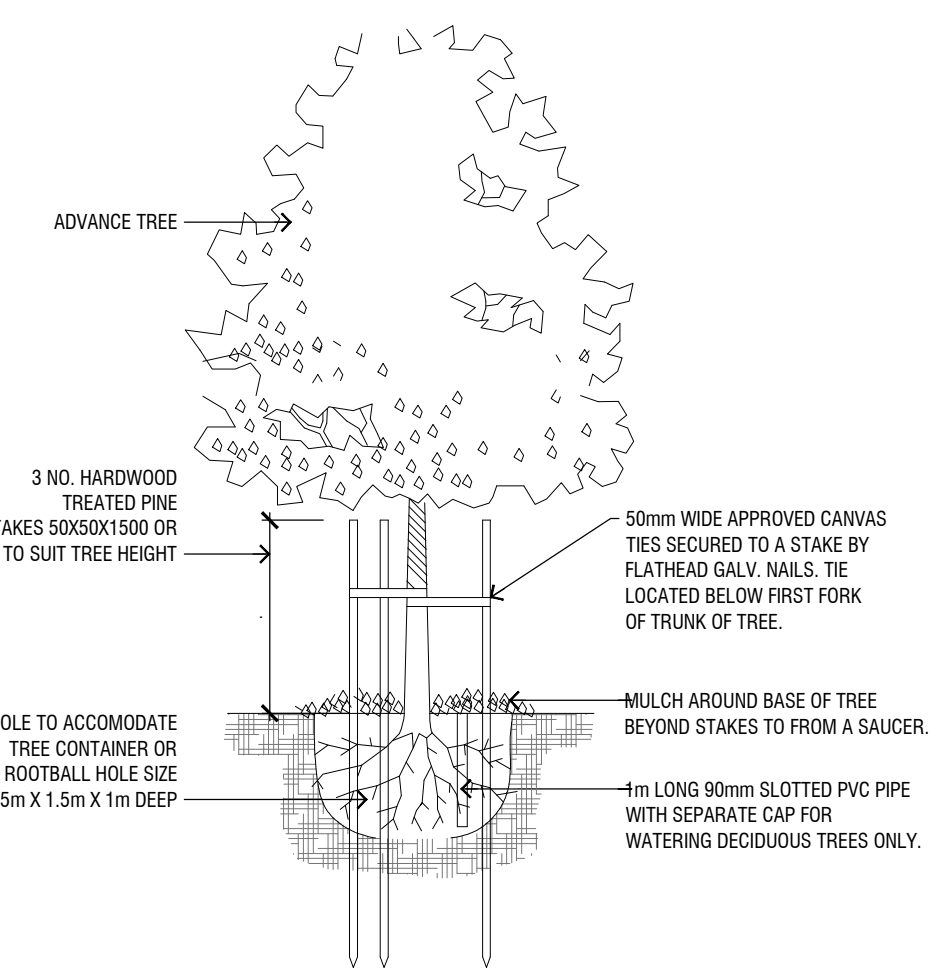
	50-80mm SELECTED PERMEABLE PAVERS 2-5mm BEDDING COURSE: BASALT AGGREGATE 20mm NO FINE AGGREGATE COMPACTED FOR BASE (NO COMPACTED BASE AROUND BASE OF EXISTING TREES) SUBGRADE
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TYPICAL TIMBER EDGE DETAIL

	TO ALL GARDEN BEDS AND LAWN / TOPPINGS EDGE 100 X 50 OCA TREATED PINE EDGE (TO AS 1804-2000) FIXED TO 450 X 50 X 50 HW STAKES WITH GALVANISED SCREW FIXINGS
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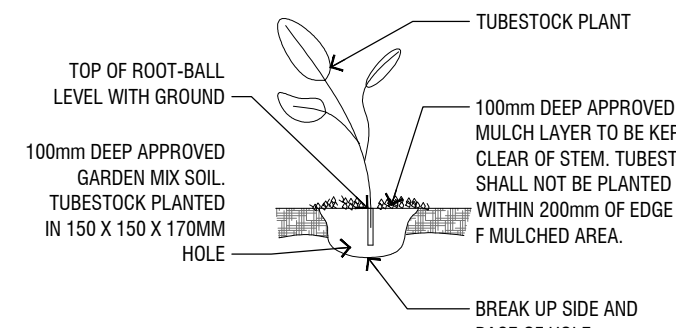
ADVANCE TREE PLANTING

