

Casey Fields South (Employment) &  
Devon Meadows  
Precinct Structure Plan  
Bunurong Country  
**Background Report**

February 2025

## ACKNOWLEDGMENT OF COUNTRY

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The **Victorian Planning Authority proudly acknowledges** Victoria's Aboriginal community and their rich culture and pays respect to their Elders past and present.

**We acknowledge** Aboriginal people as Australia's first peoples and as the Traditional Owners and custodians of the land and water on which we rely.

**We recognise** and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us.

**We embrace** the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

**We acknowledge** the Bunurong peoples as the Traditional Owners of the land to which this Precinct Structure Plan applies.

The Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan area is located on Bunurong Country.

The Bunurong Land Council Aboriginal Corporation (BLCAC) is the Registered Aboriginal Party (RAP) for Bunurong peoples. Bunurong peoples are recognised as the Traditional Owners of their lands and waters across metropolitan Melbourne, the Mornington Peninsula, the Bass Coast and West Gippsland. The BLCAC aims to preserve and protect the sacred lands and waterways of their ancestors, their places, traditional cultural practices, and stories.

We thank BLCAC for their engagement throughout this project.

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# 1 INTRODUCTION

The Victorian Planning Authority (VPA) in partnership with City of Casey (council) is preparing a precinct structure plan (PSP) for the Casey Fields South (Employment) and Devon Meadows precincts. A PSP is a land use and infrastructure plan which guides the development of an area over time. It provides certainty for community members by providing a long-term vision for how an area will develop in the future.

The Casey Fields South (Employment) and Devon Meadows precincts are included in *the Southeast Growth Corridor Plan* (2012) which sets a strategy for long term development of Casey Fields South (Employment) and Devon Meadows.

In summary, the Casey Fields South (Employment) and Devon Meadows PSP:

- Enables the transition of non-urban land to urban land.
- Sets the vision for how the land should be developed and the outcomes to be achieved.
- Provides objectives, requirements and guidelines for land use, development and subdivision to guide the delivery of quality urban environments in accordance with the *Precinct Structure Planning Guidelines: New Communities in Victoria*, October 2021 (the PSP Guidelines)
- Identifies the infrastructure projects required to ensure that future residents, visitors, and workers within the area can be provided with timely access to services and transport necessary to support a quality and affordable lifestyle.
- Provides government agencies, the council, developers, investors, and local communities with certainty about future development.

## 1.1 Purpose of this report

The background report summarises the key planning assessment and outcomes that have informed the preparation of the Casey Fields South (Employment) and Devon Meadows PSP) Infrastructure Contributions Plan (ICP).

More specifically:

- Section 2 and 3 provide a summary of the strategic and local context of the precinct, and outline the process undertaken to develop the PSP.
- Section 4 provides a high-level summary of the proposal, including key placemaking features and land use outcomes
- Section 5 provides an assessment of the proposal against the PSP Guidelines
- Section 6 provides a summary of the technical reporting that has informed development of the PSP.

## 1.2 PSP Guidelines & PSP 2.0 process

The [\*PSP Guidelines: New Communities in Victoria \(the PSP Guidelines\)\*](#) is a Victorian Government initiative to ensure the VPA and other planning authorities prepare plans for places that enable best practice, liveable new communities. The PSP Guidelines ensures a consistent, best-practice approach to the PSP process and outlines the intended performance of new 20-minute neighbourhoods to be articulated by PSPs.

In accordance, with Ministerial Direction 12 Urban Growth Zone,

*"In preparing an amendment to incorporate a precinct structure plan in the scheme, or change an incorporated precinct structure plan, a planning authority must demonstrate and show in the explanatory report that the precinct structure plan or any changes to it are in accordance with any applicable Precinct Structure Plan Guidelines approved by the Minister for Planning".*

The PSP 2.0 process is established under the PSP Guidelines and sets aspirational targets including co-design of the PSP, streamlining PSP preparation, and optimising the PSP product to embrace innovation, delivering government policy.

The PSP 2.0 process aims to:

- Achieve up-front, early resolution of issues
- Gain better and earlier information on infrastructure demands to inform agency planning and budget bids.
- Update guidance on PSP content reflecting new government policy and promoting innovation
- Provide stronger guidance in PSPs for development staging
- Further information on the PSP 2.0 process can be found on the [VPA website](#).

### 1.3 PSP Guidelines in Casey Fields South (Employment) and Devon Meadows

Casey Fields South (Employment) and Devon Meadows is a Metropolitan PSP that seeks to deliver outcomes responsive to the precinct features and the surrounding area. The context of the surrounding area is set out within this report and rationalises the nuanced approach undertaken in this PSP.

The PSP Guidelines has a hierarchy of elements to explain what needs to be considered and delivered in a PSP. Elements are grounded in state policy and strategy or key future directions for greenfield precincts as determined by the VPA through the preparation process.

The framework for delivering PSPs in accordance with the PSP Guidelines includes a purpose and place-based vision, place-based objectives, principles and performance targets which sit within the hierarchy of elements under the 20-minute neighbourhood metric. Successful implementation of both the coordination and innovation pathways will require significant stakeholder buy-in, and a greater effort and commitment from stakeholders will be required to pursue the innovation pathway for desired outcomes.

PSPs make use of these (and other tools) to give expression to the vision and objectives, including plans, diagrams, tables, and requirements. Further, PSPs provide a mechanism for implementation through guiding the preparation and assessment of planning permit applications for subdivision, use and development.



## 2 STRATEGIC CONTEXT

### 2.1 Policy and legislation context

#### 2.1.1 Federal policy & strategies

##### **Environment Protection and Biodiversity Conservation Act 1999 (October 2024)**

*The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)* aims to protect the environment, particularly areas of national significance, and promote sustainable development through the conservation and sustainable use of natural resources. It seeks to conserve biodiversity, protect and conserve heritage, and encourage cooperative environmental management involving governments, communities, landholders, and Indigenous peoples. The Act also supports Australia's international environmental responsibilities and recognizes the role of Indigenous people in conserving and sustainably using Australia's biodiversity, promoting the use of their knowledge with their involvement and cooperation.

No specific part of this PSP area is mentioned in this act. However, the Southern Brown Bandicoot (one km west of the PSP) is listed as Endangered under the Royal Botanic Gardens Cranbourne (RBGC) Act and also falls within the Melbourne Strategic Assessment (MSA) under the federal Biodiversity Conservation Strategy (BCS).

#### 2.1.2 State policy & strategies

##### **Plan Melbourne 2017-2050, March 2017**

*Plan Melbourne 2017 - 2050* provides a high-level strategic guidance for land use and development across the metropolitan area. Within *Plan Melbourne 2017-2050*, the Casey Fields South (Employment) precinct is identified as 'industrial area – future', and the Devon Meadows Precinct is identified as 'growth area'.

Of the six metropolitan regions described in Plan Melbourne, the southern region is expected to have the fourth highest growth in jobs by 2031 (0.5 per cent per annum), which would generate an additional 105,000 jobs. Key industries in the south are predicted to be retail trade, manufacturing, healthcare and social assistance, education and training, with community services envisaged to be the most dominant sector.

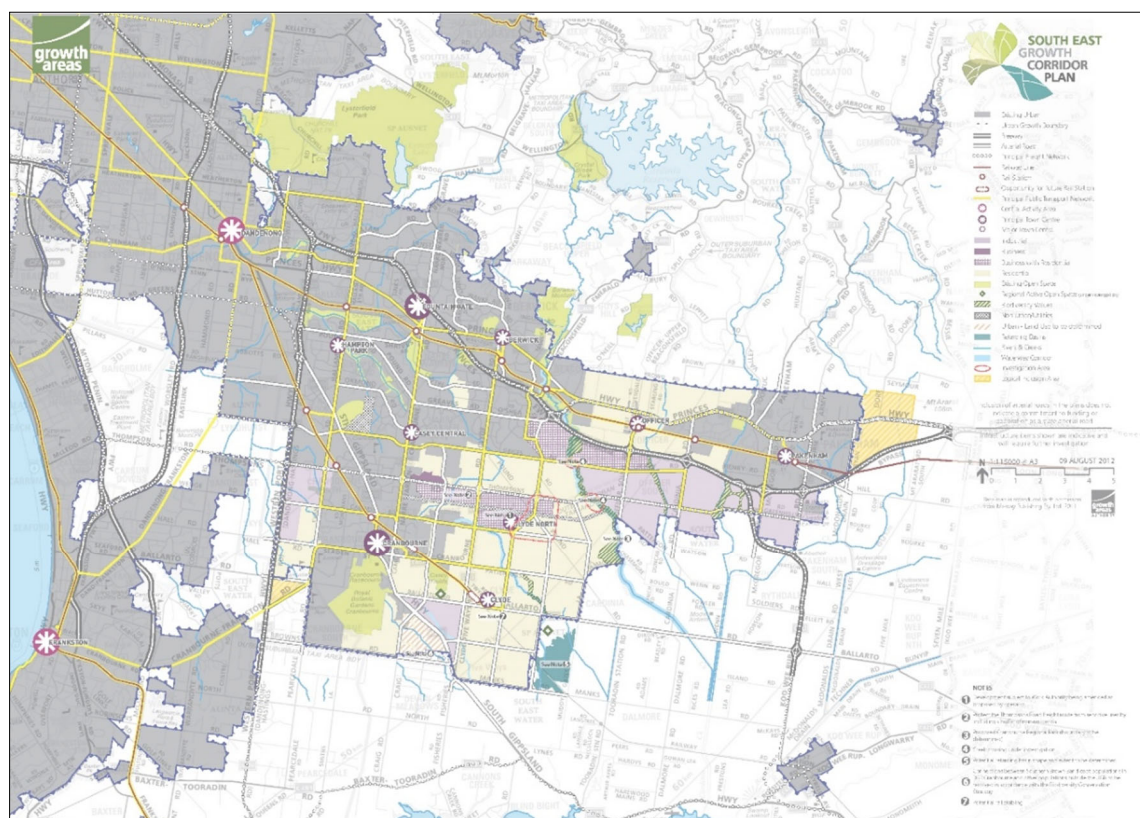
##### **South East Growth Corridor Plan, June 2012**

The Growth Corridor Plans were released by the Minister for Planning in June 2012. The plans provide a corridor level spatial framework for accommodating Melbourne's future greenfield housing and employment land supply over the next 30 to 40 years.

The Casey Fields South (Employment) and Devon Meadows PSP precincts are located in the [South East Growth Corridor \(SEGC\) Plan](#), which includes land in the municipalities of Casey and Cardinia. At the time the plans were drafted, the SEGC area was projected to accommodate a population of approximately 230,000 people and have the capacity to provide between 86,000 jobs.

Within the SEGCP, the Casey Fields South Precinct is identified as a 'industrial. The Devon Meadows Precinct is identified as 'urban – land use to be determined'.

Figure 1: Casey Fields South (Employment) and Devon Meadows in context of the Southeast Growth Corridor Plan (2012, p.4)



### Melbourne Industrial and Commercial Land Use Plan (MICLUP)

The Melbourne Industrial and Commercial Land Use Plan (MICLUP) is state planning policy that “provides an overview of current and future needs for industrial and commercial land across metropolitan Melbourne.”

Under MICLUP, Casey Fields South identified as a Regionally Significant industrial land for the purpose of providing opportunities for a range of industrial and employment uses that can “contribute significantly to regional and local economies.”

According to MICLUP, Regionally Significant Industrial areas may also offer the “opportunity to transition to a broader range of employment opportunities offering a higher amenity to workers and economic vibrancy.”

Casey Fields South is centrally located between the State Significant Industrial areas of Dandenong, Officer Employment corridor, and Port of Hastings.

### Southeast Economic Corridor (SEEC) Report 2022

*The South East Economic Corridor Strategic Context Report to 2060* (SEEC) supports MICLUP. SEEC is not government policy, but it provides an evidence base to inform policy development and decision making by councils and government agencies.

The report includes a series of ‘PSP-dashboards’ that provide preliminary ‘drafting instructions’ to be considered through the PSP development process. The ‘PSP dashboard’ for Casey Fields South notes the following:

- Strong connections to the Botanic Gardens, Racecourse and Westernport Green Wedge.
- Good connection to a potential future South East Airport

- Opportunity to create a gateway to urban Casey's along Gippsland Highway frontage.
- Need to provide a sensitive interface to adjoining residential

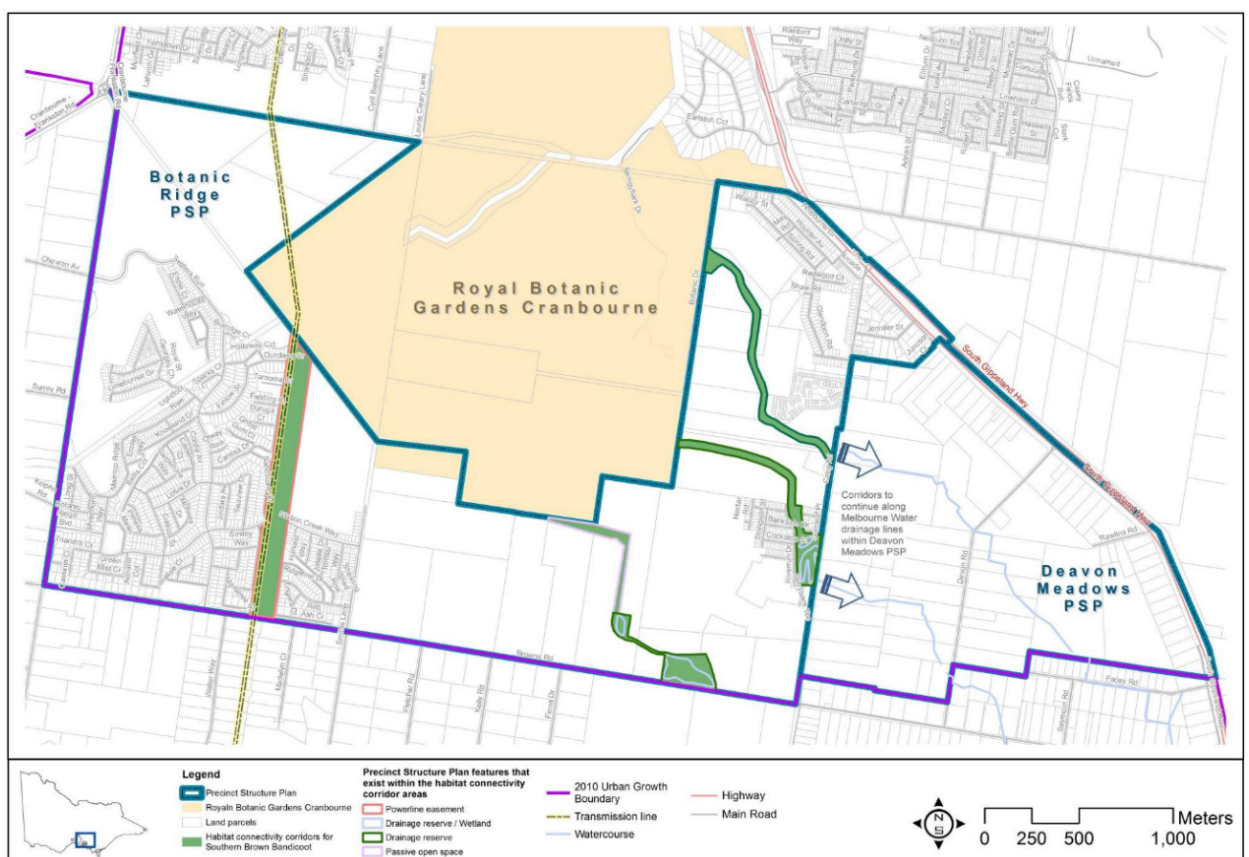
### Melbourne Strategic Assessment (MSA)

The Melbourne Strategic Assessment (MSA) was undertaken in 2009 in response to the Commonwealth EPBC Act. The MSA focuses on matters of national environmental significance. Four conservation strategies were developed as part of the MSA commitments, including the Biodiversity Conservation Strategy (BCS). The BCS covers the biodiversity offsets required under the EPBC Act.

