

Enquiries To: [REDACTED]

12th June 2025

Strategic Planning Manager
Victoria Planning Authority
Department of Transport and Planning
1 Spring Street, Melbourne Vic 3220

Dear Noor,

Re: Planning Scheme Amendment C107 – Bannockburn South East Precinct Structure Plan

I write in response to your referral of the above-mentioned Amendment which seeks to implement the Bannockburn South East Precinct Structure Plan (PSP) and Development Contributions Plan (DCP).

Barwon Water has previously provided advice for the subject area to both supporting consultants SMEC (Civil Infrastructure) and Spiire (IWM) as well as the Golden Plains Shire.

Barwon Water has reviewed the relevant draft PSP documents, and make the following submission to the PSP document (March 2024) which should be incorporated in the final version.

Water and Sewer Infrastructure

Sewer and water services can be provided to the development. Barwon Water supports the *Bannockburn South East PSP Utility Servicing Assessment, SMEC 2024*, with the following comments:

As shown the Sewer Servicing Plan, several sewer pump stations are required to service this development, this is because the land falls away from the existing Bannockburn Sewer Network. Barwon Water is currently finalising the concept design of the first proposed pump station which will require a site approximately 5000m² for this asset

Barwon Water request that the location of the pump station is amended on the Place Based Plan as the site nominated by VPA in the draft PSP is not suitable due to its higher elevation. We are currently liaising with Ramsey Property Group to position this asset within 279 Burnside Road Bannockburn near the existing dam, which is the lowest point. This correlates to an area currently listed as credited open space, SR-02, in the Place Based Plan.

Barwon Water request that the future sewer pump station is co-located within credited open space SR-02, on the south side of the drainage line.

Barwon Water has commenced concept designs and is underway to deliver this asset by September 2027. Consultations are underway with Ramsey Property Group regarding acquiring this property for the pump station in the short term, well in advance of the progression of SR-02 as open space.