DETAIL NOT DRAWN TO SCALE



SHRUB PLANTING

DETAIL NOT DRAWN TO SCALE



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES					
NS	NYSSA SYLVATICA	BLACK TUPELO	2	40m / MIN 1.8m HIGH	9-15m X 4-9m
PC	PYRUS CALLERYANA 'CHANTICLEER'	ORNAMENTAL PEAR	2	40m / MIN 1.8m HIGH	10-12m X 5-6m
CE	CORYMBIA EXIMA 'NANA'	YELLOW BLOODWOOD	2	40m / MIN 1.8m HIGH	6-8m X 4-6m
SHRUBS					
AS	ACMENA SMITHI 'MINOR'	COMPACT LILLY PILLY	43	20cm POT	3m X 1.5m
SAB	SYZIGIUM AUSTRALE 'BUSH CHRISTMAS'	BUSH CHRISTMAS LILLY PILLY	3	20cm POT	1.5m X 1m
LS	LYTHRUM SALICARIA	PURPLE LOOSESTRIFE	4	20cm POT	1m X 1m
WFN	WESTRINGIA FRUITICOSA 'NARINGA'	COAST ROSEMARY	8	20cm POT	2m X 8m
TUSSOKS/ GRASSES/ EVERGREEN PERENNIALS					
DCC	DIANELLA CAERULA 'CASSA BLUE'	CASSA BLUE FLAX LILLY	46	14cm POT	0.4m X 0.4m
MP	MYOPORUM PARVIFOLIUM	MYOPORUM 'FINE LEAF'	46	14cm POT	6m X 2m
DL	DIANELLA LONGIFOLIA	SMOOTH FLAX LILLY	6	14cm POT	8m X 6m

EXISTING TREE SUMMARY

EXTRACTED FROM VEGETATION AUDIT AND REPORT PREPARED BY TREEMAP - NOVEMBER 2023

TREE NO	BOTANICAL NAME	H x W (m)	RECOMMEND
1	LOPHOSTEMON CONFERTUS	8.5 X 8	STREET TREE (RETAIN)
2	MEALAEUCA AMILLAHARS	6 X 6	REMOVE
3	CALLISTEMON KING'S PARK SPECIAL	8 X 8	REMOVE
4	CUPRESSUS SEMPERVIRENS 'SWANES GOLDEN'	6.5 X 1	REMOVE
5	PRUNUS CERASIFERA	5 X 6	REMOVE
6	CUPRESSUS SEMPERVIRENS 'SWANES GOLDEN'	7.5 X 2	REMOVE
7	CUPRESSUS SEMPERVIRENS 'SWANES GOLDEN'	7.5 X 2	REMOVE
8	GREVILLEA ROBUSTA	15 X 8	REMOVE
9	FRAXINUS ANGUSTIFOLIA SUBSP. ANGUSTIFOLIA	11 X 11	REMOVE
10	PHOTNIA SERRATIFOLIA	7 X 6	REMOVE
11	LAURUS NOBILIS	5.5 X 6	REMOVE
12	ULMUS WOLLANDICA	9 X 6	REMOVE
13	CUPRESSUS SEMPERVIRENS 'SWANES GOLDEN'	6.5 X 2	REMOVE
14	PITISPORUM UNDULATUM	7.5 X 6	REMOVE
16	COTONEASTER PANNOUSUS	5 X 7	REMOVE
17	CALLISTEMON HARKNESS'	2 X 2	REMOVE

STATUS:	REV:	14 LAKE AVENUE PASCOE VALE
TITLE: LANDSCAPE PLAN		
SCALE AT A1: 1:100	DATE: MAY 2025	DRAWN: KL
PROJECT NO: 14LAK	DRAWING NO: TP05	CHECKED: KL
REVISION:		



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

THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)

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

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

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

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)

