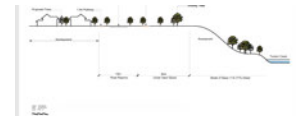


Melbourne Water - Merrimu PSP Public Consultation Submission

Date: 9-Apr-26
 Agency: Melbourne Water
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Page Number	Reference Section Objective/Requirement/Guideline/Table/Plan/ Appendix/Other	Agency comment to Agency Validation (January 2026) Explain why the change has been requested	Change requested Exact wording for the change requested, 'bold' font word changes where appropriate	Category (4,5,2 or 3)	Has the Public Consultation PSP resolved the Agency Validation comment (Yes/No)	Comment / change requested
PSP_general	General 3.7 Infrastructure Coordination Plan 13	Staging requirements and guidance required. Further commentary under comment 77.	A staging proposal be added at the early stage of the PSP	4	No	MW will consider indicative outfall catchments following review of submitter feedback and intends to discuss drafting of the related requirements and guidelines with DTP. MW will aim for consistency with drafting for Croisell/CF5 & DM where appropriate. The PSP must ensure that the outfall for the relevant catchment is constructed prior to any development taking place, and that all outfalls are delivered in their ultimate form (MW will not support any interim proposals).
PSP_p53	3.7 Infrastructure Coordination 3.7.2 - Requirements and Guidelines – Infrastructure and Utilities Coordination Plan 13 - Development Sequencing	A development sequencing/staging plan and associated requirements are needed. Due to the complexities constructing drainage down the escarpment and through private land to the relevant waterways, to ensure outfall a detailed staging plan is needed. This may include: - staging of estates to ensure all have a functioning outfall construction of outfall assets prior to development. - construction timing to be aligned with road works - construction timing to be aligned with timing of other utilities - construction timing to be outside of wet times of the year. This plan is to be develop in collaboration with stakeholders to the satisfaction of MW.		4	No	After the staging arrangement and drafting has been settled (per above comment), it may be appropriate to provide indicative outfall catchments on a separate plan if outfall catchments do not line up with transport/other infrastructure priority. Other changes to Plan 13/Staging : The legend should be changed from "existing pipe alignment" to "proposed pipe alignment". The Buckleys Road outfall is not currently named. Constructed wetlands are also retardation basins (RBs) and should therefore be identified as WRAs. Provide separate pipe numbers and outfall numbers to avoid confusion.
PSP_Cultural Heritage	General	Two reports relating to heritage are yet to be finalised (a Cultural Values Assessment by Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation and an Aboriginal Cultural Heritage Impact Assessment by EHP), and as such MW notes that additional review and comments will be required once these documents are provided.		4	No	At the time of writing, the Cultural Values Assessment and Aboriginal Cultural Heritage Impact Assessment are outstanding, and thus Melbourne Water's current drainage strategy has not been informed by comprehensive cultural heritage inputs. Once finalised, Melbourne Water reserves the right to review the CVA and ACHA and update Melbourne Water's drainage strategy and PSP positions as relevant to its remit.
PSP_p15	Plan 3 - Place based plan	Constructed wetlands are too close to the break of slope/escarpment. Geotech reports states 100m setback required, while Wurundjeri have requested a 200m setback. Until further information / certainty comes to hand, we should respect this request.	Wurundjeri would be right, a 200m buffer is better and more opportunity to protect cultural heritage and buffers. (observation)	4	No	As per AV comment. To date, MW have adopted a 100m setback from the escarpment in the drainage strategy shapefiles provided to DTP for public consultation. However, whether MW continues to adopt and advocate for this setback or an increased setback buffer is pending completion of the ACHA and CVA reports.
