

**BPD Ref: 10992**  
27 September 2023



Jethro Still  
jethro.still@hica.com.au

Dear Jethro,

**Re: 811 Bridge Inn Rd**

Further to our discussion we have reviewed the sewer and drainage infrastructure that is required to be delivered as part of the properties 811-821 Bridge Inn Road in Doreen.

Sewer

- Contours require that a sewer will need to be delivered within the existing easement adjacent to the Northern boundary of your site, running EW. Refer fig 4 for the expected catchment.
- A structure will be required at the change in direction of the sewers
- Access to connect to existing sewers in either 277 Painted Hills Rd or 5 Venice Rise is unlikely given the existing infrastructure that would be damaged as part of any works.
- Sewer to extend South and connect to existing structure IND12-71 within Whitford Way
- This sewer is expected to be 150mm dia and in the order of 3m in depth, the expected mixed ground conditions are better suited to open cut excavation using shields rather than boring methods.

Drainage

- The MW Drainage Scheme and existing topography dictates that approx. 6-7 ha of developable land drain towards the West and will require a drain to be installed within 811 Bridge Inn Road running NS within the existing 5m easement. See figure 2.
- The proximity of the existing dwelling at 5 Venice Rise is expected to require an offset of approx. 2m from the boundary to ensure that the angle of repose does not adversely impact this dwelling. See figure 5.

Trees along the Western and Northern boundary of 811 Bridge Inn Road will require removal in order to deliver the drainage and sewer mains that will facilitate development of this precinct. Please don't hesitate to call to discuss if required.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Darren Barker', with a stylized, cursive style.

