

Meeting Minutes

Ravenhall/Derrimut Field Drainage Workshop

Meeting date: 17/02/2026

Meeting time: 10:00am – 12:00pm

Location: Microsoft Team Meeting

Chairperson: Ava Rafatnejad

Attendees: **Derrimut Fields:**
ESR, IFM Investors, E Cohen, The Fifth, W Bitans

Hopkins Rd – West/South-West of Derrimut Fields:

CPG Jag Active Land Truganina 1 Pty Ltd, Sukhmani
Investment Group Pty Ltd

Hopkins Rd – North/North-West of Derrimut Fields:

Mensch Investments Industrial SL7-6 Pty Ltd, Middle
Hopkins Investments Pty Ltd

Stakeholders and Landowners:

VicTrack, TransGrid, Pelmin Properties, GWW, Melton City,
Parks Victoria, Department of Correction, DEECA, DTP/VPA,
Cogency/Cleanaway, Dexus, Boral

Presentation Recording: Recording of presentation presented during workshop has been made available.

Note taker: Ekaterina Pronina (Melbourne Water)

Agenda item

The workshop focus is to discuss drainage planning for Ravenhall and Derrimut Field catchments. This workshop addresses the complexities, constraints, risks and opportunities in both Ravenhall and Derrimut Fields catchments.

Workshop will bring up background information of the area, including information about environmental assessments, preliminary flood mapping and drainage schemes processes.

Focusing on Ravenhall and Derrimut Fields as whole bigger catchment, discussing the conditions upstream and downstream of this greater catchment.

While the solutions are not sought as of current, this is a great opportunity to engage all stakeholders and landowners in the area to collaborate and gather feedback to inform future decisions.

No decisions are to be made during workshop; the goal is to seek feedback prior setting boundary conditions.

Presenters Melbourne Water – Catchment Planning and Engineering (CPE) Team

David Reginato – Senior Manager

Ian Pham – Acting Regional Manager

David Lee – Principal Engineer

Freda Mahmoudnasab–Senior Engineer

Cate Shaw – Environmental Specialist

Ava Rafatnejad–Acting Principal Engineer

Department of Planning and Victorian Planning Authority

Akla T Nanayakkara

Boral – Ravenhall Logistics Precinct

Cameron McMeeken

Discussion

1. Workshop's Purpose:

- Workshop will address the constraints and complexities of the catchment
- Workshop brings focus on discussions around boundary conditions, existing flow assumptions and engagement between stakeholders/landowners.
- Goal is to seek and gather feedback from stakeholders/ landowners and to promote further engagement.

2. DTP/VPA Presentation:

- Akla T Nanayakkara on behalf of DTP and VPA presented an update on Ravenhall PSP, Warrawee Precinct, Chartwell East PSP and Derrimut Field precinct accompanied by a map of the area. Importance of the area was highlighted via 10 -year Melbourne Greenfield plan, which expected to commence 2034-2035. The relative timelines for Western Growth Corridor Precinct were presented as follows:
 - > Ravenhall PSP: commence after 2034-35
 - > Warrawee Precinct: commence between 2026-2029
 - > Chartwell East PSP: commence between 2029-2034
 - > Derrimut Field Precinct: planning commenced

3. Ravenhall Logistics Precinct – Boral Presentation:

- Cameron McMeeken on behalf of Boral presented an update on the Ravenhall Logistics precinct, touching on the constraints in the area accompanied by a map of the precinct. Constraints mentioned are landfill to the south, which will be above the existing elevation; the natural constraints such as natural waterflow to the south and the developed outfall constraints. The proposed outfall options were presented.

4. Environmental

- Consultants are completing the due diligence report by the end of February.
- Field surveys will start in late March or early April, which will focus on environmental and geomorphic values. The cultural heritage values will be assessed separately at later stage.
- Environmental assessments will inform the waterway setbacks, planning and design decisions.
- MSA Grassland Reserve mentioned and highlighted to have important conservation values, prompting consideration during planning process.

5. Ravenhall and Laverton Creek

- The existing main drains will experience increased flow under the developed conditions
- The importance of integrating the boundary assumptions highlighted.
- High level flood model investigation was presented by Melbourne Water, which assisted with identifying the existing constraints, flood behaviour and potential improvements.
- Flooding in the precinct is due to limited flow paths and storages.
- The Laverton Creek capacity constraints were identified downstream of the precinct.

6. Derrimut Fields

- Background investigation and data collection phase is underway to inform Derrimut Fields PSP development.
- Environmental values of Skeleton Creek inform the planning decisions, following healthy waterway strategy.
- Existing gas and water mains are highlighted as significant constraints. Major water main present many unknowns thus investigations are critical.