PSP_p17 PC_Page 14	3.0 Implementation 3.1.2 - Requirements and Guidelines – Viable Densities Table 2 - R1	The report refers to a "break of slope" in some sections and an "escarpment" in others. Both terms require clear and consistent definitions. In recent comparable PSPs, a 17% slope has been adopted as the relevant threshold, whereas the circulated report applies a 15% slope. This discrepancy should be clarified and justified.		4	No	In this section (and R7) it refers to the 'escarpment' while in others it's 'break of slope'. The inconsistency is confusing. It also talks about sections in the Appendix which relate to escarpment or Break of Slope, however these cannot be located. R1 : What is meant by 'break of slope' (does this mean 'top of escarpment')? The meaning and application of this requirement is not clear. It is presumed that the dot point that links bushfire and escarpment/break of slope is in relation to the increased bushfire hazard associated with the slope of the escarpment, but this is not clear. As per Toolern PSP section depicting an escarpment and defining break of slope of said escarpment would be beneficial. G44 - As per above comment, cannot locate an escarpment section in the appendix. R55 - Also requires break of slope definition. R63 - this point highlights the Western Escarpment but seems to be speaking about the southern side of the PSP. If it is to talk about specific sections of the PSP it should be clear on the mapping as to what sections are being referred
PSP_p18	3.0 Implementation 3.1.2 - Requirements and Guidelines – Viable Densities Table 2 - G7	lots facing drainage reserves must have a road/open space buffer between them and a wetland/waterway.		4	No	As per AV comment.
PSP_p49	3.7 Infrastructure Coordination	A clear requirement should be included to ensure that no development proceeds prior to the construction of stormwater outfalls to the satisfaction of Melbourne Water. Given the presence of highly sodic soils and private landholdings downstream, temporary storage or interim drainage solutions without a formally constructed and approved outfall is not recommended. This is due to the significant associated environmental and land-use risks.		4	No	Addressed above under staging comments.
PSP_p52	3.7 Infrastructure Coordination 3.7.2 - Requirements and Guidelines – Infrastructure and Utilities Coordination Table 20 - G88	Utilities must be suitably set back from the escarpment.	Add text to include escarpment	4	No	Cannot locate equivalent guideline in the PSP, may have been removed entirely. Should be reinstated with addition of escarpment consideration.
PSP_p69	Appendices	Cross sections for the escarpment are required.	Add new appendix for escarpment and waterway cross sections.	4	No	As per AV comment. An additional figure for escarpment setback depicting the top of slope would be useful. See Toolern Precinct structure plan 1 page 40 and 41. Something like this provides clarity and certainty for development. Toolern-PSP-July-2011-Amended-December-2015Amended-February-2019-Approval-Gazetted-1-of-2.pdf



PSP_general	Overall PSP	Melbourne Water will not endorse any assets within the escarpment buffer until the VPA provides clear direction confirming the buffer requirements. These requirements must address geotechnical considerations, bushfire risk, maintenance needs, and Wurundjeri values. Drainage infrastructure requirements outside PSP boundary must also be presented and discussed. This infrastructure is critical to servicing the precinct, yet no planning pathway has been outlined. Options such as easements and Public Acquisition Overlay (PAOs) should be explored to provide clarity on delivery and implementation. Climate change scenarios and their implications for drainage infrastructure must be considered. There is currently no provision for infrastructure staging, including drainage.	3	No	As per AV comment
PSP_general	Schedule 1 to Clause 37.07 Urban Growth Zone 1	The plan does not reflect the latest Development Services Scheme (DSS) information.	3	No	The PSP and UGZ schedule will need to be updated with the next iteration of the drainage strategy post public consultation.
PSP_general		The PSP document does not properly acknowledge the presence of Sodic soils and dispersive soils within the PSP area. They are only raised as an issue for the delivery of drainage infrastructure. Disturbance and development of land comprising sodic soils provides an environmental risk to the environment due to their erosive and dispersive properties, which result in water quality impacts (high turbidity) in receiving waterways. Melbourne Water's experience is that a BAU approach to development does not work to effectively manage sodic soils. Compliance has also not been effective in managing the environmental impact of sodic soils from urban development in Bacchus Marsh, or other areas across Melbourne such as the Upper Merri Creek catchment. The presence of sodic soils and risk to receiving waterways needs to be acknowledged in the PSP, with a requirement for innovative and best practice management actions to mitigate the threat.	3	No	As per AV comment
PSP_General		[New PC comment]	3		Confirm the approach for managing the escarpment to ensure its landscape values are protected. Identify whether a sodic soils map or a designated "higher risk" development zone was intended to be included around the escarpments. Clarify the authority responsible for these requirements.
PSP_p9	Plan 1 - Regional Context	Please define escarpment. Previously MW have used the 17% or 1.6 slope. Also the recent, comparable Toolern PSP uses the 17% Figure 7 in the WSP prepared, VPA commissioned, May 2023, Sodic/dispersive soils peer review and assessment, Meritum Precinct depicts the 15% which is a comparable measure. Using this figure the escarpment is far more significant than shown here.	3	No	The break of slope definition is necessary to establish point of setbacks.
