



Ravenhall/Derrimut Fields Drainage Workshop

17/02/2026

Acknowledgement of Country

We would like to begin by acknowledging the Traditional Owners of the land on which the Ravenhall and Derrimut Fields study area are located, Wurundjeri Woi Wurrung and Bunurong, and pay our respects to their Elders past, present and emerging.

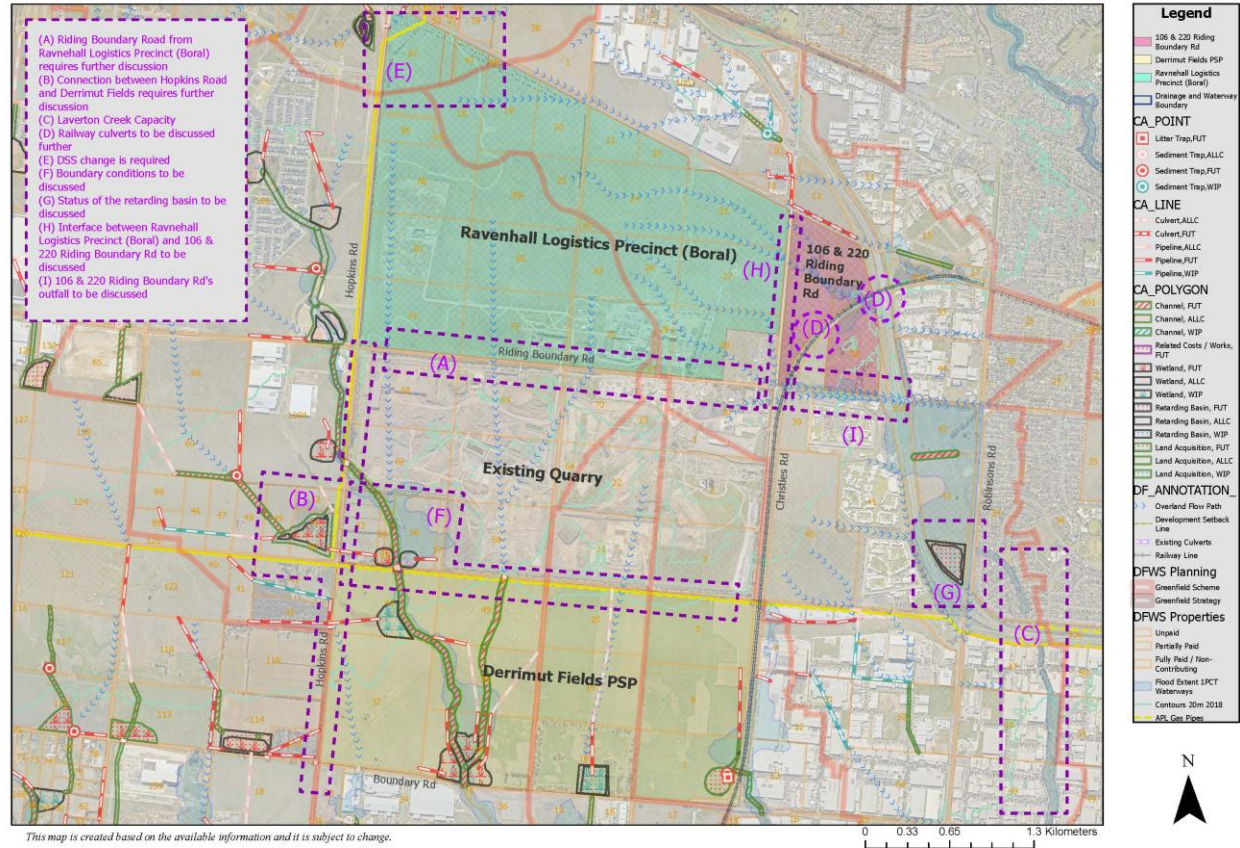
Introduction

Presenter:
A.R.

Who is here?

- Property owners, developers, utilities and other authorities
- Key public stakeholders (MW – DTP – Melton City Council)

Overall Ravenhall/ Derrimut Fields/ Laverton Creek Plan - Draft Drainage Assumptions



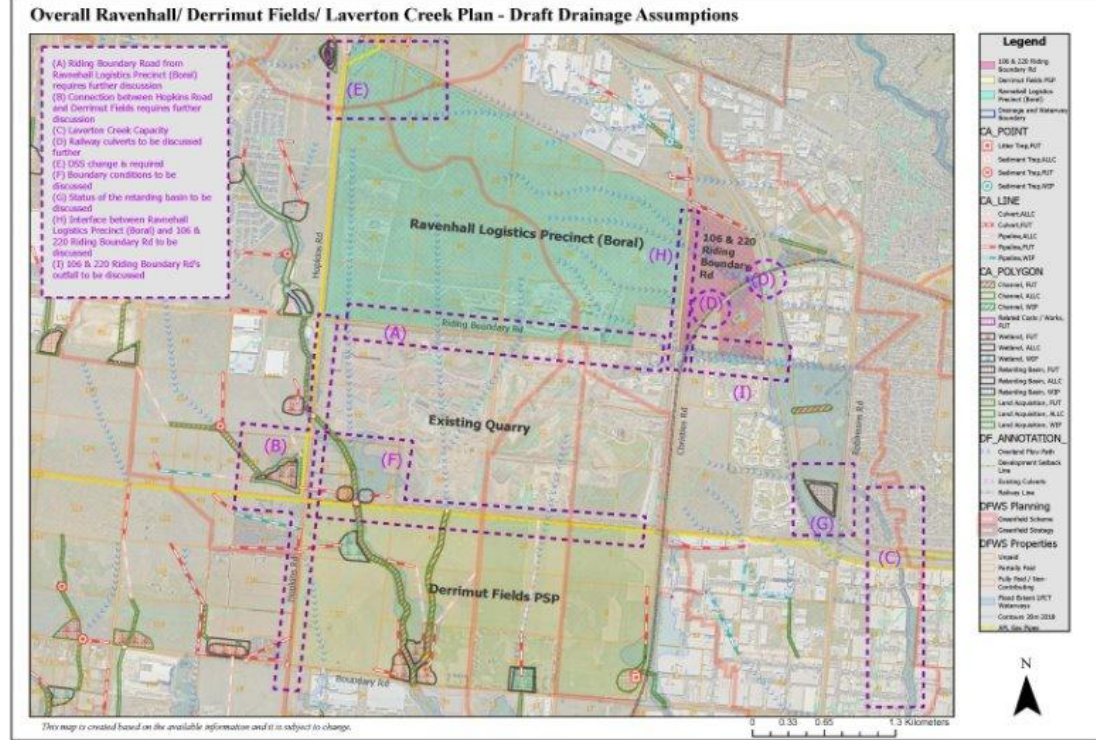
Purpose: Why are we here today?

- This workshop is the initial proposal.
- Goal: drainage assumptions between landowners/ stakeholders.
- Technical assumptions boundaries to be determined
- There will be work more detailed workshops for each region
- Present Melbourne Water's review so far, based on development submissions and internal review and modelling. Key constraints and conditions have been identified.



