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Stormwater Management Plan

79-81 Victoria Parade, Collingwood

Prepared for Stockland / 15 April 2026

254107

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DOCUMENT REVISION STATUS			
Issue	Revision	Issue Date	Issued By
Preliminary (Draft)	P1	21/11/2025	Simon Funcich
Final	P2	26/11/2025	Simon Funcich
Final	P3	19/03/2026	Simon Funcich
Final	P4	26/03/2026	Simon Funcich
Final	P5	15/04/2026	Simon Funcich

1.0 Introduction

This report presents the Stormwater Management Plan (SWMP) for the proposed redevelopment at 79–81 Victoria Parade, Collingwood. The report documents the existing site conditions, flood risk, proposed stormwater drainage strategy, on-site detention (OSD) system, water sensitive urban design (WSUD) measures, legal point of discharge (LPoD) requirements, and construction/maintenance considerations.

The SWMP has been prepared in accordance with:

- Yarra City Council Drainage Engineering Requirements
- AS/NZS 3500.3:2021 – Stormwater Drainage
- Best Practice Environmental Management Guidelines (CSIRO)
- Melbourne Water WSUD and STORM calculator requirements
- 2016 BOM IFD rainfall data (as mandated by Council)

The stormwater strategy ensures that the proposed development does not adversely impact Council’s drainage network and provides improved stormwater quality outcomes consistent with industry best practice.

The proposed development, located at 79-81 Victoria Parade, Collingwood outlined in red as shown in Figure 1 below:



Figure 1 Proposed project area of works (79-81 Victoria Parade, Collingwood)

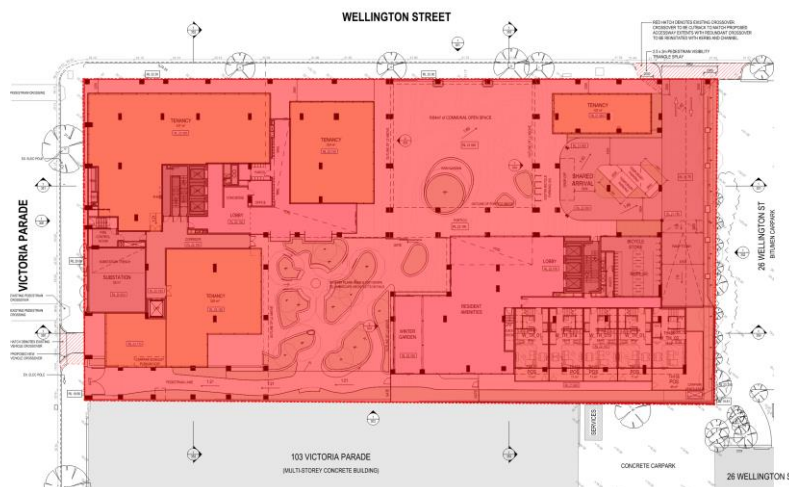


Figure 2 Proposed ground floor site plan

2.0 Site Context

The site is located on the corner of Victoria Parade and Wellington Street, comprising approximately 5,272 m² of commercial land. A levels survey (Ref. 306873-AB) was completed by Veris Australia Pty Ltd on 11th August 2025. The feature survey (Ref. 306873_SUI_001_A_MGA2020) was completed in September 2025. The existing site includes two commercial buildings, associated hardstand, and multiple existing stormwater connection points to kerb and channel.

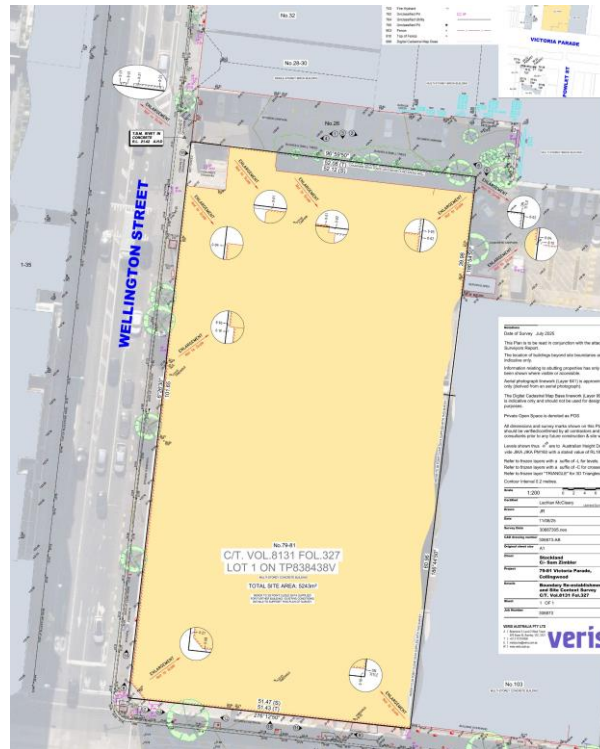


Figure 3 Existing site survey

2.1 Existing Stormwater Network

2.1.1 Council Infrastructure

A BYDA request was undertaken dated 11th July 2025 to confirm the existing authority utility services assets within the Council reserve and to understand the existing Council stormwater drainage network.

A services survey has been undertaken to verify both the existing Council and internal stormwater drainage network (See Appendix A).

2.1.2 Site Stormwater Network

TTW have reviewed the existing site conditions against the provided feature survey and BYDA asset plans. Information on the existing pipe sizes, invert levels and existing site stormwater drainage network have been provided.

The site currently discharges via multiple kerb and channel outlets, as observed on Google Street View. There is no apparent existing on-site detention or WSUD infrastructure shown on the survey plan. A Department of Transport and Planning (DTP) – owned stormwater asset is located on the south-east boundary along Victoria Parade, while two council-owned grated pits are located along Wellington Street. These assets are shown in Figure 4.

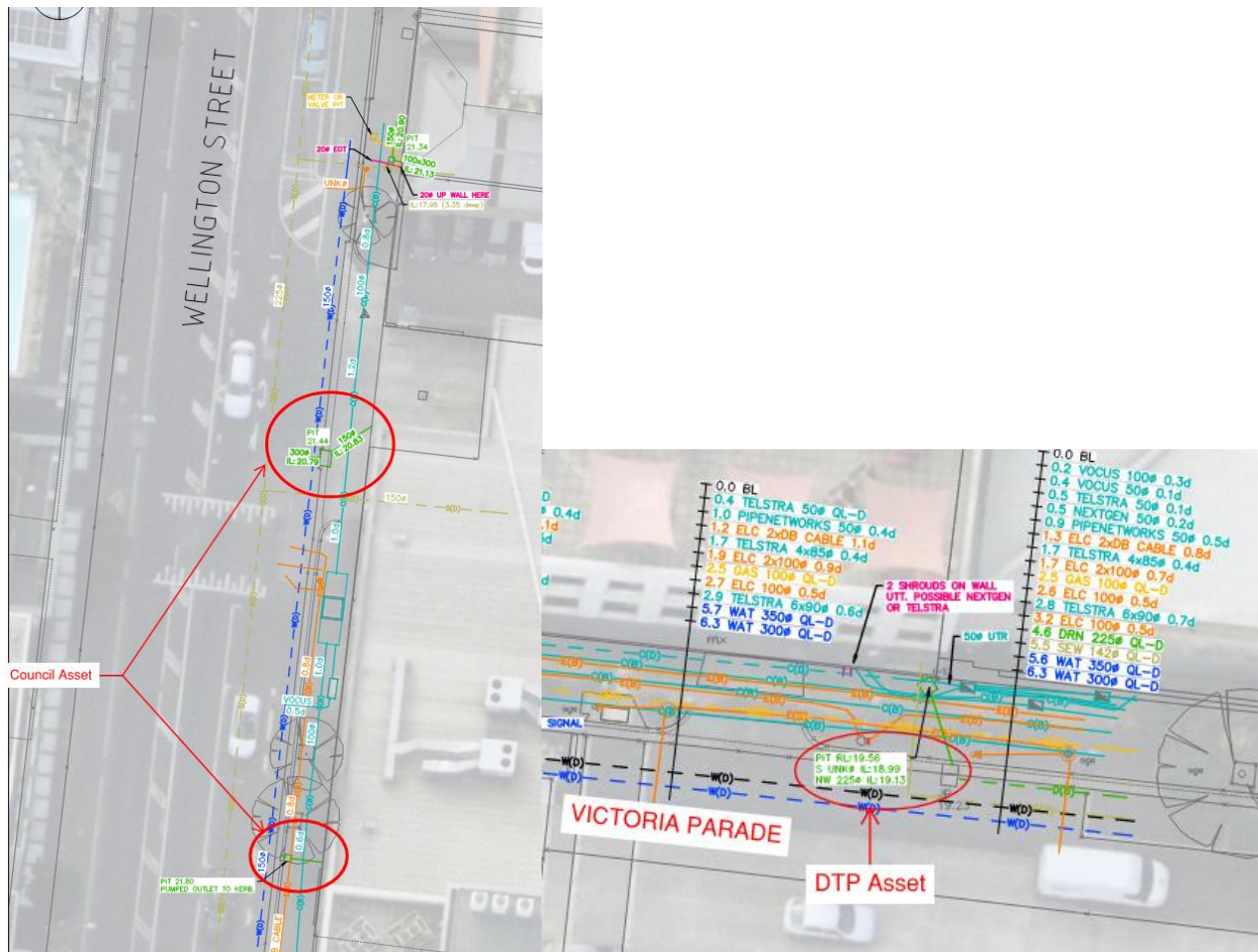


Figure 4 Council (left) and DTP (right) stormwater asset

2.2 Flood Risk

Melbourne Water Pre-development Advice (Melbourne Water Reference: MWA-1377459)

Pre-development flood advice from Melbourne Water dated 16th July 2025 states that the project site is not subject to flooding (see Appendix B).

Flood Level Certificate (Melbourne Water Reference: MWA-1377675)

Flood Advice from Melbourne Water dated 14th July 2025, also states that the project site is not subjected to flooding

VicPlans

Online VicPlan maps indicate the site is outside any Land Subject to Inundation (LSIO), Special Building (SBO) and Flood (FO) overlays (see Appendix B).

Flooding Advice (Yarra City Council Reference: ePE25/00339)

Council Building Regulation 153 from Yarra City Council dated 14th July 2025 indicates that the property is not in an area which is liable to flooding.

Yarra City Council have provided a Flood Modelling map based on email correspondence from Council dated 15th July 2025 suggests that there is local flooding along Victoria Parade and Wellington Street as per Figure 5. It has been confirmed by Council that the site is not within their local flood zone hence flood levels are not applicable for the property.



Figure 5 Council flood map

Updated Melbourne Water Draft Flood Mapping

Based on Melbourne Water’s updated draft flood mapping (released 3rd October 2025), the site at 79–81 Victoria Parade, Collingwood is not identified as being subject to flooding in the 2100-year flood. No flood overlays or minimum floor level requirements apply under current Melbourne Water data as shown in Figure 6.

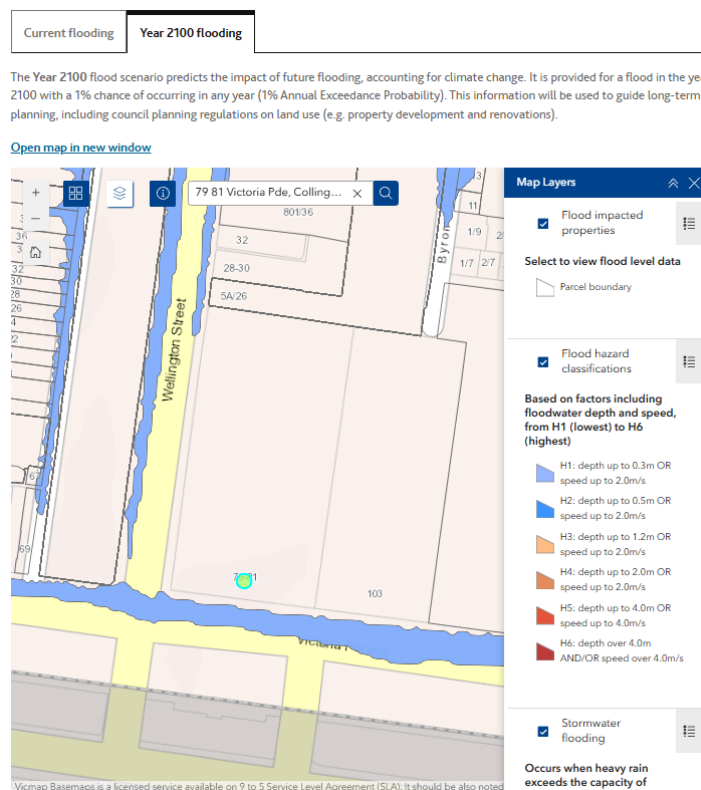


Figure 6 Extract from updated Melbourne Water draft flood mapping October 2025

3.0 Proposed Design

3.1 Stormwater Drainage

The formalised stormwater drainage network for the proposed developed is to be designed and constructed to cater for minimum 5% Annual Exceedance Probability (AEP) in accordance with AS/NZ 3500.3-2021. The stormwater pit covers shall comply with AS3996 and Council Drainage guidelines. All grated pit covers within paved area are to be constructed as heel guard and all pits will have bolt down covers. The stormwater pits within landscape areas will have a trash sack specified to assist in reducing gross pollutants into the network and ultimately help with ease of maintenance.

The design will be undertaken in accordance with AS/NZ 3500.3-2021.

3.1.1 Legal Point of Discharge

A legal point of discharge (LPoD) application has been completed and TTW have received the response from Yarra City Council confirmed the following points of discharge are acceptable, 2 kerb and channel outlets into Victoria Parade (with drainage contribution levy applied due to more than one K&C outlet) and a piped connection to an existing Council drainage pit on Wellington Street as per Figure 7.

To comply with Council requirements, all the existing uncontrolled outlets are to be decommissioned, submission of stormwater plans to Council for approval, On-Site detention to be provided, endorsed plans, WSUD management plan and planning permit must be obtained. Any works within the road reserve must be to Council standards. The basement levels that are within 2m above the ground water table level and below must be waterproofed, furthermore a certified Geotech report or equivalent is required to be submitted to Council that summarises the existence of groundwater.



Figure 7 Council pit LPOD for piped connection

Refer to Appendix C for the legal point of discharge advice and catchment plans detailing the proposed catchment areas discharging to each point (existing condition and proposed).

3.1.2 On-site Detention

Preliminary on-site detention calculations were undertaken using OSD4 and the following parameters in accordance with Council's LPOD advice.

