
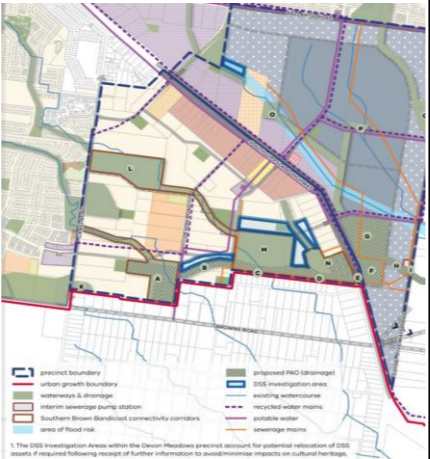



Cardinia Part 2 - Public Consultation Comment Table

Date: 10-Apr-26
 Agency: Melbourne Water
 Contact: [REDACTED]@melbournewater.com.au

Comment		
Category	Timeframe	
4 Critical Issue	Should be addressed prior to public exhibition.	
3 Immediate Issue	Should be addressed prior to panel stage.	
2 Concern	Should be addressed for accuracy or completeness, prior to panel stage.	
1 Suggestion	May result in improvement but is not mandatory/essential.	

Comment number:	Page Number	Reference Section Objective/Requirement/Guideline/Table/Plan/Appendix/Other	Agency comment Explain why the change has been requested	Change needed	Change requested Exact wording for the change requested, italicize word changes where appropriate	Category (4,3,2 or 1)	VPA response to date
1		Comment on Sediment Basin requirement	Following Melbourne Water review, the sediment basin can be removed from the place based plan.	Yes	Following Melbourne Water review, the sediment basin can be removed from the place based plan.		
2		53.6.1	R82, as it relates to Part 2, to be changed to the following wording to be consistent with Devon Meadows/Casey Fieds South drafting, in addressing tensions between ultimate and interim solutions.	Yes	For Part 2 PSP, prior to the issue of a Statement of Compliance for the first stage of subdivision or completion of the first stage of development parcel, all Development Services Scheme (DSS) assets identified for the relevant parcel in: • XXXX must be constructed in their ultimate form to the satisfaction of the responsible authority and Melbourne Water. Where it can be demonstrated that this is not reasonably practicable, with the written consent of the responsible authority and Melbourne Water, a development may rely on: •The staged delivery of the assets identified for that PSP parcel; or •A proposal for interim drainage solutions for one or more stages; or •The delivery of the assets identified for that PSP parcel at a later stage of the subdivision or development.		
3	PSP 51		To complement R82, a new guideline is required to be consistent with Devon Meadows/Casey Fieds South drafting, to guide decision-making regarding ultimate and interim solutions.	Yes	For Part 2 PSP, proposals for development that rely upon: •The staged delivery of the assets identified for that PSP parcel; or •A proposal for interim drainage solutions for one or more stages; or •The delivery of the assets identified for that PSP parcel at a later stage of the subdivision or development may be considered by Melbourne Water and the responsible authority where it can be demonstrated to their satisfaction that: •The ultimate drainage assets cannot reasonably be delivered prior to the issue of a Statement of Compliance for the first stage of subdivision •The proposed drainage solution will satisfactorily manage flood flows and stormwater generated by the development, including stormwater treatment, without adverse impacts on surrounding or downstream properties, cultural heritage, groundwater, infrastructure, or the environment (in particular, how matters of state and national environmental significance (Australian Grayling, Dward Galaxias and Growling Grass Frog)) •Unless otherwise agreed, the proposed drainage solution will not compromise the delivery of the ultimate DSS drainage assets, and there is a mechanism to ensure construction of the ultimate asset •To the extent that the proposed drainage solution does not contribute to the ultimate form of a DSS asset, that any interim or temporary drainage solutions will be decommissioned prior to the issue of a Statement of Compliance for the final stage of a permitted subdivision •The proposed drainage solution will not result in any additional costs to the DSS •The ultimate asset will be delivered prior to the issue of a statement of compliance for the final stage or the completion of development of the PSP parcel.		
4	19	R5	Need to add to R5 for clarity and managing future development expectations	Yes	Add to R5: "waterways, drainage reserve and public open space"		
5	9	Plan 2 - Place Based Plan	Plan 2 refers to 'Cultural Heritage Management Plan requirement area'. It is not defined or clear to what it is referring. It is not referenced elsewhere, and does not have a corresponding requirement/guideline. Requested to ensure clarity of development expectations.	Yes	Remove or add corresponding requirement/guideline. Update plan with a legend to include description of CHMP 'requirement area'		
6	39	Figure 7	Update Figure 7 note #4. Add a new note.	Yes	Add a new note: "Recreational infrastructure such as walking paths, shared trails, equestrian trails, boardwalks and footbridges may be sited within the waterways and drainage reserve to the satisfaction of Melbourne Water."		
7	54	R93	Change heritage 'site' to 'values' to include both tangible/intangible Aboriginal and historical heritage values.	Yes	Utilities must be placed outside of BCS conservation areas or natural waterway corridors, or on the outer edges of these corridors in the first instance. Where services cannot avoid crossing or being located within a conservation area of natural waterway corridor they must be located to avoid disturbance to existing waterway values, native vegetation, areas of strategic importance to Growling Grass Frog, significant landform features and heritage <i>values</i> , to the satisfaction of the Department of Environment, Land, Water and Planning, Melbourne Water and the responsible authority.		

