

Stormwater Management Plan

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Project Number: 25441
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Prepared by: Calum Ryan
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Revision

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Approved by



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Acknowledgment of Country

In the spirit of reconciliation, MCG Consult acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and we extend that respect to all Aboriginal and Torres Strait Islander peoples.

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Northeast Precinct

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1. Introduction

This Stormwater Management Plan (SWMP) has been prepared to support the redevelopment of the Moonee Valley Northeast Precinct at 110 Wilson Street, Moonee Ponds, forming part of the broader Moonee Valley Racecourse Masterplan. The wider precinct includes significant track realignments and public realm works being delivered by others, with this project representing the mixed-use residential component at the northern edge of the site.

The development comprises of three residential towers designed by DKO Architecture, delivered by Hamton, arranged over two basement structures. Wilson East (Building 1) has it's own standalone basement. Track East and Track Central (Buildings 2 & 3) are constructed above a combined basement.

A summary of the buildings is provided below:

- Building 1 – Wilson East
 - 15 storeys
 - 158 apartments
- Building 2 – Track East
 - 22 storeys
 - 189 apartments
- Building 3 – Track Central
 - 19 storeys
 - 165 apartments

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For details of the development proposal, reference should be made to the architectural drawings prepared by DKO Architecture.

This SWMP outlines the proposed stormwater drainage and WSUD strategy for the precinct and has been prepared to support the planning application to Moonee Valley City Council (MVCC). The report demonstrates compliance with key requirements including:

- MVCC Planning Scheme Clauses 14.02, 19.03-3L and 53.18
- Melbourne Water drainage and WSUD requirements

1.1 Purpose

The purpose of this SWMP is to assess stormwater quantity and quality impacts associated with the proposed development and to demonstrate that the stormwater strategy meets applicable Moonee Valley City Council and Melbourne Water requirements.

The SWMP specifically addresses the following items for operational phases of the development:

- Stormwater runoff volumes and detention (Stormwater Quantity);
- Stormwater quality treatment measures (Stormwater Quality); and
- Maintenance of water quality treatment devices.

The following will be achieved with the correct application of this SWMP report:

- Appropriate standards to be maintained on all aspects of stormwater within the site;
- Pollution control to be maintained;
- Examination of the surrounding area and properties to ensure they will not be adversely affected nor unduly disrupted by stormwater; and
- Establishment of a unified, clear and concise stormwater management strategy.

1.2 Scope

Key statutory requirements for the proposed development in relation to stormwater include the following:

- Whenever land is developed a duty of care is owed to any property owners who receive stormwater flows which may be altered by the development, to ensure that such properties are not adversely affected by hydraulic or water quality impacts during the construction, maintenance and operational phase of the development.
- Stormwater discharging from the site is to be at an acceptable discharge standard with respect to water quality.
- Reasonable and practical measures must be implemented to avoid inappropriate use of any floodway or waterway.
- All reasonable and practical measures must be taken to minimise or prevent environmental harm.
- All proposed stormwater infrastructure design must have due regard for public safety.

1.3 Reference Documents

The following standards and guidance documents were referred to in preparation of the SWMP.

Guidance documents:

- Bureau of Meteorology for Rainfall Data and IFD Charts.
- CSIRO, Urban Stormwater: Best Practice Environmental Management Guidelines, 1999.
- Melbourne Water, WSUD Engineering Procedures – Stormwater, 2005.
- Melbourne Water, MUSIC Guidelines, 2024.
- Moonee Valley Planning Scheme Clause 19.03-3L, Water Sensitive Urban Design (Stormwater Management), and 53.18, Stormwater Management in Urban Development.
- Drawings prepared for the development by DKO Architecture.
- Stormwater Management Plan prepared by Dalton Consulting Engineers for the Moonee Valley Racecourse Redevelopment, dated March 2025 and endorsed September 2025
- Pre-development Advice from Melbourne Water, dated 22 December 2025

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2. Existing Site Characteristics

2.1 Site Details

Site Address:	110 Wilson Street, Moonee Ponds VIC 3039
Total Site Area	0.835 ha

As can be seen in the site location plan below, the site is bounded by Wilson Street to the north, Citylink to the east, and the Moonee Valley Racecourse to the south and west.



Figure 2.1 – Site Location Plan

Source: MetroMap

2.2 Existing Topography and Catchments

Provided in Figure 2.2 below is a screenshot of the Feature and Level Survey undertaken by Veris, which confirms the site generally grades southwest. The overland flow paths are shown by red arrows. There is a steep batter transition along the east and north-east corner, and an existing retaining wall ~5m in height, that runs along the Wilson Street interface.

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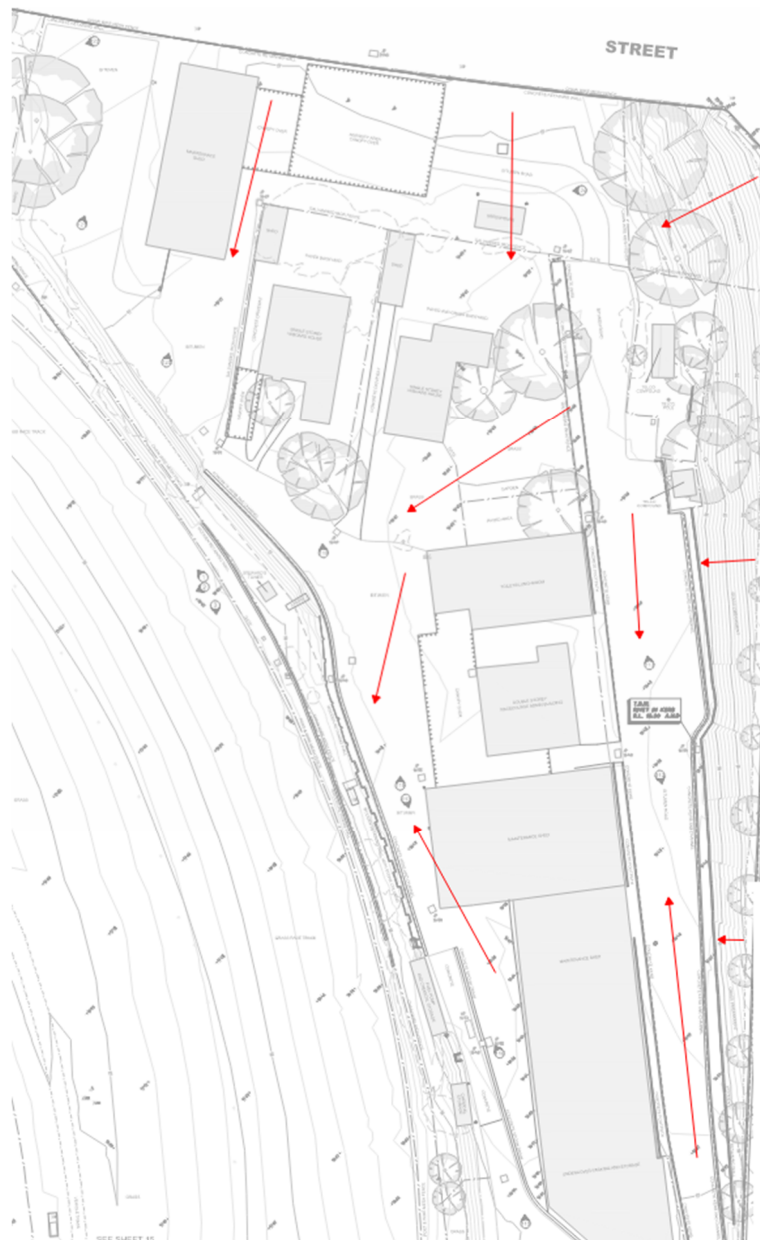


Figure 2.2 – Feature & Level Survey

Source: Veris (Ref 31379-UA dated 29 July 2021)

2.3 External Stormwater Catchments

The surrounding area has been investigated to determine the likely impact of existing external stormwater catchments on the proposed site. By examining contours of the surrounding area it has been established that the site sits within a natural valley. As such, it may be impacted by flows from both east and west, as well as from further upstream to the north.

