

Project # E5478F40
V2: Torquay Road Development
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267 Torquay Rd, Grovedale VIC 3216, Australia
16 March 2026 9:55 a.m.



Torquay Road Development

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



Project details

Name	V2: Torquay Road Development
Project ID	E5478F40
Street address	267 Torquay Rd, Grovedale VIC 3216, Australia
Municipality	Greater Geelong
Site area	859 m ²
Planning Number	TBA

Flow and pollutant load reductions

Item	Result	Target	
Mean annual runoff volume harvested or evapotranspired (%)	34%	>32%	✓
Mean annual runoff volume infiltrated or filtered (%)	15%	>3%	✓
Total suspended solids (%)	80%	>80%	✓
Total phosphorus (%)	71%	>45%	✓
Total nitrogen (%)	58%	>45%	✓
Total gross pollutants (%)	98%	>70%	✓

Configuration 1



Unit 1 Roof, 129m2



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 2.5

Configuration 2



Unit 2 Roof, 129m2



Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 2.5

Configuration 3



Unit 3 Roof, 119m2



Rainwater Tank 3
Rainwater tank retention volume in kilolitres: 2.5

Configuration 4



unit 4 Roof, 120m2



Rainwater Tank 4
Rainwater tank retention volume in kilolitres: 2.5



Driveway and Path 1 Paved, 17m2



Buffer 1 Area: 12 m², Site soil type: Sandy loam

Configuration 6



Driveway and Path 2 Paved, 18m2



Buffer 2 Area: 13 m², Site soil type: Sandy loam

Configuration 7



Driveway and Path 3 Paved, 17m2



Buffer 3 Area: 17 m², Site soil type: Sandy loam

Configuration 8



Driveway and Path 4 Paved, 44m2



Buffer 4 Area: 20 m², Site soil type: Sandy loam

Catchments



Unit 1 Roof, 129m2



Unit 2 Roof, 129m2



Unit 3 Roof, 119m2



unit 4 Roof, 120m2



Driveway and Path 1 Paved, 17m2



Driveway and Path 2 Paved, 18m2



Driveway and Path 3 Paved, 17m2



Driveway and Path 4 Paved, 44m2



Garden Area Pervious (garden and lawn), 266m2

Treatments



Rainwater Tank 1

Rainwater tank retention volume in kilolitres: 2.5

120%



Rainwater Tank 2

Rainwater tank retention volume in kilolitres: 2.5

120%



Rainwater Tank 3

Rainwater tank retention volume in kilolitres: 2.5

104%

**Rainwater tank 4**

Rainwater tank retention volume in kilolitres: 2.5

103%**Buffer 1** Area: 12 m², Site soil type: Sandy loam**217%****Buffer 2** Area: 13 m², Site soil type: Sandy loam**217%****Buffer 3** Area: 17 m², Site soil type: Sandy loam**219%****Buffer 4** Area: 20 m², Site soil type: Sandy loam**213%**



Building 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	2
Toilets connected to recycled water	0
Garden water use	Garden water demands are not in use



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Toilets connected to mains water	0
Toilets connected to rainwater	2
Toilets connected to recycled water	0
Garden water use	Garden water demands are not in use



Building 4 Residential Detached house, 2 bedroom(s)

City of Greater Geelong, Statutory Planning - Date Received 11/04/2026

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 not in use