LAZAR STRUCTURES
STRUCTURAL & CIVIL ENGINEERS

Lazar Structures Pty Ltd
PO Box 912, Noble Park, VIC 3174
M: 0430 881 991
E: info@lazarstructures.com.au
ABN: 40 679 064 736

STORM Report

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Project: **Proposed Unit Development**
Address: **Lot 9, 2 Mouchemore Ave, St Leonards VIC**

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Introduction

To address Clause 15.01-2L-05 and 53.18 a water sensitive urban design (WSUD) assessment of the proposed development must occur.

Under Clause 53.18, WSUD assessment and associated proposed stormwater management system should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). Currently, these water quality performance targets are:
    - Suspended Solids - 80% retention of typical urban annual load.
    - Total Nitrogen - 45% retention of typical urban annual load.
    - Total Phosphorus - 45% retention of typical urban annual load.
    - Litter - 70% reduction of typical urban annual load.
- Minimise the impact of chemical pollutants and other toxicants including, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

By identifying the impervious surfaces within the site and implementing treatments to mitigate the impacts of stormwater leaving the site, the proposed development has successfully fulfilled the objectives listed above.

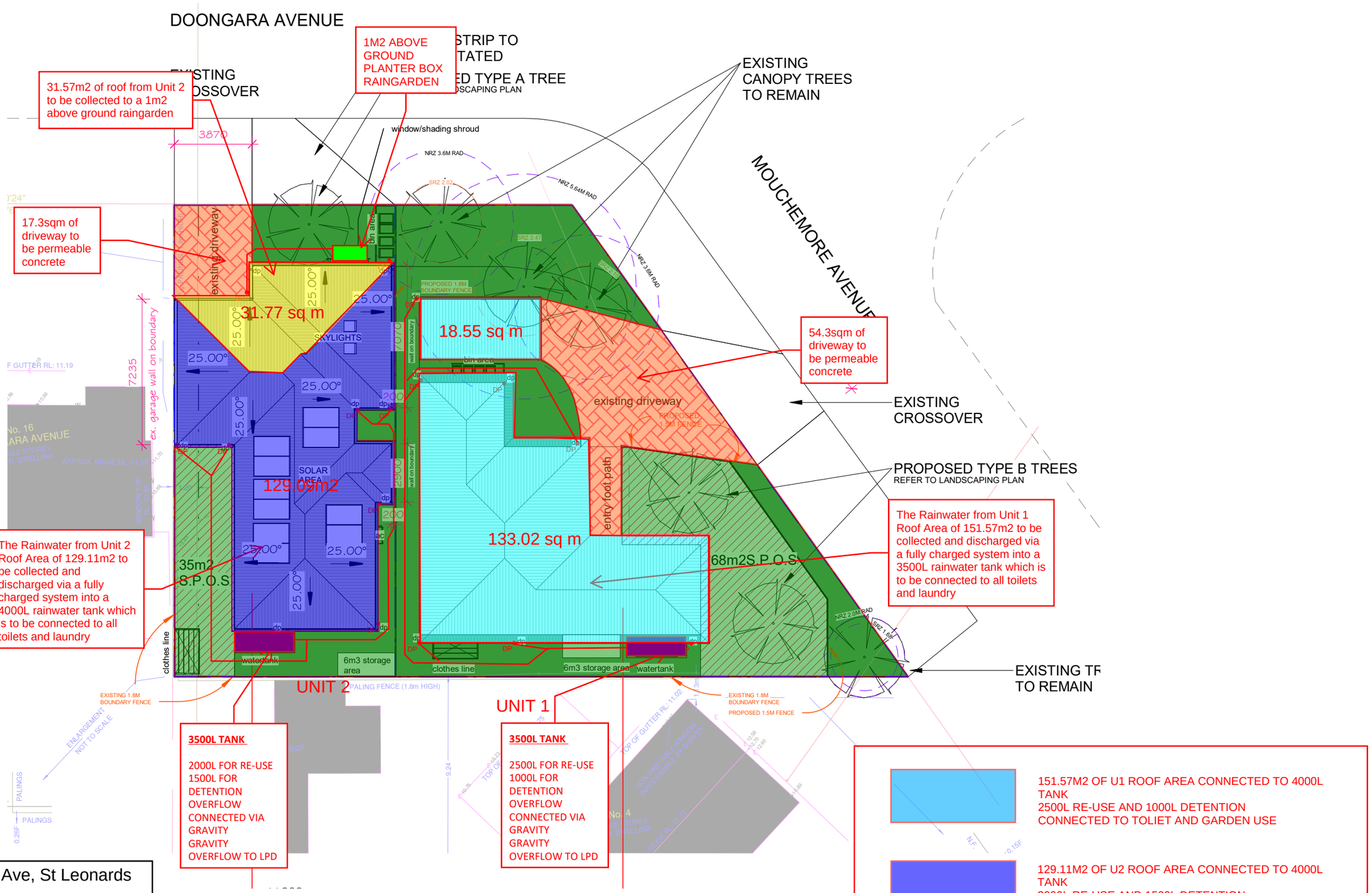
he development was evaluated using the STORM tool, a widely accepted tool in the industry, to verify compliance with the aforementioned best practice targets. To meet the required standards, the development must attain a minimum compliance score of 100%