It is recommended that further investigation be conducted to understand the flood risk, noting as in Section 2.5, that no flood-related overlays affect the site. Pre-development advice has been sought from Melbourne Water and identified that **the site is subject to flooding from the MW drainage network**. A Flood Level Certificate needs to be obtained from MW and further information sought to determine the necessary development response.

Additionally, a Regulation 51(2) Property Information Report should be requested from Council. This will identify any risk of flooding from the Council network, which is separate to MW's.

2.4 Existing Stormwater Discharge

The stormwater runoff from the site appears to currently discharge via an existing piped system to the south of the site, towards the racecourse.

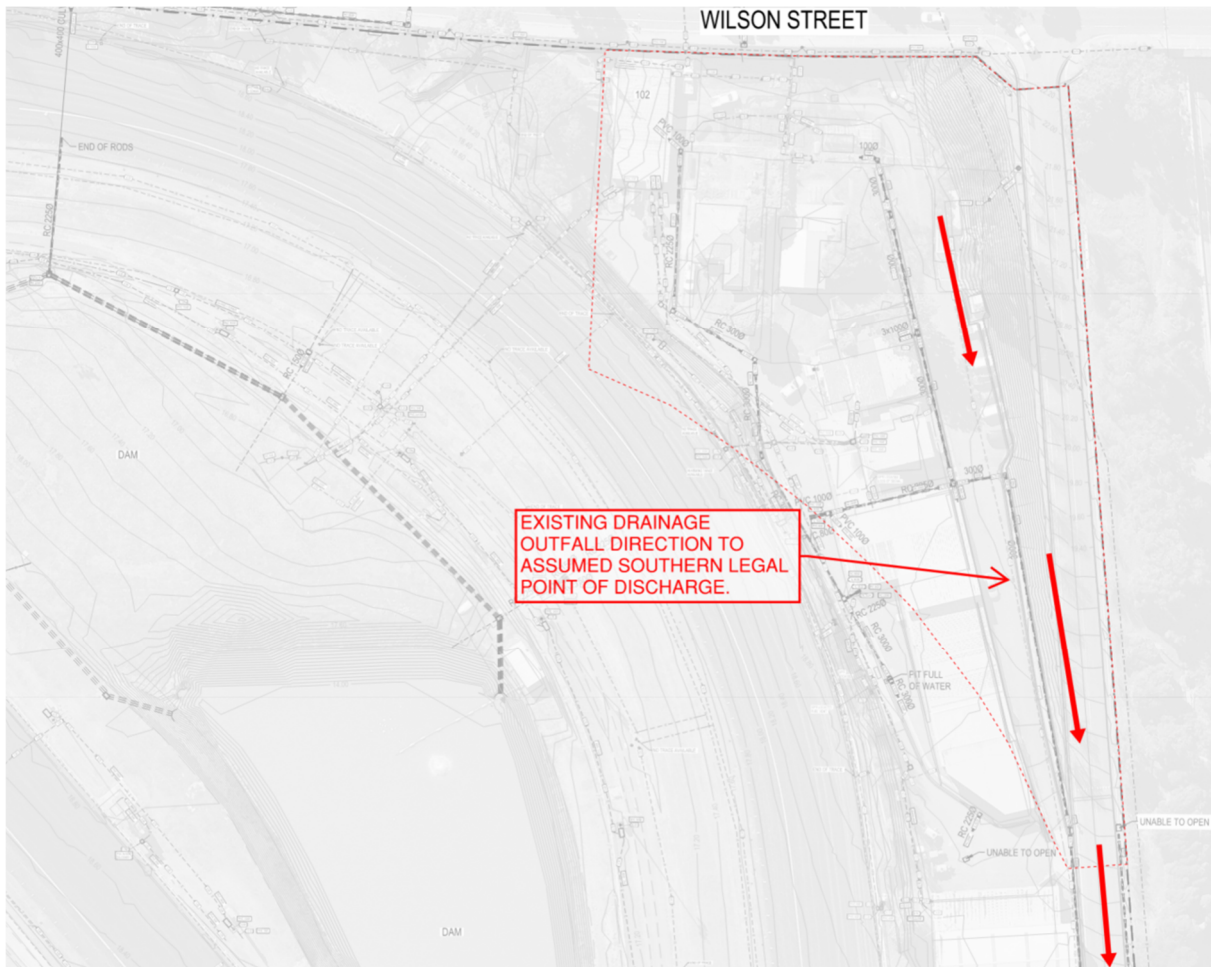


Figure 2.3 – Existing Stormwater Drainage

Source: Existing Conditions Sketch MCG Consult

2.5 Planning Overlays

As shown in Figure 2.4 below, the site is not affected by any planning overlays.

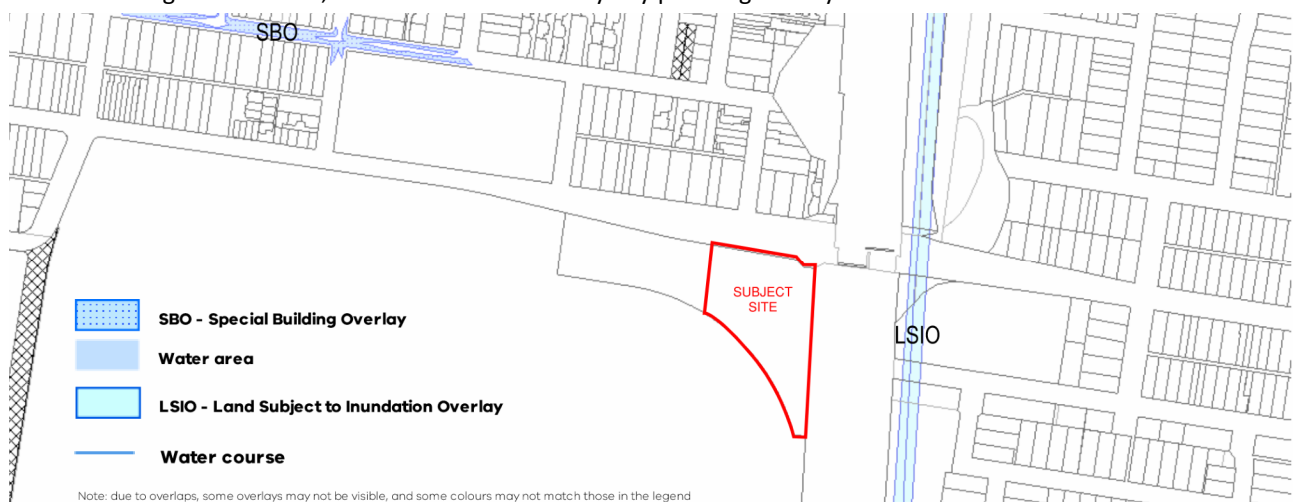


Figure 2.4 – Planning Overlays

Source: Planning Property Report

3. Proposed Development

The proposed development layout is illustrated in the town planning drawings prepared by DKO Architects, with the overall site arrangement shown in Figure 3.1. The precinct includes four residential towers supported by two basement structures, together forming a mixed-use, high-density redevelopment of the 0.835 hectare site.

