

17 April 2026

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 BLACKBURN 3130

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Dear Carolyn,

Proposal: Car park replacement, Lighting (4 light poles), 3 Equipment stores, a field Roller shed, Toilets and a Park shelter

Property: 162-168 Bulleen Road, BULLEEN 3105

Melb Water Ref: MWA-1403330

Plans referenced: Drawn By: ; Drawing No.s: TP000-TP003, TP011-TP015, TP101-TP104; Rev: P2 ; Dated: 12.02.26 & Flood Risk Report Prepared by: HARC; Dated: 13.02.2026

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

Melbourne Water provides the following information to assist you in understanding the impact flooding and associated infrastructure assets may have on the potential to develop the site, and to inform your design response.

Flood Level Information	The property is subject to flooding from the Yarra River in the 1% AEP storm event. The site is within Chandler Storage area, and the applicable 1% Annual Exceedance Probability (AEP) flood level for the property, being the 1% probability in any one calendar year, is 18.22 metres to Australian Height Datum (AHD), Based on the submitted ground contour plan, it indicates that the maximum 1% AEP flood depth within the property is more than 6 metres.
Guideline Requirements for Development in Floodprone Areas	The property is within the Land Subject to Inundation Overlay (LSIO) under the applicable Manningham Council Planning Scheme. Please refer to the local Planning Scheme and applicable Planning Policy Framework provisions relating to floodplains, coastal inundation, waterways, erosion and drainage for policy guidelines. Melbourne Water assesses development and subdivision applications in accordance with the Guidelines for Development in Flood Affected Areas (DELWP, 2019). Development/ Subdivision in or adjacent to a floodplain will only be acceptable where the new development/ lots is/are protected from flooding (floor levels are constructed to the identified Nominal Flood Protection Level; has safe access to

	and around the development (in considering site specific flood depths and velocities); and does not interfere with the passage and storage of floodwaters. Developments in areas affected by flooding must not obstruct the passage of flood flows or reduce floodplain storage as this may cause flood levels and velocities to increase and adversely impact surrounding properties. On sites subject to flooding, imported fill must also be kept to a minimum and used only for sub floor areas of buildings. Filling or building works should not generally cover most of the floodplain, unless hydraulic modelling is provided that demonstrates there will be no impact to flows or levels, including cumulative impact across the flood plain. Freeboard is the difference between the floor level of a building and the 100-year flood level. Freeboard requirements are designed to ensure that valuable buildings, their contents and the people in them are safely above the 100-year flood level. Any habitable development on this property must be constructed with finished floor levels set no lower than 600mm above the identified flood level. Out buildings such as sheds (large area) must be constructed no lower than 300mm above the identified flood level. Melbourne Water has however considered the proposed works/ development in its current form (re-located carpark, equipment shed, park shelter and toilet block) and will not have any hydraulic concerns regarding them. Melbourne Water notes but all electrical and plumbing installations within the significantly flood prone property (Eg. light poles, toilets) must be designed to comply with requirements of the relevant authorities. Also note flood protection requirements above must be considered only if our asset protection requirements below are addressed.
Asset Information	Melbourne Water's Yarra East Relocated Main (YER003-YER002) traversing the property is a x1.66 m diameter GRP sewer main located within a 9.0 m wide easement. YER is constructed in 2022 by NELP to relocate sections of the YEM. There is approximately a 3.9 metres cover to the top of the pipe. There are also 2 manholes in the vicinity of the proposed works location.

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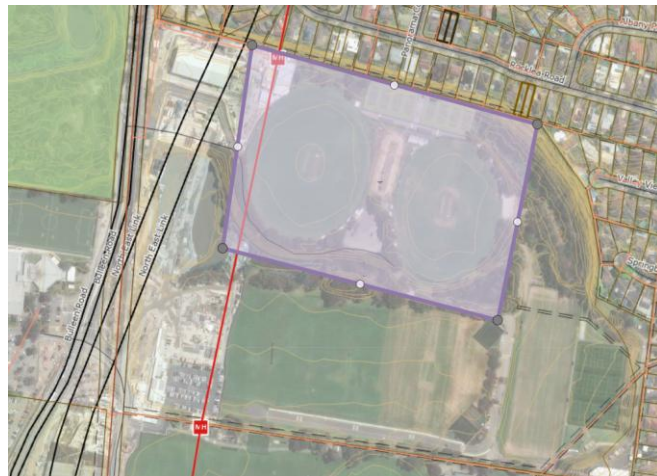
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Depth to Obvert

YER003 to YER002	
Grade	0.0011
Length (m)	444.53
U/S YER003	6.46
Pipe IL	6.35
Surface Level	12.00
Pipe OD	1.72
Depth to OL	3.96

Current approx. depth to obvert of existing YER main is approximately 4.00m below ground.

