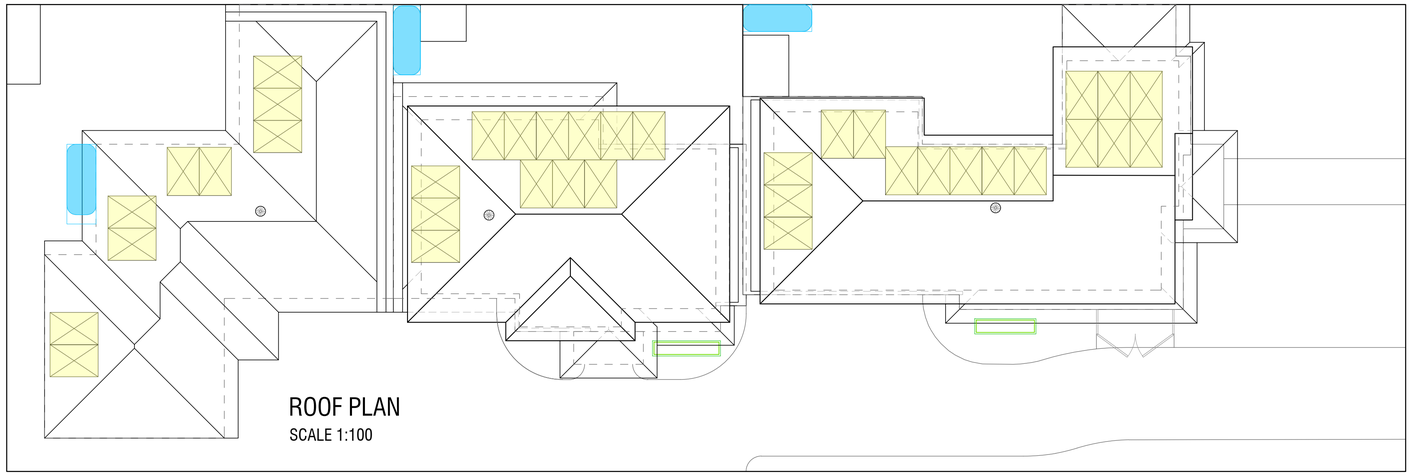

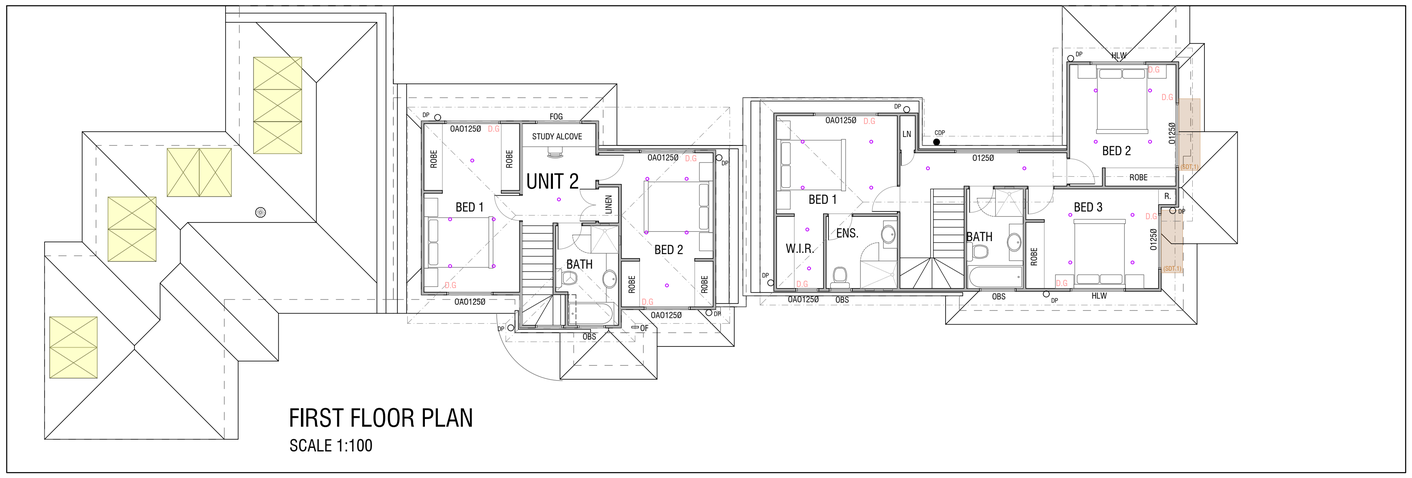

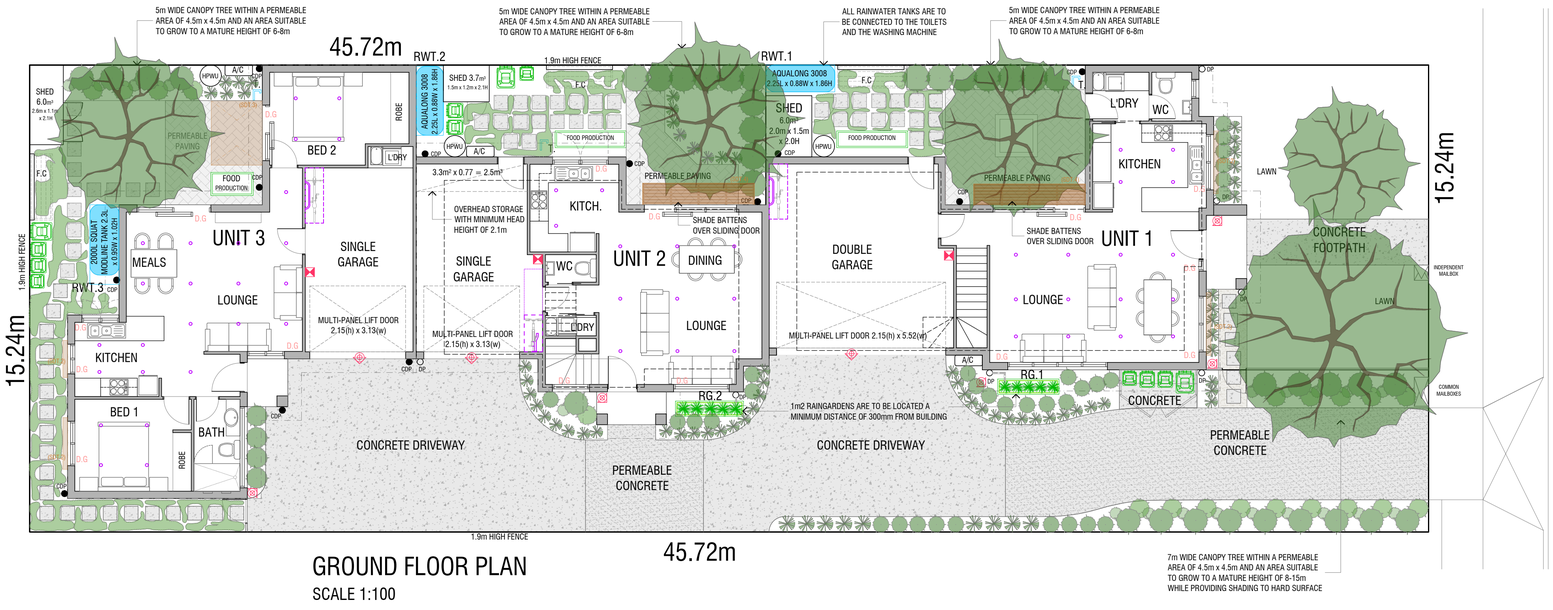

ESD SYMBOLS

- RETRACTABLE CLOTHESLINE
- CEILING FAN WITH 18 watt LED LIGHT (MAINTAIN A MINIMUM CLEARANCE OF 600mm FROM DOWNLIGHTS)
- A/C — EXTERNAL AIR CONDITIONING UNIT (PROVIDE TIMBER SCREEN TO AVOID VIEW FROM PUBLIC WHERE REQUIRED)
- HPWU — ELECTRIC HEAT PUMP WATER UNIT
- DOWNLIGHTS (10-13 watts)
- EXTERNAL LIGHTING SENSORS
- RG — 1m2 PLANTER BOX RAINGARDENS
- RAINWATER TANK AS PER WSUD PLAN
- D.G — DOUBLE GLAZING
- SHADING DEVICE (REFER TO ELEVATIONS AND SHADING DEVICE LEGEND FOR FURTHER INFORMATION)
- NED KELLEY BIKE RACK 1200x600 (+ EGRESS LENGTH)
- TOWEL HITCH BIKE RACK 1700x600 (FLOOR MOUNTED)
- ELECTRIC VEHICLE CHARGING INFRASTRUCTURE CONSISTING A 32 Amp CHARGING CAPACITY WITH SINGLE-PHASE DEDICATED CIRCUIT
- TAP WITH FLOOR WASTE
- FOOD PRODUCTION — RAISED GARDEN BED (FOR FOOD PRODUCTION)
- CDP — CHARGED DOWNPIPE
- DP — GRAVITY DOWNPIPE
- DOWNPIPE CONNECTION TO RAINGARDEN
- ROOF VENTILATION (I.E. WHIRLYBIRD)
- SOLAR PANELS (340 WATT CAPACITY) WITH MULTI-STRING INVERTER 1050 x 1700 mm (1570mm @ 22.5°)

ABBREVIATIONS

A	AWNING OPENING
C	CASEMENT OPENING
DG	DOUBLE GLAZING
F	FIXED GLAZING
FC	FOLDABLE CLOTHESLINE
FOG	FIXED OBSCURE GLAZING
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
HLW	HIGHLIGHT WINDOW
0125Ø	OPENING LIMITED TO 125mmØ
OA01250	OBSCURE AWNING OPENING 125mmØ TO 1.7m
OBS	OBSCURE GLAZING
SD	SLIDING DOOR