- PSD restricted to 20% AEP existing development, $C = 0.75$ (for fully impervious)
- 10% AEP storm for detention storage, $C = 1.0$

For the 2 no. proposed discharge points to Victoria Parade and one connection to Council drain on Wellington Street, 2 suspended on-site detention systems will be provided to store and attenuate site stormwater flows.

On-site detention system #1 located on the eastern ramp on Victoria Parade will provide approximately 40kL of detention storage where flows will be attenuated to the site permissible discharge using a baffle pit containing an orifice plate prior to discharge into kerb and channel via 2 no. 100 diameter stormwater pipes. On-site detention system #2 located at the north ramp on Wellington Street will provide approximately 20kL of detention storage with flows attenuated using a baffle pit with an orifice plate prior to discharge into existing Council pit via 225 diameter stormwater pipes. Location and set up of OSD tanks refer to Appendix D.

Refer to Table 1 for a summary of the proposed discharge flows and detention storage sizing for each discharge point.

Table 1 Permissible Site Discharge and On-site Detention Storage summary

OSD system	Catchment Area (sqm)	Permissible Site Discharge (L/s)	Detention Storage Volume (kL)
#1 (East ramp on Victoria Parade)	2,780	20	40
#2 (North ramp on Wellington Street)	2,460	37.1	20

Refer to Appendix D for detailed OSD computations using software OSD4.

3.1.3 Overland Flow Paths

The overland flow path strategy for the site has been developed considering the proposed finished floor level of the building and podium grades to direct flows away from the building and entries in accordance with BCA requirements. Overland flow paths will be directed towards Victoria Parade and Wellington Street.

The finished surface grading design directs all overland flow away from buildings and limits any landlocked areas across the site. Where areas may be landlocked due to site constraints the stormwater drainage will be sized for the 1% AEP event storm flows.

Council have not indicated any external overland flow paths to be accommodated through the site.

3.2 Water Sensitive Urban Design

Water Sensitive Urban Design (WSUD) practices will be adopted across the site where possible in accordance with WSUD Engineering Procedures. Elements such as bio-retention systems will be adopted in lieu of an end of the line proprietary product. Traditional WSUD practices can complement the landscape features and provide a potential educational talking point. WSUD elements assist in reduction of;

- Suspended solids (SS) - 80 per cent retention of the typical urban annual load
- Total phosphorus (TP) - 45 per cent retention of the typical urban annual load
- Total nitrogen (TN) - 45 per cent retention of the typical urban annual load
- Litter - 70 per cent retention of typical urban annual load

WSUD initiatives as part of the project include:

- Atlan filter
- On site detention tanks

- Combined rainwater harvesting tank volume of 30kL will capture roof runoff from the new buildings and provide reuse for irrigation and toilet flushing purposes (excluding WCs in apartments)

A MUSIC model has been prepared (see Appendix E) to demonstrate compliant to the Best Practice Environmental Management Guidelines (BPEMG) and pollutant reduction targets noted above

3.2.1 ATLAN Filter

Prior to stormwater discharging into the LPOD, stormwater will be treated through ATLAN Filters that are fitted in the OSD tanks / suspended pits to assist in reducing the gross pollutants.



Figure 8 ATLAN Filter

3.2.2 Rainwater harvesting tank

2x15kL rainwater harvesting tanks are proposed to collect the runoff from the proposed building roof catchment with reuse for toilet flushing (excluding WCs in apartments) and irrigation as designed by the project hydraulics engineer.

It is estimated the daily reuse demand for the rainwater harvesting tanks will be in the order of a combined 2.6kL/day.

3.3 Constructability and Maintenance Considerations

3.3.1 Silt and erosion control management

Silt and erosion control measures will be implemented by the contractor during the works in accordance with Council and EPA requirements to ensure the site is kept tidy and to prevent pollutants from construction works contaminating the surrounding environment. Silt and erosion control measures to be implemented include, but are not limited to:

- Erect silt fences at the downstream perimeter of the site at areas of potential runoff exit
- Provide sandbag sedimentation traps at grated and side entry pits
- Install timber sleepers or metal grid and wash down equipment at the temporary construction vehicle accesses to ensure dirt and debris is not transferred on the external Council roadway
- Minimise area of site being disturbed at any one time
- Stockpiles of materials to be protected from scour and erosion

- Implement dust suppression measures such as resin polymer binder spray or hydroseeding

3.3.2 Maintenance Program

During the defects inspection period the stormwater drainage infrastructure shall be monitored and maintained by the contractor with any defects rectified as required.

Ongoing maintenance will be undertaken by the property owner and incorporated into their infrastructure maintenance program. It is recommended the following maintenance activities are implemented to ensure the stormwater drainage network remains functional and meets the design intent to treat pollutants prior to discharge into the Council stormwater drainage system:

- Inspection and removal of sediment/debris build-up within the suspended OSD tank on an annual basis and after large storm events.
- Periodic inspection of the Atlan Filter with the following suggestions as per the supplier:
 - Perform standard inspections every 4 months to check cartridge condition and vault sediment levels.
 - Ensure sediment in the vault stays below 150 mm to avoid blocking inlet ports and forcing bypass.
 - Conduct general cleaning whenever debris exceeds trigger levels, after major storms, or when the outlet chamber shows accumulation.
 - Vacuum out sediment and pollutants using a licensed vac-truck or wet/dry vacuum as required.
 - Maintain pre-start safety measures, including traffic control and any confined-space protocols.
 - Replace filter cartridges every 5–8 years (maximum 10 years) or earlier if flow tests indicate reduced performance.
 - After maintenance, reinstate site conditions, secure access covers, and dispose of pollutants appropriately.
 - Return spent cartridges to Atlan for media recycling and recharging.

3.4 Conclusions and Recommendations

The proposed site stormwater drainage for 79-81 Victoria Parade, will be designed in accordance with AS/NZ 3500.3-2021 and Yarra City Council LPOD requirements. Legal Point of Discharge advice has confirmed the acceptable stormwater drainage connection points to the Council network and permissible site discharge flow rates to enable sizing of the OSD systems to be located within the site.

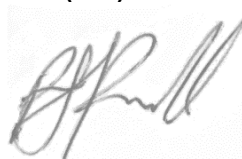
The MUSIC modelling indicates that the proposed WSUD features can achieve BPEMG targets and Council requirements for stormwater pollutant reductions

Prepared by
TTW (VIC) PTY LTD



SIMON FUNCICH
Civil Engineer

Authorised By
TTW (VIC) PTY LTD

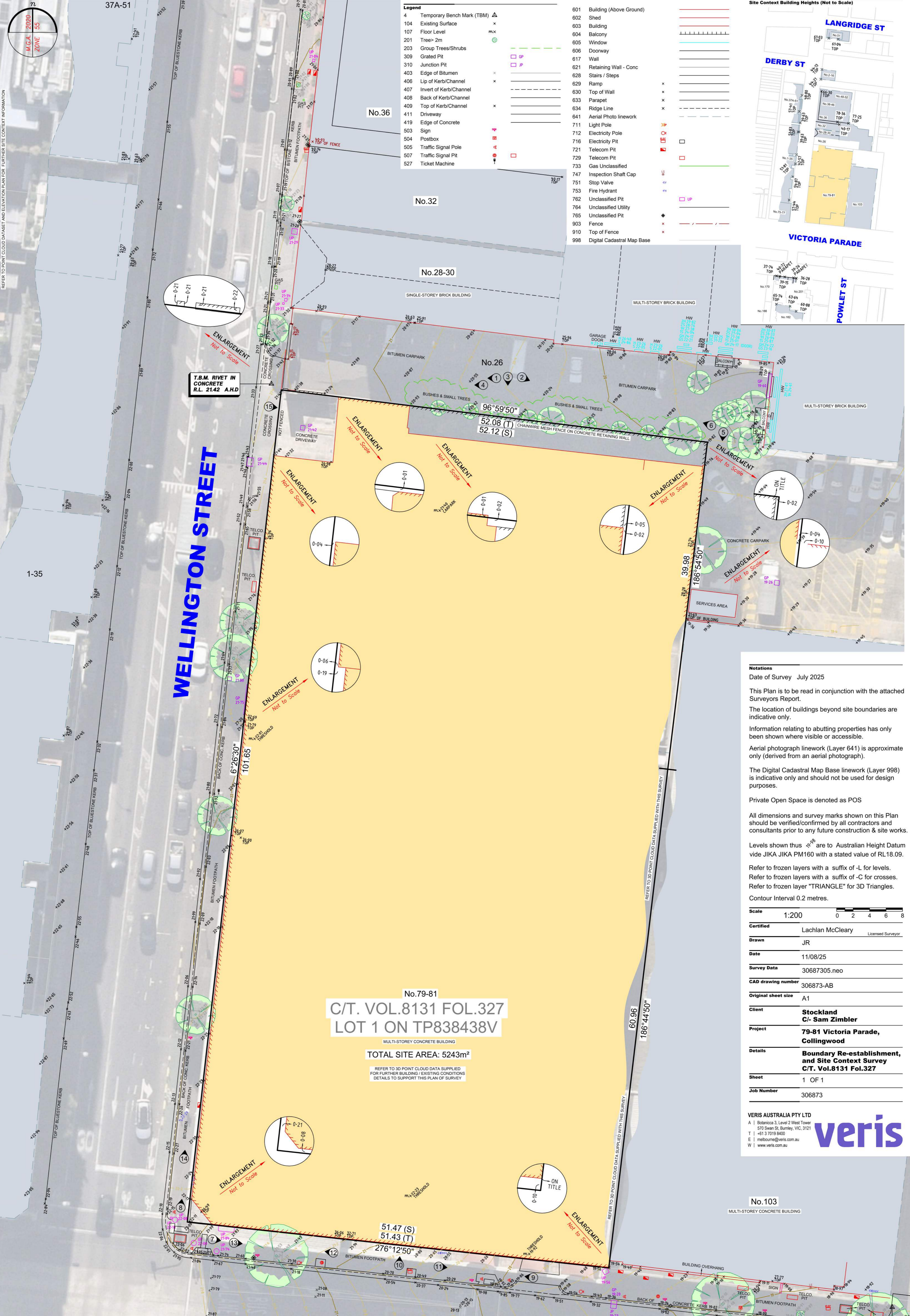


Richard Penwell
Associate (Civil)

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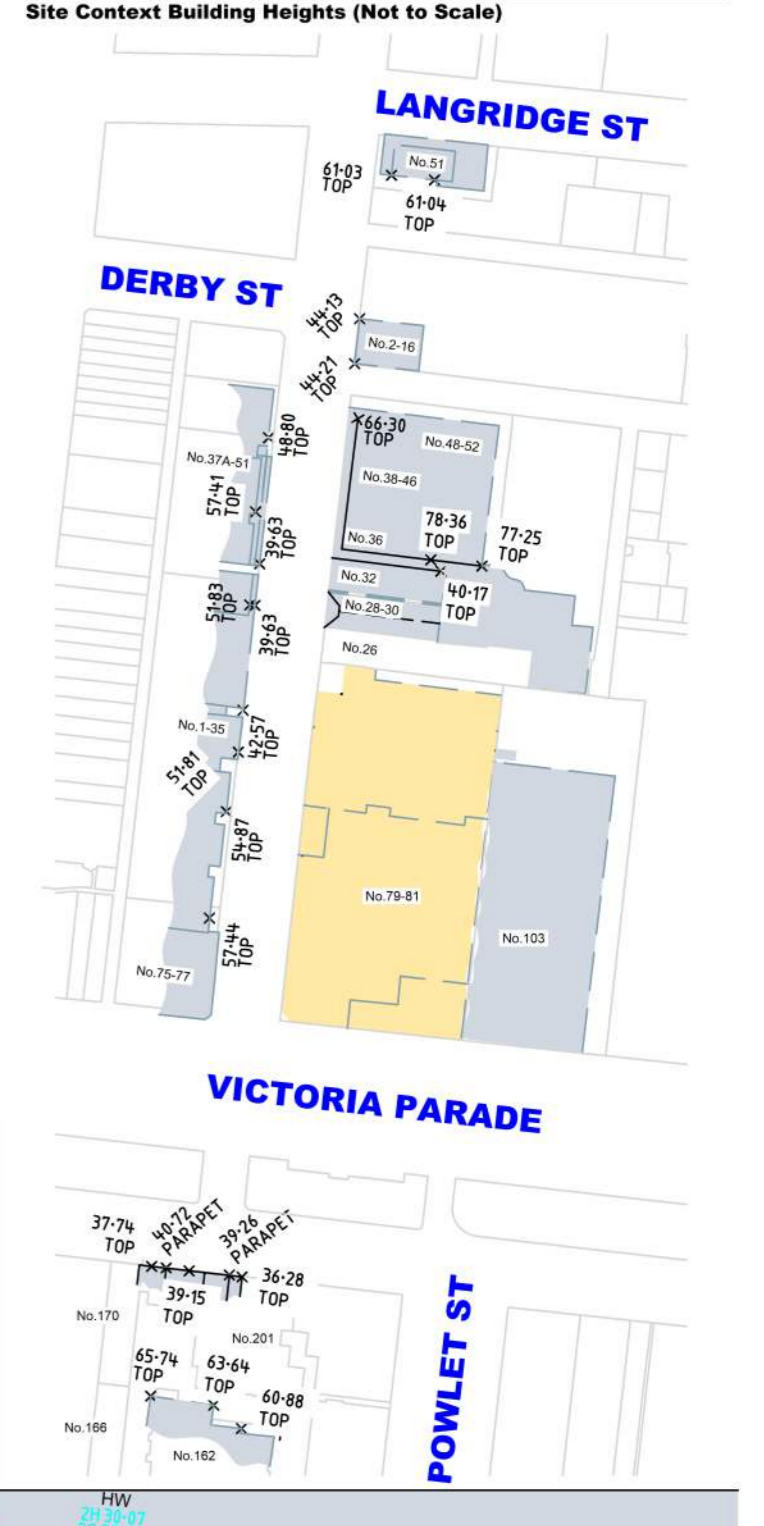
Appendix A – Site Survey Plans

Site Survey Plans



- Legend**
- 4 Temporary Bench Mark (TBM) \blacktriangle
 - 104 Existing Surface \times
 - 107 Floor Level $m \times$
 - 201 Tree > 2m \odot
 - 203 Group Trees/Shrubs \odot
 - 309 Grated Pit \square
 - 310 Junction Pit \square
 - 403 Edge of Bitumen \times
 - 406 Lip of Kerb/Channel \times
 - 407 Invert of Kerb/Channel \times
 - 408 Back of Kerb/Channel \times
 - 409 Top of Kerb/Channel \times
 - 411 Driveway \times
 - 419 Edge of Concrete \times
 - 503 Sign \times
 - 504 Postbox \times
 - 505 Traffic Signal Pole \times
 - 507 Traffic Signal Pit \times
 - 527 Ticket Machine \times

- 601 Building (Above Ground)
- 602 Shed
- 603 Building
- 604 Balcony
- 605 Window
- 606 Doorway
- 617 Wall
- 621 Retaining Wall - Conc
- 628 Stairs / Steps
- 629 Ramp
- 630 Top of Wall
- 633 Parapet
- 634 Ridge Line
- 641 Aerial Photo linework
- 711 Light Pole
- 712 Electricity Pole
- 716 Electricity Pit
- 721 Telecom Pit
- 729 Telecom Pit
- 733 Gas Unclassified
- 747 Inspection Shaft Cap
- 751 Stop Valve
- 753 Fire Hydrant
- 762 Unclassified Pit
- 764 Unclassified Utility
- 765 Unclassified Pit
- 903 Fence
- 910 Top of Fence
- 998 Digital Cadastral Map Base



WELLINGTON STREET

No. 79-81
C/T. VOL. 8131 FOL. 327
LOT 1 ON TP838438V

MULTI-STORY CONCRETE BUILDING
TOTAL SITE AREA: 5243m²

REFER TO 3D POINT CLOUD DATA SUPPLIED FOR FURTHER BUILDING / EXISTING CONDITIONS DETAILS TO SUPPORT THIS PLAN OF SURVEY

Notations
 Date of Survey July 2025

This Plan is to be read in conjunction with the attached Surveyors Report.