Presenters

- Overall (David Reginato)
- Ravenhall and Workshop (Ava)
- Environment (Cate)
- Riding Boundary Road (Ian)
- Derrimut Fields PSP and Hopkins Road (David L)
- Laverton Creek Modelling (Freda)
- Minute taking (Ekaterina)



Agenda

Ravenhall/ Derrimut Fields Drainage Workshop

Meeting date:	Tuesday, 17 February 2026
Meeting time:	10:00 AM - 12:00 PM
Location:	Online - Microsoft Teams Meeting
Attendees:	Ravenhall and Derrimut Fields Key Landowners & Stakeholders
Chairperson:	Melbourne Water
Note taker:	Melbourne Water

1. Acknowledgement & Introduction					Melbourne Water
10:00 AM	1.1	5 mins	Acknowledgement		Melbourne Water
10:05 AM	1.2	5 mins	Introduction		Melbourne Water
2. Purpose & Agenda					Melbourne Water
10:10 AM	2.1	10 mins	Purpose		Melbourne Water
10:20 AM	2.2	5 mins	Agenda		Melbourne Water
3. Overview of the PSPs & Indicative Timing					DTP/ VPA
10:25 AM	3.1	5 mins	DTP Status Update		DTP/ VPA
4. Ravenhall Logistics Precinct					Boral
10:30 AM	4.1	5 mins	Ravenhall Logistics Precinct		Boral
5. Main Presentation (40 mins)					Melbourne Water
10:35 AM	5.1	3 mins	MW Environmental Design		Melbourne Water
10:38 AM	5.2	3 mins	Proposed Planning & DSS		Melbourne Water
10:41 AM	5.3	3 mins	What is DSS?		Melbourne Water
10:44 AM	5.4	1 mins	Overall Plan		Melbourne Water
10:45 AM	5.5	1 mins	East of Laverton Creek		Melbourne Water
10:46 AM	5.6	5 mins	Ravenhall Current Landowners		Melbourne Water

10:51 AM	5.7	3 mins	Downstream Flood Mapping	Melbourne Water
10:54 AM	5.8	3 mins	Laverton Creek	Melbourne Water
10:57 AM	5.9	1 mins	Overall Plan	Melbourne Water
10:58 AM	5.10	3 mins	Southwest of Derrimut Fields PSP	Melbourne Water
11:01 AM	5.11	3 mins	Derrimut Fields PSP	Melbourne Water
11:04 AM	5.12	3 mins	Hopkins Road	Melbourne Water
11:07 AM	5.13	1 mins	Derrimut Fields summary	Melbourne Water
11:08 AM	5.14	5 mins	Summary Table	Melbourne Water
11:13 AM	5.15	2 mins	Summary	Melbourne Water

6. Break

11:15 AM	5.1	10 mins	Break	
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7. Landowners/ Stakeholders Feedback

11:25 AM	6.1	30 mins	Landowners/ Stakeholders Feedback on the process – Approximately 1-2 minutes	Landowners/ Stakeholders
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8. Next Steps

11:55 AM	6.1	5 mins	Next Steps	Melbourne Water
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DTP/VPA Status Update- Akla Nanayakkara

Western Growth Corridor Industrial Precincts – Context

Ravenhall PSP

Commencing after 2034-35,
(not programmed in horizons)

- 1 Deer Park Quarry and Boral landholding
- 2 Dexus Development Facilitation Program proposed rezoning
- 3 Metropolitan regional landfill
- 4 Existing corrections facility

Chartwell East PSP

Horizon 3 PSP
Plans to commence between
2029 and 2034



Warrawee Precinct

Horizon 2 PSP
Plans to commence between
2026 and 2029

Derrimut Fields Precinct

Horizon 2 PSP
Planning commenced

Horizons are in reference to the forward plan outlined in the
10-year plan for Melbourne's greenfields

Ravenhall Logistics Precinct (Boral)

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Boral Presentation - Cameron from Cossill & Webley

Environmental design

- Due diligence report will be finalised by the end of February.
- Consultant planning to undertake field surveys (ecology and geomorphology) in late March / early April.
- Landholders to be contacted in the coming weeks to obtain consent for field access.
- Waterway setbacks to be determined based on hydraulic requirements, cultural heritage, geomorphology, and environmental considerations.
- MSA Grassland Conservation Reserve is located along the northern boundary of the Ravenhall PSP extent.

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Initial Condition - document current site conditions

Proposed Land-Use Change -Identify the proposed land-use change and compare it to the original condition

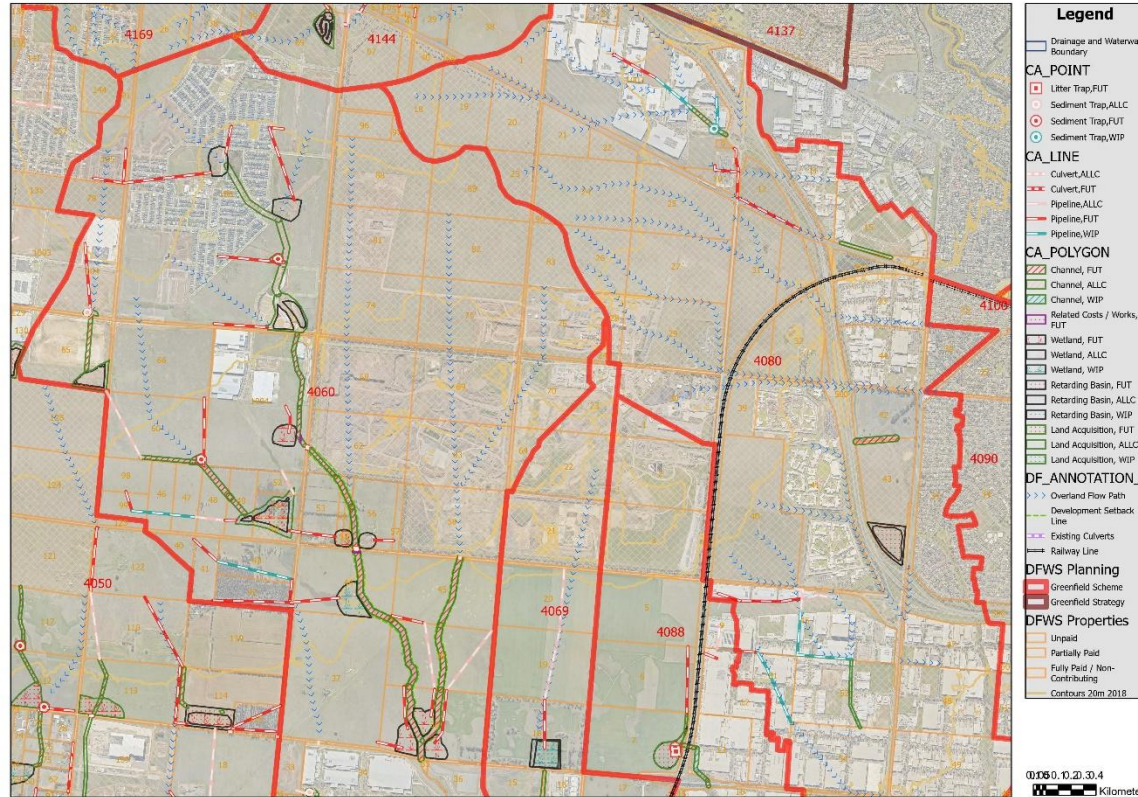
Catchment Condition Change -Assess how the catchment conditions have changed as a result of the proposed land-use modification. Change in flow conveyance and timing.

Current MW DSS Context to the PSP

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Presenter:
A.R.

Overall Ravenhall Plan - Draft



This map is created based on the available information and it is subject to change.

DSS General Summary

- 4080 DSS Laverton Creek
- 4060 DSS Truganina
- 4069 DSS Woods Rd
- 4080 Dohertys Drain
- 4144 DSS Neale Rd

PSP Summary

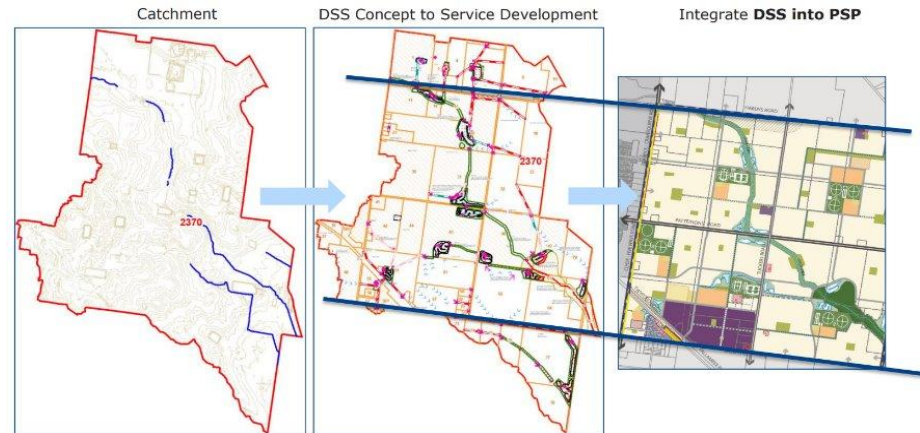
- Ravenhall
- Derrimut Fields
- Mt Atkinson
- Warrawee
- Chartwell East
- Tarneit Plains

What is a Development Services Schemes DSS?

DSS is a large catchment, concept masterplan drainage strategy that manages flooding, stormwater quality and waterway health effects resulting from urban development.