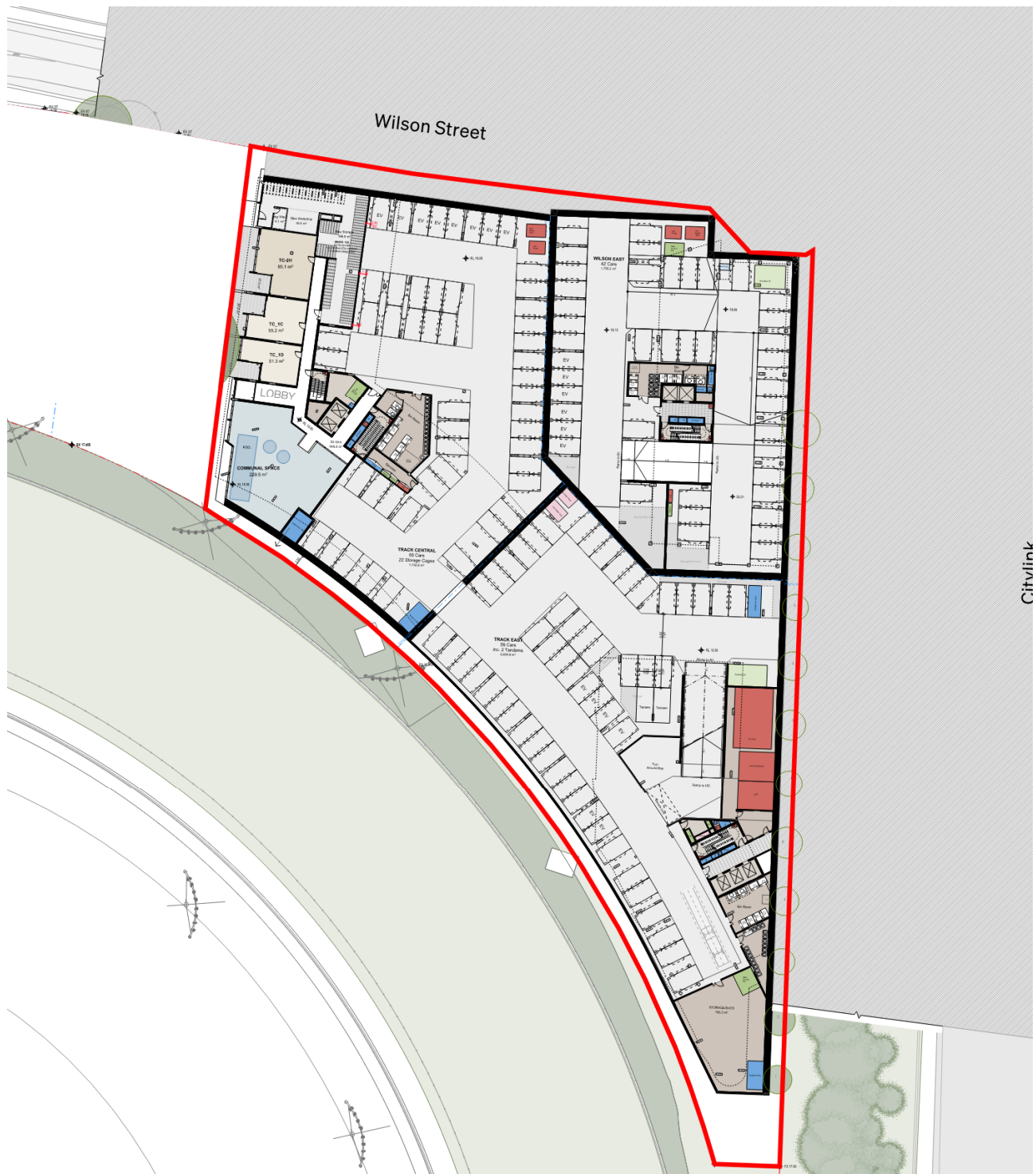


Figure 3.1 – Proposed Site Plan (Lower Ground)

Source: DKO Architects

4. Stormwater Quantity

4.1 Stormwater Drainage Strategy

Stormwater quantity management for this precinct is based on ensuring a non-worsening discharge outcome in accordance with Moonee Valley City Council's Legal Point of Discharge (LPOD) Policy. Peak pre- and post-development flows will be compared using the 5-year ARI storm event to determine the permissible site discharge (PSD), with on-site detention (OSD) sized to the 10-year ARI storage requirement.

Furthermore, this hydraulic assessment will demonstrate that the proposed development will have no adverse effect external to the site and be flood free for all storm events up to and including the 100-yr ARI (major) event.

Given the scale of the development and the presence of shared basements beneath each building cluster, detention is expected to be provided within consolidated ground level tank systems sized for each stage. These systems will attenuate peak flows prior to discharge to the approved LPODs and will allow the site to meet Council's flow and storage requirements.

4.2 Stormwater Design Parameters

The stormwater parameters in Table 4.1 have been used for the design.

Table 4.1 – Stormwater Design Parameters

Parameter	Design Criteria ^[1]
Minor design storm	10% AEP
Major design storm	1% AEP
Permissible Site Discharge (PSD)	20% AEP Indicative PSD of 81L/s ¹
On-site-detention	10% AEP

[1] It is noted that the above design criteria will need to be confirmed with MVCC.

4.3 Legal Point of Discharge

A Legal Point of Discharge application has been lodged with Moonee Valley City Council. There are existing stormwater assets located within the adjoining Moonee Valley Racing Club (MVRC) land, however, as 110 Wilson Street is on a separately titled parcel, coordination with both Council and MVRC will be required to establish a compliant LPOD arrangement.

Based on current information, it is anticipated that a suitable discharge outcome will likely be achieved via the existing drainage connection located at the southeastern boundary of the site, or through a drainage extension in this vicinity. Shown in Figure 4.1, the drainage in the southeast connects into what is believed to be a piped connection under CityLink, outfalling to Moonee Ponds Creek. This assumed discharge connection will need to be proven.

Moreover, the final LPOD location and allowable discharge conditions will be confirmed upon finalisation of the external MVRC drainage strategy (by others) and subsequently, Council's final LPOD nomination.

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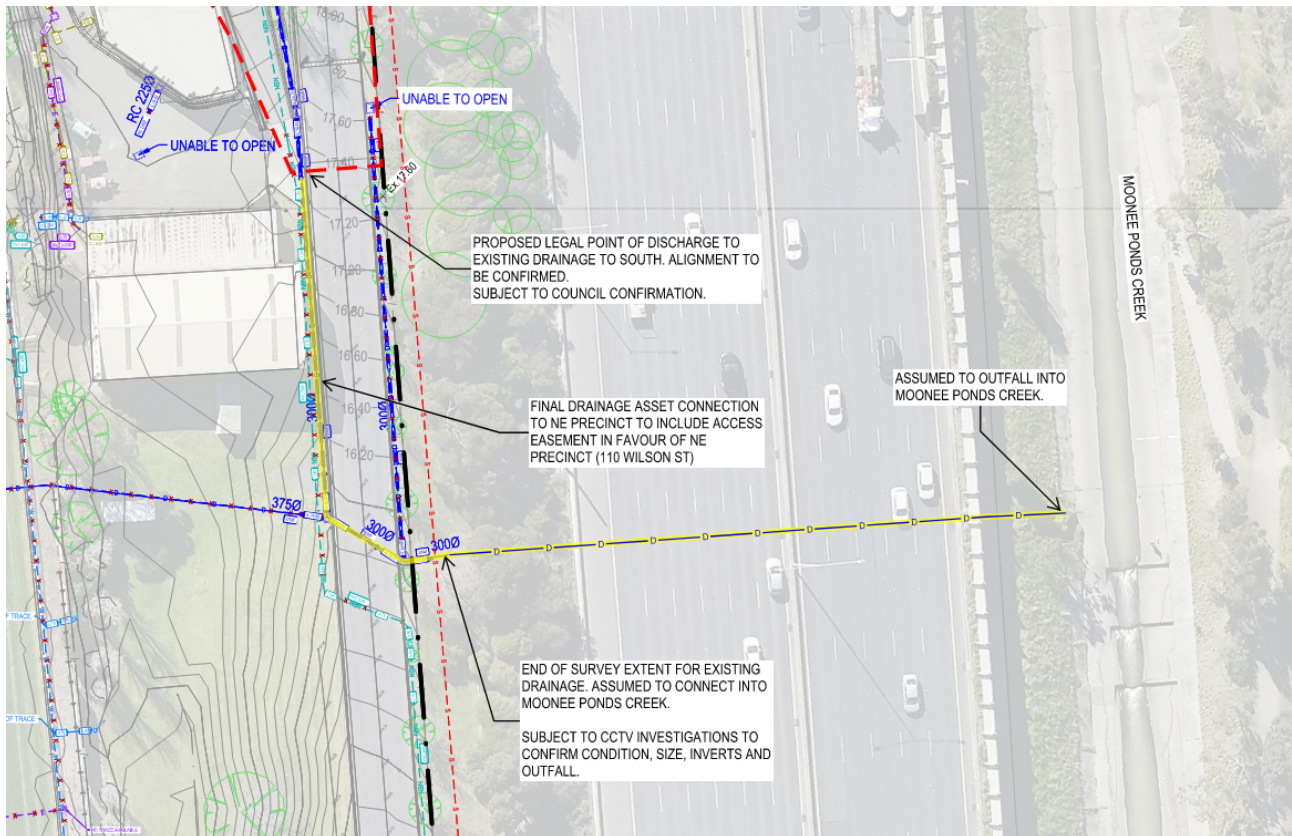


Figure 4.1 – Assumed Legal Point of Discharge

4.4 Catchment Analysis

The pre and post-development catchment areas are seen in Table 4.2 below. For environmental purposes, although the existing site is a developed property, the pre-development site is being treated as a landscape area with a runoff coefficient of 0.4.

