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Our Ref: P004169-L01-AP.docx

Date 29/07/2026

Josh Lean
Oreana Property
Level 17, 627 Chapel Street
South Yarra, Victoria, 3141
Via email: joshl@oreana.com.au

Dear Josh

Response to Further Advice – P004169 (MCU26/0400)

In response to Council's comments regarding the predicted 1% AEP afflux (100–200 mm) within Market Street east of the development site, we note the following.

Market Street was originally designed to accommodate runoff from the subject development area. As shown on the approved stormwater catchment plan (Drawing STG004/85), Market Street forms part of the intended drainage network for Catchments T, U and V. These catchments are broadly consistent with the contributing catchment identified in Figure 2.5 of the Flood Impact Assessment.

Accordingly, the conveyance of runoff through Market Street is not a new consequence of the proposed development, but rather an outcome that was anticipated and incorporated into the approved drainage design.

The afflux identified within the Flood Impact Assessment was therefore expected. Our review indicates that Council's flood model does not fully account for the existing approved drainage infrastructure and overland flow arrangements within Market Street. As a result, the model does not accurately represent the hydraulic behaviour intended under the approved stormwater design.

Accordingly, the identified afflux is considered to reflect limitations in the representation of the approved drainage infrastructure within the underlying flood model rather than an adverse flooding impact caused by the development.

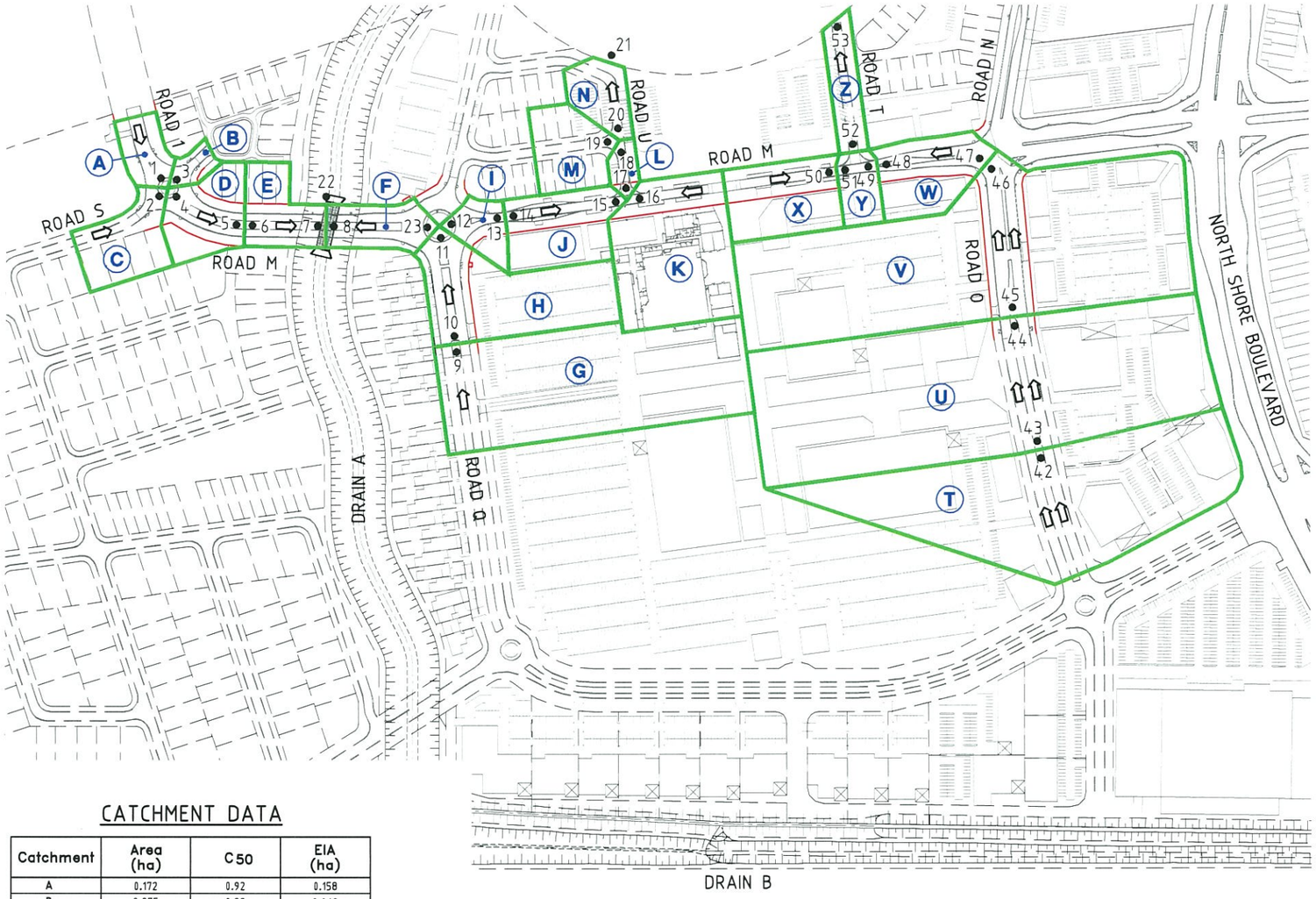
On this basis, we consider that additional mitigation measures are not warranted, as the approved drainage network already provides for the conveyance of runoff from the contributing catchments and the development does not materially alter the intended flood conveyance function of Market Street.

