

Project # 344FC491  
 V2: 4 Unit Development  
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 9 Station St, Norlane VIC 3214, Australia  
 02 April 2026 7:17 a.m.

## 4 Unit Development

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



## Project details

Name	V2: 4 Unit Development
Project ID	344FC491
Street address	9 Station St, Norlane VIC 3214, Australia
Municipality	Greater Geelong
Site area	795.78 m <sup>2</sup>
Planning Number	

## Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	65%	>32%	✓
Mean annual runoff volume infiltrated or filtered (%)	17%	>3%	✓
Total suspended solids (%)	93%	>80%	✓
Total phosphorus (%)	87%	>45%	✓
Total nitrogen (%)	83%	>45%	✓
Total gross pollutants (%)	99%	>70%	✓

**Configuration 1**



**Unit 1 roof to RWT1** Roof, 52m<sup>2</sup>



**Treatment 1** Rainwater Tank,  
Rainwater tank retention volume in kilolitres: 2.5

**Configuration 2**



**Unit 2 roof to RWT2** Roof, 70.63m<sup>2</sup>



**Treatment 2** Rainwater Tank,  
Rainwater tank retention volume in kilolitres: 2.5

**Connection 3**



**Unit 3 roof to RWT3** Roof, 70.63m<sup>2</sup>



**Treatment 3** Rainwater Tank,  
Rainwater tank retention volume in kilolitres: 2.5

**Connection 4**



**Unit 4 roof to RWT4** Roof, 73.15m<sup>2</sup>



**Treatment 4** Rainwater Tank,  
Rainwater tank retention volume in kilolitres: 2.5

### Connection 5



**Unit 1 roof to RG1** Roof, 37.25m<sup>2</sup>



**Raingarden RG1** Area: 1 m<sup>2</sup>, Extended detention depth: 0.1 m,  
Submerged zone depth: 0 m, Site soil type: Sandy clay

### Connection 6



**Unit 2 roof to RG2** Roof, 14.52m<sup>2</sup>



**Raingarden RG2** Area: 1 m<sup>2</sup>, Extended detention depth: 0.3 m,  
Submerged zone depth: 0 m, Site soil type: Sandy clay

### Connection 7



**Unit 3 roof to RG3** Roof, 14.62m<sup>2</sup>



**Raingarden RG3** Area: 1 m<sup>2</sup>, Extended detention depth: 0.3 m,  
Submerged zone depth: 0 m, Site soil type: Sandy clay

### Connection 8



**Unit 4 roof to RG4** Roof, 26.15m<sup>2</sup>



**Raingarden RG4** Area: 1 m<sup>2</sup>, Extended detention depth: 0.3 m,  
Submerged zone depth: 0 m, Site soil type: Sandy clay



**Unit 1 roof to RWT1** Roof, 52m<sup>2</sup>



**Unit 1 roof to RG1** Roof, 37.25m<sup>2</sup>



**Unit 2 roof to RWT2** Roof, 70.63m<sup>2</sup>



**Unit 2 roof to RG2** Roof, 14.52m<sup>2</sup>



**Unit 3 roof to RWT3** Roof, 70.63m<sup>2</sup>



**Unit 3 roof to RG3** Roof, 14.62m<sup>2</sup>



**Unit 4 roof to RWT4** Roof, 73.15m<sup>2</sup>



**Unit 4 roof to RG4** Roof, 26.15m<sup>2</sup>



**lawn, mulched and pervious surfaces**

Pervious (garden and lawn), 260.83m<sup>2</sup>



**Driveway** Pervious (garden and lawn), 176m<sup>2</sup>

Treatments



**Treatment 1** Rainwater Tank,  
Rainwater tank retention volume in kilolitres: 2.5

**216%**



**Treatment 2** Rainwater Tank,  
Rainwater tank retention volume in kilolitres: 2.5

**176%**



**Treatment 3** Rainwater Tank,  
Rainwater tank retention volume in kilolitres: 2.5

**176%**



**Treatment 4** Rainwater Tank,  
Rainwater tank retention volume in kilolitres: 2.5

**186%**



**Raingarden RG1** Area: 1 m<sup>2</sup>,  
Extended detention depth: 0.1 m,  
Submerged zone depth: 0 m, Site soil type: Sandy clay

**167%**



**Raingarden RG2** Area: 1 m<sup>2</sup>,  
Extended detention depth: 0.3 m,  
Submerged zone depth: 0 m, Site soil type: Sandy clay

**186%**



**Raingarden RG3** Area: 1 m<sup>2</sup>,  
Extended detention depth: 0.3 m,  
Submerged zone depth: 0 m, Site soil type: Sandy clay

**186%**



**Raingarden RG4** Area: 1 m<sup>2</sup>,  
Extended detention depth: 0.3 m,  
Submerged zone depth: 0 m, Site soil type: Sandy clay

**180%**

City of Greater Geelong, Statutory Planning - Date Received 02/05/2026



**City of Greater Geelong, Statutory Planning - Date Received 02/05/2026**  
**Unit 1** Residential Townhouse, 4 bedroom(s)

<b>Water sources</b>	I want to use the average efficiency for a typical new dwelling or building
<b>Basin taps - Primary water source</b>	Mains water
<b>Showers - Primary water source</b>	Mains water
<b>Clothes Washer - Primary water source</b>	Mains water
<b>Toilets connected to mains water</b>	0
<b>Toilets connected to rainwater</b>	3
<b>Toilets connected to recycled water</b>	0
<b>Garden water use</b>	Garden water demands are in use
<b>Garden primary water source</b>	Rainwater
• Mains	0 m <sup>2</sup>
• Rainwater Tank	0 m <sup>2</sup>
• Recycled Water	0 m <sup>2</sup>
<b>Garden water use efficiency</b>	



<b>Water sources</b>	I want to use the average efficiency for a typical new dwelling or building
<b>Basin taps - Primary water source</b>	Mains water
<b>Showers - Primary water source</b>	Mains water
<b>Clothes Washer - Primary water source</b>	Mains water
<b>Toilets connected to mains water</b>	0
<b>Toilets connected to rainwater</b>	2
<b>Toilets connected to recycled water</b>	0
<b>Garden water use</b>	Garden water demands are not in use



<b>Water sources</b>	I want to use the average efficiency for a typical new dwelling or building
<b>Basin taps - Primary water source</b>	Mains water
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