Table 4.2 – Catchment Analysis (Combined)

Catchment	Runoff Coefficient	Pre-Development Area (m ²)	Post-Development Area (m ²)
Impervious Track Central	1.0	-	2102
Landscape on Podium Track Central	0.7	-	878
Impervious Track East	1.0	-	2678
Landscape on Podium Track East	0.7	-	586
Impervious Wilson East	1.0	-	2001
Landscape on Podium Wilson East	0.7	-	102
Existing Avg. Coefficient	0.4	0.40	0.944
Total	-	8,347	8,347

4.5 Permissible Site Discharge (PSD) & On-Site-Detention (OSD)

An increase in the density of development will increase the amount of impervious area, reduce the time of concentration, decrease infiltration and will thus increase the amount of stormwater runoff created by the site. In order to ensure that a non-worsening stormwater discharge from the post-development site can be achieved, attenuation is required to mitigate peak stormwater flows.

To determine the attenuation storage volumes needed to ensure a non-worsening post-development scenario is achieved, the stormwater drainage system design and analysis program OSD4W has been utilised. The following parameters have been used.

Table 4.3 – OSD4W Input Parameters

Parameter	Design Criteria
Rainfall Zone	MELBOURNE
Site Area	8,347m ²
Existing Site Runoff Coefficient	0.400
Proposed Site Runoff Coefficient	0.944
ARI Flow	5 YEAR
ARI Storage	10 YEAR
Permissible Site Discharge (PSD) ¹	71.29L/s
On-Site-Detention Volume (OSD) ¹	98.43m ³

[1] It is noted that the above design criteria will need to be confirmed with MVCC.

Preliminary calculations indicate the requirement to provide 99m³ of stormwater detention. This assumes a permissible site discharge to the ARI 1 in 5yr event and site storage to the ARI 1 in 10yr.

The proposed stormwater attenuation device to be utilised for this catchment is an underground storage tank split over the development footprint.

The detention tank/s is sized to satisfy the Moonee Valley City Council and is the **minimum** attenuation requirement. The detention size is subject to change throughout detailed design for each building development to satisfy other council drainage requirements.

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5. Stormwater Quality

5.1 Stormwater Performance Objectives

The stormwater management plan has been developed to comply with the Moonee Valley City Council Planning Scheme. Specifically, the proposed development is to treat stormwater runoff from the site to best practice in accordance with the values set out in the Victorian Stormwater Committee (1999) *Urban Stormwater Best Practice Environmental Management Guidelines* that have been reproduced in Table 5.1 below.

Table 5.1 – Stormwater Pollutant Reduction Targets

Pollutant	Current Best Practice Performance Objective
Suspended Solids (SS)	80% retention of typical urban annual load
Total Phosphorous (TP)	45% retention of typical urban annual load
Total Nitrogen (TN)	45% retention of typical urban annual load
Gross Pollutants/Litter (GP)	70% retention of typical urban annual load.

To achieve the stormwater performance objectives, it is proposed to incorporate current best practice water sensitive urban design (WSUD) principals into the drainage scheme that is discussed in the following sections.

5.2 Stormwater Treatment Measures

5.2.1 Overview

Measures to treat stormwater runoff prior to discharge into the receiving watercourse will include a series of primary, secondary and tertiary treatment systems aimed to target a range of stormwater pollutants including:

- Rainwater harvesting - to capture roof runoff for re-use as irrigation, cleaning, a proportion of laundries / toilet flushing etc. The use of rainwater tanks will allow for a reduction of TSS by the settling of particles over time and through the screening of water before it enters the tank.
- Gross Pollutant Trap (GPT) - designed to filter and remove solid pollutants present in stormwater flows.

Table 5.2 – Summary of Stormwater Treatment Measures

Catchment	Sub Catchment	Rainwater Harvesting	Primary/Secondary Treatment
Track Central	Roof TC (0.210Ha)	60kL Rainwater Tank (clean) Reuse: 1700kL/yr toilet flushing	Gross Pollutant Trap Ocean Protect 'OceanSave' (or similar approved)
	Podium Combined (Pavements & Landscaping) (0.088Ha)	20kL Rainwater Tank (dirty) 300kL/yr irrigation	
Track East	Roof TE (0.268Ha)	60kL Rainwater Tank (clean) Reuse: 1700kL/yr toilet flushing	Gross Pollutant Trap Ocean Protect 'OceanSave' (or similar approved)
	Podium Combined (Pavements & Landscaping) (0.059Ha)	20kL Rainwater Tank (dirty) 300kL/yr irrigation	
Wilson East	Roof WE (0.200Ha)	60kL Rainwater Tank (clean)	

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Catchment	Sub Catchment	Rainwater Harvesting	Primary/Secondary Treatment
		Reuse: 1700kL/yr toilet flushing	Gross Pollutant Trap Ocean Protect 'OceanSave' (or similar approved)
	Podium Combined (Pavements & Landscaping) (0.010Ha)	20kL Rainwater Tank (dirty) 100kL/yr irrigation	

Presented in Appendix C is the stormwater drainage plan that details the proposed pipe drainage network and discharge points.

5.2.2 Rainwater Harvesting and Re-use

Throughout the development rainwater harvesting and reuse is proposed that will reduce the overall volume of stormwater load going to the receiving water course. It is proposed to provide rainwater harvesting tanks (RWT's) to capture roof runoff for re-use as irrigation, cleaning and toilet flushing throughout the development. The use of rainwater tanks will allow for a reduction of TSS by the settling of particles over time and through the screening of water before it enters the tank. These tanks will be installed when the development is constructed. A total rainwater storage of 240kL has been included for this development.

For the purposes of modelling, the following nodes have been used:

- 3x60kL 'clean' rainwater tank (1 per stage)
 - Catchments, subject to hydraulic confirmation, include non-trafficable roof areas
 - Minimum water demand per tank of 1700kL/yr for toilet flushing, laundry etc ¹
- 3x20kL 'dirty' rainwater
 - Catchments, subject to hydraulic confirmation, may include trafficable roof areas, balconies and/or podium areas
 - Water demand per tank of 300kL/yr for irrigation

Note, the 3x60kL and 3x20kL volumes may be achieved using multiple rainwater tanks, depending on the final hydraulic design by others.

¹ Reuse figure to be confirmed by ESD and hydraulic engineer. This reuse figure is a minimum only to achieve the pollutant reduction targets. Any additional reuse strategies implemented will provide further benefit to the development.

5.2.3 Primary Treatment

Primary treatment of stormwater is proposed by a proprietary end of line Gross Pollutant Trap (GPT) that will target gross pollutants and coarse sediments. A Gross Pollutant Trap (GPT) is a pre-cast underground structure designed to filter and remove solid pollutants present in stormwater flows. A GPT can be designed for on line or off line stormwater treatment, with pollutants stored in a capture silo below the pipe invert level. Incoming flows enter the capture silo and pass through filtration mesh before entering the clean chamber and then exiting the unit. The unit separates, collects, and retains gross pollutants which can be removed via regular maintenance.

The nominated GPT unit is the Ocean Protect OceanSave GPT. Refer to the performance summary provided in Table 5.3 below and Appendix D for further details.