No specific conservation areas have been designated within the Casey Fields South (Employment) and Devon Meadows precincts, however, the *Sub-regional species strategy for Southern Brown Bandicoot* and the associated *Implementation Plan for the Southern Brown Bandicoot Sub-Regional Species Strategy* (the implementation plan) require the provision of habitat connectivity corridors through the Devon Meadows Precinct to support movement of Southern Brown Bandicoot from RBGC into neighbouring suburbs (Figure 2).

The implementation plan contains further detail relating to specific actions to be undertaken, including key implementation partners.

Figure 2: Southern Brown Bandicoot habitat connectivity corridors



### Ministerial Direction 11 – Strategic Assessment of Amendments

The Casey Fields South (Employment) and Devon Meadows PSP will be implemented through an amendment to the *Casey Planning Scheme* (C295case) (the draft amendment). The draft amendment has been assessed in accordance with the criteria set out in Ministerial Direction 11 and its implementation of the objectives of planning in Victoria by providing for the fair, orderly, economic, and sustainable use of land identified for urban purposes.

The draft amendment has addressed environmental impacts as the pattern of land use and development was guided by technical studies for the area relating to flora and fauna, flooding, and drainage. The draft amendment has addressed the relevant social and economic effects and is expected to have a positive social and economic effect through the provision of additional housing and community facilities, as well as the creation of local employment opportunities. The draft amendment has considered the relevant social, environmental, and economic effects, and the draft amendment will result in a net community benefit.

The explanatory report for draft amendment C295case includes a full assessment of this direction.

#### **Ministerial Direction 12 – Urban Growth Areas**

Ministerial Direction 12 applies to the preparation of any planning scheme amendment that provides for the incorporation of a PSP in the scheme or the introduction of, or changes to, provisions in a schedule to the Urban Growth Zone (UGZ).

Draft amendment C295case has been prepared in accordance with the Ministerial Direction, and a full assessment is provided in the explanatory report.

#### **Victoria's Housing Statement – The decade ahead / 2024-2034**

*Victoria's Housing Statement – The decade ahead / 2024-2034* sets out the State of Victoria's target to build 800,000 homes in Victoria over the next decade. The Casey Fields South (Employment) and Devon Meadows PSP is identified as one of twenty-one priority planning projects to contribute towards the sustainable supply of greenfield land.

### **2.1.3 Metropolitan, regional & local policies**

#### **City of Casey Council Plan 2021-2025 (2021)**

This plan outlines the long-term vision for the community, aiming to create a more connected, bold, and resilient community. It focuses on collaboration with the community, stakeholders, and other levels of government.

#### **Casey Council Economic Development Strategy 2021-25 (2021)**

This strategy provides an insight into the current and emerging conditions of economic development in Casey, strategic opportunities, and risks. Casey's current economy is reliant on a few dominant sectors, mainly driven by population serving industries, such as Health and Social Assistance, Retail Trade, Construction, and Education and Training.

#### **Casey Council Affordable housing strategy (2020)**

The Affordable Housing Strategy Outlines Council's policy position and role in advocating, partnering and facilitating affordable housing in Casey.

The purpose of the Strategy is to:

- Establish and detail Council's roles in increasing the supply of affordable housing
- Guide the planning of future affordable housing
- Inform an action plan that guides and monitors Council's implementation of the Strategy.

#### **Casey Council Activity Centres Strategy (2020)**

Casey's Activity Centres Strategy sets forth Council's vision for a strong and vibrant network of activity centres in Casey and provides guidance on how to accomplish this vision through specific



policy directions. In this context, the foremost issues facing Casey are how to plan well for continued population growth and how to create more local jobs, so the city can transition from a collection of commuter suburbs into an economically strong collection of vibrant urban centres that complement the rest of metropolitan Melbourne.

### **Council's Housing Strategy (2019)**

Casey offers a diversity of housing to meet the needs of its community, now and in the future. The Housing Strategy contains objectives, strategies and actions to assist in achieving the vision through six themes: Housing Diversity, Housing Choice, Affordability, Sustainable Growth, Quality of Design and Amenity and Neighbourhood Character. These objectives build upon the foundation set by the Municipal Strategic Statement and seek to deliver on Council's C21 Strategy, the Council Plan and key State Government strategies, policies and directions, such as Plan Melbourne: 2017-2050.

### **Open Space Strategy (2023)**

The Open Space Strategy provides a framework to guide the planning, design, development and management of open space in the City of Casey.

## **2.2 Local context**

Devon Meadows and Casey Fields South are located in the City of Casey, on the rural urban fringe, approximately 45km from Melbourne's CBD.

The precincts are located either side of the South Gippsland Highway, and have a combined area of 536ha (Devon Meadows 261ha, Casey Fields South 275ha).

Although neither precinct is particularly large in terms of Melbourne's Growth Corridors, together they present a significant strategic development opportunity for the city of Casey as that they have sufficient critical mass to be 'regionally significant', but are still contained enough to create a compact, walkable urban environment on a neighbourhood scale.

Their location along the South Gippsland Highway also provides an opportunity to provide a 'gateway location' that connects urban Melbourne with the Gippsland Region.

Within the wider area, the precincts are located in close proximity to the potential future Clyde South rail station and are within cycling distance of several regionally significant attractions such as the Royal Botanic Gardens, Casey Fields, and the future Clyde South Regional Park and sports precinct.

### **2.2.1 Aboriginal culture**

The PSP is located on the lands of the Bunurong people, specifically within the Mayone Bulluk clan's territory, part of the Bunjil moiety. The Bunurong Land Council Aboriginal Corporation (BLCAC) represents the Bunurong people, recognized as the Traditional Owners of their lands and waters. BLCAC aims to preserve and protect their sacred lands, waterways, cultural practices, and stories.

The Bunurong people, known as "saltwater people," were hunters and gatherers who relied heavily on coastal and marine resources. Women played a significant role in gathering food, contributing up to 80% of the food supply. The Bunurong shared cultural and linguistic ties with other Kulin Nation groups, including the Ngurai-Willam-wurrung, Daung wurrung, Djadja wurrung, Wada wurrung, and Woi wurrung. These groups had commonalities in speech, burial practices, initiation rites, kinship marriage ties, and religious beliefs. The Bunurong language is one of the Kulin languages and belongs to the Pama-Nyungan language family.

A portion of the Mayone Bulluk Country is geologically characterized by Cranbourne Sand, a distinctive dark grey to light grey sandy stratum that spread across the region 100,000 years ago. Elevated sand dunes in the area, often used as campsites, are likely composed of Cranbourne Sand, providing a vista from high ground. The Bunurong people's maritime adaptation is evidenced by numerous shell middens found along Port Phillip, Bass Strait, and Western Port. These middens indicate their reliance on coastal resources such as bird eggs, fish, shellfish, eels, freshwater mussels, and crayfish. Their territory includes part of what is now the city and suburbs of Melbourne.

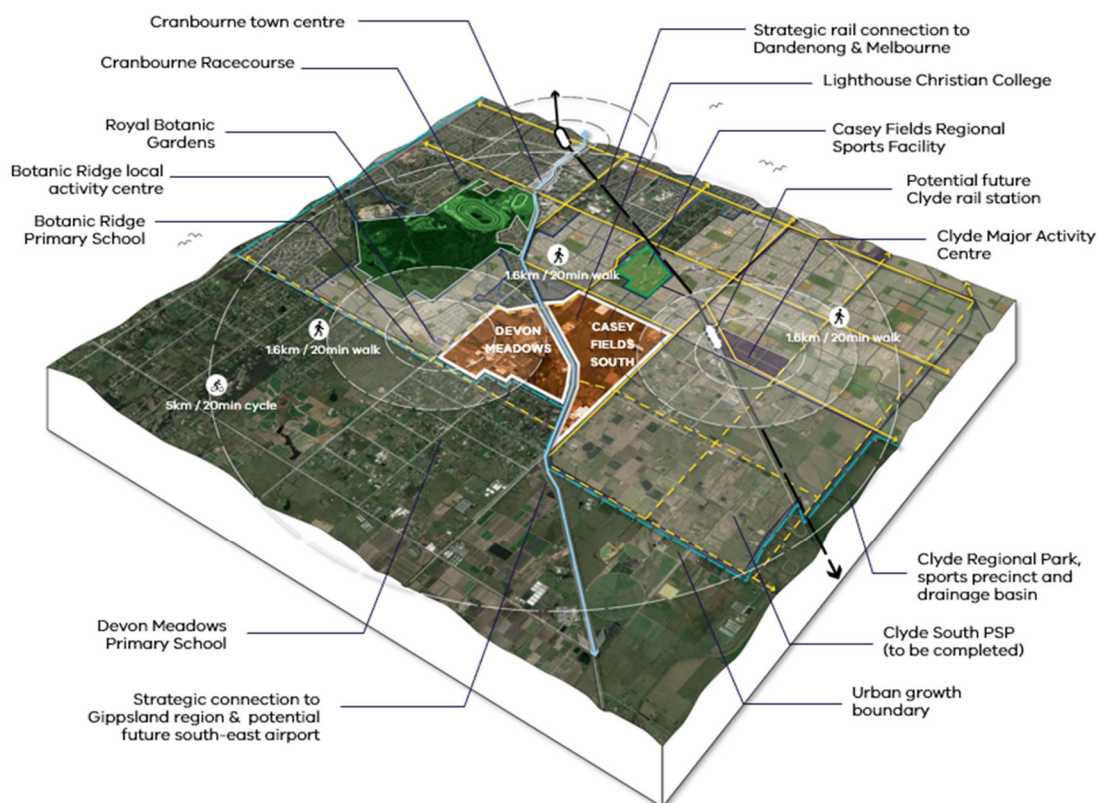
### 2.2.2 Surrounding growth & development

The City of Casey is experiencing particularly high levels of growth and development. The population estimate for 2022 is 391,000 and is anticipated to grow by approximately 40% to 550,000 over the next 20 years.

17 PSPs have been completed in Casey so far, with five more still to be prepared (including Devon Meadows and Casey Fields South). At the current rate of sales demand there is approximately ten years of land supply left in the South East Growth Corridor.

A key contextual issue to be addressed through the PSP is providing for new growth while remaining contextually responsive to the existing residential communities and rural-urban interface.

Figure 3: Local context (extracted from *Pitching Sessions Summary*, March 2022)



### 2.2.3 Transport

The precincts are bounded on all sides by existing roads including several strategically important key arterial routes:

- Ballarto Road bounds the northern edge of the Casey Fields South Precinct in an east-west direction. The road is currently in an unsealed condition but is planned to be a four-lane arterial in its final form.
- South Gippsland Highway bisects the precincts in a diagonal direction from the north-west to south-east. The highway provides an important strategic link between Cranbourne and the metro Melbourne area, and the Gippsland Region.
- Clyde-Five Ways Road bounds the eastern edge of the Casey Fields South precinct. It currently provides for one lane of traffic in each direction but is planned to become a six-lane arterial connection in its final form. Land for the delivery of Clyde Five Ways Road has already been allocated within the adjacent Clyde South Precinct via a public acquisition overlay (PAO) in favour of the Department of Planning and Transport. DTP (Transport) have also advised that there are existing 'black spot' safety issues to be addressed at the intersection with the South Gippsland Highway.
- Craig Road bounds the western boundary of Devon Meadows in a north-south direction. The road currently provides one lane of traffic in each direction and has previously been contemplated as becoming an arterial road. Through development of the PSP, Craig Road is now proposed to be retained as a connector street to facilitate better integration between the Botanic Ridge and Devon Meadows communities.

### Public transport

There are currently no formed access points to the Casey Fields South (Employment) Precinct, and it has no internal street network. The Devon Meadows Precinct can be accessed from the South Gippsland Highway and Browns Road via Devon Road, which is the only existing internal street.

Public transportation is provided in the local areas primarily by two bus routes:

- Bus route 795 Warneet -Cranbourne Station (5 services per day)
- Bus route 796 Cranbourne Station – Clyde (9 services per day)

Both bus services operate on very low frequencies and do not provide a high-quality public transport option to the PSP areas. Bus stops along major roads, including South Gippsland Highway, Craig Road, and Clyde Five Ways Road, are sparsely spaced, often exceeding 1 kilometre apart. This spacing discourages bus use, especially for shorter trips.

Existing bus stop infrastructure is generally poor, lacking basic amenities such as shelters, seating, and adequate lighting. Pedestrian access to many stops is also problematic, with missing footpath connections. Accessibility for people with disabilities is a further concern, as many stops do not meet DDA compliance standards. No bus priority infrastructure (bus lanes, queue jump lanes) is present in the study area.

The existing rail line currently terminates at Cranbourne Train Station approximately 4km to the north-west of the PSP. The rail line is planned to be extended in the future, with a potential new Clyde Train Station to be established approximately 600m from the north-western corner of Casey Fields South.

### Active Transport

There is currently no existing dedicated on or off-road cycling infrastructure within the PSP area, however, there is existing or planned infrastructure in the surrounding PSP.

