

13 April 2026

Focus Group Investments Pty Ltd Co Tract  
Tract Consultants  
6 Riverside Quay  
Southbank VIC 3006

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Dear Focus Group Investments Pty Ltd,

**Proposal:** Pre-development advice

**Site location:** 68-70 HANOVER STREET FITZROY 3065

**Melbourne Water reference:** MWA-1410414

**Date Received:** 13/04/2026

Thank you for your application for pre-development information for the property listed above.

Flooding may be associated with the Melbourne Water regional drainage system and/or the local Council drainage systems. Information available at Melbourne Water indicates that the property is not subject to flooding from Melbourne Water's drainage system, based on a rainfall event which has a 1% Annual Exceedance Probability (AEP), that is, a 1% probability of being equalled or exceeded in any one year. To determine if a property is subject to flooding from the local Council drainage system you will need to contact the relevant Council for flood information.

There are no Melbourne Water assets on or in the vicinity of the property.

As the property is not subject to flooding from Melbourne Water's drainage system, and there are no Melbourne Water assets on or in the vicinity of the property, Melbourne Water has no development requirements for the proposal.

For general development enquiries contact our Customer Service Centre on 131 722.

**ADVERTISED  
PLAN**

Regards,



Timothy Le Griffon  
Statutory Referral Permit Services

## ADVERTISED PLAN

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