

Project # 17D2ABD1
V2: No. 104-108 Sparks Road-Rev A
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104 Sparks Rd, Norlane VIC 3214, Australia
02 June 2026 3:36 p.m.



No. 104-108 Sparks Road-Rev A

The proposed stormwater treatments comply with all the relevant objectives for management of stormwater flows on-site.



Project details

Name	V2: No. 104-108 Sparks Road-Rev A
Project ID	17D2ABD1
Street address	104 Sparks Rd, Norlane VIC 3214, Australia
Municipality	Greater Geelong
Site area	2849 m ²
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	41%	>32%	✓
Mean annual runoff volume infiltrated or filtered (%)	44%	>3%	✓
Total suspended solids (%)	87%	>80%	✓
Total phosphorus (%)	80%	>45%	✓
Total nitrogen (%)	75%	>45%	✓
Total gross pollutants (%)	72%	>70%	✓

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Configuration 1



UNIT 1 RWT Roof, 44m2



RWT 1 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 2



UNIT 2 RWT Roof, 22m2



RWT 2 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 3



UNIT 3 RWT Roof, 22m2



RWT 3 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 4



UNIT 4 RWT Roof, 22m2



RWT 4 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2



UNIT 5 RWT Roof, 22m2



RWT 5 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 6



UNIT 6 RWT Roof, 25m2



RWT 6 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 7



UNIT 7 RWT Roof, 25m2



RWT 7 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 8



UNIT 8 RWT Roof, 22m2



RWT 8 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2



UNIT 9 RTW Roof, 35m2



RWT 9 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 10



UNIT 10 RWT Roof, 48m2



RWT 10 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 11



UNIT 11 RWT Roof, 48m2



RWT 11 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 12



UNIT 12 RWT Roof, 41m2



RWT 12 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2



UNIT 13 RWT Roof, 22m2



RWT 13 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 14



UNIT 14 RWT Roof, 25m2



RWT 14 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 15



UNIT 15 RWT Roof, 27m2



RWT 15 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 16



UNIT 16 RWT Roof, 22m2



RWT 16 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2



UNIT 17 RWT Roof, 22m2



RWT 17 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 18



UNIT 18 RWT Roof, 22m2



RWT 18 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 19



UNIT 19 RWT Roof, 35m2



RWT 19 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2



UNIT 1 LPOD Roof, 76m2



UNIT 7 LPOD Roof, 26m2



UNIT 8 LPOD Roof, 25m2



UNIT 9 LPOD Roof, 43m2



UNIT 10 LPOD Roof, 40m2



UNIT 11 LPOD Roof, 40m2



UNIT 12 LPOD Roof, 37m2



UNIT 13 LPOD Roof, 25m2



UNIT 14 LPOD Roof, 26m2



UNIT 19 LPOD Roof, 79m2



PAVER SHARED ZONE - Raingarden
Pervious (garden and lawn), 123m2



DRIVEWAY - Raingarden Paved, 57m2



BIO-GARDEN Raingarden, Area: 95 m²,
Extended detention depth: 0.1 m, Submerged zone depth: 0.3 m,
Site soil type: Sandy loam



