

26 April 2017

Justine Thompson
Ecoline Pty Ltd

Dear Justine,

Proposal: Pre-development advice - Outdoor Activity Tracks, and Associated Works & Development
Site location: Yarra Flats Park, 340 The Boulevard, Ivanhoe East 3079

Melbourne Water reference: MWA-1000291
Date received: 15/03/2017

Our Decision

Melbourne Water does not object to the proposal, subject to the conditions specified in this letter:

Conditions

1. Prior to the endorsement of plans, a flood management plan must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. The plan must be submitted with the assumption that the proposed Adventure Park will be in that location for a long time, if not permanently.
2. The two new shipping containers must be anchored to the ground to avoid being washed away by flood water in large storm event.
3. Prior to the commencement of works, a separate application, direct to Melbourne Water, must be made for any new or modified storm water connection to Melbourne Water's drains or watercourses. Prior to accepting an application, evidence must be provided demonstrating that Council considers that it is not feasible to connect to the local drainage system. Contact Melbourne Water's Customer Service Centre on 131 722 for Melbourne Water's connection requirements, including payment of appropriate fees.
4. Any earthworks must be done such that the volume of cutting within the floodplain is equivalent or greater than the volume of filling. Prior to the commencement of works, volume calculations must be submitted to Melbourne Water demonstrating that the volume of filling does not exceed the volume of cutting.
5. Any new fencing or gates within the flood-affected area must be open style (50%) of construction up to 600mm above the flood level or timber pailing, to allow for the conveyance of overland flow.
6. Any external decking or stairs within the flood-affected area must be constructed with unenclosed foundations (i.e. treads and stringers only, no risers on the stairs), and remain open underneath into the future, to allow for the passage of overland flows.

Advice

Flood Level

Preliminary land and flood level information available at Melbourne Water indicates that the

above property is subject to flooding from the Yarra Main Stream (Dr4500) and that the applicable 1% flood level for the property is 18.22m to Australian Height Datum (AHD). Please note that the property may also be subject to flooding at lower levels on a more frequent basis from smaller storms.

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FL 100 YR ARI is 18.1m AHD
FL 20 YR ARI: 15.62 m AHD
FL 10 YR ARI: 28.93 m AHD
FL 5 YR ARI: 13.12 m AHD

Velocity

For the purpose of the Building Code of Australia - Building in Flood Hazard Areas, Melbourne Water has determined that during a flood event that has a probability of occurrence of 1% in any one year, the maximum flow rate of flood water (velocity) will be below 1.5 metres per second.

Please note that flooding may be associated with the Melbourne Water regional drainage system and/or the local Council drainage systems. Melbourne Water does not have any information in relation to flow velocities associated with the local Council drainage system.

Site Management Plan (SMP)

Site Management Plans are used to minimise the generation and export of sediment and other pollutants from construction site activities. Melbourne Water recommends the use of such a plan in relation to works or development adjacent to our drains and waterways. They identify any environmental and cultural issues that need to be considered and outline how environmental risk will be minimised. Examples of Site Environmental Management Plans and site sediment-reduction controls are available from the Melbourne Water website (<http://www.melbournewater.com.au/Planning-and-building/Standards-and-specifications/site-management/Pages/Develop-a-site-management-plan.aspx>). The plan itself is usually a one-page diagram to show what sediment reduction techniques will be used during construction on the site.

Open Style Fencing

Open style fencing will allow the free passage of flood flows through the fence, and thereby preventing floodwaters backing up and affecting neighbouring properties and dwellings. Timber fences will typically breakdown and allow floodwaters to pass. However, more resilient brick and steel fences may increase upstream flood levels, if not provided with a means to allow the passage of floodwaters.

To find out more information in regards to building in flood prone areas please visit our [website](#) for more information.

For further enquiries contact our Customer Service Centre on 131 722.

Yours sincerely,

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22/05/2018

Sherry Babcock
Customer and Planning Services