

31 March 2025

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Via email: [justin.omeara@vpa.vic.gov.au](mailto:justin.omeara@vpa.vic.gov.au)

Dear Justin

**Melton Planning Scheme Amendment C244melt | Public Consultation  
Melton East Precinct Structure Plan**

We refer to the public exhibition of Melton Planning Scheme draft Amendment C244melt (**Amendment**), relating to the *Melton East Precinct Structure Plan* (**Melton East PSP**) and *Melton East Infrastructure Contributions Plan*.

Melbourne Water supports the VPA as the Amendment lead and other government agencies in delivery of the "*whole of government*" approach in the planning for new greenfield precincts, including the Melton East PSP area.

Subject to some matters of refinement and detailed drafting, Melbourne Water supports the draft Amendment and Melton East PSP, which will guide the sustainable development of the area and operate to both manage and promote its significant environmental assets as important components of the broader urban development of the Melton East precinct.

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Having undertaken a detailed assessment of the Amendment documentation, Melbourne Water has identified a number of key issues which underpin this submission. In addition to this, Melbourne Water is in the process of finalising its assessment of the Amendment material, and will shortly provide a comprehensive summary of specific drafting changes to the VPA to supplement this submission.

A summary of Melbourne Water's key issues in relation to the Amendment is provided as follows:

### **1. Approach to drainage in the PSP area**

Melbourne Water's role and responsibilities extend to regional drainage, floodplain and waterway management, and the protection and improvement of waterway health across greater Melbourne. Accordingly, Melbourne Water is tasked with responsibilities in relation to, but not limited to, the planning and delivery of drainage infrastructure in the Melton East precinct, including the management of drainage and flood protection measures and the protection of waterway and floodplain environs.

The draft Explanatory Report for the Amendment states:

*Stormwater flows will be managed through an integrated system that aims to manage flows beyond the precinct to be generally kept to pre-development levels. The precinct will require a range of constructed and natural waterways linked to a network of retarding basins to manage flooding, implementing the Drainage Services Scheme prepared by Melbourne Water.*

In this respect, the Melton East PSP has been prepared to enable Melbourne Water to deliver drainage infrastructure which will service urban development in the precinct via its Development Services Schemes (**DSSs**). The Melton East PSP area will be subject to the High Street (4140) DSS and Kororoit Creek Upper (4141) DSS. Concurrently with the exhibition of the Amendment, Melbourne Water has released a draft concept drainage strategy (**DSS Drainage Strategy**) for public consultation. The DSS Drainage Strategy identifies proposed infrastructure which will be required to manage flood protection, water quality, waterway health and amenity.

Broadly, the illustration of areas required for waterway and drainage functions in the Melton East PSP (including key plans such as Plan 6 - Public Realm and Plan 7 - Water) is supported by Melbourne Water. Refinement may, however, be required in respect of the land required for some waterway and drainage assets, which will be confirmed in Melbourne Water's detailed assessment

shortly, to ensure that sufficient land is available for waterway and drainage asset footprints.

Prior to and during the public consultation period, Melbourne Water has met with the VPA and several submitters in relation to the DSS Drainage Strategy. This engagement remains ongoing at the time of this submission.

The DSS will continue to be refined, based on the public consultation process and SAC recommendations, with the DSS to be finalised (including the financial contributions component) after the PSP is gazetted.

## **2. Management and protection of flood-prone land and ephemeral waterways**

A number of ephemeral waterways and flood-prone areas are located along the Kororoit Creek corridor. These areas serve important water storage and conveyance functions, and Melbourne Water notes that they will also need to be managed in close proximity to proposed active and passive open space areas which are to be reserved and delivered under the Melton East PSP.

In principle, Melbourne Water does not oppose the delivery of active and passive open space assets in proximity to these areas. However, where open space assets will be reserved and delivered within flood-prone areas (including, but not limited to, SR-03A and SR-03B), it is essential that the Melton East PSP incorporates effective measures to ensure that floodplain storage and conveyance functions can be achieved in a manner which manages risks to users, residents and the environment.

