City of Greater Geelong, Statutory Planning - Date Received 06/10/2026

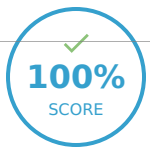
Project # 3B5C17F0
94 Wilsons Rd, Newcomb
office@projektevolve.com.au
22 September 2026

BLUE FACTOR®

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94 Wilsons Rd, Newcomb.

Nitrogen reduction target has been met, and a small low-risk project is deemed to comply. Higher risk projects need to meet all targets.



Project details

Name	94 Wilsons Rd, Newcomb.
Project ID	3B5C17F0
Street address	94 Wilsons Rd, Newcomb VIC 3219, Australia
Municipality	Greater Geelong
Site area	645 m^2
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	63%	>80%
Total phosphorus (%)	38%	>45%
Total nitrogen (%)	45%	>45%
Total gross pollutants (%)	67%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	2%	>32%
Mean annual runoff volume infiltrated or filtered (%)	3%	>3%

For small low-risk sites, Total Nitrogen has been used as a proxy for other pollutants indicating compliance has been adequately met for many years. This has meant that if the Blue Factor score meets 100% based on Nitrogen, the Responsible Authority has the discretion to accept stormwater management design responses that do not meet all the individual pollutant load reduction targets on small low-risk sites.

Larger, high-risk projects, with roads, car parks or activities that may yield higher than typical pollutant loads, must meet all water quality targets fully. All projects should manage flow volume reductions through harvesting and evapotranspiration as well as infiltration to a level that is reasonably practicable.

Additional considerations

Flow and other pollutant load reductions should also be considered. The EPA Urban stormwater management guidelines (EPA - Publication 1739.1) are referenced in the VPPs as a policy document and support compliance with the General Environmental Duty.

You can use the guidelines to help minimise risks from urban stormwater so far as reasonably practicable (epa.vic.gov.au/about-epa/laws ew-laws/what-is-reasonablypracticable). Doing what is reasonably practicable means putting in proportionate controls to minimise the risk of harm to human health and the environment relative to the values being protected and risks presented by the site.

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A completed small-scale low risk site with no public roads or external user parking areas will usually generate very little sediment, referred to as total suspended solids (TSS). It is common that the 80% TSS target will not easily be achieved for this type of site.

Other sites may generate significant total suspended solids (TSS) as well as litter, referred to as gross pollutants and should meet all targets.

The generation of sediment and litter during the construction phase is a significant problem and must be addressed effectively for all developments.

You should demonstrate what appropriate controls will be used to ensure the generation of litter and sediment is prevented and controlled during construction to minimise risk of harm.

Blue Factor is designed to support a range of developments of less than 10,000 square metres including small scale residential, apartment developments, small scale commercial and small public use developments which must meet planning requirements including stormwater management quality objectives in the EPA Urban stormwater management guidelines (EPA - Publication 1739.1) It is recommended that MUSIC is used for larger and more complex projects to demonstrate compliance.

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Configuration 2



Catchment 2 Roof, 50m2



Raingarden 2 Area: 1 m^2,
Extended detention depth: 0.3 m,
Submerged zone depth: 0.3 m, Site soil type: Clay

Configuration 2



Catchment 1 Roof, 80m2



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 2

Warning: Rainwater tank is not connected to a building

Configuration 3



Car Park Paved, 300m2



Raingarden 2 Area: 1.5 m^2,
Extended detention depth: 0.3 m,
Submerged zone depth: 0.3 m, Site soil type: Clay

Catchments



Catchment 1 Roof, 80m2

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Catchment 2 Roof, 30m2



garden area Pervious (garden and lawn), 175m2



Car Park Paved, 300m2

Warning: Total catchment area of 605.00m^2 is 40.00m^2 below total area of 645.00m^2

Treatments



Raingarden 2 Area: 1.5 m^2,
Extended detention depth: 0.3 m,
Submerged zone depth: 0.3 m, Site soil type: Clay

114%



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 2



Raingarden 2 Area: 1 m^2,
Extended detention depth: 0.3 m,
Submerged zone depth: 0.3 m, Site soil type: Clay

179%

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Buildings & dwellings



Building 1
Non-Residential BCA Class 5 - Commercial/Office,
2 employee(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
Urinal - Primary water source	Mains water
Urinal - Efficiency	
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