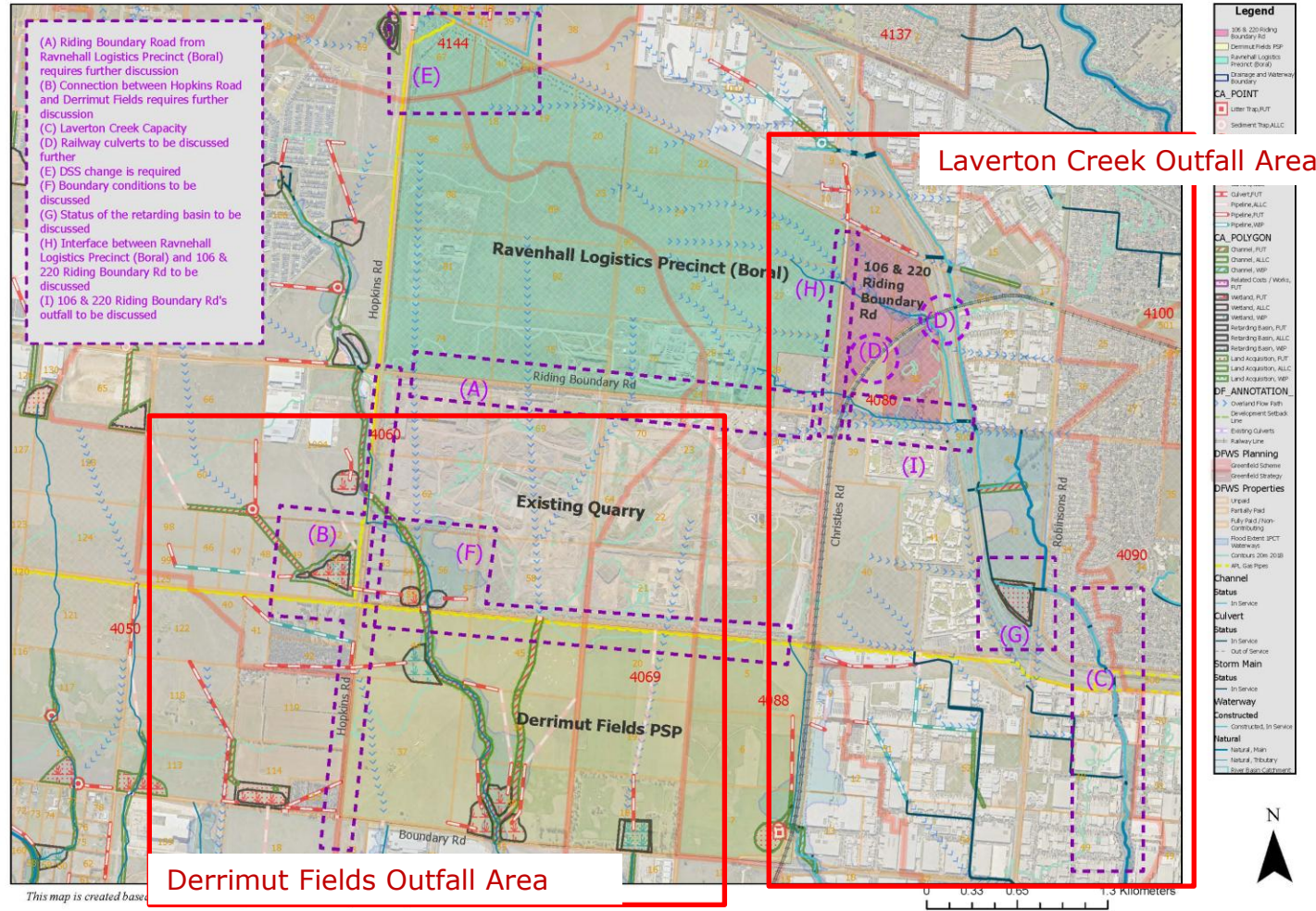
A scheme comprises:

- a drainage strategy: functional designs for regional and local (Council) drainage assets
- a pricing arrangement for construction of works and payment of reasonable development contributions



Overall Ravenhall/ Derrimut Fields/ Laverton Creek Plan - Draft Drainage Assumptions

Presenter:
A.R.



Overall Drainage Assumptions

East of Laverton Creek Site

Presenter:
I.P.

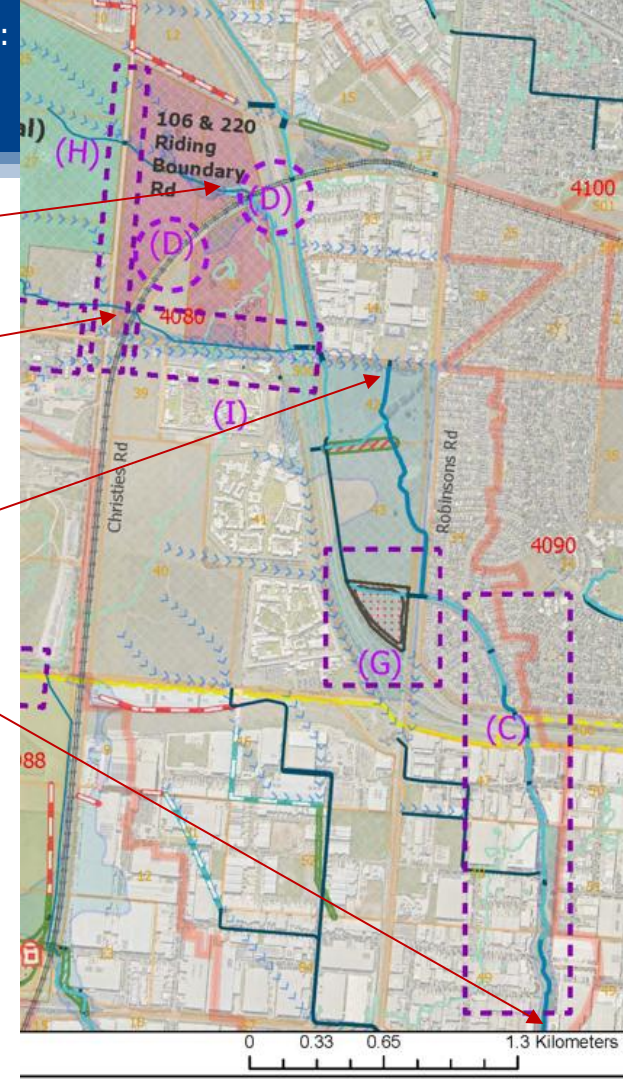
Key Locations

- Overall existing main drains are located across the site – Clarks, Whiteside and Laverton
- 490 Christies Road, Ravenhall – Trans Grid
- 106 & 220 Riding Boundary Road – Dexu Proposal
- Uncontrolled flood plain downstream
- Laverton Creek

Clarks Main Drain

Whiteside Main Drain

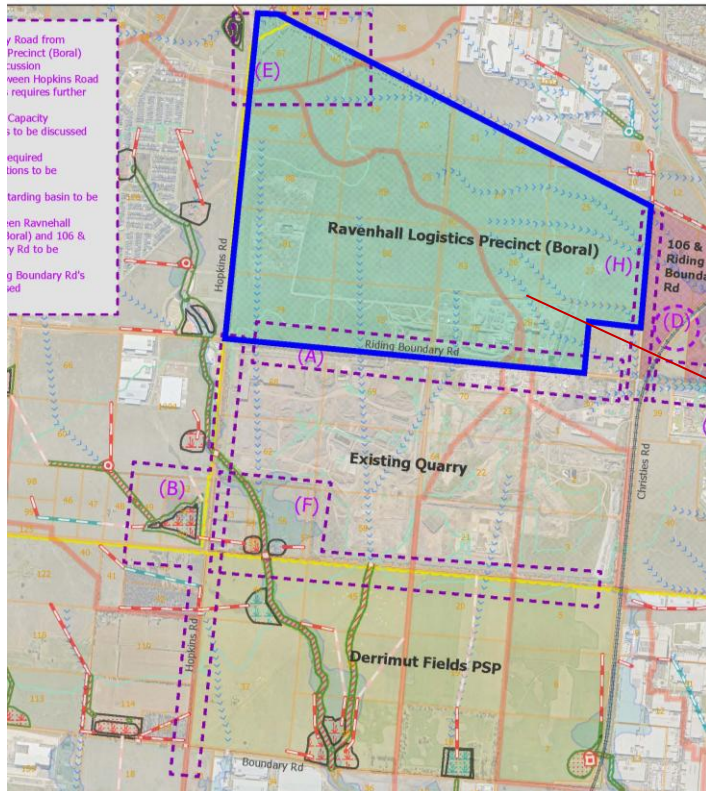
Laverton Main Drain



Ravenhall Logistics Precinct (Boral)

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Presenter:
I.P.