PSP_p9-p10	Plan 1 - Regional Context	Geological features, vegetation, and cultural heritage values are significant considerations that necessitate an increased setback from the escarpment. A buffer greater than 100 metres is required. It is noted that the Registered Aboriginal Party (RAP) having specifically requested a 200-metre buffer. This requirement should be explicitly incorporated into the PSP, with the buffer zones clearly shown on the relevant plans and maps.	3	No	The RAP's preferences for escarpment setbacks should be explicit in the PSP.
PSP_p11	Plan 2 - Precinct Features	Please confirm whether the area identified as significant vegetation across the PSP and within the Long Forest Estate is accurate. In addition, could you advise on the proposed land use for this area? This information is critical, as it will inform the Development Services Scheme (DSS) requirements.	3	No	As per AV comment
PSP_11	Plan 2 - Precinct Features	The Southern end of the Future Eastern Link Rd is shown to cut through mapped waterways. There is insufficient information to assess the proposed road alignment. Further detail and discussion are required for Melbourne Water to provide in-principle support for this alignment. A large patch of likely significant native vegetation is within this road footprint or very close, which would likely be impacted. 	3	No	This location is also covered by a Significant Landscape Overlay in the Planning Scheme. This road alignment seems to go against the objectives of the SLO which aims to protect scenic values of hilltops and protect against the impact of development.
PSP_p15	Plan 3 - Place based plan	The road shown at the southern end of the PSP appears to intersect with a natural waterway. Further information is required regarding the design, alignment, and impacts of this proposed road. At this stage, insufficient information has been provided for Melbourne Water to form a position on the proposal. 	3	No	As per AV comment
PSP_16 & PSP_43	Figure 1, & Plan 10 - Water	The current drainage shown in the plans is incomplete and does not provide a comprehensive servicing proposal for the Meritum PSP precinct in accordance with scheme principles. The drainage assets shown differ from Melbourne Water's reporting and do not reflect its technical modelling. Key assets, including proposed outfall alignments do not reflect the latest information as investigations remain ongoing. While some objectives align, not all requirements have been met. We reconfirm that this is not the proposed Melbourne Water DSS. No strategy is provided for investigation areas, leaving the PSP plan incomplete from a drainage perspective. The VPA geotechnical assessment for the escarpment has not been incorporated, and Melbourne Water does not endorse the proposed locations in relation to the escarpment.	3	No	It is noted that the drainage strategy/shape files shown in the PSP are not accurate per the shapefiles provided by MW to DTP for public consultation. Notwithstanding, please note that further changes to the drainage strategy are likely to occur post public consultation following review of public submissions, and subject to further technical work regarding the outfalls and climate sensitivity testing. The drainage strategy also needs to be updated to reflect the revised NDA area around the Long Forest Estate land.
PSP_p23	3.2 Safe, Accessible, and Well-connected 3.2.2 - Requirements and Guidelines – Safe, Accessible, and Well-connected Table 6 - R5	As noted in Comment 21 in response to the Place-Based Plan, the southernmost east-west road requires further discussion. Several creek tributaries are located in the vicinity of the Ta Pira Strine, and additional context is required regarding how the proposed road connections will integrate with, and respond to, these existing headwaters.	3	No	As per AV comment.
PSP_p31	3.4 High Quality Public Realm and Heritage 3.4.2 - Requirements and Guidelines – High Quality Public Realm Table 11 - G41	The layout should be adjusted in accordance with Melbourne Water's guidelines, particularly in relation to the interface between waterway and active frontages. Generally, streets are to be provided directly abutting waterways, reserves, open space, and utility easements to ensure that dwellings appropriately address and front these public spaces.	3	No	Now G34.
PSP_p29	3.4 High Quality Public Realm and Heritage 3.4.1 - Place-based Objectives – High Quality Public Realm Table 10 - O22	Add heritage values.	3	No	Note: now O23. Update wording as follows: <i>To retain and protect features of the natural environment that make an important contribution to biodiversity, local character, amenity, culture, heritage, geological items, and ecology.</i>
PSP_p29	3.4 High Quality Public Realm and Heritage 3.4.1 - Place-based Objectives – High Quality Public Realm Table 10 - O17	As noted in previous comments, the escarpment requires clearer definition, and the adjoining parkland should be planned and applied consistently along its entire extent.	3	No	Per above comments on escarpment definition.