Table 5.3 – OceanSave GPT MUSIC Model Properties

OceanSave Node	
Low Flow Bypass (m³/s)	0
High Flow Bypass (m³/s)	0.060
Model Inputs	

OceanSave Node		
TSS	1000	300
TP	100	70
TN	100	100
Gross Pollutants	100	0

5.3 MUSIC Modelling

The effectiveness of proposed treatment measures and impact of the proposed development against performance targets has been modelled in MUSIC. The modelling has been completed in accordance with Melbourne Water MUSIC Guidelines.

5.3.1 Climate Data

Climate data used in the MUSIC model has been selected to align with MW Rainfall Distribution mapping for Greater Melbourne and for 110 Wilson Street site this aligns with Melbourne Airport band with rainfall range of 500 to 650mm. The Melbourne Airport 6-minute rainfall template used in the model was downloaded from the MW website.

5.3.2 Treatment Train

The stormwater treatment train schematics as modelled in MUSIC are shown below:

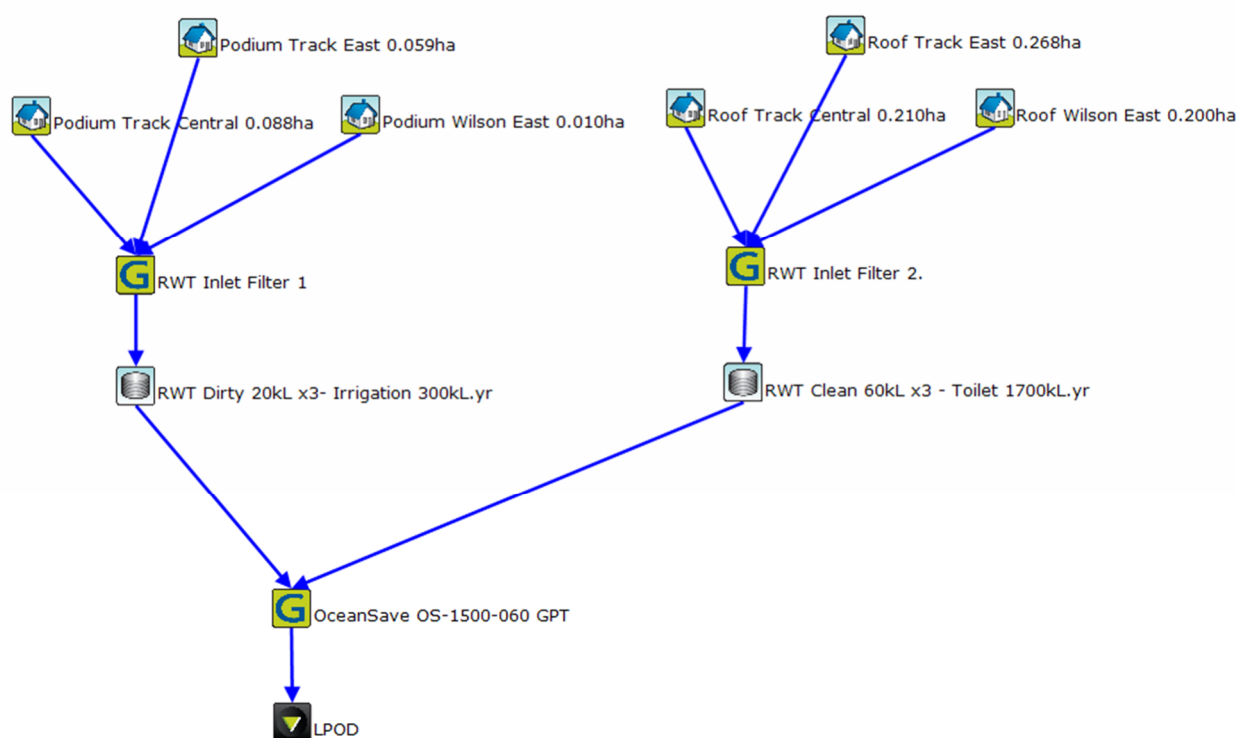


Figure 5.1 – MUSIC Model Treatment Train Schematic

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Stormwater Treatment Train Effectiveness

The effectiveness of the treatment device proposed in the above section has been modelled using MUSIC with the overall treatment train efficiency results shown in Table 5.4 below.

Table 5.4 – Treatment Train Effectiveness

	Unit	Source Load	Residual Load	Reduction %	Target Reduction %	Reduction Target Achieved
Flow	ML/yr	4.655	2.703	41.92	29	YES
Total Suspended Solids, TSS	kg/yr	171.6	9.838	94.27	80	YES
Total Phosphorous, TP	kg/yr	0.7694	0.2645	65.62	45	YES
Total Nitrogen, TN	kg/yr	10.14	5.17	49.02	45	YES
Gross Pollutants	kg/yr	169.8	0	100	70	YES

From the results presented in Table 5.4 it can be seen that the proposed WSUD treatment train provides effectively mitigates the water quality impacts of the development and meet the required Water Quality Objectives thus ensuring stormwater quality is appropriately managed.

5.4 Construction Phase

5.4.1 Construction Works

It is expected that the construction phase works will comprise of:

- Clearing
- Bulk Earthworks
- Trimming and Profiling
- Site Drainage & Services construction
- Landscaping and associated drainage

During the construction phase, the management of stormwater runoff from the exposed earthworks surfaces will be based on containment, diversion and retention. Throughout the stages of construction these include:

- Erosion controls such as sediment fences surrounding stripped earth
- Sediment fences surrounding stockpiles of soil and debris
- Construction of perimeter bunding at toe and/or top of earthworks batters
- Catch drains, including check dams, though the site to catch direct runoff.
- The containment of runoff from the site into a temporary sediment basin during the construction works.
- Diversion drains to re-direct clean water around the site.

An Erosion and Sediment Control plan will be included with the Contractor's building permit application and will be implemented during the construction phase. This will be prepared in accordance with the latest International Erosion Control Association (IECA) standards and applicable Council standards. A suitably qualified person will inspect construction works to ensure compliance.

During the construction phase the maintenance and monitoring of erosion and sediment control measures remains the responsibility of the Contractor. Details of the inspection frequency expected will be noted within the Contractor's Erosion and Sediment Control Drawings. If during the construction phase it is deemed required, monitoring will also be undertaken by qualified consultants to determine the impact of activities on the subject site.

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6. Maintenance of Treatment Devices

Table 6.1 provides the maintenance summary proposed for the various treatment devices to ensure they continue to operate as planned.

Table 6.1 – Summary of treatment device maintenance responsibility

Stormwater Quality Improvement Devices	Maintenance Responsibility	
	On Maintenance period	Off Maintenance period
Rainwater Tanks	Developer	Body Corporate / Building Maintenance
Ocean Protect 'OceanSave' Gross Pollutant Trap	Developer	Body Corporate / Building Maintenance

6.1 Rainwater Tanks

The responsibility to maintain water tanks to the manufacturer's specifications will be the responsibility of the Body Corporate/Building Operator.

6.2 Gross Pollutant Trap (GPT)

GPTs should be maintained in accordance with the manufacturers' specifications, but in general will include 3 monthly inspections with annual maintenance for full cleaning recommended. GPT's are generally (depending on model) cleaned as outlined below:

- A vacuum truck lowers its suction hose to the surface of the water in the holding chamber and skims across the surface to capture the floating litter.
- Once this has been achieved then the hose should be lowered to the bottom of the holding chamber to remove sediments, organic matter and litter, which have sunk.
- It is sometimes appropriate to de-water the system before attempting to suck the pollutants out of the holding chamber. This can be done onto adjacent ground or into council's sewer systems, with the authority's consent.

Generally, the need for maintenance can be determined easily by opening the unit from the surface and inspecting it. A dip stick to determine how much sediment and gross pollutants have been caught in the holding chamber.