Site specific drainage conditions

E – DSS Change

A – Riding Boundary Rd and outfall

H – Downstream Interface
Interface with the 106 & 220 Riding Boundary Rd

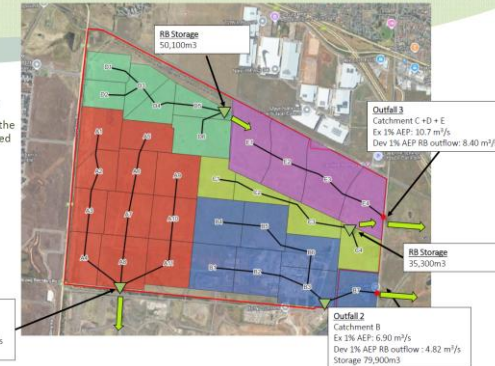
B – Connection between Hopkins Rd and Derrimut Fields

F – Boundary conditions

Water quantity assessment

The 1% AEP flow under the pre-developed and post-developed scenarios is shown in the right figure.

The given assets successfully control the 1% AEP flow back to the pre-developed condition at all three outfalls.



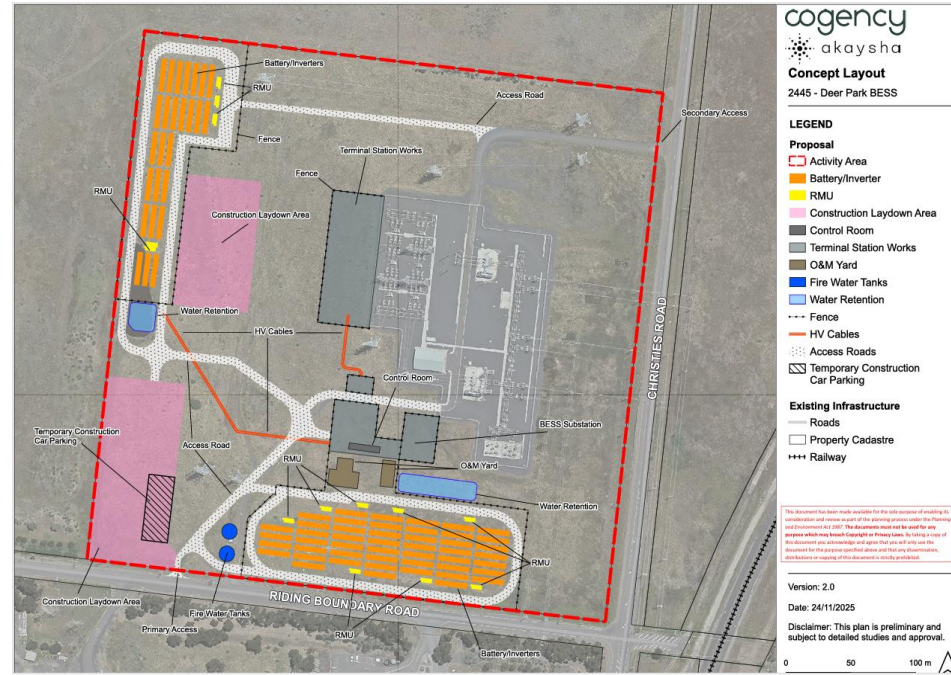
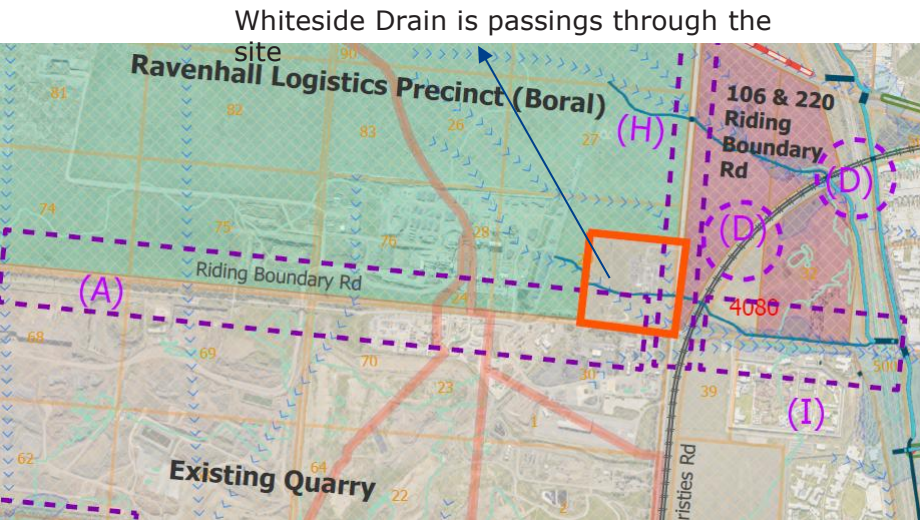
490 Christies Road, Ravenhall TransGrid/ Cogency

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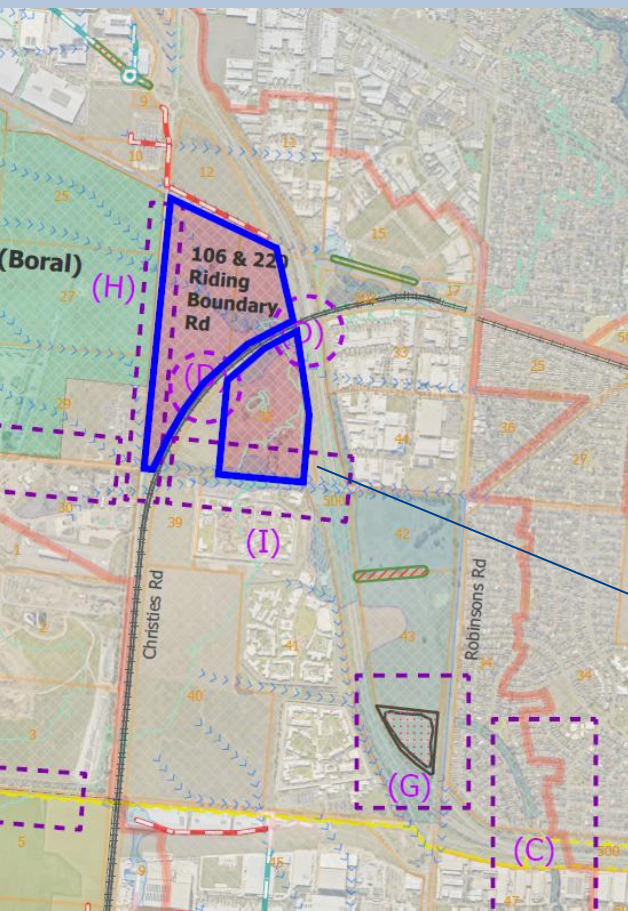
Presenter:
I.P.

(A) Riding Boundary Road from Ravenhall Logistics Precinct (Boral) requires further discussion

(H) Interface between Ravenhall Logistics Precinct (Boral) and 106 & 220 Riding Boundary Rd



Key Drainage Assumptions



Site specific drainage conditions

H – Upstream Interface.
Interface with the Boral site.

D – Existing Rail Culvert Capacity.
Assessment of current rail culvert – Outfall Interface
Includes required conveyance for the neighbouring property.