PSP_p30	3.4 High Quality Public Realm and Heritage 3.4.2 - Requirements and Guidelines – High Quality Public Realm Table 11 - R36	Waterways within the PSP boundary are generally characterised as steep head waters, which intersect with the highly erosive Werribee Formation. These waterways are sensitive to change with many displaying significant erosion in their current state, including active erosion. Tunneling and deep gully erosion is hazardous and will continue to worsen in the future, posing a risk to future residents and local community. Urban development should be setback minimum 100 meters from all waterways and the edge of gullies (preferably more). Shared Paths and active open space should not invite public into hazardous locations like eroded waterways and steep gullies/headwaters .		3	No	Note: New R42. As per AV comment.
PSP_p32	3.4 High Quality Public Realm and Heritage 3.4.2 - Requirements and Guidelines – High Quality Public Realm Table 11 - G47	The Merrimu PSP is located on a Plateau and is bound by Long Forest NCR and large areas of natural and landscape value such as waterway headwaters, escarpments, Southern gully and CH values L.b.c. Urban growth at this scale across Melbourne generates significant environmental issues and management issues for authorities including Melbourne Water from windblown and dumped litter and construction debris (especially polystyrene). Enforcement has not proven effective due to the disparate sources and compliance framework. This will be a major issue for waterway and land management around the Merrimu PSP due to the site context. This issue needs to be addressed in the PSP document, with a requirement to manage the issue.	Add: Investigate as a PSP requirement the provision of Long term non-permanent (or permanent) fencing on the interface of development and boundary with Long Forest, Southern Gully, Escarpments and waterways. Any agreed Fencing design and height must effectively trap windblown litter and be to the satisfaction of relevant authorities	3	No	Re: G39 Fencing. This item must be addressed in the PSP in order to mitigate the environmental impact of the future development on neighbouring significant environmental values. Melbourne Water highlights that Public Authorities do not have the capacity to safely or effectively manage this issue through BAU process.
PSP_p33	Plan 6 - Public Realm	Waterways / waterway corridor setbacks should be demonstrated on the map. Refer to comment 41.		3	No	Per MW waterway guidelines for first and second order streams (which will cover all the headwaters in the PSP) the minimum setback is 20m from the top of bank. This may vary subject to geotech and cultural heritage requirements. The PSP could provide this clarity and avoid future ambiguity about waterway corridor widths.
PSP_p34	3.4 High Quality Public Realm and Heritage 3.4.2 - Requirements and Guidelines – High Quality Public Realm Table 13 - R40	As previously noted the 'break slope line' requires a definition.		3	No	As per AV comment.
Various	Bushfire	[New PC comment]		3		R72, R74, G56, G57, G60 These items relate to bushfire in some regard. As previously advised, MW will not accept bushfire buffers (the responsibility to maintain defensible space) on its land and we will not select, plant or manage the reserves with bushfire risk reduction in mind. Appropriately sized buffers are required outside of MW land. This can include roads and nature strips. It is noted that the cross sections and some other points here show and/or call for trees in nature strips where there are waterway reserves this may impact bushfire buffers hence exemptions for nature strip tree planting must be considered near waterway reserves.
PSP_p42	Table 21 Requirements and Guidelines – Bushfire R72	[New PC comment]		3		Waterways and drainage reserves must be landscaped and revegetated inline with Melbourne Water's Waterway Corridor Guidelines for Greenfield Development and the Constructed Waterway and Wetland Design Manuals. These design manuals and guidelines prioritise revegetation and landscaping inline with locally appropriate EVCs. Bushfire risk may increase. MW will not manage for bushfire protection. Change wording as per below or delete requirement R72 entirely. Landscape design and plant selection in open spaces, excluding including waterways and drainage corridors, must mitigate bushfire risk to the satisfaction of the responsible authority.
PSP_p42	Table 21 Requirements and Guidelines – Bushfire G57	[New PC comment]		3		MW will not manage for bushfire protection. Drafting should be amended to the effect of: Where a setback is required from a bushfire hazard the setback should be provided on public land where practical (excluding waterways and drainage land).