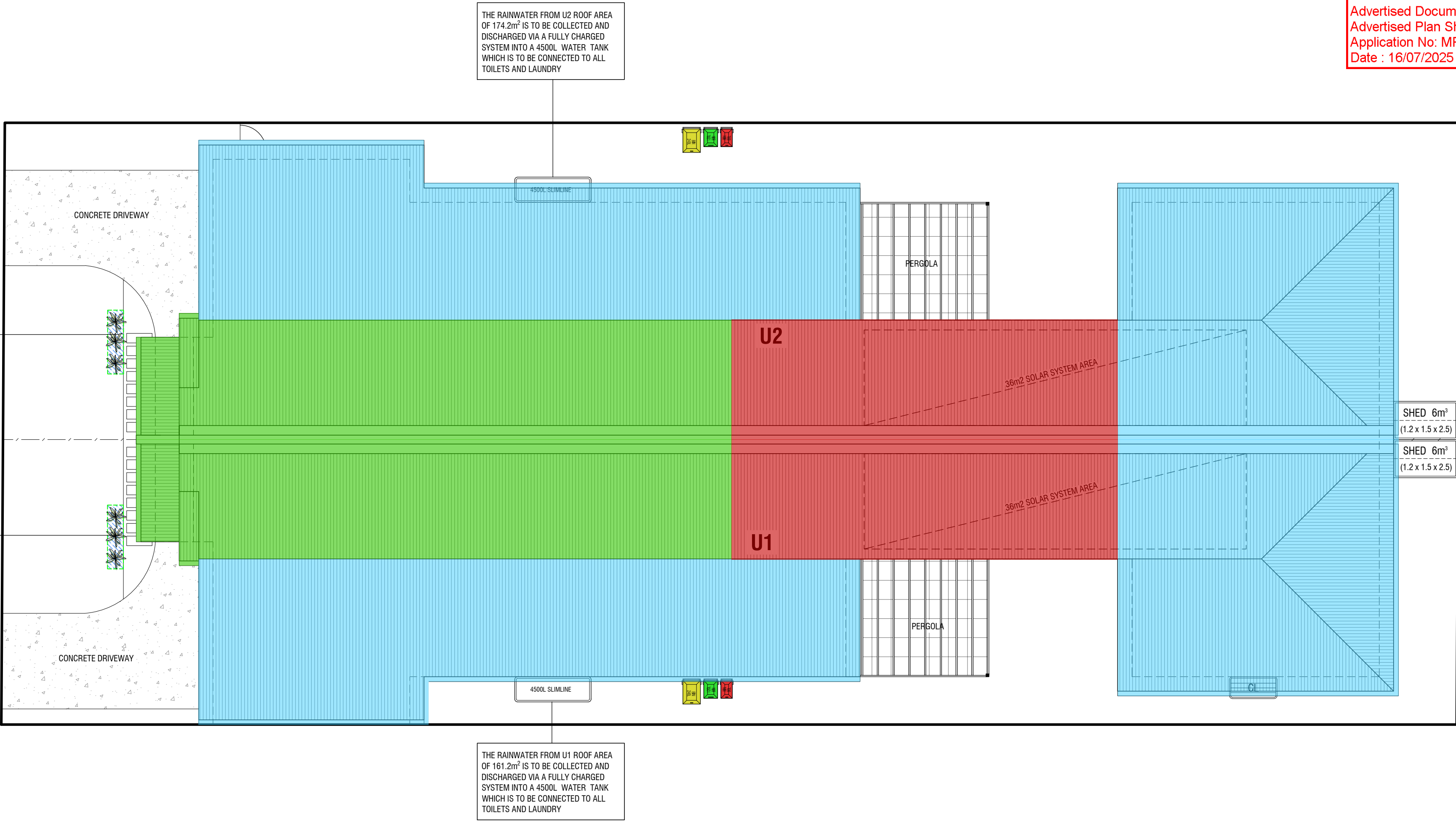
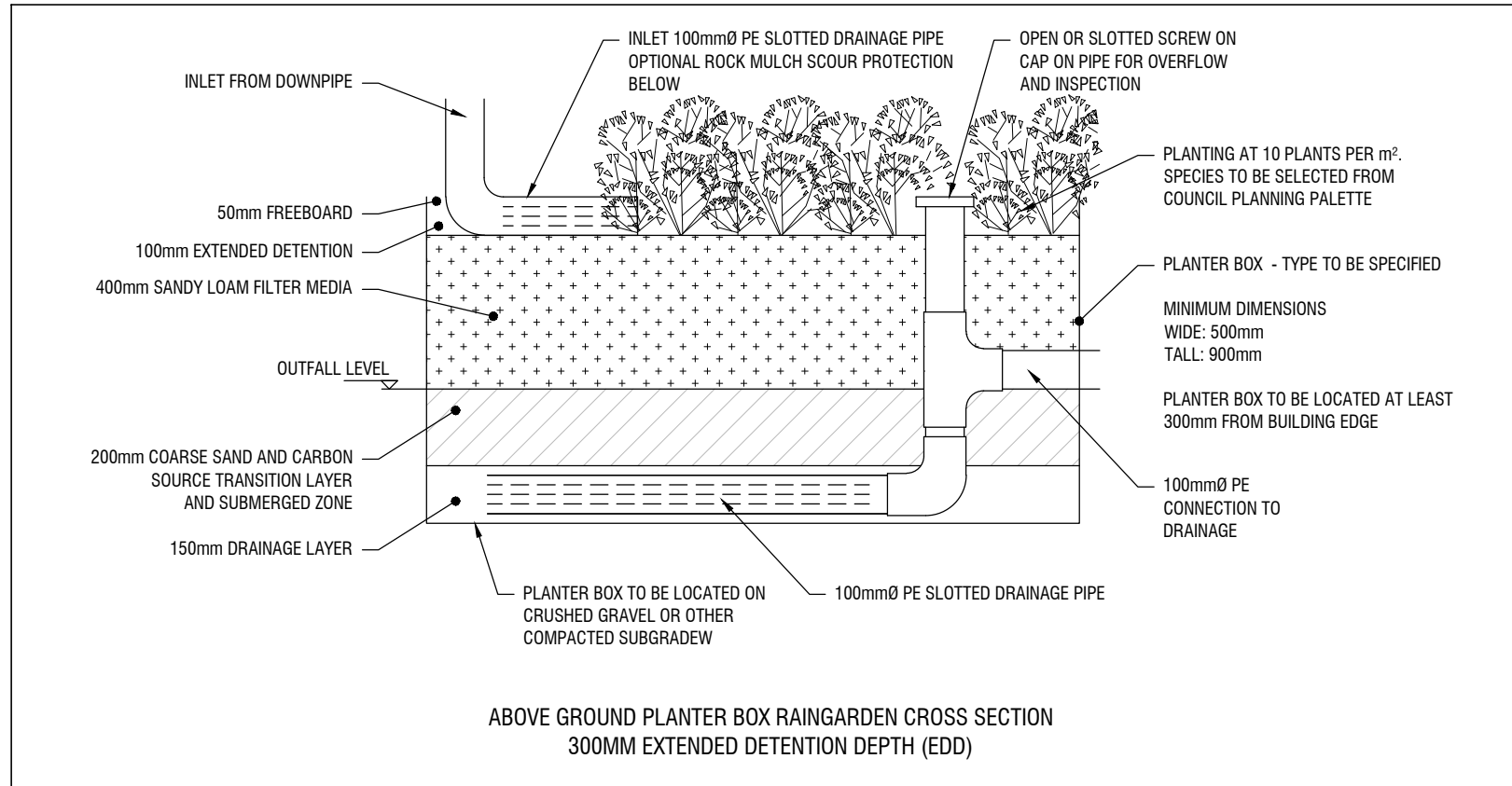
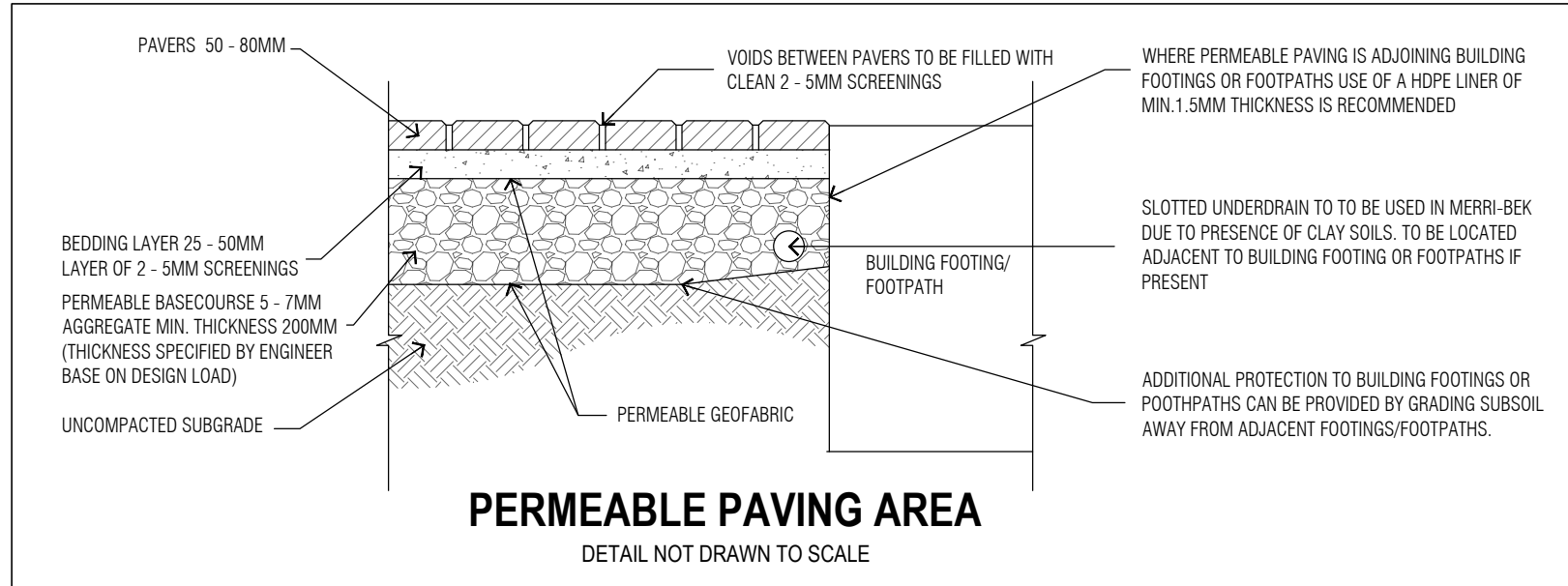
RAINWATER TANKS:	TO BE INSPECTED, INLET TO BE CLEANED REGULARLY. IF SLUDGE IS PRESENT, TANKS MUST BE DRAINED BY PROFESSIONAL PLUMBER AND CLEANED
GUTTERS AND DOWNPIPES:	TO BE INSPECTED AND CLEANED REGULARLY.
FIRST FLUSH DEVICES:	IF APPLICABLE, TO BE INSPECTED AND CLEANED REGULARLY.