Included in Appendix D is a link to the OceanSave Operations and Maintenance Manual by Ocean Protect. This manual recommends:

- Minor servicing, consisting of visual inspection and removal of large floatable pollutants, every 6 months
- Major servicing, consisting of the removal of accumulated sediments and gross pollutants and cleaning of the screening element, every 12 months

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7. Conclusion

This Stormwater Management Plan has been prepared for the proposed development at 110 Wilson Street. The proposed development comprises the construction of three mixed-use residential buildings. If unmitigated, the proposed development will increase the volume of stormwater runoff from the site due to the new impervious surfaces. Furthermore, the development would have an effect on runoff water quality from the site.

Stormwater attenuation and treatment devices have been proposed in this report to minimise the impact the development has on the external environment.

This report has demonstrated that the recommended devices exceed the required best practice water quality performance objectives by incorporating Water Sensitive Urban Design into the proposed stormwater drainage system for Total Suspended Solids, Total Phosphorous, Total Nitrogen and Gross Pollutants.

Furthermore, the report has shown that the proposed detention methods ensure a non-worsening effect in runoff volumes for all flows up to and including the 1 in 10 year ARI storm event. The proposed development will also be flood free for all storm events up to and including the 100-yr ARI event.

As such from a stormwater management perspective, we believe the development complies with the Moonee Valley Planning Scheme and should be endorsed for approval.

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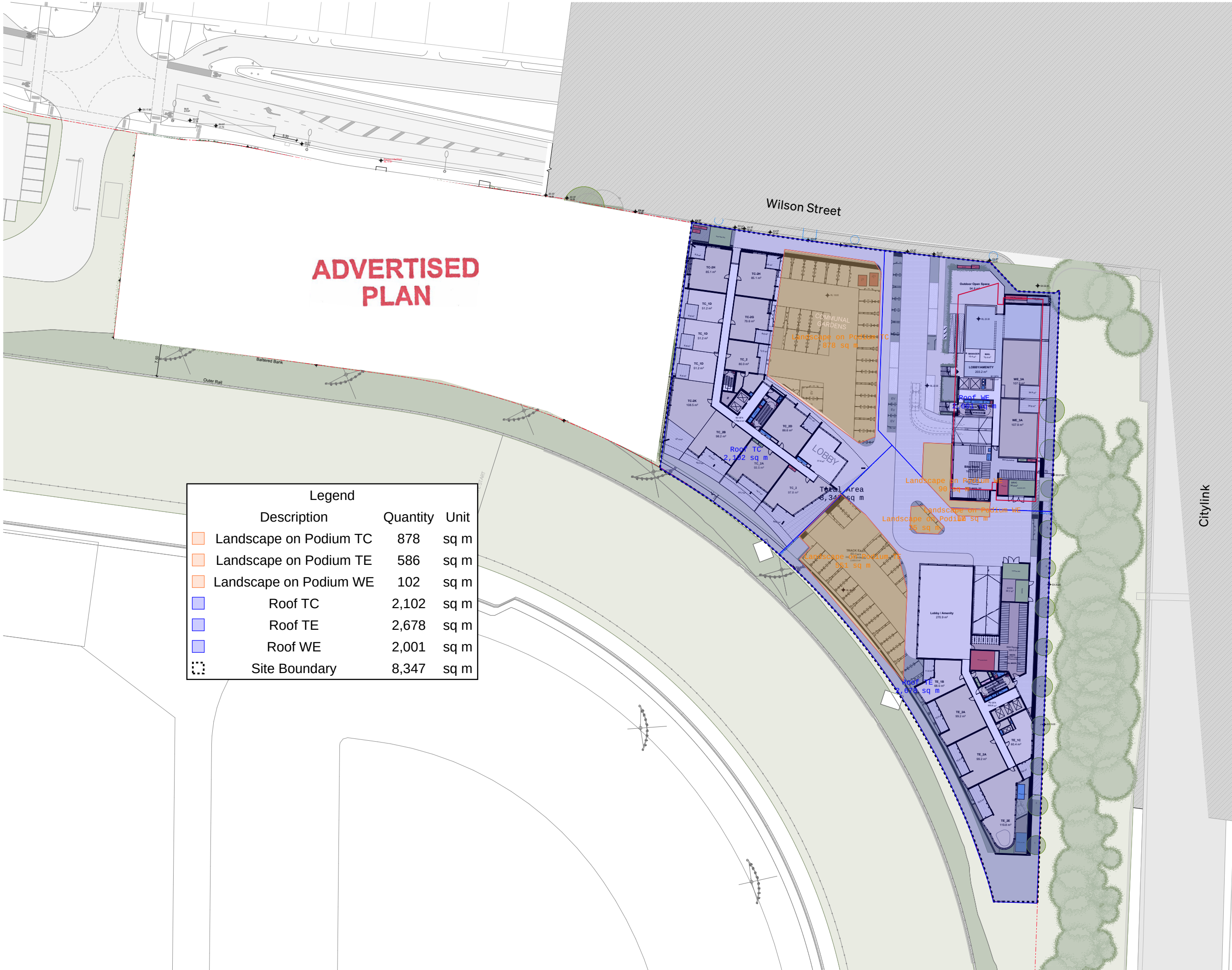
Appendix A Legal Point of Discharge

TO BE POPULATED UPON RECEIPT.

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Appendix B Proposed Site Catchment Plan

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Legend			
	Description	Quantity	Unit
	Landscape on Podium TC	878	sq m
	Landscape on Podium TE	586	sq m
	Landscape on Podium WE	102	sq m
	Roof TC	2,102	sq m
	Roof TE	2,678	sq m
	Roof WE	2,001	sq m
	Site Boundary	8,347	sq m

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Advertisment Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules, all specialist consultant documentation: NatchERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

Rev	Date	By	CHK	Description
P1	25/09/2025	JC/CK	FM/JC	P1 Coordination Issue
P2	24/10/2025	JC/CK	FM/IT	P2 Coordination Issue
SK02	19/11/2025	JC/CK	FM/IT	SK02 Draft Issue

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INFORMATION
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DKO

Project Name 110 Wilson Street
Project Number 00013261
Project Address 110 Wilson Street
Moonree Ponds VIC 3039

Country Australia

Drawing Name
SITE SERIES
Lower Ground Plan

Drawing Scale 1:400 @ A1
Drawing No. TP-SIT-099
Revision SK02

Appendix C Civil Sketches

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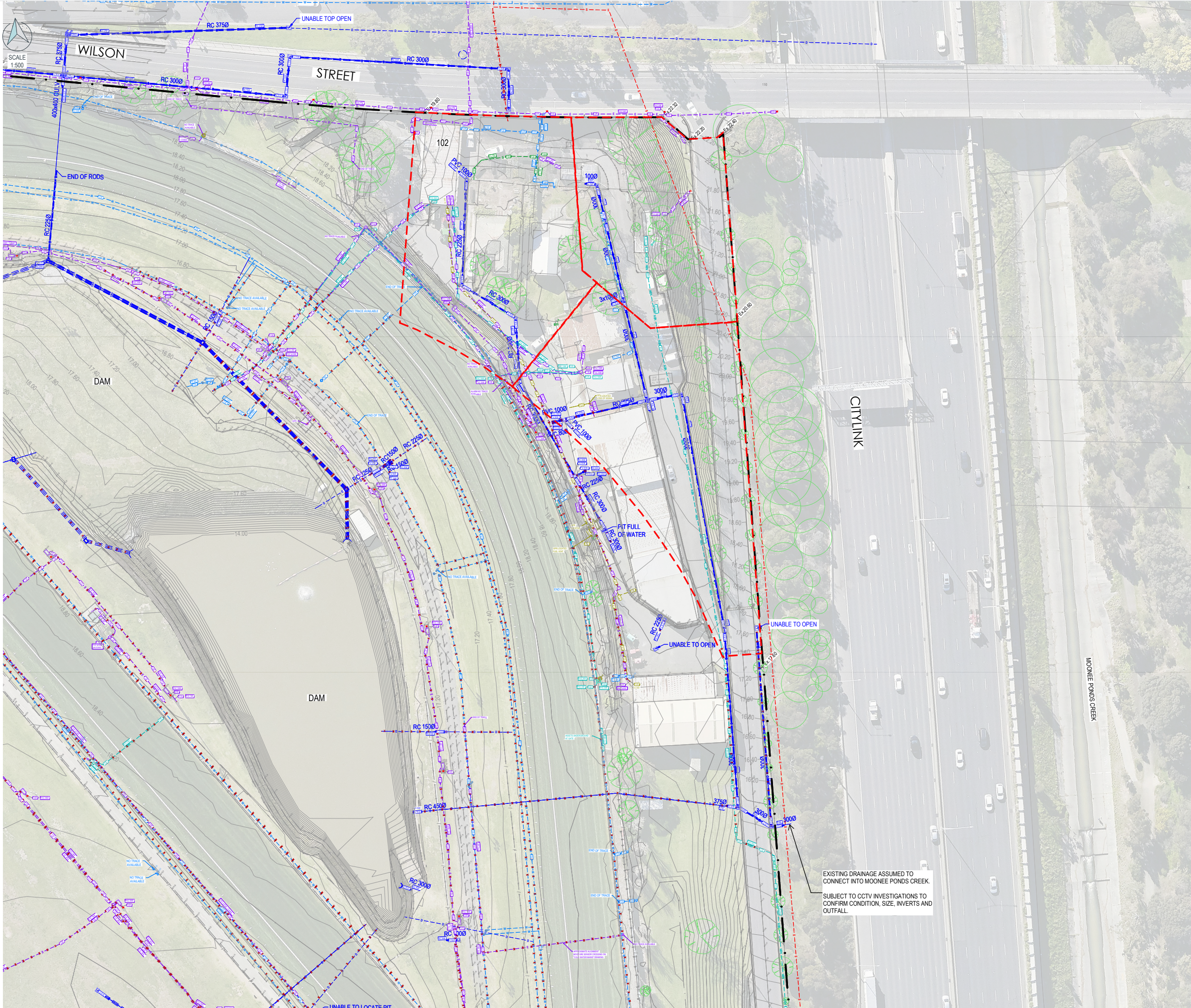


