

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Preston Market Precinct Structure Plan - Drainage Servicing and Flood Mitigation Requirements  
**Date:** Thursday, 17 June 2021 7:24:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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OFFICIAL Sensitive

Hi [REDACTED]

We have met internally to discuss the Preston Market Precinct, including the background assessment completed by Cardno, unfortunately the final report and the draft amendment documentation do not respond in a sufficient level of detail to the flood mitigation requirements for this precinct. Melbourne Water is yet to be provided with the flood modelling specific to the background assessment completed by Cardno.

Below are our initial high-level comments:

- Building Envelopes/Development Foot-Prints - Section 7.1 of Cardno's report reflects on the flood modelling results, including identifying areas that are likely experience an increase in flood levels based on the developed scenario flood modelling undertaken to inform this report. The mitigation measures suggested in this report (but not tested by Cardno) or similar approaches to mitigate offsite impacts due to the development of this precinct, must be incorporated into an updated flood mitigation assessment (including updated flood modelling) for this precinct. Any updated modelling should reflect the conceptual building envelopes/development foot-prints represented in the draft PSP document and supporting documentation.
- Flood Mitigation Works - Following the completion of updated flood modelling, further details are required regarding the specific flood mitigation works proposed, to clearly identify the proposed new infrastructure and potential upgrades to existing drainage assets; noting that these works may be further refined as the planning process for development within this precinct progresses. This should also address the timing of implementation of any mitigation works, noting that it would be Melbourne Water's preference to see these works implemented prior to development occurring, to minimise the complexities associated with delivery and to the impacts to future users of this precinct.
- Funding, Staging and Sequencing of Flood Mitigation Works - The draft documentation for this amendment (including the PSP document and schedules) does not provide an appropriate level of certainty regarding the funding, timing and responsibility of implementing flood mitigation works necessary for the further development of land within this precinct. The PSP document and corresponding schedules must clearly highlight the importance of undertaking appropriate flood mitigation works prior to further development occurring within this precinct, and the building envelopes/set-backs from existing overland flow paths should respond appropriately to the existing constraints, rather than requiring costly and impractical mitigation measures. This precinct may or may not be developed by a single party, so therefore there needs to be an appropriate method to implement a precinct scale approach to flood mitigation, focusing on potential cost sharing between parties to ensure that the required works are delivered.

Please do not hesitate to contact myself via email or phone if you have any further queries.

Kind Regards

[REDACTED]

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*Enhancing Life and Liveability.*

[REDACTED]  
**Sent:** Wednesday, 16 June 2021 9:09 AM

**Subject:** RE: Preston Market Precinct Structure Plan - Drainage Servicing and Flood Mitigation Requirements

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Thanks [REDACTED]  
We look forward to meeting with the MW team tomorrow at 4pm.

[REDACTED]

I am working remotely and can also be contacted via MS Teams.



*The VPA acknowledges the Traditional Owners of Country throughout Victoria and pay our respects to them, their Elders past and present.  
My personal commitment is to plan for great places that are welcoming and inclusive of all people.*

[REDACTED]

**Subject:** RE: Preston Market Precinct Structure Plan - Drainage Servicing and Flood Mitigation Requirements

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H [REDACTED]

We met today to discuss this project and the relevant background assessments, and we will hopefully be in a position to provide an initial high-level response to the assessment completed by Cardno prior to our meeting on Thursday, noting that further work will need to be completed prior to Melbourne Water completing a more thorough review.