**Darren Barker**  
Director

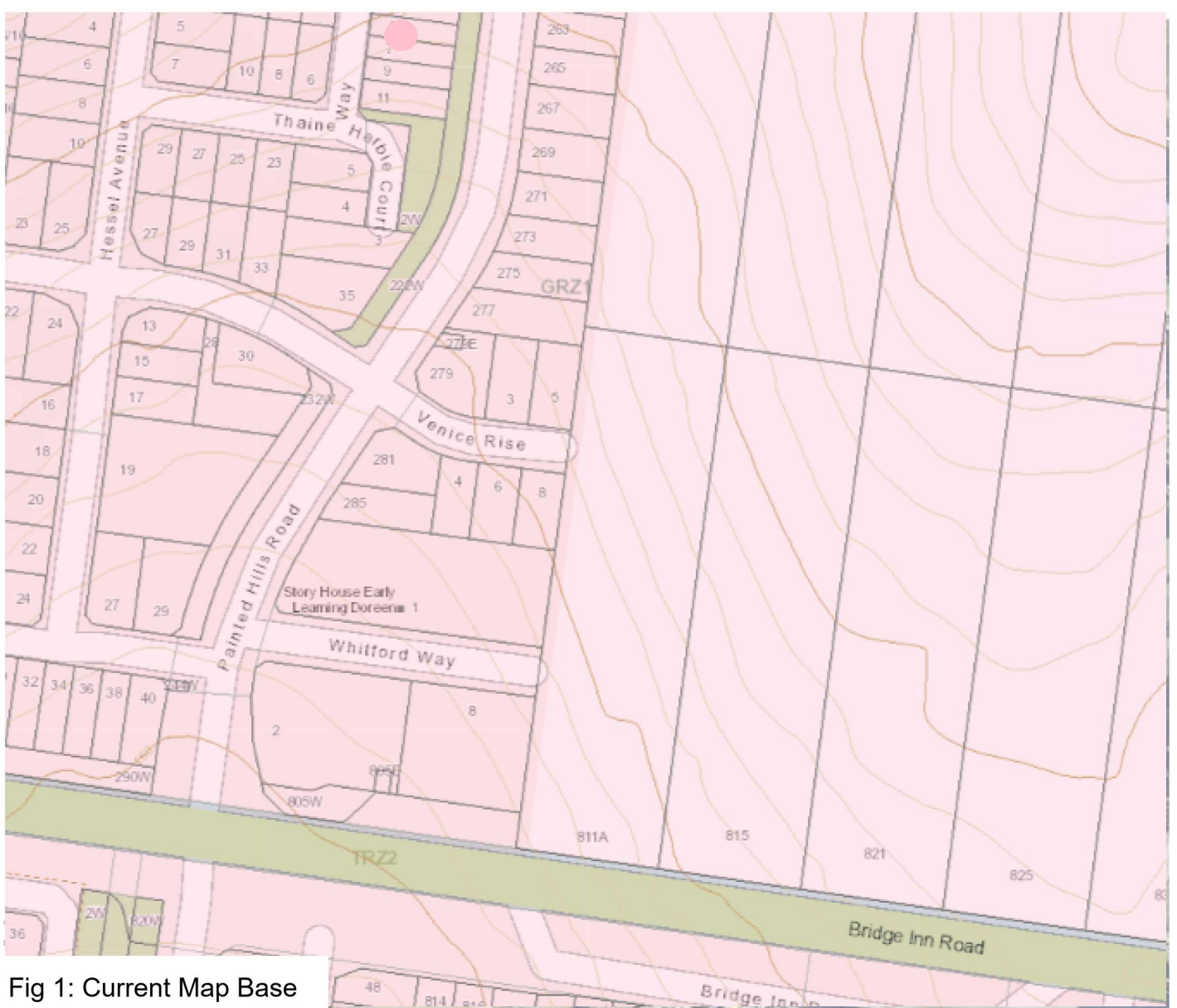


Fig 1: Current Map Base