The location of buildings beyond site boundaries are indicative only.

Information relating to abutting properties has only been shown where visible or accessible.

Aerial photograph linework (Layer 641) is approximate only (derived from an aerial photograph).

The Digital Cadastral Map Base linework (Layer 998) is indicative only and should not be used for design purposes.

Private Open Space is denoted as POS

All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.

Levels shown thus m^{ASD} are to Australian Height Datum vide JIKA JIKA PM160 with a stated value of RL18.09.

Refer to frozen layers with a suffix of -L for levels.
 Refer to frozen layers with a suffix of -C for crosses.
 Refer to frozen layer "TRIANGLE" for 3D Triangles.

Contour Interval 0.2 metres.

Scale 1:200

Certified Lachlan McCleary Licensed Surveyor
Drawn JR
Date 11/08/25
Survey Data 30687305.neo
CAD drawing number 306873-AB
Original sheet size A1
Client Stockland
C/- Sam Zimbler
Project 79-81 Victoria Parade, Collingwood
Details Boundary Re-establishment, and Site Context Survey
C/T. Vol. 8131 Fol. 327
Sheet 1 OF 1
Job Number 306873

VERIS AUSTRALIA PTY LTD
 A | Botanica 3, Level 2 West Tower
 570 Swan St, Burnley, VIC, 3121
 T | +61 3 7018 8400
 E | melbourne@veris.com.au
 W | www.veris.com.au



No. 103
 MULTI-STORY CONCRETE BUILDING



NOTE
THIS PLAN MUST BE READ IN CONJUNCTION WITH NOTES AND LEGENDS INCLUDED ON SHEET 2.



Client **STOCKLAND**

Project **VICTORIA PDE COLLINGWOOD UTILITY INVESTIGATION**

Scale 1:200m @ A3
0 1 2 3 4

Survey Date SEP 2025 Surveyor RB
Height Datum AHD Coordinate Datum MGA2020 Z55

Revision Rev. Date Drawn Check Description
A 29/09/25 CE JH FIRST ISSUE

Drawing No. 306873_SUI_001_A_MGA2020

Sheet 1 of 4

VERIS AUSTRALIA PTY LTD
A | Botanica 3, West Tower
Level 2, 570 Swan St
Burnley, VIC 3121
T | +61 3 7019 8400
E | melbourne@veris.com.au
W | www.veris.com.au



LINETYPE LEGEND

COMMUNICATIONS LINE A	
COMMUNICATIONS LINE B	
COMMUNICATIONS LINE C	
COMMUNICATIONS LINE D	
COMMUNICATIONS LINE OH	
DRAINAGE LINE A	
DRAINAGE LINE B	
DRAINAGE LINE C	
DRAINAGE LINE D	
ELECTRICITY LINE A	
ELECTRICITY LINE B	
ELECTRICITY LINE C	
ELECTRICITY LINE D	
ELECTRICITY LINE OH	
FIRE SERVICE LINE A	
FIRE SERVICE LINE B	
FIRE SERVICE LINE C	
FIRE SERVICE LINE D	
GAS LINE A	
GAS LINE B	
GAS LINE C	
GAS LINE D	
PETROLEUM LINE A	
PETROLEUM LINE B	
PETROLEUM LINE C	
PETROLEUM LINE D	
RECYCLED WATER LINE A	
RECYCLED WATER LINE B	
RECYCLED WATER LINE C	
RECYCLED WATER LINE D	
SEWER LINE A	
SEWER LINE B	
SEWER LINE C	
SEWER LINE D	
UNIDENTIFIED LINE A	
UNIDENTIFIED LINE B	
UNIDENTIFIED LINE C	
UNIDENTIFIED LINE D	
WATER LINE A	
WATER LINE B	
WATER LINE C	
WATER LINE D	
SCOPE AREA	
TITLE	
ABANDONED ALIGNMENT (GREY)	

NOTES

- WHERE VERIS PROVIDES PLANS, REPORTS OR ELECTRONIC FILES, SUCH INFORMATION DOES NOT REPLACE DIAL BEFORE YOU DIG UTILITY PROVIDER DIAGRAMS. THE UTILITY OWNER'S GUIDELINES, EXCAVATION APPROVAL PROCESS AND DUTY OF CARE REQUIREMENTS MUST BE FOLLOWED.
- VERIS PROVIDES UTILITY INFORMATION AS PER AS5488-2019, AND ASSIGNS A QUALITY LEVEL TO THE UTILITY. THE QUALITY LEVEL IS SHOWN IN COMBINATION WITH THE UTILITY TYPE ON THE LINESSTRING AND BY AUTOCAD LAYERING.
- UTILITY LINESSTRING ARE GENERATED BY CONNECTING INDIVIDUAL SURVEYED POINTS ALONG A LOCATED UTILITY. THE ACTUAL UTILITY ALIGNMENT & VERTICAL LEVEL MAY VARY BETWEEN RECORDED POINTS.
- RELATIVE DEPTH IS SHOWN IN METERS FOLLOWED BY "d" EXAMPLE 0.6d. THESE REPRESENT DEPTHS PER AS5488-2019 QUALITY LEVEL B TOLERANCES. THIS IS THE DEPTH OBTAINED UTILIZING ELECTROMAGNETIC OR GROUND PENETRATING RADAR AND IS A INDICATION OF THE DEPTH TO THE TO THE MIDDLE (ELECTROMAGNETIC) OR TOP (GROUND PENETRATING RADAR) OF THE UTILITY FROM SURFACE LEVEL. WHERE GPR HAS BEEN UTILISED THE DEPTH WILL BE FOLLOWED "TO OBV" INDICATING THE DEPTH IS TO OBVERT OF THE PIPE.
- SINGLE LINES MAY REPRESENT MULTIPLE PIPES, CABLES OR CONDUITS AND WHERE KNOWN WILL BE ANNOTATED. EXAMPLE: 6x100Ø.
- THE ATTRIBUTE DATA RELATING TO A UTILITY MAY COME FROM DIAL BEFORE YOU DIG PLANS OR ON SITE OBSERVATIONS WHERE POSSIBLE.
- UTILITY CONNECTIONS TO PRIVATE PROPERTIES ARE GENERALLY NOT SHOWN ON UTILITY OWNER PLANS AND MAY NOT BE LOCATABLE BY ELECTRONIC DETECTION METHODS.
- PLANS PROVIDED BY VERIS REPRESENT FIELD WORKS OR DESKTOP STUDIES UNDERTAKEN ON A SPECIFIC DATE. CHANGES TO REAL WORLD CONDITIONS MAY HAVE OCCURRED SINCE THIS DATE.
- WHEN UTILIZING ELECTRONIC DETECTION METHODS ABOVE GROUND UTILITY FEATURES, DIAL BEFORE YOU DIG PLANS AND LOGICAL DEDUCTION ARE USED TO IDENTIFY THE SPECIFIC UTILITY. PLOTTED LINESSTRING IDENTIFYING UTILITIES AND UTILITY ATTRIBUTES CAN THEREFORE NOT BE GUARANTEED AS CORRECT.
- VERIS RECOMMENDS THAT UTILITIES ARE VERIFIED AND POSITIVELY IDENTIFIED (QL-A) PRIOR TO DETAILED DESIGN, EXCAVATION OR CONSTRUCTION.
- NOT ALL UTILITIES ARE LOCATABLE BY ELECTRONIC DETECTION METHODS. UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THESE PLANS.
- UTILITIES LOCATED VIA GROUND PENETRATING RADAR MAY NOT CONFORM TO AS4588-2019 STANDARD FOR QUALITY LEVEL C (QL-C). THEY MAY BE SHOWN ON THESE PLANS AS QL-C AND LABELED WITH "GPR". UTILITY PLAN OFFSET, ALIGNMENT & LOGICAL DEDUCTION ARE THE ONLY FORMS OF IDENTIFICATION.
- IN SOME CASES A UTILITY CAN BE LOCATED ONSITE WITH NO SUPPORTING DOCUMENTATION OR IDENTIFYING FEATURES. THESE UTILITIES WILL BE MARKED ON SITE AND SURVEYED AS AN UNKNOWN LINESSTRING.
- A NOTATION OF "LOSS OF TRACE" INDICATES THAT A UTILITY THAT HAS BEEN TRACED USING ELECTRONIC DETECTION METHODS BUT AT THE LOCATION SPECIFIED THE TRACE SIGNAL CAN NO LONGER BE DETECTED. THIS MAY BE DUE TO A CHANGE IN UTILITY MATERIAL, THE END OF THE UTILITY, A SIGNAL JUMPING FROM THE TARGETED UTILITY ON TO ANOTHER ALIGNMENT OR OTHER UNKNOWN REASONS.
- A NOTATION OF "NO TRACE" INDICATES THAT AN ATTEMPT WAS MADE TO LOCATE A UTILITY BUT THAT NO DETECTABLE SIGNAL WAS RECEIVED. THIS IS COMMONLY DUE TO THE UTILITY MATERIAL TYPE BEING NO CONDUCTIVE.

Utility Quality Level Description

QUALITY LEVEL	DESCRIPTION	TOLERANCES	
		VERTICAL	HORIZONTAL
A (QL-A)	POSITIVE CONFORMATION OF LOCATION, DEPTH AND ATTRIBUTES OF SUBSURFACE UTILITIES BY EXPOSING AND/OR DIRECTLY SURVEYING	±50mm	±50mm
B (QL-B)	RELATIVE THREE DIMENSIONAL LOCATION OF SUBSURFACE UTILITIES BY ELECTROMAGNETIC DETECTION OR GROUND PENETRATING RADAR	±500mm	±300mm
C (QL-C)	IMPROVED INDICATION OF THE ALIGNMENT OF SUBSURFACE UTILITIES BASED ON SURFACE FEATURES	N/A	±300mm (SURFACE FEATURES)
D (QL-D)	INDICATION OF POTENTIAL PRESENCE OF SUBSURFACE UTILITIES BASED ON UTILITY PLANS/INFORMATION	N/A	N/A

SYMBOL LEGEND

SURVEY MARK	
STORMWATER PIT	
TRAFFIC SIGNAL POLE	
ELECTRICITY SUPPLY BOX	
LIGHT POLE	
ELECTRICITY POLE	
ELECTRIC POLE AND LIGHT	
ELECTRICITY PIT	
ELECTRICITY PIT 300MM	
COMMS PIT	
COMMS PIT SMALL ROUNDED	
COMMS PILLAR	
COMMS POLE	
GAS OR FUEL VALVE	
GAS METER	
GAS OR FUEL PIT	
SEWERAGE PIT	
SEWERAGE INSPECTION SHAFT	
SEWERAGE VENT PIPE	
STOP VALVE	
FIRE PLUG	
FIRE HYDRANT	
WATER METER	
WATER TAP	
IRRIGATION OR SPRINKLER	
UNCLASSIFIED PIT	
FLOW OF PIPE	

ABBREVIATIONS

EOT	=	END OF TRACE
EOR	=	END OF ROD
UTT	=	UNABLE TO TRACE
UTR	=	UNABLE TO ROD
UTO	=	UNABLE TO OPEN
FOD	=	PIT FULL OF DEBRIS
FOW	=	FULL OF WATER
LOS	=	LOSS OF TRACE



