City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

[redacted]

Stormwater Management Plan

DATE: 10/08/2026

JOB NUMBER: S#250841

PROPOSED: Single Storey

SITE ADDRESS: Lot. 1 No. 36B Cambra Road Belmont VIC 3216

CLIENT: [redacted]

INTRAX CONTACT:

[redacted]

Published
10/08/2026

Document Revision: A
Template Version: Vii
Template Name: Master with Cover

Intrax Consulting Engineers Pty Ltd
ABN: 31 106 481 252

[redacted]

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

Confidentiality

All documents are subject to the 'Intrax Terms and Conditions' and 'Intrax Terms and Conditions -NAC' documents. These documents are available on our website for your perusal.

Conditions of Use

This report is not intended for use by any other person or third party other than the named client.

Copyright

©2026 Intrax Consulting Engineers Pty Ltd (ABN 31 106 481 252).

This document has been produced expressly for the client. The 'client' is defined as the person or persons named in this report/proposal or the purchaser of the services.

No part of this report/proposal including the whole of same shall be used for any other purpose nor by any third party without the prior written consent of Intrax Consulting Engineers Pty Ltd.

Direct Contact

Please direct all queries regarding this report to Luca Staltari at luca.staltari@intrax.com.au.

Document Revision History

Date	Rev	Author	Comments
10/08/2026	A	Luca Staltari	First Edition

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

1 Stormwater Management Framework

Stormwater management for the proposed development has been assessed in accordance with the objectives of Clause 55.05-1 Permeability and Stormwater Management of the Victorian Planning Provisions.

This clause seeks to reduce the impacts of increased stormwater runoff on downstream drainage systems and waterways, facilitate on-site infiltration and retention of stormwater, encourage stormwater reuse, and contribute to urban cooling outcomes.

Standard B5-1 requires developments to incorporate stormwater management systems that achieve best practice quantitative performance objectives for stormwater quality as outlined in the Urban Stormwater Management Guidance (EPA Publication 1739.1, 2021). These objectives include reductions in mean annual pollutant loads for:

- Total Suspended Solids (TSS) – 80%
- Total Phosphorus (TP) – 45%
- Total Nitrogen (TN) – 45%
- Total Gross Pollutants (GP) – 70%

The planning scheme notes that compliance with these objectives may be demonstrated through recognised stormwater assessment tools such as STORM, MUSIC, or other equivalent tools accepted by the responsible authority.

1.1 Risk-Based Environmental Framework

Stormwater management must also be considered in the context of the risk-based environmental framework established under the Environment Protection Act 2017. Under the General Environmental Duty (GED), designers must minimise risks of harm to human health and the environment from pollution so far as reasonably practicable.

In assessing stormwater management responses, consideration should be given to:

- The stormwater flow volumes and pollutant loads generated by the development
- The environmental values and sensitivity of receiving waterways
- Site characteristics such as soil conditions and existing site coverage
- The increase in impervious surfaces and associated stormwater hazards
- Stormwater controls implemented to minimise risk, including Water Sensitive Urban Design (WSUD) measures
- Whether all reasonably practicable responses have been adopted to reduce stormwater impacts

This framework supports a risk-based approach to stormwater management that considers the scale and characteristics of the development.

1.2 Application of BlueFactor / STORM for Small-Scale Developments

Simplified stormwater assessment tools such as STORM and BlueFactor have been developed to support stormwater management assessment for small-scale developments.

BlueFactor guidance notes that, like STORM, the tool is intended as a simple and accessible assessment method for small-scale developments generally less than one hectare in size, where the risk of stormwater pollution is relatively low. These developments typically include residential infill and simple commercial developments that do not contain public roads.

For these development types, simplified modelling approaches may be appropriate where the hazard presented by sediment and litter pollutant loads is relatively low. Where greater modelling accuracy, flexibility, or assessment of complex treatment systems is required, MUSIC modelling should be adopted.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

1.3 Sediment Generation in Urban Catchments

Industry guidance recognises that a significant proportion of sediment generation within urban environments occurs during the construction phase of development. Once construction activities are complete, the primary sources of sediment within urban catchments are typically associated with public road networks, high traffic areas, exposed soils, and waterway erosion.

Small-scale residential and commercial infill developments generally contribute relatively minor ongoing sediment loads once established. As a result, these developments are considered to present a comparatively low sediment hazard following construction.

Accordingly, simplified assessment tools such as STORM or BlueFactor may be used to demonstrate a reasonable and practicable stormwater management response for these development types.

1.4 Construction Phase Sediment Management

While post-construction sediment loads from small developments are typically low, construction activities represent a period of elevated sediment generation risk. For this reason, appropriate erosion and sediment control measures must be implemented during construction.

These controls are typically required through planning permit conditions and construction management plans and ensure that sediment export from the site is minimised during earthworks and building activities.

1.5 Approach Adopted for This Assessment

In accordance with the above framework, stormwater management for the proposed development has been assessed using the BlueFactor stormwater assessment tool to evaluate compliance with relevant stormwater quality objectives.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

2 Site Details

The development site is 342m^2. One (1) single-storey dwelling are proposed for the site. The dwelling is to comprise of four (4) bedrooms each. The table below demonstrates a breakdown of surface types within the site. A raingarden be used to treat all roof areas.

3 Stormwater Treatment

The table below shows the breakdown of pervious and impervious surfaces proposed.

Surface type	Type of surface	Area (m^2)
Dwelling roof to 2.0m^2 100mm raingarden	Impervious	193
Concrete driveway	Impervious	22
Landscaping	Pervious	109
	Total	**342**

Stormwater runoff from the nominated roof areas will be treated using a raingarden. Concrete driveways are to be considered untreated.

a) 2.0m^2 min. 100mm raingarden is to be used to treat the rainwater collected from all roof catchment areas and is required to provide 'deemed to comply' compliance in accordance with the minimum planning requirement for total nitrogen as specified by this authority. A construction phase sediment control plan will be in place for the treatment of pollutant run-off during construction.
b) Concrete driveway shall be impervious and all other landscape paving shall be permeable. Rainfall on permeable paving and gardens will be directly infiltrated to the insitu soils.
c) Appropriate erosion and sediment control measures must be implemented during construction to minimise sediment export from the site. These measures are to be implemented at the discretion of the builder. Typical controls implemented during construction may include:
    a. Installation of sediment fencing along site boundaries.
    b. Stabilised site access points to minimise sediment tracking onto roads
    c. Protection of existing drainage pits and infrastructure
    d. Stockpile management and covering of exposed soils where required
    e. Progressive stabilisation of disturbed surfaces during construction

    All measures will be consistent with the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) and Keeping Our Stormwater Clean (Melbourne Water, 2002)

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

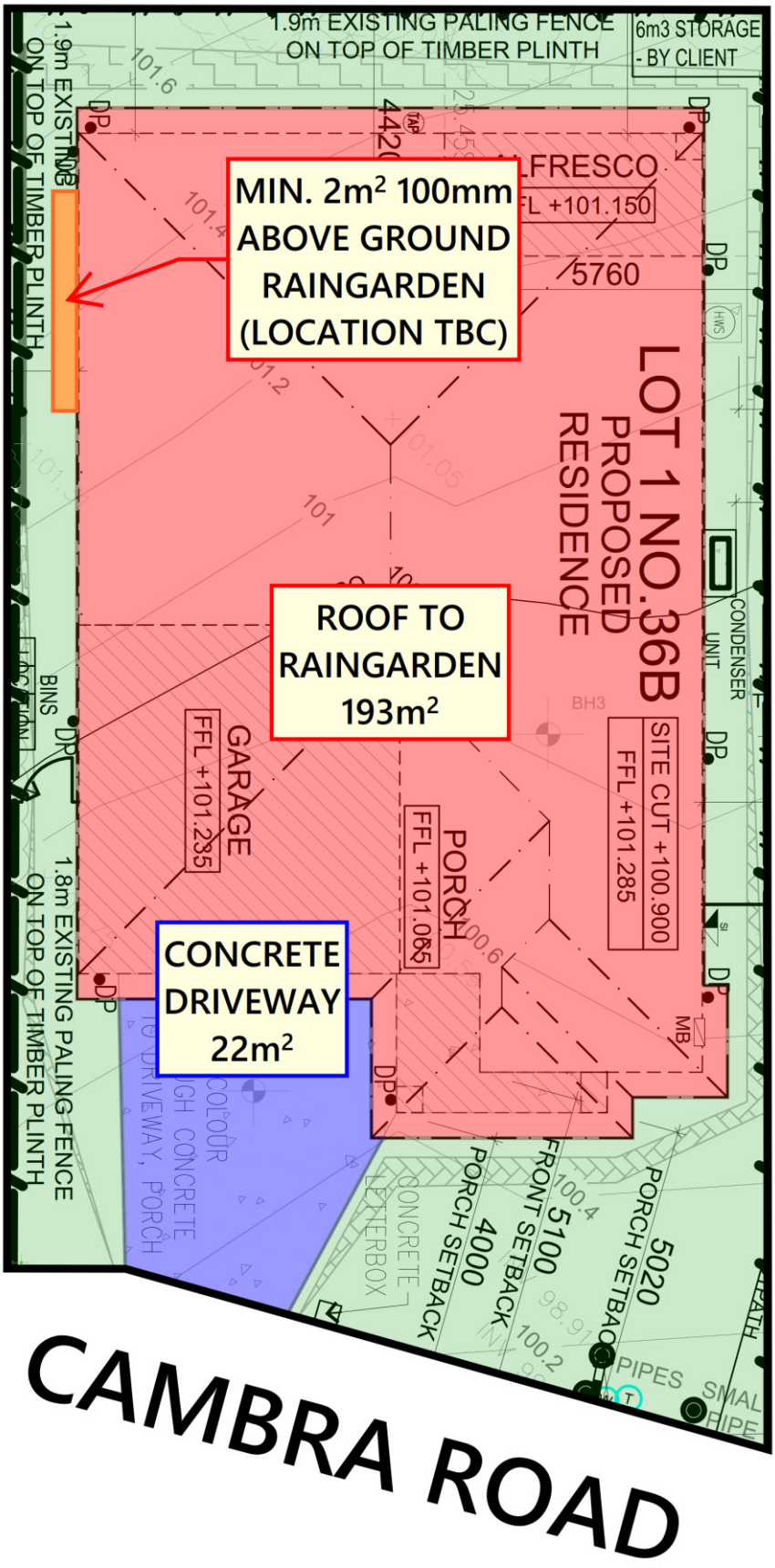


Figure 1. Roof Catchment Area

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

Project # CD3CDF36
PRJ1634545 - S#250841
Luca Staltari - Luca.Staltari@intrax.com.au
36 Cambra Rd, Belmont VIC 3216, Australia
07 August 2026 9:44 a.m.

BLUE FACTOR®

PRJ1634545 - S#250841

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

117% SCORE

Project details

Name	PRJ1634545 - S#250841
Project ID	CD3CDF36
Street address	36 Cambra Rd, Belmont VIC 3216, Australia
Municipality	Greater Geelong
Site area	324 m^2
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	72%	>80%
Total phosphorus (%)	55%	>45%
Total nitrogen (%)	52%	>45%
Total gross pollutants (%)	75%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	4%	>32%
Mean annual runoff volume infiltrated or filtered (%)	0%	>3%

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.

Figure 2. BlueFactor Assessment Results

4 Interpretation of Stormwater Modelling Results

The stormwater quality performance of the proposed development has been assessed using the BlueFactor stormwater assessment tool. The modelling evaluates the extent to which the development incorporates stormwater management measures capable of achieving the best practice pollutant load reduction objectives outlined in the Urban Stormwater Management Guidance (EPA Publication 1739.1, 2021).

The BlueFactor results demonstrate the relative performance of the proposed stormwater management measures in reducing pollutant loads generated by the development, including total suspended solids (TSS), total phosphorus (TP), total nitrogen (TN) and litter.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

For small-scale infill developments such as the proposed development, simplified assessment tools including BlueFactor and STORM are commonly used to demonstrate a reasonable and practicable stormwater management response. These tools have been specifically developed for developments where stormwater pollution risks are relatively low and where the scale of development does not warrant more complex stormwater quality modelling.

It is recognised that small residential infill developments typically generate relatively low ongoing sediment loads once construction is complete, with the majority of sediment generation in urban catchments associated with construction activities and public road networks. Accordingly, simplified assessment tools such as BlueFactor provide a practical method for demonstrating that stormwater quality considerations have been addressed for developments of this scale.

The modelling results reflect the stormwater management measures incorporated within the development design, including rainwater reuse, permeable areas and the routing of stormwater runoff through landscaped surfaces where practicable.

The stormwater management measures adopted for the development are outlined in the Stormwater Management Measures below.

5 Stormwater Management Measures

Stormwater management for the proposed development incorporates a combination of site design responses and Water Sensitive Urban Design (WSUD) measures to minimise stormwater runoff impacts and improve stormwater quality prior to discharge to the legal point of discharge.

The proposed stormwater management approach has been developed having regard to the objectives of Clause 55.05-1 Permeability and Stormwater Management and the best practice stormwater quality performance objectives outlined in the Urban Stormwater Management Guidance (EPA Publication 1739.1, 2021).

The following stormwater management measures are proposed for the development.