8	22	Section 3.1.3 - Heritage	Additional requirement to include Aboriginal cultural heritage outside the Cardinia Creek and Clyde Creek corridors (R13), and outside areas that are not covered by a Cultural Heritage Management Plan. All other recommendations refer to historical heritage. This will assist in de-risking delivery of drainage infrastructure in areas of cultural sensitivity.	Yes	Proposed wording: <i>Drainage assets in areas that are not covered by a Cultural Heritage Management Plan should consider the Aboriginal cultural heritage value of landscape features and tangible/intangible heritage, and where possible provide appropriate harm avoidance and/or minimisation measures.</i>		
9	50	G51	Adding heritage values to habitat and environmental considerations to update considerations to contemporary (2026) standards consistent with current legislative requirements.	Yes	Additional dotpoint: <i>Consider the Aboriginal cultural heritage value of landscape features and tangible/intangible heritage, and where possible provide appropriate harm avoidance and/or minimisation measures.</i>		
10	51	Table 8	Table 8 to be amended with new information and ID references. See MW attached Table 8 worksheet	Yes	Table 8 to be amended with new information and references. See MW attached Table 8 worksheet		
11	48	Plan 9	Plan 9 to be updated with new ID references for the Part 2 drainage assets.	Yes	Plan 9 to be updated with new ID references for the Part 2 drainage assets. See MW attached Table 8 worksheet		
12	60	General	The road crossing of this waterway will not be DSS funded.	No			
13	Zone Map 13	Removal of Urban Floodway Zone UFZ and replace with 'area of flood risk' identified on Place Based Plan (Plan 2) + Clause 3.0 Application requirements	Until ultimate drainage infrastructure is constructed, flood risk must be managed appropriately - this provision is proposed in the CFs/DM UGZ Schedule and Melton East. This will also need to be identified in the place based plan 'area of flood risk' (former UFZ) - e.g. in blue in the image below. 	Yes	Flood Risk Assessment An application for subdivision and/or building and works for land identified on <i>Plan 6 – Water</i> in the incorporated <i>Cassy Fields South (Employment) and Devon Meadows Precinct Structure Plan</i> as 'flood risk' must be accompanied by a flood risk report to the satisfaction of the responsible authority, which must consider the following, where applicable: <ul style="list-style-type: none"> - Whether the proposed subdivision will be located on land identified by Melbourne Water as at risk of flooding. The existing use and development of the land. - Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this zone. - The susceptibility of the development to flooding and flood damage. - The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include: <ul style="list-style-type: none"> - The frequency, duration, extent, depth and velocity of flooding of the site and accessway. - The flood warning time available. - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded. - The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities. - The effects of the development on environmental values such as natural habitat, stream stability, erosion, water quality and sites of scientific significance. 		
14	Clause 3.0 Application requirements		Consistent with contemporary PSPs include requirements for Stormwater Management for Part 2 PSP	Yes	Storm Water Management Plan An application to subdivide land or to construct a building or construct or carry out works must be accompanied by Stormwater Plan (SWMP). The SWMP must be prepared to the satisfaction of the Responsible Authority and Melbourne Water and include details of: <ul style="list-style-type: none"> ▪ Drainage servicing, including assessment of the existing surface and subsurface drainage conditions on the site. ▪ The provision, staging and timing of stormwater drainage works in accordance with the applicable Melbourne Water Development Services Scheme(s) ▪ The provision, decommissioning, staging and timing of any proposed temporary drainage works (including but not limited to outfall detention, treatment and / or volume control infrastructure). ▪ Flow rate and flow volume management measures to ensure no adverse additional downstream inundation impacts, duration impacts, and flood impacts are caused by the development. 		
15	Clause 4.0 Conditions + requirements for permits	Application conditions - Stormwater management and IWM	Consistent with contemporary PSPs include conditions for Stormwater Management Plans and IWM plans for Part 2 PSP	Yes	Condition – Stormwater Management Plan A permit to subdivide land or to construct a building or construct or carry out works, must include the following condition: <ul style="list-style-type: none"> ▪ Unless otherwise agreed by the Responsible Authority and Melbourne Water, before certification of the plan of subdivision or commencement of development the stormwater management plan must be approved by Melbourne Water and approved and endorsed by the Responsible Authority. Condition – Integrated Water Management Plan A permit to subdivide land, must include the following condition: <ul style="list-style-type: none"> ▪ Unless otherwise agreed by the Responsible Authority and Melbourne Water, before certification of the plan of subdivision the Integrated Water Management Plan must be approved by Melbourne Water and approved and endorsed by the Responsible Authority. 		

