

CONSULTANT ADVICE NOTICE

PROJECT: 11 BEACH STREET FRANKSTON

CAN NO: X-004[2.0]

Date: 14 April 2023

Project No: 40630 - 001

Pages: 2 + App1

	NAME	COMPANY	EMAIL
To:	Tim Ryder	ProUrban	tim.ryder@pro-urban.com.au
Cc:	Caleb Smith	Caleb Smith Architect	cs@calebsmitharchitect.com.au
	Luke Turner	Norman Disney & Young	l.turner@ndy.com
	Nathan Dickson	Norman Disney & Young	n.dickson@ndy.com
	James Thai	Norman Disney & Young	j.thai@ndy.com

STRUCTURAL/CIVIL – ‘FLOOD LEVEL’ AND ‘BUILD OVER EASEMENT’ STATEMENT

NDY have been engaged by the applicant, CAAMCo, to provide structural and civil engineering advice in relation to the above-mentioned project.

We have undertaken an assessment of the subject site and identified the following items that are relevant consideration for the planning application.

Drainage Easement & Existing Assets

An existing drainage easement is located along the western and northern boundaries of the site. 'Dial Before You Dig' information and on-site asset detection services have identified an existing South East Water sewer asset and a Frankston City Council drainage asset within the easement. Engagement with both asset owners has been undertaken in preparing the proposed design which is detailed below. The approximately location of the existing assets is shown on the relevant architectural drawings.

Building Over Easement

The building is proposed to extend over the existing easement at high-level along the western boundary with a vertical clearance of approximately 15m above the existing ground level above the easement. This proposal has been tabled with South East Water and Frankston City Council engineering. Both asset owners have agreed that in-principle the design can be supported. A formal application will be made to the relevant asset owners once the planning permit process is complete.

Proposed clearances to the existing assets have been considered particularly in relation to the existing sewer as this is located near the proposed basement. The location of the existing sewer could not be accurately determined on-site and requested for historical records from construction of the sewer 1959 did not result in any further information. The applicant will need to visually locate the sewer on site prior to commencing construction. South East Water also advised that abolition of the existing manhole along the western boundary could be considered subject to the applicant undertaking the design and construction of work to the approval of South East Water.

Copies of the relevant correspondence is included in appendix 1.

Special Building Overlay

The site is subject to a Special Building Overlay which identifies the site as subject to flooding. We have engaged with Melbourne Water, and they have provided further information that the site is not subject to flooding. Separate advice from South East Water identified a flood level of RL3.58.



INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989



capacity of the underground drain /open drain, this property will be affected by overland flows. The estimated flood level for this property that has a probability of 1% in any one year is RL 3.58 metres to Australian Height Datum (AHD). A licensed surveyor should be engaged to determine the exact effect of the applicable flood level on the property. For any further information contact Melbourne Water on 9679-7517.

The proposed design adopts the AHD3.58 flood level with the addition of a 600mm freeboard allowance above resulting in a minimum level of AHD4.18 at building entrances. The site is affected by the Melbourne Water "Planning for Sea Level Rise Guidelines", however, these guidelines are under review and not available to the public. The superseded 2017 version of the "Planning for Sea Level Rise Guidelines" adopted the Port Philip Bay flood level as AHD 2.4m with an allowance of 600mm freeboard resulting in a minimum level at building entrances of AHD3.0m. The proposed design exceeds this level at all entrances.

Legal Point of Discharge

An application for the legal point discharge will be made during the detailed design phase of the project. At this point, the stormwater connections will be resolved and the capacity of the existing 150mm pipe confirmed with Council engineers and any upgrades to the existing pipe will be considered then.

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NORMAN DISNEY & YOUNG

Luke Turner | Project Engineer (Structural)
l.turner@ndy.com

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Turner, Luke

From: Rajitha Jayasekara <Rajitha.Jayasekara@frankston.vic.gov.au>
Sent: Friday, 20 January 2023 4:30 PM
To: Turner, Luke
Subject: RE: PCS 790751: 11 Beach Street Frankston

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Shouldn't have any issues, however it will be assessed during planning stage. Planner will comment if there's any.



