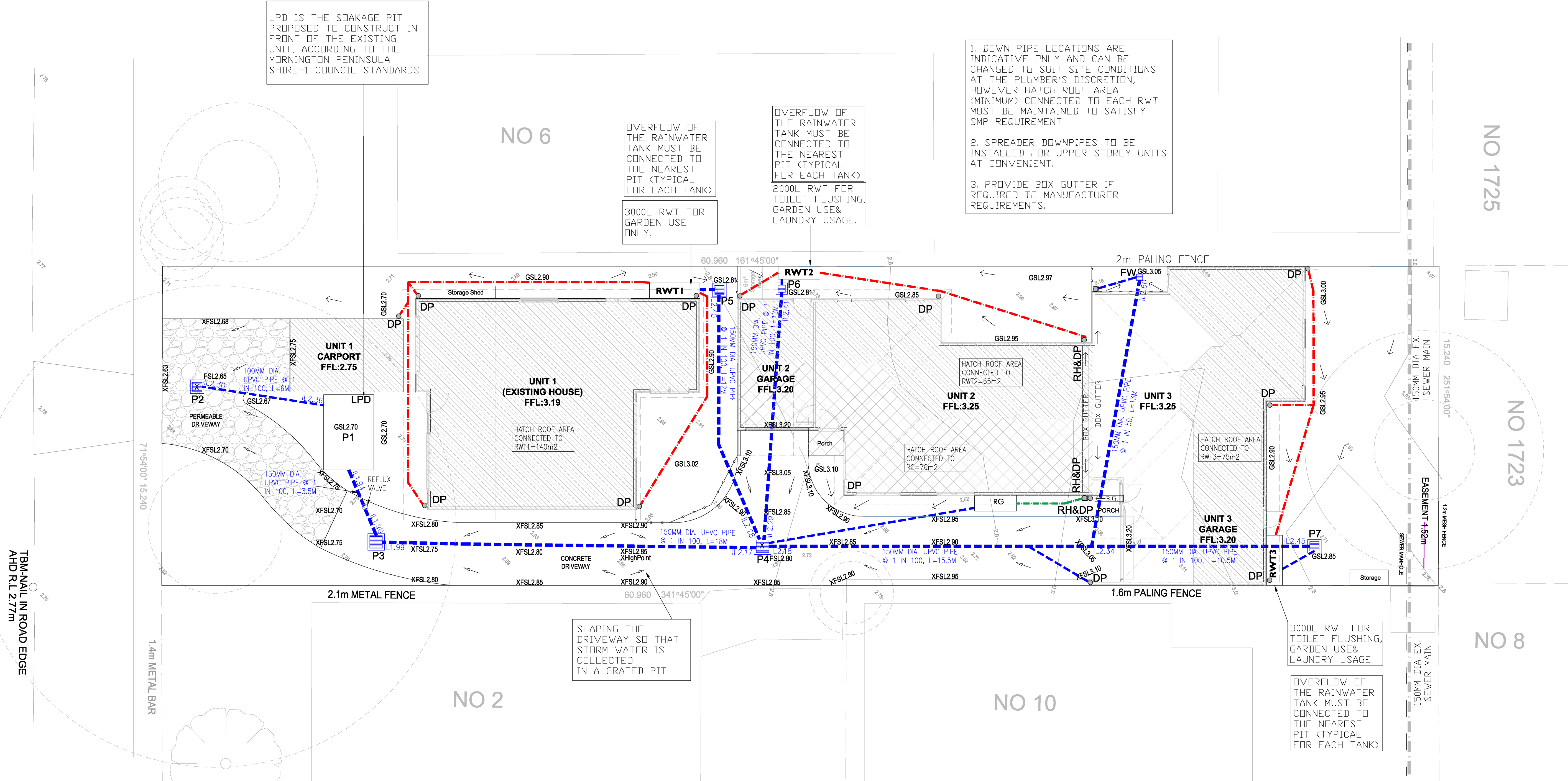


WOYNA AVENUE



1. DOWN PIPE LOCATIONS ARE INDICATIVE ONLY AND CAN BE CHANGED TO SUIT SITE CONDITIONS AT THE PLUMBER'S DISCRETION, HOWEVER HATCH ROOF AREA (MINIMUM) CONNECTED TO EACH RWT MUST BE MAINTAINED TO SATISFY SMP REQUIREMENT.
2. SPREADER DOWNPIPES TO BE INSTALLED FOR UPPER STOREY UNITS AT CONVENIENT.
3. PROVIDE BOX GUTTER IF REQUIRED TO MANUFACTURER REQUIREMENTS.

OVERFLOW OF THE RAINWATER TANK MUST BE CONNECTED TO THE NEAREST PIT (TYPICAL FOR EACH TANK)

3000L RWT FOR GARDEN USE ONLY.