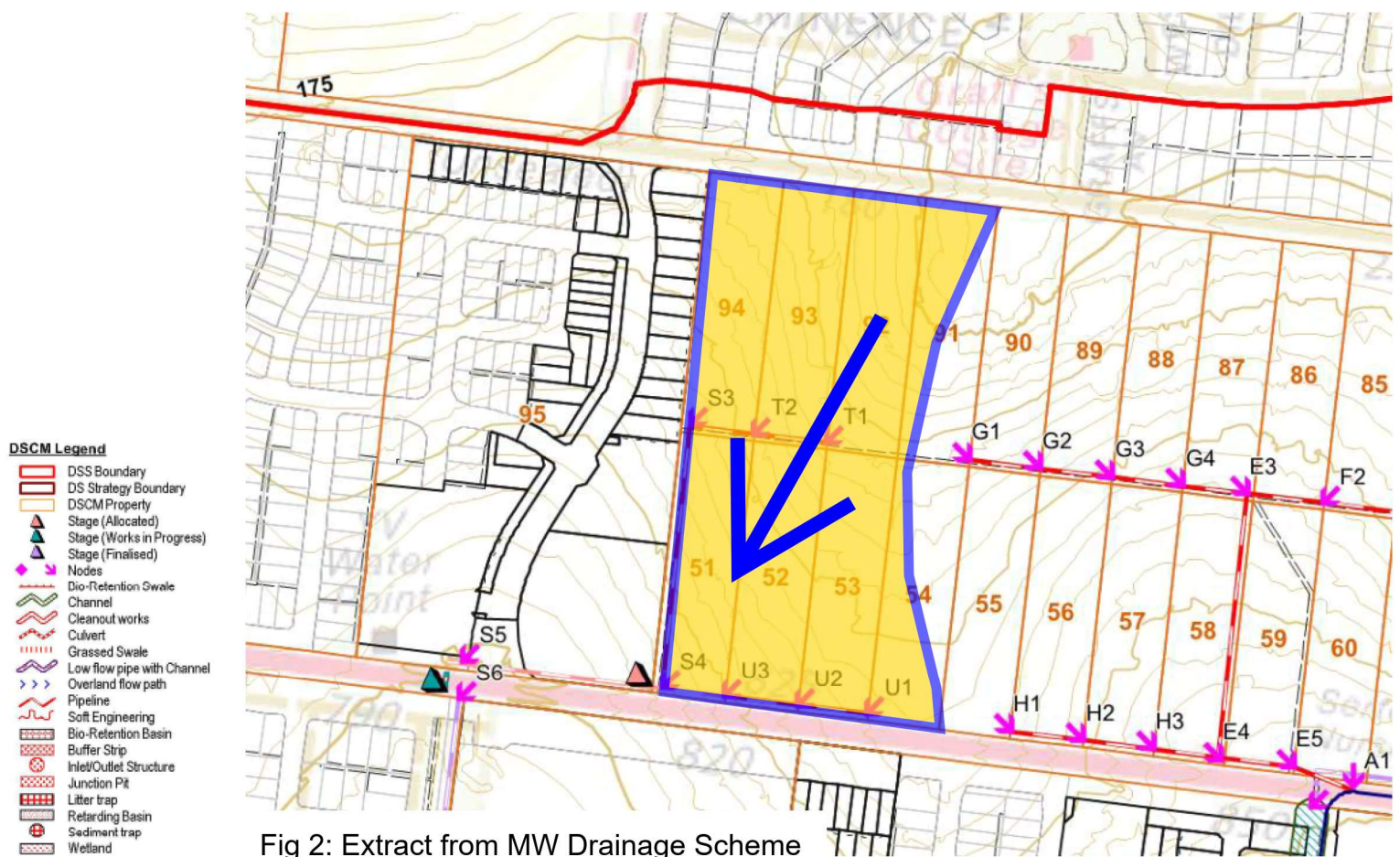


Fig 2: Extract from MW Drainage Scheme