16	39	Figure 7 - Concept Plan	The functional design of Growing Grass Frog wetlands has been completed resulting in consolidation of two wetlands and repositioning to the western edge of the corridor. Given the environmental risk of a proposed equestrian trail, adjacent GGF wetlands, it is critical to ensure accurate information is provided for decision making.			
17	20	Figure 1 - Transitional Housing	General comment: The figure is unclear, are the shared path/nature strip and equestrian trail included in the 19m to be managed as grassland, as suggested in the figure? 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 Cardinia Creek Conservation Area and outside any area intended to be managed by Melbourne Water.	Yes	Update Figure 1 to reflect this relates only to Part 1, through reference to Plan 4. Clarify how this relates to Plan 7 and Section 12 (Appendix C) Conservation Area interface.	
18	39	Figure 7 - Concept Plan - Cardinia Part 2 Conservation Area 36	The equestrian trail is not appropriately placed. Figure 7 depicts the equestrian trail and shared user path located between the drainage reserve and conservation area. The MW GGF Masterplan Program has developed Functional Designs for GGF habitat wetlands in collaboration with the design of drainage assets. The GGF wetlands are located on the Conservation Area boundary and the drainage assets are in very close proximity, to minimise the land area required for stormwater treatment assets. Infrastructure permitted in this narrow space is the maintenance access track required for drainage asset and GGF wetland management. DEECA standard is for recreational trails to be a minimum 30 metres from a GGF wetland - importantly to limit disturbance to GGF wetlands. There is insufficient space at this location to accommodate the SUP and equestrian trail. During AV MW stated that "any proposed equestrian trails should be located outside of Melbourne Waters Drainage Reserve". MW equestrian trail requirements: - A minimum 30 metre setback required between GGF wetlands and the equestrian trail to minimise disturbance to and protect the GGF wetlands. - A minimum 20 metre setback required between MW WQT assets and the equestrian trail to ensure the effective functioning of the assets and to allow for ongoing access and maintenance. - MW will not maintain the equestrian trail, nor have any responsibility or liability in regards to it - The equestrian trail must not impede access to any MW assets	Yes	Relocate equestrian trail to the western side of the drainage reserve.	
19	39	Figure 7 - Concept Plan - Cardinia Part 2 Conservation Area 36	Clarify responsibility for managing the conservation area as "dogs on lead".	Yes	Insert after managed, "by Casey City Council"	
20	41	R54 - Bushfire management	The equestrian trail has not previously been referred to, in conjunction with the term 'fire access track'. Cross Section 12 (and Figure 6) does not apply to the southern extent of Part 2, as they do not demonstrate the interface between the conservation area and the drainage reserve. Locating the equestrian trail / fire access track to the west of the drainage reserve may assist the functionality of the fire access track.	Yes	Locate equestrian trail/fire access track to the west of the drainage reserve	
21	41	G36 - Bushfire management	Clarification regarding Figure 1 is required. MW will not manage areas for fuel reduction.	Yes	All bushfire protection zones must be located outside MS managed land	
22	45	Plan 8 - Public Transport and Path Network	The equestrian trail is located too close to the GGF wetlands and should be relocated.	Yes	Relocate equestrian trail to the western side of the drainage reserve.	
23	46	R73 - Walking & Cycling	Should reference Figures 6 & 7 - not 10 & 11.	Yes	"be located to minimise disturbance to native vegetation and Growing Grass Frog habitat and be generally located in accordance with conservation area concept plans in Figures 6 and 7 .	
24	62	Precinct Structure Plan - Cardinia Creek Shared Pedestrian / Bicycle/ Equestrian Bridge	The Cardinia Creek equestrian / pedestrian / bicycle bridge is proposed with an internal width of 3m while the equestrian trail width is 3.5m. Clarification is needed to ensure the space allocation for the bridge is fit for purpose. There is a risk the current design may encourage horse riders to cross Cardinia Creek in lieu of the bridge, resulting in adverse environmental impacts.	Yes	Include wording to ensure bridge is designed with sufficient capacity to facilitate movement of horses.	

