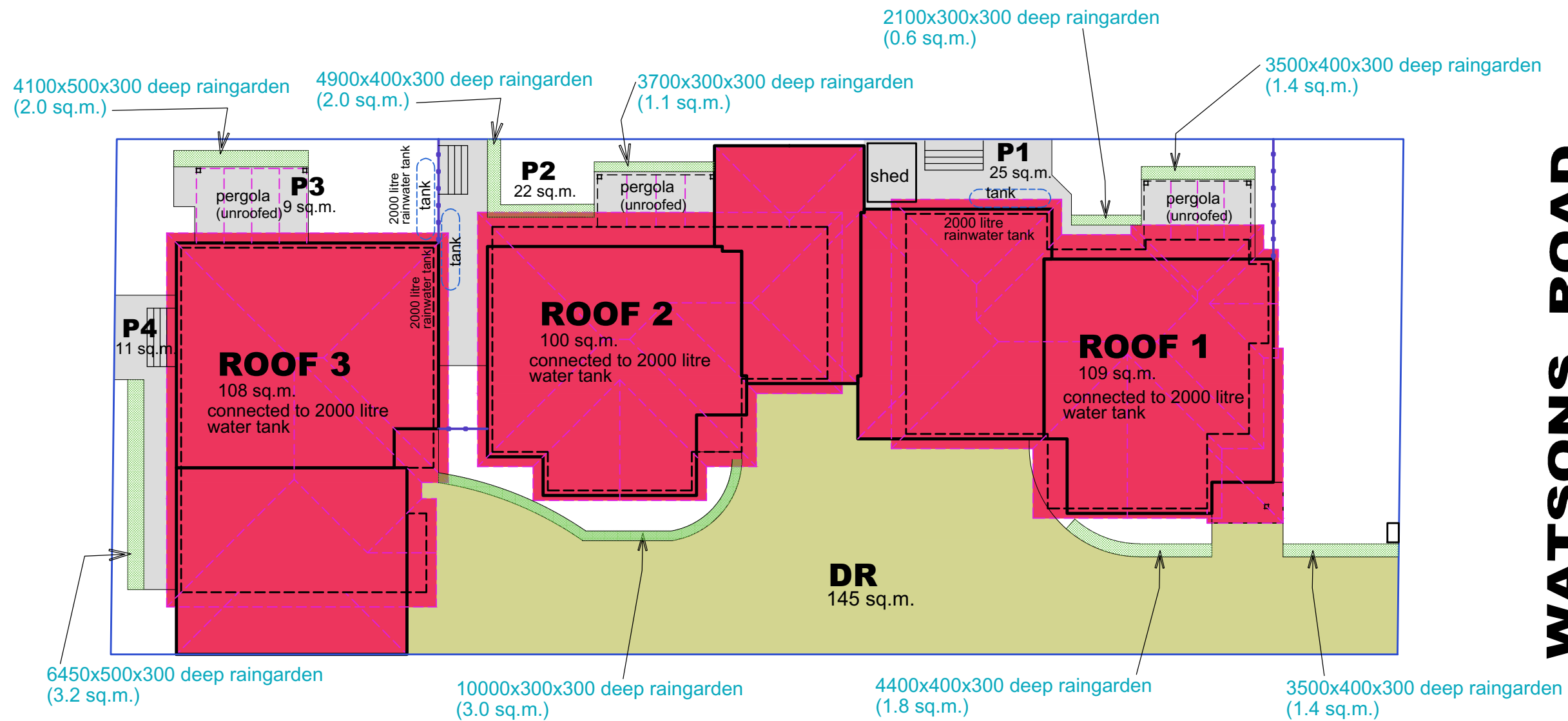


- denotes roof area connected to 2000 litre water tanks
- denotes concrete driveway (treated)
- denotes concrete paving (treated)
- denotes raingarden



WATSONS ROAD

STORM report

scale 1:150

proposed 3-unit development

at: No.39 Watsons Road, Newcomb
for: Remo Property Geelong



9 Keith Place, Hamlyn Heights
email: michael@mtvdesign.com.au 0414 410 410
website: mtvdesign.com.au

drawn: mtv	issue: B
date: March 2026	reg. no. DP-AD1767
file: 25PR807	scale: 1:150 / A3
sheet no. 1 of 3	job no. 223715

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39 watsons road, newcomb
The proposed stormwater treatments comply with all the relevant objectives for management of stormwater flows on-site.