G, C – Conveyance and Capacity
Conveyance to Laverton Creek and assessment of Laverton Creek
capacity. Greater western water

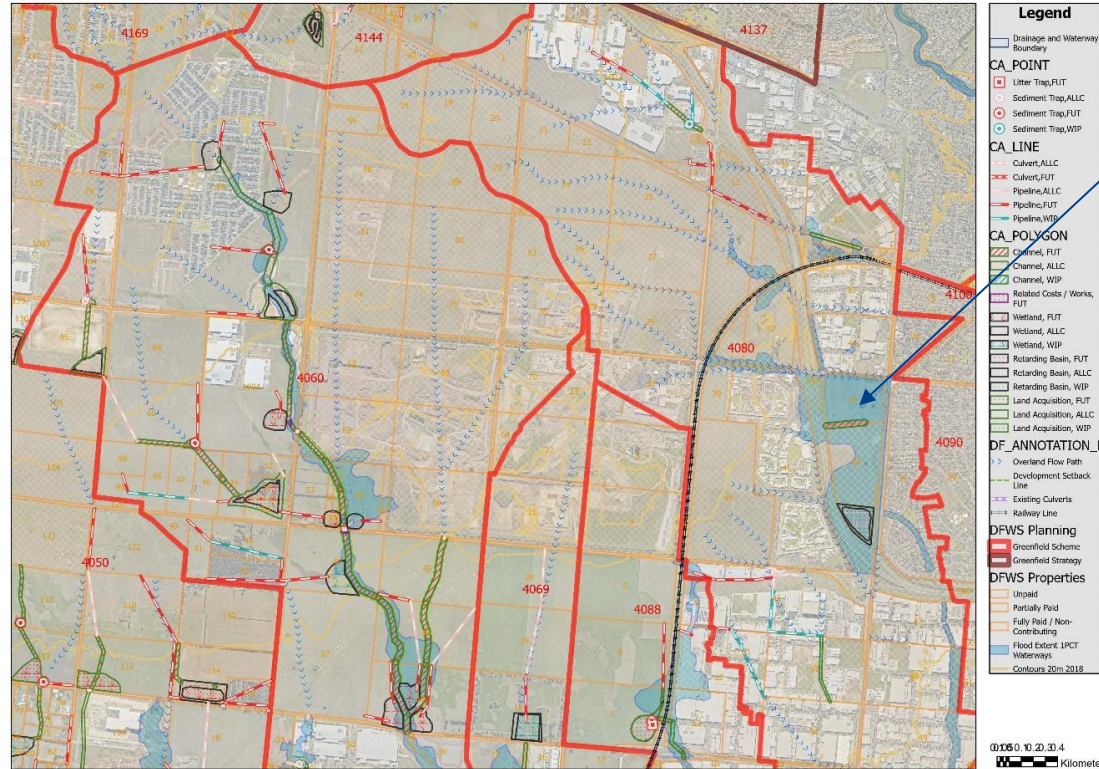


Flood Mapping/ Uncontrolled of Dexus Downstream

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Presenter:
I.P.

Overall Ravenhall Plan - Draft



Uncontrolled flood plain downstream

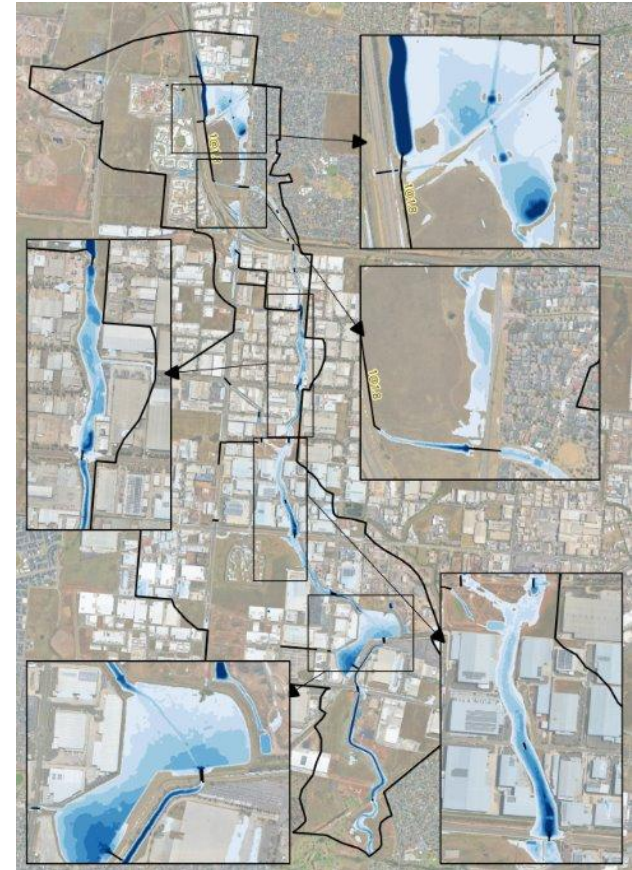
- MW has commenced initial flood modelling investigation to understand Laverton Creek capacity, and flood behaviour.

This map is created based on the available information and it is subject to change.

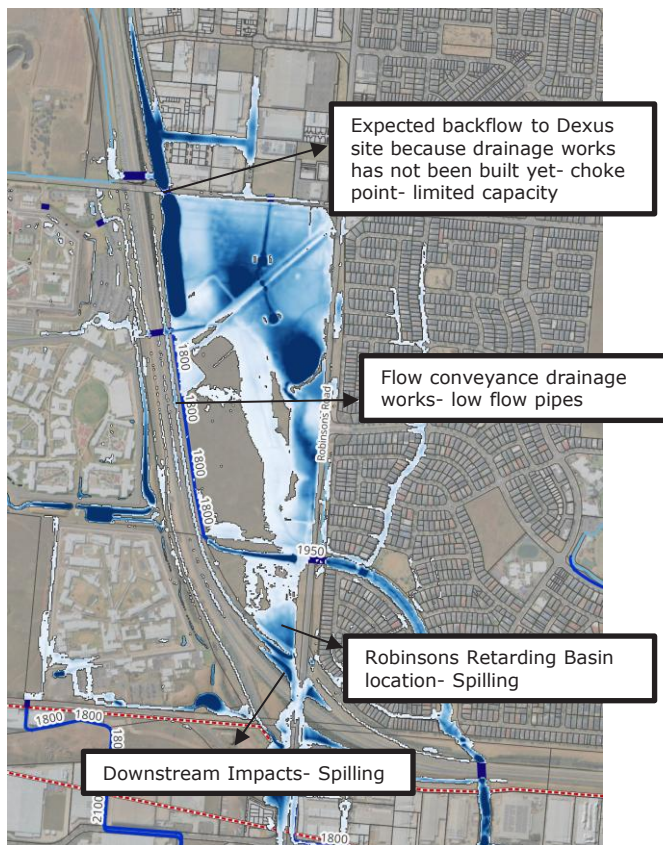
Specific Flood Plain – Downstream Conditions

Existing Case Depth Map

- Purpose of this early internal modelling is to understand **downstream constraints** and implications for **performance criteria** that DSS needs to meet.
- System is **complex**, downstream drainage works are not fully constructed or connected yet.
- Focus is to identify **priority constraint locations** and **indicative options** (not final design)
- Flooding is **driven by a combination of capacity constraints and storage spill**.
- The modelling indicates flooding is **localised** in some places, but it **pushes and spills** once storage is exceeded.
- This confirms we need to treat this as a **system constraint and outfall limitation**, not a single issue.



Laverton Creek Modelling Investigations



High Level Investigations

- Water backs up where drainage capacity is limited.
- When storage areas fill, water spills into surrounding areas.
- Flooding is driven by **limited flow paths/conveyance and storages**.
- Flooding concentrates at three main locations:
 - Dexu → Limited downstream drainage capacity and backing up.
 - Robinsons Road retarding basin → storage spills once full.
 - Freeway and railway crossings → restricted drainage paths.
- Some downstream areas experience flooding even when upstream systems operate correctly because of the complexity of the system.