OVERFLOW OF THE RAINWATER TANK MUST BE CONNECTED TO THE NEAREST PIT (TYPICAL FOR EACH TANK)

2000L RWT FOR TOILET FLUSHING, GARDEN USE & LAUNDRY USAGE.

LPD IS THE SOAKAGE PIT PROPOSED TO CONSTRUCT IN FRONT OF THE EXISTING UNIT, ACCORDING TO THE MORNINGTON PENINSULA SHIRE-1 COUNCIL STANDARDS

SHAPING THE DRIVEWAY SO THAT STORM WATER IS COLLECTED IN A GRATED PIT

OVERFLOW OF THE RAINWATER TANK MUST BE CONNECTED TO THE NEAREST PIT (TYPICAL FOR EACH TANK)

3000L RWT FOR TOILET FLUSHING, GARDEN USE & LAUNDRY USAGE.

TREATMENT INFO		
TREATMENT TYPE	AREA CONNECTED(M ²)	SIZE
RAINWATER TANK (RWT1)	140	3000L
RAINWATER TANK (RWT2)	65	2000L
RAINWATER TANK (RWT3)	75	3000L
PLANTERBOX RAINGARDEN (RG)	70	1.5M2

NOT FOR CONSTRUCTION

DESIGN	VIKUM.D	D
CHECK	R.K.	S
SCALE	1:100(A1)	P
JOB No	7306	1
DRG No	D1	/
REV	B	
DATE	29/07/2026	

ALL INTERNAL DRAINAGE WORKS MUST BE IN ACCORDANCE WITH AS/NZS 3500.3:2018 STORMWATER DRAINAGE

Mornington Peninsula Shire

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RAINWATER TANK MAINTENANCE PLAN

ITEM	EVIDENCE MAINTENANCE REQUIRED	MAINTENANCE WORKS	FREQUENCY OF MAINTENANCE WORKS
TANK + TANK ROOF	•CHECK STRUCTURAL INTEGRITY OF THE TANK INCLUDING THE ROOF AND ACCESS COVERS). •CHECK FOR ANY VISIBLE SIGNS OF LEAKS, HOLES OR CRACKS.	•ENSURE ALL SUPPORT BARS AND FITTINGS ARE NOT LOOSE AND INSTALLED TO MANUFACTURERS SPECIFICATIONS. •ANY LEAKS, HOLES OR GAPS SHOULD BE REPAIRED TO MANUFACTURERS SPECIFICATIONS.	•MINIMUM INSPECTION ONCE A YEAR OR AT THE TIME A DEFECT IS DETECTED
HOUSE ROOF + SHED ROOF	•CHECK FOR THE PRESENCE OF ACCUMULATED DEBRIS, LEAVES, DROPPINGS, DEAD INSECTS AND THE LIKE.	•ANY MATERIAL SHOULD BE CLEARED AND DISPOSE OFFSITE TO WASTE COLLECTION. IF YOU FEEL YOUR ROOF NEEDS A CLEAN, ENSURE THAT YOUR WATER TANK IS DISCONNECTED FROM THE WATER FLOW PRIOR TO CLEANING.	•MINIMUM INSPECTION ONCE A YEAR OR AT THE TIME A DEFECT IS DETECTED
GUTTERS + LEAF FILTERS + FIRST FLUSH DEVICES	•CHECK FOR BUILD-UP AND BLOCKAGE OF DEVICES WHICH PREVENT GOOD OPERATION AND FLOW INTO THE TANK.	•REMOVE ANY BUILT-UP LEAVES AND DEBRIS. REMOVE WATER AND ANY BLOCKAGES FROM FIRST FLUSH DEVICES AS NECESSARY. DISPOSE OFFSITE TO WASTE COLLECTION. •IF THE COARSE GRAIN LEAF FILTERS HAVE BECOME DAMAGED REMOVE AND REPLACE THE FILTER TO MANUFACTURERS SPECIFICATION.	•MINIMUM INSPECTION ONCE EVERY 6 MONTHS. PREFERABLY TIMED AT START OF WINTER AND START SPRING.
INFLOW + OVERFLOW SCREENS	•ENSURE SCREENS AROUND YOUR TANK AND ON ANY ACCESSORIES ARE PROPERLY CLEAN, SECURED AND UNBROKEN. THESE PREVENT MOSQUITOES, FROGS AND VERMIN FROM ENTERING YOUR TANK AND BREEDING.	•IF SCREENS ARE BROKEN, REPAIR OR REPLACE TO MANUFACTURERS SPECIFICATION. •INSPECT INSIDE THE TANK AND ANY VISIBLE SIGNS OF ANIMALS NESTING OR BREEDING.	•MINIMUM INSPECTION ONCE A YEAR OR AT THE TIME A DEFECT IS DETECTED
INTERNAL INSPECTION	•CHECK FOR EVIDENCE OF ANIMALS, MOSQUITOES, INSECTS OR ALGAE INSIDE THE TANK.	•IF PRESENT, IDENTIFY AND REMOVE. •ENSURE ANY ACCESS POINTS ARE PROPERLY SEALED AND LIGHT ENTRY IS FULLY BLOCKED.	•MINIMUM INSPECTION ONCE A YEAR OR AT THE TIME A DEFECT IS DETECTED
TANK FITTINGS + PUMP + PIPES + MAINS SWITCH	•INSPECT ALL TO ENSURE THEY ARE IN FULL WORKING ORDER. •ENSURE PUMP IS ACTIVATED WHEN TOILET OR LAUNDRY TAPS ARE TURNED. •ENSURE BYPASS REGULATE OR IS OPERATIONAL AND IS NOT STUCK ON CLEAN WATER FROM THE STREET.	•REPAIR ITEMS WHERE POSSIBLE. •ANY ELECTRICAL OR PLUMBING REPAIRS SHOULD BE DONE BY A LICENSED ELECTRICIAN OR LICENSED PLUMBER WHERE REQUIRED.	•MINIMUM INSPECTION ONCE A YEAR OR AT THE TIME A DEFECT IS DETECTED