5.1 Pervious Surfaces and Infiltration

The development maintains a proportion of permeable surface areas across the site to facilitate stormwater infiltration and reduce the volume of runoff entering the drainage system.

Pervious areas such as landscaped garden areas assist in:

- Promoting natural infiltration of rainfall into the soil profile
- Reducing peak stormwater flows from the site
- Providing incidental stormwater treatment through soil filtration processes
- Contributing to urban cooling outcomes

5.2 Directing Runoff to Treatment Areas

Where practicable, stormwater runoff from roof and paved areas is directed towards landscaped areas and permeable surfaces prior to entering the drainage system.

Directing runoff through vegetated areas assists in providing additional stormwater treatment through filtration, sediment capture and infiltration.

Residual flows are then conveyed through the site drainage system to the legal point of discharge.

5.3 Construction Phase Sediment and Erosion Controls

Construction activities represent a period of elevated sediment generation risk. Appropriate erosion and sediment control measures must therefore be implemented during construction to minimise sediment export from the site.

Typical controls implemented during construction may include:

- Installation of sediment fencing along site boundaries

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

- Stabilised site access points to minimise sediment tracking onto roads
- Protection of existing drainage pits and infrastructure
- Stockpile management and covering of exposed soils where required
- Progressive stabilisation of disturbed surfaces during construction

These measures ensure that sediment generated during construction activities is appropriately managed and prevented from entering the stormwater drainage system.

6 Maintenance of WSUD Elements

Intrax is not responsible for the inspection and maintenance of all WSUD elements on this site.

6.1 Raingardens

This is an example schedule to guide the timing of the raingarden inspection and maintenance activities, which are to be completed by the maintenance contractor or homeowner.

Component	Key Activities	Typical Frequency	
Filter media	- Remove leaf litter and gross pollutants - Check for biofilms (algal biofilms 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 - Remove sediment (or scarify filter media surface if required)	3 months & following storm events Annually	☐ Satisfactory ☐ Not Satisfactory ☐ N/A
Erosion	- Check for erosion/scouring - Check for evidence of preferential flow paths - Replace filter media in eroded areas - Add rock protection around inlets (if required)	3 months	☐ Satisfactory ☐ Not Satisfactory ☐ N/A
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	☐ Satisfactory ☐ Not Satisfactory ☐ N/A
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	☐ Satisfactory ☐ Not Satisfactory ☐ N/A

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):
	  o Check water level
	  o Check for sediment accumulation
	  o Flush the underdrain system (if required
		3 months & following storm events
		
		Annually
			☐ Satisfactory
			☐ Not Satisfactory
			☐ N/A

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

7 Conclusion

Stormwater management for the proposed development has been assessed in accordance with the objectives of Clause 55.05-1 *Permeability and Stormwater Management* of the Victorian Planning Provisions and the best practice stormwater quality performance objectives outlined in the *Urban Stormwater Management Guidance* (EPA Publication 1739.1, 2021).

The stormwater quality performance of the development has been evaluated using the BlueFactor stormwater assessment tool, which is widely recognised as a simplified assessment method for small-scale infill developments where stormwater pollution risks are relatively low.

The modelling demonstrates that the development incorporates appropriate stormwater management measures, including rainwater reuse, permeable surfaces and the routing of stormwater runoff through landscaped areas where practicable. These measures assist in reducing stormwater runoff volumes and improving stormwater quality prior to discharge to the legal point of discharge.

In addition to the permanent stormwater management measures proposed, appropriate erosion and sediment control measures will be implemented during the construction phase to minimise sediment export from the site while works are being undertaken.

Having regard to the scale and characteristics of the development, the site context, and the stormwater management measures incorporated within the design, the proposed stormwater management response is considered appropriate and consistent with the intent of Clause 55 stormwater management objectives and current EPA stormwater management guidance.

8 Appendix

- BlueFactor STORM Report (3 pages)
- Melbourne Water – Building a Planter Box Raingarden (8 pages)
- Melbourne Water – Keeping our Stormwater Clean (28 pages)

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

Project # CD3CDF36
PRJ1634545 - S#250841
[redacted]
36 Cambra Rd, Belmont VIC 3216, Australia
07 August 2026 9:44 a.m.

BLUE FACTOR

PRJ1634545 - S#250841

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

117% SCORE

Project details

Name	PRJ1634545 - S#250841
Project ID	CD3CDF36
Street address	36 Cambra Rd, Belmont VIC 3216, Australia
Municipality	Greater Geelong
Site area	324 m^2
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	72%	>80%
Total phosphorus (%)	55%	>45%
Total nitrogen (%)	52%	>45%
Total gross pollutants (%)	75%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	4%	>32%
Mean annual runoff volume infiltrated or filtered (%)	0%	>3%

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.

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-reasonablypracticable). 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.

City of Greater Geelong - Statutory Planning - Date Received 17/08/2026

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.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

Configuration 1



Dwelling roof to RWT Roof, 193m2



Raingarden Area: 2 m^2, Extended detention depth: 0.1 m,
Submerged zone depth: 0 m, Site soil type: Lined

Catchments



Dwelling roof to RWT Roof, 193m2



Concrete driveway Paved, 22m2 — Untreated



Landscaping Pervious (garden and lawn), 109m2

Treatments



Raingarden Area: 2 m^2,
Extended detention depth: 0.1 m,
Submerged zone depth: 0 m, Site soil type: Lined — **130%**

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

INSTRUCTION SHEET

Building a planter box raingarden (lined)

healthy waterways Raingardens

What is a planter box raingarden?

Building a raingarden is a simple way to help the environment and the health of our local waterways while providing a self-watering garden for your backyard.

A raingarden is a specially prepared garden designed to receive and filter rain run-off from roofs or hard surfaces such as driveways or paving. You can even create a raingarden in a planter box, positioning it to collect water from a diverted downpipe or rainwater tank overflow.

Featuring layers of soil for filtration, gravel for drainage, and plants that can tolerate periods without rain, a raingarden helps to protect our streams and rivers from stormwater pollutants.

With a slotted pipe beneath the soil to take away the filtered rainwater and an overflow pipe on the surface to prevent flooding, raingardens are designed to collect water from a diverted downpipe, rainwater tank overflow or pavement runoff.

Please note: A certified plumber must be used for stormwater connections and modifications.

Did you know that a raingarden is only wet during and immediately after rain, leaving it dry most of the time? This is due to the drainage and filtration properties of the soil combination used in the raingarden.



[redacted]

[redacted]

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

Building your raingarden

Step 1 – getting started

Location

Build your planter box as close as possible to the water source whether it be a downpipe or rainwater tank overflow. This will help minimise the additional plumbing needed to bring water to the raingarden. Your raingarden needs to sit at least 300mm away from your house.

Having decided on a location, it is important to determine the proximity of the existing stormwater pipe to make sure your raingarden is connected properly. Your local plumber can help with this and also how and when to divert your downpipe so that the area doesn't flood during construction.

Stormwater reconnection

All connections or modifications to existing stormwater pipes need to be done by a licensed plumber. The plumber should ensure that pipes are reconnected into the property's stormwater and not another services such as the sewer.

Underground services

Be aware of any underground services (gas, electricity, water) that run near your house as this may determine where you can build your raingarden. Raingardens should not be built over or in close proximity to a septic system.

Materials

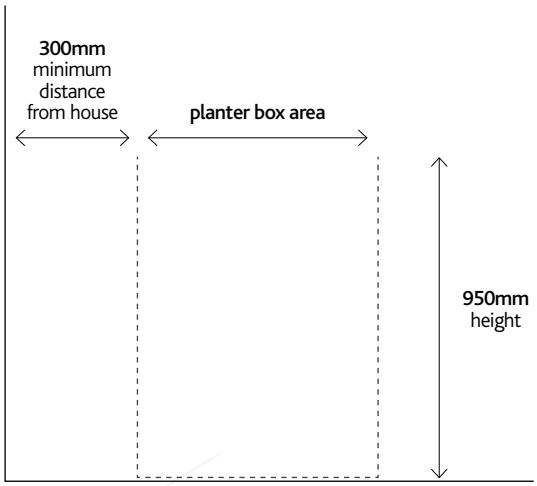
See *Materials List* for information about what you need to build a raingarden.

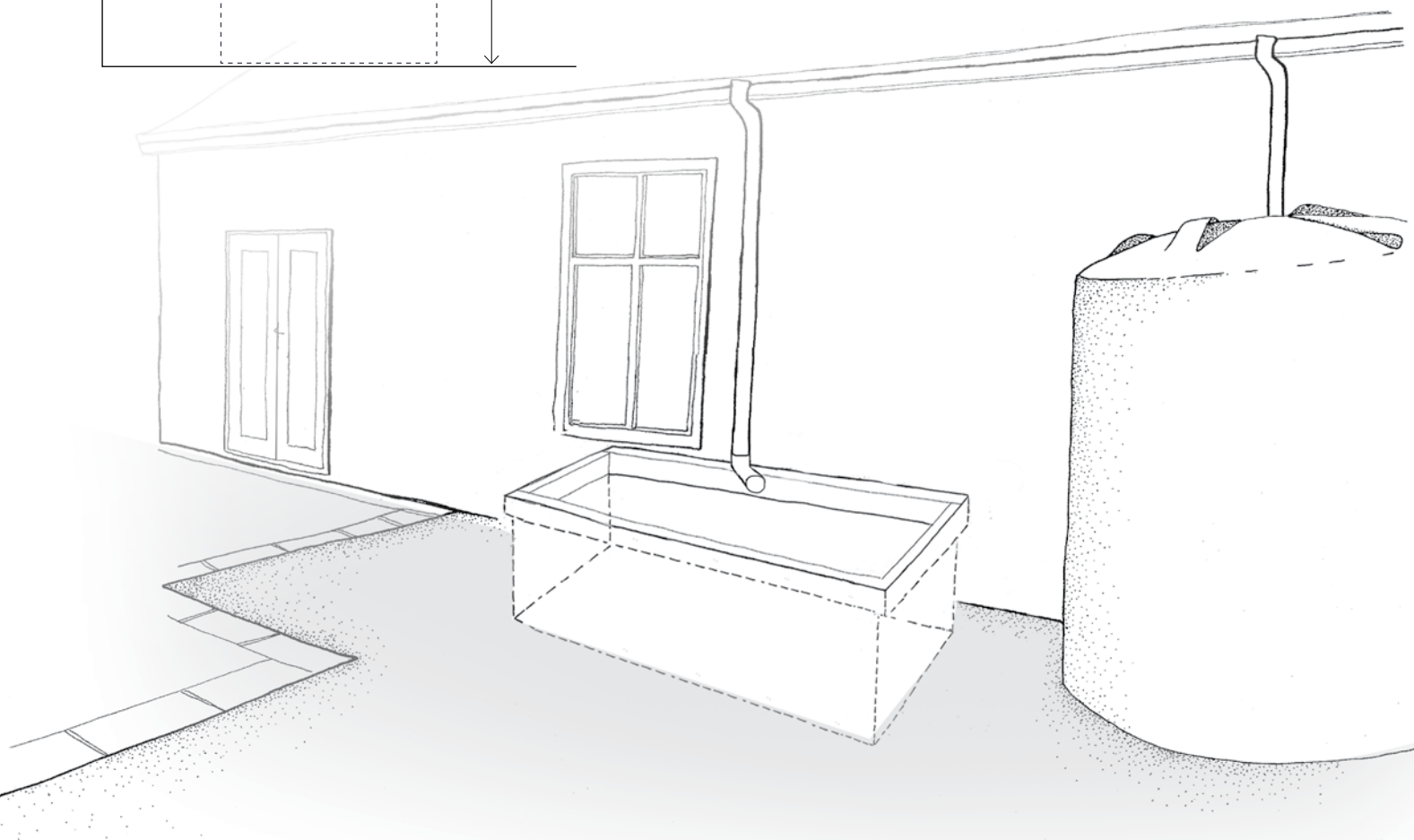
Size

You need to make sure that your raingarden is large enough to manage the amount of stormwater it will receive. If your raingarden is going to capture run-off from the roof via a downpipe, measure the area of roof that drains to that downpipe. Generally, the size of the raingarden should be approximately 2% of the run-off area. Table 1 will help you work out the correct size.

Table 1 – Raingarden sizing chart

AREA OF RUN-OFF (m²)	RAINGARDEN SIZE (m²)
50	1
100	2
150	3
200	4
250	5
300	6
350	7
400	8
450	9





City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

Step 2 - planter box and pipe infrastructure

Preparing your planter box

You can create a planter box out of any material as long as it is strong enough to hold soil. This could be a corrugated iron 'tank', an old wine barrel, or you could build your own planter box using plantation hardwood or similar.

Line your planter box (sides and base) with a PVC liner. Overlap the sheets by 200mm and seal the joins with PVC tape.

Place the 7mm screenings (gravel) to a depth of 50mm. This will form a base for the slotted drainage pipe. Make sure the screenings are washed and cleaned of excess dirt as this can create blockages in the raingardens drainage.

Use the screenings to create a gentle slope towards the stormwater outlet (where the water will exit your planter box).