PERMEABLE PAVERS MAINTENANCE NOTE

ITEM	WHAT TO CHECK FOR	ACTION	FREQUENCY
PERMEABILITY	PAVEMENT AREA IS FREE DRAINING (I.E. NO CLOGGING OF THE PAVEMENT SURFACE). CLOGGING IS GENERALLY EVIDENT BY WATER PONDING ON THE SURFACE OF THE PERMEABLE PAVING MORE THAN 2 HOURS AFTER RAINFALL.	SWEEP OR WET VACUUM THE SURFACE OF THE PAVEMENT TO REMOVE CLOGGING MATERIAL. MODULAR PERMEABLE PAVEMENTS: NOTE: CHECK THAT INFILL MATERIAL BETWEEN PAVERS IS INTACT FOLLOWING WET VACUUMING. REPLACE INFILL MATERIAL AS REQUIRED. IF WATER PONDING PERSISTS - REMOVE PAVERS AND CHECK THAT THE SUB-LAYERS (BASE MATERIAL AND BEDDING MATERIAL) AND UNDERDRAIN ARE FREE DRAINING. IF NECESSARY, REPLACE THE SUB-LAYER MATERIAL OR FLUSH THE UNDERDRAIN SYSTEM USING LOW PRESSURE WATER JET TO REMOVE ACCUMULATED SEDIMENT. PERMANENT PERMEABLE PAVEMENTS: IF WATER PONDING PERSISTS - THE PAVEMENT SURFACE OR SUB-LAYERS (BASE MATERIAL AND BEDDING MATERIAL) MAY NEED TO BE REPLACED.	STORM EVENT 3 MONTHS
PAVEMENT SURFACE	NO UNEVEN PAVER SURFACE (I.E. PAVEMENT SURFACE LIFTING AND RUTTING). NO PHYSICAL DAMAGE TO THE PAVEMENT SURFACE - LOOK FOR CRACKS AND HOLES.	THE SURFACE OF PAVEMENT MAY NEED TO RESET. MODULAR PERMEABLE PAVEMENTS: MAY REQUIRE REMOVING THE PAVERS AND RE-GRADING THE SUB-LAYERS (BASE MATERIAL AND BEDDING MATERIAL). PERMANENT PERMEABLE PAVEMENTS: THE PAVEMENT SURFACE OR SUB-LAYERS (BASE MATERIAL AND BEDDING MATERIAL) MAY NEED TO BE REPLACED. RUTTING OR VEHICULAR DAMAGE TO PAVEMENT SURFACE MAY REQUIRE MANAGEMENT OF VEHICLES ACCESSING THE SITE	ANNUALLY
INFILL MATERIAL (MODULAR PERMEABLE PAVEMENTS)	INFILL MATERIAL IS PRESENT BETWEEN PAVERS. NO SCOUR OCCURRING	REPLACE INFILL MATERIAL. RE-SOW TURF IF REQUIRED.	3 MONTHS
WEEDS (MODULAR PERMEABLE PAVEMENTS)	LESS THAN 10% OF INFILL SURFACE AREA (WHERE PRESENT) COVERED BY WEEDS.	REMOVE WEEDS FROM INFILL SURFACE AREA	3 MONTHS