Rajitha Jayasekara >> Drainage Engineer
Engineering Services >> Engineering Services
Civic Centre >> 30 Davey Street Frankston >> PO Box 490 Frankston VIC 3199
Telephone: +61 3 9768 1433 >> Mobile: +61 438 305 804
frankston.vic.gov.au >> Rajitha.Jayasekara@frankston.vic.gov.au



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From: Turner, Luke <l.turner@ndy.com>
Sent: Friday, 20 January 2023 4:26 PM
To: Rajitha Jayasekara <Rajitha.Jayasekara@frankston.vic.gov.au>
Subject: RE: PCS 790751: 11 Beach Street Frankston

Hi Rajitha,

The building proposed, cantilevers over the west easement, however does so at 15.1m above ground level (first habitable floor). Would something like this be approved going through the 'building over an easement application' process?

Regards,

Luke Turner



Luke Turner | Project Engineer (Structures)

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E l.turner@ndy.com | www.ndy.com

Norman Disney & Young A Tetra Tech Company
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From: Rajitha Jayasekara <Rajitha.Jayasekara@frankston.vic.gov.au>

Sent: Friday, 20 January 2023 4:16 PM

To: Turner, Luke <l.turner@ndy.com>

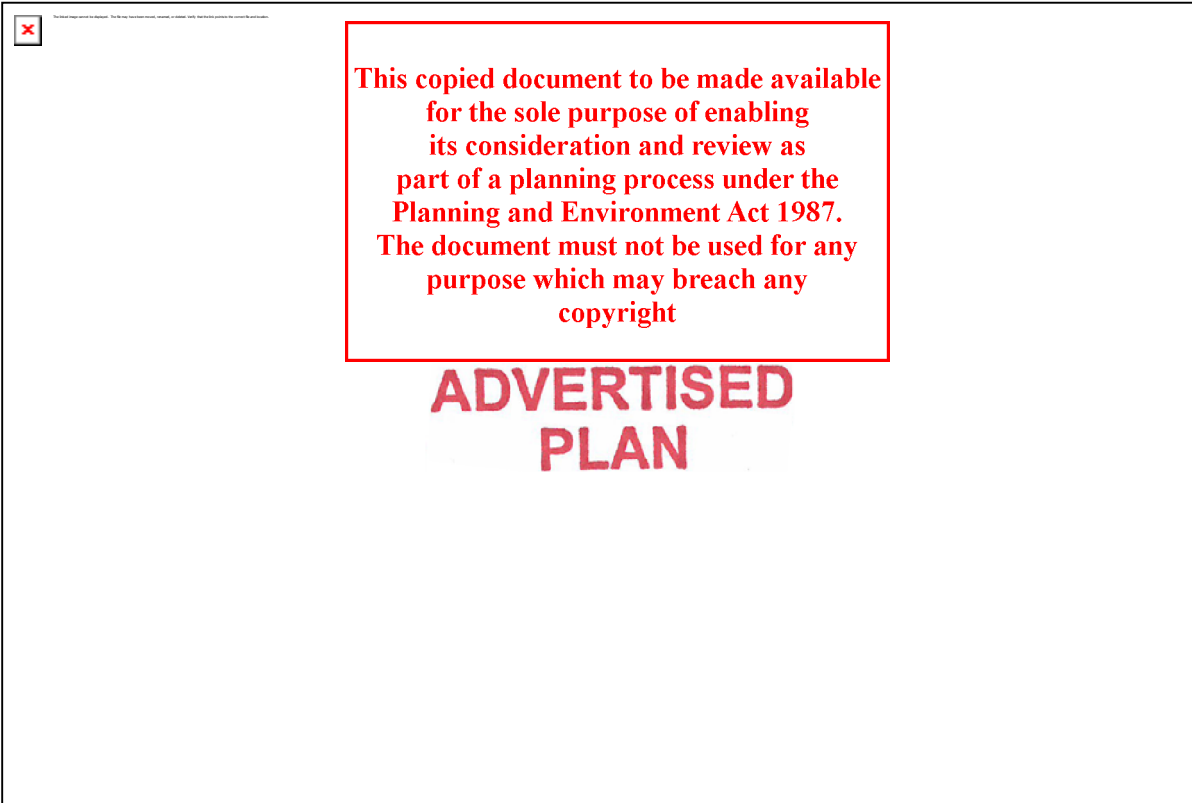
Subject: RE: PCS 790751: 11 Beach Street Frankston