The Principal Bicycle Network shown identifies a proposed on-road cycling routes along South Gippsland Highway and Clyde-Five Ways Road. A Strategic Cycling Corridor has been identified along Craig Road which connects to Ballarto Road via a future cycle path that crosses South Gippsland Highway.

### Key issues

Key contextual issues relating to transport to be addressed through the PSP include:

- Providing land to facilitate the delivery of Ballarto Road.
- Resolution of existing safety issues at the intersection of Clyde Five Ways Road and the South Gippsland Highway.
- Providing new access points that will allow the precincts to 'tie into' the surrounding street network.
- Providing an internal movement network that connects planned and existing communities, and facilitates high-levels of integration with surrounding land.
- Addressing the existing trend of car dependency, and inadequate provision of public transport infrastructure and services
- Facilitating movement through the precincts so that surrounding communities can easily connect to and access key local destinations (such as the planned future Clyde Train Station).
- The South Gippsland Highway also provides an important strategic connection to the north and south, however the existing road corridor is very wide, which presents a challenge to connection and integration between the precincts.

## 2.2.4 Employment & activity

Population growth in Casey is currently exceeding the rate of employment growth, with 66% of workers commuting out of the area for work. Currently, Casey's most significant industries include:

- Manufacturing (approx. 12%)
- Health care and social assistance (approx. 12%)
- Retail (approx. 11%)
- Construction (approx. 10%)

Within the surrounding area there are several existing or planned activity centres, including:

- The Botanic Ridge Local Activity Centre is located at the intersection of Craig Road and Hummingbird Drive, adjacent to the south-western corner of the Devon Meadows Precinct. The centre provides a key hub for daily retail needs for the Botanic Ridge and Devon Meadows communities.
- The Clyde Major Activity Centre is planned to be located approximately 600m to the north-east of the PSP, within the Clyde Creek Precinct. Once delivered the activity centre will provide a major hub for retail and commercial activity in the local area.
- Cranbourne Town Centre is located approximately 3.5km to the north-west of the PSP, along the South Gippsland Highway.

### Key issues

Key contextual issues relating to employment and activity to be addressed through the PSP include:

- Determining the appropriate type of employment activities to be provided in Casey Fields South (Employment) Precinct.
- Providing new activity centres to service the planned future community, and to address existing gaps in the catchment areas.

## 2.2.5 Community & recreation

There are a number of significant community and recreational facilities located within cycling distance of the precinct, including:



- The Royal Botanic Gardens Cranbourne are located approximately 2km north-west of the Devon Meadows Precinct.
- Casey Fields regional sports facility is located approximately 500m to the north of the Casey Fields South (Employment) Precinct.
- Clyde Regional Park and sports precinct is proposed to be located approximately 5km to the east of the PSP, but has yet to be delivered.

There are three existing schools located in the vicinity of the PSP:

- Botanic Ridge primary school
- Devon Meadows Primary School
- Lighthouse Christian College

### Key issues

Key contextual issues relating to community infrastructure & recreation to be addressed through the PSP include:

- Providing an appropriate level of new education and community infrastructure to service the planned future community, and to address existing gaps in the catchment areas.
- Providing strong connections that will allow the planned future community to access key infrastructure and destinations in the broader area.

## 2.2.6 Development Staging

Development of the PSP is proposed to be staged in two broad phases to assist with the co-ordination and delivery of key infrastructure.

The Devon Meadows & Casey Fields South (Employment) PSP Infrastructure and Development Staging Plan (IDSP) was developed using a five-step methodology involving contextual analysis, analysis and mapping of development drivers within the precinct, analysis of financial revenue against infrastructure expenditure, and monitoring and review.

Melbourne Water's Development Services Scheme (DSS) infrastructure was the main development driver informing this IDSP. There are significant outfall infrastructure items that must be delivered early in the precinct's development to ensure safe stormwater and drainage outcomes.

Drainage infrastructure must be delivered in the south of Devon Meadows and to the east of Casey Fields South before significant urban development can proceed. As such, development staging will broadly follow these directions.

Beyond the IDSP implementation within the PSP and Urban Growth Zone (UGZ), there are no additional statutory controls proposed to manage infrastructure and development staging.

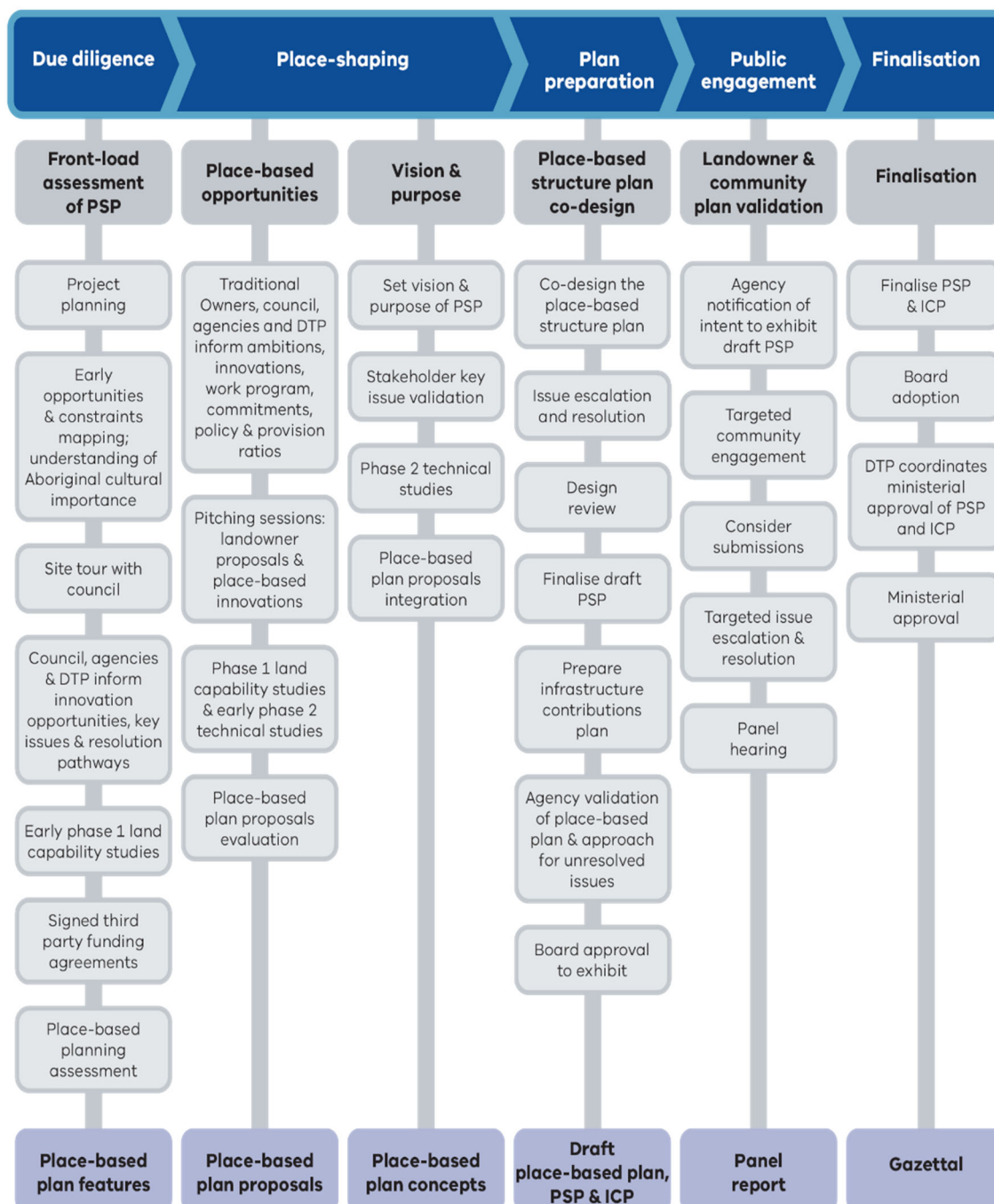
Further information relating to the development of the IDSP can be found in the Infrastructure and Development Staging Background Report.

### 3 DEVELOPMENT OF THE CASEY FIELDS SOUTH (EMPLOYMENT) & DEVON MEADOWS PSP

This section provides an overview of the PSP process for preparing the Casey Fields South (Employment) and Devon Meadows PSP, including stakeholder engagement and technical reporting.

The Casey Fields South (Employment) and Devon Meadows PSP was prepared in accordance with the PSP 2.0 process as shown in **Error! Reference source not found..**

Figure 4: PSP 2.0 process



### 3.1 Pitching Sessions

Pitching sessions for the project were held in February 2022. All sessions were held online via MS Teams and were attended by the VPA project team and representatives from the City of Casey. Stakeholders representing landholdings from both precincts (shown in the plan below) met with the VPA (usually one-on-one) to pitch their ideas for the precincts.

Some pitching sessions were also attended by representatives from state and local government agencies, and infrastructure providers including:

- The City of Casey
- Melbourne Water
- South East Water
- The Department of Environment, Land, Water and Planning (DELWP)
- The Department of Transport (DoT)
- The Department of Education and Training (DET)
- The Department of Jobs, Precincts and Regions (DJPR), and
- Invest Victoria.

A full summary of the information and themes captured during pitching is provided in the *Pitching Sessions Summary (March 2022)* available on the VPA website.

### 3.2 Vision & purpose

A Vision & Purpose workshop was held in March 2022, which was attended by approximately 70 stakeholders, including: Landowners and their representatives from across the precinct, the City of Casey and government agencies. The workshop was held online via Zoom.

It was the second phase of early engagement under the PSP 2.0 process, and the first opportunity for all stakeholders to come together to discuss the information from the pitching sessions held in February 2022. The purpose of the workshop was to:

- Validate the emerging vision and themes captured in the pitching session summary document and give stakeholders an opportunity to provide feedback.
- Consolidate ideas from the pitching phase and develop them into a clear framework to guide the configuration of the PSP and infrastructure contributions plan (ICP).

A full summary of the information and themes captured during the workshop is provided in the *Vision & Purpose (June 2022)* available on the VPA website.

### 3.3 Co-design workshop

Co-design is the main component of the plan preparation phase in the PSP 2.0 process. It is the final of three key stakeholder touchpoints prior to public exhibition. The purpose of the Casey Fields South (Employment) and Devon Meadows Co-Design Workshop was to:

- Seek feedback on the ideas developed to date.
- Collaborate to prepare the place-based plan based on the vision, purpose and outcomes established earlier in the process.
- Identify any further technical work or guidance that will need to be provided through the PSP.
- Provide strong, transparent, and inclusive consultation opportunities.
- Outline the next steps for the project.

The co-design workshop was held in person at Bunjil Place in February 2023. Approximately 120 stakeholders attended the workshop, including:

- VPA staff
- Representatives from City of Casey (council)
- Landowners and their representatives from across the two precincts
- Melbourne Water
- Department of Transport and Planning (DTP)
- Department of Education (DoE)
- Department of Energy, Environment and Climate Action (DEECA)
- Department of Jobs, Skills, Industry and Regions (DJSIR)
- Homes Victoria
- Invest Victoria
- South East Water
- Diocese of Sale Catholic Education Ltd. (DOSCEL)
- Royal Botanic Gardens Cranbourne

### 3.4 Plan preparation and agency validation

Agencies and council are integral participants and essential to validate and support the opportunities presented through the PSP. Following the co-design workshop, a working draft Place-based Plan, PSP, and planning ordinances were prepared by the VPA for consultation with key agencies and stakeholders. The VPA commenced the agency validation process in mid-2023. During this phase, the VPA held regular discussions with council and key agencies:

### 3.5 Technical assessments & background reporting

A series of technical assessments were commissioned to either provide an empirical basis to inform development of the PSP and/or to assess the appropriateness of the proposed design and planning response.

A summary of the technical reporting is included in Appendix 1 and the full reports are available on the VPA [website](#).

## 4 THE PROPOSED CASEY FIELDS SOUTH (EMPLOYMENT) & DEVON MEADOWS PSP

This section provides a summary of the key features of the proposed Casey Fields South (Employment) & Devon Meadows PSP.

### 4.1 Project vision and purpose

The overarching purpose of the PSP is to provide the strategic planning framework to deliver:

- A distinct gateway destination that brings together the existing and planned communities of urban Melbourne with the rural interface with the Gippsland Region.
- A flexible, next generation employment precinct defined by benchmark standards of design quality and amenity that will make it a first-choice business address in the south-east.
- An immersive and walkable residential community that blends modern urban living with natural landscape character.
- A network of activity centres, community facilities and public spaces that provide convenient access to everyday economic and social needs and services.
- An integrated network of waterways and open spaces that tell the story of country, effectively manage stormwater, provide amenity, and facilitate wildlife movement.

A full description of the project vision is provided in Section 2 of the PSP document.

In achieving the vision and purpose, PSP will enable and guide the delivery of land for employment, commercial, residential, educational, and community use, as well as establishing the future patterns of movement and integration with adjoining precincts.

### 4.2 Cultural heritage & values

The Casey Fields South (Employment) and Devon Meadows precincts are part of a rich and diverse cultural landscape within the broader south-east region of Melbourne. The area is known for its continued association with the Bunurong people, who have occupied and cared for the area for millennia.

The cultural values statement provided by BLCAC describes actively caring for country as one of the fundamental guiding principles for Bunurong people. In previous times, this was represented through cultural practices that reflected a symbiotic relationship between the people, land and water. The CVS also highlights the importance of integrating cultural values into urban planning and incorporating flora and fauna management practices to promote sustainable development that respects and maintains the cultural and environmental integrity of the region.

While many traditional practices may no longer be possible in an urbanised setting, the PSP attempts to recognise and respect the cultural values and practices of the Bunurong people by designing the urban structure in a way that reinforces the story of water and land as being a core feature of local identity, and intimately connected to the way people use and move through the precinct.

The PSP also seeks to protect, celebrate and integrate features of cultural value through the development process through specific objectives, requirements and guidelines. This includes matters relating to contextually sensitive subdivision, vegetation protection, delivery of biodiversity corridors and holistic consideration of water.

## 4.3 Ecology & vegetation

As described in section 2.1, the MSA Sub-Regional Species Strategy for the Southern Brown Bandicoot states that the Devon Meadows precinct must provide for the creation and enhancement of Southern Brown Bandicoot habitat to support movement between populations in the RBGC and neighbouring suburbs.