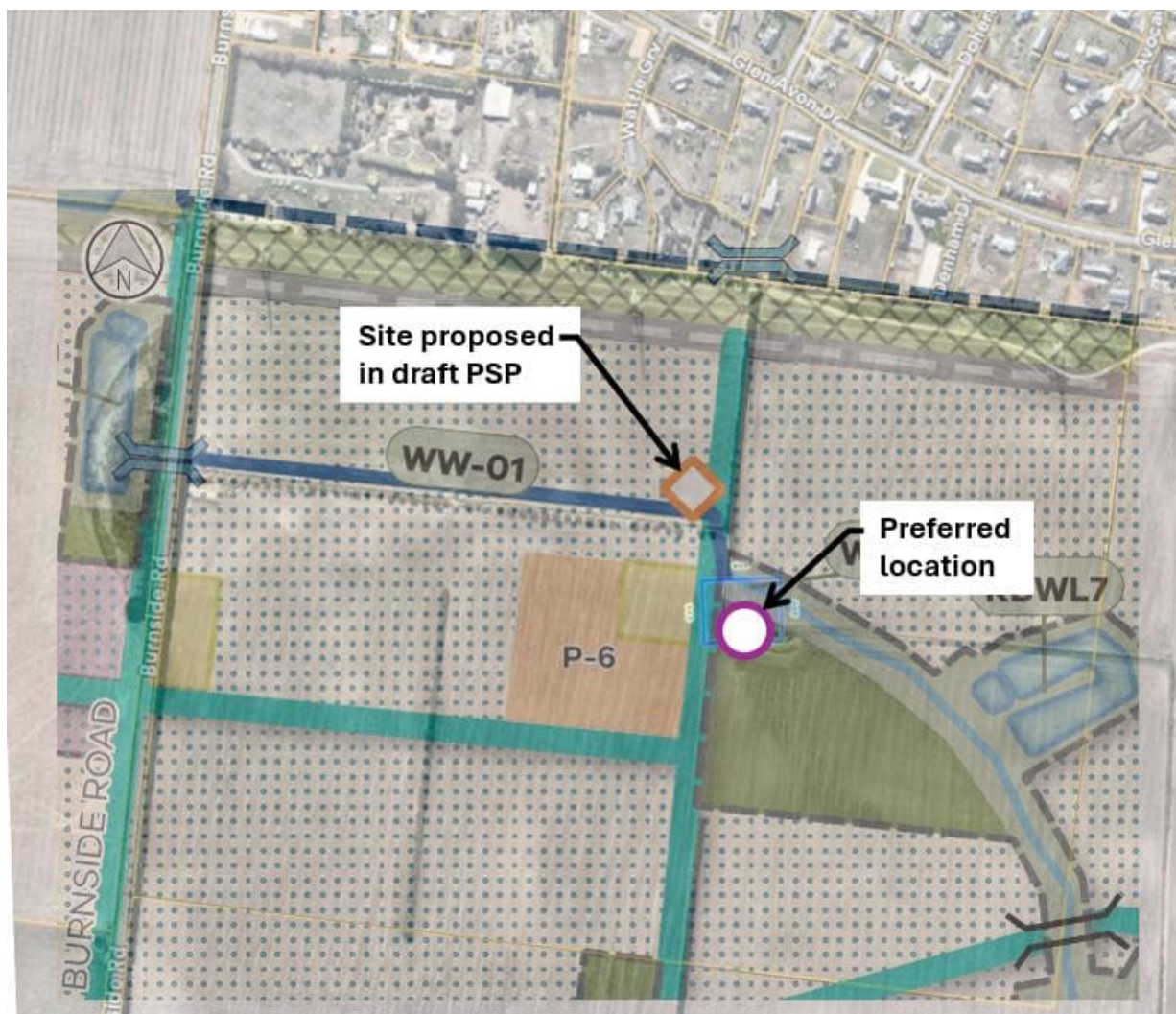


Figure-1 – Preferred Pump Station Location

This could result in the potential reduction of open space, and or adjustment to ensure the area remains 6Ha. Barwon Water is happy to work with the VPA, Golden Plains Shire and the landowner to secure this location within the final PSP documentation.

- Total area of 5075 square metres, with dimensions of 91m x 47m;
- Above ground infrastructure including chemical dosing system, switchboard, generator, odour control facilities and associated infrastructure,
- Below ground infrastructure including wet wells, valves and maintenance holes,
- 630kL of below ground detention storage and space for additional future storage of 545kl for future climate change scenarios),
- 6m wide access road,
- 8m wide vegetated screening around the perimeter of the site.

Site plan for the proposed wastewater treatment plant. The plan shows a central treatment area with various components: 8m wide vegetation screening, 6m wide exit, chemical delivery unloading bund with footpath, ERS overflow monitoring pit, transition maintenance hole, ERS discharge headwall, 10m drainage corridor, 6m wide vegetation screening, chemical dosing system, switch board, odour control, generator, 3m dia wet well, R=12.4m, valve pit, inlet maintenance hole, 6m wide inlet, 6m wide vegetation screening, 8m wide vegetation screening, future detention storage (SAGL), 11m, 12m, 13m, 14m, 15m, 16m, 17m, 18m, 19m, 20m, 21m, 22m, 23m, 24m, 25m, 26m, 27m, 28m, 29m, 30m, 31m, 32m, 33m, 34m, 35m, 36m, 37m, 38m, 39m, 40m, 41m, 42m, 43m, 44m, 45m, 46m, 47m, 48m, 49m, 50m, 51m, 52m, 53m, 54m, 55m, 56m, 57m, 58m, 59m, 60m, 61m, 62m, 63m, 64m, 65m, 66m, 67m, 68m, 69m, 70m, 71m, 72m, 73m, 74m, 75m, 76m, 77m, 78m, 79m, 80m, 81m, 82m, 83m, 84m, 85m, 86m, 87m, 88m, 89m, 90m, 91m, 92m, 93m, 94m, 95m, 96m, 97m, 98m, 99m, 100m. The plan also shows surrounding areas: community facilities, proposed road, DN450 internal gravity sewer, DN225 rising main to Bannockburn PS1, connecting maintenance hole, DN450 internal gravity sewer, DN225 internal gravity sewer, proposed school, community park, and drainage corridor. The total site area is 5075m².