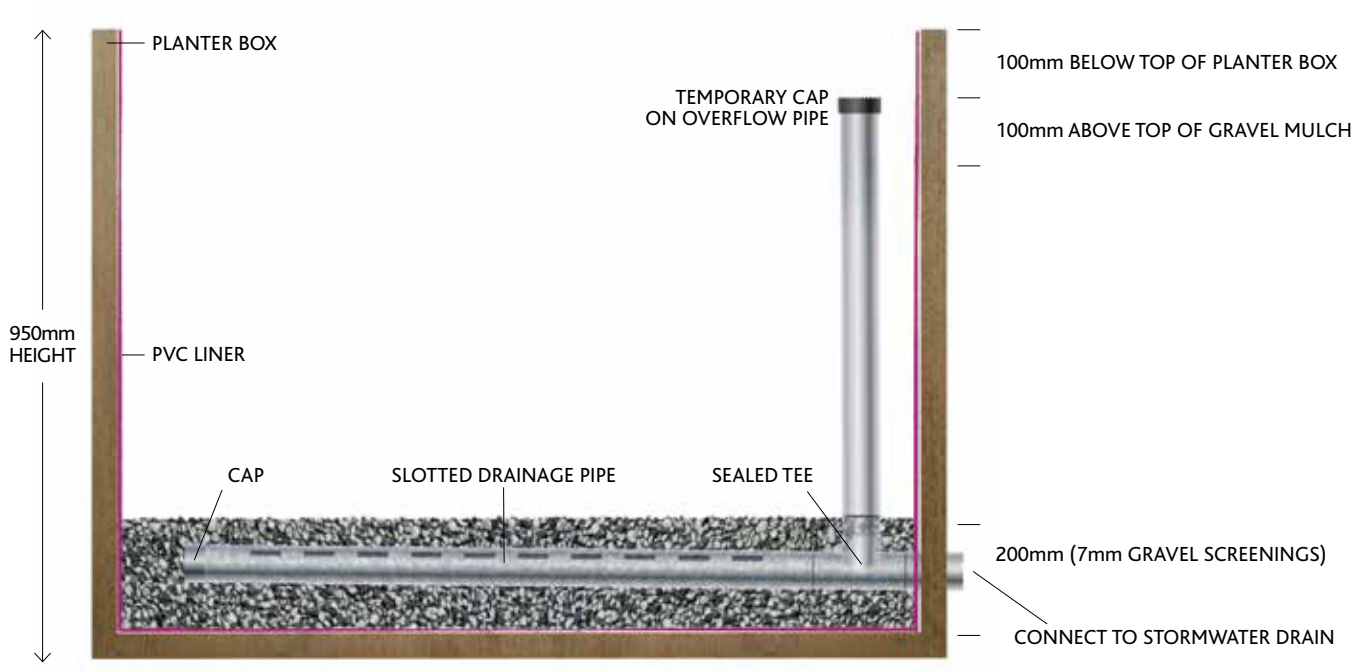
Pipe infrastructure

Lay a 90mm diametre slotted drainage pipe horizontally along the centre of the planter box base and cap one end of the slotted drainage pipe. Call your plumber to connect the drainage pipe back into the property's existing stormwater.

Handy Hint – If your raingarden is greater than 4m wide, you will need to install two slotted drainage pipes and two overflow pipes. These need to be evenly spaced across the planter box base to provide adequate drainage.

Connect the vertical 90mm diameter overflow pipe into the slotted drainage pipe using a 90 degree elbow pipe. When the raingarden is finished, the top of the overflow pipe should sit 100mm above the gravel mulch and 100mm below the top edge of the planter box.

Install a temporary cap on top of the overflow pipe to prevent materials dropping into it during construction. Some plastic taped across the top of the pipe will work fine.



City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

Building your raingarden

Step 3 - soil layers

Screenings layer

Add 7mm screenings (gravel) to a depth of 150mm over the slotted drainage pipe in the base of your raingarden. This brings to total depth of screenings (gravel) to 200mm. Be careful when not to dislodge or damage the slotted drainage pipe when adding the additional screenings.

Sand layer

Place white washed sand to a depth of 100mm over the screenings (gravel) layer.

Sand/soil mix layer

Mix 4 parts white washed sand with 1 part topsoil. Add this mix to the raingarden to a depth of 400mm.

Handy Hint - Ensure you firmly pat down each layer of soil when building your raingarden to help reduce the layers from sinking.

Step 4 -pipe adjustments, plants and mulch

Pipe adjustments

Redirect your downpipe into the raingarden using pipe bends where required. If possible, use two 45 degree bends connected together as this will provide a much gentler and more even flow of water, reducing the risk of erosion and prevent blockages within the downpipe. A 90 degree elbow pipe will do as an alternative.

Plants

In general, plants that grow well in a raingarden:

- like dry conditions but can tolerate temporary wet periods
- are perennial rather than annual
- have an extensive fibrous root system.

A wide range of plants are suitable for raingardens and your local nursery will be able to guide you on what is right for your area.

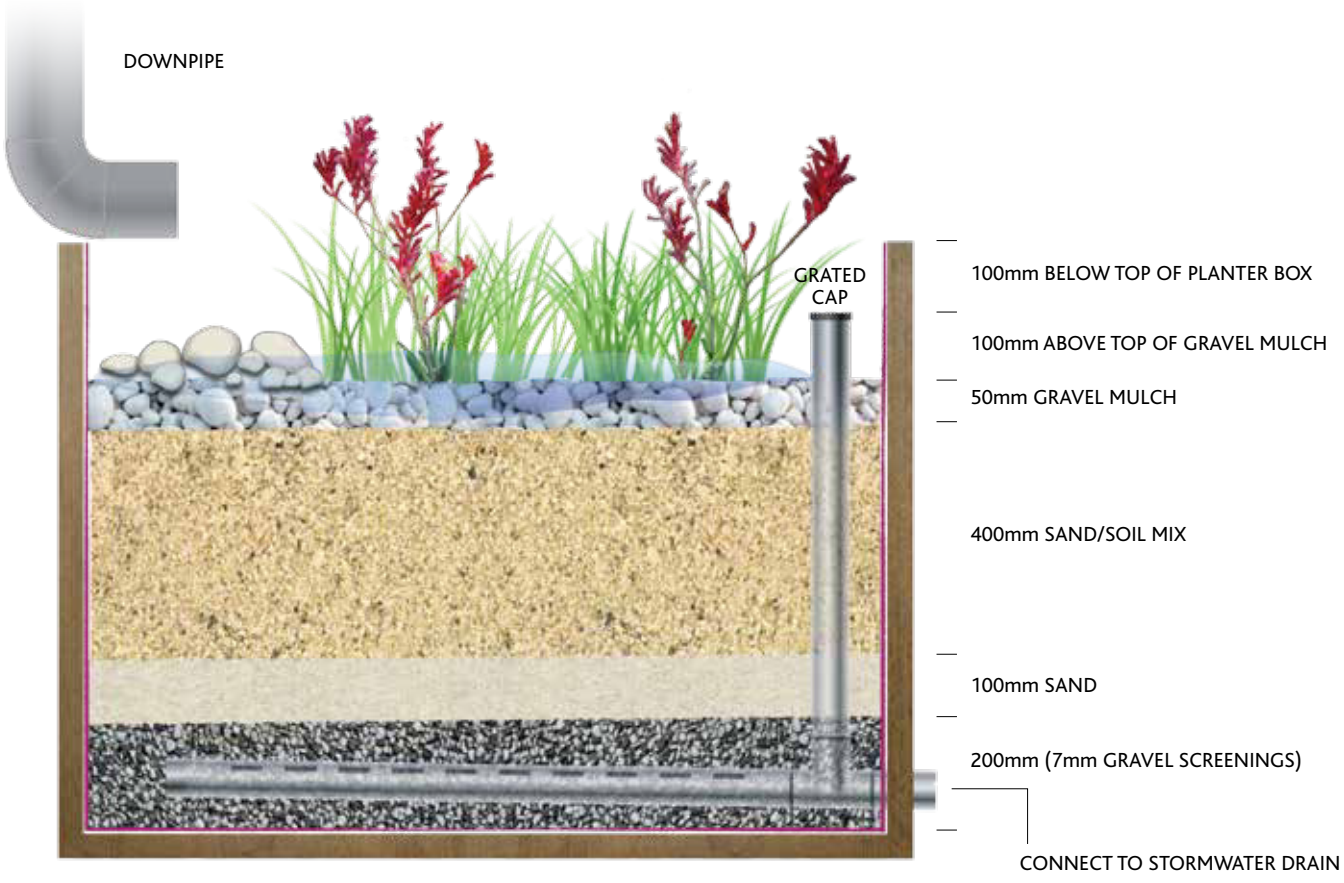
There are also particular plants that are really good at removing pollutants from stormwater. These include:

- *Carex appressa*
- *Lomandra longifolia*
- *Juncus flavidus*
- *Melaleuca ericifolia*
- *Goodenia ovate.*

50% of your raingarden should be planted with these species, the other 50% can be made up of plants that like a dry environment with intermittent wet periods. It is important that the plants you select are suitable for the amount of sun and shade on your raingarden. See the *Plant List* for a suggested list of suitable raingarden plants.

Regardless of the type of plants you select, it is important to plant densely to cover the raingarden. Set your plants out at roughly 6 plants per m². So for a 2m² raingarden, you will need to buy 12 plants. Now start planting.

(continued on next page)



City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

Looking after your raingarden

Mulch

To allow the spread of water gently over the raingarden, place some large flat rocks where water flows from the downpipe. Place smaller rocks in between the large rocks to fill the gaps and help prevent erosion. Alternatively a flow spreading device can be fitted to the downpipe.

Spread gravel mulch to a depth of 50mm around the plants.

Remove the temporary end cap from overflow pipe and replace with a 90mm PVC finishing collar and domed pipe grate.

Water the plants in – complying with your local water restrictions.

Once established, raingardens are low maintenance especially when planted with native plant species. They don't need to be watered, mowed or fertilised. However, a few simple tips can help your raingarden mature and function well.

- Gravel mulch will help retain moisture in your raingarden and prevent weeds from growing.
- Ensure that the overflow is never blocked.
- Remove any sediment or build up from the downpipe.
- Some weeding may need to take place until plants have matured.
- Evenly distribute water flow into your garden to limit erosion from heavy rainfall. Strategically placed rocks may help with this.
- Inspect your garden regularly – replace plants and repair erosion when necessary.

Note – If necessary, water your raingarden until your plants have established in compliance with your local water restrictions.

Need help?
If you have questions about building a raingarden, your landscape gardener or local plumber may be able to help. For more information visit melbournewater.com.au/raingardens



City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

Materials List – what you need to build your raingarden

Table 2 details the materials required to create a 2m² raingarden. While item prices may vary depending on the materials you select, building a 2m² raingarden is likely to cost between $400 and $500 (plus the cost of a planter box and plumber).

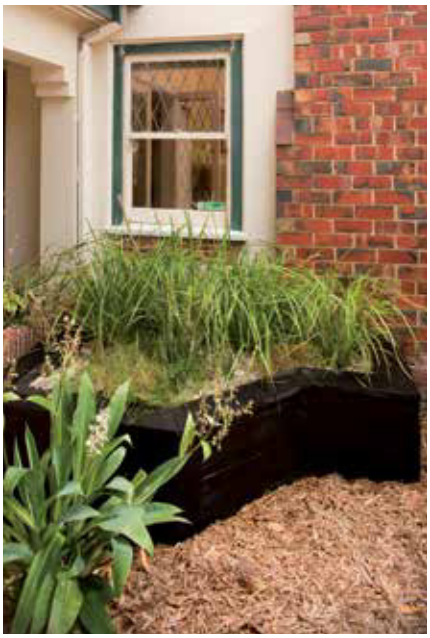
QUANTITY	MATERIAL
2 l/m	90mm diameter slotted drainage pipe (Ag Pipe)
2 l/m	90mm diameter uPVC pipe*
0.4m³	7mm screenings
0.85m³	Sand (white washed)
0.15m³	Topsoil
12	Plants (150mm pots)
0.1m³	Gravel mulch
1	90mm diameter uPVC 90 degree bend or 2x 45 degree bends
1	PVC grate 90mm finishing collar
1	PVC 90mm diameter domed pipe grate
1	PVC 90mm tee
1	PVC 90mm cap
10m²	PVC liner
	PVC tape

**Costs per square meter will depend on the length of connections back to the existing stormwater drain.*

l/m = lineal metres m² = square metres m³ = cubic metres mm = millimetres







City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

Plant List – the best plants for your raingarden

The following plants grow well in raingardens.