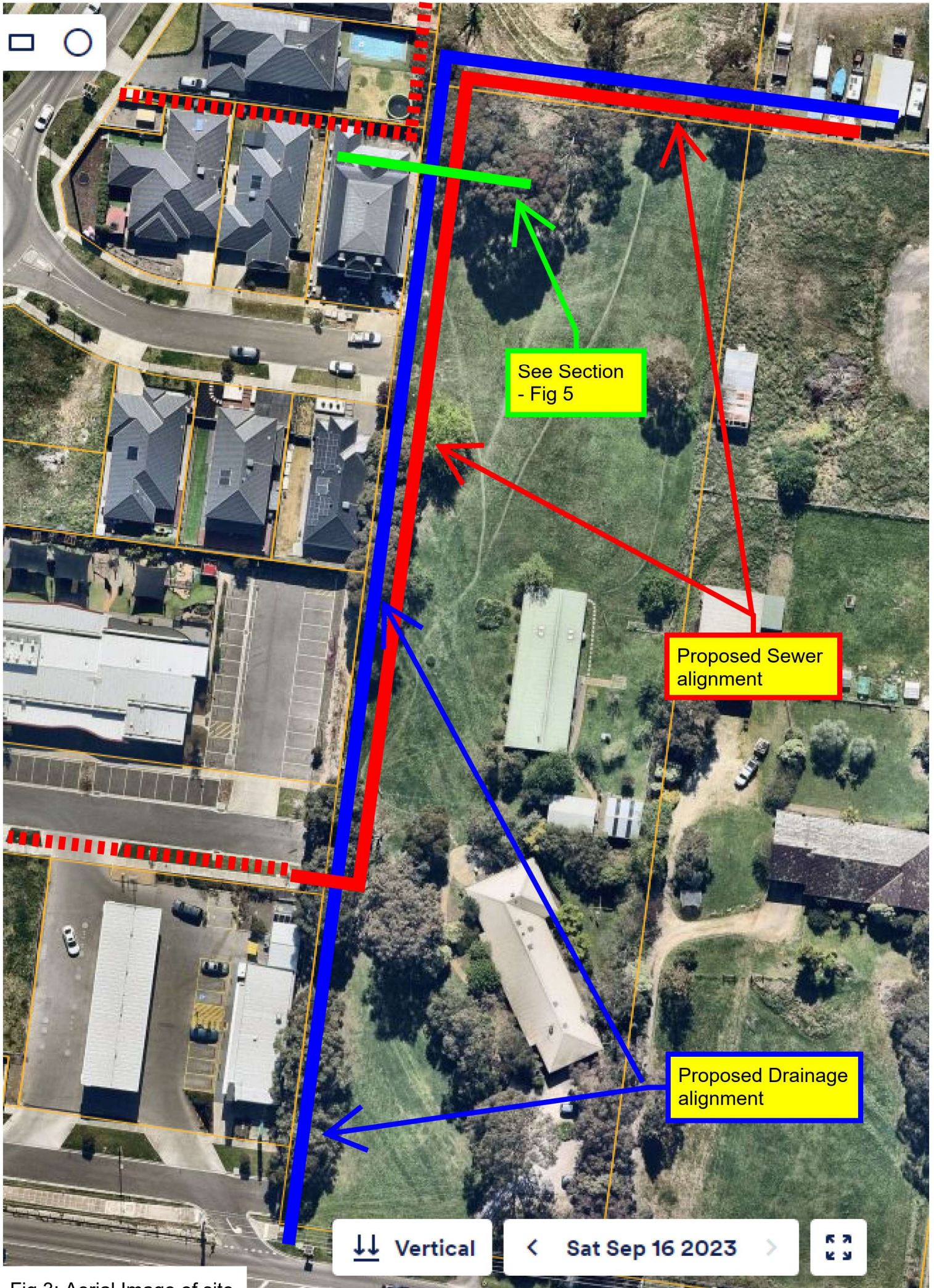


Fig 3: Aerial Image of site

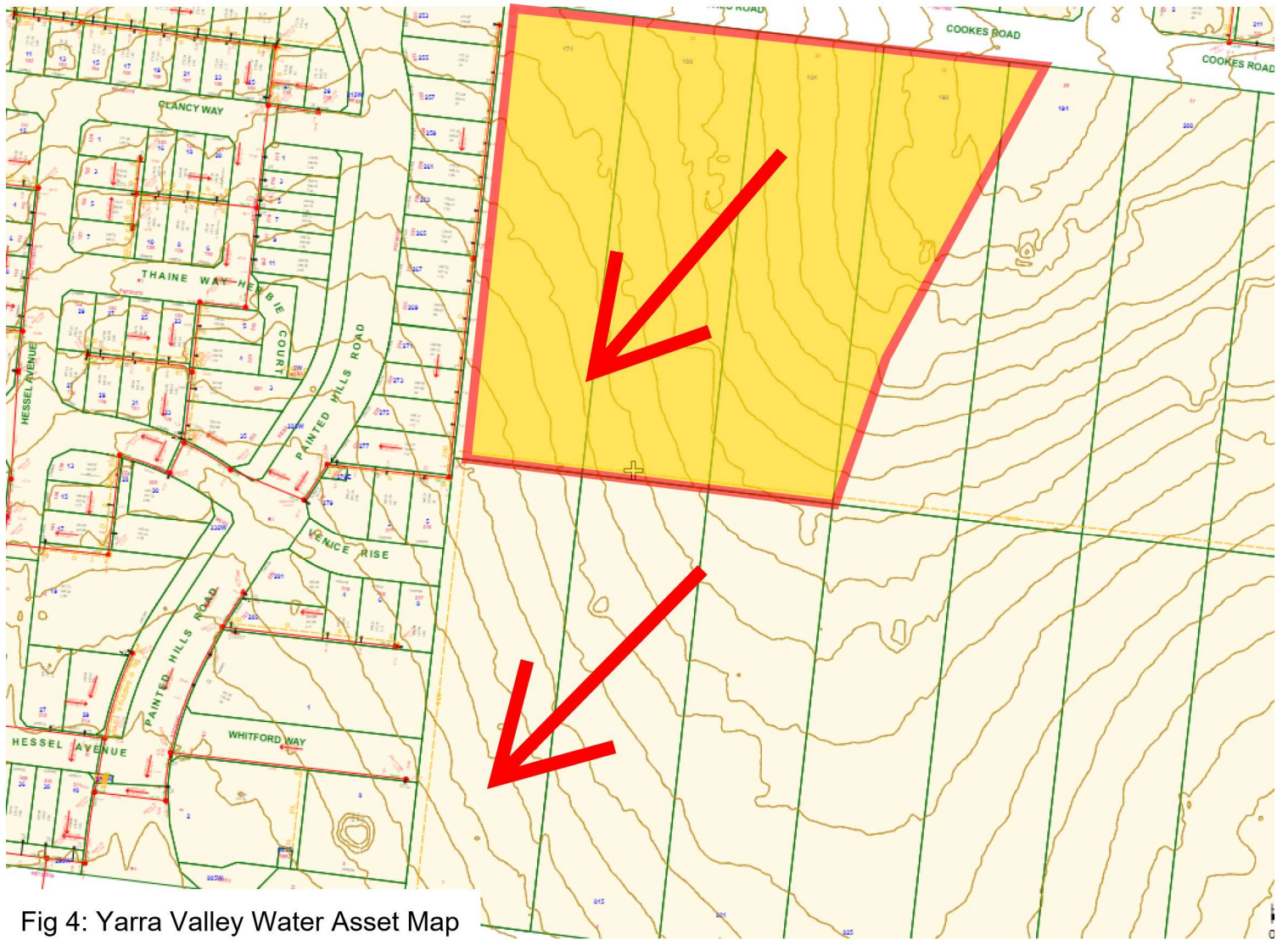


