

**BPD Ref: 11139**  
13 December 2024



Assem Labib  
DM Property  
Suite 5, 27 Izett Street  
Prahran VIC 3181  
Assem@dmproperty.com.au

Dear Assem,

**Re: 2 Collegium Ave, Wheelers Hill**

Further to our discussion, the broad drainage proposal to service the development of the site at 2 Collegium Ave in Wheelers Hill is detailed below and shown on the attached plans.

- The site has a gentle fall to the Southwest generally towards the intersection of Brandon Park Drive / Academy Avenue.
- Internal pipes will connect to the existing drainage pit at the corner of Brandon Park Drive and Academy Avenue, Council maps indicated that the pipes immediately downstream of this pit are 375mm dia – 450mm dia and 1050mm dia. It is however noted that the feature survey indicates that existing 450mm dia pipes are located within the Western boundary of the site that are proposed to be utilised.
- Internal pipes within the proposed development will be sized to cater for the expected 5yr developed flows, all proposed dwellings will be provided a connection point at an appropriate location.
- Underground storage to be provided to manage the increase in runoff generated by the development of the site and an associated increase in the hardstand areas and roofs etc. Detailed design will determine the best configuration of this storage. 2 locations are proposed and are expected to utilise oversized pipes or similar.
- The proposed site layout appears to have appropriate land set aside to accommodate the required assets.

Please don't hesitate to call to discuss as needed.

Kind regards,

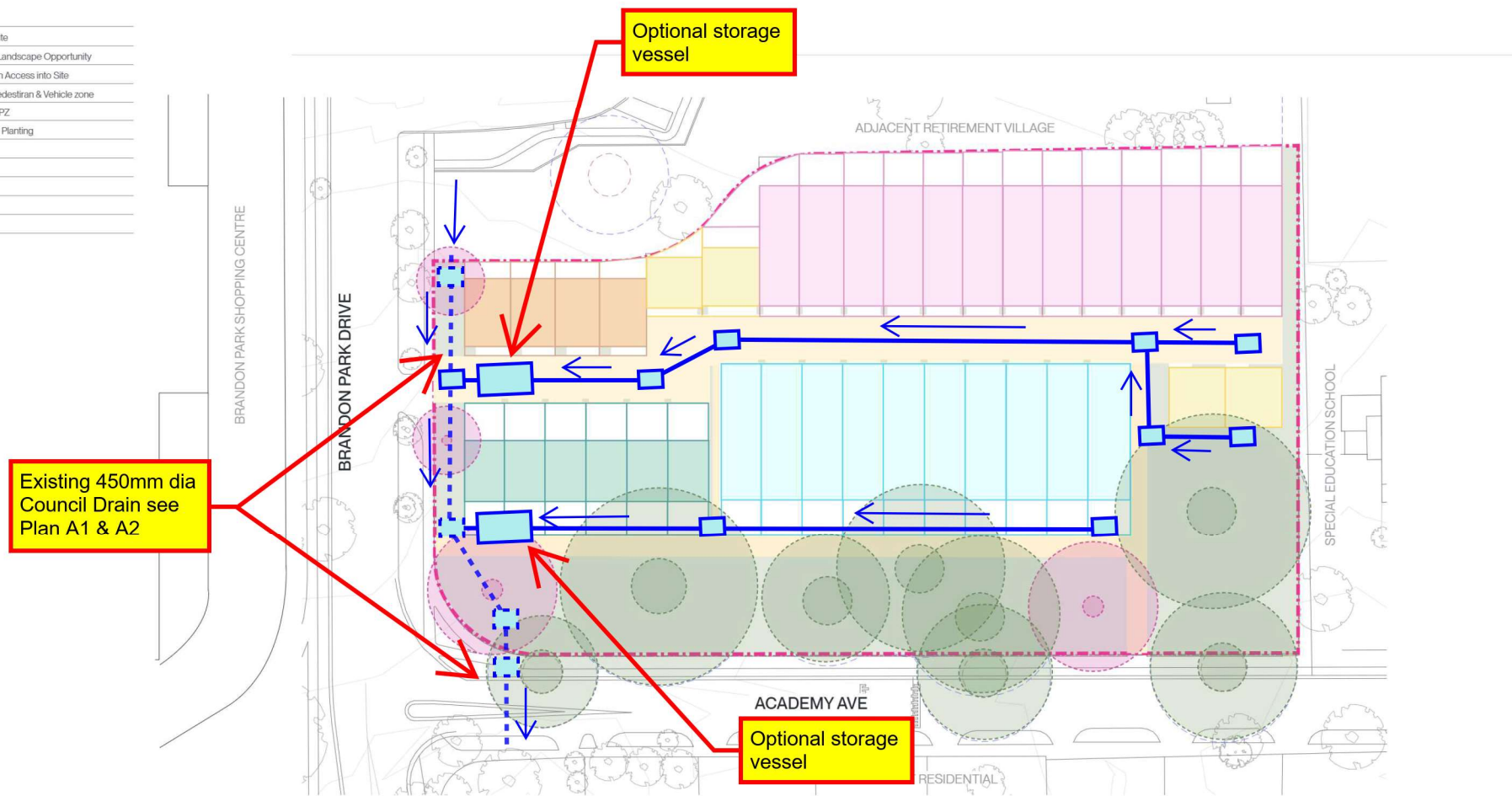
A handwritten signature in blue ink, appearing to be 'Darren Barker', written over a light blue circular watermark.