PSP_p39	3.4 High Quality Public Realm and Heritage 3.4.2 - Requirements and Guidelines – High Quality Public Realm Table 17 - G59	Plant selection along waterway corridors, drainage reserves and wetlands will be EVC appropriate and may increase bushfire risk. The future vegetation should be accounted for in planning bushfire buffers. The Bushfire buffers (defendable space areas) must not be contained on any MW owned nor managed land.		3	No	G56 should be deleted. MW will plant to EVC and according to our treatment requirements. Bushfire risk and management cannot be considered in areas MW manage. If not deleted, amended so as to exclude waterways and drainage corridors. Landscape design and plant selection in open spaces, excluding including waterways and drainage corridors, should not increase bushfire risk.
gsl	3.4 High Quality Public Realm and Heritage 3.4.2 - Requirements and Guidelines – High Quality Public Realm Table 17 - G59	Waterways and drainage reserves are intended to be vegetated in line with the relevant EVC. Bushfire risk may increase as a result. Bushfire risk and buffers should be based on future mature established vegetation condition, not the current condition. The Bushfire buffers must not be contained on any MW managed land		3	No	As per AV comment
PSP_p40	Plan 9 - Bushfire	The bushfire buffer required surrounding wetlands must be based off future vegetated state.		3	No	Now Plan 8. The future vegetated states of waterway and wetland assets must be considered in the bushfire assessment and reflected in the PSP. MW will provide DTP with vegetation EVC types (per MW's constructed waterway manual) to inform bushfire setbacks. This is unlikely to have a significant (if any) impact on NDA given that perimeter roads are required around MW assets, which will likely account for the majority (if not all) of the defendable space setback from MW assets. Please also note, it appears that the Bushfire assessment for the PSP is not entirely consistent with EVC mapping which was conducted for MW's outfall report – mainly in the area of the waterway to south of the PSP. The outfall report which features the EVC mapping can be provided to DTP for its consideration/review.

			[New PC comment]					R86 Amend IWM requirement to include: Applications must demonstrate, through Integrated Water Management Plans, the extent to which development will contribute towards: • Outcomes identified in the DECA Werribee Catchment IWM Forum Strategic Directions Statement and IWM Plan • Stormwater volume reduction and infiltration targets in Melbourne Water's Healthy Waterway Strategy (2018) as applicable to the PSP • quantitative performance objectives relating to applicable mean runoff of stormwater stated in EPA Publication 1738.1, Jun 2021 (Note - consistent with B9 CFS/DM PSP final DTP position) • Stormwater risk management under the General Environmental Duty • Merrimu Integrated Water Management Opportunities Report
R86						3		All in the satisfaction of Melbourne Water and the While MW assets have incorporated the required setback for erosion risk, it is noted that there are proposed development areas that encroach into areas of high risk erosion in several locations and have not appropriately incorporated Figure 22, Merrimu Precinct Landscape and Visual Opportunities and Constraints from the Landscape Character Assessment and Framework Plan (Tract 15/06/2023) or the High Risk Slope Map and Erosion Risk Map: Soil from the Sodic/Dispersive Soils Peer Review and Assessment (WSP May 2023). The PSP layout should be updated to setback and buffer the development from areas of high risk erosion (soil and slope) as outlined in the Sodic/Dispersive Soils Peer Review and Assessment (WSP May 2023), and Figure 22 of the Landscape Character Assessment & Frameworks Plan (Tract 15/06/2023). Areas of existing erosion along headwater streams identified in Figure 22 of the Landscape Character Assessment & Framework Plan must not be included in the proposed developable land, these areas must be incorporated into reserves.
	Plan 10 - Water GENERAL DEVELOPMENT LAYOUT COMMENT	[New PC comment]				3		This requirement for drainage infrastructure should not only consider conservation areas. It must also consider downstream areas impacted by the PSP as well. There should be two separate requirements: one for conservation areas, and one for escarpments.
			[New PC comment]			3		Drainage infrastructure must be designed to minimise impacts on landscape values and biodiversity values, particularly habitat for matters of national environmental significance located within conservation areas and demonstrate how it responds to any soil or land capability issues associated with the escarpment edge
			[New PC comment]			3		Updated position: G74 should be deleted. The guideline may fetter MW's discretion as part of its DS5 and application assessment process. It is not a necessary guideline because proponents will naturally try to maximise NDA, and it is not appropriate that the guideline direct MW to accept maximisations if not appropriate per DS5 principles and MW guidelines. It is also not appropriate to direct that assets are located as close to the escarpment as possible.