BOTANICAL NAME	COMMON NAME	CONDITIONS	SIZE (H x W) (cm)
Anigozanthos sp.	Kangaroo paw	Full sun	30-90 x 100-120
Blechnum nudum	Fishbone Water-fern	Full sun to partial shade	50-100 x 40-80
Calocephalus lacteus	Milky Beauty-heads	Full sun to partial shade	15-30 x 10-30
Carex Appressa	Tall Sedge	Full sun to partial shade	80-100 x 120
Carpobrotus modestus	Pigface	Full sun	20cm high and spreading
Chrysocephalum apiculatum	Common Everlasting	Full sun	30-90 x 10-30
Derwentia perfoliata	Digger's Speedwell	Full sun to partial shade	20-40 x 30-60
Dianella species		Full sun to partial shade	60-120 x 40-150
Ficinia nodosa	Knobby Club-rush	Full sun	50-150 x 60-200
Juncas amabilis	Hollow Rush	Full sun to partial shade	20-120 x 20-50
Juncas flavidus	Yellow Rush	Full sun to partial shade	40-120 x 20-100
Leucaphyta brownii	Cushion Bush	Full sun, salt tolerant	100 x 200
Lomandra species		Full sun to partial shade	60-120 x 50-100
Melaleuca ericifolia	Swamp paperback	Full sun to partial shade	4m high x 3m wide
Myoporum parvifolium	Creeping Boobialla	Full sun	20-30 x 300
Patersonia occidentalis	Native iris	Sun to partial shade	20-40 x 30-60
Pratia perdunculata	Matter Pratia	Partial shade	50-150 x 1.8-5
Wahlenbergia communis	Tufted Bluebell	Full sun	15-50 x 15





City of Greater Geelong, Statutory Planning - Date Received 17/08/2026



City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

KEEPING OUR STORMWATER CLEAN



A BUILDER'S GUIDE

Information to help you control sediment and litter from your building site and comply with Council and State regulations

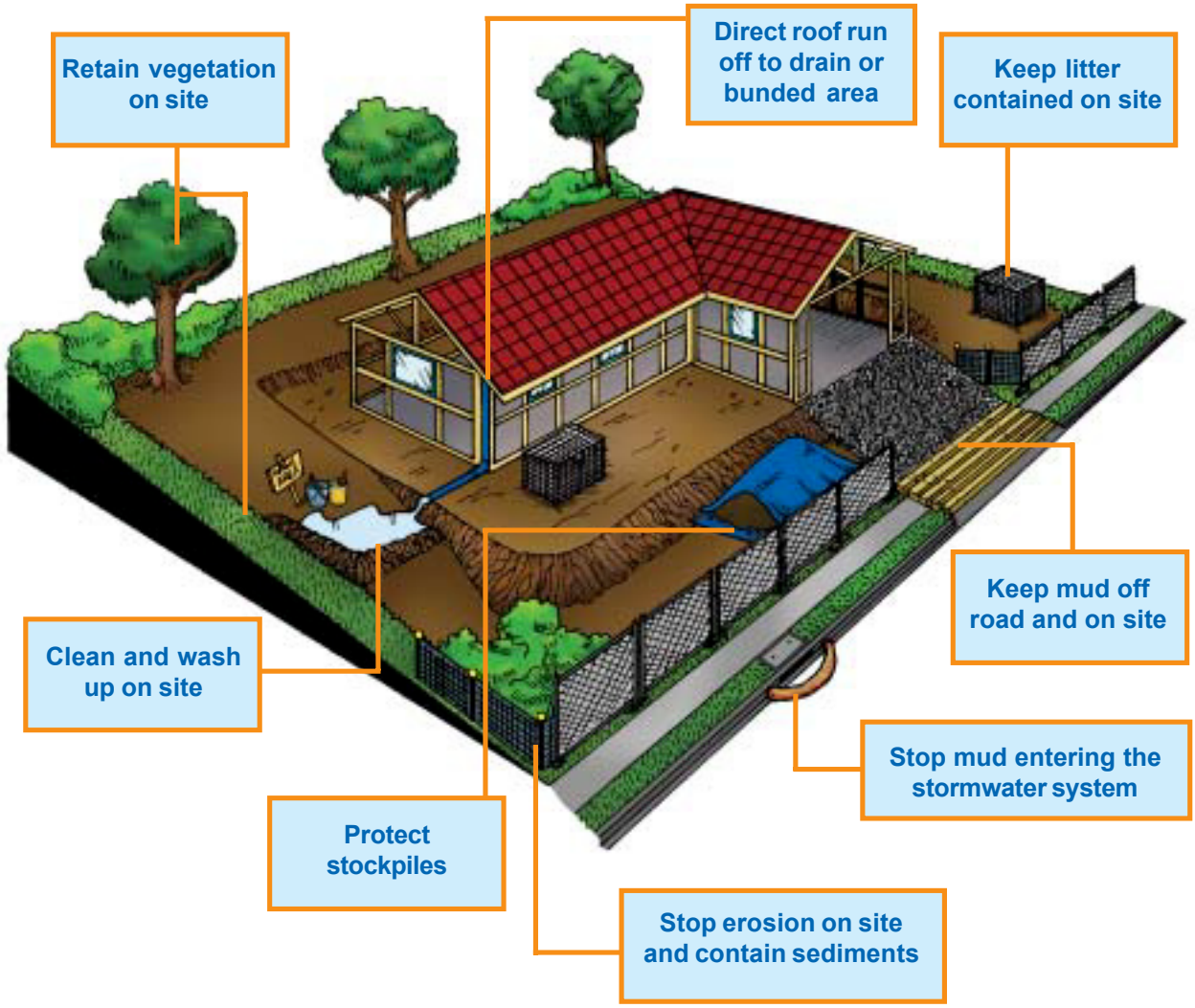
[redacted]

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

ACKNOWLEDGEMENTS

This revised booklet was originally produced with the support of the Victorian EPA, Melbourne Water, Cities of Kingston, Casey, Hume, Melbourne, Moreland and Moonee Valley.

Check Council requirements and plan before you start work on site



Supplier information for sediment & erosion control on page 3

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

CONTENTS

6 SITE RULES TO KEEP STORMWATER CLEAN



SITE RULE 1 — Check Council requirements and plan before you start work on site. ..... Page 4



SITE RULE 2 — Stop erosion onsite and contain sediments. ..... Page 6



SITE RULE 3 — Protect stockpiles. ..... Page 12



SITE RULE 4 — Keep mud off road and on site. ..... Page 16



SITE RULE 5 — Keep litter contained on site. ..... Page 18



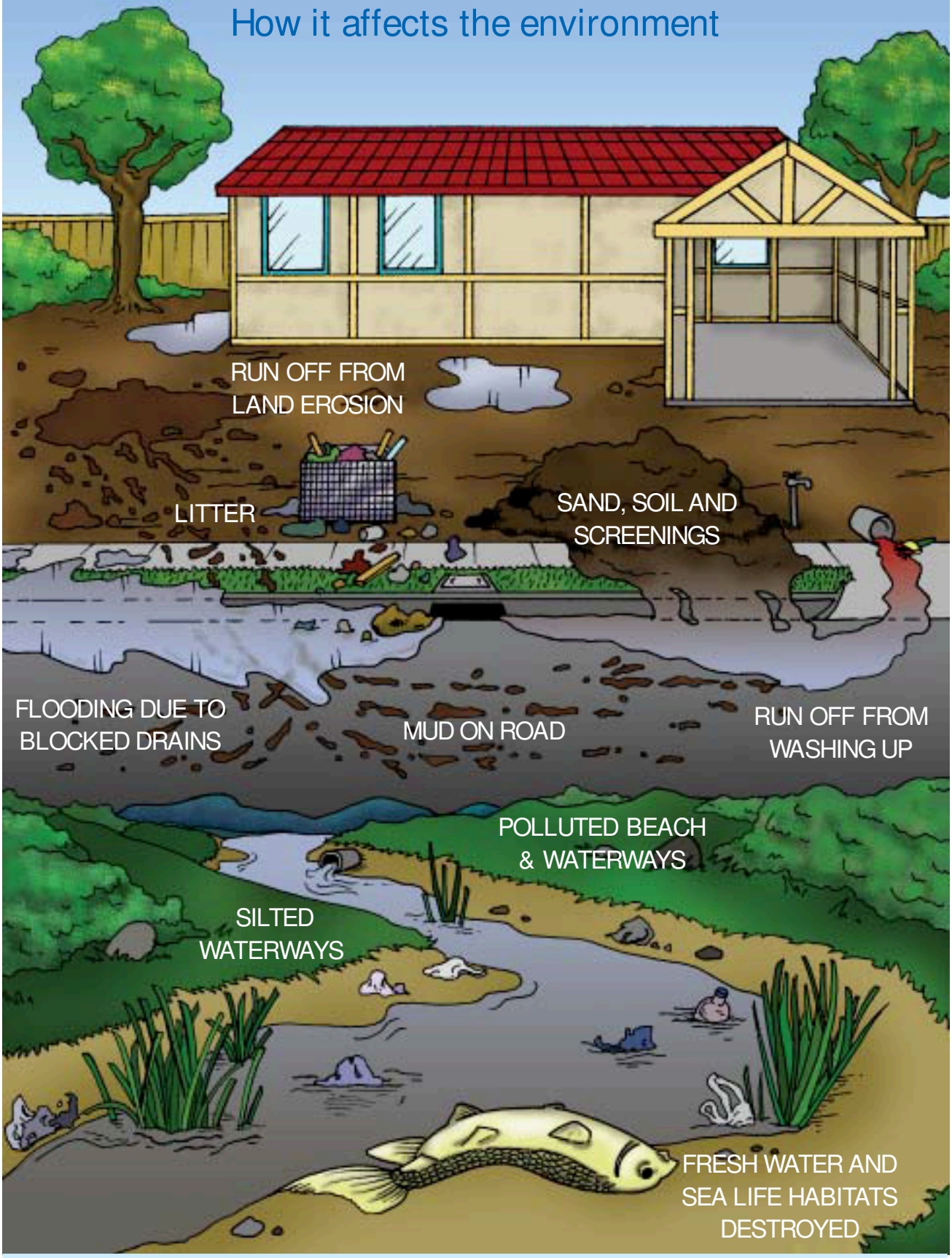
SITE RULE 6 — Clean and wash up on site. ..... Page 21

Use the Site Management Plan..... Page 23

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

PROBLEMS ON OUR BUILDING SITES

How it affects the environment



City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

WHY DO I NEED TO PROTECT OUR ENVIRONMENT?

It's the law!



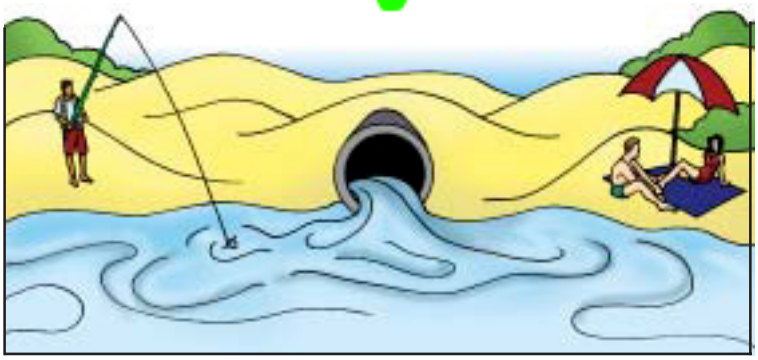
Sediment from building sites can pollute stormwater. There are State and local council laws which make this an offence.

The developer or person managing the building site has the responsibility of making sure that the stormwater is not polluted.

Penalties apply for polluting stormwater.

To enjoy using our environment - now and in the future





Stormwater is not treated and carries pollution to local waterways and bays. Pollution in our stormwater can lead to short and long term damage to our environment.

To benefit builders

The site looks good (which is good for attracting new customers) **and you'll be helping to protect our environment**.

The site has fewer hazards. A well organised site has less loose material lying around causing a hazard. This reduces health and safety issues on a building site.

Downtime is reduced. A well managed and organised site is more efficient. This saves time and money.



City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

USEFUL SUPPLIER INFORMATION



This information is provided for helpful contact details only. The companies are not listed in any particular order and are not necessarily recommended over others that may provide similar services.

SEDIMENT CONTROL

Approximate Price:
Geofabric fencing
100 m roll from $55 to $130
stakes $12 for 10
Filter socks unfilled: 2 m $4.50 filled $8 - $25

Geofabrics Australasia
03 8586 9111 www.geofabrics.com.au
Products: silt fencing

Southern Geosynthetics Supplies
0419 478 238 www.geosynthetics.com.au
Products: Silt fences, Silt Sausages

Statewide River & Stream Management
03 9702 9757 www.stateplanthire.com
Products: silt fence, stakes, silt logs
Installation service and site kits
Approx cost: $220 for 20 m frontage installed, $88 self installation

Treemax
03 98787 4111 www.treemax.com.au
Products:filter fence, silt worm, silt sock

Zerosion
0408 351 566 www.zerosion.com.au
Products: silt fence installation
Approx cost: $215 for up to 20 m frontage

STABILISED DRIVEWAYS

For aggregate look under sand, soil and gravel in the Yellow Pages
Recycled aggregate available from major suppliers.

TEMPORARY DOWNPIPE

Available from major plumbing suppliers

Art Plastic 25 m rolls of temporary plastic downpipe approx: $25

Temporary Flexible Downpipe
03 9786 3711 www.tfd.com.au
$135 per kit - does 2-3 16 sq houses

OTHER EQUIPMENT

Coates Shorco Sykes 131994
Supply : silt fence $125 100 m
Hire: Rumble Grids $180 p/week for 2 panels
Hire: Environmental settlement tanks 4 m tank $542 p/week

PORTABLE TOILETS

See Toilets – Portable in the Yellow Pages

TEMPORARY FENCING

See Fencing Contractors in the Yellow Pages
Australian Temporary Fencing 131716
Victorian Temporary Fencing 03 9484 4000

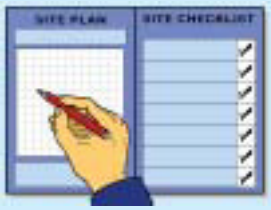
BRICK AND TILE CUTTING

Slop Mop Recycling Products
www.slopmop.com.au 0418 825 301 Brikasaurus: capture and recycle waste water for brick and tile cutting operations.
Slopmop: water delivery & waste clean up system for use behind concrete saws and grinders.