North East Precinct, Moonee Ponds

Civil Engineering Master Planning Drawings

MCG
CONSULT

Job Number: 25441
March 2026



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LEGEND

- EXISTING TITLE BOUNDARIES
- EXISTING CONTOURS 0.2m INTERVALS
- EXISTING STORMWATER DRAINAGE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING ELECTRICAL CABLE / CONDUIT
- EXISTING ELECTRICAL OVERHEAD
- EXISTING GAS MAIN
- EXISTING NBN
- EXISTING UNKNOWN SERVICE
- EXISTING TREES
- STAGE BOUNDARIES

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ALL EXISTING SERVICES TO BE CONFIRMED VIA QUALITY LEVEL 'A' UTILITY INVESTIGATION SURVEY (VIA POT HOLE PROVING) PRIOR TO ANY WORKS COMMENCING.
SUPERINTENDENT AND CIVIL ENGINEER TO BE NOTIFIED ACCORDINGLY

Client
Hamton Pty Ltd

Project Name
**MOONEE VALLEY RACECOURSE
NORTHEAST PRECINCT - MASTER PLANNING**

Project Location
**110 Wilson Street
Moonee Ponds VIC 3039**

PRELIMINARY
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D	PRELIMINARY ISSUE	CS	DMCG	26.03.2026
C	PRELIMINARY ISSUE	CS	DMCG	03.03.2026
B	PRELIMINARY ISSUE	CS	DMCG	23.02.2026
A	PRELIMINARY ISSUE	CS	DMCG	19.12.2025
Revision		By	Appd	Date

Drawing Title
EXISTING CONDITIONS PLAN



SCALE
1:400

JULIET
STREET

WILSON STREET

ADVERTISED
PLAN

TRACK CENTRAL

WILSON EAST
RL 23.30

TRACK EAST

DAM

DAM

1:400 4 0 4 8 12 16 20 A1
1:800

LAYOUT
1:400



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LEGEND

- EXISTING TITLE BOUNDARIES
- STAGE BOUNDARIES
- EXISTING CONTOURS 0.2m INTERVALS
- TRACK DESIGN (BY OTHERS)
- PROPOSED TREES
- EXISTING TREES
- PROPOSED COLUMNS
- STAGE BOUNDARIES

EXISTING SERVICES

- D EXISTING STORMWATER DRAINAGE
- W EXISTING WATER MAIN
- S EXISTING SEWER MAIN
- E EXISTING ELECTRICAL CABLE / CONDUIT
- CHE EXISTING ELECTRICAL OVERHEAD
- G EXISTING GAS MAIN
- NBN EXISTING NBN
- ? EXISTING UNKNOWN SERVICE

HAMTON™

Client
Hamton Pty Ltd

Project Name
**MOONEE VALLEY RACECOURSE
NORTHEAST PRECINCT**

Project Location
**110 Wilson Street
Moonee Ponds VIC 3039**

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Drawing Title
**CIVIL WORKS
UPPER GROUND FLOOR PLAN**

25441 **CI-MP-0020** **D**
Project Number Drawing Number Revision



SCALE
1:400

JULIET STREET

ADVERTISED PLAN

WILSON STREET

DAM

DAM

PRELIMINARY ALLOWANCE OF 100KL
OSD TANK/S (TBC COUNCIL).

ASSUMED PSD 71L/s.

ASSUMED LEGAL POINT OF DISCHARGE
TO EXISTING DRAINAGE TO THE SOUTH.
ALIGNMENT TO BE CONFIRMED.
SUBJECT TO COUNCIL CONFIRMATION.



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LEGEND

-

EXISTING SERVICES

- | | |
|-------------------------|-------------------------------------|
| — — — — — D — — — — — | EXISTING STORMWATER DRAINAGE |
| — — — — — W — — — — — | EXISTING WATER MAIN |
| — — — — — S — — — — — | EXISTING SEWER MAIN |
| — — — — — E — — — — — | EXISTING ELECTRICAL CABLE / CONDUIT |
| — — — — — OHE — — — — — | EXISTING ELECTRICAL OVERHEAD |
| — — — — — G — — — — — | EXISTING GAS MAIN |
| — — — — — ? — — — — — | EXISTING NBN |
| — — — — — ? — — — — — | EXISTING UNKNOWN SERVICE |

HAMTON™

Client
Hamton Pty Ltd

Project Name
**MOONEE VALLEY RACECOURSE
NORTHEAST PRECINCT**

Project Location
110 Wilson Street
Moonee Ponds VIC 3039

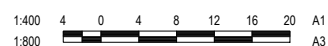
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Drawing Title

CIVIL WORKS
LOWER GROUND FLOOR PLAN

25441	CI-MP-0021	D
Project Number	Drawing Number	Revision



LAYOUT
1:400



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LEGEND

- EXISTING TITLE BOUNDARIES
- STAGE BOUNDARIES
- PROPOSED COLUMNS
- RM RM RISING MAIN
- STORMWATER PIT AND PIPE
- SPOON DRAIN AND FLOOR WASTE CONNECTION
- TG PROPOSED TRENCH GRATE. ACO K200 KLASSIKDRAIN GALV HEELGUARD GRATE CLASS D COVER
- STAGE BOUNDARIES

HAMTON™

Client
Hamton Pty Ltd

Project Name
**MOONEE VALLEY RACECOURSE
NORTHEAST PRECINCT**

Project Location
**110 Wilson Street
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Drawing Title
**CIVIL WORKS
BASEMENT 1 PLAN**

25441 **CI-MP-0022** **D**
Project Number Drawing Number Revision

WILSON STREET

PERIMETER SPOON DRAIN
AND FLOOR WASTES AT 20m
CENTRES (TYP).

TRACK CENTRAL

WILSON EAST

PACKAGED STORMWATER
PUMP STATION AND RISING
MAIN TO EXTERNAL DRAINAGE.