Project # 86C770E6
V3: 4 Woyna Ave, Capel Sound VIC 3940 (Amended)
Vikum Dissanayaka - vikum@tskconsultant.com.au
4 Woyna Ave, Capel Sound VIC 3940, Australia
27 July 2026 10:33 a.m.

BLUE FACTOR

4 Woyna Ave, Capel Sound VIC 3940 (Amended)

Nitrogen reduction target has been met, and a small low-risk project is deemed to comply. Higher risk projects need to meet all targets.



Project details

Name	V3: 4 Woyna Ave, Capel Sound VIC 3940 (Amended)
Project ID	86C770E6
Street address	4 Woyna Ave, Capel Sound VIC 3940, Australia
Municipality	Mornington Peninsula
Site area	929 m ²
Planning Number	

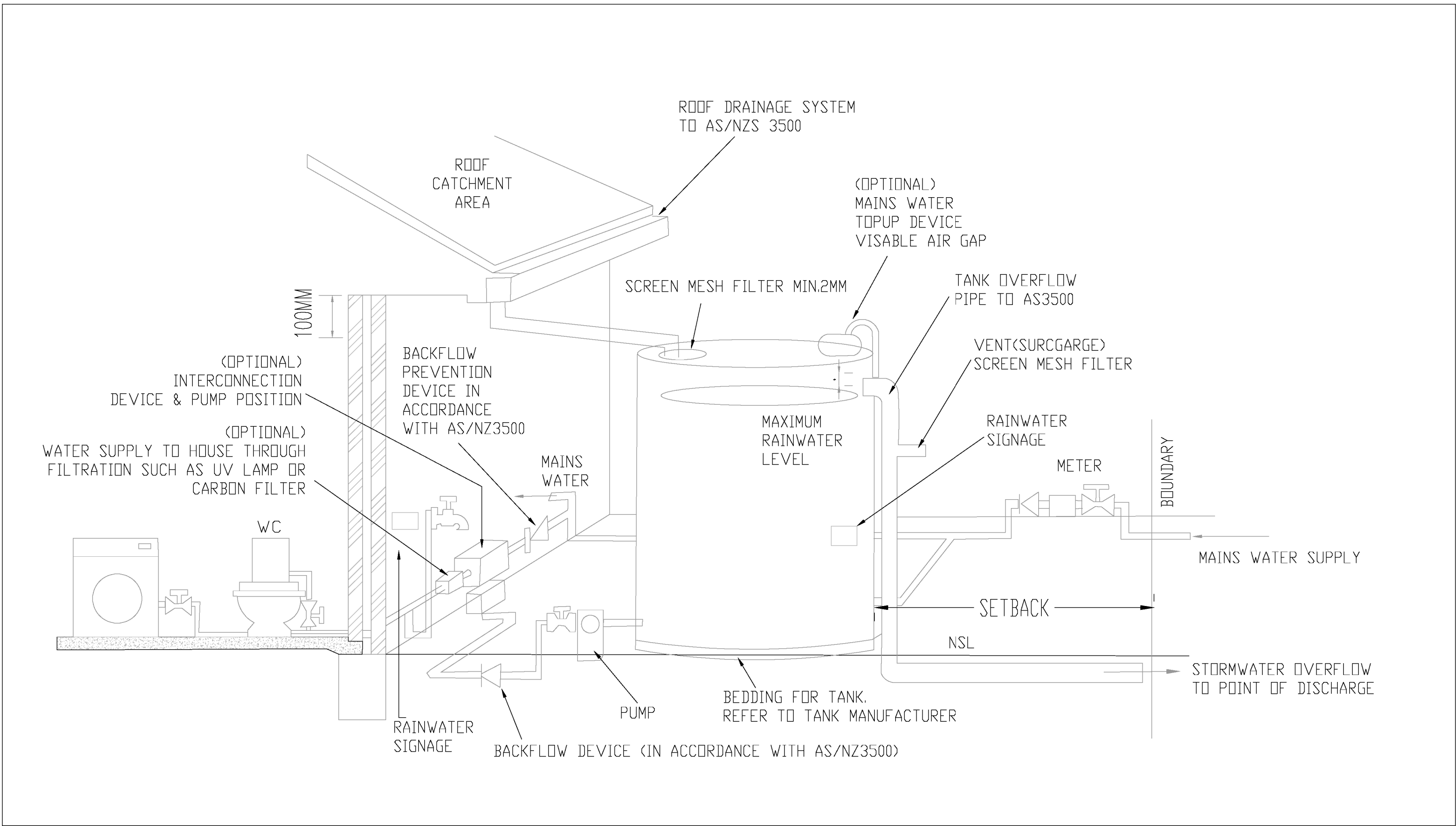
Results

Item	Result	Target