Fig 4: Yarra Valley Water Asset Map

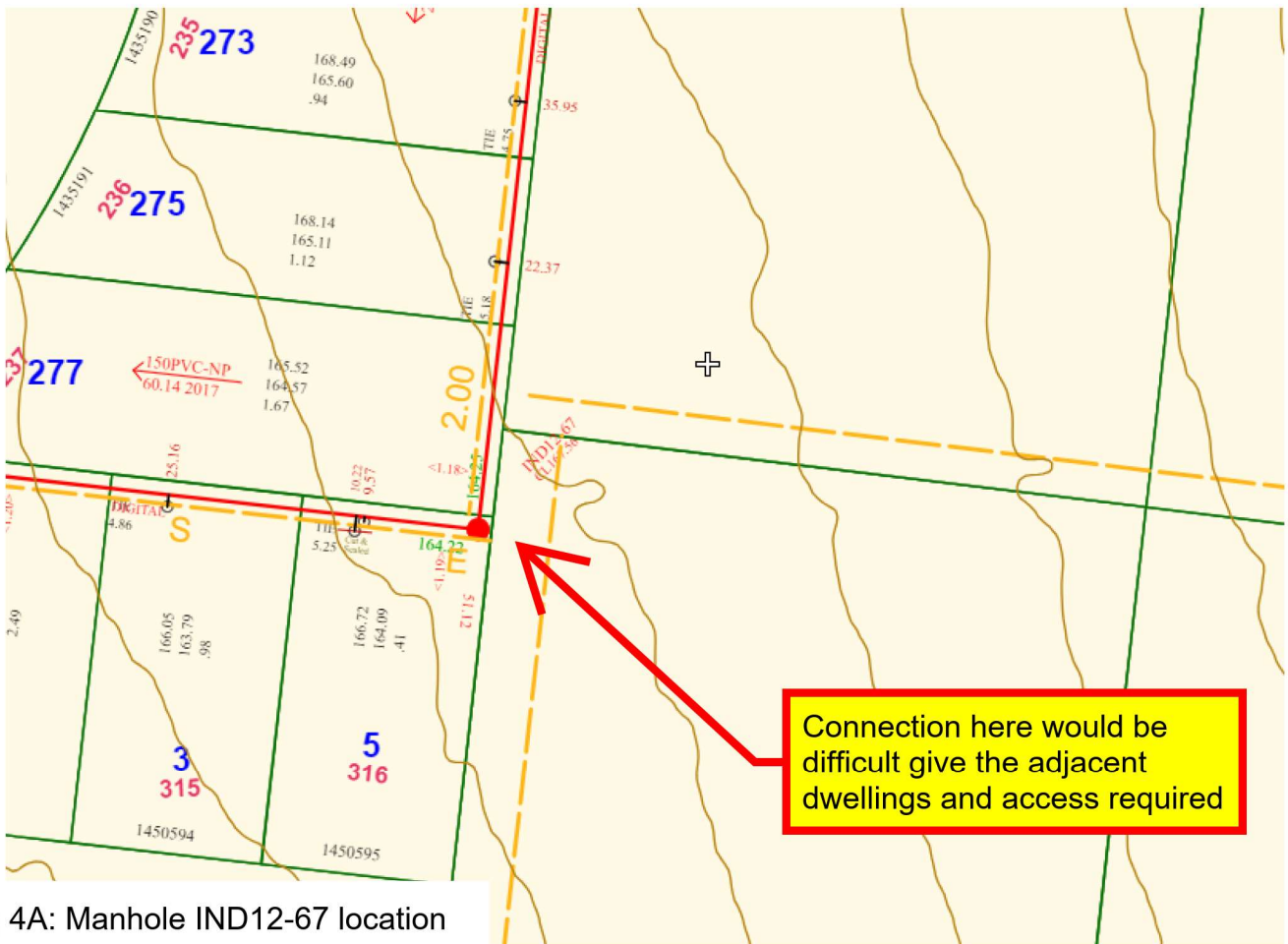


Fig 4A: Manhole