**Darren Barker**  
Director

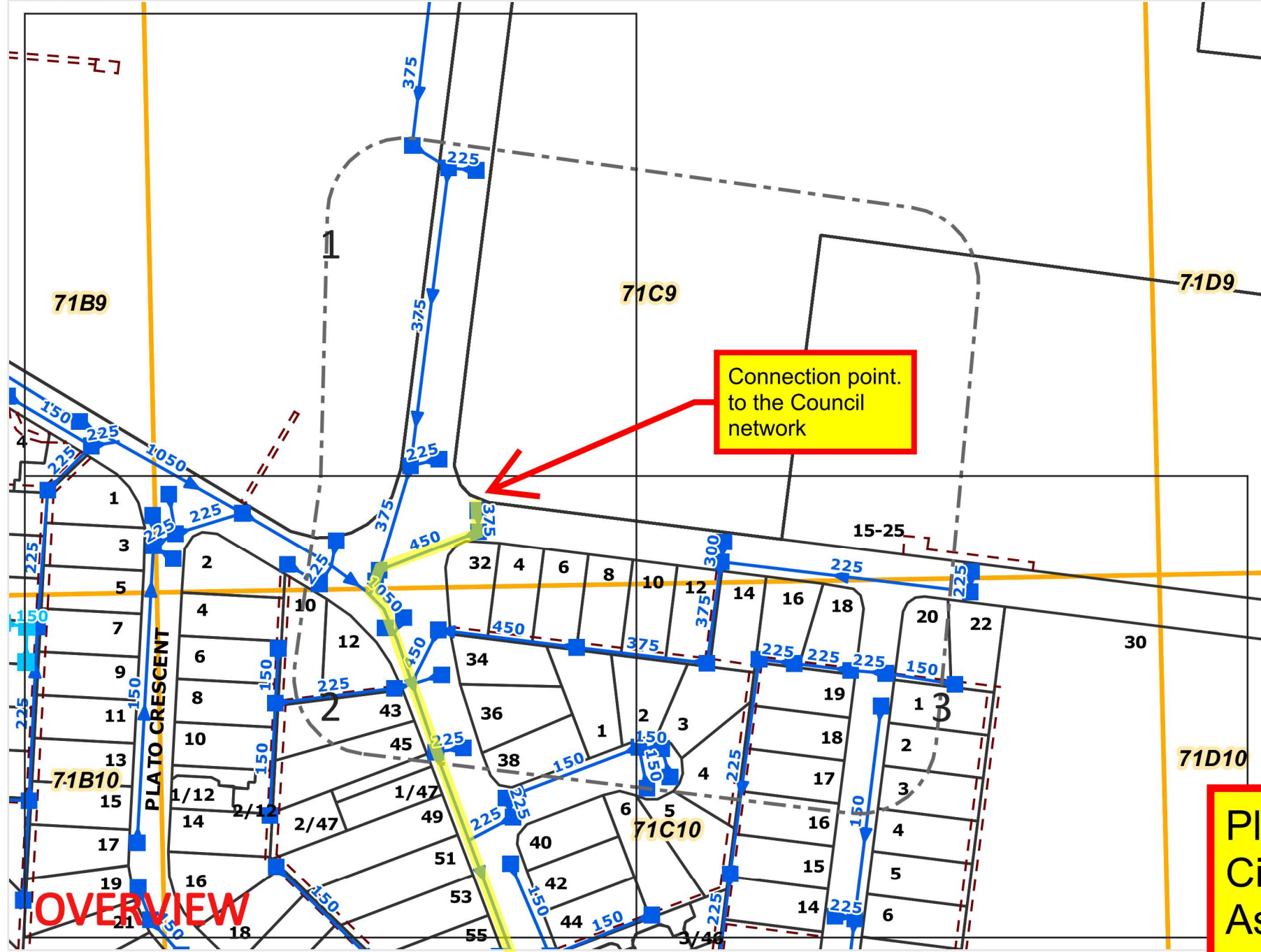
# Proposed Scheme

## Legend

- Subject Site
- Potential Landscape Opportunity
- Pedestrian Access into Site
- Shared Pedestrian & Vehicle zone
- Existing TPZ
- Proposed Planting
- Type A
- Type B
- Type C
- Type D
- Type E



**2 Collegium Avenue  
 Wheelers Hill  
 Drainage Strategy Plan**