Total suspended solids (%)	57%	>80%
Total phosphorus (%)	51%	>45%
Total nitrogen (%)	45%	>45%
Total gross pollutants (%)	65%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	31%	>26%
Mean annual runoff volume infiltrated or filtered (%)	6%	>10%

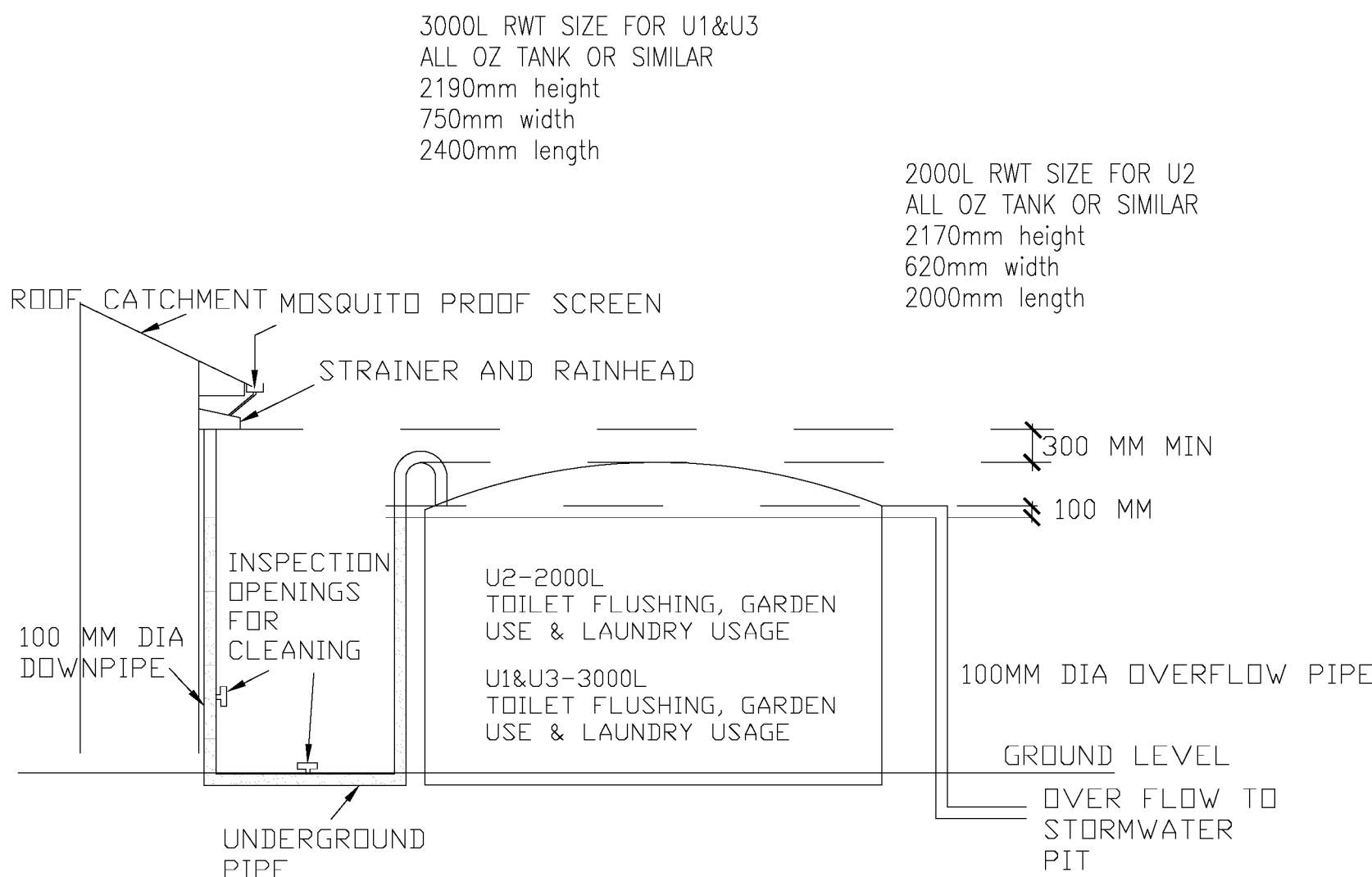
For small low-risk sites, Total Nitrogen has been used as a proxy for other pollutants indicating compliance has been adequately met for many years. This has meant that if the Blue Factor score meets 100% based on Nitrogen, the Responsible Authority has the discretion to accept stormwater management design responses that do not meet all the individual pollutant load reduction targets on small low-risk sites.