You don't often get email from rajitha.jayasekara@frankston.vic.gov.au. [Learn why this is important](#)

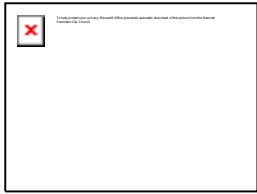
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Hi Luke,

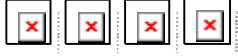
2700mm min clearance for eaves/balconies, however habitable structures are not allowed over the easement. Refer attached snip.



Regards,



Rajitha Jayasekara >> Drainage Engineer
 Engineering Services >> Engineering Services
 Civic Centre >> 30 Davey Street Frankston >> PO Box 490 Frankston VIC 3199
 Telephone: +61 3 9768 1433 >> Mobile: +61 438 305 804
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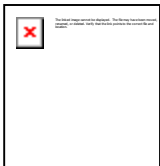
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From: Turner, Luke <l.turner@ndy.com>
Sent: Friday, 20 January 2023 4:10 PM
To: Rajitha Jayasekara <Rajitha.Jayasekara@frankston.vic.gov.au>
Subject: RE: PCS 790751: 11 Beach Street Frankston

Thanks Rajitha,

Is there any offset restrictions to build overhead? Other than to apply to build over an easement? It is much appreciated for the quick response.

Regards,
 Luke Turner



Luke Turner | Project Engineer (Structures)
 T +61 3 9862 6800 | D +61 3 9862 6942 | M +61 416 053 303
 E l.turner@ndy.com | www.ndy.com
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From: Rajitha Jayasekara <Rajitha.Jayasekara@frankston.vic.gov.au>
Sent: Friday, 20 January 2023 4:07 PM

To: Turner, Luke <l.turner@ndy.com>
Subject: PCS 790751: 11 Beach Street Frankston

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Hi Luke,

Following are the design requirements for any work near Council easement as per FCC BOE guidelines,

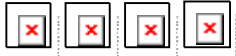
- 1) Structures must not be placed within 1m of the outside edge of the stormwater access pit.
- 2) Works must not cover stormwater access pits and have a minimum clearance of 1m offset from the outside edge of the stormwater pit. Stormwater access pits must be adjusted to final surface level.
- 3) Footings must not place additional load on Council stormwater drainage assets.
- 4) Footings must not encroach within the easement.
- 5) A minimum offset of 600mm from the outside edge of the drain is required.
- 6) Footings must extend to a depth below the zone of influence of a stormwater asset. The zone of influence extends to the ground surface at an incline equal to angle of repose.

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Regards,



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From: Elyce Edmondson <Elyce.Edmondson@frankston.vic.gov.au>
Sent: Friday, 20 January 2023 3:51 PM
To: Rajitha Jayasekara <Rajitha.Jayasekara@frankston.vic.gov.au>
Subject: Phone Call

Hi Rajitha,

Are you able to please call Luke regarding pcs 790751 – 11 Beach Street, Frankston. He said he wants the information you gave him in writing so not sure you need to call or his email is below as well ☺