Kind Regards

*Enhancing Life and Liveability.*

-----Original Appointment-----

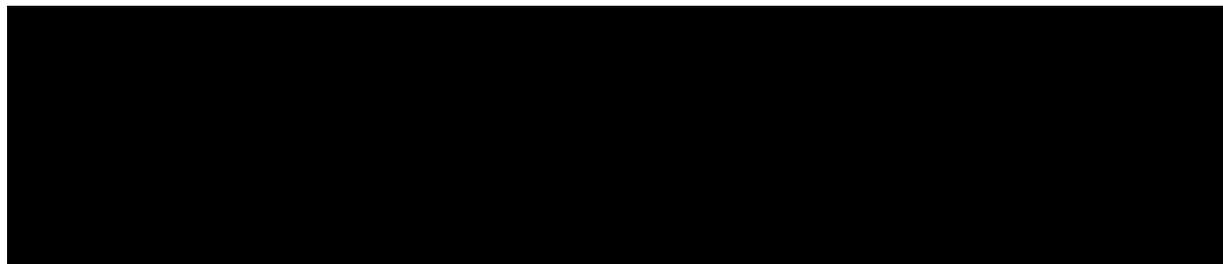
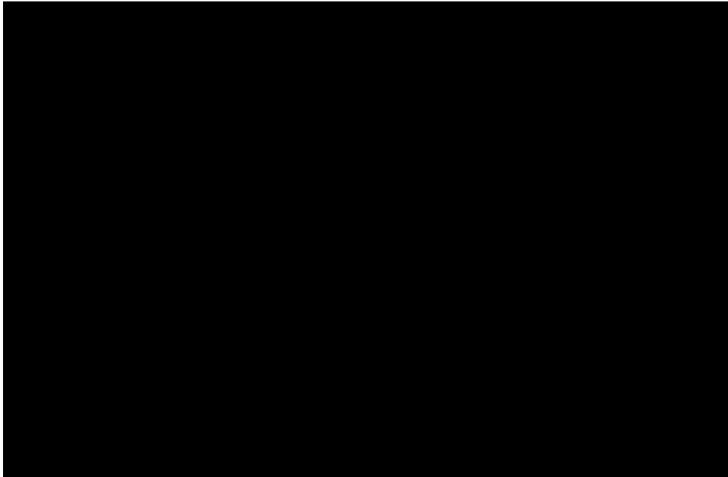
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
**Where:** Microsoft Teams Meeting

**Meeting Intent:**

To discuss drainage servicing and flood mitigation requirements for the Preston Market Precinct

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**Subject:** RE: amdt C182dare - Preston Market Precinct Structure Plan - stormwater

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Hi [REDACTED]

Best availability for the VPA team next week is:

- Tue: 2 - 5pm
- Wed: 9 - 9.45am
- Thu: 10 - 12pm or 4 - 5pm.

Also, [REDACTED] from Cardno will send across the stormwater modelling info early next week.

Apologies, but it looks like we haven't previously shared a copy of the draft structure plans with MW, until now as part of the final consultation process. [REDACTED] provided MW feedback by email on the VPA's stormwater drainage RFQ back in 2018 (email titled, 'MW feedback to VPA Drainage brief - Preston Market' on Tuesday, 23 January 2018). MW staff were then involved with VPA and Darebin Council staff in workshops run by Cardno as part of their subsequent study investigations and modelling work, which produced the Stormwater Drainage Assessment report.

Please contact me if there's any delay in getting the Cardno modelling or further info is needed. Looking forward to meeting with MW at a time that suits next week,

Regards [REDACTED]

[Redacted]

I am working remotely and can also be contacted via MS Teams.



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[Redacted]

**Subject:** RE: amdt C182dare - Preston Market Precinct Structure Plan - Public Consultation

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Hi [Redacted]

Could you please confirm the VPA's preferred timeslots for a meeting next week.

Kind Regards

[Redacted]

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[Redacted]

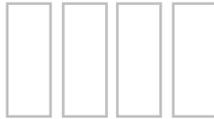
**Subject:** RE: amdt C182dare - Preston Market Precinct Structure Plan - Public Consultation

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Yes, following up on the modelling work etc [Redacted] Will keep you posted,

[Redacted]

I am working remotely and can also be contacted via MS Teams.



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My personal commitment is to plan for great places that are welcoming and inclusive of all people.

[Redacted]

**Subject:** RE: amdt C182dare - Preston Market Precinct Structure Plan - Public Consultation

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H [Redacted]

Could you please also follow-up with Cardno to get a copy of the relevant modelling (and any other supporting documentation).

