

ADVERTISED PLAN



NCCMA Ref: NCCMA-F-2025-00543
Date: 19 May 2025

Michael Sharp
Campaspe Shire Council
Po Box 35,
Echuca Vic 3564

Dear Michael

I refer to our online meeting regarding a potential development in Echuca, please find below North Central CMA's advice in relation to the following:

Development Description: New Court Building
Street Address: 161 Sturt Street Echuca Vic 3564
Cadastral Location: Allotment 1, Section 23B, Parish Of Echuca North

Flood Information

Flood levels for this property have been determined as part of the Echuca Moama Flood Study which was adopted by Campaspe Shire Council in 2024. The following table lists the flood levels that were determined for a range of design flood events for this site:

AEP/ARI	Flood Water Surface Level	Comment
20% /5 year	Not applicable	Property not subject to inundation
10% /10 year	Not applicable	Property not subject to inundation
5% /20 year	95.0 m AHD	Property not subject to inundation however Sturt Street may become inundated
2% /50 year	95.5 m AHD	Majority of property inundated, average depth of flooding in the order of 0.1-0.2 metres.
1% /100 year	95.6 m AHD	Majority of property inundated, average depth of flooding in the order of 0.2 -0.3 metres.
0.5%/200 year Design 1% AEP flood level to account for climate change	95.9 m AHD	Entire property inundated, average depth of flooding in the order of 0.5 – 0.6 metres.
0.2%/500 year	96.3 m AHD	Entire property inundated, average depth of flooding in the order of 0.9 – 1.0 metres.

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Flood Mitigation Infrastructure Information

North Central CMA is currently supporting Campaspe Shire Council in the investigation of flood mitigation works to reduce the risk of inundation in this area. However, as the works are not completed nor is there any detailed design plans, funding or approvals obtained, it must be assumed that these works are not in place when placing conditions on any future development.

Development Advice

North Central CMA advises that it **would not object** to the granting of a permit for the construction of the new court facility at the above address and would recommend the inclusion of the following conditions on any future planning permit:

1. Unless otherwise agreed in writing with the responsible authority and the North Central CMA, the finished floor level of the proposed facility must be constructed a minimum of 0.3 metres above the 1% AEP flood level of 95.9 metres AHD, i.e. no lower than 96.20 metres AHD.
2. A Flood Response Plan must be submitted to and approved by the Responsible Authority and North Central Catchment Management Authority. The plan must include:
 - a. An assessment and understanding of the flood risk and associated dangers;
 - b. The gauge reading at at which time the site should be evacuated and vehicles removed to high ground;
 - c. Appropriate actions to minimise flood damage, risk to occupants, and demands on emergency services;
 - d. Details above how the will be accessed as the flood recedes;
 - e. Details of alternate sites where operations can continue in light of the extended period of evacuation that may be required, i.e. in the order of two-three months.

Should you have any queries, please do not hesitate to contact me on **(03) 5440 1896**.

To assist the CMA in handling any enquiries and the supply of further information, please ensure you quote **NCCMA-F-2025-00543** in your correspondence.

Yours sincerely



Camille White
Manager Floodplain

Information contained in this correspondence is subject to the definitions and disclaimers attached.

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Attached: Definitions and Disclaimers

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

4. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use for the whole or any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it will appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

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