A key feature of the Devon Meadows precinct is therefore the provision of habitat connectivity corridors that follow the drainage reserves running in a south easterly direction from the eastern boundary of the Royal Botanic Gardens Victoria's Cranbourne Gardens (RBGC) to the urban growth boundary. These corridors are required to be revegetated and landscaped in accordance with the sub-regional strategy.

In addition to the habitat corridors, existing vegetation in the precinct has been assessed, and high value trees and groups of trees have been identified, and provision made for their retention and ongoing maintenance.

## 4.4 The Development Services Scheme

The PSP includes 97ha of land (26% of the PSP) proposed to facilitate the delivery of the Development Services Scheme (DSS). The draft version of the DSS (as shown in the PSP) will be comprised of multiple new constructed waterways, and seven new retarding and wetland assets (four in Casey Fields South, and three in Devon Meadows).

The draft DSS has been developed by Melbourne Water in consultation with the VPA and affected landowners, primarily through the process of preparing the PSP. It is noted that there are features of the draft DSS that remain in contention and unresolved which will need to be addressed through the public consultation process. Examples of unresolved matters include:

- The proposal for a new constructed waterway to be provided in the north-western part of the Devon Meadows Precinct. The proposed waterway would originate from the northwestern corner, adjacent to an existing open space in Junction Village, and extend to an existing DSS asset located at 44 Criag Road (the Craig Road asset is subject to an existing PAO in favour of Melbourne Water). This waterway is shown as being 'subject to review' on Plan 7 – Water in the PSP.
- The proposed alignment of multiple sections of the new constructed waterways.
- The size and shape of the proposed retarding and wetland assets, in particular, where this may affect the viability or practical delivery the asset through development.
- Multiple instances of fragmented or potentially undevelopable land resulting from the location and shape of DSS assets in relation to other proposed features of the PSP structure (typically proposed streets).

It is further noted that resolution of the above matters may require consequential modifications to the proposed urban structure, and may in turn influence development staging.

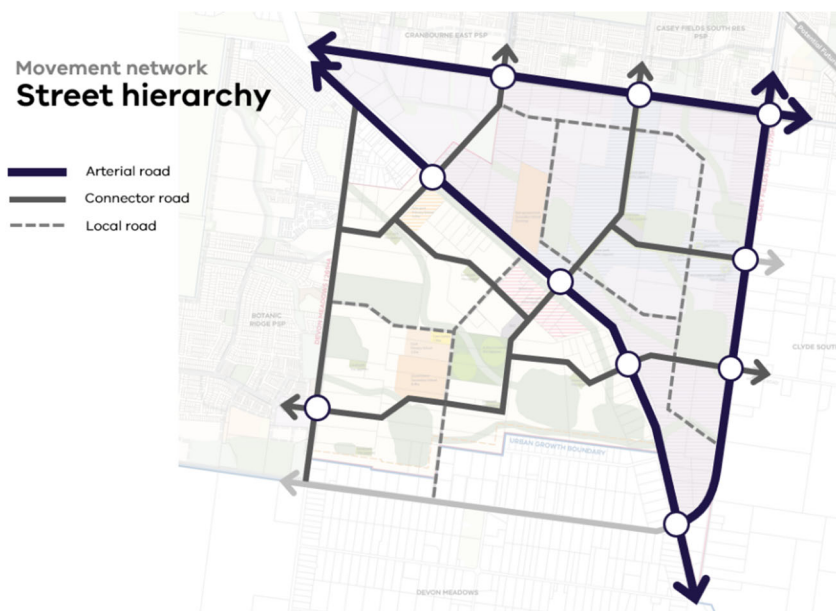
To facilitate delivery of the DSS, a PAO in favour of Melbourne Water is proposed to enable delivery of a new constructed waterway along the southern boundary of Devon Meadows precinct which is necessary to provide essential drainage outfall. The proposed waterway extends from RB-04 to the west of Devon Road, along the southern boundary of the precinct and crossing under the South Gippsland Highway to pass through lower tip of Casey Fields South before terminating in the future Clyde South precinct to the east. The proposed PAO applies to the full extent of waterway.

## 4.5 Streets & movement network

As described in Section 2.2, the existing transport network means that, despite the greenfield context the PSP is effectively a 'semi-infill' type development that will be 'plugging in' to the existing/already planned street network.

An overview of the proposed street hierarchy is shown in Figure 6 below.

Figure 5: Street hierarchy



### 4.5.1 The surrounding arterial network

Land is proposed to be reserved at the northern edge of the Casey Fields South precinct to facilitate the delivery of Ballarto Road, which will be a secondary arterial road.

An 'investigation area' is proposed at the south-eastern point of the Casey Fields South Precinct to facilitate resolution of an existing safety issue, and preserve the opportunity for a future connection to be formed via the Clyde South Precinct. The outcome of the further investigation is likely to involve realignment of Clyde Five Ways Road, either in a westward direction to form an intersection with Browns Road and the South Gippsland Highway (as shown in Figures 5-7), or eastward into Clyde South to form an intersection with a future extension of Bells Road (as shown in the PSP).

In summary:

- As part of the agency validation process, The Department of Transport and Planning (Transport) advised the VPA that there are existing 'black spot' safety concerns around the intersection of Clyde Five Ways Road and the South Gippsland Highway.
- DTP have further advised that resolution of the intersection safety issue is related to future network planning, specifically the planned alignment of Bells Road (extension) through the Clyde South Precinct to the east of Casey Fields South.
- The proposed 'investigation area' seeks to preserve the opportunity for planning the Bells Road connection through the preparation of the Clyde South PSP.
- As proposed, the Amendment assumes no change to the alignment of the existing arterial network, however, the Place Based Plan shows the 'investigation area' and the inclusion of an intersection along South Gippsland Highway and future Bells Road continuation, and the Movement Network Plan shows an indicative future network that is subject to further investigation.



- To preserve the land that may be required to deliver a future connection, the proposed schedule to the Urban Growth Zone will require any proposal for subdivision, buildings or works within the investigation area to be referred to The Department of Transport and Planning (Transport for Victoria) as a determining referral authority.

#### 4.5.2 Precinct access and intersections

Internal access to the precincts is proposed to be provided via 10 new intersection projects:

- On the northern edge of the Casey Fields South (Employment) Precinct, three new intersections are proposed on along Ballarto Road (IN-01, 02 and 03). The intersections are spaced approximately 800m apart, and connect into Casey Fields Boulevard, Morrisons Road, and Clyde Five Ways Road to the north.
- On the eastern edge of the Casey Fields South (Employment), two new intersections are proposed along Clyde Five Ways Road (IN-06 and IN-09). Intersection IN-06 has a slightly larger spacing from the intersection with Ballarto Road (approximately 860m) to avoid conflict with a new DSS wetland and outfall proposed in this area. Consequentially, the spacing with IN-09 is slightly smaller (approximately 670m) to allow a connection to Moores Road to the east to be formed.
- At the central interface between the two precincts, four new intersections are proposed along the South Gippsland Highway (IN-04, IN-05, IN-08 and IN-10). IN-04 will connect to the continuation of Casey Fields Boulevard through the Casey Fields South precinct on its northern leg, and continue this through Devon Meadows on its southern leg. Intersections IN-05, IN-08 and IN-10 will form new street connections to both precincts on their northern and southern legs respectively.
- On the western edge of the Devon Meadows Precinct, IN-07 will connect into Hummingbird Drive on its western leg, and continue this connection into Devon Meadows to the east.

Existing local streets with unsignalised access onto the South Gippsland Highway are proposed to be retained but reconfigured over time as the PSP is developed to allow left in left out access only. These upgrades will be programmed and funded by the Department of Planning and Transport and are outside the scope of the Amendment.

#### 4.5.3 The local street network

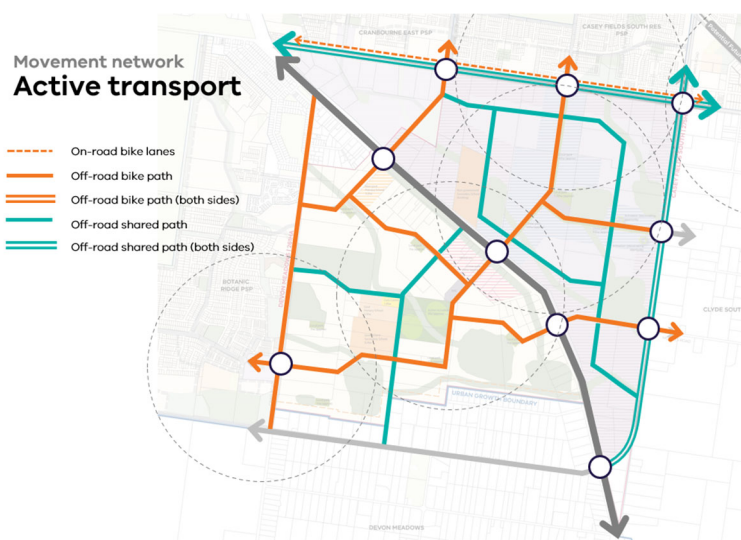
A network of new local streets is proposed to facilitate internal movement within each precinct, as well as connecting and integrating the new communities with the surrounding environment. Collectively, the proposed street system forms a flexible and robust network that has a strong emphasis on active modes of transport, and connecting the precincts to key destinations in the local area, in particular:

- Botanic Ridge Local Activity Centre (south-west)
- Casey Fields reserve (north)
- The planned future Clyde Major Activity Centre and future Clyde Rail Station (north east)
- The Clyde South Precinct (east).

Figure 6 (below) shows how the proposed active transport network has been designed to provide direct and convenient access through the precincts linking the key destinations.



Figure 6: Active transport network



Further detail regarding the street typologies proposed for each precinct is provided below.

#### Casey Fields South (Employment) street typologies:

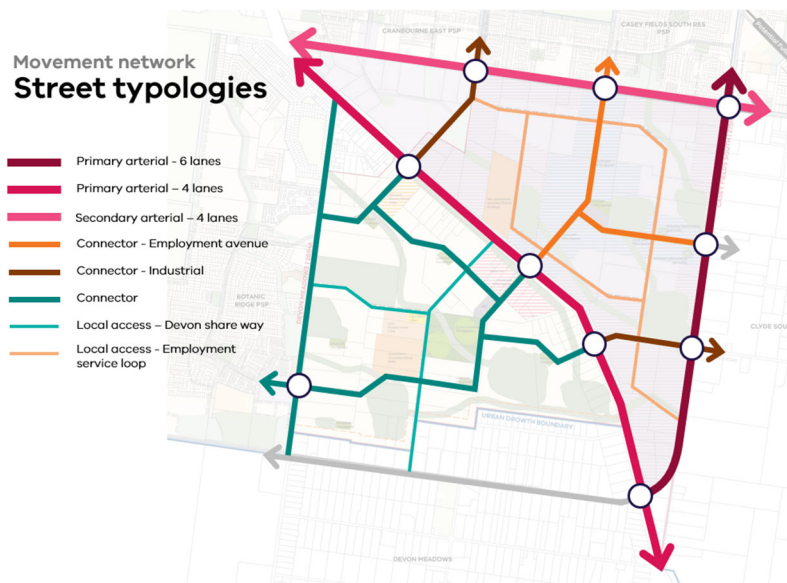
- Two 'Connector - Employment Avenue' streets are proposed as the primary entry corridors for the Casey Fields South (Employment) precinct. The streets form a T-intersection at the heart of the precinct with priority north-south connection between IN-02 on Ballarto Road, and IN-05 on the South Gippsland Highway. The east-west branch connects into IN-06 on Clyde Five Ways Road.
- The 'Employment Avenue' streets are envisaged as having a higher amenity treatment to support a strong sense of address and a high-quality urban design outcome through the core of the precinct. They will also provide the primary movement corridor for public and active modes of transport.
- A series of 'Local Access - Employment Service Loop' streets are proposed to provide precinct-wide circulation for service vehicles. The streets form a loop an approximately 5km network that runs through the entire precinct providing all areas with direct and convenient access to the surrounding arterial network.
- The 'Employment Service Loop' is envisaged as being movement focused, providing strategic internal circulation that minimises impacting the amenity and public/active transport focus of the Employment Avenue Streets.
- Two 'Connector- Industrial' streets are proposed that will define the north-western, and south-eastern quadrants of the broader area of employment land. The streets will provide direction connections between Ballarto Road and The South Gippsland Highway (via Casey Fields Boulevard) and between Clyde Five Ways Road and the South Gippsland Highway (via the extension of Moores Road).
- The 'Connector - Industrial' streets play a dual role within the broader network – providing a short, direct link to connect adjoining residential precincts, but also providing essential internal access for the constrained triangular portions of employment land to the north-west and south-east.

#### Devon Meadows street typologies:

- A series of residential 'Connector Streets' are proposed that will provide the primary network for internal vehicle circulation, as well as strategic through-movements connecting and integrating Devon Meadows with surrounding precincts. The streets form an internal loop that utilises the existing Craig Road as its western edge that will collect and distribute traffic to four key signalised access points – three onto the South Gippsland Highway, and one through to Botanic Ridge via an extension of Hummingbird Drive.

- The connector streets have been aligned to work with the proposed network of waterways and open spaces to support an emerging 'blue-green' precinct character.
- Two 'Local Access - Devon Shareway' streets are proposed to supplement connector network and provide an active transport spine through the heart of the precinct. 'The Devon Shareway' streets will utilise the existing Devon Road reserve and expand on this by providing a new branching connection to Craig Road to the west.
- The 'Devon Shareway' streets are envisaged as being a slow-speed, people-focused environment that will link residential neighbourhoods with key community facilities and the primary connector network.

Figure 7: Street typologies



## 4.6 Land use & activity

As described in Section 4.1 above, the project vision seeks to deliver the future heart of Casey's economy with a superb lifestyle and recreation setting to provide a vibrant and inclusive 20-minute neighbourhood exemplifying the principles of living and working locally.

To deliver the project vision, a range of future land uses and activities are proposed, which are described below.

### 4.6.1 Employment

The project vision for Casey Fields South (Employment) precinct describes it as being a flexible, next generation employment precinct delivering benchmark standards of design quality and amenity that makes it a first-choice business address in the south-east. Approximately 4,400 jobs are anticipated to be delivered in the Casey Fields South Precinct through development of the PSP.

The PSP proposes a 'hybrid-approach' to the delivery of employment land that seeks to balance long term, end-state outcomes with short and medium-term market flexibility. Four sub-precinct character areas are proposed:

- A 55ha 'Mixed Business and Industry' area is proposed for the core area of the precinct, and along the 'Employment Avenue' streets. the area is envisaged as having a contemporary style of business development characterised by compact and walkable built form that provides a unique sense of address for the precinct, and an activated public realm that feels distinctly urban. An applied Commercial 2 Zone is proposed for the Mixed Business and Industry area.