Laverton Creek Infrastructure Investigations

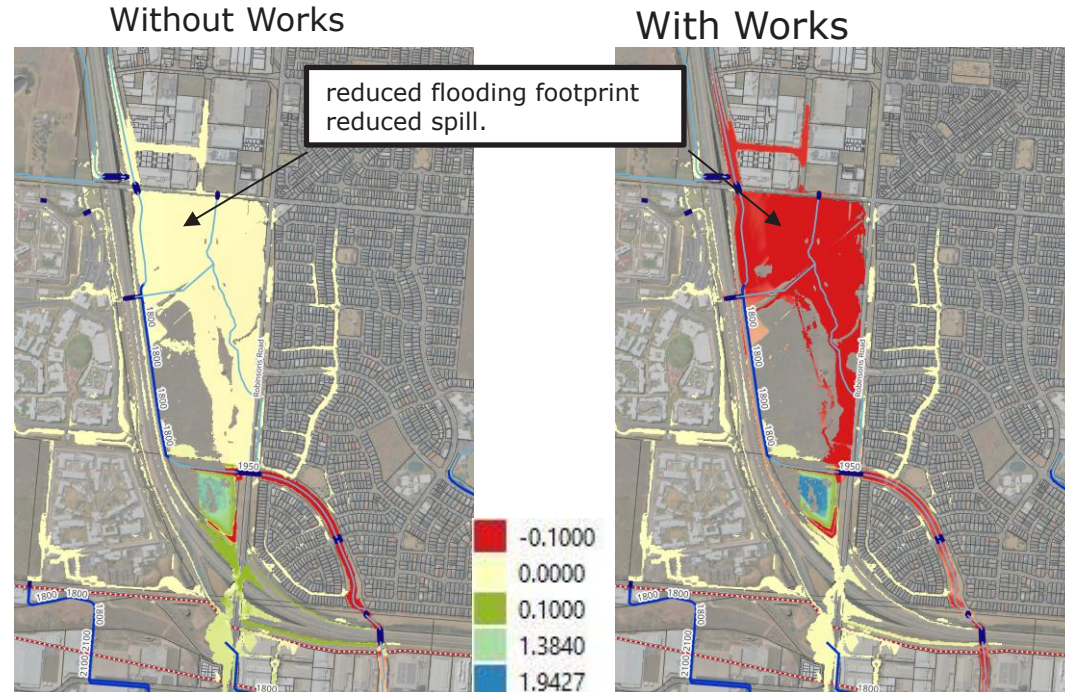
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Presenter:
F.M.

Preliminary internal investigations– subject to verification and refinement

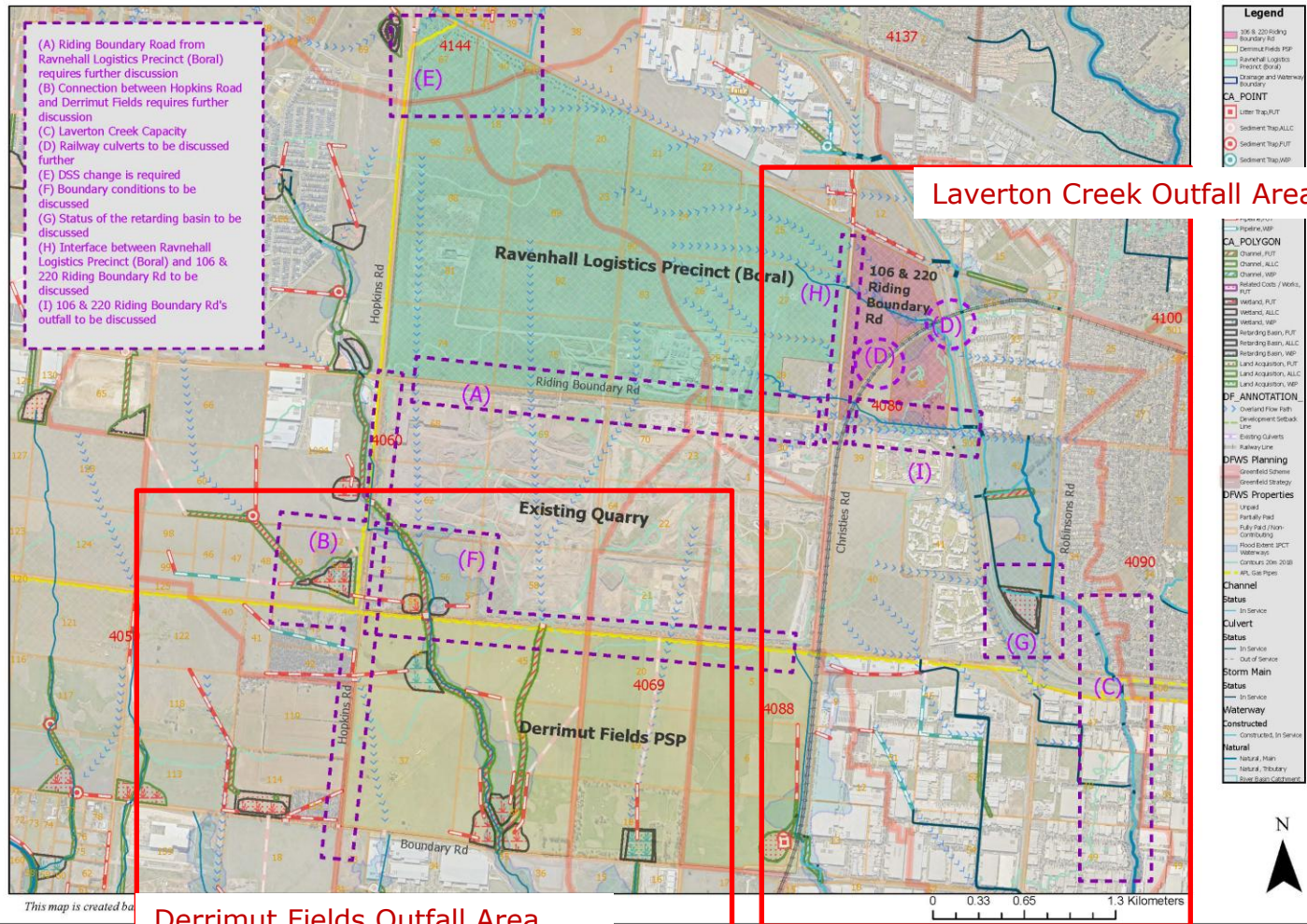
- Indicative “works” scenarios (increased conveyance / defined flow path) show **reduced flood extent** in key areas
- A perfect fix may be **constrained by feasibility** (land, environment, constructability)
- Implication for PSP:
 - **With works delivered** → potentially less conservative drainage performance criteria
 - **Without works** → criteria may need to be more conservative to avoid worsening downstream impacts
- Next step: package **options** and engage external support to **refine/testing + stakeholder engagement**

works:
Robinsons RB, and increasing the number of 1800mm pipes/channel for more conveyance



Overall Ravenhall/ Derrimut Fields/ Laverton Creek Plan - Draft Drainage Assumptions

Presenter:
A.R.



South west end /Derrimut Fields

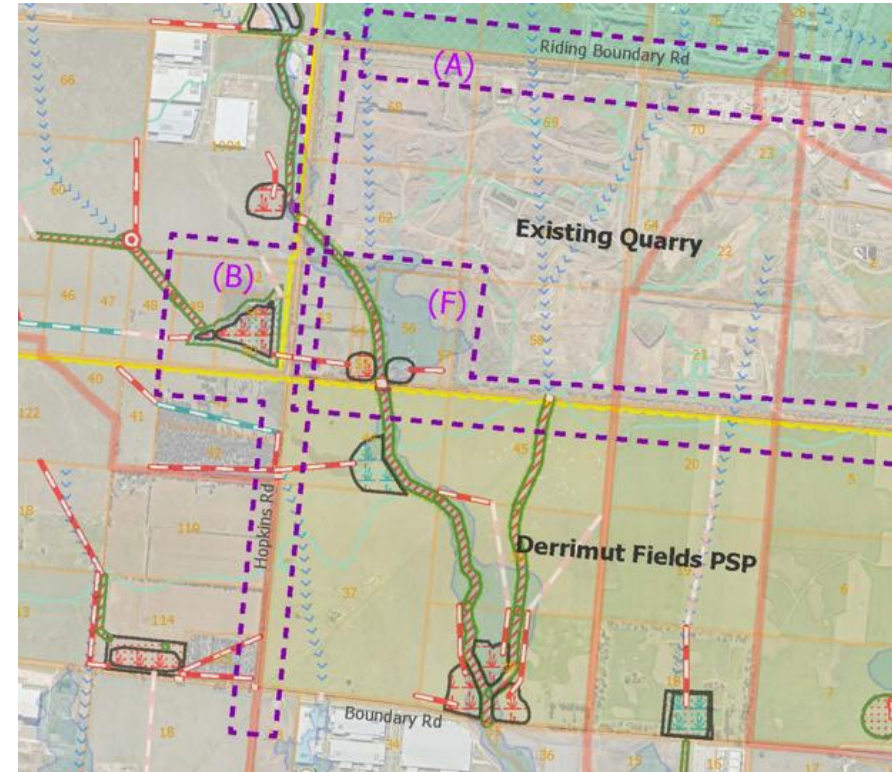
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Presenter:
D.L.