PAVER SHARED ZONE - Non Raingarden
Pervious (garden and lawn), 222m2



UNIT 2 LPOD Roof, 25m2



UNIT 6 LPOD Roof, 26m2



UNIT 15 LPOD Roof, 46m2



UNIT 5 LPOD Roof, 25m2



UNIT 18 LPOD Roof, 25m2



DRIVEWAY-non RainGarden Paved, 382m2



Buffer 1 Area: 123 m², Site soil type: Sandy clay

Catchments



NATURAL GROUND Pervious (garden and lawn), 755m2



PAVER SHARED ZONE - Non Raingarden
Pervious (garden and lawn), 222m2



UNIT 1 LPOD Roof, 76m2



UNIT 2 LPOD Roof, 25m2



UNIT 3 LPOD Roof, 25m2



UNIT 4 LPOD Roof, 25m2



UNIT 6 LPOD Roof, 26m2



UNIT 7 LPOD Roof, 26m2



UNIT 8 LPOD Roof, 25m2



UNIT 9 LPOD Roof, 43m2



UNIT 10 LPOD Roof, 40m2



UNIT 11 LPOD Roof, 40m2



UNIT 12 LPOD Roof, 37m2



UNIT 13 LPOD Roof, 25m2



UNIT 14 LPOD Roof, 26m2



UNIT 15 LPOD Roof, 46m2



UNIT 5 LPOD Roof, 25m²



UNIT 16 LPOD Roof, 25m²



UNIT 17 LPOD Roof, 25m²



UNIT 18 LPOD Roof, 25m²



UNIT 19 LPOD Roof, 79m²



UNIT 1 RWT Roof, 44m²



UNIT 2 RWT Roof, 22m²



UNIT 3 RWT Roof, 22m²



UNIT 4 RWT Roof, 22m²



UNIT 5 RWT Roof, 22m²



UNIT 6 RWT Roof, 25m²



UNIT 7 RWT Roof, 25m²



UNIT 8 RWT Roof, 22m²



UNIT 9 RTW Roof, 35m2



UNIT 10 RWT Roof, 48m2



UNIT 11 RWT Roof, 48m2



UNIT 12 RWT Roof, 41m2



UNIT 13 RWT Roof, 22m2



UNIT 14 RWT Roof, 25m2



UNIT 15 RWT Roof, 27m2



UNIT 16 RWT Roof, 22m2



UNIT 17 RWT Roof, 22m2



UNIT 18 RWT Roof, 22m2



UNIT 19 RWT Roof, 35m2



BIO-GARDEN Pervious (garden and lawn), 95m2



PAVER SHARED ZONE - Raingarden
Pervious (garden and lawn), 123m2



DRIVEWAY-non RainGarden Paved, 382m²



DRIVEWAY - Raingarden Paved, 57m²

Treatments



RWT 2 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

201%



RWT 3 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

201%



RWT 1 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

216%



RWT 4 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

201%



RWT 5 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

201%



RWT 6 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

190%



RWT 7 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

190%



RWT 8 Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

201%

**RWT 9** Rainwater Tank,

Rainwater tank retention volume in kilolitres: 2

219%**RWT 10** Rainwater Tank,

Rainwater tank retention volume in kilolitres: 2

214%**RWT 11** Rainwater Tank,

Rainwater tank retention volume in kilolitres: 2

214%**RWT 12** Rainwater Tank,

Rainwater tank retention volume in kilolitres: 2

215%**RWT 13** Rainwater Tank,

Rainwater tank retention volume in kilolitres: 2

201%**RWT 14** Rainwater Tank,

Rainwater tank retention volume in kilolitres: 2

190%**RWT 15** Rainwater Tank,

Rainwater tank retention volume in kilolitres: 2

221%**RWT 16** Rainwater Tank,

Rainwater tank retention volume in kilolitres: 2

201%**RWT 17** Rainwater Tank,

Rainwater tank retention volume in kilolitres: 2

201%**RWT 18** Rainwater Tank,

Rainwater tank retention volume in kilolitres: 2

221%**RWT 19** Rainwater Tank,

Rainwater tank retention volume in kilolitres: 2

219%



BIO-GARDEN Rain garden, Area: 95 m²

Extended detention depth: 0.1 m,

Submerged zone depth: 0.3 m, Site soil type: Sandy loam

220%



Buffer 1 Area: 123 m², Site soil type: Sandy clay

110%



UNIT 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	1
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	



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	1
Toilets connected to recycled water	0
Garden water use	Garden water demands are not in use



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Toilets connected to recycled water	0
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Toilets connected to rainwater	1
Toilets connected to recycled water	0
Garden water use	Garden water demands are not in use



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Toilets connected to recycled water	0
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• Mains	0 m ²
• Rainwater Tank	0 m ²
• Recycled Water	0 m ²
Garden water use efficiency	



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• Recycled Water	0 m ²
Garden water use efficiency	



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Garden water use efficiency	



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• Recycled Water	0 m ²
Garden water use efficiency	



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• Mains	0 m ²
• Rainwater Tank	0 m ²
• Recycled Water	0 m ²
Garden water use efficiency	



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

1

Toilets connected to recycled water

0

Garden water use

Garden water demands are not in use



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	1
Toilets connected to recycled water	0
Garden water use	Garden water demands are not in use

**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

Rainwater

Toilets connected to mains water

0

Toilets connected to rainwater

1

Toilets connected to recycled water

0

Garden water use

Garden water demands are not in use

**UNIT 19**City of Greater Geelong, Statutory Planning - Date Received 03.06.2026
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
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Toilets connected to mains water	0
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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	