Client **STOCKLAND**

Project **VICTOIRA PDE COLLINGWOOD UTILITY INVESTIGATION**

Scale 1:200m @ A3

Survey Date SEP 2025 Surveyor RB

Height Datum AHD Coordinate Datum MGA2020 Z55

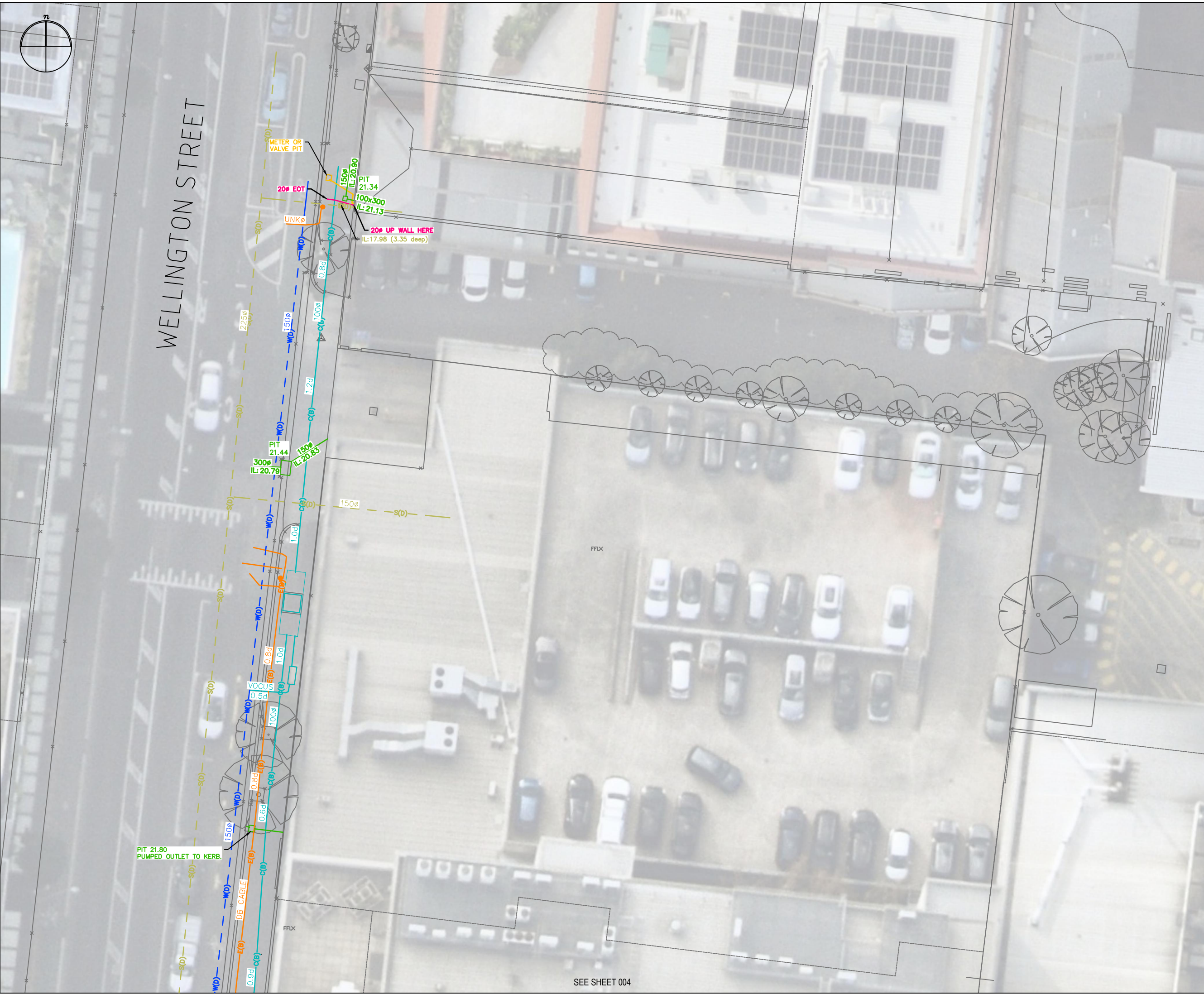
Revision	Rev. Date	Drawn	Check	Description
A	29/09/25	CE	JH	FIRST ISSUE

Drawing No. 306873_SUI_001_A_MGA2020

Sheet 2 of 4

VERIS AUSTRALIA PTY LTD
 A | Botanicca 3, West Tower
 Level 2, 570 Swan St
 Burnley VIC 3121
 T | +61 3 7019 8400
 E | melbourne@veris.com.au
 W | www.veris.com.au





SEE SHEET 004

NOTE
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Client **STOCKLAND**

Project **VICTOIRA PDE COLLINGWOOD UTILITY INVESTIGATION**

Scale 1:200m @ A3
0 1 2 3 4

Survey Date SEP 2025 Surveyor RB
Height Datum AHD Coordinate Datum MGA2020 Z55

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A 29/09/25 CE JH FIRST ISSUE

Drawing No. 306873_SUI_001_A_MGA2020

Sheet 3 of 4

VERIS AUSTRALIA PTY LTD
A Botanicca 3, West Tower
Level 2, 570 Swan St
Burnley VIC 3121
T +61 3 7019 8400
E melbourne@veris.com.au
W www.veris.com.au



WELLINGTON STREET



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Client **STOCKLAND**

Project **VICTORIA PDE COLLINGWOOD UTILITY INVESTIGATION**

Scale 1:200m @ A3
 0 1 2 3 4

Survey Date SEP 2025 Surveyor RB
 Height Datum AHD Coordinate Datum MGA2020 Z55

Revision Rev. Date 29/10/25 Drawn CE Check JH Description FIRST ISSUE

Drawing No. 306873_SUI_001_A_MGA2020

Sheet 4 of 4

Appendix B – Flood Risk Information

Flood Risk Information

OFFICIAL

16 July 2025

Simon Funcich
TTW Pty Ltd (VIC)
level 13/379 Collins St
Melbourne VIC 3000

Dear Simon,

Proposal: Pre-development advice - Mixed use development
Site location: Lot No 1, 2/79-81 VICTORIA PARADE COLLINGWOOD 3066
Melbourne Water reference: MWA-1377459
Date Received: 11/07/2025

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.

Regards,

Gary O' Reilly
Statutory Referral Permit Services

OFFICIAL

14 July 2025

Simon Funcich
TTW (VIC) PTY LTD
level 13/379 Collins St
Melbourne VIC 3000

Dear Simon,

Proposal: Flood level certificates

Site location: Lot No 1, 2/79-81 VICTORIA PARADE COLLINGWOOD 3066

Melbourne Water reference: MWA-1377675

Date Received: 14/07/2025

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.

For the purposes of the Building Code of Australia - Building in Flood Hazard Areas, there is no applicable flow rate velocity associated with the above property. Melbourne Water does not have any information in relation to flow velocities associated with the local Council drainage system.

Important to note:

Melbourne Water provides flood advice under Section 202(2) of the Water Act 1989.

This letter does not constitute approval for any proposed development for planning or building.

To obtain more information or Melbourne Water's requirements for any proposed development, please contact our Customer Service Centre on 131 722 or make an application [here](#).

The property may be affected by flooding from lesser and more frequent flood events or from the local drainage system. To determine if your property is affected by the local drainage system, please consult your local council.

The flood level advice provided is based on the most accurate information currently available. This estimated flood information may change and is valid for 3 months from the date of this letter. If you are proposing to develop this land after such time, it is recommended that new advice be obtained from Melbourne Water.

For more information in relation to flooding or additional services that Melbourne Water can provide please visit our [website](#).

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

Regards,

Melbourne Water Corporation
Customer Service Centre

From www.planning.vic.gov.au at 10 July 2025 11:52 AM

PROPERTY DETAILS

Address: **79-81 VICTORIA PARADE COLLINGWOOD 3066**
 Lot and Plan Number: **Lot 1 TP838438**
 Standard Parcel Identifier (SPI): **1\TP838438**
 Local Government Area (Council): **YARRA**
 Council Property Number: **534600**
 Planning Scheme: **Yarra**
 Directory Reference: **Melway 2G E1**

www.yarracity.vic.gov.au

[Planning Scheme - Yarra](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Greater Western Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **CITIPOWER**

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
 Legislative Assembly: **RICHMOND**

OTHER

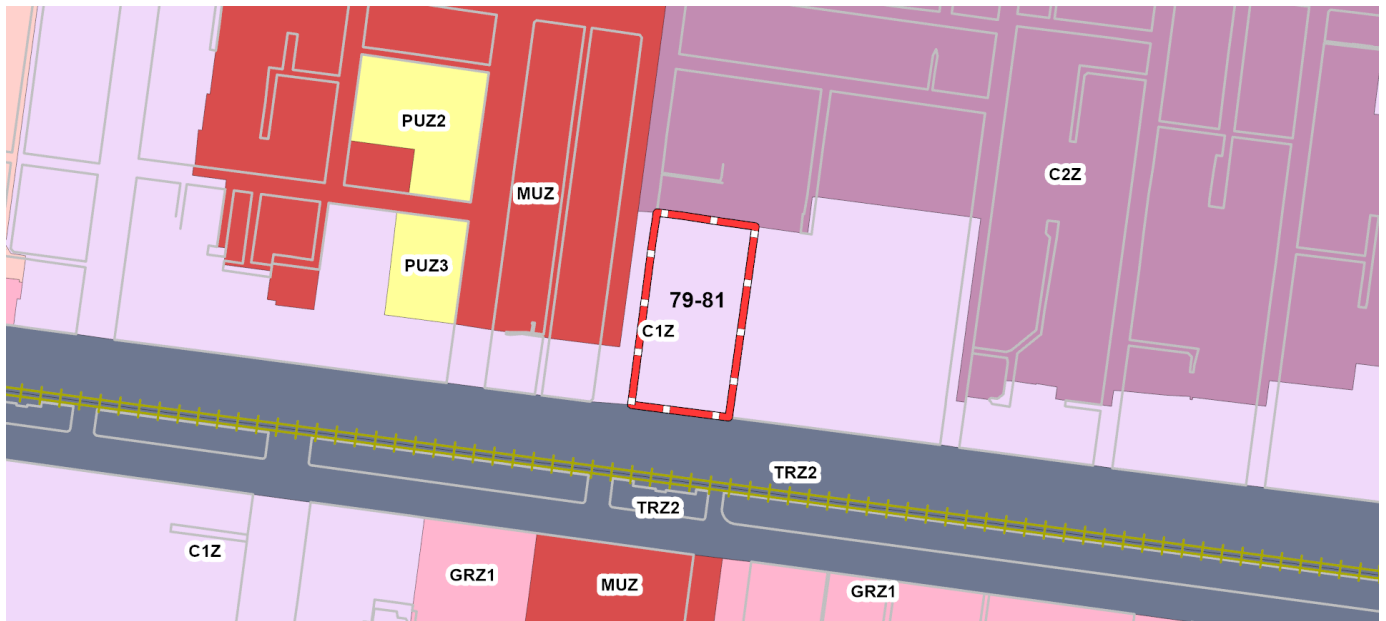
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[COMMERCIAL 1 ZONE \(C1Z\) \(YARRA\)](#)

[SCHEDULE TO THE COMMERCIAL 1 ZONE \(C1Z\) \(YARRA\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\) \(YARRA\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\) \(YARRA\)](#)



[DESIGN AND DEVELOPMENT OVERLAY \(DDO\) \(YARRA\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2 \(DDO2\) \(YARRA\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 39 \(DDO39\) \(YARRA\)](#)



Planning Overlays

OTHER OVERLAYS

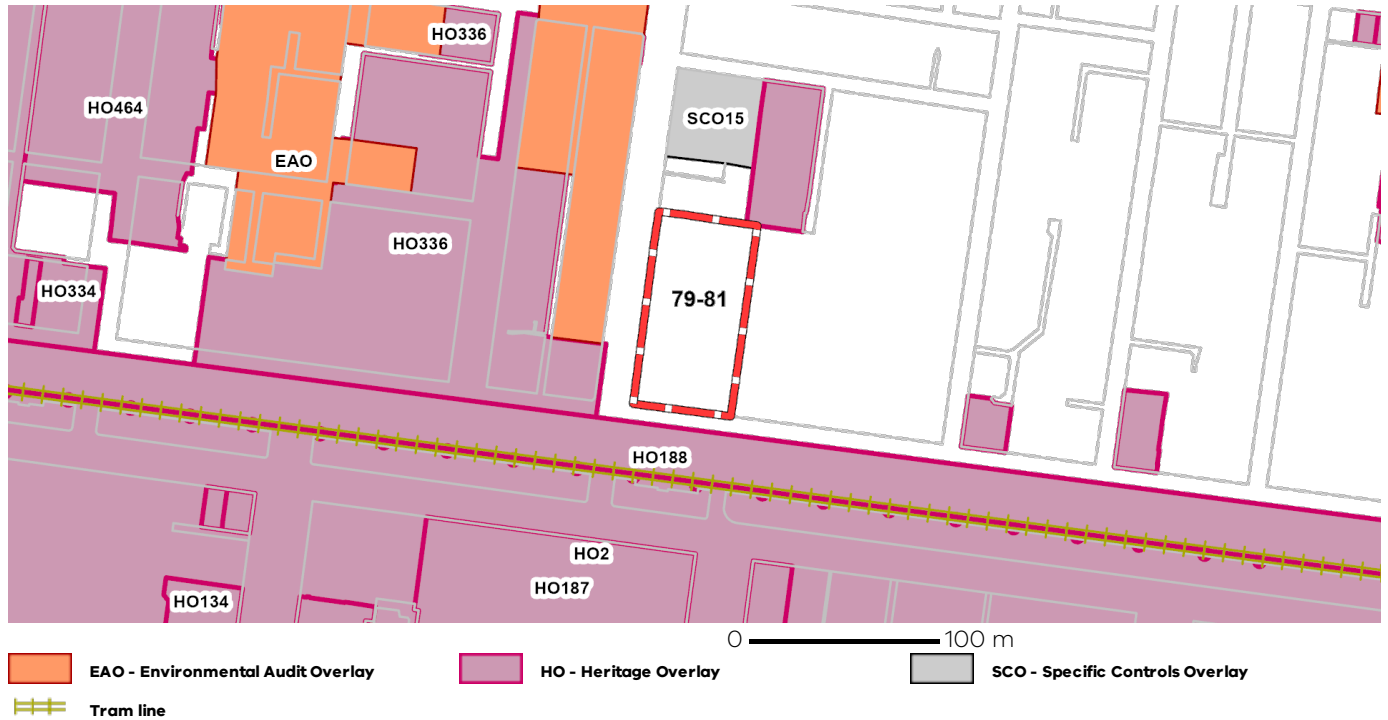
Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL AUDIT OVERLAY \(EAO\) \(YARRA\)](#)

[HERITAGE OVERLAY \(HO\) \(YARRA\)](#)

[HERITAGE OVERLAY \(HO\) \(MELBOURNE\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\) \(YARRA\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 3 July 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

