

17 November 2017

Sue Wood
DELWP Department of Environment, Land, Water & Planning
8 Nicholson Street
East Melbourne VIC 3002

Dear Sue,

Proposal: Multi tower mixed use development in three (3) stages
Site location: 2-28 Montague St & 80 Munro St South Melbourne

Melbourne Water reference: MWA-1035877
Council reference: PA1700291
Date referred: 26/10/2017

Thank you for your letter dated 26 October 2017 regarding a town planning application referral with the above details.

Melbourne Water, pursuant to Section 56(1) of the Planning and Environment Act 1987, objects to the proposed development on the following grounds:

1. The proposed development is inconsistent with State and Local Planning Policy relating to drainage and floodplain management.
2. The proposed development is contrary to Melbourne Water's 'Guidelines for Development in Flood-prone Areas'.
3. The proposed development does not comply with Melbourne Water's Asset Protection requirements.

Flooding/Sea Level Rise Information

The property is not covered by a flood overlay and information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

The subject property is within close proximity of Port Phillip Bay and therefore Melbourne Water can provide the following comments and advice on the proposed development in regards to potential coastal inundation from sea level rise.

The Victorian Coastal Strategy 2008 identifies sea level rise as a significant issue. The Strategy identifies the need to plan for sea-level rise of not less than 0.8 metres by 2100, and to allow for the combined effects of tides, storm surges, coastal processes and local conditions when assessing risks and impacts associated with climate change. This has now been incorporated into the State Planning Policy Framework under Clause

13.01-01.

Melbourne Water has determined that this property will be affected by the projected increases in sea level rise within Port Phillip Bay and consideration should be taken when setting appropriate development requirements. The flood levels to be applied for planning purposes are an increase on the existing 100 year flood levels of 200mm by 2040 and 800mm by 2100.

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|-------------------------------|--------------|
| Existing 100 year flood level | 1.6 m to AHD |
| 2040 level | 1.8 m to AHD |
| 2100 | 2.4 m to AHD |

Our Assessment

Freeboard

Melbourne Water requires all proposed lobbies on the ground floor to be constructed no lower than 3.0 metres to Australian Height Datum (AHD). Transitional areas are permitted to grade up to this height provided that full freeboard has been achieved within the lift areas.

All retail areas within the ground floor must be constructed no lower than 2.4m to AHD. Plans must be amended to incorporate the above floor level requirements showing clear annotations for each section of the ground floor areas.

The elevation plans did not show the basement levels in relation to Melbourne Water's sewer main within Johnson Street to the west of the site.

Asset Protection

The property is adjacent to the Melbourne Main Replacement Sewer (MMS) which runs along Johnson Street. The sewer is located approximately 10 metres below the surface and within a 2.8m wide tunnel. This places the outside edge of the tunnel, from as built records, approximately 2m from the site boundary.

Any excavation works close to the sewer creates a risk of damage to the asset and the construction of large developments in close proximity to the sewer will limit future emergency access.

Melbourne Water requires a minimum 5 metre setback from the outside edge of the sewer. Therefore amended plans must be submitted incorporating the below changes to the design for further assessment:

- The building/structure including footings, eaves, basement etc. must be set a minimum 3 metres laterally clear of the south-west property boundary (adjacent Johnson Street).

Advice

Melbourne Water anticipates submission of amended plans with the above incorporated changes. Upon receipt of amended plans, particularly which show cross sections of the basement floors in relation to the sewer, further assessment will be made by Melbourne Water's asset managers and further conditions may be applicable.

To access more information regarding other services or online applications that Melbourne Water offers please visit our [website](#).

To discuss the application further, please contact the Customer and Planning Services

team on 9679 7517.

Regards,

A handwritten signature in black ink, appearing to read 'Emma Tame', with a stylized, cursive script.

Emma Tame
Customer and Planning Services

Cc: Urbis Pty Ltd
Email: rlions@urbis.com.au