Melbourne Water
Enhancing Life and Liveability

10 April 2026

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Director, Regional Melbourne
Department of Transport and Planning - New Communities

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PUBLIC CONSULTATION ON THE CARDINIA CREEK SOUTH (PART 2) PRECINCT STRUCTURE PLAN AND DRAFT AMENDMENT C306CASE TO THE CASEY PLANNING SCHEME

Dear [redacted]

Thank you for the opportunity to provide comment on the draft Cardinia Creek South (Part 2) Precinct Structure Plan (PSP) Public Consultation documentation, circulated 5 March 2026. Melbourne Water notes advice from the Department of Transport and Planning - New Communities (DTPNC) that:

1. The scope for wholesale changes to the PSP is limited, as the PSP is only being revised to give effect to the updated concept plan for the Part 2 area of the PSP.

2. Any changes to objectives, requirements and guidelines within the PSP or any other changes to the planning controls that would apply to the Part 1 area are beyond the scope of the draft Planning Scheme Amendment, as these would bring about a fundamental transformation for land that is currently developing in accordance with a gazetted PSP and existing provisions.

While we recognise these limitations, we seek to ensure the opportunity to update relevant requirements and guidelines for consistency with contemporary PSPs, is appropriately considered as it relates exclusively to Part 2.

We are committed to working with DTP on drafting provisions to ensure clarity for future practitioners, agencies, stakeholders and proponents implementing the PSP.

Melbourne Water provides the following main comments on the Public Consultation draft version of the PSP, with some supporting comments in **Attachment 1**.

1. **Sediment Basin**

Melbourne Water has undertaken a technical review to confirm the need for a sediment basin. Based on the review, Melbourne Water advises this is no longer required. As such, the Place Based plan can be updated to remove reference to this asset.

2. **Infrastructure staging and management**

It is critical that drainage infrastructure within Part 2 of this PSP is comprehensively planned given works are proposed near areas of environmental value. The PSP plan and documents will play a key role in not only determining the location of these assets but supporting the timely delivery of assets to support development.

Melbourne Water has identified critical outfall infrastructure required to deliver development within the PSP. Therefore, effective planning mechanisms within the PSP are essential to ensure the timely delivery of critical infrastructure in the correct sequence to enable flood and environmental protection, whilst supporting the prompt development of this PSP.

The staging and provision of critical joint infrastructure (e.g. roads and drainage together) needs to be reviewed prior to Gazettal of the PSP, and clear requirements and guidelines placed in the PSP documents to support the PSP delivery, as it relates to Part 2.

3. **Equestrian trail and bridge crossing**

Any proposed equestrian trails should be located outside Melbourne Water's drainage reserve. Any equestrian bridge crossing proposed over waterways, should not adversely impact on the function of the waterway or the conservation values of the waterway reserve.

4. **Bushfire management**

In the Bushfire Management section of the PSP, Guideline 36 states "That vegetation planted within the fuel reduction zone identified in Figure 1 (to be finalised), should be non-volatile. The first 19 metres of land within the conservation area, as shown on Figure 1, should be managed as grassland in accordance with AS3959-2009, by the relevant public land manager".

Melbourne Water does not support or facilitate the establishment of bushfire buffers on land under its management/ownership. Any fuel reduction zone or bushfire buffer must therefore be located outside the Conservation Area and outside of any area intended to be managed by Melbourne Water.

5. **Urban Floodway Zone**

The draft amendment proposes to remove the Urban Floodway Zone (UFZ) within Part 2 and replace with the Urban Growth Zone (UGZ).

Until ultimate drainage infrastructure is constructed, development within this area presents a flood risk and must be managed appropriately. This issue has been raised in a number of recent PSPs, where provisions have been drafted to address this interim risk.

This will require minor edits to identified the 'area of flood risk' (former UFZ) in the place based plan (Plan 2) and incorporate application requirements in Clause 3.0 of the Urban Growth Zone.

Summary

Melbourne Water affirms its support for the implementation of an appropriate and sustainable Cardinia Creek South (Part 2) PSP. In doing so, Melbourne Water would like to continue working with DTPNC and the City of Casey to resolve matters raised in this letter and **Attachment 1**. Where practical, Melbourne Water commits to update the drainage strategy following the outcomes of Public Consultation.

Should you have any questions in respect of this matter, please contact [redacted] Manager Greenfield Strategic Planning on [redacted] or via email [redacted]@melbournewater.com.au

Yours sincerely

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Manager Greenfield Strategic Planning, Urban Planning and Development