**Legend**

**Drain Pits**

- Council
- Melbourne Water
- DOT (Vic Roads)
- Unknown

**Drains**

- Council
- Melbourne Water
- DOT (Vic Roads)
- Unknown

**Drain - Diameters**

eg 223

**Melway Grid**

eg 70 E1

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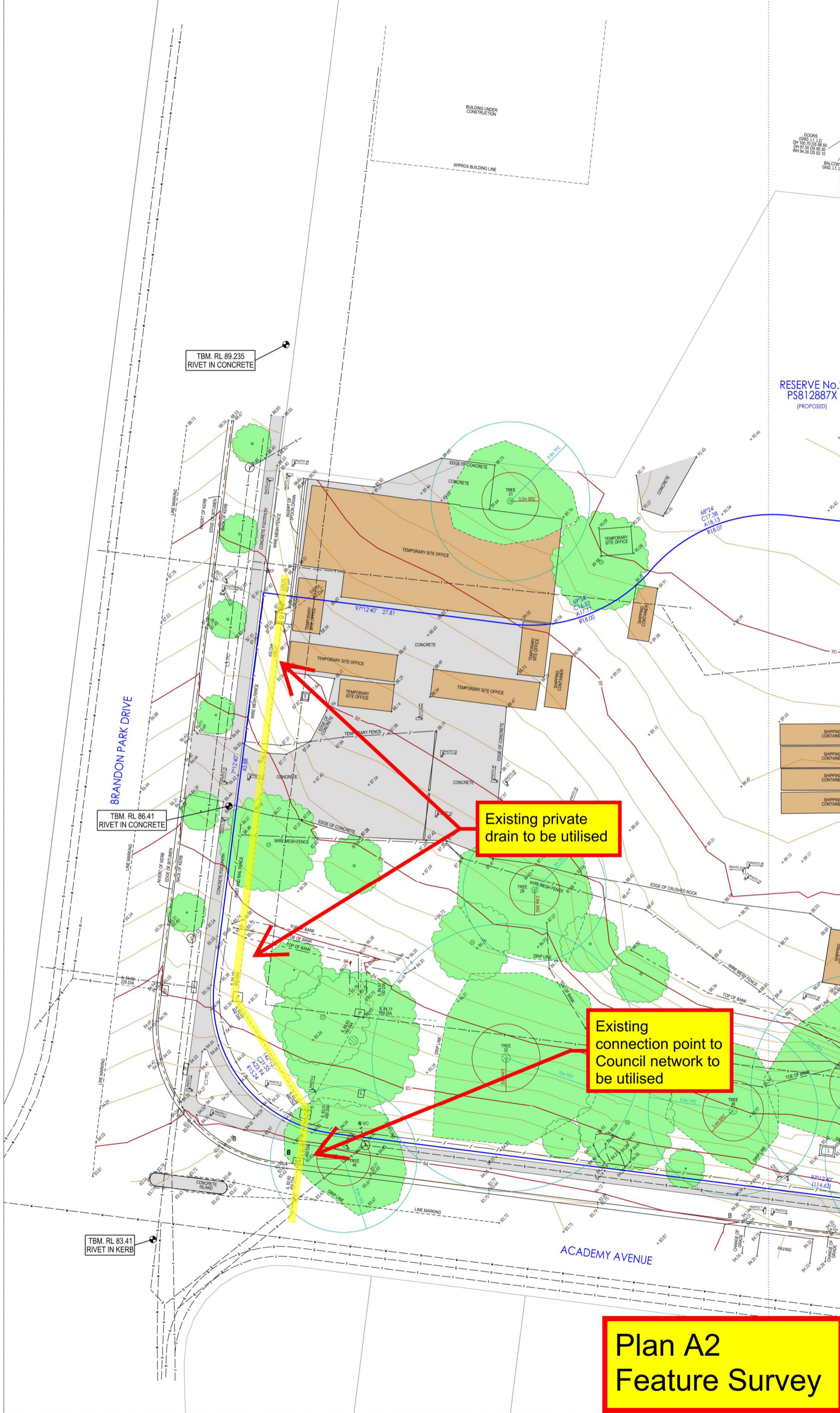
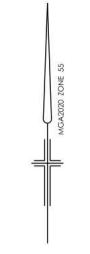
Scale: 1:2050  
 Expires: 03 Sep 2024