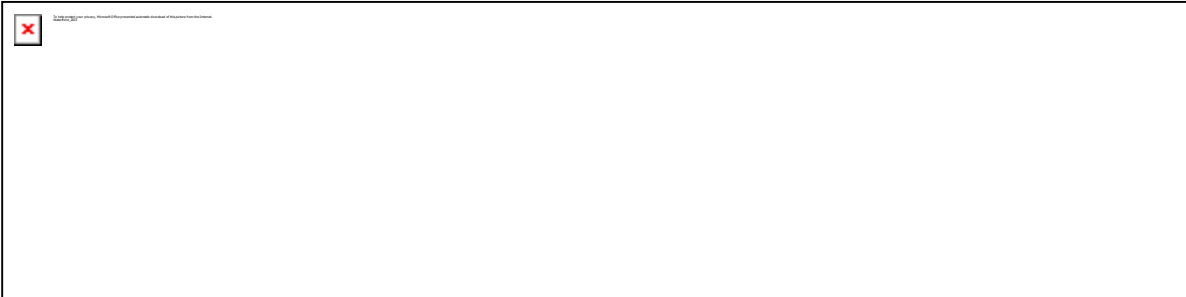
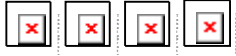
l.turner@ndy.com

0416 053 303

Much appreciated



Elyce Edmondson >> Business Support Officer
Engineering Services >> Engineering Services
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Telephone: +61 3 9784 1884
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Thai, James

From: Oliver Tan <oliver.tan@igs.com.au>
Sent: Wednesday, November 9, 2022 5:39 PM
To: Uren, Josh
Subject: RE: Build Over Easement - 11 Beach Street Frankston

Hi Josh,

Thanks for the confirmation of the proposed cantilever option. Appreciate the on going support from yourself and South East Water.

Kind regards,

Oliver Tan
Fire Services Engineer



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From: Uren, Josh <Josh.Uren@sew.com.au>
Sent: Wednesday, 9 November 2022 5:06 PM
To: Oliver Tan <oliver.tan@igs.com.au>
Subject: RE: Build Over Easement - 11 Beach Street Frankston

Hi Oliver,

I can confirm that provided the 1.0m horizontal clearance is provided from all South East Water assets at basement and ground level then the proposed cantilever with approx. 12.00m height clearance is acceptable.

Regards,

Josh Uren
Property Development Team Leader (Acting)

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From: Uren, Josh
Sent: Monday, 7 November 2022 6:49 PM
To: Oliver Tan <oliver.tan@igs.com.au>
Subject: RE: Build Over Easement - 11 Beach Street Frankston

Hi Oliver,

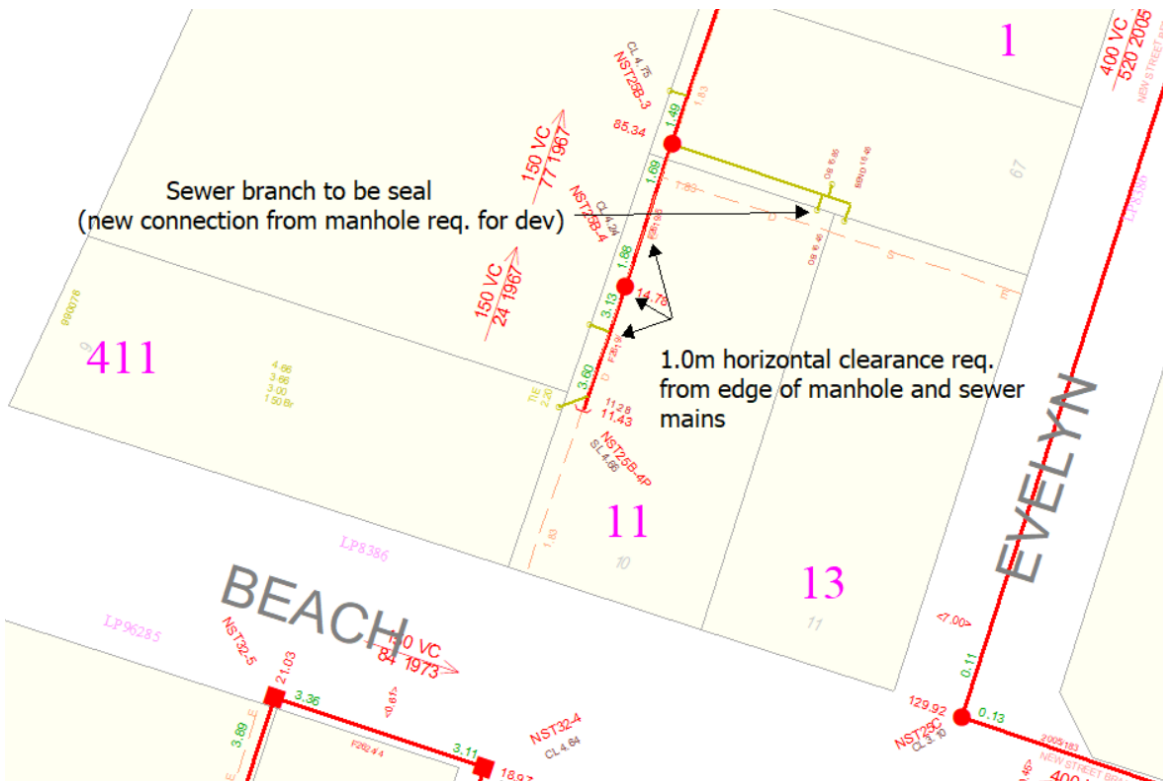
Again sorry for the delay, I'm currently acting team leader so I've fallen behind on my own work.