Larger, high-risk projects, with roads, car parks or activities that may yield higher than typical pollutant loads, must meet all water quality targets fully. All projects should manage flow volume reductions through harvesting and evapotranspiration as well as infiltration to a level that is reasonably practicable.

STORM RATING REPORT (NTS)



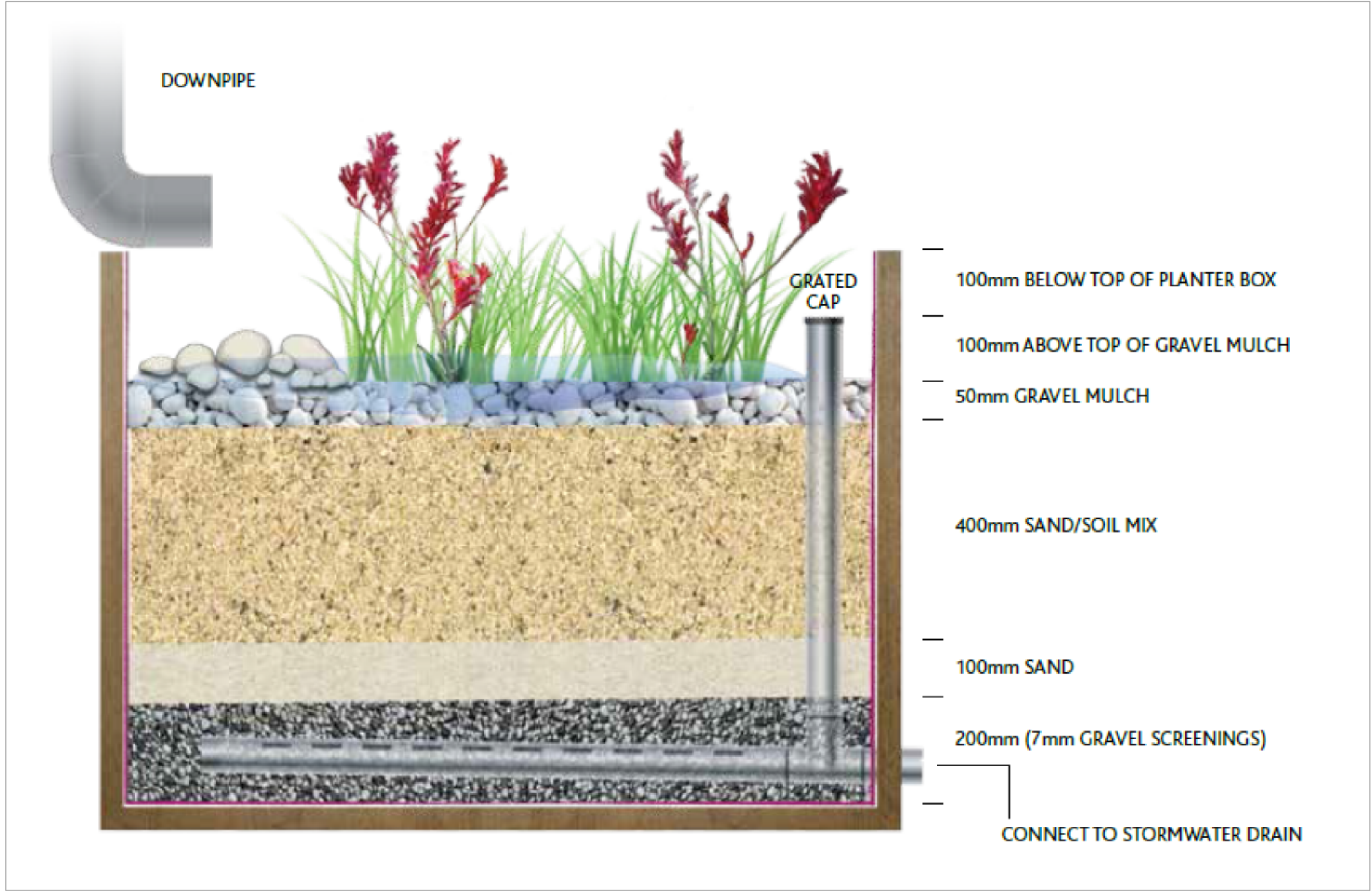
TYPICAL RAINWATER TANK COMPONENTS (NTS)
(Refer manufacturers specifications for your tank system)