SITE PLAN LEGEND

- ADJOINING BUILDINGS
- PERMEABLE CONCRETE
- STANDARD CONCRETE
- PERMEABLE PAVING
- VEGETATED AREA (LAWN / GARDEN BEDS / MULCH)
- PERMEABLE SURFACE (LILYDALE TOPPING / GRAVEL)
- PERMEABLE SURFACE (GROUND COVER WITH CONCRETE PAVERS)
- EXISTING LOCATION OF FENCE
- MAILBOXES
- 80 LITRE BIN FOR GARBAGE
  120 LITRE BIN FOR FOGO
  120 LITRE BIN FOR GLASS
  240 LITRE BIN FOR RECYCLING
  PROVIDE ENCLOSURE TO SCREEN FROM PUBLIC VIEW ALONG COMMON ACCESSWAY
- SHRUBS (REFER TO LANDSCAPE PLAN FOR PLANT SPECIES)
- PROPOSED TREE (REFER TO LANDSCAPE PLAN)
- EXISTING TREE
- TREES TO BE REMOVED

BESS INITIATIVES

SPECIFICATION TO ACHIEVE BESS REQUIREMENTS (PROJECT # 21B44174)

MANAGEMENT

A BUILDING USER GUIDE WILL BE PROVIDED TO THE OCCUPANTS PROVIDED ADDITIONAL INFORMATION ON ;

- POROUS PAVING MAINTENANCE
- RAINGARDEN MAINTENANCE
- RAINWATER TANK MAINTENANCE
- WASTE REDUCTION AND OPPORTUNITIES FOR RECYCLING AND DIVERSION
- MAKING USE OF NATURAL VENTILATION
- OPERATING ADJUSTABLE SHADING DEVICES
- EFFICIENT USE OF APPLIANCE
- ELECTRICAL INFRASTRUCTURE THAT IS AVAILABLE FOR THE FUTURE INSTALLATION OF CAR CHARGER

WATER EFFICIENCY

RAINWATER TANKS

DWELLING ARE TO BE PROVIDED WITH EITHER A 2,000 OR A 3,000 LITRE RAINWATER TANK. REFER TO WSUD LEGEND

TANKS ARE TO BE CONNECTED TO;
- SANITARY FLUSHING SYSTEMS,
- WASHING MACHINES; AND
- IRRIGATION (AS PER WSUD PLAN).

WATER FIXTURES, FITTINGS AND CONNECTIONS

SHOWERHEADS	MINIMUM 4 STAR WELS RATING (>4.5 BUT <= 6.0)	
BATH	MEDIUM SIZED CONTEMPORARY BATHTUBS	
KITCHEN TAPS	MINIMUM 5 STAR WELS RATING	
BATHROOM TAPS	MINIMUM 5 STAR WELS RATING	
DISHWASHERS	DEFAULT (3 STAR MINIMUM) WELS RATING	
TOILETS	MINIMUM 4 STAR WELS RATING	(CONNECTED TO RAINWATER TANK)
WASHING MACHINES	MINIMUM 4 STAR WELS RATING	(CONNECTED TO RAINWATER TANK)
WATER EFFICIENT LANDSCAPING	DRIP IRRIGATION SYSTEM CONNECTED TO RAINWATER TANK WITH PROGRAMMABLE TIMERS AND RAIN SENSORS WITH DROUGHT TOLERANT PLANTS AS PER LANDSCAPE PLAN	

ENERGY EFFICIENCY

ENERGY SUPPLY	PHOTOVOLTAIC SYSTEM WITH MULTI-STRING INVERTER (AS SHOWN ON ROOF PLAN) NO GAS CONNECTION
THERMAL PERFORMANCE	DWELLINGS WILL HAVE A MINIMUM OF 7.0 STAR NatHERS RATING

ENERGY USE

HEATING SYSTEM	REVERSE CYCLE HEATING (MINIMUM 4 STAR RATING)
COOLING SYSTEMS	REVERSE CYCLE COOLING (MINIMUM 4 STAR RATING)
HOT WATER SYSTEM	ELECTRIC HEAT PUMP
CLOTHES DRYING	FOLDABLE CLOTHESLINE
EXTERNAL LIGHTING	TO BE CONTROLLED BY A MOTION SENSOR (AS SHOWN ON FLOOR PLANS)
ILLUMINATION	4 WATT / SQM (THROUGH 10-13 watt LED DOWNLIGHTS)

STORMWATER MANAGEMENT

REFER TO WATER SENSITIVE URBAN DESIGN PLAN TABLE

INDOOR ENVIRONMENTAL QUALITY

CROSS VENTILATION	ALL HABITABLE ROOMS HAVE AN OPENING EQUIVALENT TO AT LEAST 2% OF THE FLOOR AREA, WITH A CROSS PATH OF LESS THAN 15m BETWEEN ONE HABITABLE ROOM TO ANOTHER PASSING THROUGH ONE DOOR ONLY.
DOUBLE GLAZING	APPLICABLE TO ALL HABITABLE ROOM WINDOWS
SHADING DEVICES	APPLICABLE TO ALL HABITABLE ROOM WINDOWS (REFER TO ELEVATIONS FOR TYPE OF SHADING DEVICES)
ORIENTATION	AT LEAST 50% OF THE LIVING AREAS ARE ORIENTATED TO THE NORTH

TRANSPORT

BICYCLE PARKING	TO BE PROVIDED WITHIN THE GARAGE OF EACH OF THE DWELLINGS AS SHOWN
EV INFRASTRUCTURE	EACH DWELLING IS TO INCLUDE: : INFRASTRUCTURE AND CABLING TO EACH GARAGE THAT CAN SUPPORT LEVEL 2 (Mode 3) 32 Amp EV CAR CHARGING AND : LOAD MANAGEMENT SYSTEMS THAT ENSURE THAT EV CHARGING OCCURS OUTSIDE OF PEAK ELECTRICITY DEMAND HOURS AND THE EV INFRASTRUCTURE DOES NOT ADVERSELY IMPACT THE SITES MAXIMUM DEMAND.