Kind Regards

[Redacted]

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[Redacted]

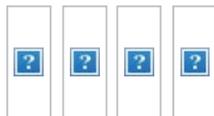
**Subject:** RE: amdt C182dare - Preston Market Precinct Structure Plan - Public Consultation

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Hi [Redacted] and thanks for the email and phone discussion.  
We'll get back to you asap with correspondence and to set up a meeting.  
Cheers [Redacted]

[Redacted]

I am working remotely and can also be contacted via MS Teams.



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**Subject:** amdt C182dare - Preston Market Precinct Structure Plan - Public Consultation

**Importance:** High

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Hi [REDACTED]

Could you please let me know if the VPA has any correspondence on file from MW regarding the consultation process for the Stormwater Drainage Assessment Report prepared by Cardno for this precinct.

Kind Regards

[REDACTED]  
[melbournewater.com.au](http://melbournewater.com.au)

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13 July 2021

  
Victorian Planning Authority

Proposal: Planning scheme amendments

Project: amdt C182dare - Preston Market Precinct Structure Plan - Public Consultation

Melbourne Water reference: MWA-1212570

Date referred: 01/06/2021

Thank you for providing Melbourne Water with the opportunity to provide comment on the draft Amendment C182dare to the Darebin Planning Scheme, which seeks to implement the Preston Market Precinct Structure Plan.

Following Melbourne Water's review of the PSP document and the supporting Stormwater Drainage Assessment prepared by Cardno, it was identified that additional work needed to be undertaken to confirm that the proposed drainage servicing strategy is appropriate for the concept development outcomes proposed for this precinct.

Melbourne Water previously provided the below initial feed-back via email (17/06/2021) to the VPA:

- Building Envelopes/Development Foot-Prints - Section 7.1 of Cardno's report reflects on the flood modelling results, including identifying areas that are likely experience an increase in flood levels based on the developed scenario flood modelling undertaken to inform this report. The mitigation measures suggested in this report (but not tested by Cardno) or similar approaches to mitigate offsite impacts due to the development of this precinct, must be incorporated into an updated flood mitigation assessment (including updated flood modelling) for this precinct. Any updated modelling should reflect the conceptual building envelopes/development foot-prints represented in the draft PSP document and supporting documentation.
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appropriately to the existing constraints, rather than requiring costly and impractical mitigation measures. This precinct may or may not be developed by a single party, so therefore there needs to be an appropriate method to implement a precinct scale approach to flood mitigation, focusing on potential cost sharing between parties to ensure that the required works are delivered.

Following the provision of our initial feed-back, the relevant officers from Melbourne Water and the VPA met to further discuss this project, with a particular focus on the drainage mitigation outcomes required to facilitate the redevelopment of this precinct. It was agreed that additional work needed to be completed to support the proposed rezoning, including revision to the wording in the PSP and supporting documentation, and the additional technical work identified in Section 7.1 of the Stormwater Drainage Assessment prepared by Cardno.

Melbourne Water views that the completion of this drainage related additional work is essential to support the proposed rezoning and redevelopment of the Preston Market Precinct.

Should you require any further information please don't hesitate to contact myself on

[REDACTED]  
Kind Regards

[REDACTED]  
[REDACTED]  
Catchment Strategies and Services, Development Services

**From:** [Melbourne Water](#)  
**To:** [REDACTED]  
**Subject:** MWA-1212570 - amdt C182dare - Preston Market Precinct Structure Plan - Public Consultation  
**Date:** Tuesday, 13 July 2021 6:08:45 PM  
**Attachments:** [Melbourne Water Response-13 Jul 2021 0605 PM.pdf](#)

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Dear [REDACTED]

Please refer to the attached correspondence in regards to the following application:

**Your Melbourne Water reference number:** MWA-1212570

**Application purpose:** Planning scheme amendments

**Application submission date:** 01/06/2021

**Location:** amdt C182dare - Preston Market Precinct Structure Plan - Public Consultation

To respond to us regarding this application, please use

**DevConnect@melbournewater.com.au** quoting MWA-1212570 in the subject line.

This email is sent from a notification-only email address that does not accept incoming email.

Should you require any further information please don't hesitate to contact myself on [REDACTED]

Regards,

[REDACTED]

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