RAINGARDEN MAINTENANCE

- WATER TO PROMOTE PLANT GROWTH AND SURVIVAL, ESPECIALLY DURING THE FIRST TWO YEARS AND DURING DRY SPELLS. - INSPECT SITE FOLLOWING RAINFALL EVENTS. ADD/REPLACE VEGETATION IN ANY ERODED AREAS.	AS NEEDED (FOLLOWING CONSTRUCTION)
- PRUNE AND WEED SWALE TO MAINTAIN APPEARANCE. - REMOVE ACCUMULATED TRASH AND DEBRIS. - REPLACE MULCH AS NEEDED.	REGULARLY (MONTHLY)
- INSPECT INFLOW AREA FOR SEDIMENT ACCUMULATION. REMOVE ANY ACCUMULATED SEDIMENT OR DEBRIS. - INSPECT SITE FOR EROSION AS WELL AS SEDIMENT AND MULCH WHICH HAVE BEEN MOVED AROUND IN THE GARDEN. ADD/REPLACE VEGETATION IN ANY ERODED AREAS. - INSPECT RAIN GARDEN FOR DEAD OR DYING VEGETATION. REPLACE VEGETATION AS NEEDED. - TEST PLANTING BED FOR PH. IF THE PH IS BELOW 6.2, LIMESTONE SHOULD BE APPLIED. IF THE PH IS ABOVE 8.0, IRON SULFATE AND SULFUR SHOULD BE APPLIED.	ANNUALLY (SEMI-ANNUALLY DURING FIRST YEAR)
- REMOVE AND REPLACE MULCH.	EVERY 2 TO 3 YEARS



STORM Rating Report

TransactionID:	0					
Municipality:	MERRI-BEK					
Rainfall Station:	MORELAND					
Address:	14 LAKE AVE 324 Settlement Road PASCOE VALE VIC	3044				
Assessor:	Kilik Le					
Development Type:	Residential - Multiunit					
Allotment Site (m2):	864.10					
STORM Rating %:	100					
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
U1-RWT	161.20	Rainwater Tank	4,500.00	5	134.80	92.10
U1-RAINGARDEN	69.00	Raingarden 100mm	1.00	0	121.80	0.00
U1-UNTREATED	45.60	None	0.00	0	0.00	0.00
U2-WATERTANK	174.50	Rainwater Tank	4,500.00	5	129.40	93.50
U2-RAINGARDEN	69.00	Raingarden 100mm	1.00	0	121.80	0.00
U2-UNTREATED	45.60	None	0.00	0	0.00	0.00
DRIVEWAY-UNTREATED	44.80	None	0.00	0	0.00	0.00
Date Generated:	13-May-2025				Program Version:	1.0.0

LEGEND