WASTE

FOOD & GARDEN WASTE	DEDICATED STORAGE AREA FOR ORGANIC WASTE BINS FOR EACH DWELLING

URBAN ECOLOGY

VEGETATION	31% OF THE SITE IS TO BE COVERED WITH VEGETATION (AS PER VEGETATED PLAN)
TAPS IN COURTYARD	TAPS ARE TO BE PROVIDED IN EACH OF THE COURTYARDS
FOOD PRODUCTION	EACH COURTYARD TO HAVE 1m² OF FOOD PRODUCTION WITH RAISED GARDEN BEDS

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Disclaimer

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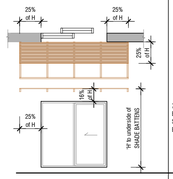
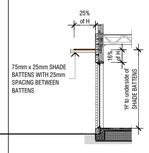
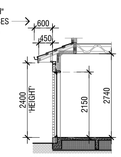
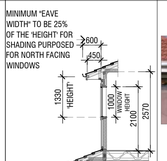
Project
3 Unit Development
Example Project

Drawing Title
Floor Plans

Scale	Date
1:100 @ A1	28 / 06 / 2022

Drawing Number	Revision
TP01 of 03	A

SHADING DEVICE LEGEND

SHADING DEVICE TYPE	PLAN VIEW	ELEVATION	SECTION	IMAGE
PIVOT ARM SHADING DEVICE (SDT.1) Suitable for North, East, West, North-East, North-West and South-West windows Suitable for awning or sliding windows				
GUIDE RAIL PULL-DOWN SHADING DEVICE (SDT.2) Suitable for North, East, West, North-East, North-West and South-West windows Suitable for sliding windows. If horizontal rod is present at bottom extending the opening of the shading device, this device may also be suitable for awning windows.				
FOLDING ARM SHADING DEVICE (SDT.3) (NORTH FACING OPENINGS) Suitable for sliding doors or casement windows				
SHADE BATTENS (SDT.4) (NORTH FACING OPENINGS ONLY) Fixed horizontal shade battens for north must extend beyond the width opening by the same distance as their outward projection. 'H' represents the distance between the underside of the Shade Batten and the sill. The projection must be 25% of the 'H'. The distance between the window head and the underside of the Shade Batten is to be 16% of 'H'. Shade battens must be spaced so that the distance between them is no more than the height of the batten. Vegetation is optional. Deciduous vines may be used to provide additional shade during summer and allow solar access to the window provided the vines are trimmed back at the end of daylight savings.			
FIXED EAVE (SDT.5) (NORTH FACING WINDOWS ONLY) The width of the eave and the gutter is used to determine the sill height of the window to use a fixed eave as a shading device for north facing windows. The eave width is to be 25% or more of the 'HEIGHT'. The 'HEIGHT' is taken from the underside of the shading device and varies based on the angle of the roof pitch and the wall cladding. The height of the window varies based on the head height of the window.	"EAVE WIDTH" FOR PURPOSES OF SHADING  GROUND FLOOR WINDOWS / SLIDING DOORS	MINIMUM "EAVE WIDTH" TO BE 25% OF THE 'HEIGHT' FOR SHADING PURPOSES FOR NORTH FACING WINDOWS  FIRST FLOOR WINDOWS	

DEVELOPMENT SUMMARY

SITE AREA	**696m²**	
SITE COVERAGE (INCLUDING CANTILEVERING, GARDEN SHEDS, PORCHES & EAVES LESS THAN 600mm)	293.8m²	42.2%
TOTAL PERMEABLE SURFACE AREA (INCLUDING PERMEABLE CONCRETE, PAVING OR STAIRS WITH FALL TO ADJACENT GARDEN BED, LILYDALE TOPPINGS, LAWN AND GARDEN BEDS INCLUDING AREA UNDER EAVE)	306.3m²	44.0%
TOTAL VEGETATED AREA (ONLY AREAS OF NATURAL LAWN, GARDEN BEDS AND BASE OF TREES)	219.3 m²	31.5%
ZONING REQUIREMENT		
GARDEN AREA (DRIVEWAYS, EAVES BIGGER THAN 600mm AND GARDEN AREAS LESS THAN 1m)	243.6m²	35.0%
WATER SENSITIVE URBAN DESIGN		
ROOF CATCHMENT AREA & EXPOSED HARD SURFACE AREA	420.1 m²	