- 103ha of 'Light Industry' area is proposed around the periphery of the precinct where it is important that new employment activities are compatible with more sensitive land uses. The purpose of the area is to provide a transitional zone between larger-format and more intensive land uses internal to the precinct and adjoining residential land. It is envisaged as having a smaller scale and more articulated style of built form. An applied Industrial 3 Zone is proposed for the light in industry area.
- Three pockets of 'Industry' area totalling 48ha are proposed along the 'Employment Service Loop' streets, away from the higher-amenity internal areas of the precinct, and potentially sensitive external interfaces. The purpose of the area is to enabling a more efficient use of land where it will not detract from the high-amenity parts of the precinct, but will still enjoy strong strategic access to the arterial network via the Employment Service Loops Network. An applied Industrial 1 Zone is proposed for the 'Industry' area.
- A 'Business Service Hub' area is proposed at the core of the precinct, at the intersection of the Employment Avenue streets. The purpose of the area is to provide a focal point for workers and visitors to access daily needs and services at the heart of the precinct. The Business Service Hub is proposed to be located within the broader 'Mixed Industry and Business' area and will therefore have the same applied Commercial 2 zone.

#### 4.6.2 Housing

The project vision for Devon Meadows describes it as being an immersive, walkable residential community that is home to over 11,000 residents in a seamless blend of modern urban living and natural landscape character.

Four residential character areas are proposed:

- A 12ha 'Mixed Use Area' is proposed for land fronting the South Gippsland Highway on either side of IN-05. The purpose of the Mixed Use area is to enable a node of higher intensity of development and concentration of activity that will demarcate this part of the South Gippsland Highway as having a distinct sense of place and support an emerging identity as an 'urban gateway' for travelers moving between Melbourne and the Gippsland Region. An applied Mixed Use Zone is proposed for the 'Mixed Use Area', with an average dwelling density of 30dw/NDHa
- A 'High Density' area' is proposed for approximately 58ha of land around the core of the precinct, and with areas enjoying higher amenity or access to services. The purpose of the 'High Density' area is to support viable delivery of local services and infrastructure, and the vitality of the local centre by encouraging a 'walkable' style of urban environment where a greater proportion of the population is located in close proximity to their daily needs. An applied Residential Growth Zone is proposed for the 'High Density' area, with an average dwelling density of 30dw/NDHa.
- A 'Balance Area' is proposed for 68ha of residential land not otherwise included in the 'Mixed Use Area', 'High Density', or 'Transitional Density'. The purpose of the area is to enable a traditional residential style of development. An applied General Residential Zone is proposed for the 'Balance Area', with an average dwelling density of 20dw/NDHa.
- A 'Transitional Density' area is proposed for approximately 7ha of land located along the southern boundary of the precinct, between the South Gippsland Highway and Craig Road. The purpose of the area is to manage the transition in character between development within the precinct, and the predominantly large-lot and rural-residential style of development existing outside the UGB. It is also intended to mitigate the risk from flooding associated with the significant drainage assets in this area, and to encourage the retention of existing mature trees. An applied Neighbourhood Residential Zone is proposed for the 'UGB Interface Area', with an average dwelling density of 12dw/NDHa.

### 4.6.3 Education

Three new schools are proposed to be located in the Devon Meadows Precinct – one government secondary school, one government primary school and one non-government primary school.

The government secondary school (8.4ha) is located at the intersection of Devon Road and the proposed extension of Hummingbird Drive. A key reason for providing a secondary school within Devon Meadows is the need to service the future community of Botanic Ridge to the west. The proposed location of the secondary school will enable a direct connection to Botanic Ridge via the proposed Hummingbird Drive extension, which will also enable the secondary school to be serviced by future public transport.

The government primary school (3.5ha) is located to the immediate north of the secondary school, at the intersection of the existing Devon Road, and a new local access street that will connect to Craig Road to the west. The primary school is located centrally within the precinct as it is intended to serve the future Devon Meadows Community. The proposed location will also minimise the overlap with the catchment of the existing Botanic Ridge Primary School located to the immediate west of the Botanic Ridge Local Activity Centre.

Both the government secondary school and the primary school will be well serviced by the proposed street and movement network, and will have convenient access to the active recreation reserve located on the opposite side of Devon Road.

In locating the government schools, consideration has been given to the criteria provided in the *Victorian Government Site Selection Criteria Toolbox* published by the Department of Education. These criteria have generally been met, apart from the following:

- Criteria 3 of the toolbox states that schools should be located on connector streets. In this instance the proposed location of the government primary school does not have direct access to a connector, however, this is mitigated by the fact that the school will have two frontages to the proposed 'Local Access - Devon Shareway' street, and that the proposed cross section includes all of the relevant features sought to be delivered by a conventional connector street, including:
  - A 3.5m wide shared pedestrian and cycle path - 0.5m larger than standard VPA dimensions, and physically separated from the vehicle carriageway.
  - A 2m wide footpath - 0.5m larger than standard VPA dimensions and physically separated from the vehicle carriageway.
  - 2 x 3m vehicle lanes, which are intentionally narrower than connector street lanes to encourage a low-speed environment and but wide enough to accommodate occasional uses by buses for school activities.
  - 2.5m indented parking and tree planting on both sides of the road - 0.4m larger than the indented parking on the standard VPA connector cross section.
  - Parking is provided on both sides of the street in the 'high use areas' near the schools and active recreation.
- Criteria 14 of the toolbox states that no roads should be separating open space and schools. In this instance the active recreation reserve in Devon Meadows is proposed to be located to the immediate east of the proposed schools, on the opposite side of Devon Road. The proposed separation of the schools by Devon Road is mitigated by the fact that (as described above) the street is envisaged as a slow speed, people focused environment. An indicative pedestrian crossing area has also been included on the Plan 4 – Movement to assist ease of movement across the street. It is further noted that there are relatively few alternative options for locating the school and the active recreation reserve given the land area required, and the fragmented nature of the precinct.

- Criteria 17 of the toolbox states that land required for the delivery of schools should be owned by one sole owner or developer. As noted above, given the land requirements for the schools (and the active recreation), providing a consolidated site that meets other criteria in the toolbox is not possible in the context of the Devon Meadows precinct. Notwithstanding this, consideration has been given to minimising the number of parcels required.
- Criteria 20 states that sites for schools must maintain an appropriate distance from any potential hazards. In this instance both of the schools are proposed to be located within a 500m amenity buffer associated with an existing egg farm business located on Devon Road. The parcel proposed for the site of the secondary school has also been identified as having a medium risk of contamination. In the case of the amenity buffer, any potential hazard will effectively be avoided by the fact that the egg farm business will need relocate out of the precinct prior to either of the schools being delivered. In the case of the risk of contamination, an EAO is proposed to be applied to the site which means that it will be required to undergo an environmental audit prior to being redeveloped. It is also noted that the risk of potential contamination is widespread throughout the Devon Meadows Precinct, and no alternative sites that are not subject to contamination that would also meet the relevant toolbox criteria.

The non-government primary school (3.5ha) is proposed to be located in the northern point of the precinct, near the northernmost signalised access to the South Gippsland Highway. The location for the non-government school has been chosen as it is a single consolidated parcel that enjoys excellent access to the primary movement network. Its separation from the government schools will also assist with distributing future traffic demand generated by the schools, however, it will still have a direct connection to the proposed Local Convenience Centre.

#### 4.6.4 Local Convenience Centre

The PSP proposes one Local Convenience Centre (LCC) to be provided in the Devon Meadows Precinct. Given the location and relationship of the precinct to the existing Botanic Ridge Local Centre, the proposed LCC is relatively small (1.5ha), and envisaged as providing a subordinate 'daily convenience' type function in terms of retail offerings.

Notwithstanding its relatively small size, the LCC will still play an important placemaking function. Located near the junction of three of the new connector streets, between the mixed use 'gateway' adjoining the South Gippsland Highway, and adjoining the active recreation reserve, the centre will play a strong role as a 'hub' of the local community.

#### 4.6.5 Community facilities and services

The PSP includes provision for one Level 1 community centre, an emergency services facility, and a specialised health facility:

- A community centre (1.0ha) is proposed to be co-located with the government primary school, approximately half-way up Devon Road. The community centre will be a multi-use facility that can provide for a variety of services, including pre-school and maternal child health services. The location on Devon Road has been chosen to provide an agglomeration of compatible uses with the government primary school, and to reinforce the sense of community identity at the heart of the precinct.
- An emergency services facility is proposed to be located in the Casey Fields South (Employment) Precinct, fronting the South Gippsland Highway near IN-05. The proposed location will provide the facility with good access to the arterial network (either directly, or via the new intersection), and to the Devon Meadows Precinct.
- A Health facility is proposed to be located in the Mixed Use area on the Devon Meadows Precinct. The location has been selected to as it is intended as a higher intensity

development area that will provide a focal point for future community use. The facility will also assist in activating this part of the highway to support an emerging 'gateway' character.

#### 4.6.6 Open space

The PSP includes provision for 20ha of open space, comprised of an active recreation reserve and multiple local and linear parks.

An 8ha active recreation reserve is proposed at the approximate centre of the Devon Meadows Precinct. The central location and relationship to the proposed DSS is intended to support an emerging 'blue-green' character and provide a sense of 'openness' at the heart of the precinct.

As proposed, the reserve is currently bisected diagonally by a new constructed waterway running from the northwest to the southeast corner. The final alignment of this waterway is to be confirmed through the public consultation process, however, it is noted that landowner feedback received through development of the PSP has suggested this waterway be diverted around the parcels proposed as active rec. Casey Council have also indicated strong preference for the reserve to be consolidated.

The central position and co-location with proposed schools and community facility emphasise the function of the reserve within the community. It is therefore proposed to be well serviced by public and active modes of transport, with direct access to Devon Road on its western edge, and one of the new residential connector streets on its eastern edge.

7ha of land is proposed to be provided across eight local parks within the Devon Meadows Precinct. The size of the parks varies from 0.5ha to 1ha, with their location generally being selected to reinforce the proposed neighbourhood structure by providing a central focal point for surrounding residential land. Opportunities have also been sought to co-locate open space with existing significant trees.

In addition to the local parks, a 4ha network of linear parks is also proposed that begins at the northwestern corner of the active recreation reserve and extends into the Casey Fields South (Employment) Precinct. The linear park is proposed to be located along the full length of the Employment Avenue Streets and will provide the primary source of open space for the precinct.



## 5 ASSESSMENT OF THE PSP'S RESPONSE TO THE PSP GUIDELINE HALLMARKS

This section describes how the features of the Casey Fields South (Employment) and Devon Meadows PSP provide a place-based response to the hallmarks, features and performance targets contained in the PSP Guidelines 2021 (the Guidelines).

### 5.1 Viable densities

Section 3.1 of the PSP relates to the Guidelines hallmark 'Viable Densities'. The stated purpose of the hallmark is "to deliver housing/population at densities that make local services and transport viable".

The hallmark identifies four key features required to be delivered by a PSP:

- F1. Housing diversity
- F2. Ability to age in place
- F3. Affordable housing options
- F4. Safe streets and space

The delivery of these features and corresponding targets in the context of the Casey Fields South (Employment) and Devon Meadows Precincts is assessed below.

#### 5.1.1 Housing diversity

The Guidelines describe the feature of 'housing diversity' as being "diversity of housing, including lot size and built form, to meet community needs, increased housing densities and integrated housing located close to existing and/or proposed services, transport and jobs."

The relevant performance targets are T1-T3 which specify an overall development density of 20dw per NDHA across the PSP, and 30dw per NDHA within proximity to local centres and places of higher amenity. T3 requires that at least three distinct housing typologies be delivered in higher density areas.

The PSP proposes the following place-based response to this feature:

- Plan 3- Housing shows the proposed location and spatial distribution of residential development within the Devon Meadows precinct. As described in section 4, four character areas are proposed - 'Mixed Use', 'High Density', 'Transitional Density', and 'Balance Area'.
- Application of the 'High Density' area has been informed by the 'amenity-based density model' which, in accordance with the methodology articulated in the Guidelines, applies a higher level of residential density to locations within 400m of activity centres, open space and the Principal Public Transport Network.
- Application of the 'High Density' area has been adjusted to reflect the specific local context of the Devon Meadows Precinct. In general, this has resulted an in increased amount of higher density area around the core part of the precinct where there is good access to local services and amenities, and a reduction of higher density development towards the periphery of the site.
- The PSP performance summary table (Figure 1 of the PSP) confirms that the planned density of development in the 'High Density' area is 30dw per NDHA, which is consistent with the outcomes sought by T1.
- The overall development density across the precinct is 24dw per NDHA, which is 4dw per NDHA higher than the specified target by T2.
- Objective 2 relates to the facilitating the provision of diverse housing options. The objective is proposed to be implemented by Requirement 1 which, in conjunction with Table 1 (Housing

density & diversity) and Plan 3 – Housing, provides guidance relating to the location and character of residential development.

- Guidelines 1-7 provide additional guidance relating to the housing typologies and the delivery of diverse housing outcomes. These provisions are consistent with the outcomes anticipated by T3.

Overall, it is considered that the PSP appropriately delivers the PSP Guidelines' feature of 'housing diversity.'

### 5.1.2 Ability to age in place

The Guidelines describe the feature of 'ability to age in place' as 'accessible housing and specialised housing that enables people to 'age in place'".

There are no specific performance targets applicable to this feature, however, the Guidelines note that the PSP should include a Housing Plan and place specific guidance relating to the preferred location of special needs housing types.

The PSP proposes the following place-based response:

- Objective 2 relates to the facilitating the provision of diverse housing options. As described above, the objective is proposed to be implemented by Requirement 1 which works in conjunction with Table 3 and Plan 2 to guide the location and character of residential development.
- Guidelines 1-7 provide additional guidance relating to the housing typologies and the delivery of diverse housing outcomes.
- Guideline 5 provides guidance relating to the provision of specialised housing such as retirement living or aged care.

Overall, it is considered that the PSP appropriately delivers the guidelines feature of 'ability to age in place.'

### 5.1.3 Affordable housing options

The Guidelines describe the feature of 'affordable housing options' as "affordable housing options – including social housing – that provide choices for very low, low and moderate-income households."

The relevant performance target for this feature is T4, which requires a PSP to set a minimum target for the provision of affordable housing.

