

09 April 2015

Mr Daniel Boden
Yarra City Council
PO Box 168
Richmond, VIC 3121

Dear Mr Daniel Boden

RE: Amcor Development Plan
Property: 626 Heidelberg Road Alphington 3078
Melb Water Ref: 233923

Thank you for your letter dated 5 March 2015 and for allowing Melbourne Water to comment on the Amcor Development Plan. Melbourne Water has reviewed the submitted documentation and provides the following comments and advice for your consideration.

Melbourne Water is responsible for regional drainage, floodplain and waterway management, and for contributing to the protection and improvement of waterway health across greater Melbourne.

Melbourne Water's function as a floodplain and waterway manager not only relate to flood protection and drainage but also extends to improving the environmental values and health of waterways including biodiversity, ecological functions, quality of water and other uses that depend on environmental condition.

Yarra River Corridor and Planning Objectives

The property is located adjacent to the Yarra River corridor. The Yarra River corridor includes substantial areas of public parks and reserves which support a network of trails providing access to and along the corridor. The open spaces associated with the Yarra River represent the largest and most important resource of parks and green spaces in inner Melbourne. The Yarra River corridor also plays an important role in meeting the needs of local and regional communities for parkland and recreation. The River Concept Plans (prepared for the Middle and Lower sections of the Yarra River in 1986, 1990 and 1993) highlighted the significant landscape areas and scenic views within the valley environs which can be defined to comprise the river banks, floodplain, steeper valley sides and higher terraces and ridges.

A review of some of the key planning objectives for the Lower Yarra River include:

- (i) To protect, rehabilitate and restore a continuous indigenous riparian vegetation corridor to ensure the survival of indigenous fauna;
- (ii) To expand indigenous non-riparian vegetation cover;
- (iii) To protect natural landforms, natural stream geomorphology and geological

formations;

- (iv) To minimise the impacts of introduced flora and fauna on indigenous species;
- (v) To strengthen and protect the function of the open space corridor as a wildlife corridor for native fauna;
- (vi) To ensure subdivision, lot layout and building development provide a positive interface with the open space along the Yarra River corridor;
- (vii) To protect and enhance the landscape qualities of the Yarra River corridor as a vegetation-dominated corridor, particularly of views from key viewing locations within and outside the corridor;
- (viii) To manage the siting and design of built form in accordance with the landscape character of the Yarra River corridor to maintain and enhance the native vegetation and wildlife values of the corridor; and
- (ix) To protect and enhance the 'Leafy Suburban' frontage as an environment where buildings and other structures on visible hill slopes and skylines are subordinate to vegetation and views are filtered through trees.

Flood Level Information and Stormwater Management

Preliminary land and flood level information available at Melbourne Water indicates that the property is subject to flooding from the Yarra River. For a storm event with a 1% chance of occurrence in any one year, the flood level for the property is 18.22 metres to Australian Height Datum. The approximate extent of flooding is depicted by the Land Subject to Inundation Overlay (LSIO).

The property is located within the Chandler Storage Basin. This is a major component of the Yarra River system as it stores and retards flood water, thereby reducing flood risk for downstream properties.

Melbourne Water requires the submission of a detailed Drainage and Stormwater Management Strategy, which calculates flow levels and flood levels for the 100-year ARI flood event and demonstrates how stormwater runoff from the subdivision will achieve State Environment Protection Policy (Waters of Victoria) objectives for environmental management of stormwater.

It is recommended that land at or below the applicable flood level is used as part of the River Park. It must be demonstrated that any development or works within the floodplain will not increase flood levels or impact flood flow or flood storage, to the satisfaction of Melbourne Water. No new stormwater outlet connections to the Yarra River will be accepted by Melbourne Water.

MUSIC modelling must be submitted to Melbourne Water which demonstrates best practice water quality management. Melbourne Water requests to review the MUSIC output reporting when this is available. If MUSIC modelling demonstrates that the nominated reduction targets cannot be achieved through the proposed treatment train, additional Water Sensitive Urban Design (WSUD) elements must be incorporated into the development to achieve this.

Melbourne Water requires clarification in relation to the following items:

- The intent of the proposed watercourse through the public zone.
- The proportion of water surface runoff that will be harvested for reuse on site.
- The potential for excess stormwater not able to be utilised on site for irrigation reuse on nearby recreational ovals.
- The authority responsible for ongoing maintenance and end of life reset of the biofiltration systems.

Asset Protection

Melbourne Water's North Yarra Main Sewer crosses the Amcor site. The existing sewer is at the end of its life and is currently being replaced as part of the Alphington Sewer

Project (ASP). The new sewer is deep and is being constructed in tunnel. This will have a limited impact on the development of the site, however the applicant will need to obtain approval from Melbourne Water for all works within 5 metres laterally of the sewer in accordance with the Water Act 1989.

The servicing report indicates that the easement over the existing sewer will be expunged once the new sewer has been constructed and commissioned and the existing sewer has been decommissioned and backfilled. However, there are other conditions which apply to expunging of existing easements. The applicant should contact the ASP project team directly for further details.

