Melbourne Water

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22 June 2026

J Richard Designs

Proposal: Pre-development advice - Assessment of Planning Permit plans
Site location: Lot No 93, 8 EBDEN STREET NOBLE PARK NORTH 3174

Melbourne Water reference: MWA-1417731
Date Received: 25/05/2026

Thank you for your application for Melbourne Water's advice regarding planning permit approved plans.

Flood level information

The property is subject to flooding from the flows of Melbourne Water's Yarraman Drain in the 1%AEP storm event. The Yarraman Drain is located within in Mile Creek Catchment. Hence, 300mm Freeboard is applicable.

The property is also subject to flooding from Council's drainage system.

Applicable 1% AEP flood levels are as following:

- Location of Unit 2 and Carspace = 42.83 metres to Australian Height Datum (AHD);
- Location of Unit 1 car space = 42.79 metres to AHD.

Melbourne Water's Requirements

1. Plans must be amended to address Melbourne Water's finished floor level requirement for Unit 2. (Application will be assessed by Melbourne Water at Building Permit stage under Buiding Regulation 153)

2. Finished ground floor level of proposed Unit 2 must be set no lower than 43.13 metres to Australian Height Datum (AHD) which is 300mm above the applicable flood level of 42.83 metres to AHD.

3. Unit 1 & Unit 2 open carspaces must be maintained at natural surface levels at the location with no enclosures.

4. Setbacks from all property boundaris must be maintained as per submitted

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plans.

5. No new solid obstructions such as earth fill, retaining walls, solid fencing/ gates, raised solid landscaping must be proposed within the property.

6. All open space areas of the property must be maintained on existing surface levels. No fill is permitted outside of the proposed development (building) envelope.

7. Any proposed front fencing must be out of a 50% open style design. Any other proposed boundary fencing can be standard timber paling style of construction.

Advice

This information provided above is preliminary in nature and 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.

For any other enquiries, please contact our Customer Service Centre on 131 722

Yours sincerely,

Statutory Referral Permit Services

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Melbourne Water

11 August 2026

J Richard Designs

Proposal: Pre-development advice - Amended Plans for endorsement - Construction of a second dwelling to the rear of an existing dwelling
Site location: Lot No 93, 8 EBDEN STREET NOBLE PARK NORTH 3174

Melbourne Water reference: MWA-1417731
Date Received: 14/07/2026

Thank you for forwarding amended plans for Melbourne Water's assessment.

Melbourne Water can consent to the set of plans referenced: Drawn by: J Richards Designs; Issue: E; Dated: 07/07/2026 as they have addressed Melbourne Water's requirements/ conditions for the development.

Advice

For any other enquiries, please contact our Customer Service Centre on 131 722

Yours sincerely,

Statutory Referral Permit Services

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