

31/1/2024

Fapio Lai  
[fapio@jovadrafting.com](mailto:fapio@jovadrafting.com)

Dear applicant

**'IN PRINCIPLE' BUILD OVER APPROVAL ONLY**  
PLEASE NOTE THIS IS NOT A FORMAL APPROVAL

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**PROPERTY: 46 THEODORE AVENUE NOBLE PARK**

**Development Type: Residential**

**Structure Type: Proposed Driveway/Paving, Unit 3 Residence, Lightweight 6m2 Shed**

**Our Reference: Case 45404107**

I refer to your request for a Build Over approval in relation to the proposed **Driveway/Paving, Unit 3 Residence, Lightweight 6m2 Shed** as per Rev C plans adjacent to and/or over South East Water's assets at the above property. Currently South East Water is not in a position to issue a formal asset protection permit (Build Over Approval) as we require the following specific conditions to be met:

- Existing property connection branch must be relocated by South East Water contractors via a minor sewer alteration under a plumbing application at customer cost. New branch location must achieve build over clearance from all structures.
- South East Water is to be notified immediately if the building footprint changes which will require a further reassessment.
- Final plans must be submitted to South East Water once minor sewer works are completed. Updated plans are to incorporate new assets, plotted accurately and with buildover clearances maintained before formal build over approval can be issued.

**If any of the above conditions are not met for any reason, then the 'In Principle' approval will not be valid.**

In the meantime, South East Water has no objections to an **'In Principle' approval** being given for the **proposed Driveway/Paving, Unit 3 Residence, Lightweight 6m2 Shed** subject to the above sewerage works being carried out. Once South East Water is satisfied that the above-mentioned conditions have been met, then formal Build Over approval with stamped plans will be issued.

Yours sincerely

Tanya Raux

**PROPERTY DEVELOPMENT**

16 February 2024

Jova Drafting Consultants  
4-5 Bethel Close  
NARRE WARREN NORTH VIC 3804

Reference: Unknown  
Email: admin@jovadrafting.com

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Re: Request for Comment – Easement  
46 Theodore Avenue NOBLE PARK VIC 3174  
Lot 31 LP 52726

#### PROPERTY DETAILS

Date of lodging request for information:	02/02/2024
Rated owner of property:	
Description of works:	Construction of Unit(s)

There is a 2.44m drainage & sewerage easement existing along the western boundary of property. Our records show there is 675 mm pipe council assets located within the easement. The Civil Engineering team will approve the proposal with the following conditions.

1. A CCTV of the existing drainage pipe before & after installation of the permeable pavement, and if pipe is damaged because of works, the applicant will be responsible for reinstating pipe to Council satisfaction.
2. Asset protection permit to be obtained prior to construction of works.
3. Footings of the proposed paling fence must be outside the 45 deg angle of repose and a min of 600mm clearance horizontally to council stormwater pipe.

End of Certificate  
Building Services Team

**NOTE 1: Levels/advice provided may be subject to change at the discretion of the authority.**

**NOTE 2: A Report and Consent from the Building Office will be required in relation to the building permit application. This information and levels provided is to assist with the planning permit application, as Report & Consent cannot be granted unless in conjunction with a Building Permit application.**

#### Customer Service

Dandenong  
225 Lonsdale Street  
Springvale  
397-405 Springvale Road

Noble Park  
18-32 Buckley Street  
Keysborough  
Shop A7, Parkmore Shopping Centre

PO Box 200, Dandenong 3175  
Phone: 8571 1000  
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[www.greaterdandenong.com](http://www.greaterdandenong.com)  
[council@cgd.vic.gov.au](mailto:council@cgd.vic.gov.au)

20 February 2024

**Amended**

Jova Drafting Consultants  
4-5 Bethel Close  
NARRE WARREN NORTH VIC 3804

Reference: Unknown  
Email: admin@jovadrafting.com

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Re: Request for Comment – Easement / Flooding  
46 Theodore Avenue NOBLE PARK VIC 3174  
Lot 31 LP 52726

#### PROPERTY DETAILS

Date of lodging request for information:	16/11/2023
Rated owner of property:	
Description of works: Construction of Unit(s)	

Further to the application re the above development, we advise as follows:

1. The above property is subject to uncontrolled overland flow through the property.
2. A minimum setback of **1.0m** from the eastern side of the property is required to allow the passage of overland flow. The current proposal is causing a blockage of the overland flow.
3. Any fences and gates must be constructed as an open style structure with minimum 50% opening to allow the passage of overland flow.
4. The minimum finished floor level of unit 1 is 24.80m to AHD determined with the finished surface level of 24.40m to AHD at least 400mm above the final surface ground level.
5. The minimum finished floor level of unit 2 is 25.00m to AHD determined with the finished surface level of 24.60m to AHD at least 400mm above the final surface ground level.

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6. The minimum finished floor level of unit 3 is 25.25m to AHD determined with the finished surface level of 24.80m to AHD at least 450mm above the final surface ground level.

End of Certificate  
Building Services Team

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