City of Greater Geelong, Statutory Planning - Date Received 08.10.2026

Project # 0D792928
Project 1
[redacted]
92 Belle Vue Ave, Highton VIC 3216, Australia
04 September 2026 12:28 p.m.

BLUE FACTOR

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Project 1

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

103% SCORE

Project details

Name	Project 1
Project ID	0D792928
Street address	92 Belle Vue Ave, Highton VIC 3216, Australia
Municipality	Greater Geelong
Site area	933.6 m^2
Planning Number	

Results

Item	Result	Target
Total suspended solids (%)	77%	>80%
Total phosphorus (%)	62%	>45%
Total nitrogen (%)	46%	>45%
Total gross pollutants (%)	75%	>70%
Mean annual runoff volume harvested or evapotranspired (%)	31%	>32%
Mean annual runoff volume infiltrated or filtered (%)	0%	>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 1



Unit 1 - Catchment 1 Roof, 122m2



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 3



Unit 1 Residential Townhouse, 3 bedroom(s)

Configuration 2



Unit 2 - Catchment 2 Roof, 122.6m2



Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 3



Unit 2 Residential Townhouse, 3 bedroom(s)

Configuration 3



Unit 3 - Catchment 3 Roof, 122.6m2



Rainwater Tank 3
Rainwater tank retention volume in kilolitres: 3



Unit 3 Residential Townhouse, 3 bedroom(s)

Configuration 4

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Unit 4 - Catchment 4 Roof, 123.2m2



Rainwater Tank 4
Rainwater tank retention volume in kilolitres: 3



Unit 4 Residential Townhouse, 1 bedroom(s)

Unit 1 - Impervious Surface



Unit 1 - Impervious Surface Paved, 35.7m2



Unit 1 - Buffer 1 Area: 1 m^2, Site soil type: Clay

Unit 2 - Impervious Surface



Unit 2 - Impervious Surface Paved, 31.6m2



Unit 2 - Buffer 2 Area: 1 m^2, Site soil type: Clay

Unit 3 - Impervious Surface



Unit 3 - Impervious Surface Paved, 31.6m2



Unit 3 - Buffer 3 Area: 1 m^2, Site soil type: Clay

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Unit 4 - Impervious Surface



Unit 4 - Impervious Surface Paved, 52.8m2



Unit 4 - Buffer 4 Area: 1 m^2, Site soil type: Clay

Catchments



Unit 1 - Catchment 1 Roof, 122m2



Unit 2 - Catchment 2 Roof, 122.6m2



Unit 3 - Catchment 3 Roof, 122.6m2



Unit 4 - Catchment 4 Roof, 123.2m2



Unit 1 - Impervious Surface Paved, 35.7m2



Unit 2 - Impervious Surface Paved, 31.6m2



Unit 3 - Impervious Surface Paved, 31.6m2



Unit 4 - Impervious Surface Paved, 52.8m2



Unit 1 - Pervious Surface Pervious (garden and lawn), 81.5m2

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Unit 2 - Pervious Surface Pervious (garden and lawn), 59.9m2



Unit 3 - Pervious Surface Pervious (garden and lawn), 59.3m2



Unit 4 - Pervious Surface Pervious (garden and lawn), 90.7m2

Treatments



Rainwater Tank 1
Rainwater tank retention volume in kilolitres: 3 **129%**



Rainwater Tank 2
Rainwater tank retention volume in kilolitres: 3 **129%**



Rainwater Tank 3
Rainwater tank retention volume in kilolitres: 3 **129%**



Rainwater Tank 4
Rainwater tank retention volume in kilolitres: 3 **83%**



Unit 1 - Buffer 1 Area: 1 m^2, Site soil type: Clay **59%**



Unit 2 - Buffer 2 Area: 1 m^2, Site soil type: Clay **59%**



Unit 3 - Buffer 3 Area: 1 m^2, Site soil type: Clay **59%**



Unit 4 - Buffer 4 Area: 1 m^2, Site soil type: Clay **56%**

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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	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are not in use



Unit 2 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	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are not in use



Unit 3 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	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are not in use

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Unit 4 Residential Townhouse, 1 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	3
Toilets connected to recycled water	0
Garden water use	Garden water demands are not in use