25		Bushfire Assessment Addendum Report	The Bushfire Report makes the assumption that 30m either side of the Cardinia Creek Corridor will be comprised of forest and the remainder (including the drainage reserve land, the retarding basins / WQT wetlands and the remaining 40m of the conservation area) will be grassland. Questions: 1. Is this in line with the vision that DEECA had for the conservation area? 2. Does the grassland classification for the drainage assets take into account the revegetation associated with them? Noting again that MW will not manage land for bushfire prevention/fuel reduction				
26	2	PSP informed by SEPP (WoV)	SEPP (WoV) revoked on 1 July 2021, other than saving provisions under Environment Protection Transitional Regulations 2021, this continued for 2 years (1 July 2023).	Yes	Delete 'The State Environment Protection Policy (Waters of Victoria) made under the Environment Protection Act 1970.' Insert "Drainage schemes and asset plans prepared under the Water Act 1989.		
27	7 and 10	C306case 37.07-12 (pg 5 of 10)	Under 'Preliminary risk screen assessment' last two bullet points referencing Environment Protection Act 1970 are redundant as no audits completed under the repealed legislation for this area of land. Can be conducted retrospectively under repealed legislation.	Yes	Delete last two bullet points referencing the Environment Protection Act 1970, which is then referenced in PSP.		
28	11	2.1 Vision	Cardinia Creek habitat reference to Australian Grayling.	Yes	Insert after 'habitat area' "and protection of the riparian corridor for the waterway inhabited by endangered species such as the Australian Grayling."		
29	12	Objective 22	Recognise consequence of urban development in fringe area, is locally proximate disposal of spoil compromising waterway and drainage assets in local proximity that MW and Casey CC are compelled to enforce.	Yes	Insert at end of objective, "including lawful disposal and management of spoil from development".		
30	35	Requirement 47	Cross Section 1 is not marked in figures 6 or 7. Based on cross section it applies to Clyde Creek in Part 1.		Clarify. Unclear if 47 only applies to development shown in sections, which is confined to pedestrian path and equestrian trail. If so leave as it is. If not and it applies to all development then constructed wetlands are to be to MW's approval. Insert "and Melbourne Water".		
31	35	Requirement 49	Wetlands within Conservation Area 36 will be managed by MW which should be recognised in this requirement	Yes	Insert at end "and Melbourne Water".		
32	41	Requirement 54	Omits reference to Figure 7, where as equestrian trail runs through both stages 1 (fig 6) and stage 2 (fig 7).	Yes	Note MW comment for Figure 7 and cross section to confirm that equestrian trail is outside drainage reserve.		
33	49	Requirement 77	Clause 56.07 standards apply to all residential subdivisions, however R77 expressed collectively with cl 56.01-2 to only apply to subdivision of 60 lots or more.	Yes	Amend R77. " A subdivision of 60 or more lots must include an Integrated Water Management Plan, in accordance with Clause 56.01-2 of the Casey Planning Scheme. For all subdivisions of less than 60 lots the standards pursuant to clause 56.07 of the Casey Planning Scheme apply."		