PSP_p52	3.7 Infrastructure Coordination 3.7.2 - Requirements and Guidelines – Infrastructure and Utilities Coordination Table 29 - G94	Add heritage values.	Stormwater assets should be designed to maximise developable land area and be located as proximate to the escarpment edge, where this is practical and is proven to satisfy risks associated with soil type and land capability. The design and delivery of stormwater assets should allow flexibility to respond to identified values such as biodiversity or heritage and ideally avoid and/or minimise harm at these locations.			3	No	
PSP_p12-p13	Waterways in DS5	The future wetland and retarding basin features must be designed to ensure flows to maintained at pre-development rates and volumes as much as possible. This will reduce the potential for geomorphic impacts, such as further channel deepening/widening. In addition, the width of the drainage reserve in this section is constrained due to existing development to the west and east. As there seems to be limited scope for the drainage reserve to be widened in this section, maintaining pre-development flows is important to reduce the risk of adverse impacts on this section of waterway.				2	No	Rather than 'pre-developed conditions', additional context is required around the outfalls to clearly articulate their function.
PSP_p13	1.9 - Implementation notes	While Melbourne Water's models have informed the proposed drainage strategy, no form of the DS5 has been released. Therefore, it is unclear how the current approach can be considered "generally in accordance" with the DS5. At this stage, the strategy is not based on modelling related to hydrology, hydraulics, and stormwater quality made available by Melbourne Water. The current plan is not reflective of the proposed MW DS5 It is important to note that the land required and location for drainage assets at this stage of design may increase or decrease or change as further analysis is undertaken.				2	No	MW suggests an implementation note consistent with that advanced by the DTP for the CFS/DM PSP (it followed fairly extensive refinement and comments from MW and other parties). Note: no use of the term 'progressive certainty'.
PSP_p14	2.2 - PSP purpose	Why is the escarpment linear park restricted to the western escarpment? The escarpment goes almost the whole way around the PSP including the southern and eastern sides. Is there a reason the linear park does not extend the whole way around the PSP?				2	No	As per AV comment.
PSP_p15	Plan 3 - Place based plan	There is a Activity Centre shown above an historic Seasonal Herbaceous wetland. While understanding the values and DEECA mapping of this wetland have been updated to show the environmental values no longer exist, our experience is that in these areas it is likely there is significant tangible and/or intangible cultural values here and proceeding without a CVA could be problematic.				2	No	As per AV comment. Note: Pending completion of the ACHIA and CVA and any submission received from the RAP, DTP may need to consider re-design of the PSP Land to achieve retention of this wetland.
PSP-p51	Plan 10 - Water	[New PC comment]				2		Constructed wetlands are also retardation basins (RBs) and should therefore be named WLRB.
PSP-p51	Plan 10 - Water	[New PC comment]				2		Wetlands 07 and 09 are to be reviewed and consolidated.
PSP-p51	Plan 10 - Water	[New PC comment]				2		WL-10 and WL-11 will require a larger landtake/footprint as the catchment size (NDA) has been increased, therefore WL-10 and WL-11 require further investigation/assessment with regards to a wetland size
PC_Page 15	3.0 Implementation 3.1.2 - Requirements and Guidelines – Viable Densities R2	[New PC comment]				2		This requirement talks to the retention of native vegetation, however, grasslands are more prevalent than trees in the precinct, and are not mentioned. Grasslands should be added to R2 as a feature of the precinct that subdivision should respond to.
PC_Page 28	3.4 3.4.2 R34	[New PC comment]				2		Regarding provision of street trees - In areas where development interacts with waterway reserves (as the nature strips may be used for bushfire buffers) this requirement could impact NDA. Consider exemption in these areas if appropriate for defensible space.