In considering the appropriate response to the feature, the VPA have prepared an Affordable Housing Needs Assessment using a model prepared by SGS Economics and Planning. The model incorporates a range of inputs relating to future statewide demand for social and affordable housing and makes recommendations as to how this could be distributed at a more localised level.

The outputs of the model have been incorporated into the assessment report and are summarised as follows:

- Demand for subsidised market housing demand was assessed as being 72 dwellings, or 2% of all future dwellings in the PSP.
- Demand for social housing was assessed as being 287 dwellings or 8% of all future dwellings in the PSP.
- The total demand for affordable housing in the precinct (combined subsidised and social housing) was assessed as being area is 10% of all future dwellings.
- In terms of demand for different sizes of affordable housing, demand for 1-bedroom dwellings is anticipated to be the highest, comprising 41% of subsidised market housing demand and 47% of social housing demand.



The relevant sections of the PSP that implement the findings of the Affordable Housing Needs Assessment are as follows:

- Objective 3 specifies a target of 10% of affordable housing to be delivered. The objective is proposed to be implemented by Guidelines 2-4, which encourage residential subdivision and development to contribute towards the affordable housing target.
- Guideline 3 provides specific guidance relating to preferred locations for affordable housing (e.g. in proximity to high-amenity areas). These provisions are consistent with the outcomes specified by T4.
- Table 3 of the PSP provides guidance on the targeted income ranges and number of bedrooms within dwellings that affordable housing should contribute towards.

Overall, it is considered that the PSP appropriately plans for and promotes provision of affordable housing consistent with the PSP Guidelines.

#### 5.1.4 Safe Streets and spaces

The Guidelines describe the feature of 'safe and secure streets' as "diverse streetscapes and neighbourhoods that support the type of density and housing preferred in the local area."

There are no specific targets that are applicable to this feature, however, the Guidelines note that the PSP should consider variations to urban form and the scale and composition of streets to support diverse housing and increased densities.

The PSP proposes the following place-based response to this feature:

- As described in Section 4, the PSP proposes a network of new local streets comprised of a range of typologies that have been carefully considered to provide an appropriate response to their context and intended function.
- The PSP includes a full suite of plans and diagrams to depict the preferred future urban structure, including the Place Based Plan (Plan 2), the Housing Plan (Plan 3), and the Movement Network Plan (Plan 4) that shows the proposed layout of major street connections, location of future parks and open spaces, and distribution of residential density.
- The PSP includes a range of requirements and guidelines relating to the design and delivery of streets, open spaces, and housing that are consistent with the PSP features articulated in the Guidelines.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'safe streets and spaces'.

## 5.2 Safe, accessible, and well-connected

Section 3.2 of the PSP relates to the Guidelines' hallmark 'Safe, Accessible & Well Connected'. The stated purpose of the hallmark is "Be safe, accessible and well connected for pedestrians and cyclists to optimise active transport".

The hallmark identifies three key features required to be delivered by a PSP:

- F5. Movement and place
- F6. Walkability and safe cycling networks
- F7. Public transport

The delivery of these features and corresponding targets in the context of the Casey Fields South (Employment) and Devon Meadows Precincts is assessed below.

## 5.2.1 Movement and place

The Guidelines describe the feature of ‘movement and place’ as being “A transport network that balances the role of the movement of goods, people and places.”

The relevant performance target for this feature is T5, which specifies that a PSP should provide a 1.6km road grid with safe and efficient connections, adjusted to reflect local context.

As described in Section 3 and 4 the PSP proposes to facilitate planning for the surrounding arterial roads, as well as establish a network of internal streets. The proposed streets and movement network is shown on Plan 4 - Movement Network.

In terms of the arterial network, the PSP proposes the following place-based response:

- Land is proposed to be reserved at the northern edge of the Casey Fields South (Employment) precinct to facilitate delivery of Ballarto Road, which is being planned as a secondary arterial road.
- As proposed, the Amendment assumes no change to the alignment of the existing arterial network. However, an ‘investigation area’ is proposed at the south-eastern point of the Casey Fields South (Employment) Precinct to facilitate resolution of an existing safety issue, and preserve the opportunity for a future connection to be formed via the Clyde South Precinct.

In considering the appropriateness of the proposed streets and movement network, the VPA engaged Jacobs to undertake a Strategic Transport Modelling Assessment, and an Integrated Transport Assessment. A further summary of the Jacobs report and its findings are contained in Section 5, but in summary:

- The proposed arterial network will provide an appropriate level of strategic transport connectivity, both within the precinct, and at key points of integration with adjoining areas. This is consistent with T5 of the Guidelines.
- VITM modelling showed that the proposed road network will provides an appropriate level of capacity across the network for the predicted ultimate traffic demands.
- The proposed streets cross sections will safely and appropriately provide for their intended users.

In addition to the findings of the Jacobs report, the PSP also proposes the following place-based provisions in response to the feature:

- Objective 4 relates to connecting key destinations and integrating the transport network with existing and planned land uses and movement networks. The objective is proposed to be implemented by Requirements 2 and 3, which require streets to be designed and delivered generally in accordance with Plan 3 – Movement Network, and the cross sections in Appendix 5.
- Guidelines 8-12 provide additional guidance relating to the design of subdivisions and the street network.

Having regard to the above, and the findings of the Jacobs reports, it is considered that the PSP appropriately delivers the Guidelines feature of ‘movement and place.’

## 5.2.2 Walkability and safe cycling networks

The Guidelines describe the feature of ‘walkability and safe cycling networks’ as being “a high amenity, safe, accessible, direct and comfortable walking and cycling environment.”

The relevant performance targets for this feature are T6-8 inclusive. T6 and T7 specify that, where possible, the arterial and connector street network should provide walking and off-road cycling paths that connect with the Principal Cycle Network and Strategic Cycling Corridors. T8 specifies that

pedestrian and cycle crossings should be provided at 400-800m intervals along potential barriers to accessibility such as arterial roads and waterways.

The PSP proposes the following place-based response to this feature:

- Plan 4 - Movement Network shows the proposed location and alignment of future bus capable roads, as well as planned active transport corridors that follow the arterial road and connector street networks. The Jacobs report notes that the proposed movement network provides good levels of access and service in terms of public and active modes of transport.
- The proposed active transport network is well connected and integrated with the Principal Cycle Network and Casey City Council's Strategic Cycling Connections.
- Indicative cross sections for the street network are provided Appendix 5 of the PSP, which show how the on and off-road shared user paths and footpaths are to be provided. This is consistent with T6 and T7 of the Guidelines.
- Plan 4 - Movement Network also shows the location of proposed intersections and dedicated pedestrian signals, which have been spaced at approximately 800m along the arterial road network taking into account local conditions. This is consistent with the outcomes specified by T8 of the Guidelines.
- An additional pedestrian signals is proposed to be located on the South Gippsland Highway, adjacent to the existing Lighthouse Christian College to address potential barriers to accessibility. This is also consistent with T8 of the Guidelines.
- Objectives 5 and 6 relate to ensuring the transport network is safe for its intended users and reducing the reliance on private vehicles. The objectives are proposed to be implemented by Requirements 2 and 2, and Guidelines 8-12 which relate to the design of subdivisions and the street network.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'walkability and safe cycling networks.'

### 5.2.3 Public Transport

The Guidelines describe the feature of 'public transport as being "A public transport network that is supported by high intensity uses and connectivity between key destinations and major trip generating facilities."

The relevant performance target for this feature is T9, which states that a 95% of planned future dwellings within the PSP should be located within a specified distance to a train station (800m), tram stop (600m), or future bus route or bus capable road (400m).

The PSP proposes the following place-based response to this feature:

- Plan 4 – Movement Network shows the location and alignment of proposed 'bus capable' roads within the PSP. The plan shows that the bus capable network will provide direct and convenient connections between key destinations in the local area, including Botanic Ridge Local Activity Centre, Casey Fields regional sports facility, the planned future Clyde South Major Activity Centre, and the future Clyde South Precinct.
- Figure 1 – PSP performance summary shows that 100% of the planned future dwellings are within 400m of a planned future bus route or bus capable road, which exceeds the 95% target of Guidelines T9.

Accordingly, it is considered that the PSP appropriately delivers the Guidelines feature of Public Transport.'

### 5.3 Connect people to jobs and higher order services

Section 3.3 of the PSP relates to the Guidelines hallmark 'Connect People to Jobs & Higher-Order Services'. The stated purpose of the hallmark is to "Facilitate access to quality public transport that connects people to jobs and higher order services".

The hallmark identifies two key features required to be delivered by a PSP:

- F8. Well-connected to public transport, jobs & services within the region
- F9. Local employment opportunities

The delivery of these features and corresponding targets in the context of the Casey Fields South (Employment) and Devon Meadows precincts is assessed below.

#### 5.3.1 Well-connected to public transport, jobs & services within the region

The Guidelines describes the feature of 'well-connected to public transport, jobs & services within the region' as being "Diverse economic activity, employment and investment within regional, state and nationally significant areas."

The relevant performance target for this feature is T10, which states land that sufficient for local employment and economic activity should be provided to facilitate one job per dwelling located within the wider growth corridor.

The PSP proposes the following place-based response to this feature:

- Plan 5 - Employment and Activity shows the proposed location and spatial distribution of employment generating activities in the PSP. As described in Section 4, in the Casey Fields South (Employment) Precinct this includes areas dedicated to Mixed Business and Industry (55ha), Light Industry (103ha) Industry (48ha). A Mixed-Use area is also proposed in the Devon Meadows precinct which is expected to support a modest level of employment activity.
- The PSP performance summary table (Figure 2) confirms that the PSP is expected to deliver approximately 5,400 jobs across both precincts once fully developed, which equates to approximately one job per 1.5 dwellings. This exceeds the metric for T10 by 0.5 jobs per dwelling.
- As shown on the Plan 4 -Movement Network, the PSP will also provide new bus capable roads and active transport routes that directly connect and integrate the proposed employment precinct to the surrounding residential land. Strong connections are also proposed to the planned future Clyde Major Activity Centre, which will be a major employment generator for the South East Growth Corridor.
- Objectives 8 relates to the provision of a mixture of industry and business that will reduce the need for workers to travel out of the region for employment. Objective 11 is to increase access to jobs by public and active modes of transport. The objectives are proposed to be implemented by Requirement 4 and 5, and Guidelines 13-20 which relate to the delivery of employment land.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of well connected to public transport, jobs and services in the region.

#### 5.3.2 Local employment opportunities

The Guidelines describe the feature of 'local employment opportunities' as being "local economic activity and employment opportunities that provide jobs and services close to where people live."

There are no specific performance targets applicable to this feature, however, the Guidelines note that the PSP should include an Employment and Activity Centre Plan that identifies appropriate locations for mixed use employment.

As discussed above, Plan 5 - Employment and Activity shows the proposed location and spatial distribution of employment generating activities in the PSP. Objectives 7 -11 and their corresponding Requirements and Guidelines address matters relating to the provision of employment land.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'local employment opportunities.'

## 5.4 High quality public realm

Section 3.4 of the PSP relates to the Guidelines hallmark 'High Quality Public Realm'. The stated purpose of the hallmark is to "offer high-quality public realm and open space".

The hallmark identifies four key features required to be delivered by a PSP:

- F10. Local recreational spaces and facilities
- F11. Heritage, green streets and spaces
- F12. Environmental and biodiversity value
- F13. Sustainable water

The delivery of these features and corresponding targets in the context of the Casey Fields South (Employment) and Devon Meadows precincts is assessed below.

### 5.4.1 Local recreational spaces and facilities

The Guidelines describe the feature of 'local recreational spaces and facilities' as being "networks of open space and facilities that optimise the use of available land and provide equitable access to sport and recreation, leisure, environmental benefits, cultural benefits and visual amenity."

The relevant performance targets for this feature are T11 and T12. T11 sets a minimum provision target for open spaces at 10% of NDA, comprised of local parks (3-5%), and sports and reserves (5-7%). T12 requires all dwellings to be within walkable distance of a local park (400m) or reserve (800m).

The PSP proposes the following place-based response to this feature:

- Plan 6 - Public Realm shows the proposed location and spatial distribution of open space and their corresponding walkable catchments. Local parks have been located to maximise accessibility throughout the precinct, and consideration has been given to co-locate local parks with higher value trees identified in the Arboricultural Assessment.
- The Summary Land Use Budget in Appendix 2 shows that the Devon Meadows Precinct has 147ha of net developable area, with a total of 16ha (11% of NDA) for local open space. 7.3ha (5% of NDA) is proposed for local parks, and 8.2ha (6% of NDA) for local sports reserves
- The PSP performance summary table for the Devon Meadows Precinct (Figure 2) confirms that 100% of proposed dwellings will be being within 400m of a local park, which is 5% more than the 95% target specified by T11.
- It also shows that 100% of dwellings will be within 800m of a sports reserve or open space, which is aligned with 100% target specified by T12.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'local recreational spaces and facilities.'

### 5.4.2 Heritage, green streets and spaces

The Guidelines describe the feature of 'heritage, green streets and spaces' as being "treatment of the public realm (including public infrastructure) that creates a safe, comfortable, high amenity and resilient environment."

The relevant performance targets for this feature are T13, T14 and T15, which relate to the provision of canopy trees (T13 and T14) and lots with good solar orientation (T15).

In considering the appropriate response to the feature, the VPA commissioned ENSPEC to undertake arboricultural assessments of the precincts to determine the extent of any existing vegetation that may be suitable for retention. A landscape and visual impact assessment was also commissioned and prepared by Tract. A summary of the findings of both reports is contained within Section 5 of the report.

Objective 12 relates to protecting and incorporating features of the natural environment that will make a positive contribution to local character, amenity, heritage, culture and ecology. The objective is proposed to be implemented through:

- Requirement 9-11, and Guidelines 24-25 which relate to tree retention and the provision of 30% canopy tree coverage and how this is to be implemented.
- Guideline 21, which relates to how subdivision should respond to significant landscape features.

These provisions are consistent with the outcomes specified by T13. The suite of street cross sections provided in Appendix 4 of the PSP also demonstrate how canopy trees can be provided within the street reserve.

In addition to matters relating to canopy trees, green streets, the feature also requires consideration of Aboriginal cultural heritage and values through the design of the public realm (F11.2 and F11.3) however no specific targets are given.

In considering the appropriate response to this feature, the VPA project team has consulted with the Bunurong Land Council Aboriginal Corporation (BLCAC), who are the Registered Aboriginal Party (RAP) for the precincts. BLCAC provided the VPA with a cultural values statement to assist with preparation of the PSP. Ecology and Heritage Partners (EHP) were also commissioned to undertake assessments relating to Aboriginal cultural heritage impact (ACHIA).