Useful information is available from:

Master Builders Green Living Builders
www.mbav.com.au
HIA GreenSmart Program
www.greensmart.com.au
Keep Australia Beautiful Victoria – CleanSites Program
http://www.kabv.org.au/
Victorian Litter Action Alliance
http://www.litter.vic.gov.au
Environment Protection Agency Victoria
www.epa.vic.gov.au
See Publication 981 – Reducing stormwater pollution from construction sites
Melbourne Water
www.melbournewater.com.au

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026



SITE RULE 1

Check Council requirements and plan before you start work on site.



Questions to ask BEFORE you start

Planning, BEFORE you start a job, will make a big difference to how well you manage your site. Check Council requirements for site management. Complete a site management plan (one can be found at the back of this booklet).

Where is the lowest point on the site?

Water always runs to the lowest point. It is important to know where this point is when planning your site. It will affect where you put your crossover, stockpile materials and sediment fence. Leave a buffer of vegetation along the lowest boundary.

Where will I put the crossover?

Try to put the crossover as far away from the lowest point as possible. As water runs to the lowest point it is more likely to be wet and muddy. [See Page 16.]

Where will I keep my stockpile?

Stockpiles are best kept on site, as far away from the lowest point as practical. [See Page 12.]

Where will I build my sediment control fence?

Sediment control fences should be built on the lowest side/s of a site prior to erecting a temporary fence. A flat site may not need sediment control fences. [See Page 9.] These are a primary management measure to keep sediment on site.

Which trees and vegetation will be kept on site?

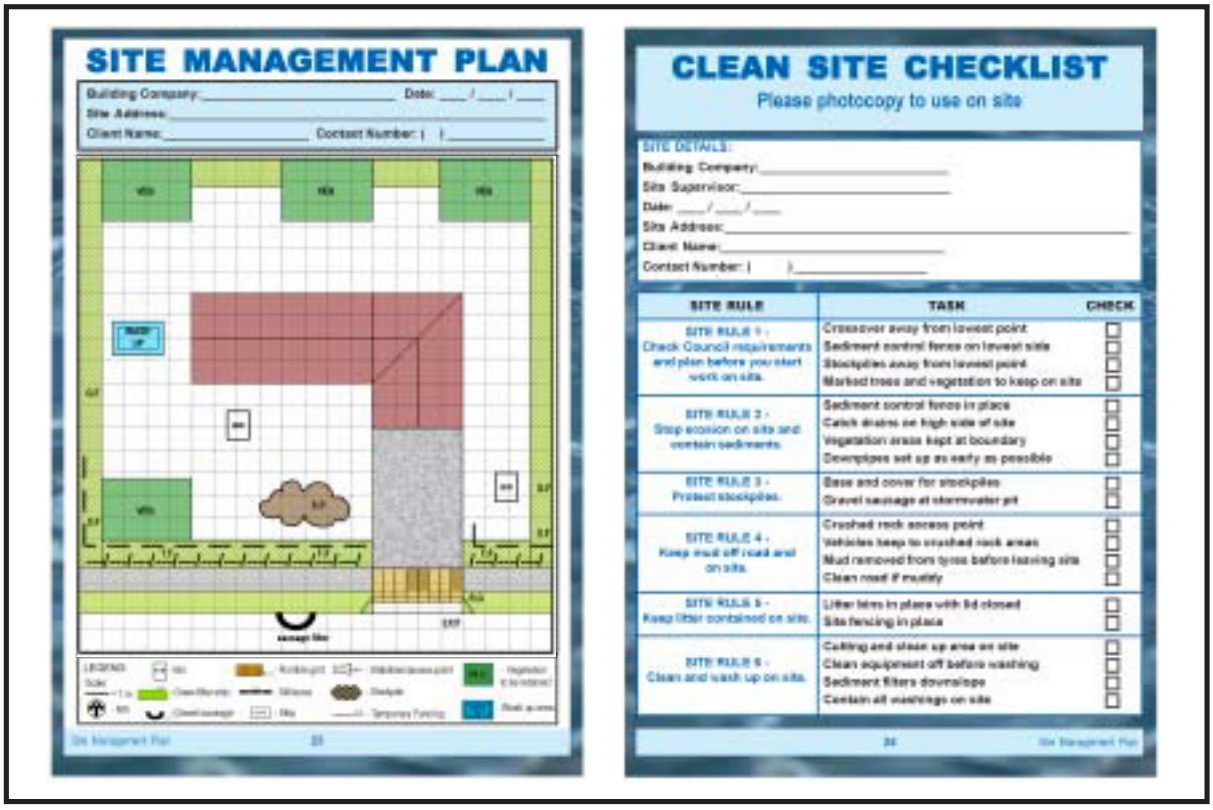
Rope or fence off the areas you are going to keep. Keeping vegetation such as grassed areas will help to prevent damage to the surface of the site later on and may trap sediment. [See Page 7.]

Why fence my site?

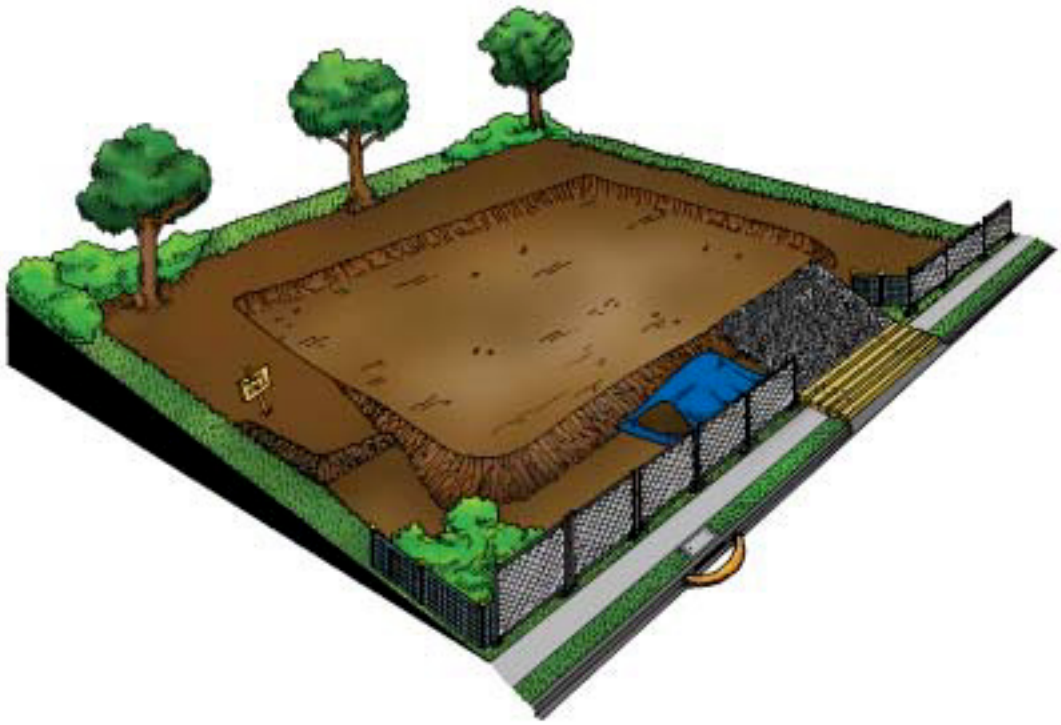
Many councils require sites to be fenced. Site fencing helps to keep building activities to the site, helps stop movement of litter, and helps to keep a site safe by stopping members of the public wandering on site. [See Page 20.]

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

SITE READY TO START JOB



For copy of plan & checklist photocopy pages 23 & 24.



City of Greater Geelong, Statutory Planning - Date Received 17/08/2026



SITE RULE 2

Stop erosion and keep sediment on site

Why is erosion a problem?

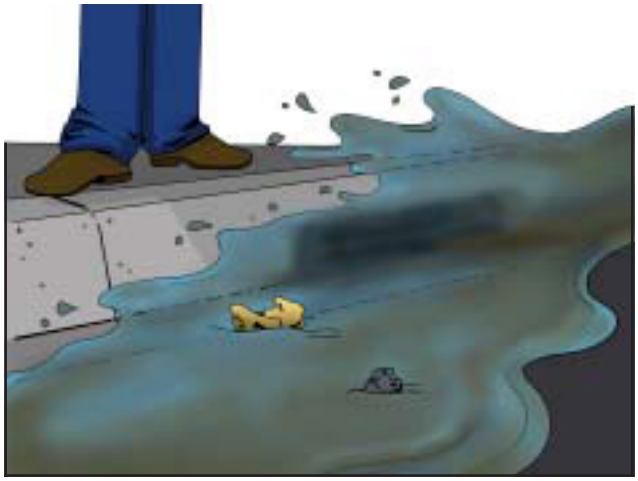
Sediment escaping from building sites can:



1. Make roads and footpaths slippery for vehicles and pedestrians, increasing public liability risk.



2. Enter the stormwater system and make stream and river water cloudy which can kill plants and animals in creeks and the bay.



3. Cause blockages to the stormwater system including the side entry pit and pipes, increasing the chance of flooding and requiring regular cleaning.



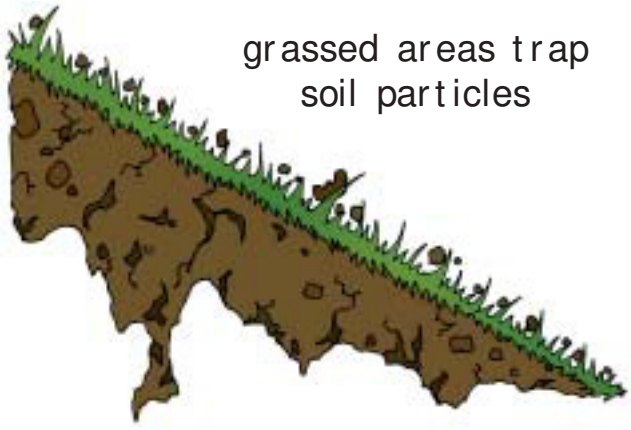
4. Overload and clog local stormwater filtration systems such as raingardens and swales.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

METHODS TO CONTROL EROSION

Control Method 1 - Keep areas of vegetation as a buffer strip at the site boundary.

To prevent sediment leaving site use existing grassed areas and a sediment control fence.



Vegetation helps protect the soil from the effects of rain and surface water by:

- Slowing the flow of water across the ground. Fast water is able to carry more soil particles off site
- Holding the soil together and minimising erosion
- Acting as a filter to trap soil particles.

Decide what areas of vegetation you are going to keep on site. Mark and protect trees, shrubs and grassed areas that you are keeping. Then apply for the relevant permits to remove vegetation.



Protect areas close to the boundary, drains and gutters, and where surface water flows may carry sediment off site.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

Control Method 2 - Early downpipe connection



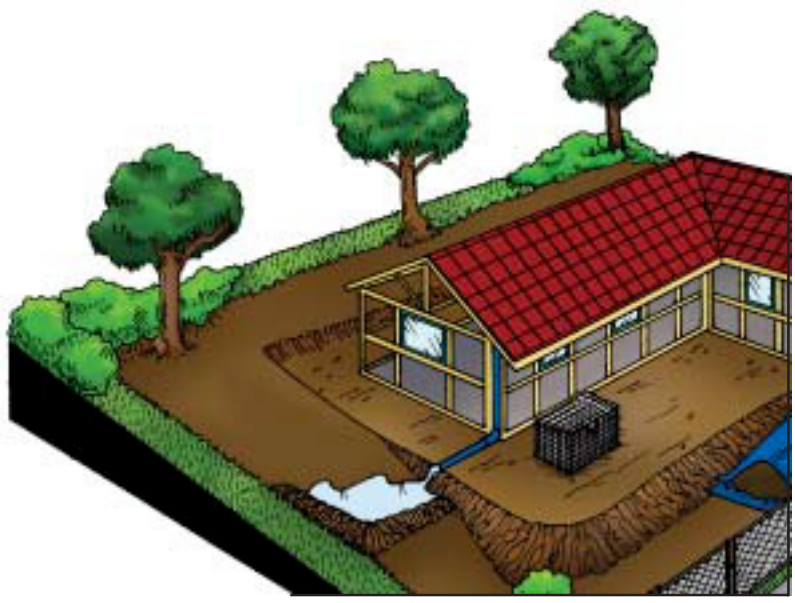
Connecting downpipes to the stormwater or onsite detention system has a number of benefits:

- Less drainage problems on site
- Less mud on site after rain
- A safer site
- Reduce damage to building foundations
- Less downtime after storms
- Projects get finished sooner.

Aim to have the downpipes connected as soon as the roof is installed (temporary or permanent).

Control Method 3 - Pipe roof water onto a grassed or bunded area.

If you cannot connect to the stormwater system, pipe the water away from the building onto a vegetated area where there is good ground cover or to a bunded area.