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**Plan A1**  
**City of Monash**  
**Asset Map**

# RE-ESTABLISHMENT FEATURE & LEVEL PLAN

BREESE PITT DIXON - CIVIL ENGINEERS LAND SURVEYORS TOWN PLANNERS URBAN DESIGNERS  
1/19 CATO ST HAWTHORN EAST, VICTORIA. 3123. PH (03) 8823 2300 info@bpd.com.au www.bpd.com.au  
PREPARED UNDER A QUALITY SYSTEM CERTIFIED AS COMPLYING WITH ISO 9001 BY AN ACCREDITED CERTIFICATION BODY.



**NOTATIONS**

THE HARD COPY OF THIS PLAN MAY OR MAY NOT REPRESENT ALL THE DIGITAL INFORMATION AS SUPPLIED IN THE ACCOMPANYING DIGITAL DATA.

THE TOPOGRAPHIC FEATURES HAVE BEEN DERIVED BY FEATURE SURVEY MEANS. THIS DATA IS SUITABLE FOR PLANNING ONLY, AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES. CRITICAL DIMENSIONS MEASURED FROM DIGITAL DATA MUST BE CONFIRMED BY THIS OFFICE.

UNLESS OTHERWISE INDICATED, PITS ARE SHOWN AS LOCATED AT GROUND LEVEL. PITS MAY BE LARGER BELOW GROUND.

DATE OF MOCS SEARCH: 27/11/2024  
ALL UNDERGROUND SERVICES SHOWN ON THIS PLAN HAVE BEEN SUPPLIED BY THE RELEVANT SERVICING AUTHORITIES AND SHOULD BE VERIFIED ON SITE. OTHER SERVICES MAY HAVE BEEN PLACED SINCE SEARCH OR MAY NOT BE IDENTIFIED IN THE MOCS SEARCH.

LEVELS SHOWN THIS WAY ARE TO AHD

LEVEL DATUM VIDE: MULGRAVE PM469 (RL 89.266m VIDE S465 27/11/2024)

CONTOUR INTERVAL: 0.25m

THE LIGHTLY SHADED BOUNDARIES SHOWN HEREON HAVE BEEN DERIVED FROM THE DIGITAL CADASTRAL MAP BASE AND ARE INDICATIVE ONLY.

ENLARGEMENTS ARE NOT SHOWN TO SCALE. THIS PLAN SHOULD BE READ WITH THE ACCOMPANYING REPORT.