Note: At the time of writing, the concept design is still under internal review by BW and will be further refined during functional design phase, during July- December 2025.

Barwon Water can present the final concept and latest functional designs as they stand at the time of the Panel Hearing.

Public Use Zone

Barwon Water request that the Public Use Zone (PUZ1) is applied to the sewer pump station site (SPS1) as part of Planning Scheme Amendment C107.

Integrated Water Management

While drainage and stormwater management are not within Barwon Water's jurisdiction, we work closely with our agency partners, including Golden Plains Shire, to ensure that future development is underpinned by strong Integrated Water Management (IWM) principles.

Barwon Water supports Golden Plains Shire's position on IWM for this Precinct Structure Plan (PSP), as outlined in their submission.

We reiterate the need for the Bannockburn IWM Plan 2024 to be meaningfully embedded in the PSP through enforceable requirements, not merely guidance or discretionary objectives. IWM must be treated as core infrastructure, essential to the long-term resilience, amenity, and environmental health of the Bannockburn South East PSP.

Key measures from the IWM Plan that must be mandated include:

- Installation of rainwater tanks on all residential dwellings
- Passive irrigation of street and public realm trees
- Provision for stormwater harvesting systems (i.e. systems designed to enable future harvesting) to support irrigation of public open space and/or future regional reuse schemes
- Kerb cut-outs around public open space to support passive watering
- Enablement of infiltration-based wetlands

These elements are critical not only to mitigate stormwater runoff, but to retain water in the landscape, vital in a drying climate. This approach will help reduce the urban heat island effect, improve resilience during dry periods, and maintain high-quality public open space for community wellbeing.


Furthermore, as indicated in Golden Plains submission, we advocate for stormwater flow volume reduction targets to be embedded in the PSP in accordance with EPA Urban Stormwater Publication 1739.1. These targets will assist in meeting the General Environmental Duty (GED). The GED requires all Victorians to minimise risks to human health and the environment from pollution, so far as reasonably practicable, guided by the state of knowledge.


The current state of knowledge includes the most recent EPA guidance and work by the CCMA and DEECA which highlights the measurable risks of environmental harm posed by uncontrolled stormwater runoff from this growth area.

In a town like Bannockburn, where stormwater runoff has known downstream consequences and where climate change will drive longer dry periods, IWM should not be merely guidance or optional infrastructure. It is a fundamental pillar of sustainable growth and liveability.

Specific Comment

Page	Section	Comment
17	R4, R5, R6	<p>Barwon Water notes that the hatched areas around Bruce Creek and in the area to the east referred to as the Stony Rise cannot be developed unless it has been assessed and the entire extent of the developable area identified on a plan to the satisfaction of the responsible authority consistent with the relevant obligations.</p> <p>While we understand there is more work to do in this area, it makes preparation of a servicing plan difficult as we are not sure on the number of lots expected in these areas (if any). If possible, we would support additional work, mentioned above as a next step to give greater certainty to Barwon Water's infrastructure planning.</p>
17	R6	<p>We also note that residential development is considered a sensitive use and that until such time as the relevant industries cease or alter operations, or until it can be demonstrated that impacts of industry can be appropriately mitigated, that buffer areas are kept free of sensitive uses.</p> <p>Similar to the comment above, we'd like to understand whether this buffer presents a long term impediment to lots or whether it can be resolved. This will inform infrastructure sizing for the future 2nd Barwon Water funded pump station.</p>
33	G35	<p>Please remove reference to She Oaks. While it is referenced in earlier work, it is now not supported as it is not likely to ever occur and does not have the support of Wadawurrung Traditional Owners Aboriginal Corporation.</p>
37	Plan 7	<p>Barwon Water notes Plan 7 and makes the following request</p> <ul style="list-style-type: none"> There may be issues locating the proposed second Barwon Water funded pump station in the water ways and drainage reserve such that it be shifted and located as shown below. This can be determined at a later date.