Summary of Presentation

- The boundary conditions, existing and future flow assumptions are critical for future development processes.
- The Ravenhall and Derrimut Fields as a bigger catchment is complex, however each individual area has its own challenges.
- The environmental surveys and assessments are underway to inform the drainage and planning decision options.
- Future workshops will be split into smaller groups for more focussed and specific discussions. The overall goal of these workshops is to set up the key drainage assumption and create engagement opportunities.
- Stakeholders/ Landowners are encouraged to share feedback on the drainage assumptions and processes.
- Melbourne Water will set up "Let's Talk" page to support further communication and feedback.
- Stakeholders/ Landowners are supportive of splitting the workshop group into smaller, separate workshops.

Landowners and Stakeholder Feedback:

- **Tess Clifford (IFM Investors)** – supports the smaller separate groups for future workshops, highlighting the importance of engagement and early discussions regarding key solutions and assumptions to solve drainage issues. They are all cognisant of timing and would support idea of being part of the solution early in the process.
- **Andrew Matheson (W Bitans)** - very supportive of ongoing engagement and supportive of splitting workshops into separate groups.
- **AusGate Government House (ESR)** – raised questions regarding the timeline and clarification confusion about David Lee’s presentation in reference to “boundary conditions”.
 - David Reginato responded to the question regarding timeline, stating that Melbourne Water works closely with VPA and DTP timelines.
 - David Reginato and David Lee clarified the confusion regarding the boundary conditions, highlighting the purpose of these workshops which is to establish the right boundary condition to progress planning and development of the catchment. David Reginato clarified that David Lee touched on and presented on items inside of Derrimut Fields PSP, whereas David Reginato touched on the whole catchment to further understand the flows and to raise the importance of establishing the right solutions at the boundaries between PSPs and DSSs.
- **Timothy Cowdroy (TransGrid)** – requested Melbourne Water to keep or divert drainage away from their site due to substation (planned battery storage system) and to include Hayden (easement team) in future conversation.
 - Ian Pham and Ava Rafatnejad advised that Melbourne Water have provided formal feedback to Council on TransGrid site proposal and stated that Melbourne Water would be interested to further discuss the options with TransGrid. Melbourne Water representative highlighted the need of formal request from TransGrid.
- **Liam Jackson (Pelmin Properties)** – looking forward to continuing communication and see how their site will integrate with future options.
- **Inoka Habakkala Kankanamge Dona (Melton City Council)** - no specific questions at this stage but is supportive of Melbourne Water’s process and further involvement in the process.
- **Alex Macleod (Parks Victoria)** – highlighted interest in Ravenhall Nature Reserve and how the change of the hydrology flows will

influence the grassland values. Alex Macleod expressed interest in the environmental studies and in site north of the Robinsons Rd RB with key focus on the Laverton creek flow.

- **James Bateman (Department of Justice)** - supports splitting into two separate areas and expressed interest in Laverton Ck (prison precinct), as there are three prisons, and potential need for them to expand. Additionally, James appreciated involvement and is forward to on-going communication.
- **Brian Latorre Reyes (DECCA)** – expressed interest in involvement with conservation area process and in changes of hydrological flows with regards to how that would affect the natural vegetation communities in those areas.
- **Daniel Zaslona (DTP)** – stated that there are several interfaces throughout the area therefore DTP will want to be speaking to individual landowners to see how this is being co-ordinated from a land-use perspective. Daniel Zaslona expressed DTP's interest to work collaboratively with Melbourne Water to ensure consistent messaging and to understand the land use change.
- **Olivia Savona (VPA/DTP)** – stated that Minister has agreed to consider rezoning of Dexus site. The facilitation team has been facilitating Dexus to coordinate that and draft the amendment. Following this workshop, they think draft amendment would need to be updated to reflect outcomes before the minister considers the amendment.
- **Akla T Nanayakkara (DTP/VPA)** – stated that they are working with Boral and others. Akla expressed interest to continue being involved in workshop process to facilitate PSP planning, and appreciative of early engagement.
- **Robert Asquith (Cogency/Cleanaway)** – confirmed the interest to stay involved/engaged/participate.
- **Andrew McDonald (Dexus)** – supported the idea of splitting into technical groups per region and stated that it was good to see preliminary flood modelling during this Workshop.
- **Theo Liakopoulos (Dexus)** – stated that Dexus is working closely with Boral determining the boundary conditions with Riding boundary road, to understand parameters and modelling in the area. Theo expressed interest to meet with Melbourne Water and got through modelling outcomes.

- **Cameron McMeeken (Boral)** – agreed with splitting of workshop group and are looking forward to further engagement and progress.

Action Item

Future Workshops

Organisation of future separate workshops for Ravenhall and Derrimut Fields

Person responsible

Melbourne Water

Deadline

TBC

“Let’s Talk” Page

Setting up “Let’s Talk” website to create opportunity for ongoing engagement, communication and feedback

Person responsible

Melbourne Water

Deadline

TBC

Property Access

Landowners will be contacted for property access to assist the environmental surveys of the area.

Person responsible

Melbourne Water

Deadline

TBC

Landowners’/ Stakeholders’ Feedback

Landowners and stakeholders are to provide feedback through email and/or through “Let’s Talk” page; when it is established.

Person responsible

Landowners/
Stakeholders

Deadline

TBC