182%
SCORE

Project details

Name: 39 watsons road, newcomb
Street address: 39 Watsons Rd, Newcomb VIC 3219, Australia
Municipality: Greater Geelong
Site area: 628 m²
Planning Number:

Flow and pollutant load reductions

Item	Result	Target
Mean annual runoff volume harvested or evapotranspired (%)	55%	>28%
Mean annual runoff volume infiltrated or filtered (%)	9%	>9%
Total suspended solids (%)	90%	>80%
Total phosphorus (%)	79%	>45%
Total nitrogen (%)	82%	>45%
Total gross pollutants (%)	99%	>70%

Water treatment

Catchments

- roof 1 Roof, 109m²
- roof 2 Roof, 100m²
- roof 3 Roof, 108m²
- driveway Paved, 145m²
- paving 1 Paved, 25m²
- paving 2 Paved, 22m²
- paving 3 Paved, 13m²
- paving 4 Paved, 11m²

Warning: Total catchment area of 533m² is 95m² below total area of 628m²

STORM report

proposed 3-unit development

address No.39 Watsons Road, Newcomb

client Remo Property Geelong

Treatments

Rainwater Tank 1 Rainwater tank retention volume in kilolitres: 2	177%
Rainwater Tank 2 Rainwater tank retention volume in kilolitres: 2	168%
Rainwater Tank 3 Rainwater tank retention volume in kilolitres: 2	178%
Raingarden 1 Area: 6 m ² , Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Clay	190%
Raingarden 2 Area: 2 m ² , Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Clay	200%
Raingarden 3 Area: 3 m ² , Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Clay	204%
Raingarden 4 Area: 2 m ² , Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Clay	204%
Raingarden 5 Area: 3 m ² , Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Clay	204%

Buildings & dwellings

- Building 1 Residential Townhouse, 3 bedroom(s)
- Building 2 Residential Townhouse, 2 bedroom(s)
- Building 3 Residential Townhouse, 3 bedroom(s)

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Configuration 1	
roof 1 Roof, 109m ²	
Rainwater Tank 1 Rainwater tank retention volume in kilolitres: 2,	177%
Building 1 Residential Townhouse, 3 bedroom(s)	
Configuration 2	
roof 2 Roof, 100m ²	
Rainwater Tank 2 Rainwater tank retention volume in kilolitres: 2,	168%
Building 2 Residential Townhouse, 2 bedroom(s)	
Configuration 3	
roof 3 Roof, 108m ²	
Rainwater Tank 3 Rainwater tank retention volume in kilolitres: 2,	178%
Building 3 Residential Townhouse, 3 bedroom(s)	
Configuration 4	
driveway Paved, 145m ²	
Raingarden 1 Area: 6 m ² , Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Clay,	190%
Configuration 5	
paving 1 Paved, 25m ²	
Raingarden 2 Area: 2 m ² , Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Clay,	200%
Configuration 6	
paving 2 Paved, 22m ²	
Raingarden 3 Area: 3 m ² , Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Clay,	204%
Configuration 7	
paving 3 Paved, 13m ²	
Raingarden 4 Area: 2 m ² , Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Clay,	204%
Configuration 8	
paving 4 Paved, 11m ²	
Raingarden 5 Area: 3 m ² , Extended detention depth: 0.3 m, Submerged zone depth: 0.3 m, Site soil type: Clay,	204%

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