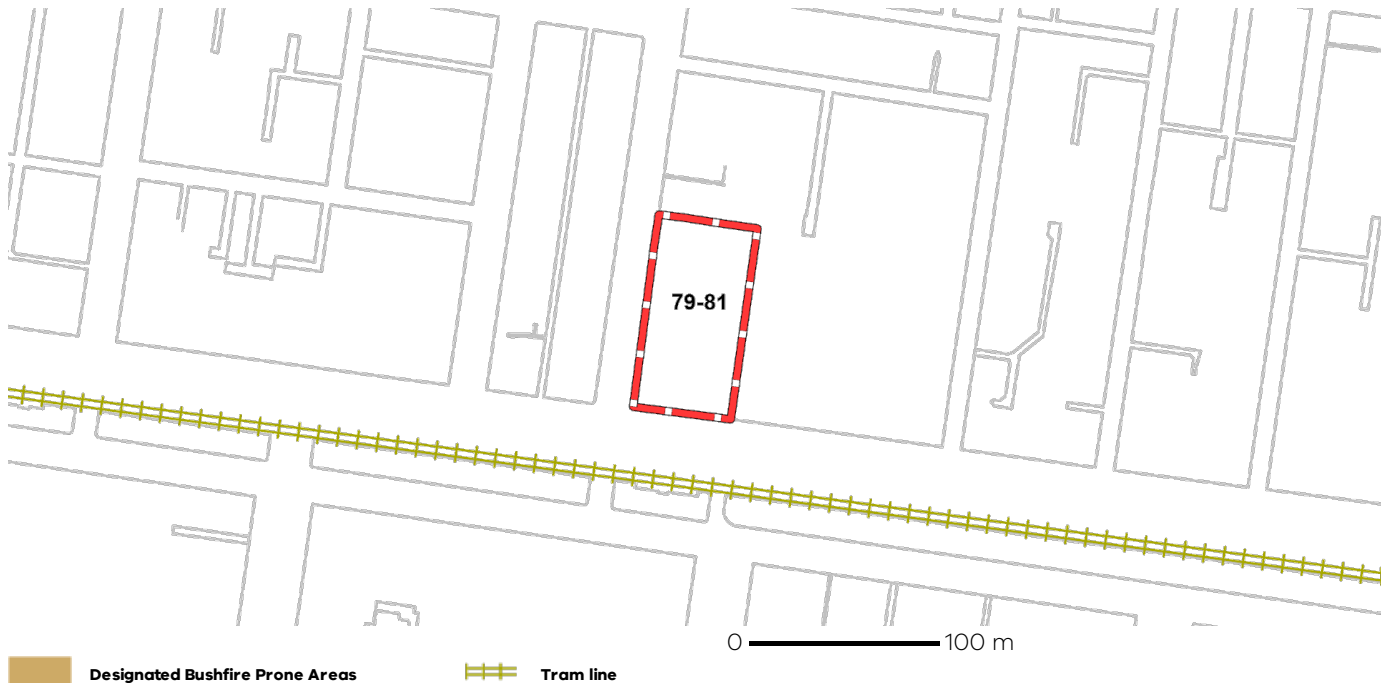
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

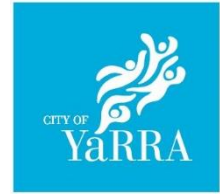
To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

Appendix C – Legal Point of Discharge Advice

Legal Point of Discharge Advice

08 August 2025



Email: simon.funcich@ttw.com.au
Level 13/379 Collins St, Level
13/379 Collins St
MELBOURNE VIC 3000
Level 13/379 Collins St, Level
13/379 Collins St
MELBOURNE VIC 3000

Yarra City Council
ABN 98 394 086 520
PO Box 168
Richmond VIC 3121
03 9205 5555
info@yarracity.vic.gov.au
yarracity.vic.gov.au

Dear Ttw (Vic) Pty Ltd

Council Reference: eRC25/00472
Address: 79-81 Victoria Pde, Collingwood VIC 3066

I refer to the documents you have provided to Council as part of your pre-application for the Legal Point of Discharge (LPD) for the proposed development.

Next Step - Seeking LPD Consent

The applicant must prepare a detailed design of the storm water connection within the road reserve (from the site to the nearest drain and show where the existing dwelling is discharging). Details should include existing pits, drains, proposed connections and any underground utilities. A design, along with any relevant hydrological calculations (where applicable), are to be submitted to Council's Engineering Civil Unit for assessment and approval. Please refer to the below design requirements, [Yarra Standard Design](#) and the design notes before submitting.

The LPD plans must be submitted via [Council's website](#).

Timeframe

The LPD plans must be submitted by 8 August 2026.

If the plans are not received by this date the application will lapse and you will be required to lodge a new application.

The design requirements for the submission of LPD plans for this development is as follows:

1. The legal point of discharge for this development is **to Kerb and Channel on Victoria Pde or Wellington Street**. Please note this is not an approval for this connection. The applicant must demonstrate in design proposal the connection is feasible and clear of any existing services. Alternatively, refer to design note 6 below for over the surface discharge.
 - a. A maximum number of one (1) LPD outlet can be proposed over the surface.

- b. A drainage contribution levy is applicable for more than one over surface discharge.
 - c. All existing outlets must be decommissioned and shown on plan.
2. Submission of Internal civil stormwater plans, including:
 - a. Connections to Water sustainable urban design (WSUD) systems (rainwater tanks). The plans must indicate the roof areas to the rainwater tank as per the endorsed SMP and clearly denote the rainwater tank capacity.
 - b. Downpipes, pits and pump-well
 - c. Ground floor plans showing connection to legal point of discharge.
 - d. Connections to OSD tank.
 - e. Longitudinal section drawing of the proposed connection to LPD with exact cover levels, invert level, vertical and horizontal offsets from existing service conduits, depth to surface and conduit size. If adequate clearance is not available written dispensation is required from relevant service authority.
 - f. Basement drainage plan.
 - g. Removal of existing private redundant drainage on site.
3. On Site Detention Requirements, provide sample calculations using-
 - Calculated via BOYD's method or Swinburne OSD4.
 - *PSD - Restricted to 20% AEP existing development, $C=0.75$ (for fully impervious)
 - Storage – 10% AEP post development., $C = 1$.
 - Use 2016 IFDs values from BOM.
4. Endorsed Plans from Planning Department.
5. Endorsed Planning Permit.
6. Endorsed Sustainable Management Plan for WSUD.
9. Confirm groundwater table. Basements within 2m of groundwater must be tanked and no groundwater to discharge to LPD.
10. Apply for and provide a copy of decision for Build Over Easement Permission from Council Building Department - if you are seeking approval to build over easement. Contact Council Building Department for further information.

Design Notes

1. The proposed internal drainage system should be connected to water tanks to be used for toilet flush and irrigation for the entire site and only the overflow will be discharged into Council's drainage system. Storm treatment should follow as per endorsed SMP/WSUD/ESD or at minimum satisfy 100% rating through Melbourne Water's STORM calculator.
2. An overflow mechanism for the property drains must be considered within the development to provide relief if the designed LPD is congested.

3. No LPDs are allowed within the crossovers and must be 200mm minimum away from the wings/splays.
4. Underground services must be checked prior to commencement of works. Any underground services that conflict with the proposed drainage works must be relocated to the satisfaction of the Services Authority & Council and at the cost of the developer / owner.
5. The outlet pipes must be perpendicular to the underground drainage network or kerb where possible, with a full width reinstatement to the kerb. If a new outlet pipe is required it must be at least 300mm away from any asset (pits, poles etc.) that may be on the road reserve. Pipes must be galvanised steel as according [YSD103](#) and achieve a minimum of 40mm cover at the edge of kerb.
6. The storm water discharge at the LPDs is to be by gravity, pumps and charged systems are only allowed internally. There is a limit of 10 L/sec for a 1:10 ARI event for each discharge point to the kerb and channel and/or constructed lane. Multi-pipe connections at one point are not accepted.
7. If the development is to discharge to the adjacent constructed laneway, the property drain outlet pipe is required to be maximum 100mm diameter and discharge within 50mm to 150mm above the surface level of the right of way and must be clear of any vehicle crossing or doorway. Please note on plan.
8. All proposed/existing pipes on the road reserve must have a long section drawn in scale with relevant details and submitted along with plans.
9. If excavation is required under a street tree canopy or within the root zone of a street tree consent for the works must be obtained from the Council's arborist Mr Glen Williames, who can be contacted on 9205 5765 prior to any works/ pruning occurring.
10. If basements are present, a certified geotech report or equivalent must be submitted summarising the existence of groundwater, if any, to the depth of 2m below the lowest FFL. Only clean stormwater runoff can be discharged into Council drains. Basements within two metres above the ground water table level and below must be waterproofed.
11. All runoff within the title boundary is to be collected and controlled discharged to the nearest Legal Point of Discharge.

Standard Conditions

1. This application may incur a drainage contribution levy. The applicant will be liable to make this payment or have the ability to advise the council officer of the responsible party.

2. The works must be undertaken in accordance with the approved planning & building permit.
3. The design and construction of any vehicle crossing must satisfy Council's requirements for vehicular access. You are required to obtain a vehicle crossing permit prior to any works commencing.
4. Any redundant stormwater pipes and vehicle crossings must be removed and reinstated/reconstructed to Council's standards and satisfaction.
5. All works on the road reserve must be to Council Standards and satisfaction. Council's Standard Drawings can be accessed via the following website address: <https://www.yarracity.vic.gov.au/services/roads-and-traffic/yarra-standard-drawings>.
6. Pursuant to Section 144 of the Building Act 1993, an appeal against this determination may be lodged with the Building Appeals Board. Pursuant to Building Regulation 271, the prescribed appeal period is 30 days.
7. This report is not a building permit. You are required to obtain a building permit for all associated building works not otherwise exempted under Schedule 3 of the Building Regulations 2018.
8. This report is valid for 12 months only from the date of this report. Any further engagement will require the applicant to re-apply and incur application fees.

If you have any queries in relation to the information requested, please lodge a request via [Stormwater drains and legal point of discharge | Yarra City Council](#). Under I WANT TO click the button Enquire about a Legal Point of Discharge.

If you have any issues with using the website, please email milan.savalia@yarracity.vic.gov.au

Disclaimer

The information requested is based on the correspondence submitted. Further requirements may be requested for submission of further information.

Yours sincerely,

**Civil Engineering
City Works and Assets**

Simon Funcich

From: Savalia, Milan <Milan.Savalia@yarracity.vic.gov.au>
Sent: Tuesday, 14 October 2025 11:02 AM
To: Richard Penwell
Cc: Simon Funcich; Carroll, Scott
Subject: RE: Pre-Application Response for Report and Consent Regulation 133 Legal Point of Discharge Application - eRC25/00472 – 79-81 Victoria Pde, Collingwood VIC 3066

[External Email]: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Richard,

As discussed over the phone, please find the comments below regarding the drainage plan:

- 1. Outlet Configuration:** It has been deemed acceptable to utilize two 100mm outlets via gravity, in accordance with Yarra Standard Drawing YSD 103, instead of the previously proposed three 100mm outlets to the kerb and channel.
- 2. Drainage Contribution Levy:** The Drainage Contribution Levy applies to an area of 2782.3 sq.m, as there is more than one LPD (Local Property Drainage) to the kerb and channel. The total levy is calculated as follows:
 - 2782.3 sq.m x \$31.26 (including GST) = \$86,974.70. A 50% discount is available, provided that the OSD (On-Site Detention) tank water is reused for purposes such as toilet flushing, irrigation, laundry, etc., where applicable.

Should you have any further query do not hesitate to contact me.

Kind regards

Milan Savalia

Drainage Development Engineer

Infrastructure, Traffic & Civil Engineering

PO BOX 168 Richmond VIC

T (03) 9205 5555

E SavaliaM@yarracity.vic.gov.au

W yarracity.vic.gov.au

Follow us on [Facebook](#), [Instagram](#) and [Twitter](#)



Yarra City Council acknowledges the Wurundjeri Woi Wurrung as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra, and gives respect to the Elders past and present.

From: Richard Penwell <Richard.Penwell@ttw.com.au>
Sent: Monday, 29 September 2025 8:00 AM
To: Savalia, Milan <Milan.Savalia@yarracity.vic.gov.au>
Cc: City of Yarra Info <info@yarracity.vic.gov.au>; Simon Funcich <simon.funcich@ttw.com.au>
Subject: RE: Pre-Application Response for Report and Consent Regulation 133 Legal Point of Discharge Application - eRC25/00472 – 79-81 Victoria Pde, Collingwood VIC 3066

Hi Milan,

We've been reviewing the advice below and wanted to explore the option of utilising two main discharge points as per sketch attached.

We note the existing site has multiple discharges to kerb and channel and also to the existing Council pit at Wellington Street (see page 1).

The proposed discharge arrangement on page 2 divides the site into 2 no. main sub-catchment (similar to existing) with 1 no. proposed kerb & channel discharge to Victoria Parade and 1 no. proposed connection to existing Council pit at Wellington Street. We note the LPoD advice does not allow multi-pipe connections to kerb and channel, but we want to understand the basis of this requirement (i.e. flow width at channel?) noting the heavily constrained site with low point at SE corner and the preference to avoid liaising with two authorities (Council & DTP) for the LPoD strategy.

Are you able to please review and provide some commentary this week?