SHEET 2 OF 3 SHEETS

**PARCEL IDENTIFICATION**

ADDRESS: BRANDON PARK DRIVE, WHEELERS HILL  
TITLE DESC: TO BE DERIVED FROM VOL. 12312 FOL. 271  
LAST PLAN REF: PROPOSED LOT 2 ON FS 812887X  
COUNTY OF BOURKE  
PARISH OF MULGRAVE  
CROWN ALLOTMENT 2017(P1)  
SECTION ---

**ENCUMBRANCES**

DEPTH LIMITATION = 1.5m

SUBJECT TO ANY RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS NOTED ON SHEET 2 OF TP949300H

(E-1) SEWERAGE EASEMENT VIDE C/T VOL. 11450 FOL. 272 & PROPOSED SEWERAGE EASEMENT VIDE PS812887X IN FAVOUR OF YARRA VALLEY WATER CORPORATION

**LICENSED SURVEYOR CERTIFICATION**

I, DAMIAN J. SMALE OF 1/19 CATO STREET, HAWTHORN EAST CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE SURVEYING ACT 2004 AND COMPLETED ON 04/12/2024 THAT THIS PLAN IS ACCURATE AND CORRECTLY REPRESENTS THE ADOPTED BOUNDARIES AND THAT THE SURVEY ACCURACY ACCORDS WITH THAT REQUIRED BY REGULATIONS 7(1) OF THE SURVEYING (CADASTRAL SURVEYS) REGULATIONS 2015.  
DATE: 04/12/2024

RESERVE No.2  
PS812887X  
(PROPOSED)

TBM. RL 89.235  
RIVET IN CONCRETE

TBM. RL 86.41  
RIVET IN CONCRETE

TBM. RL 83.41  
RIVET IN KERB

Existing private drain to be utilised

Existing connection point to Council network to be utilised

Plan A2  
Feature Survey

**SERVICES**

SERVICES SUPPLIED BY AUTHORITIES SHOWN ACCORD WITH AUSTRALIAN STANDARDS ASS488 - 2019 QUALITY LEVELS:

SEWER (Q-L-C) --- S ---  
STORM WATER (Q-L-C) --- D ---  
UNDERGROUND TELSTRA (Q-L-C) --- T ---  
UNDERGROUND GAS (Q-L-C) --- G ---  
UNDERGROUND WATER (Q-L-C) --- W ---  
UNDERGROUND POWER (Q-L-C) --- E ---  
OVERHEAD POWER --- P ---

**LEGEND**

UNTO DENOTES UNABLE TO OPEN (PIT)  
FL DENOTES FLOOR LEVEL  
WH DENOTES WINDOW HEAD LEVEL  
WS DENOTES WINDOW SILL LEVEL  
DH DENOTES DOOR HEAD LEVEL  
CH DENOTES CEILING HEIGHT

ELC ELECT LIGHT POLE  
EB ELECT BOX  
LGP LIGHT POLE  
EPS ELECT POLE STAY  
EIP ELECT PIT  
TP TELSTRA PILLAR  
TPO TELSTRA PHONE BOX  
OP OPTUS PIT  
TP TELSTRA PIT  
TTP TELSTRA MARKER POST  
OMP OPTUS MARKER POST  
TSP TRAFFIC SIGNAL POLE  
TSPB TRAFFIC SIGNAL BOX  
TSPB TRAFFIC SIGNAL PIT  
SPR SEWER PIT  
SIO SEWER INSPECTION OPENING  
SCB SPRINKLER CONTROL BOX

FHR FIRE HOSE REEL  
SV STOP VALVE  
FP FIRE PLUG  
FH FIRE HYDRANT  
WM WATER METER  
WT WATER TAP  
FP FLAG POLE  
BOLL BOLLARD  
BIN  
SIGN  
GR GRATED PIT  
SEP SIDE ENTRY PIT  
JP JUNCTION PIT  
GAT GATIC PIT  
DRA DRAINAGE PIT  
GV GAS VALVE  
GM GAS METER  
PC POST  
UNK UNKNOWN PIT  
SV SEWER VENT  
COL COLUMN  
BH BORE HOLE

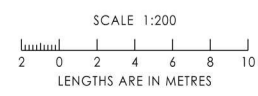
BS GAS SIGN (UNDERGROUND MARKER)