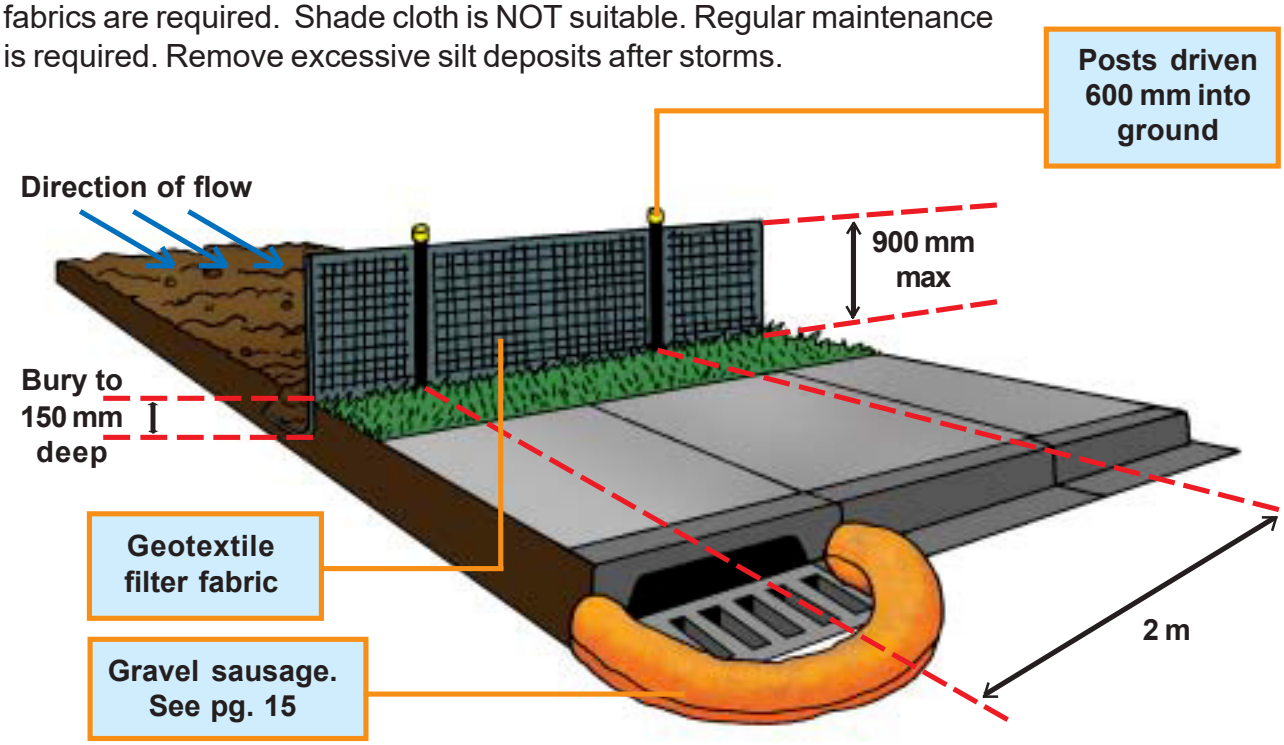
This lets water seep into the ground with less damage to the surface of the soil.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

METHODS TO CONTAIN SEDIMENT ON SITE

Method 1 - Sediment Control Fences

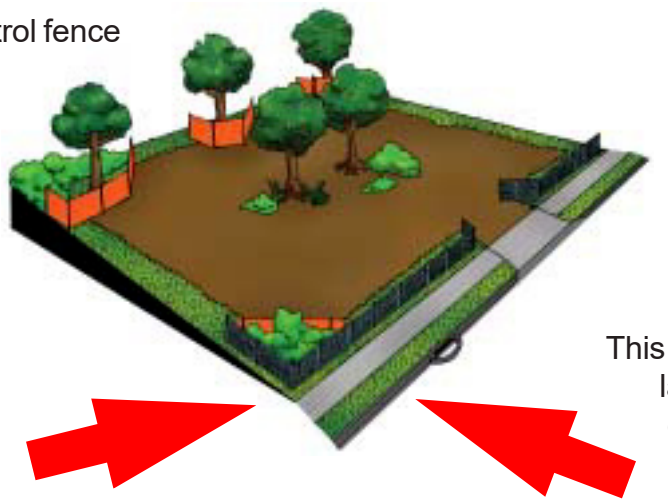
Sediment control fences stop sediment from being washed off site. The fence allows muddy water to pond behind it and for sediment to settle as the water slowly filters through. Geotextile fabrics are required. Shade cloth is NOT suitable. Regular maintenance is required. Remove excessive silt deposits after storms.



TO BUILD A SEDIMENT CONTROL FENCE:

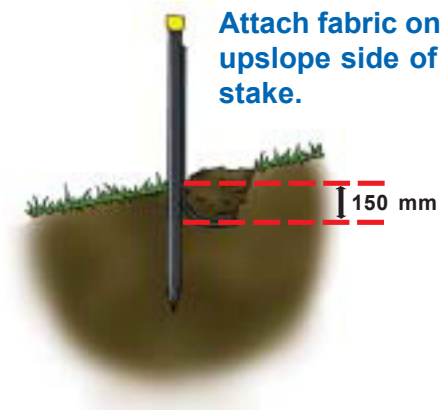
a) Identify the low point of site.

Place sediment control fence along boundaries where the low point is.



This is the point where the land will allow water to carry sediment off the building site.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026



b) Dig a trench along the fence line before temporary site fencing is installed.

The trench will be used to bury the base of the sediment control fabric.

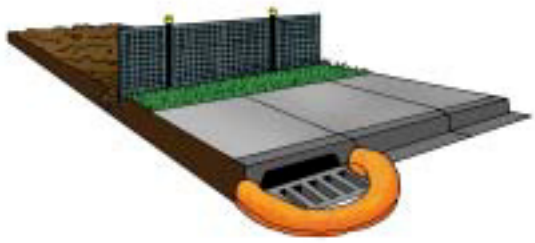
The trench should be 150 mm deep.



c) Put in 1500 mm wooden posts (38 mm) or star pickets.

Put 1.5 m star pickets at a maximum of 2 m apart and 600 mm deep.

Put 1.5 m wooden posts (38 mm) at 1.2 m intervals (max 2 m) and 600 mm deep.



d) Fix geotextile to posts

Geotextile material allows water to pass through but traps sediments.

Use cable ties or staples to attach the geotextile to the upslope side of the fence posts.

Only join fabric at the pickets with a 150 mm overlap (wrap around post).



e) Spread volume of water.

Put a star picket 1.5 m upslope of the others every 20 m (if the fence is longer than 20 m). This spreads the volume of water that flows through each section of fence.

Turn ends up slope to allow for ponding.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

Method 2 - Control dust and slurry from cutting

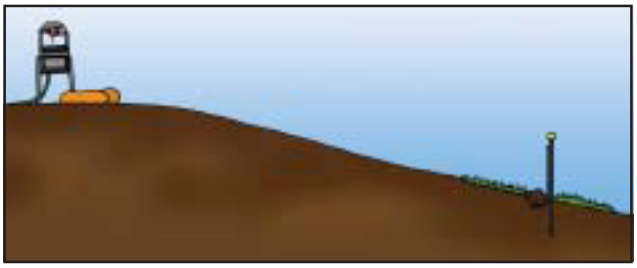
A large amount of dust can be made from cutting materials such as concrete, bricks and tiles. When mixed with water this material can be turned into slurry and washed into waterways. Cement changes the acidity of water which may then kill water plants and animals. The following methods will help keep this waste on site and out of the waterways:



a) Cut materials on site

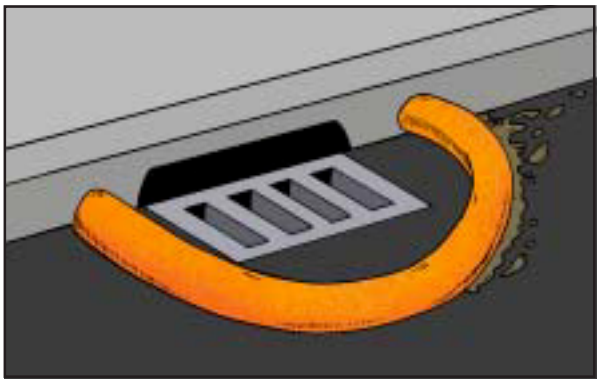
Choose a set area to do all your cutting. This area should be on the building site and away from all stormwater drains.

Equipment is available that captures water used in the cutting process (see page 3).



b) Put sediment control filters downslope

Sediment logs should be placed downslope to catch cutting slurry. A back-up sediment fence may also be used.



c) Use a gravel sausage or sediment log

When cutting must take place near stormwater drains, use gravel sausages or sediment logs.

Alternatively, you can buy sleeves from geotextile companies and fill these with sand.

Always clean up and correctly dispose of captured sediment.



d) Clean up when finished

When you have finished cutting, clean up your equipment in the cutting area.

Use a broom to clean up and get rid of the slurry where it can't get into the stormwater system. Dispose of in waste container

DO NOT HOSE THE SLURRY AWAY

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026



SITE RULE 3
Contain stockpiles on site

Why are sand, soil and screenings a problem?

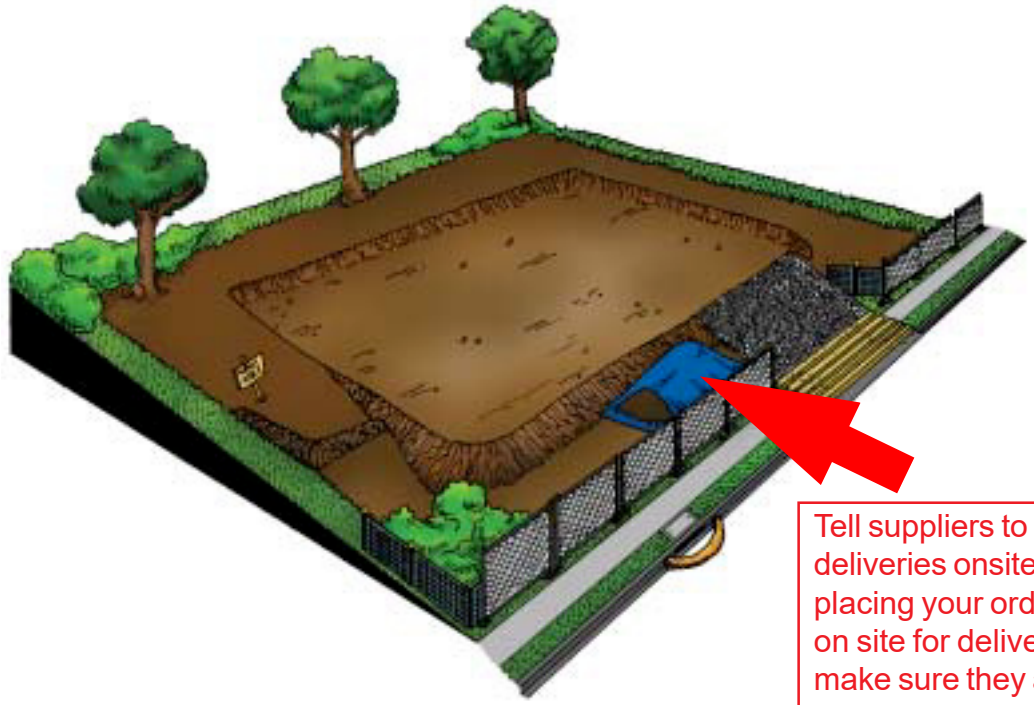


Sand, soil, screenings, dust or sludge from concrete and brick cutting, and other materials escaping from building sites can cause many problems.

Putting stockpiles such as sand, gravel, topsoil and mulch across footpaths and roads will cause a hazard to both vehicles and pedestrians.

Sediment can smother stormwater filtering systems including swales and raingardens.

Stockpiles should be stored on site, not on footpaths or roads.



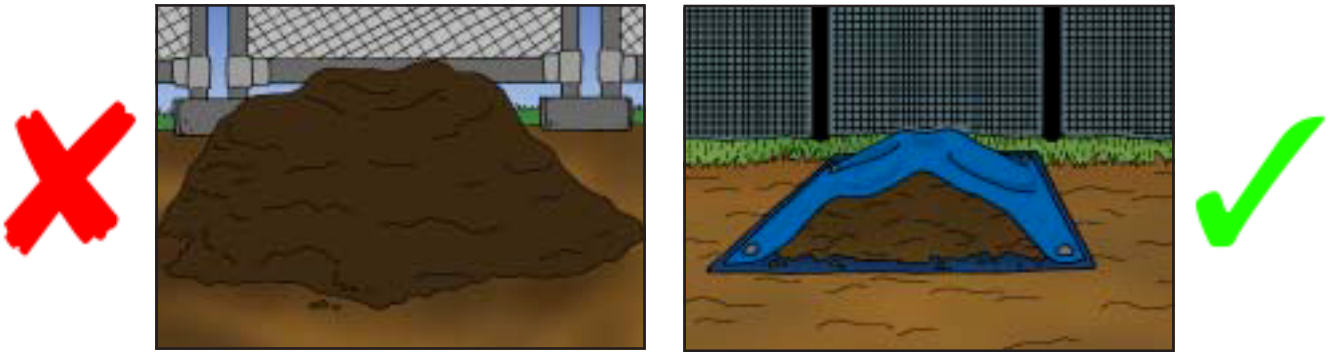
Tell suppliers to place deliveries onsite when placing your order or be on site for deliveries to make sure they are put in the right place.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

Stockpiles not stored properly can get washed or blown away and pollute the stormwater.