(A) Riding Boundary Road from Ravnehall Logistics Precinct (Boral) requires further discussion

(B) Connection between Hopkins Road and Derrimut Fields requires further discussion

(F) Boundary conditions to be discussed



Presenter:
D.L.

Derrimut Fields PSP

Melbourne Water

Skeleton Creek – Looking north from Boundary Road (Jan 2026)

Background

Melbourne Water are commencing investigations to inform the development of the Derrimut Fields PSP.

Key Objectives – Melbourne Water

- Update the existing Truganina, Woods Road and Doherty's Drain Developer Services Schemes (DSS) to guide future development and infrastructure delivery.
- Identify priority areas and land-take implications early in the process and at a strategic level.
- Prepare and/or commission investigations, assessments and reports to inform the development of land-take estimates and assist with subsequent stakeholder engagement, including in relation to:
 - Engineering (drainage/flooding/water quality management)
 - Environmental
 - Cultural Heritage
 - Planning
- Collaborate with VPA throughout the PSP process

OFFICIAL

D.L.

Identifying future infrastructure constraints

Melbourne Water is currently in the process of procuring survey over the broader area, including details of:

- Existing drainage crossings
- Telecommunication services
- Major gas main levels
- Major water main levels

Information from the survey will be used to inform the development of different drainage options.





Figure: Skeleton Creek Culvert Crossing at Middle Road

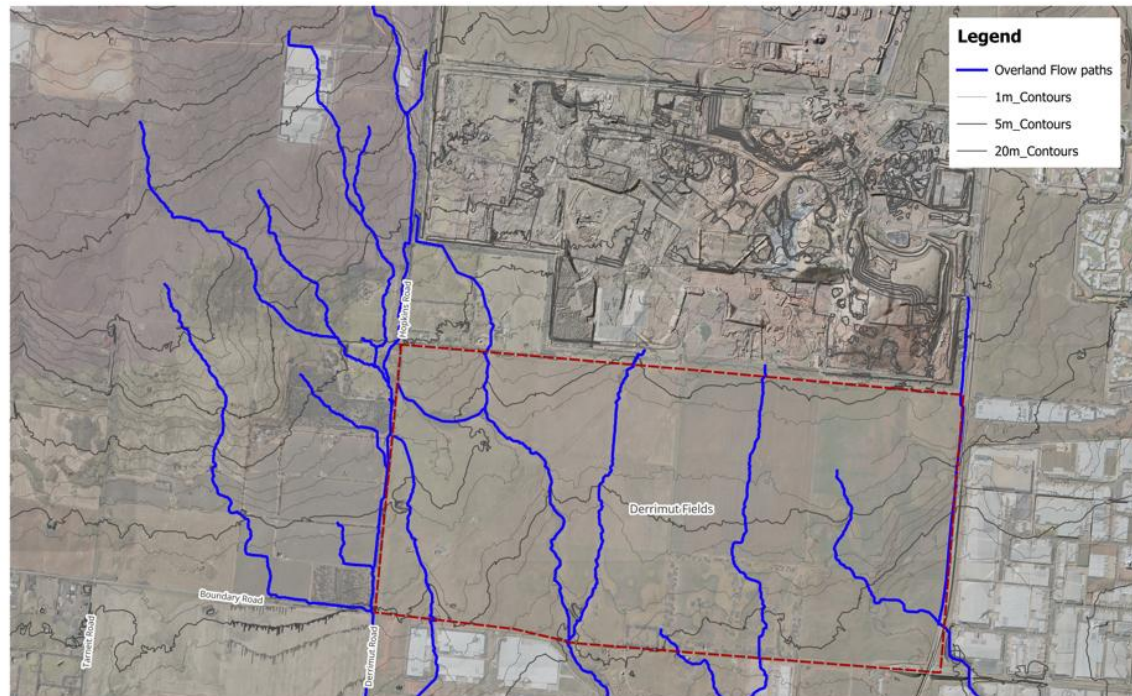


Figure: Culvert Crossing at Hopkins Rd between Boundary Rd and Middle Rd

Early areas of interest – Derrimut Fields

Key areas of interest

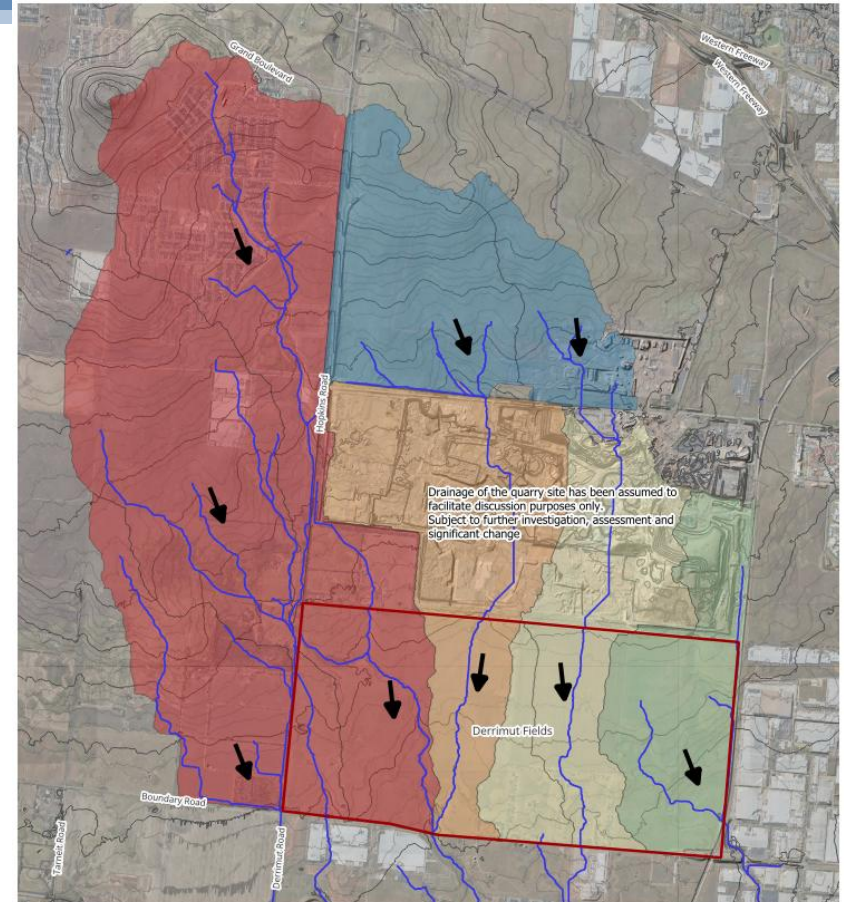
- Investigation of existing Hopkins Road Crossings is a current priority as the road may be obstructing flow from entering Skeleton Creek during larger events
- An upgrade of drainage crossings beneath Hopkins Road may be required
- Significant constraints are expected due to the presence of major gas pipelines and other existing services in the area
- Skeleton Creek is a priority waterway under Melbourne Waters Healthy Waterways Strategy



Early areas of interest – Broader Catchment

Key areas of interest

- Movement of drainage flows across Hopkins Road
- Future drainage of the existing Quarry Site
- Future outlet of drainage flows from catchments north of quarry/ Riding Boundary Rd



how

32

Legend

- CA POINT**
 - 106 & 220 Riding Boundary Rd
 - Derrimut Fields PSP
 - Ravenhall Logistics Precinct (Boral)
 - Drainage and Waterways
 - Boundary
- CA LINE**
 - 106 & 220 Riding Boundary Rd
 - Derrimut Fields PSP
 - Ravenhall Logistics Precinct (Boral)
 - Drainage and Waterways
 - Boundary
- CA POLYGON**
 - 106 & 220 Riding Boundary Rd
 - Derrimut Fields PSP
 - Ravenhall Logistics Precinct (Boral)
 - Drainage and Waterways
 - Boundary
- CA ANNOTATION**
 - 106 & 220 Riding Boundary Rd
 - Derrimut Fields PSP
 - Ravenhall Logistics Precinct (Boral)
 - Drainage and Waterways
 - Boundary
- DPWS Planning**
 - 106 & 220 Riding Boundary Rd
 - Derrimut Fields PSP
 - Ravenhall Logistics Precinct (Boral)
 - Drainage and Waterways
 - Boundary
- DPWS Properties**
 - 106 & 220 Riding Boundary Rd
 - Derrimut Fields PSP
 - Ravenhall Logistics Precinct (Boral)
 - Drainage and Waterways
 - Boundary