SHEET SIZE A1

**REVISIONS**

NO	DATE	ORIGINAL PLAN	AP	DS
1	09/12/2024	COMMENTS		
2				
3				
4				
5				
6				
7				
8				
9				
10				

BPD REF: 11139



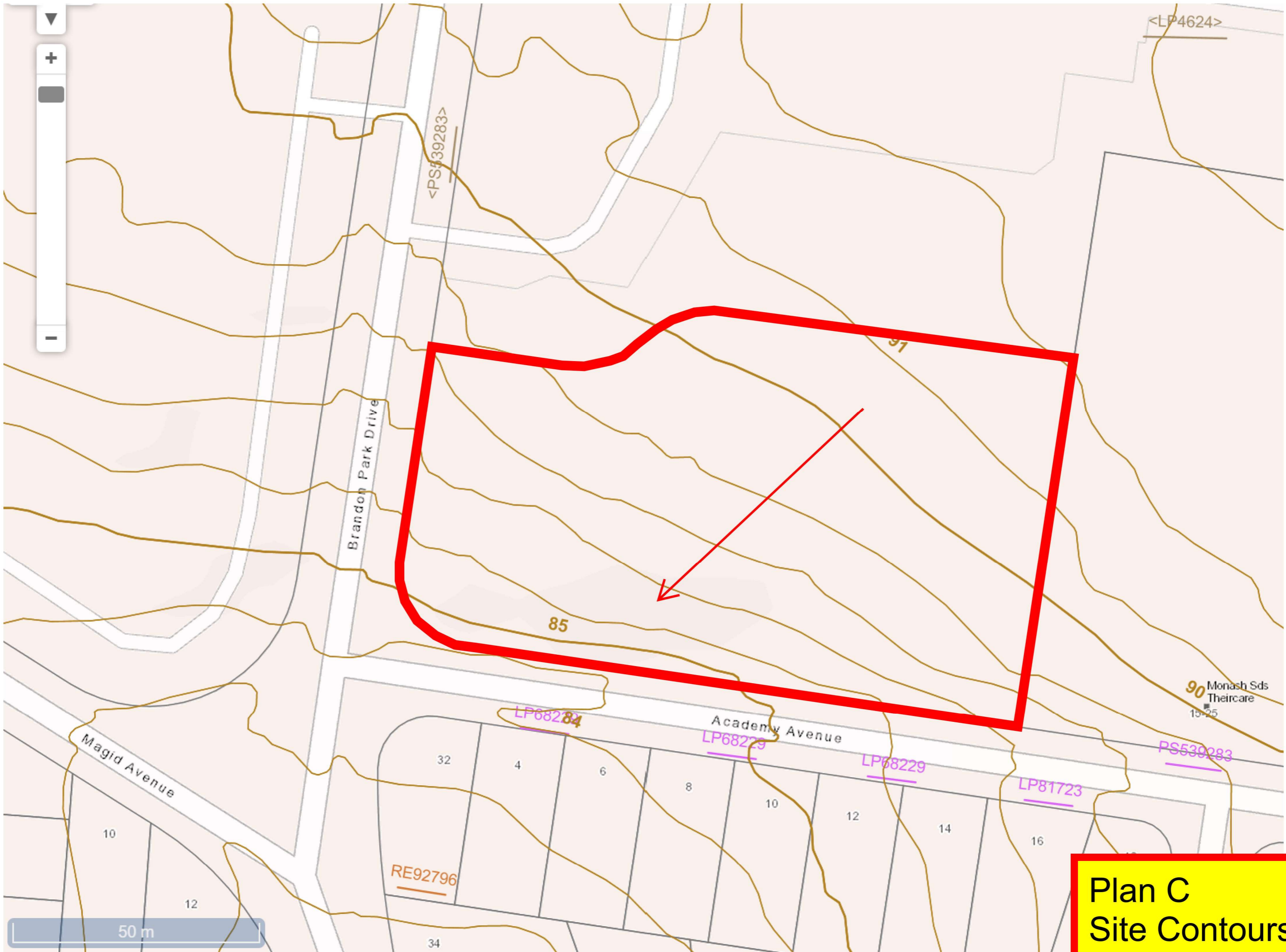


Plan B  
Nearmap Image

↓ Vertical

< Thu Aug 1 2024 >

↔



**Plan C**  
**Site Contours**