The findings the CVS and ACHIA are described in Section 6, but in summary:

- The geographic region of the PSP area reflects the specific vegetation history and resource availability of the Gippsland Plain region. It exhibits environmental characteristics that likely influenced Aboriginal occupation.
- The PSP area would have predominantly featured vegetation types such as Heathy Woodland and a mosaic of Plains Grassland/Plains Grassy Woodland.
- A fundamental guiding principle for the Bunurong people relates to actively caring for country.
- Managing the risk from fire (traditionally from managed burn off) is an important cultural practice which facilitates the regeneration of vegetation, and involves providing a “mosaic in the landscape that allows animals to escape”
- Water is deeply significant to the Bunurong peoples.
- Open spaces will require careful management to preserve any relevant natural and cultural heritage values.

The PSP proposes to recognise and respect the cultural values and practices of the Bunurong people through the following methods:

- The street and movement network has been designed to align with proposed waterways, wetlands and open spaces to reinforce the story of water and land as being a core feature of local identity and intimately connected to the way people use and move through the precinct.

- Objectives 12 and 13 seek to protect features of the natural environment with cultural significance, and ensure they are retained through development as defining features of the neighbourhood structure and character.
- Objective 14 seeks to protect and integrate areas of cultural heritage and living cultural values.
- Objective 15 seeks to provide habitat movement corridors that will allow local biodiversity to move through the precinct to the Urban Growth Boundary.
- Objective 17 seeks to provide for holistic and integrated consideration of water usage and management.
- Guideline 28 relates to the delivery of the open space network and encourages protection of Aboriginal cultural values.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'heritage, green streets and spaces.'

### 5.4.3 Environmental and biodiversity value

The Guidelines describe the feature of 'environmental and biodiversity value' as being "protected and enhanced areas of significant environmental and biodiversity value, such as native vegetation, waterway corridors, natural wetlands and grasslands."

The relevant performance target for this feature is T16, which states that all conservation areas identified in relevant Commonwealth, state and local government strategies should be retained in accordance with relevant legislation.

The Casey Fields South (Employment) and Devon Meadows precincts are subject to the Melbourne Strategic Assessment. In this instance no conservation areas are required to be provided. As noted in Section 2, however, delivery of the Devon Meadows Precinct must provide for the creation and enhancement of Southern Brown Bandicoot habitat along drainage corridors and, where possible open space areas, in order to support movement of Southern Brown Bandicoot from RBGC into neighbouring suburbs.

The PSP proposes the following place-based response:

- Plan 6 - Public Realm shows the location and alignment of proposed habitat corridors for the southern brown bandicoot, which is consistent with T16.
- Objective 15 relates to the provision of movement corridors for the southern brown bandicoot in accordance with *the Southern Brown Bandicoot Sub-Regional Species Strategy 2016*. The objective will be implemented through Requirement 8, which states that subdivision and development involving the delivery of the DSS must effectively provide for the movement of Southern Brown Bandicoot between Royal Botanic Gardens and the Urban Growth Boundary

Overall, it is considered that the PSP will appropriately give effect the requirements of the Southern Brown Bandicoot Sub-Regional Species Strategy, and delivers the Guidelines feature of 'environmental and biodiversity value'.

### 5.4.4 Sustainable water

The Guidelines describe the feature of 'sustainable water' as being "sustainable water, drainage and wastewater systems that enhance catchment resilience and maintain or enhance the safety, health and wellbeing of people and property now and in the future."

The relevant performance targets for this feature are T17, which states that IWM solutions should meaningfully contribute towards the actions and targets from the relevant Catchment Scale Public Realm & Water Plans and any relevant water-related strategies, plan, or guideline.



In considering the appropriate response to the feature, the VPA commissioned Alluvium to provide an Integrated Water Management Issues and Opportunities Report. A full description of the report and its findings is provided in Section 5, but in summary, the report recommends the following:

- Installation of suitable drainage and WSUD assets to regulate flow, improve quality and maintain optimal hydrological regime of water entering wetlands.
- Use through methods such as rainwater harvesting and recycling to reduce the consumption of potable water
- Use of passive irrigation to support the implementation of canopy tree targets, in particular, through the implementation of 'shade way' street connections.
- If Class A water is not extended to Casey Fields South, then the additional of leaky rainwater tanks to provide an alternative water source and runoff reduction should be investigated.

Having regard to the recommendations of the Alluvium report, the PSP proposes the following place-based response to this feature:

- Plan 7 -Water shows the proposed location and spatial distribution of key water infrastructure features within the PSP.
- Objectives 16 and 17 relate to the management of stormwater in a safe, effective and integrated manner. The objectives are proposed to be implemented through Requirement 7 and 8, and Guidelines 24 and 25 which relate to the delivery of the development services scheme, and consideration of integrated water management mechanisms and implementation.
- Table 8 identifies key water infrastructure items to be delivered through development of the precinct.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'sustainable water.'

## 5.5 Services and Destinations

Section 3.5 of the PSP relates to the Guidelines hallmark 'Services and Destinations'. The stated purpose of the hallmark is to "provide services and destinations that support local living".

The hallmark identifies two key features required to be delivered by a PSP:

- F14. Local schools and community infrastructure
- F15. Lifelong learning opportunities

The delivery of these features and corresponding targets in the context of the Casey Fields South (Employment) and Devon Meadows precincts is assessed below.

### 5.5.1 Local schools and community infrastructure

The Guidelines describe the feature of 'local schools and community infrastructure' as being "education and community infrastructure and facilities that are located to equitably and efficiently maximise their accessibility and shared use."

The relevant performance target for this feature is T18, which specifies accessibility targets for key pieces of community infrastructure, including that 70% of planned dwellings should be within 800m of a government primary school, and 80% of dwellings should be within 800m of a community facility.

In considering the appropriate response to the feature, the VPA engaged directly with various community infrastructure providers, and also commissioned ASR research to provide a Community Infrastructure Needs assessment. A full description of the ASR report and its findings is included in Section 5, but in summary it recommends the following be provided:



- One government primary school, and one government secondary school.
- One non-government primary schools
- One Level 2 multipurpose community centres

Having regard to the recommendations of the ASR report, and engagement with community service providers, the PSP proposes the following place-based response:

- Plan 9 - Community Infrastructure shows the proposed location and spatial distribution of key community infrastructure features, and their corresponding 800m walkable catchments. The provision of education and community facilities is in accordance with the recommendations of the ASR report.
- The PSP performance summary table (Figure 2) confirms that 89% of dwellings will be within 800m of a government primary school, which exceeds the target specified by T18 by 19%.
- The PSP performance summary table (Figure 2) confirms that 88% of dwellings will be within 800m of a community facility, which is 8% higher of the target specified by T18.
- Objective 21 relates to the level of provision of community infrastructure. The objective is proposed to be implemented through Requirement 14, which relates to the delivery of infrastructure in accordance with the needs of the community.
- Objective 22 relates to the delivery of community spaces that are safe, functional, and inviting. The objective is proposed to be implemented through Requirements 15-17, and Guidelines 31-37, which relate to various matters concerning design and implementation.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'local schools and community infrastructure.'

### 5.5.2 Lifelong learning opportunities

The Guidelines describe the feature of 'lifelong learning opportunities' as being "education and community infrastructure and facilities that cater for the many social needs of the community and individuals at any stage of their lives."

There are no relevant performance targets for this feature, however the Guidelines note that a community infrastructure needs assessment should be prepared that identifies likely community needs.

As described above, in preparing the PSP the VPA commissioned ASR research to provide a Community Infrastructure Needs assessment and engaged directly with a range of community infrastructure providers.

In addition to land for schools and community facilities, the ASR report provides recommendations relating to further facilities and services that may be required by the future community, including (but not limited to):

- Kindergartens
- Maternal and child health
- Neighbourhood learning centres
- Health services
- Emergency services.

It is noted that the majority of potential services described will be accommodated as part of the land dedicated to community facilities in the PSP. In addition, the PSP also proposes two sites for the provision of specialist health and emergency services facilities near IN-05 and the Devon Meadows Mixed Use area, which are also shown on Plan 9-Community Infrastructure.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'lifelong learning opportunities.'

## 5.6 Thriving local economies

Section 3.6 of the PSP relates to the Guidelines hallmark 'Thriving Local Economies'. The stated purpose of the hallmark is to "facilitate thriving local economies".

The hallmark identifies one key PSP features that is required to be delivered by a PSP:

- F16. Thriving local economies

The delivery of this feature and corresponding targets in the context of the Casey Fields South (Employment) and Devon Meadows precincts is assessed below.

### 5.6.1 Thriving local economies

The Guidelines describe the feature of 'thriving local economies' as being "activity centres that can accommodate the range of jobs, services, amenities, activities and housing that support their role and function, have strong transport links and meet the changing economic, climate and social needs of a place."

The relevant performance target for this feature is T19, which states that 80-90% of dwellings should be within 800m of an activity centre.

In considering the appropriate response to the feature, the VPA commissioned SGS Economics and Planning to provide an Economic & Retail Needs assessment. A full description of the report and its findings is included in Section 5, but in summary the report recommends:

- One local-scale activity centres (3.1ha) to be provided in Devon Meadows in a central location.
- A small retail/service node be provided in the Casey Fields South (Employment) precinct in a central location

Notwithstanding the recommendations of the SGS report, it is noted that there is an existing activity Local Activity Centre in Botanic Ridge, located on the western side of Criag Road that shares a catchment with the Devon Meadows Precinct. The PSP therefore proposes that the Devon Meadows activity centre be a smaller-scale Local Convenience Centre to better reflect its role in the community, and avoid undermining the retail catchment of the Botanic Ridge Local Centre.

Having regard to the above, the PSP proposes the following place-based response:

- Plan 5 - Employment & Activity Centres shows the proposed location and distribution of activity centres in the PSP. The Plan shows that, the proposed activity centres are located approximately central locations in their respective precincts and will provide a good distribution of walkable catchments.
- The Devon Meadows activity centre is proposed to be a Local Convenience Centre to reflect its planned role and the relationship with the Botanic Ridge Local Centre.
- The PSP performance summary table (Figure 1) confirms that 90% of dwellings will be within 800m of an activity centre, which exceeds the minimum target specified by T19 by 10%.
- Objective 23 relates to the level of provision of retail and commercial needs, services and spaces. The objective is proposed to be implemented through Requirement 18, which relates to the delivery of the Local Convenience Centre.
- Objective 24 relates to the delivery of commercial and retail spaces that are safe, functional, and inviting. The objective is proposed to be implemented through Requirements 15-17, and Guidelines 38 and 39, which relate to various matters concerning design and implementation.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'thriving local economies.'

## 5.7 Infrastructure coordination

Section 3.7 of the PSP relates to the Guidelines hallmark 'Infrastructure Coordination'. The stated purpose of the hallmark is "Smarter infrastructure investment, and an integrated approach to land-use planning, is essential to unlocking development and ensuring housing affordability".

The hallmark identifies two key features required to be delivered by a PSP:

- F17. Staging and location of development
- F18. Innovative and sustainable infrastructure delivery

The delivery of these features and corresponding targets in the context of the Casey Fields South (Employment) and Devon Meadows precincts is assessed below.

### 5.7.1 Staging and location of development

The Guidelines describe the feature of 'staging and location of development' as being "directing the staging and location of development within a PSP to:

- use available capacity in existing infrastructure
- support the orderly and economic extension or augmentation of existing infrastructure
- match the timely provision of new infrastructure.

This will include directing the location and timing of development and identifying trigger points for the provision of required infrastructure."

The relevant performance target for this feature is T20, which states that all basic and essential infrastructure with spatial requirements should be identified in the future place-based structure plan.

The PSP proposes the following place-based response to this feature:

- Plan 10 - Infrastructure Development and Staging shows the proposed spatial layout of key transport projects intended to be delivered as part of the PSP, as well as indicative development staging areas.
- Staging areas have been informed by consultation with key infrastructure providers, and by calculations to determine the estimated ICP levy to be collected in a stage. These calculations will ensure that the cost of the infrastructure to be delivered in a stage is commensurate with levy that will be collected.
- Plan 11 - Precinct Infrastructure Plan and the corresponding table (Table 22) are provided in Appendix 1 and provide full details regarding all of the transport and community infrastructure to be delivered in the precinct.
- Objectives 26-33 relate to the orderly staging of development and the timing and coordinated delivery of infrastructure. The objectives are proposed to be implemented through Requirements 19-29, and Guidelines 40-47.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'staging and location of development.'

### 5.7.2 Innovative and sustainable infrastructure delivery

The Guidelines describe the feature of 'innovative and sustainable infrastructure delivery' as "actively pursuing innovative and sustainable models for infrastructure delivery, and long-term

strategic infrastructure opportunities that align with the UN SDGs and the 20-minute neighbourhood framework."

There are no relevant performance target for this feature, however the Guidelines note the PSP should identify and potential opportunities for delivery innovation, and that all infrastructure commitments should be identified in the Precinct Infrastructure Plan.

The PSP proposes the following place-based response to this feature:

- Objective 31 relates to encouragement of environmentally sustainable design and development. The objective is proposed to be implemented through R25, which requires development to meet performance objectives relating to stormwater.

Overall, it is considered that the PSP appropriately delivers the Guidelines feature of 'innovative and sustainable infrastructure delivery.'

## 6 TECHNICAL REPORT SUMMARIES

### 6.1 ABORIGINAL CULTURAL HERITAGE IMPACT ASSESSMENT

The VPA commissioned Ecology & Heritage Partners to undertake an Aboriginal Cultural Heritage Impact Assessment (ACHIA) to inform development of the PSP. The final version of the report was completed in Feb 2025 and titled Aboriginal Cultural Heritage Impact Assessment.

Final Redacted version of this report is available on the VPA project website.

#### 6.1.1 Purpose

The purpose of the assessment was to identify locations of known or potential significance to Aboriginal cultural heritage and ensure their protection through development of the PSP. The assessment undertaken as part of this Aboriginal Cultural Heritage Impact Assessment was a background review (desktop assessment), a brief field inspection and consultation with the Bunurong Land Council Aboriginal Corporation (BLCAC).