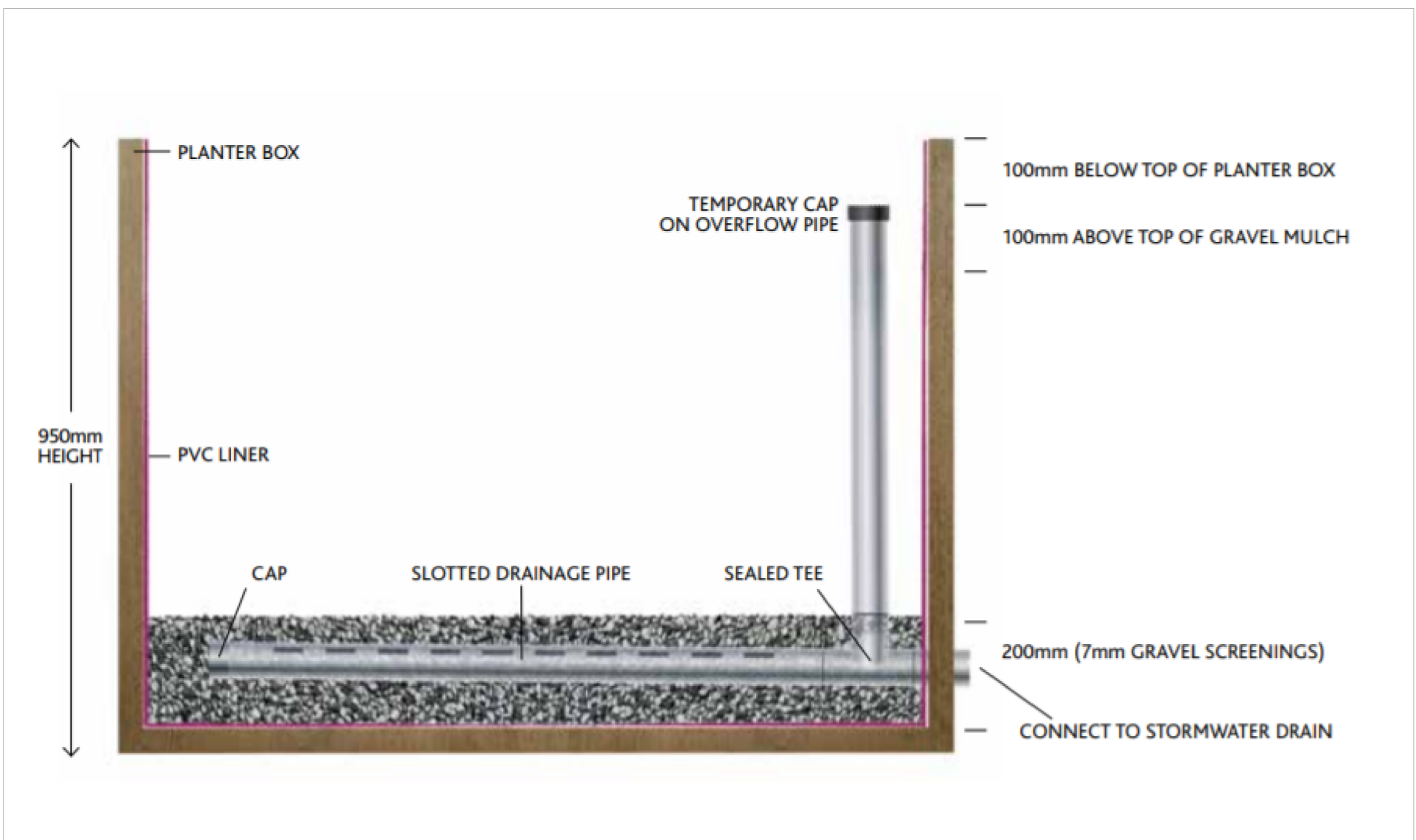
RAINWATER TANK SYSTEM (NTS)

Mornington Peninsula Shire

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ABOVE GROUND RAIN GARDEN - (PLANTER BOX) SECTION (NTS)