This is particularly true of stockpiles that:

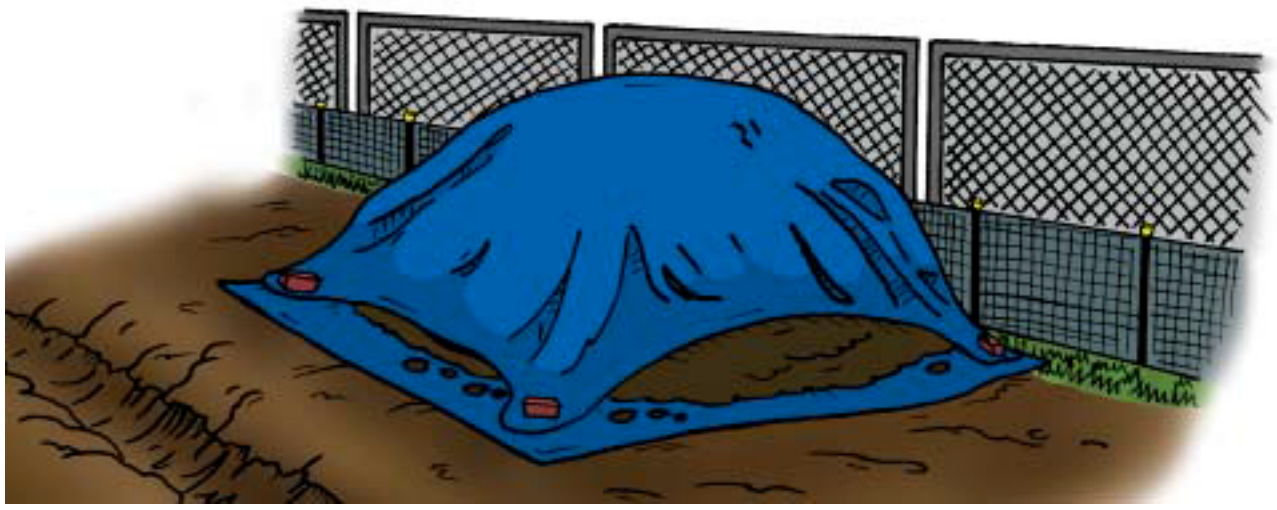
- Are high
- Have steep sides
- Are put on hard surfaces where they can be blown or washed away.



KEEPING STOCKPILES ON SITE

Place the stockpile in a designated area on site, and upslope of the sediment control fence.

If exposed for some time, stockpiles should be covered with a tarp.



In some cases it may be impossible to store stockpiles on site. In this case, a different set of control methods will be used.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

WHEN UNABLE TO STORE STOCKPILES ON SITE

You may have to store a stockpile off site (although never on the footpath, gutter or road). Contact the council to make sure that you have the appropriate council permits.

The council will tell you how stockpiles stored off site are to be managed. Materials may be stored on tarps or on pallets. Containers such as rubbish skips with opening sides that you can get into easily are a good idea.



Material must not get into drains, gutters or the stormwater system

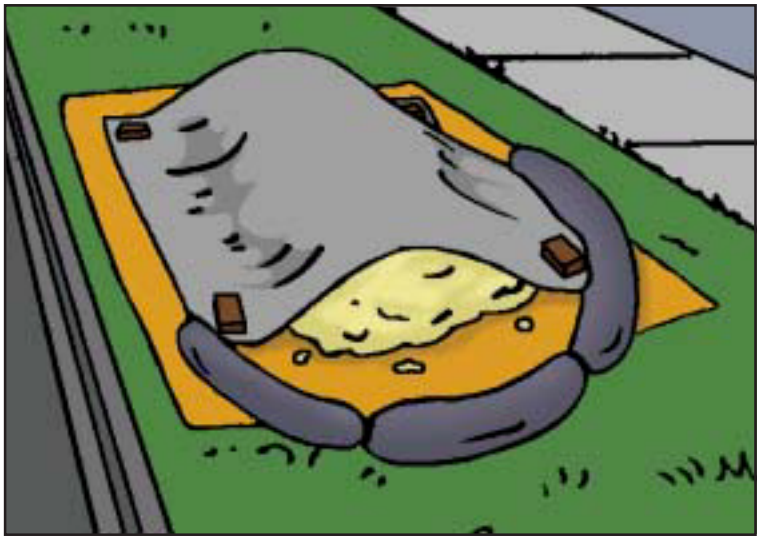
The following control methods can be used when storing materials or working off site.

Method 1 - Cover Stockpile

a) Place a tarp, plastic or bunded pallet under the area where the stockpile will be placed.

b) Place a secured covering over the stockpile.

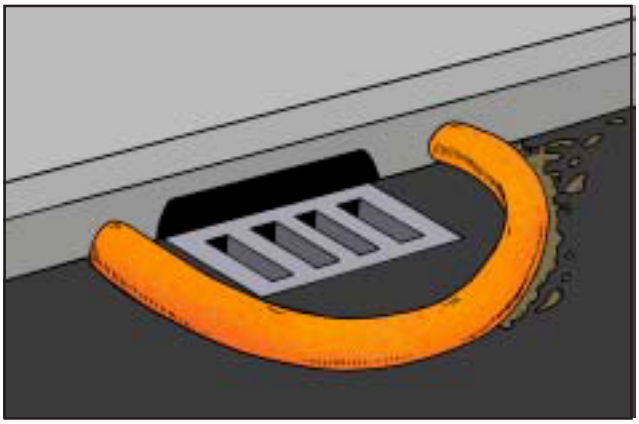
c) Then place sediment control logs around the downslope base of the stockpile.



City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

Method 2 - Protect Downstream Stormwater Pit with a Gravel Sausage or Sediment Log

A gravel sausage or sediment log is a temporary collection device that can be used when stockpiles are stored or cutting is done off site.
It is also a useful precautionary measure at all sites.

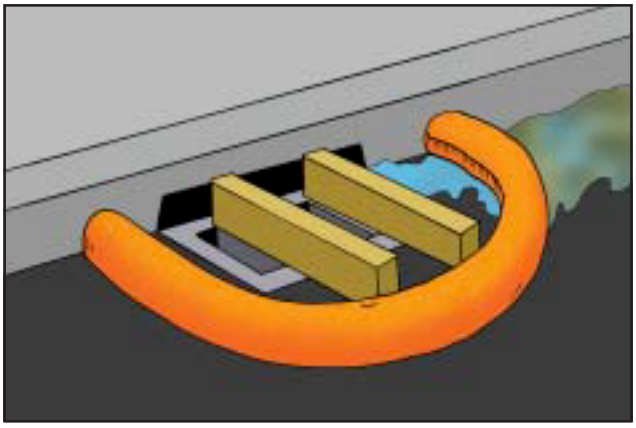


TO BUILD A GRAVEL SAUSAGE:

a) Make the sausage sleeve

A gravel sausage is made from a geotextile sleeve filled with 25 - 50 mm gravel.

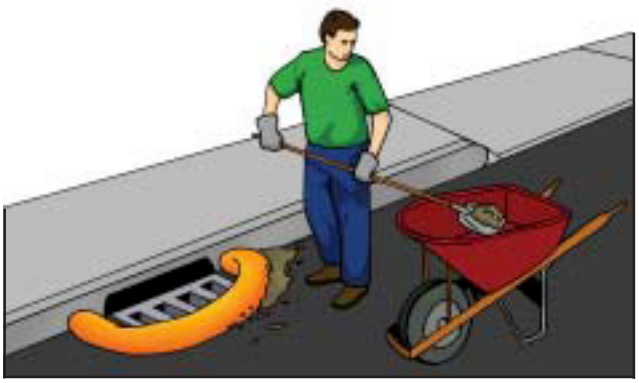
The gravel sausage should be 150 mm high.



b) Put the gravel sausage across the opening of the inlet pit

Make sure that the sausage is tight with the kerbing on the upslope side of the inlet pit and extends beyond the grate.

There should be a 100 mm gap between the front of the pit and sausage. Use wooden blocks to keep the 100 mm gap.



c) Clean out gravel sausage regularly

When soil and sand builds up around the gravel sausage, this should be collected and disposed of on site.

Regular maintenance is required.

DO NOT HOSE SEDIMENT DOWN THE GUTTER

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026



SITE RULE 4

Keep mud off road and on site

Why is mud a problem?

Two things happen when vehicles go on and off the site:

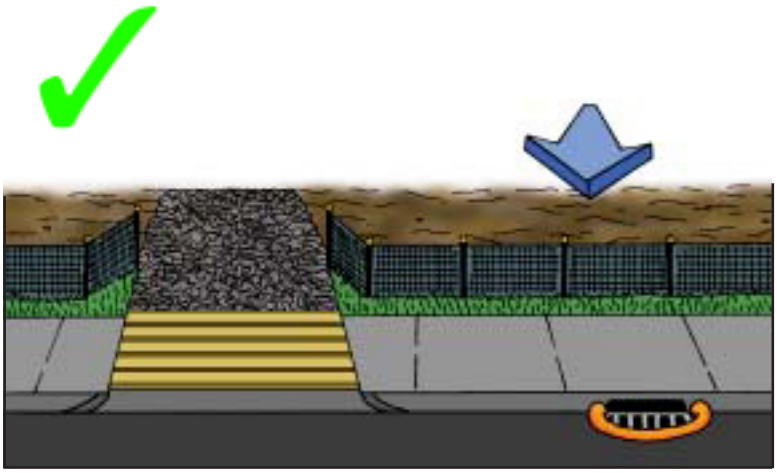
1. The surface area of the site is damaged making it dangerous.

2. Mud is carried back onto the roads and footpaths, and washes into the stormwater system.



METHODS TO CONTROL MUD

The following simple methods will help you to protect the surface of your site and help stop vehicles from dropping mud on the road from their wheels. The best way to do this is to put crushed rock on the crossover or access point of your building site.



Putting crushed rock on the access point of your site is a good way to prevent damage and provide a dry access point for vehicles. Where possible park vehicles off site.

Make sure gravel does not collect in the gutter or on the footpath.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

Control Method 1: Build a crushed rock crossover



Remove a 3m or greater strip of soil from road (or where concrete crossover ends) to nearest building point or a minimum of 5 m.

Use road base or 40 mm aggregate or crushed rock to a depth of 200 mm.

Restrict vehicle access to this point.

Control Method 2: Keep to crushed rock path



Only drive where you need to. Keep to a set path (preferably on crushed rock).

Control Method 3: Remove mud from tyres



Use a shovel to remove mud from truck tyres before leaving site.

Control Method 4: Clean road



If mud goes on road, remove as much as possible and put it back on site.

Use a broom or a shovel.
DO NOT USE A HOSE.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

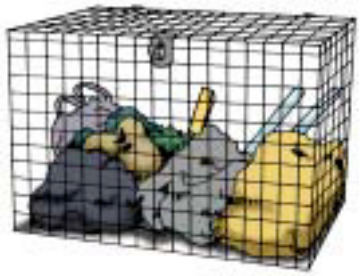


SITE RULE 5

Keep litter contained on site

Why is litter a problem?



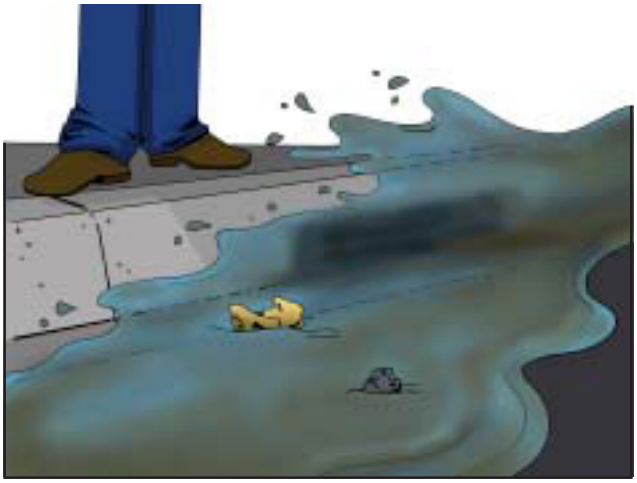


Many building sites have both building rubble and other rubbish spread across them.



This causes many problems:

You may now have an UNSAFE WORK ENVIRONMENT!
This could increase the chance of legal and public liability problems



Litter blowing off site can block stormwater drains.



