

# **ATTACHMENT TO AGENDA ITEM**

**Ordinary Meeting**

**16 August 2016**

**Agenda Item 5.2      Leasing of Victoria Lake Caravan Park**

**Attachment 1      Draft Victoria Lake Master Plan Comment by the  
Goulburn Broken CMA ..... 315**



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AUTHORITY

[www.gbcma.vic.gov.au](http://www.gbcma.vic.gov.au)

GBCMA Ref: F-2015-0740  
Document No: 2  
Your Ref:

Date: 24 March 2016

Mr Steve Bowmaker [steve.bowmaker@shepparton.vic.gov.au](mailto:steve.bowmaker@shepparton.vic.gov.au)  
Director Infrastructure  
Greater Shepparton City Council  
Locked Bag 1000  
Shepparton Vic 3632

Dear Mr Bowmaker

**Flood Information Request  
Proposed Master Plan for  
Victoria Park Lake & Redevelopment of Victoria Lake Caravan Park  
Tom Collins Drive, Shepparton  
Mr Steve Bowmaker, Greater Shepparton City Council**

I refer to your application, received 20 October 2015, regarding the above matter to confirm earlier discussions. In addition, I refer to further discussions on the 22 of March 2016 where a Draft Victoria Lake Master Plan Review (March 2016) was broadly presented.

The 100-year ARI (1% AEP) flood levels have been declared for this area under provisions of the Water Act, 1989. The declared 100-year ARI flood level for the location described above is 112.5 metres AHD, which was obtained from Goulburn Broken CMA Plan No 201222. Please note that declared flood level plans are available for many areas on the Goulburn Broken CMA's website: [www.gbcma.vic.gov.au](http://www.gbcma.vic.gov.au).

I make the following comments on the Draft Document (note the Goulburn Broken CMA has only sighted this document at the March 2016 meeting).

**Road entry re-configuration from Wyndham Street**

The Goulburn Broken CMA understands that the access will be rationalised into one entry. In this regard, the Goulburn Broken CMA has no floodplain management issues.

**Club Precinct**

The Goulburn Broken CMA raises no objection to integrate a number of existing sheds/club rooms into a single building.

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**Accommodation Precinct**

It is understood that the proposed Shepparton Arts Museum (SAM), and the associated carpark and entranceway, will lead to a shift of this precinct further south. The southern portion will be used of camping and short term caravan parking (which can be moved if an emergency occurs).

The Goulburn Broken CMA does not support new "accommodation parks" in floodway land. However if it can be demonstrated that the overall area of the precinct matches the existing park then the Goulburn Broken CMA would raise no objection.

It is expected the park management would prepare an emergency management plan that sets out actions when major floods occur (one may already exist). The Goulburn Broken CMA would be happy to assist in this matter

**On-Site Cabins – Accommodation Precinct**

It is understood that there are 17 existing cabins on the site, and the aspiration is to reach up to 35 cabins. The Goulburn Broken CMA notes the example of the cabins used in Moama, NSW being elevated allowing for the movement of floodwater.

The Goulburn Broken CMA would not object to new cabins provided that the floor levels are set at least 300 millimetres above the 100-year ARI flood level of 112.5 metres AHD, i.e. 112.8 metres AHD.

**Fencing – Accommodation Precinct**

The Goulburn Broken CMA understands to achieve security and to obtain a high accommodation rating, a fence is required.

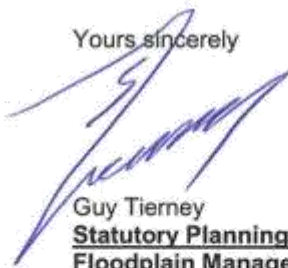
The Goulburn Broken CMA would support an open style fence similar to that used by Aqua Moves.

**Event Space Precinct**

The Goulburn Broken CMA raises no objection to the proposal to level out this area of the former croquet and bowling clubs, provided that cut and fill is balanced.

Should you have any queries, please do not hesitate to contact me on (03) 5822 7700. To assist the CMA in handling any enquiries please quote F-2015-0740 in your correspondence.

Yours sincerely



Guy Tierney  
**Statutory Planning and  
Floodplain Manager**

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