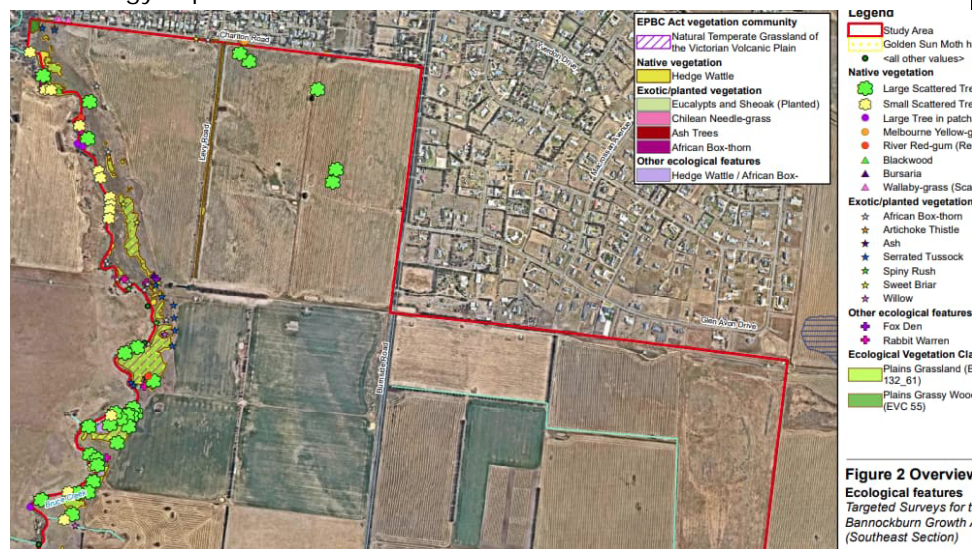
		 <ul style="list-style-type: none"> • • WW-01 appears to be quite a large drainage asset conveying flows underground from RBWL6 to RBWL7. This location was previously shown as part of the drainage network, presumably with some overland flow. This would be favoured from an IWM perspective to retain more water in the landscape. In addition, a larger DN375 BW sewer is likely along this alignment. Given these two large assets, some space may need to be allocated and shown in the PSP, see below
--	--	---

		
		<p><i>Existing Ecological Conditions Report: Bannockburn Growth Area (South East Section), VPA Sep 2022</i></p> <p>Barwon Water has commenced ecological work to support the first sewer pump station and water main in the precinct. There appear to be discrepancies identified between the BSE PSP existing ecological conditions report and recent ecological survey work we have commissioned for our projects. It would appear that the draft PSP has not factored in impact to areas of native vegetation that our consultant identified and that these were not captured in the Ecology & Heritage Partners Report.</p> <p>While Barwon Water does not plan to impact large proportions of this vegetation there may be complications in the future if it is proven to provide habitat to threatened fauna. For example, species such as Latham's Snipe (EPBC Act listed) are highly mobile and could already be utilising the large swampy area west of Burnside Road. In a worst case scenario the VPA may have to consider some or all of the native vegetation within the areas we have mapped as significant habitat for either Growling Grass Frog (due to proximity to Bruces Creek) or Latham's Snipe (patch 4a below only). It would be good to understand the VPAs (and their consultants) response to this discrepancy as it relates to the construction of our assets.</p>

BW Report



PSP Ecology Report



Barwon Water supports the development of the Bannockburn South East PSP, on the basis it embeds IWM strategies to improve liveability, protect the natural assets of the area and supports the effective delivery of essential infrastructure.

Barwon Water will continue the design of the sewer pump station site in the nominated preferred location during July- December 2025. If you feel it would be worthwhile and required we would be happy to present the latest designs during the upcoming Panel Hearing.

[REDACTED]

Yours Faithfully,

[REDACTED]