DWELLING 1		
GROUND FLOOR:	62.6m²	
FIRST FLOOR:	75.6m²	
GARAGE	38.8m²	
PORCH:	3.6m²	
TOTAL AREA:	**180.6m²**	**19.4 SQ**
SECLUDED PRIVATE OPEN SPACE TO REAR (MIN. 3m WIDTH)	38.4 m²	
FRONT YARD	68.3 m²	
TOTAL PRIVATE OPEN SPACE		**106.7 m²**
CAR PARKING (DOUBLE GARAGE)	2	

DWELLING 2		
GROUND FLOOR:	49.7m²	
FIRST FLOOR:	56.0m²	
GARAGE:	26.5m²	
PORCH:	2.4m²	
TOTAL AREA:	**134.6m²**	**14.5 SQ**
TOTAL SECLUDED PRIVATE OPEN SPACE TO REAR	41.3m²	
TOTAL PRIVATE OPEN SPACE		**41.3m²**
CAR PARKING	1	

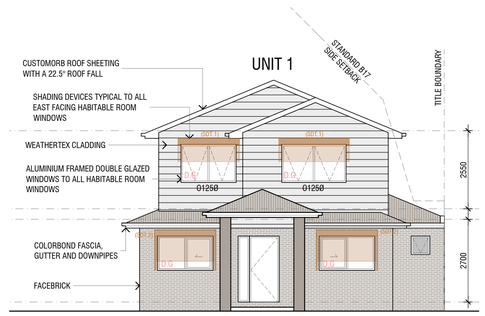
DWELLING 3		
GROUND FLOOR:	77.2m²	
GARAGE:	23.4m²	
PORCH:	2.1m²	
TOTAL AREA:	**102.7m²**	**11.0SQ**
TOTAL SECLUDED PRIVATE OPEN SPACE TO REAR	60.3m²	
- RECREATIONAL SPOS (MIN. 3m WIDTH)	34.6m²	
TOTAL PRIVATE OPEN SPACE		**60.3m²**
CAR PARKING	1	

COLOURS & MATERIAL SCHEDULE

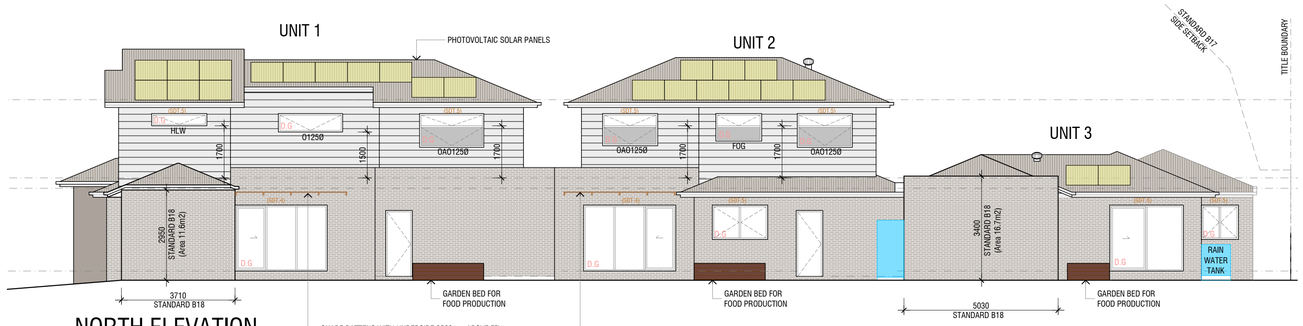
APPLICATION	MATERIAL	COLOUR	COLOUR SAMPLE	HATCH REFERENCE
WALLS	WEATHERTEX CLADDING	DULUX "LEXICON - SW1E3" OR SIMILAR		
WALLS	FACEBRICK	AUSTRAL "ACCESS STONE" OR SIMILAR		
COLUMNS	RENDER	DULUX "CALF SKIN" OR SIMILAR		
WINDOW FRAMES, FASCIA, DOWNPIPES, ROLLER DOOR	COLORBOND ALUMINIUM	"SURFMIST" OR SIMILAR		
ROOF & GUTTERS	CUSTOM ORB ROOFING	"DUNE" OR SIMILAR		

ROOF PLAN LEGEND

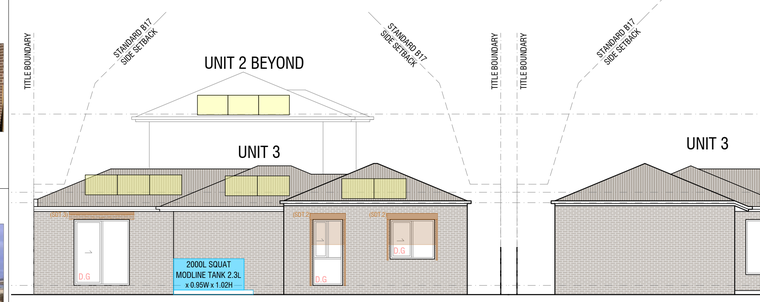
	340 watt SOLAR PANELS WITH MULTI-STRING INVERTER
	WHIRLY BIRD
RG	RAINGARDENS
	RAINWATER TANK AS PER WSUD PLAN
● CDP	CHARGED DOWNPIPE
○ DP	GRAVITY DOWNPIPE
	DOWNPIPE CONNECTION TO RAINGARDEN
	VEGETATED AREA (LAWN / GARDEN BEDS / CANOPY COVER / MULCH)
	GARDEN AREA