verification of Melbourne Water and the responsible authority. Submission and development must demonstrate the extent to which development will contribute towards: - delivery of the Development Services Scheme - outcomes identified in the DECA Western Port Strategic Directions Statement (September 2020) and Western Port Local Government Scheme (September 2022) - outcomes identified in the Casey Fields South/Devon Meadows PSP - Integrated Water Management - Issues and Opportunities Report (November, Feb 2023) - stormwater volume reduction and infiltration targets in Melbourne Water's Healthy Waterway Strategy (2018) that are applicable, and reasonably practical (2023/2024) - geomorphic characteristics relating to stabilised shore erosion control of development (2023/24) - DS5 Publication 1738.1 June 2021 - positive water reduction targets outlined in the draft Greater Melbourne Urban Water and System Strategy: Water for Life, that are applicable to the PSPs - waterways and integrated water management outcomes which enable land to be used for multiple recreation and environmental purposes To the satisfaction of South East Water, Melbourne Water, and the responsible authority.	
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1.9 Implementation Notes Drainage The Casey Fields South (Employment) & Devon Meadows PSP includes land set aside for Development Services Scheme (DSS) assets. - Any change to the (DSS) site, size, shape or location of DSS assets, will be considered by the responsible authority. Any change in location of DSS assets where the intended performance standards will be approved by Melbourne Water in respect of drainage matters. Any additional costs associated with any change of site, type or location of DSS assets that does not benefit the DSS will not be funded by the DSS. - Should the land (DSS) be required for the delivery of these assets be reduced with the written consent of Melbourne Water prior to the PSP, then that surplus land may be used and development in accordance with the updated zoning of that land under Schedule 11 of the Urban Growth Zone. Where the extent of DSS land required is reduced, the not developable area (NDA) will be reduced. DSS assets to be the actual not developable area of the assets. - Any increases in NDA are subject to the Casey Fields South (Employment) & Devon Meadows Infrastructure Contributions Plan, which sets out the process for changes to the land use budget.	
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PC_Page 30	3.4 3.4.2 G32	[New PC comment]		2		Regarding use of salvaged rocks - MW to confirm with Waterways and Land Officer if this is appropriate.
PC_Page 31	3.4 3.4.2 G36	[New PC comment]		2		The statement and intent of G36 (regarding "productive landscapes") is not clear. Clarification from DTP required, and implications for waterway reserves.
PC_Page32	3.4 3.4.3 G30	[New PC comment]		2		Regarding ecological communities and threatened species habitat, change wording to add: 'including but not limited to '
PSP_p33	Plan 6 - Public Realm	There are significant number of trees around Flanagan Drive and Streeton Drive not shown. Why?		2	No	Plan 5 public realm. This plans shows some trees of importance but not all. Notably the Flanagan Drive section shows none. All significant trees should be shown consistently on the plans.
PSP_p34	3.4 High Quality Public Realm and Heritage 3.4.2 - Requirements and Guidelines – High Quality Public Realm Table 13 - R40	This requirement appears to trigger a development application for land located west of the break of slope. Clarification is sought as to why the requirement is framed in this way, as the break of slope extends around much of the precinct and is not confined to the western area. The reference to "west" is therefore unclear in this context. Please clarify the intent of the requirement and provide the relevant source or policy reference under which it is proposed.		2	No	Note, now R55. As previously stated, all land is west of break of slope line hence the requirement does not seem to make sense.
	3.4.2 Requirements and Guidelines - High Quality Public Realm Table 12 - R45	[New PC comment]		2		Add a new requirement to the PSP - that landscaping of drainage assets must be to MW's satisfaction.
	3.4.2 Requirements and Guidelines - High Quality Public Realm Table 12 - G39	[New PC comment]		2		Fencing (or preference for no fencing) to Melbourne's Water satisfaction in relation to drainage assets.
PSP_p41	3.4 High Quality Public Realm and Heritage 3.4.2 - Requirements and Guidelines – High Quality Public Realm Table 19 - G58	Add heritage values and landscape values. The PSP should consider the intrinsic Aboriginal cultural heritage values of landscape features such as wetlands, waterways, escarpments, storm rises and elevated areas, and provide appropriate setbacks (to be determined) to protect these landforms, even where registered Aboriginal cultural heritage places are not present		2	No	Should be added to Table 12 as a new recommendation.
R84		[New PC comment]		2		R84: Shared paths, boardwalks, and bridges are not considered DSS assets. Overland flowpaths within roads are a Council responsibility. There should be clearer reference to Council roles, as well as explicit consideration of climate change. Elements such as boardwalks and pedestrian bridges fall within Council's remit. This section should also include a general reference to climate change considerations.
R84		[New PC comment]		2		R84: Sodic soil risk is a precinct-wide issue and should be addressed accordingly.