Map Labels:

- Ravenhall Logistics Precinct (Boral)
- Existing Quarry
- Derrimut Fields PSP
- 106 & 220 Riding Boundary Rd
- Existing Boundary Rd
- Charles Rd
- Colbourne Rd
- Boundary Rd
- Hopkins Rd

Scale: 0 0.33 0.66 1.5 Kilometers

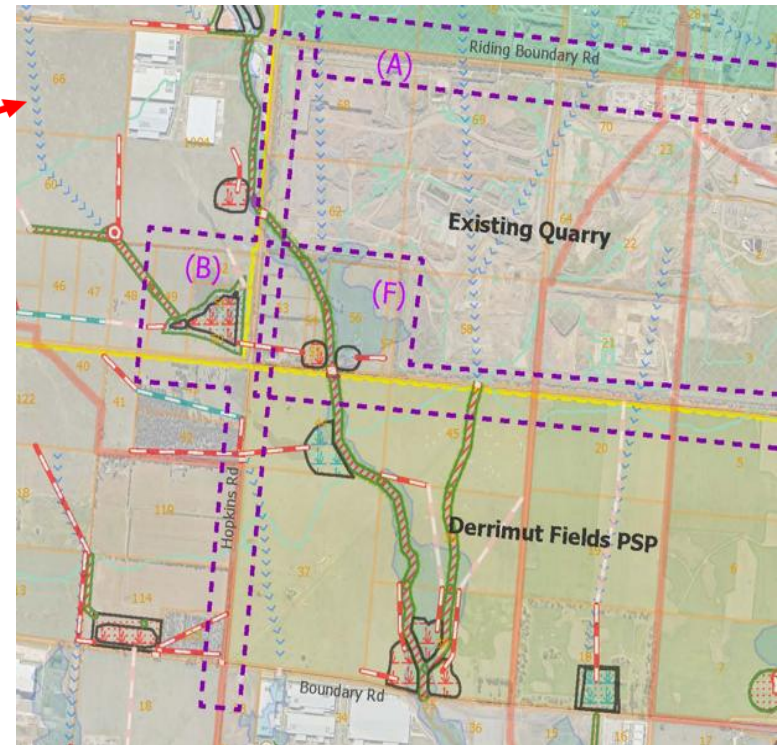
North Arrow: N

Map Description: This map shows the 106 & 220 Riding Boundary Rd area, including the Ravenhall Logistics Precinct (Boral), Existing Quarry, and Derrimut Fields PSP. The map includes a legend for CA POINT, CA LINE, CA POLYGON, CA ANNOTATION, DPWS Planning, and DPWS Properties. A red line indicates the 106 & 220 Riding Boundary Rd. A scale bar shows 0 to 1.5 Kilometers. A north arrow is present.

A- Ravenhall Logistic site boundary conditions , flows and location

B- Update for receiving flows assumptions and asset types

F- Quarry site boundary conditions , flows and location



Summary Assumptions Table

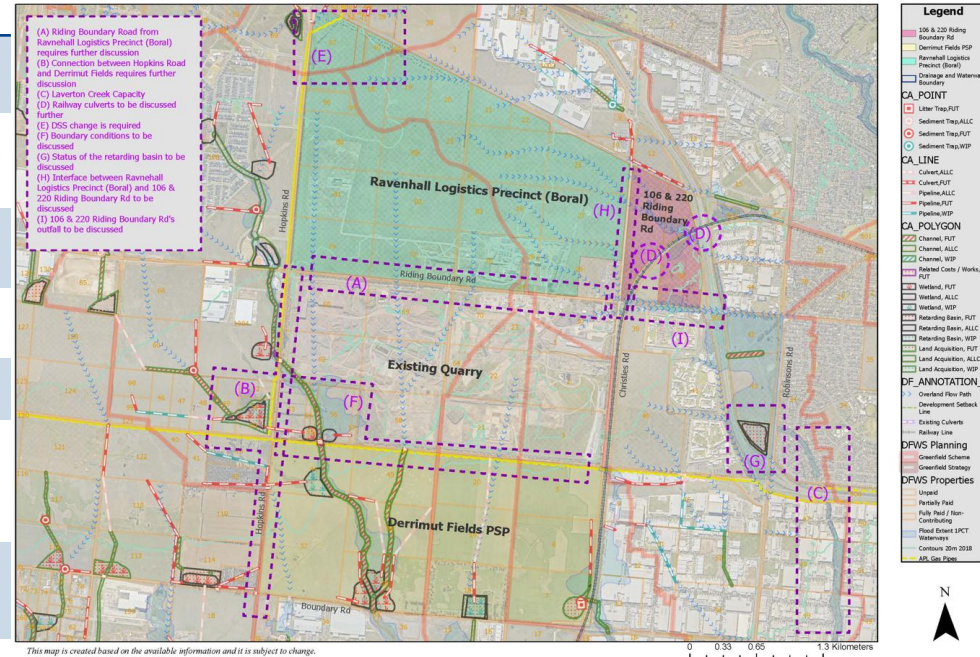
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Presenter:
D.R.

Location	Landowners & Stakeholders	Drainage Assumption
(A)	Boral & TransGrid/Cogency	Flow conveyance and connection to upstream and downstream properties
(B)	Property numbers 40, 41, 42, 43, 49, 50, 51, 52, 114, 119)	Asset mix and consideration of flows and location of flows from Ravenhall Logistics Precinct and existing quarry
(C)	Laverton Creek	Assumptions of what flood conditions and receiving capacity.
(D)	VicTrack – Culvert Crossings	Existing rail culvert capacity to be reviewed with development proposals
(E)	Boral	Confirm catchment to drain to the North
(F)	Derrimut Fields & surroundings (property 53, 54, 55, 56, 57)	Confirm boundary conditions – receiving flows and locations from existing Quarry. Will be integrated in DSS as part of Derrimut Fields PSP/
(G)	Department of Correction & Parks Victoria	Retardation basin is required and confirm the design note MW proposal is on MW owned land
(H)	Boral & TransGrid/Cogency & Dexu & GWW & DEECA	Confirm boundary conditions and asset type and IL
(I)	Dexu & GWW & Prelmin Properties	Confirm flows, conveyance, asset type, effective

Footer text

Overall Ravenhall/ Derrimut Fields/ Laverton Creek Plan - Draft Drainage Assumptions



Next Steps

- This workshop is to determine the key drainage assumptions
- A process to determine and finalise the key drainage assumptions
- Melbourne Water would like to receive stakeholder feedback on the process
- Additional two workshops are proposed to allow enough time for all the submitters

Current ongoing work for MW

- Environmental doing background investigations
- Survey

Break
(10 mins)

Stakeholders Feedback on the Process

- **Derrimut Fields:** ESR - IFM Investors (formerly known as ISPT) - E Cohen - The Fifth - W Bitans
- **Hopkins Rd – West/Southwest of Derrimut Fields:** CPG Jag Active Land Truganina 1 Pty Ltd - Sukhmani Investment Group Pty Ltd - Jeyya Holdings Pty Ltd - D B McNaughton - AusNet
- **Hopkins Rd – North/ Noth West of Derrimut Fields:** Mensch Investments Industrial SL7-6 Pty Ltd - Middle Hopkins Investments Pty Ltd - K H Luu
- VicTrack
- TransGrid
- Pelmin Properties
- GWW
- Melton City
- Parks Victoria
- Department of Correction
- DEECA
- DTP
- Cogency/Cleanaway
- Dexus
- Boral

- Next workshops are more targeted at specific locations with to confirm processes and assumptions
- Please send any comments to Melbourne Water to consider
- Melbourne Water will work on the next steps based on this workshop and review



Final Questions

Feel free to ask any questions

End