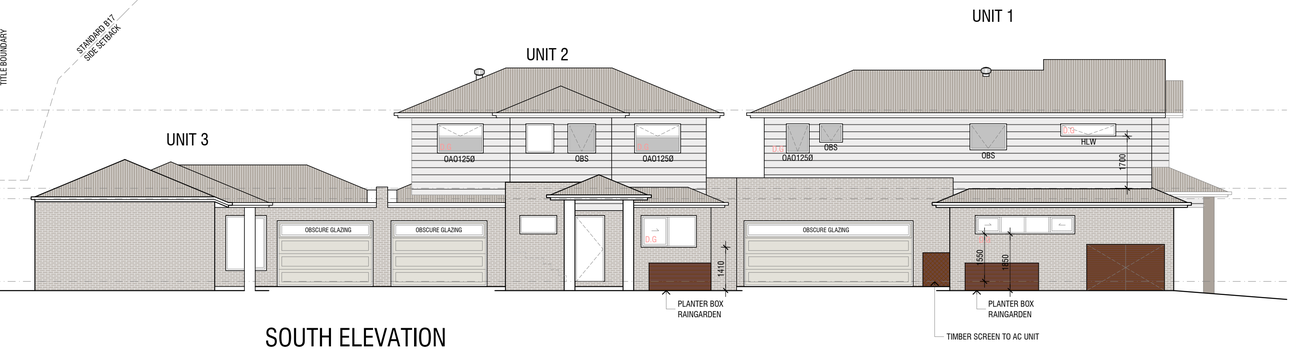
EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



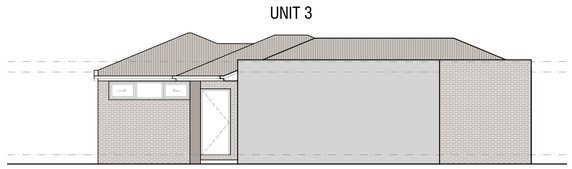
WEST ELEVATION
SCALE 1:100



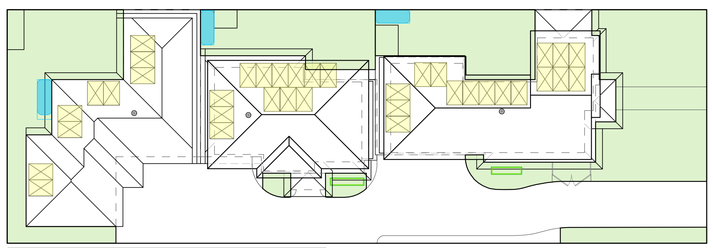
SOUTH ELEVATION
SCALE 1:100

ABBREVIATIONS

A	AWNING OPENING
C	CASEMENT OPENING
DG	DOUBLE GLAZING
F	FIXED GLAZING
FC	FOLDABLE CLOTHESLINE
FOG	FIXED OBSCURE GLAZING
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
HLW	HIGHLIGHT WINDOW
01250	OPENING LIMITED TO 125mmØ
OA01250	OBSCURE AWNING OPENING 125mmØ TO 1.7m
OBS	OBSCURE GLAZING
SD	SLIDING DOOR



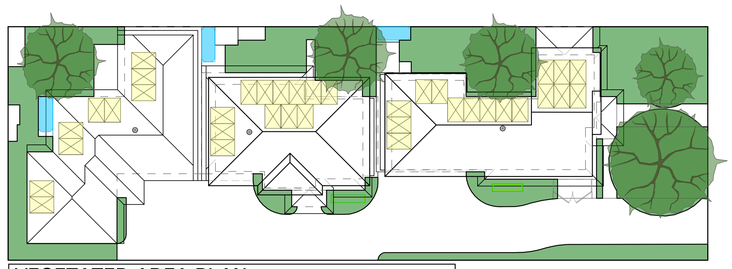
INTERNAL EAST ELEVATION
SCALE 1:100



GARDEN AREA PLAN
SCALE 1:200

Garden Area	243.6m²
Site Area	696.0m²
Percentage of site	35.0%

Garden area is required under the zoning provisions of the Planning Scheme. The garden area excludes driveways and parking areas, landscaped areas less than 1m in width and areas under an eave that is greater than 600mm.



VEGETATED AREA PLAN
SCALE 1:200

Vegetated Area	219.3m²
Site Area	696.0m²
Percentage of site	31.5%

This vegetated area plan demonstrates how the development achieves the Vegetated Area claimed in the BESS assessment. It shown the area for natural lawn and garden beds. It excludes non-vegetated permeable surfaces such as lilydale topping, gravel, permeable surfaces or timber decking over a permeable surface.