I will confirm with our Operations Department whether your proposed cantilever is acceptable.

This typically would be a no but with a 12m height clearance this might be allowable.

In terms of the rear easement, I can confirm that South East Water does not have any sewer mains but does have the existing sewer branch but this will be cut and sealed and a new connection from a manhole in your designed location. See below.

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I'll advise once I have a response from our Ops Department.

Cheers,

Josh Uren
Senior Property Development Officer



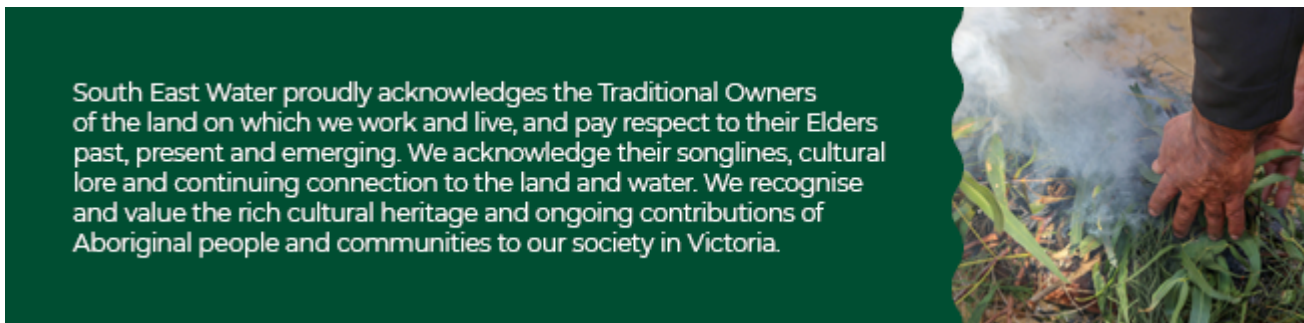
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From: Oliver Tan <oliver.tan@igs.com.au>
Sent: Friday, 21 October 2022 2:56 PM
To: Uren, Josh <Josh.Uren@sew.com.au>
Subject: Build Over Easement - 11 Beach Street Frankston

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Hi Josh,

As discussed, there is a proposed development at 11 Beach Street Frankston with potentially;

- 5 level of basement;
- 15 levels of mix residential (apartment) and commercial offices.

Note that the development will comply with the build over easement guidelines within ground and basement levels.

However, we would like to seek further clarification from South East Water to their position of the "air rights" over the sewer easement. As the sewer easement is within the property boundary of 11 beach street, would the proposed development be able to build over the easement after a certain height?

IE, build over easement guidelines to comply underground, ground to level 3? And after a 10m high exclusion zone (could be higher), the new building then extends on cantilever over the sewer easement. Is this something that we can explore for this sewer easement at 11 Beach Street?

We would also hope to get further clarification to the rear easement, if the easement at the rear of 11 beach street is required from SEW? It appears that the rear easement does not house sewer/water main and does not house the property sewer branch serving 13 beach street.

Kind regards,

Oliver Tan
Fire & Hydraulics Services Engineer



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