Regards,
Richard



Richard Penwell | Associate (Civil)

+61 3 9602 1433 | +61 3 96912813 | Richard.Penwell@ttw.com.au

TTW Engineers | Melbourne

From: Savalia, Milan <Milan.Savalia@yarracity.vic.gov.au>
Sent: Tuesday, 2 September 2025 10:12 AM
To: Simon Funcich <simon.funcich@ttw.com.au>
Cc: Richard Penwell <Richard.Penwell@ttw.com.au>
Subject: RE: Pre-Application Response for Report and Consent Regulation 133 Legal Point of Discharge Application - eRC25/00472 – 79-81 Victoria Pde, Collingwood VIC 3066

[External Email]: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Simon,

As discussed last week over the phone, there are two options regarding the Legal Point of Discharge for this property:

Option 1:

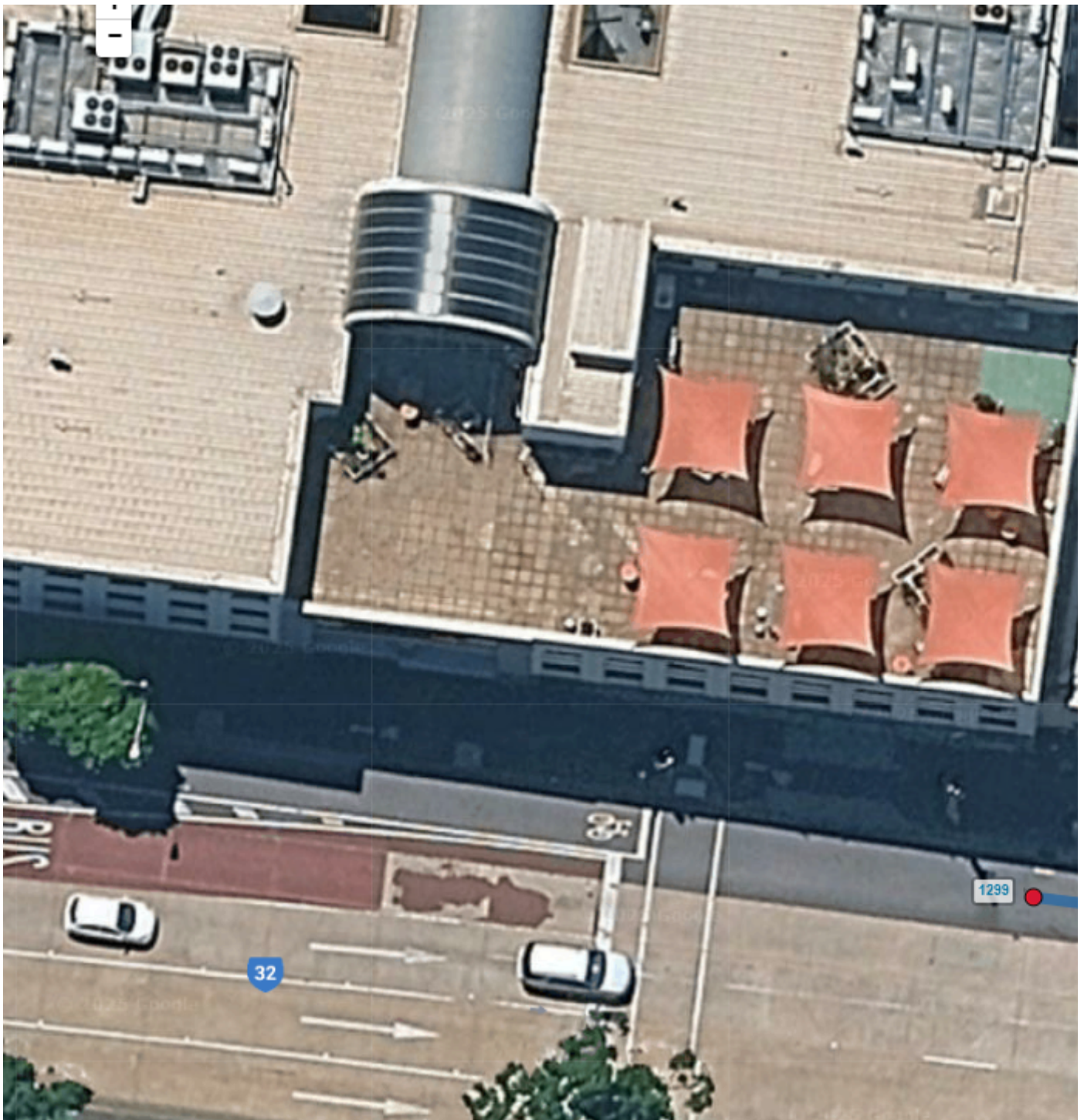
Legal Point of Discharge to the existing VicRoads pit #1299. This option requires obtaining VicRoads

approval for the connection and providing us with written confirmation from VicRoads regarding responsibility for ongoing maintenance of the VicRoads drainage assets.

Option 2:

Legal Point of Discharge connection to the Kerb and Channel, in accordance with Yarra Standard Drawings YSD 103. Please note that a drainage contribution levy applies for more than one surface discharge. We will negotiate the levy component as part of this process.

Please let us know how you wish to proceed.



Should you have any further query do not hesitate to contact me.

Kind regards

Milan Savalia

Drainage Development Engineer

Infrastructure, Traffic & Civil Engineering

PO BOX 168 Richmond VIC

T (03) 9205 5555

E SavaliaM@yarracity.vic.gov.au

W yarracity.vic.gov.au

Follow us on [Facebook](#), [Instagram](#) and [Twitter](#)



Yarra City Council acknowledges the Wurundjeri Woi Wurrung as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra, and gives respect to the Elders past and present.

From: Simon Funcich <simon.funcich@ttw.com.au>

Sent: Tuesday, 26 August 2025 11:24 AM

To: Savalia, Milan <Milan.Savalia@yarracity.vic.gov.au>

Cc: Richard Penwell <Richard.Penwell@ttw.com.au>

Subject: RE: Pre-Application Response for Report and Consent Regulation 133 Legal Point of Discharge Application - eRC25/00472 – 79-81 Victoria Pde, Collingwood VIC 3066

Hi Milan,

Thanks for the chat over the phone. As discussed, we will expect to receive your response by COB today/tomorrow.

Regards,



Simon Funcich | Graduate Civil Engineer

+61 3 9602 1433 | +61 3 9691 2830 | simon.funcich@ttw.com.au

TTW Engineers | Melbourne

From: Simon Funcich <simon.funcich@ttw.com.au>

Sent: Monday, 25 August 2025 2:39 PM

To: Richard Penwell <Richard.Penwell@ttw.com.au>; Savalia, Milan <Milan.Savalia@yarracity.vic.gov.au>

Subject: RE: Pre-Application Response for Report and Consent Regulation 133 Legal Point of Discharge Application - eRC25/00472 – 79-81 Victoria Pde, Collingwood VIC 3066

Hi Milan,

Tried calling you but couldn't reach. Just following up on the email below that was sent last week.

Thanks,

From: Richard Penwell <Richard.Penwell@ttw.com.au>
Sent: Tuesday, 19 August 2025 11:58 AM
To: Savalia, Milan <Milan.Savalia@yarracity.vic.gov.au>
Cc: Simon Funcich <simon.funcich@ttw.com.au>
Subject: RE: Pre-Application Response for Report and Consent Regulation 133 Legal Point of Discharge Application - eRC25/00472 – 79-81 Victoria Pde, Collingwood VIC 3066

Hi Milan,

Please see attached updated sketch with additional commentary on LPoD options with various PSD's and OSD sizes. Note due to the scale of the development (approx. 5,250 sqm area) an inground drainage connection to the existing Council stormwater pit at Victoria Parade is preferred over a single discharge to kerb and channel due to capacity and site spatial constraints. Also note the preferred LPoD option is at the low point of the site, so is the better outcome for a gravity system (grated pit on Wellington Street is at a much higher level). We note the site discharge will end up in the stormwater pit anyway if discharged to kerb and channel.

Queries below:

- Advise contribution rate for additional discharges to kerb and channel (for client information only)
- Advise on feasibility of preferred LPoD option to connect to Council stormwater pit at Victoria Parade (as shown in sketch). We have provided reduced PSD option noting capacity constraints on existing Council stormwater network.
- Advise what site PSD could be adopted if the 225dia outfall drain along Victoria Parade was upgraded to a 300/375dia pipe (alternative option).

Regards,
Richard



Richard Penwell | Associate (Civil)

+61 3 9602 1433 | +61 3 96912813 | Richard.Penwell@ttw.com.au

TTW Engineers | Melbourne

From: techone@yarracity.vic.gov.au <techone@yarracity.vic.gov.au>
Sent: Friday, 8 August 2025 3:25 PM
To: Simon Funcich <simon.funcich@ttw.com.au>
Subject: Pre-Application Response for Report and Consent Regulation 133 Legal Point of Discharge Application - eRC25/00472 – 79-81 Victoria Pde, Collingwood VIC 3066

You don't often get email from techone@yarracity.vic.gov.au. [Learn why this is important](#)

[External Email]: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please refer to the attached Pre-Application Response Letter which relates to application eRC25/00472.

Please do not respond to this email. All further information is to be submitted [online](#).

Yours sincerely,



Civil Engineering

PO BOX 168 Richmond VIC
ABN 98 394 086 520
T (03) 9205 5555
E info@yarracity.vic.gov.au
W yarracity.vic.gov.au

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Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra, and gives respect to the Elders past and present.

Appendix D – Civil Concept Plans

Civil Concept Plans

WELLINGTON STREET

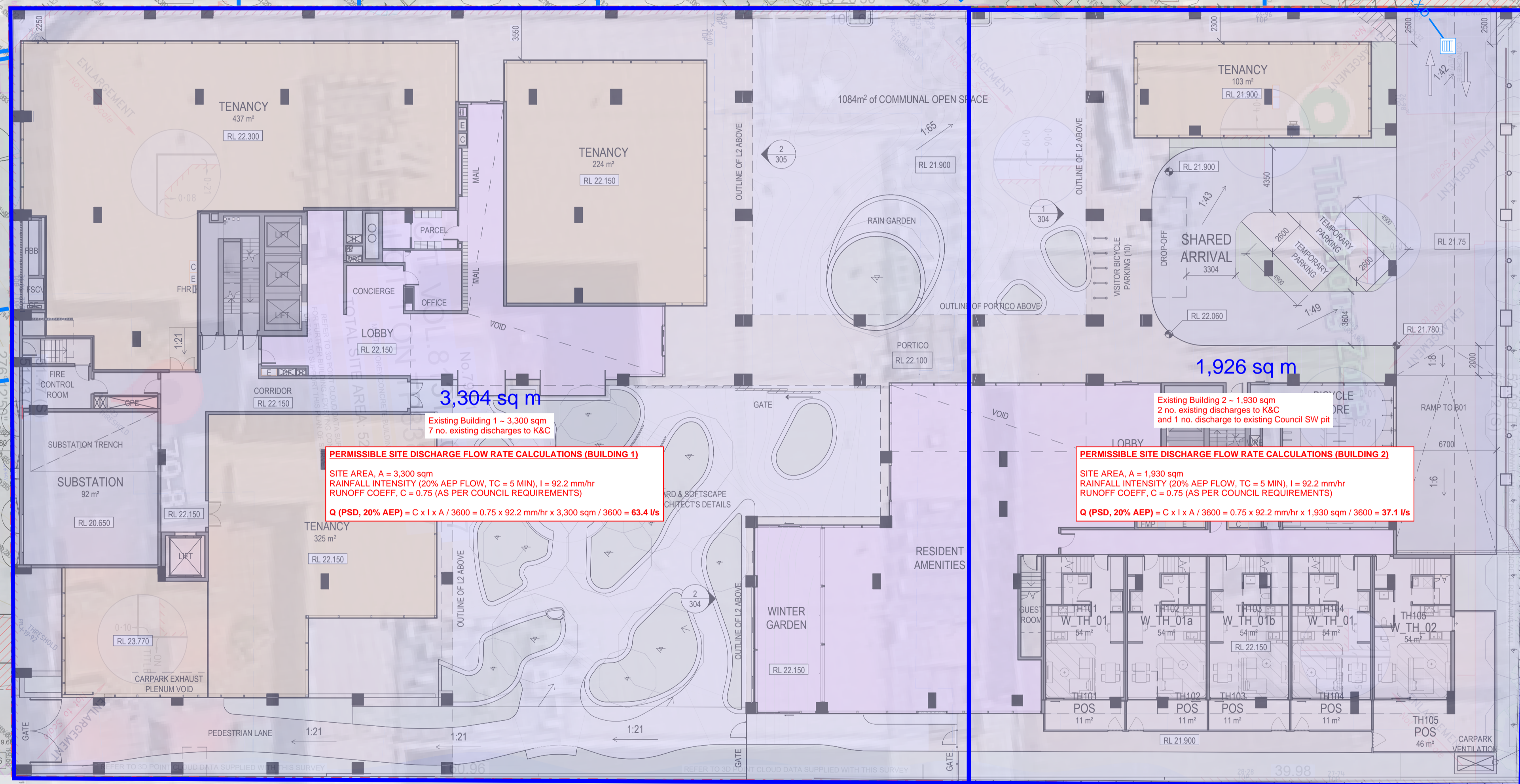
WELLINGTON STREET

VICTORIA PARADE

VICTORIA PARADE

26 WELLINGTON ST

26 WELLINGTON ST



PERMISSIBLE SITE DISCHARGE FLOW RATE CALCULATIONS (BUILDING 1)
 SITE AREA, A = 3,300 sqm
 RAINFALL INTENSITY (20% AEP FLOW, TC = 5 MIN), I = 92.2 mm/hr
 RUNOFF COEFF, C = 0.75 (AS PER COUNCIL REQUIREMENTS)
 $Q (PSD, 20\% AEP) = C \times I \times A / 3600 = 0.75 \times 92.2 \text{ mm/hr} \times 3,300 \text{ sqm} / 3600 = 63.4 \text{ l/s}$

PERMISSIBLE SITE DISCHARGE FLOW RATE CALCULATIONS (BUILDING 2)
 SITE AREA, A = 1,930 sqm
 RAINFALL INTENSITY (20% AEP FLOW, TC = 5 MIN), I = 92.2 mm/hr
 RUNOFF COEFF, C = 0.75 (AS PER COUNCIL REQUIREMENTS)
 $Q (PSD, 20\% AEP) = C \times I \times A / 3600 = 0.75 \times 92.2 \text{ mm/hr} \times 1,930 \text{ sqm} / 3600 = 37.1 \text{ l/s}$

PERMISSIBLE SITE DISCHARGE FLOW RATE CALCULATIONS (COMBINED)
 SITE AREA, A = 5,230 sqm
 RAINFALL INTENSITY (20% AEP FLOW, TC = 5 MIN), I = 92.2 mm/hr
 RUNOFF COEFF, C = 0.75 (AS PER COUNCIL GUIDELINES)
 $Q (PSD, 20\% AEP) = C \times I \times A / 3600 = 0.75 \times 92.2 \text{ mm/hr} \times 5,230 \text{ sqm} / 3600 = 100.5 \text{ l/s}$

BOM IFD (2016)

Duration	Annual Exceedance Probability (AEP)				
	63.2%	50%	20%	5%	1%
1 min	93.7	105	144	175	208
2 min	80.2	89.1	120	143	169
3 min	71.8	79.9	108	129	152
4 min	65.5	73.1	99.1	119	141
5 min	60.5	67.6	92.2	111	132
10 min	44.8	50.3	69.6	84.4	101

3. On Site Detention Requirements, provide sample calculations using:
- Calculated via BOYD's method or Swinburne OSD4.
 - *PSD - Restricted to 20% AEP existing development, **C=0.75** (for fully impervious)
 - Storage = 10% AEP post development, C = 1.
 - Use 2016 IFDs values from BOM.