## **3. Infrastructure staging, provision and management**

It is critical that drainage infrastructure for the Melton East precinct is comprehensively planned. Given that works are proposed to operate within or near areas with significant environmental values, the Melton East PSP will play an important role in determining the location of these assets.

Melbourne Water notes there are existing upstream catchments and PSPs which require delivery of critical infrastructure within the Melton East PSP. Effective planning mechanisms within the PSP are required to ensure timely delivery of critical infrastructure in the necessary sequence to support prompt delivery of this and upstream PSPs.

## **4. Retention and ongoing management of pre-European wetlands**

The Melton East PSP contains significant wetland systems which serve as important drainage and ecological assets for the area. The Amendment allows for these existing wetlands to be retained and enhanced, particularly where

drainage infrastructure intended to service urban development is proposed to be delivered in close proximity to these areas.

In particular, the Melton East precinct contains two pre-European/ancient wetlands identified in the *Melton East PSP: Integrated Water Management Issues and Opportunities* paper prepared by Alluvium dated May 2023 (**IWM Report**), comprising:

- the 'Western Depression', also known as the 'Paynes Road Wetland', located generally within Parcel ID 70, 71 and R8; and
- the 'Eastern Depression', also known as 'RB2', located generally within Parcel ID 73, 74 and 75.

Melbourne Water supports the retention of these wetlands as important flood mitigation, natural ecological and cultural assets by locating proposed drainage infrastructure outside of the depression areas as illustrated in the Melton East PSP. Further, the Amendment should ensure that these wetlands are protected and enhanced to maximise their ecological, conveyance and cultural heritage and cultural values. By locating proposed drainage infrastructure outside the depression areas, their significant values can be protected while enabling the delivery of proposed drainage infrastructure to effectively service urban development under the DSS Drainage Strategy.

## 5. Escarpment buffers

Melbourne Water supports the proposed measures within the Melton East PSP to protect and manage the interface between urban development and the precinct's significant waterways and natural assets. Kororoit Creek is a particularly significant asset which serves an essential environmental, cultural, drainage, recreational and amenity role for the Melton East precinct and beyond. As such, the Melton East PSP must provide for effective measures to preserve the ecological and drainage values of Kororoit Creek and ensure that urban development does not prejudice these functions.

In particular, Melbourne Water supports the Melton East PSP insofar as the plans illustrate appropriate development buffers of a minimum of 30 metres from Kororoit Creek, measured from the escarpment / break of slope. However, Melbourne Water considers that the UGZ schedule (including applied zones) and PSP require further consideration to recognise and protect these encumbered areas.

The requirement for a non-developable buffer from the Kororoit Creek escarpment is particularly important given the complex ecological, geomorphic, cultural and hydrological values present within the waterway environs. Melbourne Water notes that similar buffers have been successfully implemented in other growth areas, including in the *Toolern Precinct Structure Plan* and the *Kororoit Precinct Structure Plan*.

Melbourne Water will continue to liaise with the VPA and Council on this important issue during this Melton East PSP amendment process.

## **6. Bushfire risk within vegetated buffers**

Melbourne Water acknowledges the importance of bushfire risk management in the preparation of the draft Amendment.

While Melbourne Water broadly supports the proposed consideration of bushfire risk in the Melton East PSP, it is essential that the Bushfire Plan (Plan 9) and associated requirements and guidelines clearly identify the bushfire hazard areas and hazard interface requirements so that land use and development can be planned accordingly to minimise bushfire risk.

## **Conclusion**

Having regard to these matters, Melbourne Water confirms its support for the Melton East PSP and the key issues which fall within its remit as identified above.

As foreshadowed, Melbourne Water is in the process of finalising its assessment of the draft Amendment which will identify specific drafting changes to the exhibited material, including requested refinements to the relevant plans and text of the PSP and UGZ13 as they concern Melbourne Water's interests. Melbourne Water will provide a copy of that assessment to the VPA as soon as possible.

Should you have any questions in respect of this matter, please contact [REDACTED]  
[REDACTED] on [REDACTED] or via email at  
[REDACTED]

Yours faithfully,



**David Reginato**

Senior Manager,  
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