Stormwater Quality Management Strategies & Site Demarcation

To achieve stormwater management objectives, it will be necessary to put in place stormwater treatment measures. The upcoming plan outlines the surfaces that necessitate treatment and the specific treatment required. Effective management of stormwater flows in the building area will be crucial for the building's overall performance and its ability to meet stormwater management goals.

WSUD Plan & Storm Report

See next plage for plan and areas of treatment and copy of storm report



WSUD PLAN

PROJECT: Lot 9, 2 Mouchemore Ave, St Leonards VIC
PROJECT NO: P26073

WSUD PLAN - REV B

DATE 19/06/2026

LAZAR STRUCTURES
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Project # 794B6DD3
lot 92 2 Mouchemore Ave, St Leonards
Peter Lazareski - info@lazarstructures.com.au
2 Mouchemore Ave, St Leonards VIC 3223, Australia
17 June 2026 7:38 p.m.

BLUE FACTOR®

lot 92 2 Mouchemore Ave, St Leonards

156%
SCORE

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

Project details

Name	lot 92 2 Mouchemore Ave, St Leonards
Project ID	794B6DD3
Street address	2 Mouchemore Ave, St Leonards VIC 3223, Australia
Municipality	Greater Geelong
Site area	661 m^2
Planning Number	

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	62%	>32%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>3%	✗
Total suspended solids (%)	80%	>80%	✓
Total phosphorus (%)	75%	>45%	✓
Total nitrogen (%)	70%	>45%	✓
Total gross pollutants (%)	97%	>70%	✓

Connections

Configuration 1

U1 Roof to RWT 151.57m2

U1 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2.5

Configuration 2

U2 ROOF TO RWT Roof, 129.09m2

U2 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

Configuration 3

U2 Roof Untreated 31.57m2

Raingarden 1 Area: 1 m^2, Extended detention depth: 0.1 m,
Submerged zone depth: 0 m, Site soil type: Lined

Catchments

U1 Roof to RWT 151.57m2

U2 ROOF TO RWT Roof, 129.09m2

U2 Roof Untreated 31.57m2

U1 Driveway Pervious (garden and lawn), 54.3m2

U2 Driveway Pervious (garden and lawn), 17.3m2

Garden Area Pervious (garden and lawn), 277.3m2

Treatments

U1 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2.5

160%

U2 RWT Rainwater Tank,
Rainwater tank retention volume in kilolitres: 2

148%

Raingarden 1 Area: 1 m^2, Extended detention depth: 0.1 m,
Submerged zone depth: 0 m, Site soil type: Lined

165%

Buildings & dwellings

U1 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	Rainwater
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	

U2 Residential Townhouse, 2 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	Rainwater
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	