One of the new sewer manholes (NYM074) is on the edge of the road (Parkway) which is to be constructed. It appears that there is a high potential of conflict between the location of NYM074 and the proposed storm water drain/kerb at this location. This should be discussed with the ASP project team, with Melbourne Water needing to approve the final arrangement.

River Health and Amenity

It should be noted that a development's Public Open Space contribution is a Council requirement, and is determined/approved separately to Melbourne Water's waterway corridor requirements. The objectives in establishing a waterway corridor are to provide flood protection, allow room to protect enhance and restore river health, and enable some complementary uses such as recreation. The waterway corridor is distinctly separate to an 'open space contribution', and thus the 'River Park' waterway corridor cannot contribute to this public open space contribution.

The proposed 30 metre setback zone within the 'River Park Landscape' must be retained solely for waterway health and vegetation improvement. This zone is encumbered space characterised by a steep escarpment and a Land Subject to Inundation Overlay, making it inadequately suited as a public open space zone.

To protect the Yarra River corridor:

- No excavation is to occur in this 30 metre zone.
- Any stormwater treatment or WSUD features or infrastructure must be located outside this zone.
- New shared path infrastructure should be kept to a minimum in this 30 metre 'River Park' landscape space, utilising any existing paths to create access from the development to the waterway corridor.

As depicted in the attached plan, the 'River Park' zone must extend an additional 20 metres from the crest line or LSIO, whichever is greater, to provide for an area of publicly accessible open space and to adequately address the objectives of Schedule 1 to the Environmental Significance Overlay:

- *"To protect areas along the watercourse from development that may cause damage to the streamside environment as a conservation, ecological and recreation resource";*
- and
- *"To provide for a linear passive open space link along the waterway including the provision of a shared use path".*

The 'River Park' zone offers strategic importance as part of the broader open space network and will provide connectivity for the broader users who traverse through the site. A shared path extending across the site should be located in this zone above the crest line, which could potentially link to existing trails at each side of the development.

Melbourne Water recommends that a road should interface with the 'Riparian Park' zone to enable ongoing maintenance access to this zone and to provide a buffer

between the built environment and the natural landscape. A road interface would also assist with accessibility to the 'Riparian Park Zone', an objective of Schedule 11 to the Development Plan Overlay:

- *"To improve the amenity of and accessibility to the Yarra River frontage of the site".*

Any new development must be designed to ensure that any walls and fences are largely screened from the waterway by shrubs and ground covers and the skyline is largely formed by tree canopies. It is important to ensure that any new development minimises its intrusion on the waterway corridor, as well as illustrates how landscaping can reinforce the natural character of the waterway and that development can be designed to optimise the benefits of its location.

The visual impact of buildings can be made worse if bright colours and reflective surfaces are used. The bulk and visual impact of buildings as well as the impact of overshadowing of the waterway corridor needs to be considered. It is important that when development will inevitably be visible from the waterway, it does not dominate but rather it is landscaped so that planting becomes the dominant visual component and development is relatively unobtrusive.

Any works or development (including vegetation removal) on the banks or adjacent to the Yarra River requires separate approval from Melbourne Water. The contractor must be in receipt of a Melbourne Water Permit to Work.

An extended area for passive recreation is recommended to be included adjacent the 'River Park' zone to provide easily accessible public open space connecting to the waterway corridor. This area needs to be designed large enough to fulfil this amenity requirement and for any required stormwater quality/WSUD infrastructure.

Prior to the commencement of any revegetation or landscaping works within the 'River Park' zone, a detailed landscape plan must be submitted to Melbourne Water for approval. Any proposed landscaping interfacing with the Yarra River must utilise locally native vegetation and be comprised of both tree and shrub plant forms to reflect the significant environmental values along the River corridor.

Melbourne Water considers the long term vision and protection of the Yarra River corridor to be an important consideration in the assessment of development applications within the area. Overall, it is Melbourne Water's view that the proposed development of this density, size and bulk within such close proximity to the bank of the Yarra River and within the waterway corridor is not appropriate or in keeping with the existing character of this reach of the waterway.

I hope this clarifies our position on this matter and any future development of the land. Melbourne Water would not support any significant development to occur within the waterway corridor and will be providing similar comments and advice to Council as part of any future planning permit application.

Melbourne Water should be informed of any decisions made on this application that could have the potential impact on the adjacent Yarra River corridor and associated flood levels. Melbourne Water would be willing to meet with you to further discuss the potential for the redevelopment of the property and to discuss Melbourne Water's development requirements.

Thank you again for the opportunity to comment on the Amcor Development Plan. Melbourne Water highlights its interest in relation to the development of the site and looks forward to working with Council and the applicant to achieve an appropriate outcome for the site and the waterway corridor.

If you have any enquiries, please contact me on telephone 9679 7410 or e-mail
Con.Gantonas@melbournewater.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Con Gantonas', with a stylized flourish at the end.

Con Gantonas
Land Development