Litter may spoil local creeks and eventually find its way to the coast.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

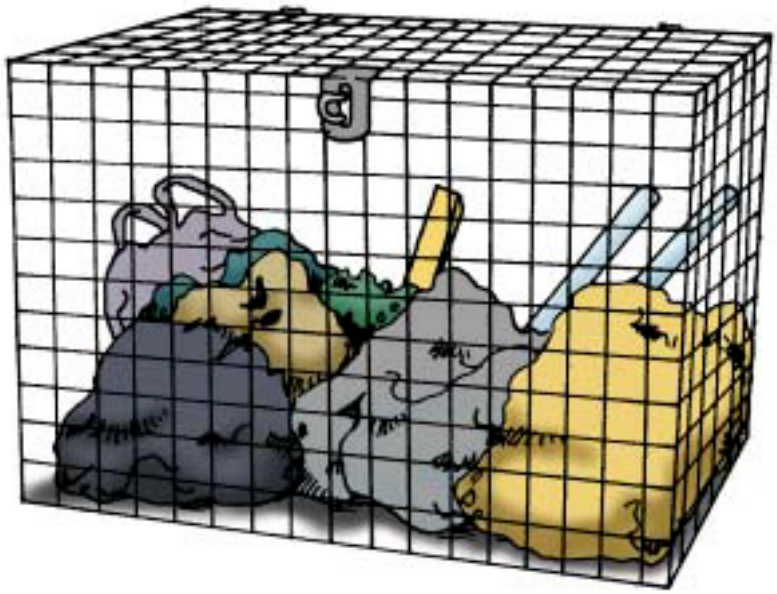
METHODS TO CONTROL LITTER

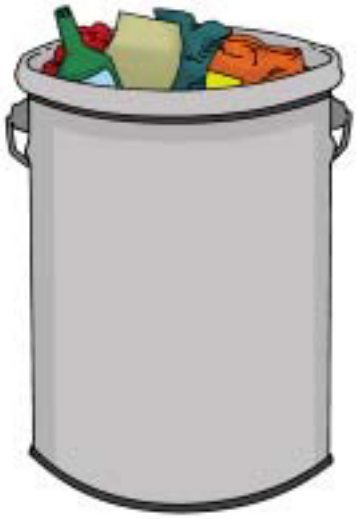
The following simple methods will help you to stop litter leaving your site or being a hazard on site.

Control Method 1: Litter bins or covered skips

A mesh bin with a closeable lid is suitable for larger items like cardboard boxes, plastic wrapping and polystyrene.

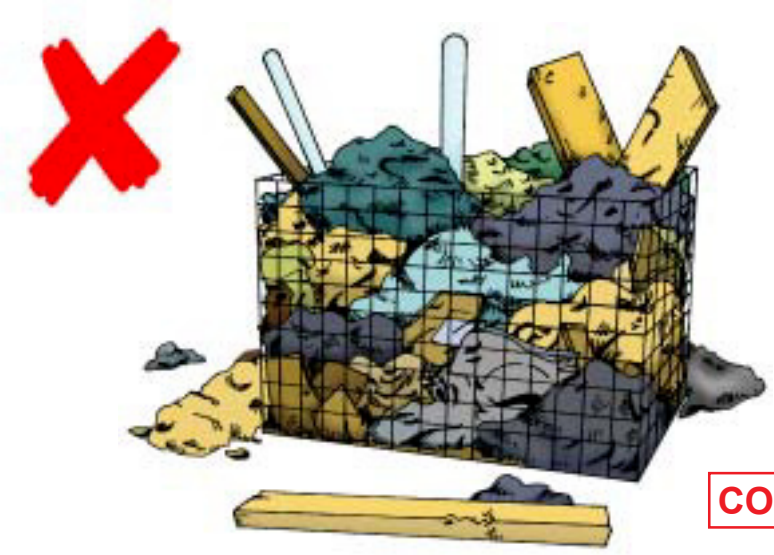
Mesh to be 50 mm or smaller





A smaller bin is okay for smaller rubbish like paper, food wrapping and drink containers that may be blown off site. Council bins may be restricted from building sites.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026



Empty the litter bin regularly. Don't allow overflow. Where possible, collect the materials from the litter bin for recycling and /or keep different materials in separate bins.

CONSIDER A RECYCLING BIN

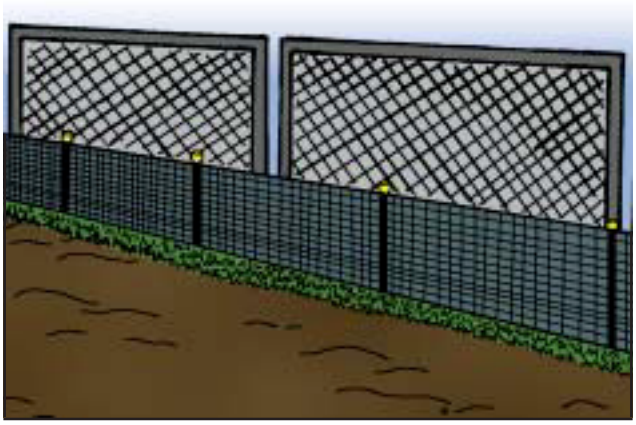
Control Method 2: Site fencing

Site fencing will help to keep litter from being carried off site by wind or water and provide security.

A FENCE DOES NOT NEGATE THE NEED FOR A BIN.



Check council requirements for temporary fencing and avoid trip hazards on footpath.



Remember to install a sediment control fence prior to installation of the temporary fence.

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026



SITE RULE 6

Clean and wash up on site

Why is washing up a problem?





When cleaning up after painting, plastering or concreting it's most important to keep the wash water out of the stormwater system.

Problems to the environment include:

1. Oil based paints form a thin film over the surface of the water. This starves water plants and animals of oxygen

2. Paints and petrol chemicals can contain toxic compounds

3. Concrete changes the acidity of waterways which can kill water plants and animals. Concrete washings can harden and block drains

4. Roads around a building site can become dirty, slippery and dangerous.



City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

METHODS TO CONTROL WASHING UP

The following simple methods will help you to stop the contamination of stormwater from paint, plaster or concrete washings.



Control Method 1: Have a set washing up area

Choose a set area to do all your washing up. This area should be on the building site and away from all stormwater drains. It should be bunded and contain wash out barrels.

You could use the same area you have chosen for tile and brick cutting.
Contain chemicals and slurry onsite.
Put sediment control fences downslope.

NOTE: SEDIMENT CONTROL FENCES WILL NOT STOP CHEMICALS

Control Method 2: Get rid of concrete slurry on site

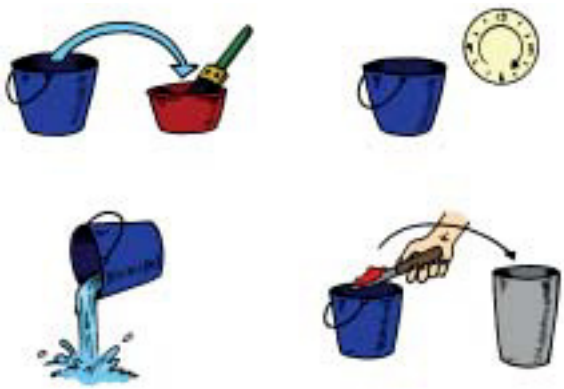
Collect wash water from concrete mixers and pumps in a wheel barrow and get rid of it in your wash area. You can also safely get rid of concrete slurry by tipping small amounts in a ditch lined with plastic or geotextile liners. When the water evaporates or soaks into the surface the solids can then be put into a skip bin or recycled in construction or as road base.



Control Method 3: Clean equipment off before washing

Brush dirt and mud off equipment before you wash it. Spin rollers and brushes to remove paint before you wash them in a wash out bin.

You will then need less water to clean this equipment.



Control Method 4: Clean painting tools carefully

Use one container to wash the brush and another to rinse it. Let the first container stand overnight to let solids settle. Then pour out the water on to the ground if it is not too dirty and put settled solids in a bin.

Wash oil based paints in solvent baths until clean. DO NOT PUT THE SOLVENT ON THE GROUND. Contact a waste disposal company for removal.

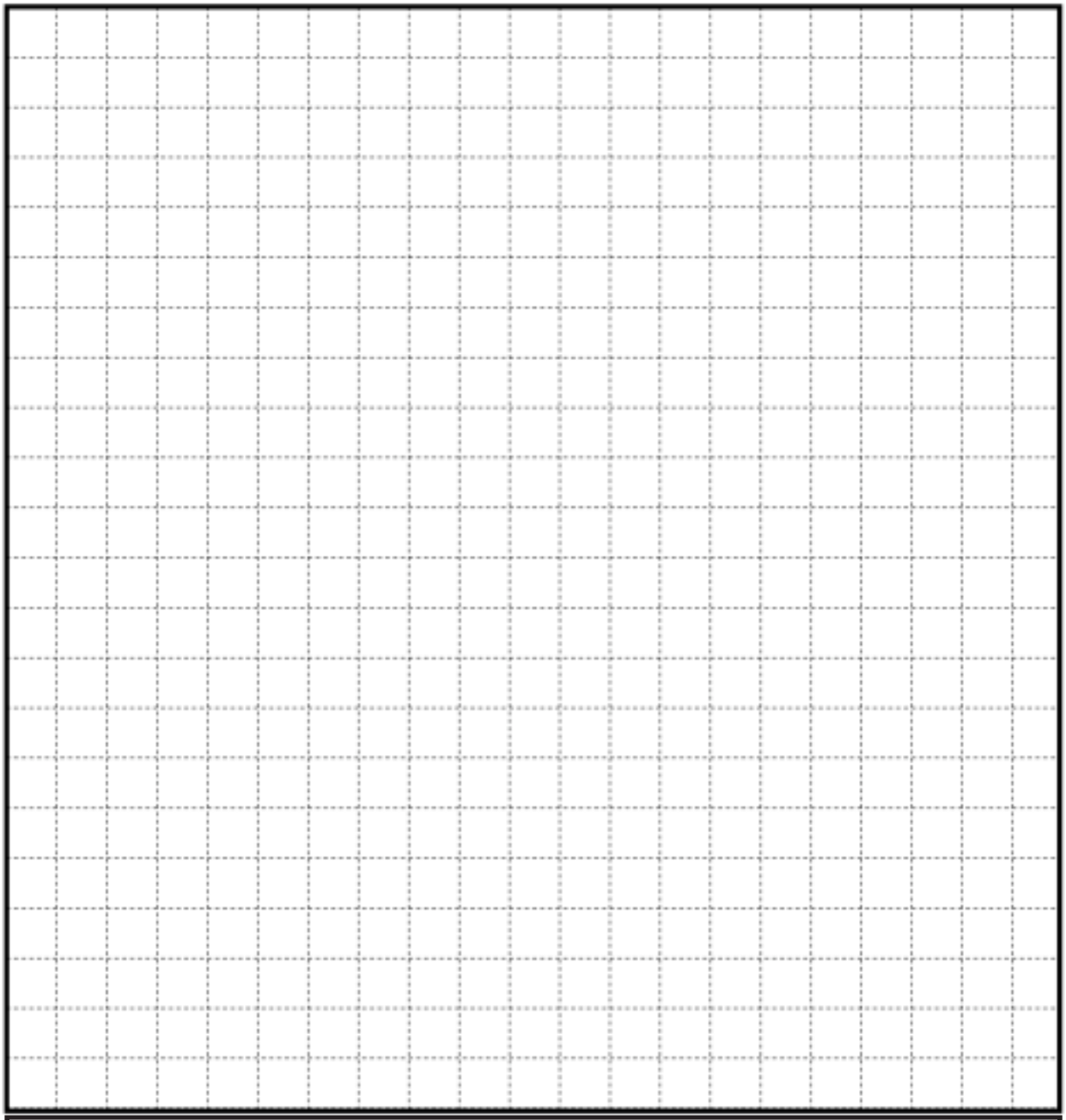
City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

SITE MANAGEMENT PLAN

Building Company:_____ **Date:** ____ / ____ / ____

Site Address:_____

Client Name:_____ **Contact Number: ( )** _____



LEGEND:

Scale:

= 1 m

- Nth

- Bin
- Grass filter strip
- Gravel sausage
- Rumble grid
- Silt fence
- Skip
- Stabilised access point
- Stockpile
- Temporary Fencing
- Vegetation to be retained
- Wash up area

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

CLEAN SITE CHECKLIST

Please photocopy to use on site

SITE DETAILS:

Building Company:_____ **Date:** ____ / ____ / ____

Site Supervisor:_____

Site Address:_____

Client Name:_____ **Contact Number: ( )** _____

SITE RULE	TASK	CHECK
SITE RULE 1 - Check Council requirements and plan before you start work on site.	Crossover away from lowest point	☐
	Sediment control fence on lowest side	☐
	Stockpiles away from lowest point	☐
	Marked trees and vegetation to keep on site	☐
SITE RULE 2 - Stop erosion on site and contain sediments.	Sediment control fence in place	☐
	Catch drains on high side of site	☐
	Vegetation areas kept at boundary	☐
	Gravel sausage at storm water pit	☐
	Downpipes set up as early as possible	☐
SITE RULE 3 - Protect stockpiles.	Base and cover for stockpiles	☐
	Gravel sausage at stormwater pit	☐
SITE RULE 4 - Keep mud off road and on site.	Crushed rock access point	☐
	Vehicles keep to crushed rock areas	☐
	Mud removed from tyres before leaving site	☐
	Clean road if muddy	☐
	Clean stormwater pit and maintain gravel sausage	☐
SITE RULE 5 - Keep litter contained on site.	Litter bins in place with lid closed	☐
	Site fencing in place	☐
SITE RULE 6 - Clean and wash up on site.	Cutting and clean up area on site	☐
	Clean equipment off before washing	☐
	Sediment filters downslope	☐
	Contain all washings on site	☐

City of Greater Geelong, Statutory Planning - Date Received 17/08/2026

6 RULES FOR A CLEAN WORKSITE

SITE RULE 1 -

Check Council requirements and plan before you start work on site.

SITE RULE 2 -

Stop erosion on site and contain sediments.

SITE RULE 3 -

Protect stockpiles.

SITE RULE 4 -

Keep mud off road and on site.

SITE RULE 5 -

Keep litter contained on site.

SITE RULE 6 -

Clean and wash up on site.