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Project

3 Unit Development

Example Project

Drawing Title

Elevations & Shading Devices

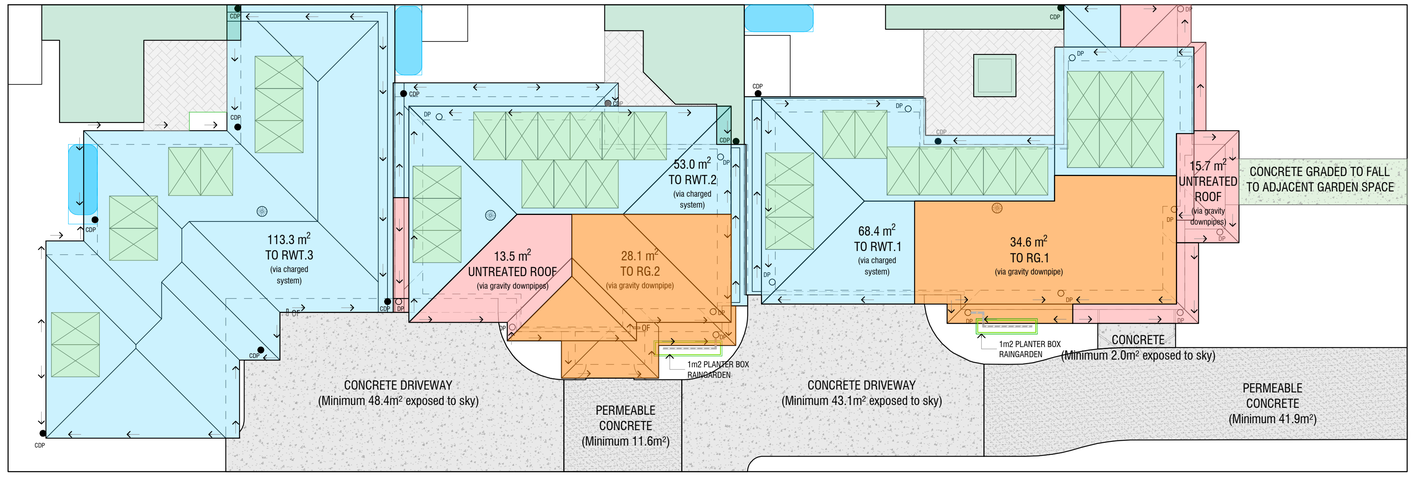
Scale	Date
1:100 @ A1	28 / 06 / 2022
Drawing Number	**Revision**
TP02 of 03	A

TYPICAL ABOVE-GROUND RAINGARDEN

14.9m² OF GARDEN BED AREAS TO BE IRRIGATED BY RWT 3

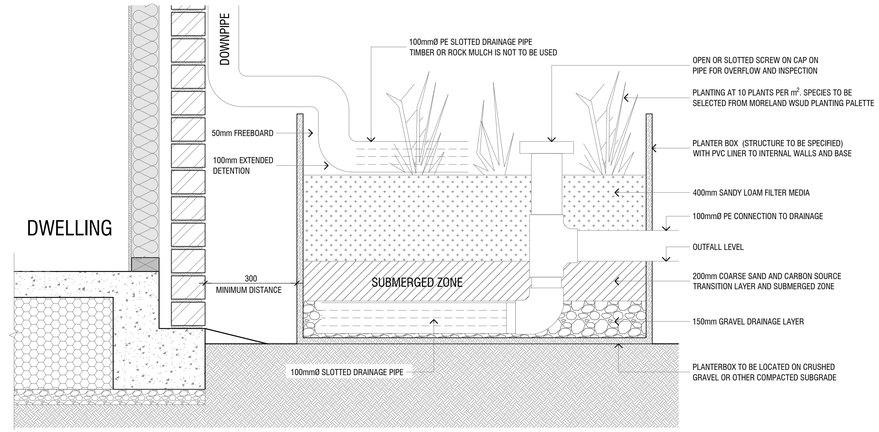
12.4m² OF GARDEN BED AREAS TO BE IRRIGATED BY RWT 2

6.6m² OF GARDEN BED AREAS TO BE IRRIGATED BY RWT 1



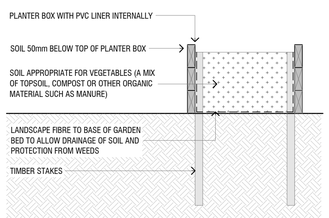
WATER SENSITIVE URBAN DESIGN (WSUD) PLAN

SCALE 1:100



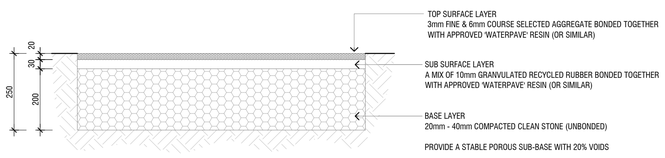
ABOVE GROUND RAINGARDEN

MINIMUM DIMENSIONS
WIDTH: 500mm
HEIGHT: 900mm



VEGETABLE GARDEN

SCALE 1:20



PERMEABLE CONCRETE (FOR VEHICULAR LOADS)

SCALE 1:10

Melbourne Water

STORM Rating Report

TransactionID: 1395028
Municipality: MORELAND
Rainfall Station: MORELAND
Address:

Pascoe Vale
VIC 3044

Assessor: Akay Architects
Development Type: Residential - Multiunit
Allotment Site (m2): 696.00
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 to RWT1	68.40	Rainwater Tank	3,000.00	4	170.00	82.00
Unit 2 to RWT2	53.00	Rainwater Tank	3,000.00	3	170.00	82.00
Unit 3 to RWT3	113.30	Rainwater Tank	2,000.00	3	114.00	89.30
Unit 1 to RG1	34.60	Raingarden 100mm	1.00	0	131.15	0.00
Unit 2 to RG2	28.10	Raingarden 100mm	1.00	0	132.00	0.00
Unit 1 untreated roof	15.70	None	0.00	0	0.00	0.00
Unit 2 untreated roof	13.50	None	0.00	0	0.00	0.00
Concrete driveway	93.50	None	0.00	0	0.00	0.00

Date Generated: 20-Jun-2022 Program Version: 1.0.0

WSUD LEGEND/TREATMENT METHOD

RWT — RAIN WATER TANKS
3000 LITRES AQUALONG 3008 2250mm x 880mm x 1860mm (LxWxH)
2000 LITRE SQUAT MODLINE 2300mm x 950mm x 1020mm (LxWxH)

RAIN WATER TANKS ARE TO BE USED ONLY FOR REUSE WITHIN THE DWELLINGS AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS, THROUGH THE L.P.O.D. PROCESS.

TREATED ROOF AREA TO RAIN WATER TANKS

TOTAL ROOF CATCHMENT TO TANKS IS 234.7m²

- DWELLING 1 CATCHMENT OF 68.4 m² TO RWT 1
- DWELLING 2 CATCHMENT OF 53.0 m² TO RWT 2
- DWELLING 3 CATCHMENT OF 113.3 m² TO RWT 3

METHOD OF DISCHARGE: CHARGED SYSTEM

CONNECTED TO: TOILETS
WASHING MACHINE FOR EACH UNIT
IRRIGATION FOR GARDENS BEDS AS FOLLOWS:
RWT1 CONNECTED TO 6.6m2 OF GARDEN BEDS
RWT2 CONNECTED TO 12.4m2 OF GARDEN BEDS
RWT3 CONNECTED TO 14.9m² OF GARDEN BEDS

ADDITIONAL NOTES: OVERFLOW TO BE CONNECTED TO L.P.O.D

RG — 100mm ABOVE GROUND PLANTER BOX RAINGARDEN

TREATED ROOF AREA TO RAINGARDEN

TOTAL CATCHMENT AREA 62.7m²
DWELLING 1 CATCHMENT OF 34.6m² TO DISCHARGE THROUGH RG 1
DWELLING 2 CATCHMENT OF 28.1m² TO DISCHARGE THROUGH RG 2

METHOD OF DISCHARGE: GRAVITY FED

TREATMENT AREA: PLANTER BOX RAINGARDEN
1.0m2 ABOVE GROUND 100mmØ RAINGARDEN
(2000mm x 500m x 900mm DEEP)

ADDITIONAL NOTES: SETBACK MINIMUM 300mm FROM BUILDING/BOUNDARY
OVERFLOW TO BE CONNECTED TO L.P.O.D

UNTREATED ROOF AREA - 29.2m
DWELLING 1 CATCHMENT OF 15.7m²
DWELLING 2 CATCHMENT OF 13.5m²

METHOD OF DISCHARGE GRAVITY FED TO L.P.O.D. THROUGH RETENTION SYSTEM

UNTREATED DRIVEWAY/PAVING

TOTAL CATCHMENT AREA IS 93.5 m²

PERMEABLE CONCRETE DRIVEWAY

MINIMUM TOTAL CATCHMENT AREA IS 53.5 m²

EXCESS OVERFLOW ON PERMEABLE PAVING TO BE DIRECTED TO ENGINEER DESIGNED DETENTION SYSTEM WITHIN THE DRIVEWAY WHERE A DRAINAGE PIPE WILL CONNECT THE DETENTION SYSTEM TO THE LEGAL POINT OF DISCHARGE.

PERMEABLE PAVING SUCH AS BRICK PAVERS (REFER TO DETAIL)

HARD SURFACE DECKING, PAVING, STAIRS OR PEDESTRIAN FOOTPATH TO FALL TO ADJACENT PERMEABLE AREA WHICH HAS NOT BEEN INCLUDED IN THE STORM CALCULATIONS

AREA TO BE IRRIGATED BY RAINWATER TANK

ROOF SYMBOLS

- CDP — CHARGED DOWNPIPE DISCHARGING TO RAINWATER TANK
- DP — GRAVITY DOWNPIPE DISCHARGING TO RAINGARDEN OR LPOD
- OF — OVERFLOW TO GUTTER WITH 1.2m OF VALLEY
- DOWNPIPE CONNECTION TO RAINGARDEN
- DIRECTION OF FLOW WITHIN GUTTERS
- VENTILATION SHAFT (I.E. WHIRLYBIRD)
- SOLAR PANELS (340 WATT CAPACITY) WITH MULTI-STRING INVERTER 1050 x 1700 mm (1570mm as shown on plans to reflect the 22.5° angle roof fall)

Moreland City Council

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Project
3 Unit Development
Example Project

Drawing Title
Water Sensitive Urban Design Plan

Scale	Date
1:100 @ A1	28 / 06 / 2022

Drawing Number	Revision
TP03 of 03	A