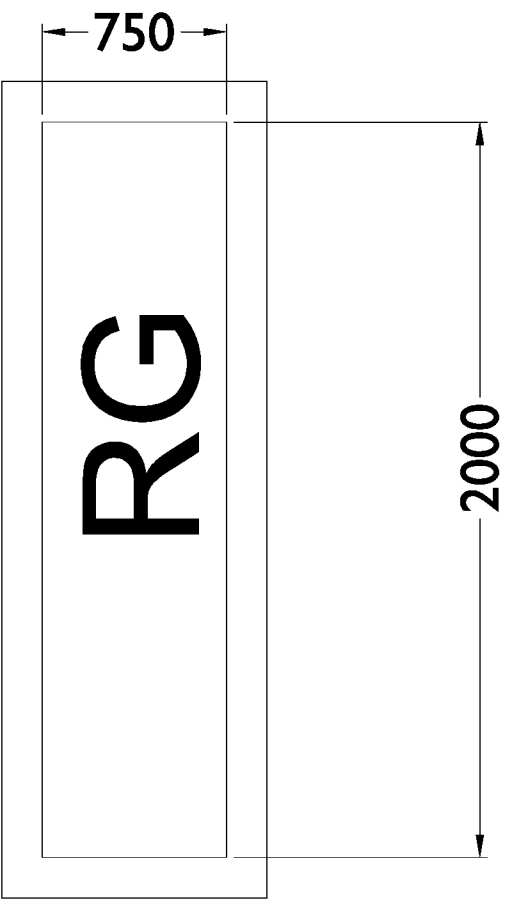
PLANTER BOX SECTION (NTS)

INSPECTION AND MAINTENANCE ACTIVITIES FOR RAIN GARDENS/PLANTER BOX

COMPONENTS	KEY ACTIVITES	TYPICAL FREQUENCY
FILTER MEDIA	- REMOVE LEAF LITTER AND GROSS POLLUTANTS - CHECK FOR BIO FILMS (ALGAL BIO FILMS MAY DEVELOP ON THE SURFACE OF THE FILTER MEDIA LEADING TO CLOGGING ISSUES) - MONITOR PONDING OF WATER FOLLOWING RAINFALL EVENTS - CHECK FOR PERMANENTLY BOGGY/POOLED AREAS	3 MONTHS & FOLLOWING STORM EVENTS
	- REMOVE SEDIMENT (OR SCARIFY FILTER MEDIA SURFACE IF REQUIRED)	ANNUALLY
EROSION	- EROSION/SCOURING - CHECK FOR EVIDENCE OF PREFERENTIAL FLOW PATHS - REPLACE FILTER MEDIA IN ERODED AREAS - ADD ROCK PROTECTION AROUND INLETS (IF REQUIRED)	3 MONTHS
MULCH	- CHECK DEPTH AND EVEN DISTRIBUTION OF MULCH - CHECK MULCH IS NOT TOUCHING PLANT STEMS - CHECK FOR SEDIMENT/SILT ACCUMULATION IN MULCH LAYER - REPLACE MULCH (IF REQUIRED) - RETAIN MULCH USING JUTE MATS OR NETS (IF REQUIRED)	3 MONTHS
VEGETATION	- INSPECT PLANT HEALTH AND COVER - REPLACE DEAD PLANTS (MAINTAIN A CONSISTENT VEGETATION DENSITY OF 6-10 PLANTS PER SQUARE METRE ACROSS THE RAINGARDEN FILTER MEDIA) - REMOVE WEEDS (AVOID USE OF HERBICIDES) - PRUNE PLANTS (WHERE APPLICABLE) - WATER PLANTS (IF REQUIRED DURING ESTABLISHMENT PHASE)	3 MONTHS
CIVIL COMPONENTS	- CHECK INFRASTRUCTURE FOR DAMAGE AND REPAIR AS REQUIRED - ENSURE INLET AND OUTLET POINTS ARE CLEAR OF SEDIMENT, LITTER AND DEBRIS - INSPECTION OPENING FOR UNDERDRAIN (SLOTTED DRAINAGE PIPE) - CHECK WATER LEVEL - CHECK FOR SEDIMENT ACCUMULATION - FLUSH THE UNDERDRAIN SYSTEM	ANNUALLY

PLANTING SCHEDULE FOR RAINGARDEN

SCIENTIFIC NAME	COMMON NAME	HEIGHT(M)	WIDTH (M)	DENSITY (M2)
LOMANDRA FILIFORMIS SSP. FILIFOR	WATTLE MAT-RUSH	0.3	0.3	6
LOMANDRA LONGIFOLIA	SPINY-HEADED MAT-RUSH	1	1	4
PDA LABILLARDIERI	COMMON TUSsock-GRASS	0.3-0.8	1.3	4
CAREX APPRESSA	TALL SEDGE	0.5-1.2	0.05 - 1	4



PLANTERBOX RAINGARDEN (RG)
SIZE- 0.75MX2.0M=1.5M2

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4 Woyna Ave, Capel Sound VIC 3940 (Amended)

Nitrogen reduction target has been met, and a small low-risk project is deemed to comply. Higher risk projects need to meet all targets.



Project details

Name	V3: 4 Woyna Ave, Capel Sound VIC 3940 (Amended)
Project ID	86C770E6
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Larger, high-risk projects, with roads, car parks or activities that may yield higher than typical pollutant loads, must meet all water quality targets fully. All projects should manage flow volume reductions through harvesting and evapotranspiration as well as infiltration to a level that is reasonably practicable.