IND12-67 location

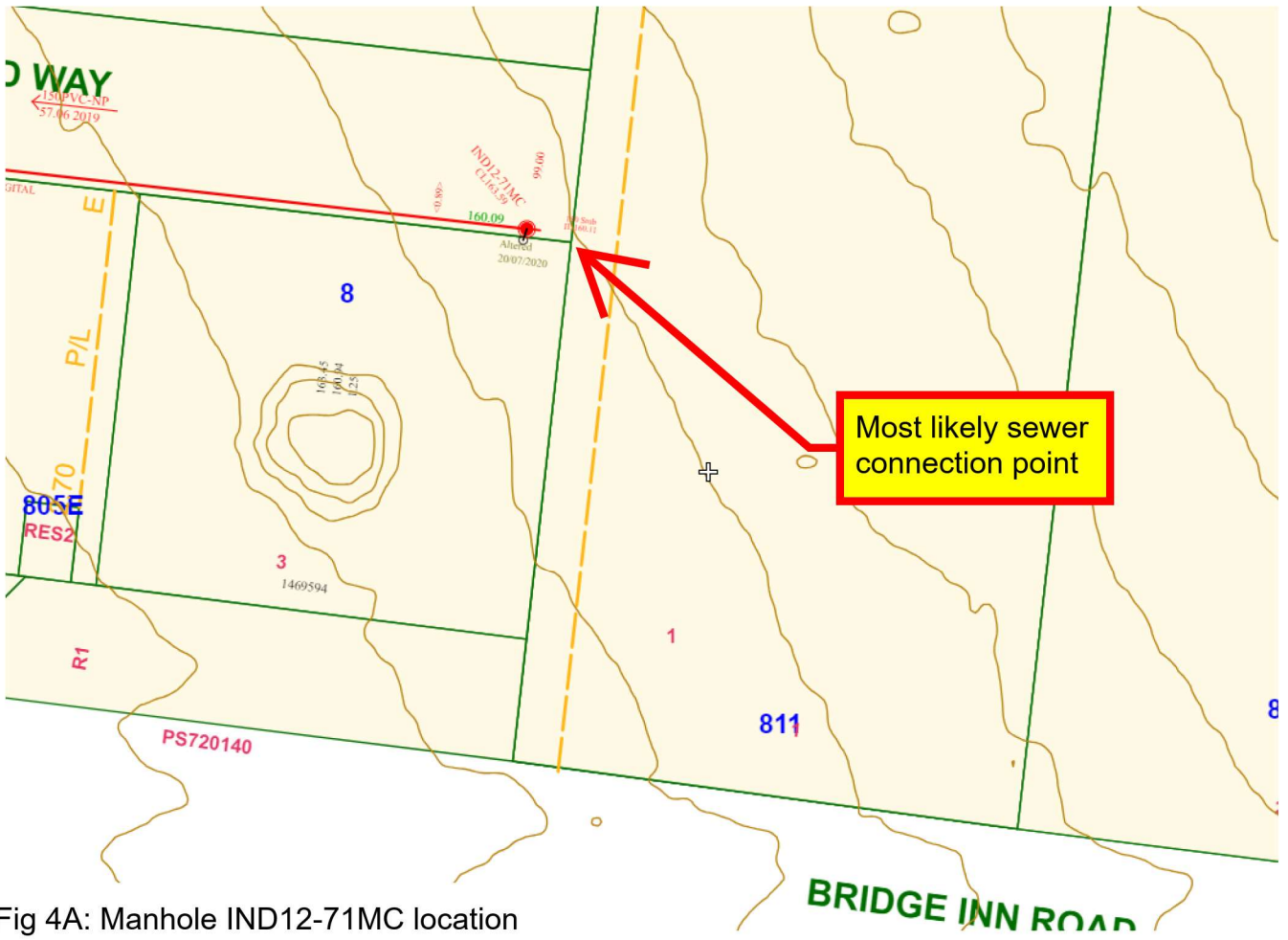


Fig 4A: Manhole IND12-71MC location