Yours sincerely,

Adam Pease RPEQ

Senior General Manager – North | Principal Civil Engineer

Attachment: Drawing STG004/85



DRAIN B

Q50 CATCHMENT PLAN

SCALE 1:2000

CATCHMENT DATA

Catchment	Area (ha)	C50	EIA (ha)
A	0.172	0.92	0.158
B	0.075	0.92	0.069
C	0.350	0.92	0.322
D	0.354	0.92	0.326
E	0.295	0.92	0.271
F	0.254	1.00	0.254
G	1.783	1.00	1.783
H	0.814	1.00	0.814
I	0.164	1.00	0.164
J	0.443	1.00	0.443
K	0.941	1.00	0.941
L	0.078	1.00	0.078
M	0.334	0.92	0.307
N	0.215	1.00	0.215
T	2.246	1.00	2.246
U	3.380	1.00	3.380
V	3.755	1.00	3.755
W	0.240	1.00	0.240
X	0.213	1.00	0.213
Y	0.073	1.00	0.073
Z	0.219	1.00	0.219

Q5 - DATA TABLE

Design Point	Contributing Catchments	EIA ha	Tc mins.	I_{50} mm/hr	Q_{50} m³/s	Q_5 PIPES AT Xm/s ø mm	Q_5 PIPES AT Xm/s m³/s	Q_{50} m³/s	VELOCITY Xm/s	NOTES
1	A	0.158	1.5	362.8	0.159	-	0.000	0.159	-	-
2	C	0.322	14.9	196.8	0.176	-	0.000	0.176	-	-
3	B	0.069	1.1	357.8	0.069	-	0.000	0.069	-	-
4	1 + 2 + 3	0.549	14.9	196.8	0.300	-	0.000	0.300	-	-
5	4 + D	0.875	16.9	186.9	0.454	-	0.000	0.454	-	-
6	5	0.875	16.9	186.9	0.454	-	0.000	0.454	-	-
7	6 + E	1.146	18.9	178.1	0.567	-	0.000	0.567	-	-
8	23 + F	1.293	11.9	215.4	0.773	-	0.000	0.773	-	-
9	G	1.783	7.4	257.7	1.277	825	0.374	0.902	0.7	-
10	9	1.783	7.4	257.7	1.277	900	0.445	0.831	0.7	-
11	10 + H	2.597	9.5	234.7	1.693	1050	0.606	1.087	0.7	-
12	11	1.558	9.5	234.7	1.016	825 + 1050	0.980	0.036	0.7	60% SPILTFLOW
13	12 + I	1.722	10.6	225.7	1.080	825 + 1050	0.980	0.100	0.7	-
14	13	1.722	10.6	225.7	1.080	-	0.000	1.080	-	-
15	14 + J	2.165	12.9	208.6	1.255	-	0.000	1.255	-	-
16	K	0.941	5.1	289.5	0.757	-	0.000	0.757	-	-
17	15 + 16	3.106	13.0	208.2	1.796	-	0.000	1.796	-	-
18	17 + L	3.184	14.2	200.6	1.774	-	0.000	1.774	-	-
19	M	0.307	12.5	211.7	0.181	-	0.000	0.181	-	-