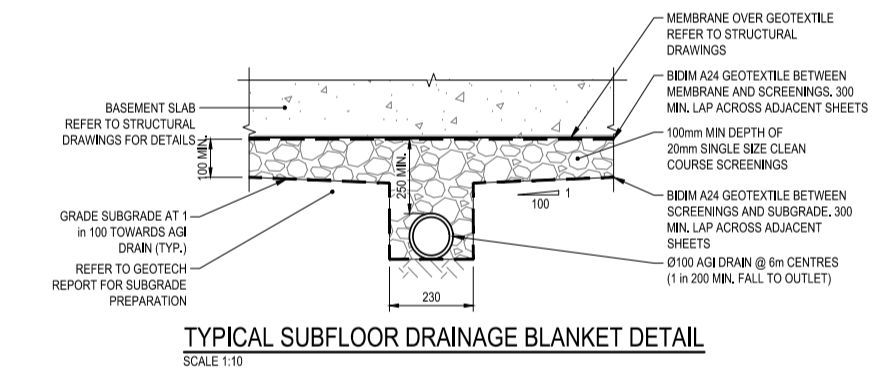
EXISTING SITE PLAN
SCALE 1:200 (A1)

Job Name : 79-81 Victoria Parade Collingwood
 Sketch Title:
 Civil Concept Sketches
 Sheet 1 of 4
 Date: 15/04/2026
 By: RP

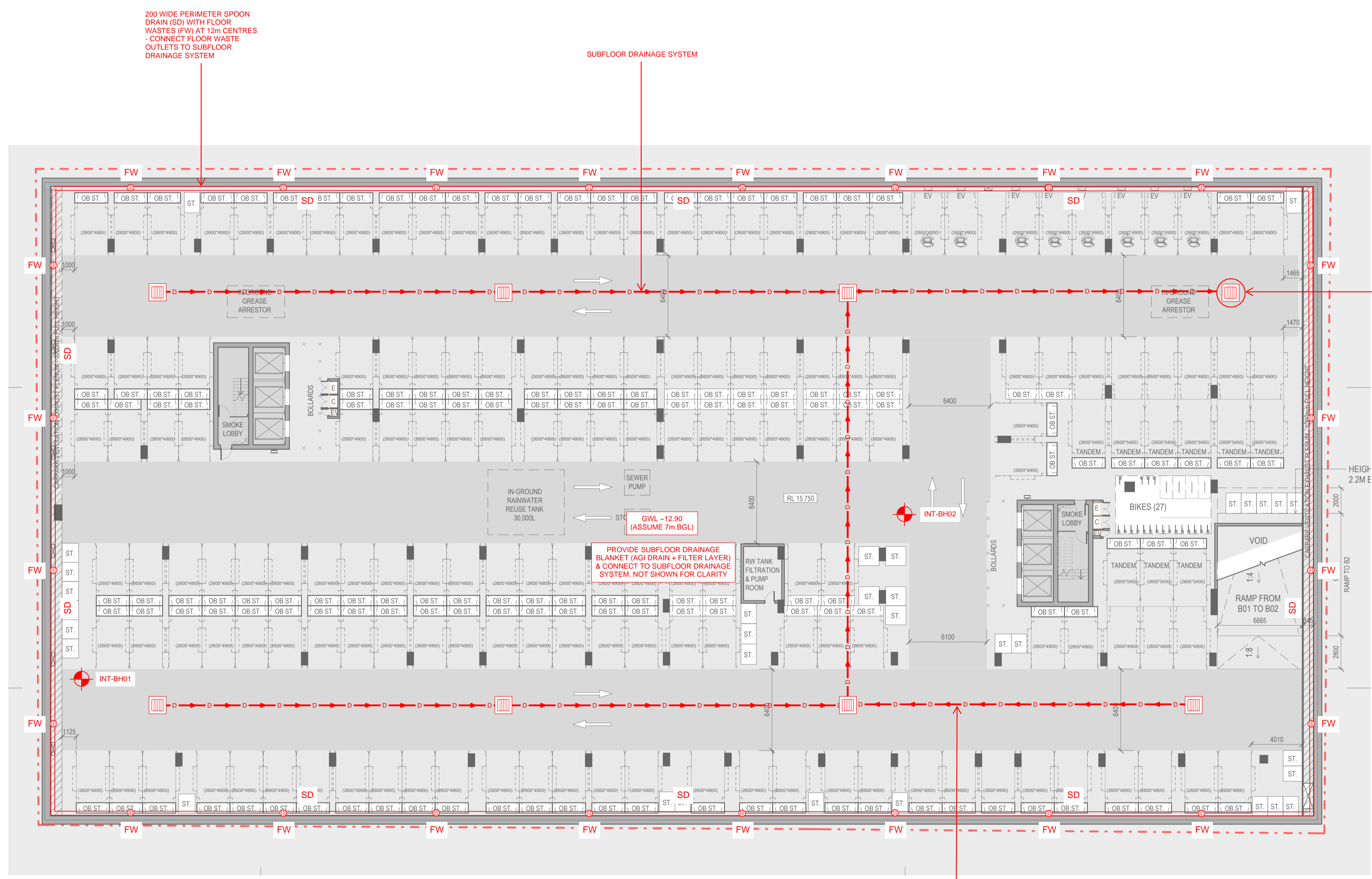
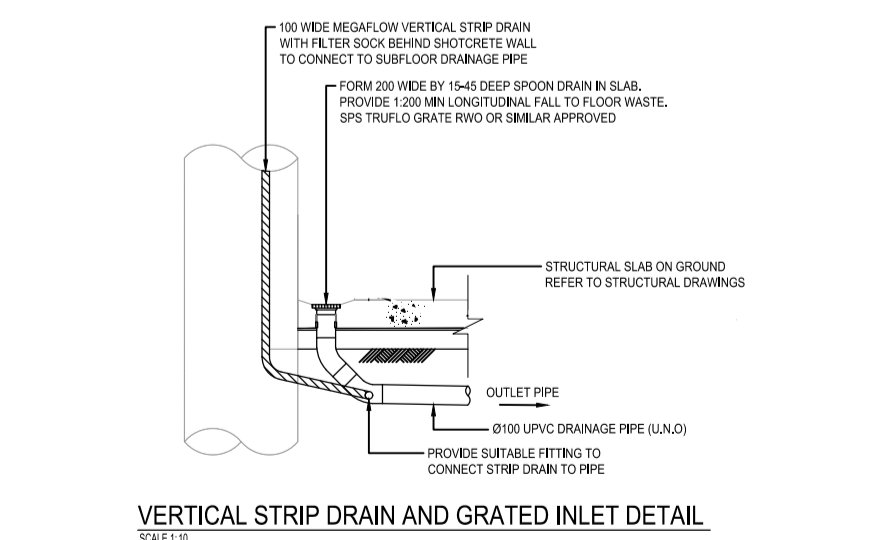
TTW Structural Civil Traffic Façade Job Number: 254107 Sketch No. : SK003

Basement Design Considerations:
 Note design considerations below subject to Geotechnical Investigations & Report. Current design based on 233902-PRJ1303668-GEO-REP-02 [1] Collingwood (FINAL) (3)

- Groundwater ~7m BGL (2024 INT-BH01). GWL ~12.90 based on existing basement level ~19.92 (subject to further investigations). Allowing for seasonal fluctuations groundwater may be encountered during excavation for services and footings. Allowance for temporary dewatering may be required with discharge via trade waste agreement with sewer/water authority. Permanent groundwater should not be discharged to Council stormwater. Permanent subfloor drainage blanket system below Basement 02 slab on ground recommended. Refer detail below:

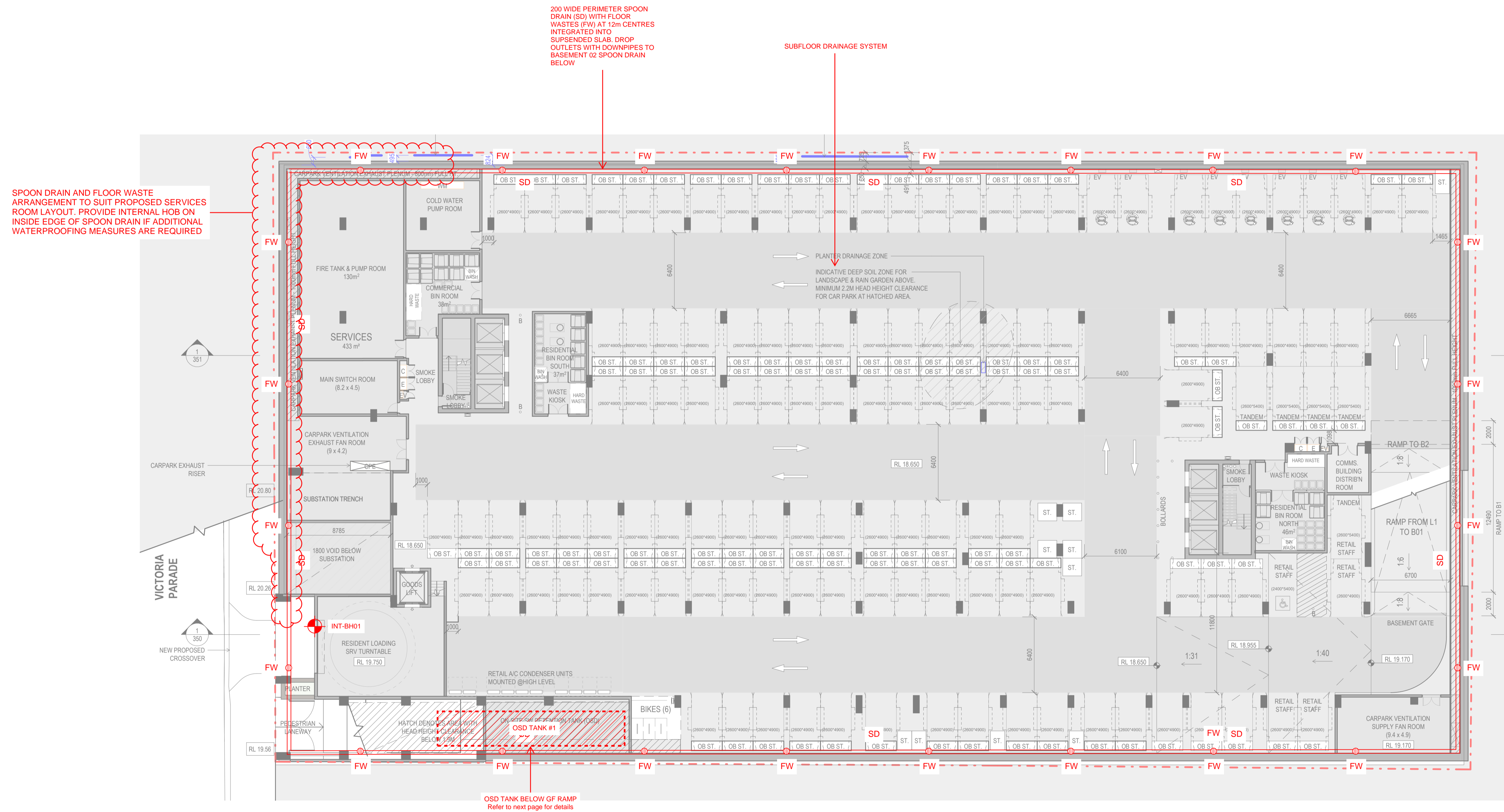


- Provide agi drains at 10m centres across extent of basement and at steps in slab and connect to inground civil basement drainage network.
 - Tank overflows (e.g. Fire Services and Rainwater Tanks) to be connected to inground civil basement drainage network. Hydraulics Engineer to confirm overflow connection points and flow rates.
 - Basement wall retention system assumed as conventional bored pier and shotcrete wall system with vertical strip drains to capture and convey seepage water to inground civil basement drainage network. Refer detail below:



BASEMENT 02 PLAN
 SCALE 1:200 (A1)

Job Name : 79-81 Victoria Parade Collingwood
 Sketch Title:
 Civil Concept Sketches
 Sheet 2 of 4
 Date: 15/04/2026
 By: RP
 Job Number: 254107
 Sketch No. : SK003



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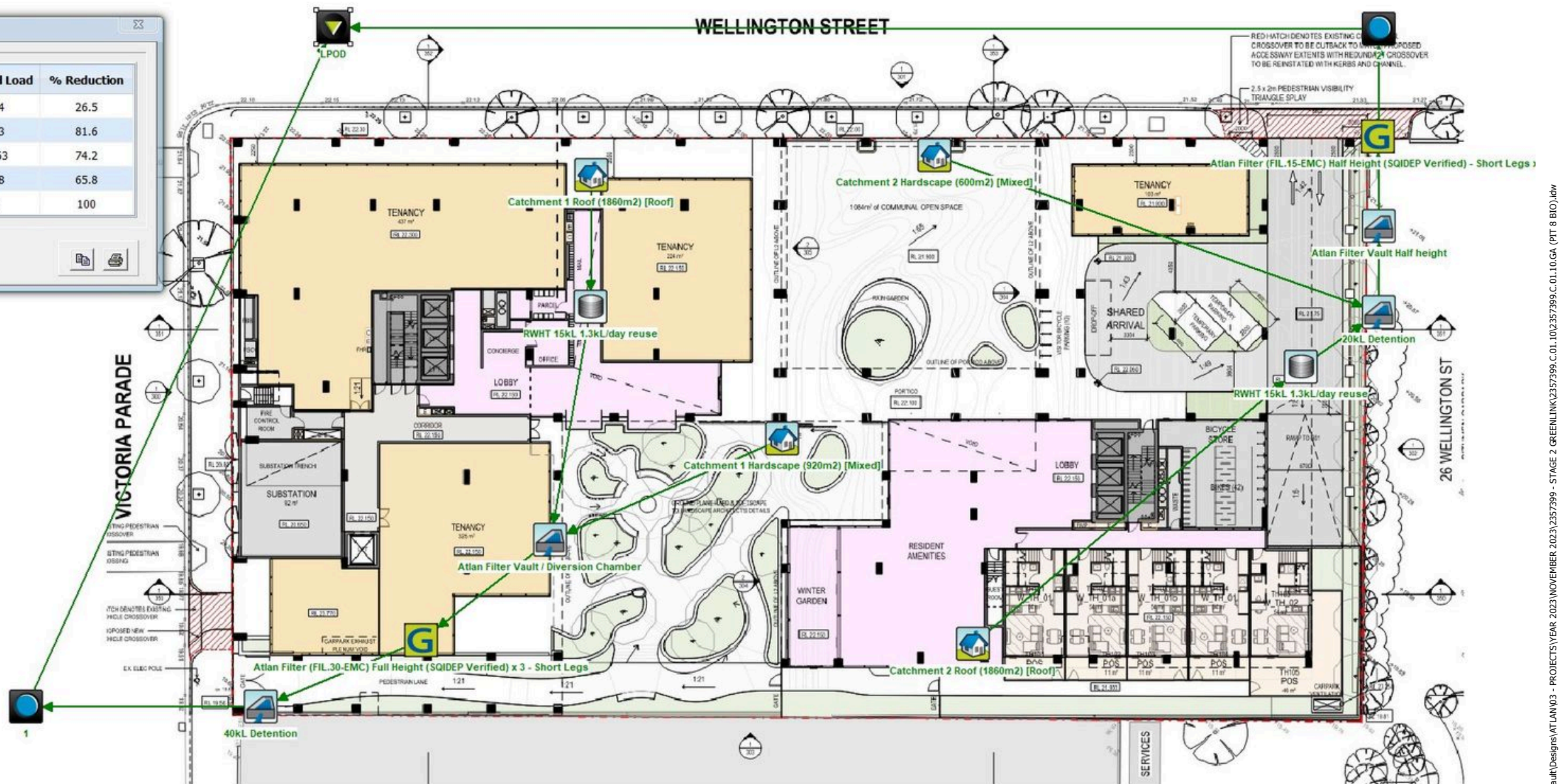
Job Name : 79-81 Victoria Parade Collingwood
 Sketch Title:
 Civil Concept Sketches
 Sheet 3 of 4
 Date: 15/04/2026
 By: RP