Figure 1: Map



As a general rule, buildings and works should be located sufficiently away from a water, sewer or drainage asset to enable that asset to be serviced and protected. Formal approval is required from Melbourne Water to build, develop and renovate property within a 5m distance from Melbourne Water assets.

From information submitted, Melbourne Water can provide following comments and preliminary requirements.

Comments:

- Nearest light pole is 3.899 metres away from edge of sewer easement (9m). Sewer location is not determined. angle of repose is required unless light pole is at least 4.5 metres away from edge of easement or 8 metres away from the edge of the sewer main.

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	- The sewer has a cover of about 4 metres. Construction vehicles will be transversing over the sewer. Risk of damage is Medium(B2) In principle, Melbourne Water has no concerns regarding the proposal, except for the proposed light pole, in the South west of Daley Oval No. 1, which is cited as 3.899m from the edge of the easement. The following preliminary requirements (not limited to) will apply: - A separate 'Build over' application is required prior to finalising plans for demolition of any existing structures, tree removal or proposed new permanent and temporary structures/ works within 5.0 metres of Melbourne Water's main sewer asset. Note: Upon further assessment a legally binding Build Over Agreement may be deemed necessary; https://www.melbournewater.com.au/planning-and-building/work-or-build-near-our-assets-or-easements/building-requirements - Melbourne Water's underground sewer main and maintenance hole must be located by a licensed surveyor complying with Melbourne Water's Asset Proving Standard (to quality level B or higher in accordance with AS5488). Results of sewer survey must be included on plan drawings. Setbacks from the outside edge of Melbourne Water's sewer and sewer survey must be sent to Melbourne Water for review; https://www.melbournewater.com.au/planning-and-building/work-or-build-near-our-assets-or-easements/check-if-assets-are-near-your-0
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright	- Certificate of title is to be submitted with the plan. - Pile foundation for the light pole must meet the angle of repose as per Melbourne Water's angle of repose requirements; - Landscaping/ Earthworks - Landscaping within 5.0 metres of the asset must comply with Melbourne Water's Planting Guidelines. A <i>Plant near sewers, drains, waterways and water mains</i> application detailing landscaping must be submitted for approval and include: ▪ Species and locations of trees to be planted. ▪ Hardstand areas, including paved and concrete areas. ▪ Fencing including footings/posts.
	https://www.melbournewater.com.au/planning-and-building/work-or-build-near-our-assets/planting-guidelines

	- New or modified stormwater connections must be made to Council's drainage system. If connection cannot be made to Council's system a separate application must be submitted for approval for stormwater connection or alteration to Melbourne Water's drainage system (i.e. junction pits). Evidence must be provided by Council regarding the legal point of discharge. https://www.melbournewater.com.au/planning-and-building/work-or-build-near-our-assets-or-easements/stormwater-connection-guidelines - Utility Installation - No services are to be installed across Melbourne Water's Asset, within the easement unless approved by Melbourne Water. A separate <i>Utility Installation</i> application must be submitted. https://www.melbournewater.com.au/planning-and-building/work-or-build-near-our-assets-or-easements/utility-installation-guidelines - Vibration - Works to be conducted surrounding the sewer must be undertaken in a manner that protects the sewer. (i.e. minimum vibration, loading etc.)
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Plans submitted with your application have not been fully assessed for compliance and the information provided in this letter does not constitute approval. Melbourne Water may not support development that does not satisfy the relevant criteria within our guidelines and the relevant planning provisions.

This is a non-statutory, free service which provides high level, preliminary advice prior to formal applications for planning and building approval.

Next Steps

Melbourne Water will formally review, assess and respond to your complete application at Planning Permit stage, and as such recommends that the Responsible Authority's pre-application service is also used to understand the risks associated with the proposal as a whole.

This information provided above is valid on the day of issue and is only preliminary in nature. It forms no contractual agreement between your company and Melbourne Water. Melbourne Water reserves the right to alter any or all of this information at any time.

If you have any enquiries, please contact us on 131 722 or email devconnect@melbournewater.com.au, quoting Melbourne Water's reference number in the subject line.

Regards,

Statutory Referral Permit Services

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