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Dear Allan

Preliminary advice: Hallets Way land for development, Underbank Farm development

Alluvium were recently engaged by Kataland to undertake geomorphic assessments for Korkuperrimul Creek within the Underbank Farm development. This was in addition to undertaking Surface/ Stormwater Management Strategies for the Park View and Riverview Precincts.

Alluvium have now been asked to provide preliminary comment on the proposed Hallets Way lot development, adjacent to the Werribee River, regarding waterway and stormwater management. This advice is preliminary only and is subject to a site assessment and discussions with Melbourne Water.

Based on our experience and knowledge of the catchment, we anticipate that issues that Melbourne Water may consider include:

- The loss of any floodplain storage. Any works would need to ensure no adverse impact on flooding conditions (i.e. not shifting the flooding elsewhere). A large portion of the lots appear to be covered by the 1% AEP flood extent, limiting development opportunities.
- There may also be some development setbacks from the Werribee River.
- Floor levels would need to be 600mm above the 1% AEP flood level.

It is likely that changes in peak flows from the site will be insignificant when compared to catchment flows, and therefore not require detention. As was the case for the Riverview precinct, the changes attributable to the development were so minor in terms of the flows at this point in the catchment, that no detention requirements were deemed necessary for the development.

There is also a requirement to manage the quality of stormwater generated off a development (to best practice targets). Depending on the extent of works proposed here, it may be more feasible to increase the treatment assets elsewhere in the development to offset these areas. For example, assets within the Riverview Precinct could be upsized to remove the required best practice target pollutant load associated with this development. Alternatively, smaller scale assets such as streetscape bioretention systems could be adopted.

I trust this information is sufficient as preliminary advice.

Sincerely

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