TTW Structural Civil Traffic Façade Job Number: 254107
 Sketch No. : SK003

Appendix E – Music Model Report

MUSIC Model Report

	Sources	Residual Load	% Reduction
Flow (ML/yr)	2.78	2.04	26.5
Total Suspended Solids (kg/yr)	203	37.3	81.6
Total Phosphorus (kg/yr)	0.634	0.163	74.2
Total Nitrogen (kg/yr)	6.66	2.28	65.8
Gross Pollutants (kg/yr)	101	0	100



TOLERANCE: All Dimensions to Closest 10 mm & +/- 30 mm

ALL INTERCONNECTING PIPEWORK, PITS AND ASSOCIATED DRAINAGE BY OTHERS

REV	DATE	BY	DESCRIPTION	CHK
5	20-11-2025	OT		



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Approved	Date



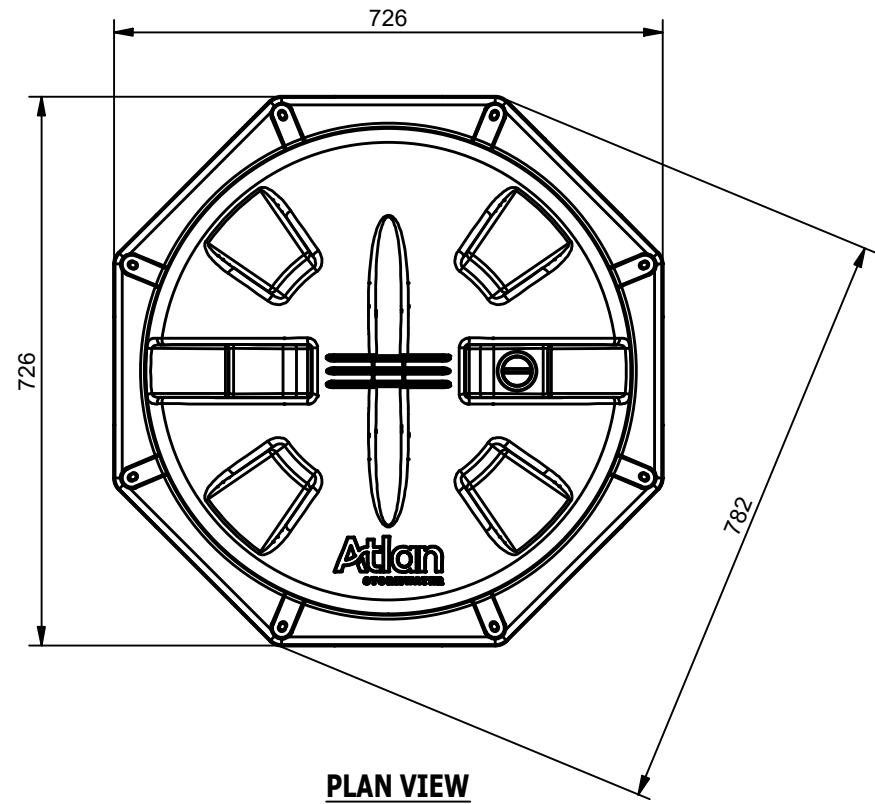
PROJECT
79-81 Victoria Parade, Collingwood VIC

TITLE
MUSIC Modelling

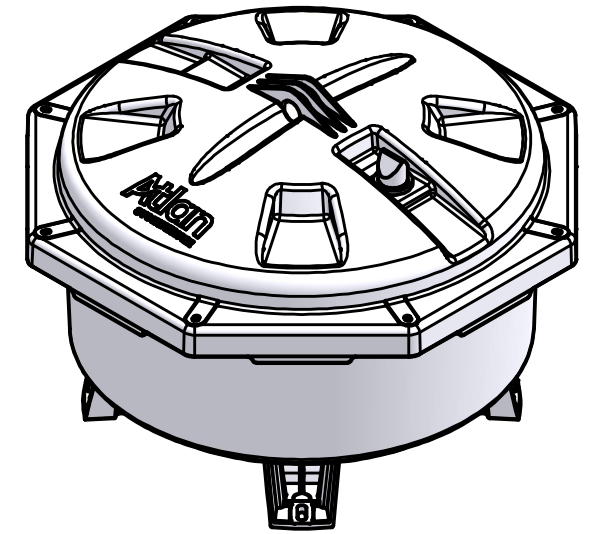
SCALE N.T.S	SIZE A3	SHEET 1 OF 1	REV 5
CUSTOMER CODE : 25-86389		DWG No.	

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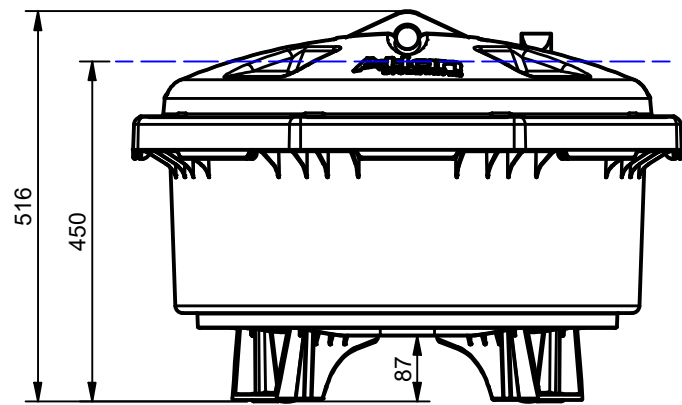
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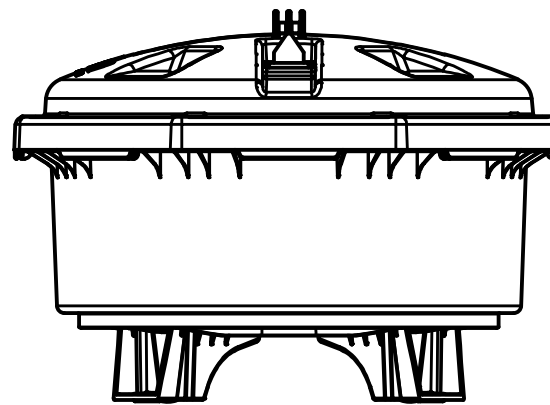
PLAN VIEW



ISOMETRIC VIEW



ELEVATION VIEW



SIDE VIEW

ISSUED FOR CONSTRUCTION

TOLERANCE: All Dimensions to Closest 10 mm & +/- 30 mm

ALL INTERCONNECTING PIPEWORK, PITS AND ASSOCIATED DRAINAGE BY OTHERS

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Request No.	



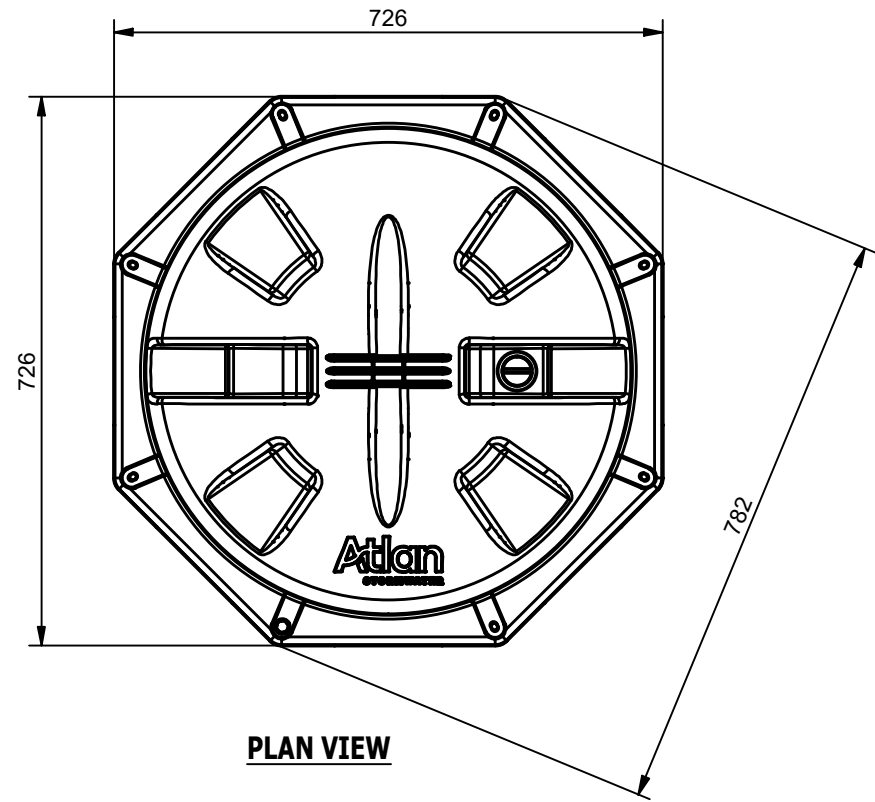
PROJECT :

TITLE
ATLAN FILTER - SHORT
FIL-1.5

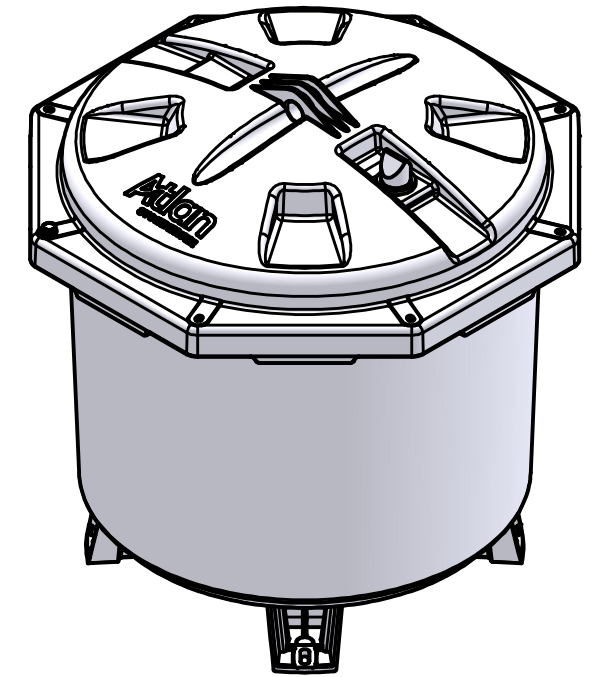
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REV	DATE	BY	DESCRIPTION	CHK
	29/02/2024	P.Z.	INITIAL RELEASE	

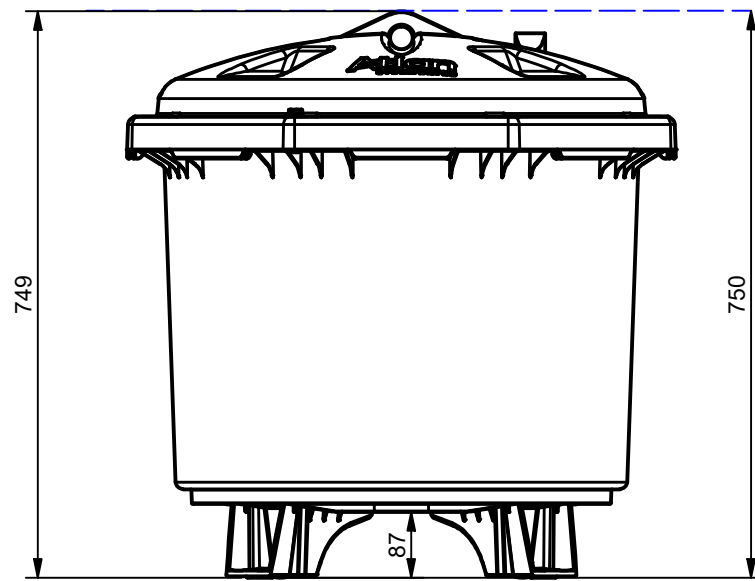
ATLAN FILTER - FIL-3.0 SHORT HEIGHT



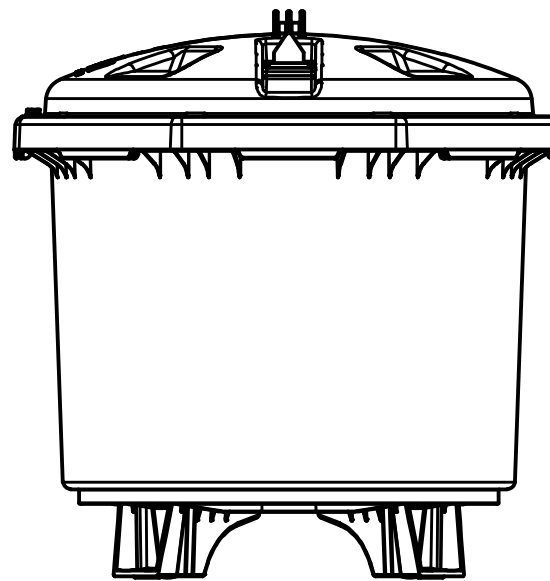
PLAN VIEW



ISOMETRIC VIEW



ELEVATION VIEW



SIDE VIEW

ISSUED FOR CONSTRUCTION

TOLERANCE: All Dimensions to Closest 10 mm & +/- 30 mm

ALL INTERCONNECTING PIPEWORK, PITS AND ASSOCIATED DRAINAGE BY OTHERS

29/02/2024	P.Z.	INITIAL RELEASE	
REV	DATE	BY	DESCRIPTION
			CHK

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Approved	Date
Request No.	



PROJECT :			
TITLE ATLAN FILTER - SHORT FIL-3.0			
SCALE N.T.S	SIZE A3	SHEET 1	REV
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