20	18 + 19	3.491	14.2	200.6	1.945	-	0.000	1.945	-	-
21	20 + N	3.706	15.9	191.6	1.972	-	0.000	1.972	-	-
22	7 + 8	2.439	18.9	178.1	1.207	-	0.000	1.207	-	-
23	11	1.039	9.5	234.7	0.677	-	0.000	0.677	-	40% SPILTFLOW
42	T	2.246	9.800	232.3	1.450	825ø +1050ø	1.400	0.049	1.0	-
43	42	2.246	9.800	232.3	1.450	1050ø +1200ø	1.398	0.052	0.7	-
44	43+U	5.626	11.417	219.1	3.425	1050ø +1200ø	1.997	1.428	1.0	-
45	44	5.626	11.417	219.1	3.425	2x1200ø	2.262	1.163	1.0	-
46	45+V	9.381	13.117	207.4	5.405	2x1200ø	2.262	3.143	1.0	-
47	46(50%)	4.691	13.117	207.4	2.702	1500	1.767	0.935	1.0	-
48	47+W	4.931	14.300	200.2	2.742	675	0.358	2.385	1.0	-
49	48	4.931	14.300	200.2	2.742	600x300RCBC	0.126	2.616	1.0	-
50	X	0.213	1.367	363.2	0.215	-	0.000	0.215	-	-
51	50	0.213	1.367	363.2	0.215	600x300RCBC	0.126	0.089	0.7	-
52	49+51+Y	5.217	16.133	190.4	2.759	525	0.152	2.608	0.7	-
53	52+Z	5.436	17.817	182.6	2.756	-	0.000	2.756	-	-

LEGEND:

- CATCHMENT BOUNDARY
- (A) DENOTES CATCHMENT NAME
- ●24 DENOTES DESIGN POINT
- ⇦ DIRECTION OF FLOW

0 40.0 80.0 120.0m

SCALE 1 : 2000

REAL PROPERTY DESCRIPTION:

LOT 1 on RP835468 & LOT 94 on SP143119

Rv.	DATE	REVISIONS	REC.	APPR.
D	15/02/10	MAJOR DESIGN AMENDMENTS		
C	04/11/09	AMENDMENTS TO ROAD O		
B	10/11/08	ISSUED FOR CONSTRUCTION		
A	15/08/08	ISSUED FOR OPERATIONAL WORKS APPROVAL (RFI)		

DRAWN: C.MELLICAN
DESIGNED: G.PARKER
CHECKED: D.BOYCE
PROJECT MANAGER: D.BOYCE
DATUM: AHD (DERIVED) PSM 131700 RL.11.714 BRUCE HIGHWAY
PROJECT DIRECTOR: P.BRADY - RPEQ 7112
XREF: STG004-XR

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STOCKLAND DEVELOPMENT PTY LTD

NORTH SHORE PRECINCTS 2 & 3 - STAGE 201
BRUCE HIGHWAY, BURDELL
Q50 STORMWATER CATCHMENT PLAN

DRAWING SIZE	SCALE	DRAWING No.	REV
A1	1:2000	STG004/85	D