Additional considerations

Flow and other pollutant load reductions should also be considered. The EPA Urban stormwater management guidelines (EPA - Publication [1739.1](#)) are referenced in the VPPs as a policy document and support compliance with the General Environmental Duty.

You can use the guidelines to help minimise risks from urban stormwater so far as reasonably practicable (epa.vic.gov.au/about-epa/laws-ew-laws/what-is-reasonably-practicable). Doing what is reasonably practicable means putting in proportionate controls to minimise the risk of harm to human health and the environment relative to the values being protected and risks presented by the site.

A completed small-scale low risk site with no public roads or external user parking areas will usually generate very little sediment, referred to as total suspended solids (TSS). It is common that the 80% TSS target will not easily be achieved for this type of site.

Other sites may generate significant total suspended solids (TSS) as well as litter, referred to as gross pollutants and should meet all targets.

The generation of sediment and litter during the construction phase is a significant problem and must be addressed effectively for all developments.

You should demonstrate what appropriate controls will be used to ensure the generation of litter and sediment is prevented and controlled during construction to minimise risk of harm.

Blue Factor is designed to support a range of developments of less than 10,000 square metres including small scale residential, apartment developments, small scale commercial and small public use developments which must meet planning requirements including stormwater management quality objectives in the EPA Urban stormwater management guidelines (EPA - Publication 1739.1) It is recommended that MUSIC is used for larger and more complex projects to demonstrate compliance.

Configuration 1



Unit 1 Roof to RWT1 140m2



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 3



Building 1 Residential Detached house, 3 bedroom(s)

Configuration 2



Unit 2 roof to RWT2 Roof, 65m2



Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 2



Building 2 Residential Townhouse, 3 bedroom(s)

Configuration 3



Unit 3 roof to RWT3 Roof, 75m2



Rainwater Tank 3
Rainwater tank retention volume in kilolitres: 3



Building 3 Residential Townhouse, 3 bedroom(s)

Configuration 4



Unit 2 roof to RG1 Roof, 70m2



Raingarden 1 Area: 1.5 m², Extended detention depth: 0.3 m,
Submerged zone depth: 0 m, Site soil type: Sandy loam

Catchments



Unit 1 Roof to RWT1 140m2



Unit 2 roof to RWT2 Roof, 65m2



Unit 3 roof to RWT3 Roof, 75m2



Unit 3 Roof to No treatment 55m2



Permeable Driveway Pervious (garden and lawn), 55m2



Concrete Driveway and Other Impervious Areas Paved,
129m2



Other Pervious areas Pervious (garden and lawn), 340m2



Unit 2 roof to RG1 Roof, 70m2

Treatments



Rainwater Tank 1

Rainwater tank retention volume in kilolitres: 3

83%



Rainwater Tank 2

Rainwater tank retention volume in kilolitres: 2

203%



Rainwater Tank 3

Rainwater tank retention volume in kilolitres: 3

200%



Raingarden 1 Area: 1.5 m²,
Extended detention depth: 0.3 m,
Submerged zone depth: 0 m, Site soil type: Sandy loam

194%



Building 1 Residential Detached house, 3 bedroom(s)

Water sources	I want to use the average efficiency for a typical new dwelling or building
Basin taps - Primary water source	Mains water
Showers - Primary water source	Mains water
Clothes Washer - Primary water source	Mains water
Toilets connected to mains water	0
Toilets connected to rainwater	0
Toilets connected to recycled water	0
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
• Mains	0 m ²
• Rainwater Tank	0 m ²
• Recycled Water	0 m ²
Garden water use efficiency	



Building 2 Residential Townhouse, 3 bedroom(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	Not applicable
Showers - Primary water source	Mains water
Showers - Efficiency	Scope out
Clothes Washer - Primary water source	Rainwater
Clothes Washer - Efficiency	3.5 star WELS rating
Toilets connected to mains water	0
Toilets connected to rainwater	1
Toilets connected to recycled water	0
Toilets efficiency	4 star WELS rating
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
Irrigated garden area supplied by:	
• Mains	0 m ²
• Rainwater Tank	120 m ²

• Recycled Water	0 m ²
Garden water use efficiency	Medium



Building 3 Residential Townhouse, 3 bedroom(s)

Water sources	I want to calculate my water use based on fixtures and fittings
Basin taps - Primary water source	Mains water
Basin taps - Efficiency	Not applicable
Showers - Primary water source	Mains water
Showers - Efficiency	Scope out
Clothes Washer - Primary water source	Rainwater
Clothes Washer - Efficiency	4 star WELS rating
Toilets connected to mains water	0
Toilets connected to rainwater	1
Toilets connected to recycled water	0
Toilets efficiency	4 star WELS rating
Garden water use	Garden water demands are in use
Garden primary water source	Rainwater
Irrigated garden area supplied by:	
• Mains	0 m ²
• Rainwater Tank	120 m ²
• Recycled Water	0 m ²
Garden water use efficiency	Medium