

Project # A174E32F
 681 Bellarine Highway, Leopold
 planspace@outlook.com
 681 Bellarine Hwy, Leopold VIC 3224, Australia
 06 May 2026 12:22 a.m.

681 Bellarine Highway, Leopold

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

154%
SCORE

Project details

Name	681 Bellarine Highway, Leopold
Project ID	A174E32F
Street address	681 Bellarine Hwy, Leopold VIC 3224, Australia
Municipality	Greater Geelong
Site area	1095 m ²
Planning Number	PP-240-2026

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	48%	>32%	✓
Mean annual runoff volume infiltrated or filtered (%)	30%	>3%	✓
Total suspended solids (%)	81%	>80%	✓
Total phosphorus (%)	69%	>45%	✓
Total nitrogen (%)	69%	>45%	✓
Total gross pollutants (%)	96%	>70%	✓

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Configuration 1



Unit 1 Roof 133.598m²



Unit 1 Rainwater Tank

Rainwater tank retention volume in kilolitres: 2

Configuration 2



Unit 2 Roof 99.434m²



Unit 2 Rainwater Tank

Rainwater tank retention volume in kilolitres: 2

Configuration 3



Unit 3 Roof 104.246m²



Unit 3 Rainwater Tank

Rainwater tank retention volume in kilolitres: 2

Configuration 4



Driveway Paved, 225.258m²



Raingarden 1 Area: 3 m², Extended detention depth: 0.3 m,
Submerged zone depth: 0.3 m, Site soil type: Clay



Unit 4 Roof 145.582m²



Rainwater Tank 4

Rainwater tank retention volume in kilolitres: 2

Configuration 7



Unit 5 Roof 103.769m²



Rainwater Tank 5

Rainwater tank retention volume in kilolitres: 2

Catchments



Unit 1 Roof 133.598m²



Unit 2 Roof 99.434m²



Unit 3 Roof 104.246m²



Driveway Paved, 225.258m²



Garden Pervious (garden and lawn), 283.1m²



Unit 4 Roof 145.582m²



Unit 5 Roof 103.769m²

Treatments



Unit 1 Rainwater Tank

Rainwater tank retention volume in kilolitres: 2

132%



Unit 2 Rainwater Tank

Rainwater tank retention volume in kilolitres: 2

135%



Unit 3 Rainwater Tank

Rainwater tank retention volume in kilolitres: 2

165%



Raingarden 1 Area: 3 m², Extended detention depth: 0.3 m,
Submerged zone depth: 0.3 m, Site soil type: Clay

164%



Rainwater Tank 4

Rainwater tank retention volume in kilolitres: 2

154%



Rainwater Tank 5

Rainwater tank retention volume in kilolitres: 2

165%

**Unit 1** Residential Townhouse, 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	2
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	



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• Recycled Water	0 m ²
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