**ADVERTISED
PLAN**

1:400 4 0 4 8 12 16 20 A1
1:800 A3

LAYOUT
1:400



ADVERTISED PLAN

WILSON STREET

PUMP STATION NOTES

- ALL PURPOSE PUMPS SUPPLIES - ULTIMA PACKAGED PUMP STATION MODEL FRPV11220138690 COMPRISING OF A 1.2m DIAMETER X 2.0m DEEP FIBREGLASS PUMP CHAMBER, WITH A 900 x 600mm CLASS D CAST IRON ACCESS COVER, AND WITH: 2 x HYFLOW 240 VOLT HEAVY DUTY SUBMERSIBLE VORTEX PUMPS, WITH:
 - 10m OF CABLE.
 - GALVANISED LIFTING CHAINS AND STAINLESS STEEL SHACKLES.
 - 40mm FLEXIBLE HOSES AND QUICK CONNECT COUPLINGS.
 - BRASS SWING CHECK VALVES AND GATE VALVE.

CONTROLS: CONTROLLER-HS-DOL-TWO PUMP-240V-0.1-16A DUAL PUMP CONTROLLER IN A POWDER COATED STEEL LOCKING WEATHER RESISTANT CABINET, WITH:

- MAINS ISOLATOR SWITCH.
- PUMP MOTOR AND CONTROL CIRCUIT BREAKER PROTECTION.
- PUMP MOTOR THERMAL OVERLOAD PROTECTION.
- DOL PUMP STARTERS.
- PUMP START ALTERATION.
- PUMP AUTO/OFF/MANUAL SELECTION.
- INDICATOR LIGHTS FOR PUMP 1 RUN AND FAULT, PUMP 2 RUN AND FAULT, HIGH LEVEL FAULT, AND POWER ON.
- EXTERNAL FAULT ALARM LIGHT.
- VOLTAGE FREE (BMS) ALARM OUTPUT.
- FLOAT LEVEL SWITCHES.

- COMMISSIONING: CARRY OUT ON SITE COMMISSIONING TESTS.
- EACH PUMP IS CAPABLE OF 5 L/s AT 7m HEAD.
- PROVIDE 2 x 40mm CONDUITS FROM THE PIT TO THE CONTROLLER.
- PROVIDE 240VOLT, SINGLE PHASE POWER SUPPLY FOR 3kw / 19.6 A PUMPS.
- INSTALL A 50mm RISING MAIN.

OTHER NOTES

- PROPOSED STRIP DRAINAGE CONNECTIONS TO BE 1000Ø UNLESS NOTED OTHERWISE.
- ALL FLOOR WASTE CONNECTION PIPEWORK TO BE 100Ø PVC UNLESS NOTED OTHERWISE.
- ALL PITS TO BE 600X600 U.N.O.
- ALL PIT COVERS TO BE CLASS D UNLESS NOTED OTHERWISE.
- ALL PIPES TO BE 100DN U.N.O. WITH A MINIMUM FALL OF 1:100
- RAINWATER TANK WITH HIGH LEVEL SOLENOID DIVERSION VALVE TO DIVERT OVERFLOW TO GROUND LEVEL CIVIL STORMWATER. REFER TO HYDRAULIC DOCUMENTATION FOR SOLENOID DIVERSION VALVE DETAIL AND RAINWATER TANK CROSS-SECTION DETAIL.
- NO GROUNDWATER TO BE DISCHARGED TO CIVIL STORMWATER SYSTEM AND COUNCIL SURFACE DRAINAGE SYSTEM. REFER TO GEOTECHNICAL DOCUMENTATION.
- ROOF CATCHMENT TO DISCHARGE DIRECTLY TO RAINWATER TANK VIA DOWNPIPES. REFER TO HYDRAULIC DOCUMENTATION FOR DOWNPIPE LOCATIONS.

LAYOUT

1:400

1:400 4 0 4 8 12 16 20 A1
1:800

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LEGEND

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- STAGE BOUNDARIES

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Client
Hamton Pty Ltd

Project Name
**MOONEE VALLEY RACECOURSE
NORTHEAST PRECINCT**

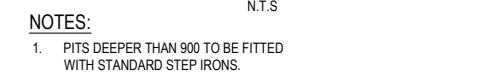
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Drawing Title
**CIVIL WORKS
BASEMENT 2 PLAN**

25441 **CI-MP-0023** **D**
Project Number Drawing Number Revision



ADVERTISED PLAN

ADVERTISED PLAN

Appendix D Ocean Protect OceanSave GPT

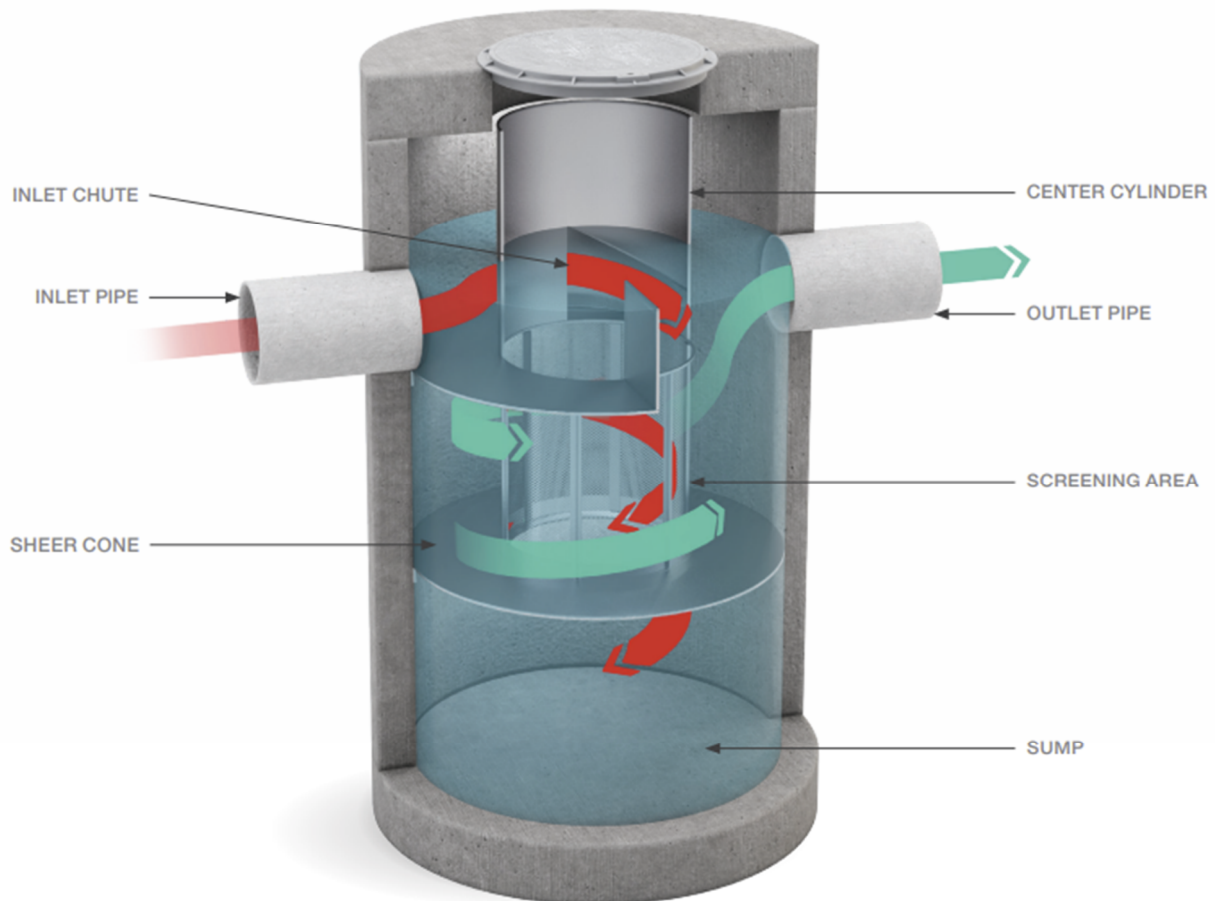


Figure 1: OceanSave® components

Technical Design Guide – available online:

<https://oceanprotect.com.au/wp-content/uploads/2025/05/OceanSave-Technical-Design-Guide.pdf>

Operation & Maintenance Manual – available online:

<https://oceanprotect.com.au/wp-content/uploads/2025/05/OceanSave-Operations-Maintenance-Manual-2.pdf>