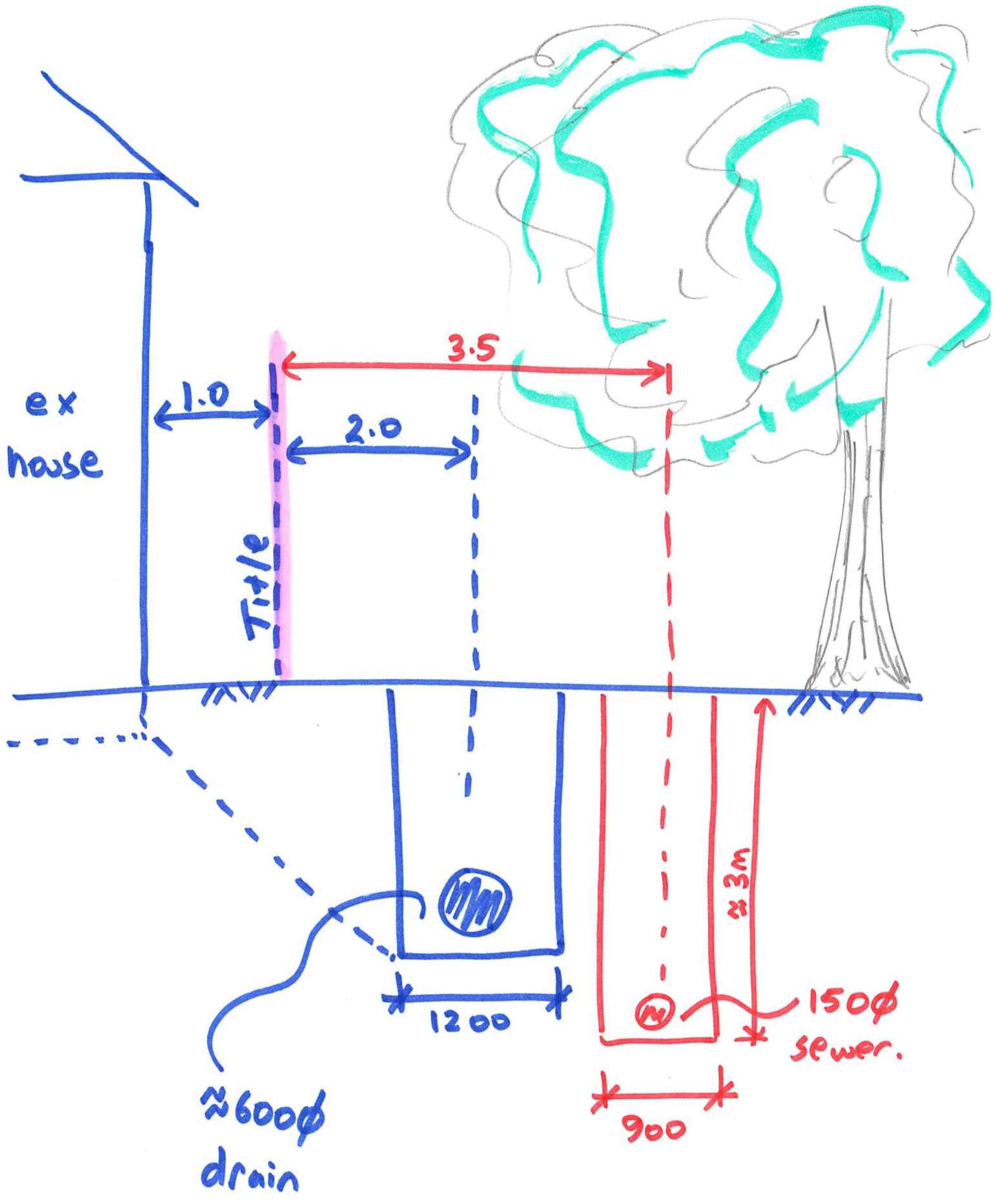


Fig 5: Expected trench section adjacent to 5 Venice Rise