R85		[New PC comment]		2		R85: Add - Drainage waterways are to be designed to consider climate change.
PSP_p46	Table 13 - Requirements and Guidelines - Heritage G66	[New PC comment]		2		Add additional datapoint: "Relocating/re-designing development where applicable."
PSP_p42	3.4 High Quality Public Realm and Heritage 3.4.2 - Requirements and Guidelines – High Quality Public Realm Table 21 - G68	Add heritage values.	Add dot point: Avoid and/or minimise harm to Aboriginal cultural heritage values should they be identified.	2	No	Cannot locate this/equivalent guideline in the updated PSP.
PSP_p49	3.7 Infrastructure Coordination 3.7.1 - Place-based Objectives – Infrastructure Coordination Table 28 - O40	Add heritage values.	The design and delivery of Melbourne Water assets should allow flexibility to respond to identified values such as biodiversity or heritage, and ideally avoid and/or minimise harm at these locations.	2	No	Objective seems to have been entirely removed ("To ensure the delivery of Melbourne Water assets on the escarpment areas balances the efficiency of sufficient developable area versus the capability of the land to accommodate assets in proximity to the escarpment based on specific technical examination of soil conditions and other risk factors")
		[New PC comment]		2		The WWM requirements should be to the satisfaction of the water authorities and the RA.
		[New PC comment]		2		Add a new Guideline - Ensure that waterway protection measures are considered for all existing creeks and their tributaries in the layout, staging and design of development and the local street network.
		[New PC comment]		2		Interim Assets must consider sodic soils.
		[New PC comment]		2		The language here is strong and may inhibit future WWM initiatives. Consider how an exemption for WWM can be considered.
	Appendices - Figure 15			2		This shows significant trees between the drainage reserve and the development. Due to bushfire risk these may not be feasible. Please review and/or caveat appropriately.
		[New PC comment]		2		Page 6 – Integrated Water Management: The DSS requirements should be clearly distinguished from the WWM requirements. Interim treatment is a Council responsibility. There is no discussion regarding climate change considerations. Adopt drafting consistent with C/S/DM where appropriate.
Ordinance 37.07-1				2		
PSP_p25	3.2 Safe, Accessible, and Well-connected 3.2.2 - Requirements and Guidelines – Safe, Accessible, and Well-connected Table 6 - G29	Road/active interfaces with waterways are not optional, they are a requirement. This requirement should also apply to interfaces such as the Southern Gully, escarpments and Long Forest, as these locations contain headwater streams.	Adjust guideline. Streets must be the primary interface between development and waterways, conservation areas and open space.	2	No	R8 now requires a road or open space buffer between wetland and waterway. Please note that a road buffer is strongly preferred by Melbourne Water. Also noting that this would be consistent with R28. Change wording: Lots adjacent drainage reserves must have a road or open space buffer between them and a wetland or waterway."

PSP_p11	PSP Purpose	[New PC comment]		1	NA	PSP Purpose - add new item: <i>Delivery of an integrated and resilient water system that supports liveable and sustainable communities, protects the environmental health of urban waterways and bays, provides secure water supplies efficiently, protects public health and delivers affordable, essential water services.</i>
PC_Page 22	1.0 1.1.2 R26	[New PC comment]		1		in relation to R47, G35: Lighting is mentioned several times in the PSP. Consider consolidating or grouping lighting requirements/guidelines together. Lighting can cause issues with migratory moths and all sorts of other nocturnal animals. Especially, but not limited to, near waterways and conservation areas lighting should consider these factors and suitable baffles and lighting colours should be selected.
PSP_p40	Plan 9 - Bushline	Why is a buffer applied on the western side of Flanagan Drive but not on the eastern side?		1	No	Buffers around the escarpment are inconsistent. Not a MW concern just a note.
PSP_p43	Plan 10 - Water	A sewer pumping station is located at the southern end of the PSP, which is intended to incorporate a relief structure and a pipeline descending the escarpment. Early and coordinated consultation between relevant authorities in this location is recommended to minimise ground disturbance and to consider opportunities to integrate with the pipeline proposed by Melbourne Water. While discharging to a constructed pipe is not the preferred outcome, in this instance, given the construction complexity and site constraints, it may present a more appropriate option than discharging directly to the creek.		1	NA	Note only the PSP in general does not include any reference to potable water or sewer infrastructure, which is often typically addressed.