#### 6.1.2 Key findings & recommendations

Key findings from the Aboriginal Cultural Heritage Impact Assessment report include the following:

- The precinct is located on Bun wurrung Country. The Bun wurrung shared a cultural and linguistic affinity with the Ngurai-Willam-wurrung, Daung wurrung, Djadja wurrung, Wada wurrung and Woi wurrung language groups. Bunurong Land Council Aboriginal Corporation (BLCAC) is the Registered Aboriginal Party (RAP) relevant to the precinct area.
- A brief desktop-based assessment revealed that there are registered Aboriginal places (Artefact Scatter and Earth Features and Low-Density Artefact Distributions) contained within the precinct.
- A CVA, led by BLCAC, should be undertaken to identify and record the traditional cultural heritage values contained within the study area.
- Where development impacts absolutely cannot avoid impact to Aboriginal cultural heritage, salvage methodologies should be prepared with BLCAC-guided research questions and incorporate, where possible, optically stimulated luminescence dating, radiocarbon dating, artefact usewear analysis, pollen analysis, plant macrofossil analysis, soil micromorphology and particle size analysis of the sediments.

#### 6.1.3 Implementation

In response to the findings of the Aboriginal Cultural Heritage Impact Assessment report, the PSP proposes the following:

- Where Aboriginal cultural heritage places have been recorded as the result of the preparation of a Cultural Heritage Management Plan, each CHMP will contain management conditions specific to each Place; these management conditions are legal requirements which must be implemented for the activity for which the CHMP has been prepared.
- To mitigate harm to Aboriginal Places recommended that Aboriginal Places and areas of archaeological potential within the study area should be included in areas of public open space where possible.

- Where Aboriginal cultural heritage Places would not be directly impacted by a proposed development but are still within the development area, a conservation zone is designated for the areas containing the Aboriginal Places, mitigating damage to these Places.

## 6.2 ARBORICULTURE ASSESSMENT

The VPA commissioned ENSPEC to undertake an assessment of existing trees and groups of trees to inform development of the PSP. The final version of the report was completed in September 2024 and titled Arboriculture Assessment Casey Fields South and Devon Meadows Precinct Structure Plan.

Final version of this report is available on the VPA project website.

### 6.2.1 Purpose

The purpose of the assessment was to determine the arboriculture value of existing trees and groups of trees within the precincts, including their likelihood of survival in an urban environment.

### 6.2.2 Key findings & recommendations

Key findings from the Arboriculture Assessment report include the following:

- 6970 trees were assessed, including 2425 individual trees and 216 groups. Some properties were inaccessible, so trees were assessed remotely. Most trees within the PSP are accounted for, though some may be missing. Trees along the South Gippsland Highway median and near the carriageway were not assessed for safety reasons.
- The Retention values of the area are quite high, with 22.8% rated High or Critical Retention value, reflecting the quality and quantity of indigenous remnant trees.
- Of the assessed areas, key properties with high biodiversity and/or bio links to the Royal Botanic Gardens Cranbourne are 1730 & 1934 South Gippsland Hwy, 35, 55, 40, 60 & 70 Devon Road, 30, 32, 36 & 40 Craig Road.

### 6.2.3 Implementation

In response to the findings of the Arboriculture Assessment report, the PSP proposes the following:

- The preparation of a Native Vegetative Retention and Removal Plan.
- Development should focus on preserving existing remnant vegetation and keeping development density low in these key properties to reduce development impacts on the remnant vegetation low and improve the opportunities to develop bio links.
- Enhance biodiversity values and linkages with the Royal Botanic Gardens Cranbourne by retaining current indigenous trees, particularly where they are in patches, and by creating contiguous corridors of locally indigenous flora. Patches of indigenous flora should be preserved in reserves.
- Provide public land and wide road reserves with sufficient unpaved areas to accommodate a sufficient number and size of mature trees to meet Council's tree canopy cover and biodiversity goals.
- Design drainage and water flow to enhance the growing environment for trees by ensuring adequate water permeability in the landscape.



## 6.3 BIODIVERSITY

The VPA commissioned WSP to undertake an existing ecological values relating to the Southern Brown Bandicoot within the Devon Meadows and Casey Fields South (Employment) precincts. The final version of the report was completed in February 2025 and titled Biodiversity Assessment Report - Casey Fields South and Devon Meadows PSP.

Final version of this report is available on the VPA project website.

### 6.3.1 Purpose

The purpose of this study is to assess existing ecological values relating to the Southern Brown Bandicoot within the Devon Meadows and Casey Fields South (Employment) precincts, and to provide recommendations to support conservation objectives under the Melbourne Strategic Assessment (MSA). The current report addresses opportunities for conservation outcomes within the study area, including:

- The potential for protection and/or enhancement of existing habitat for the Southern Brown Bandicoot; and
- The provision of habitat connectivity corridors that follow drainage and recreational reserves through the Devon Meadows precinct.

### 6.3.2 Key findings & recommendations

Key findings from the Aboriginal Cultural Heritage Impact Assessment report include the following:

- The Casey Fields South (Employment) and Devon Meadows PSP area falls within the Melbourne Strategic Assessment (MSA) area under the federal Biodiversity Conservation Strategy (BCS).
- The development of an Implementation Plan for the Southern Brown Bandicoot Sub-Regional Species Strategy (Implementation Plan) by DEECA was a requirement under the approved sub-regional strategy and has since been developed (DELWP 2016).
- Landscape design in these areas should create habitat a minimum of 30m wide (wider in the power easement) and the habitat should provide a minimum of 50% average foliage density in the 0.2–1m height range, which aligns with the habitat requirements for Southern Brown Bandicoot as specified in Masters, Taylor and MacLagan (2019).
- Where planned roads within Devon Meadows intersect the proposed habitat corridor for Southern Brown Bandicoot, culverts must be installed to mitigate barriers to movement.
- Properties at 32-34, 36-38 and 40 Craig Road Junction Village should also be prioritised for enhancement to better facilitate movement within the habitat corridor.
- To support the drainage lines and LSIO as potential habitat corridors, areas of priority for retention and enhancement within Devon Meadows include high-quality habitat shown in Figure 8 within: 32-34 Craig Road Junction Village (consider fenced wildlife reserve), 1934 South Gippsland Highway Devon Meadows, 65 Devon Road Devon Meadows, 70 Devon Road Devon Meadows, 75 Devon Road Devon Meadows, 76-80 Devon Road Devon Meadows.
- The updated DSS roughly follows the medium priority corridor within Devon Meadows with some overlap of the high priority corridor at the sand quarry at 55 Devon Rd, and 1934 South Gippsland Highway in the south-east corner of the precinct. This alignment captures some of the high quality habitat available within Devon Meadows precinct, but will result in the loss of high quality habitat at 32-34 Craig Road, Junction Village, and 65, 70 and 75 Devon Road, Devon Meadows.
- There is no option to connect with suitable habitat within Botanic Ridge Estate.

- Casey Fields South has limited available habitat for Southern Brown Bandicoot, and efforts to enhance habitat should follow the DSS, with the potential for future linkages to Devon Meadows under South Gippsland Highway.

### 6.3.3 Implementation

In response to the findings of the Biodiversity Assessment report, the PSP proposes the following:

- Habitat corridors for Southern Brown Bandicoot within Devon Meadows must connect with suitable habitat within adjacent development, Botanic Ridge via suitably designed culverts.
- Habitat regeneration should target gaps in connectivity, particularly those greater than 7m wide within the Southern Brown Bandicoot movement corridors.
- The high priority corridor incorporates linkages to habitat of high quality and habitat that is considered to have high potential for enhancement within Devon Meadows.
- Current DSS alignment includes a planned drainage corridor within Devon Meadows precinct which extends to the north-west corner of the precinct where there is no option to connect with suitable habitat within Botanic Ridge Estate should be revised to instead connect to the vegetated drainage corridor within Botanic Ridge just south of Bandicoot Boulevard.
- To support the DSS as potential habitat corridors, areas of priority for retention and enhancement within Devon Meadows include high-quality habitat shown in Figure 8 within:
  - 32-34 Craig Road Junction Village (consider fenced wildlife reserve)
  - 1934 South Gippsland Highway Devon Meadows
  - 65 Devon Road Devon Meadows
  - 70 Devon Road Devon Meadows
  - 75 Devon Road Devon Meadows
  - 76-80 Devon Road Devon Meadows
- The conflict between areas stipulated for protection and enhancement as habitat corridors within the Implementation Plan and Habitat Connectivity Supplement document, and under the current DSS compared with the locations of the highest quality habitat is still recommended to be addressed through discussions with relevant stakeholders, including DEECA, the VPA, Melbourne Water, DTP, developers, landowners and preferably RGBC.

Figure 8: Habitat Corridor Priority. Biodiversity report (WSP, p.10)

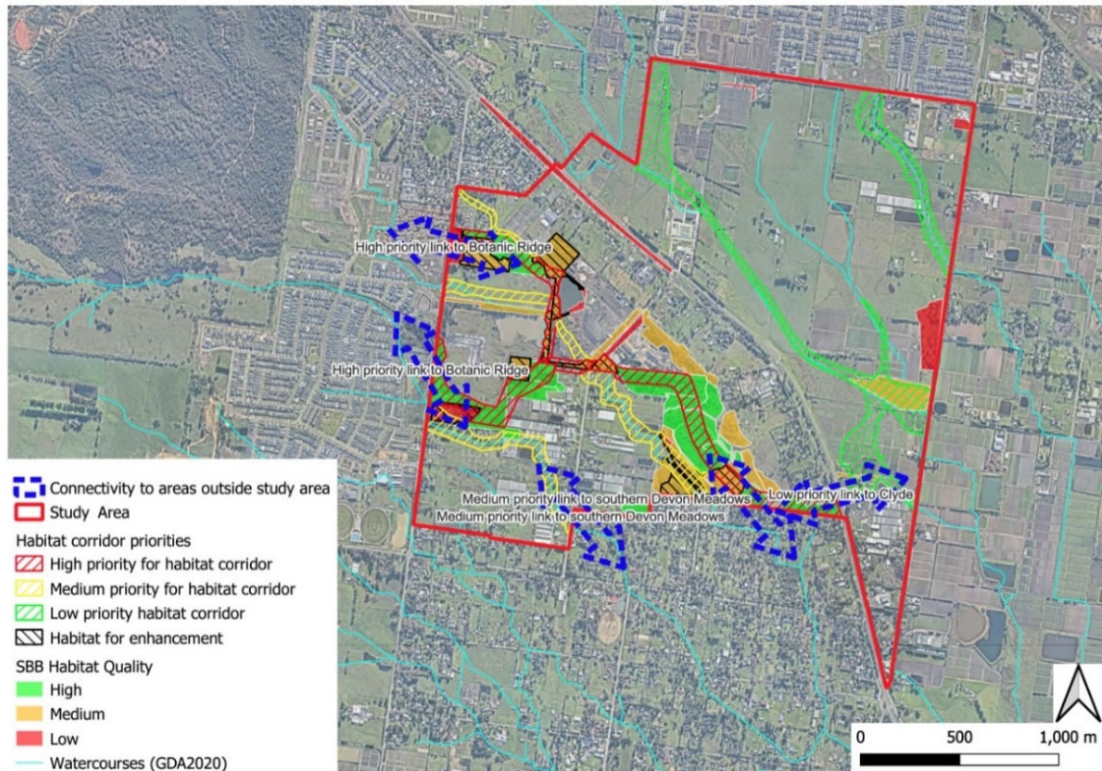
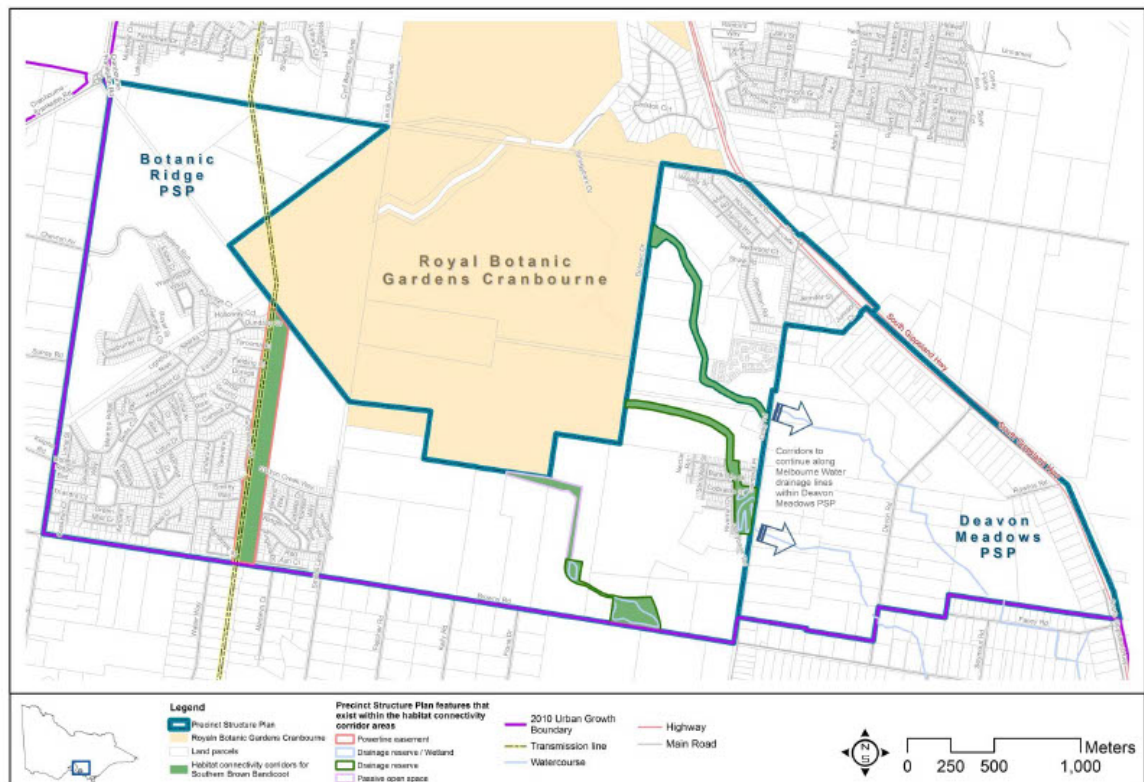


Figure 9: Southern Brown Bandicoot habitat connectivity corridors, Implementation Plan for the Southern Brown Bandicoot Sub-Regional Species Strategy (DELWP, p4)



## 6.4 BUSHFIRE

The VPA commissioned Terramatrix for the proposed Devon Meadows and Casey Fields South (Employment) precincts. The final version of the report will be completed post public exhibition and will be titled Bushfire Risk Assessment.

Final version of this report is available on the VPA project website.

### 6.4.1 Purpose

To assess the bushfire risk to the Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan (PSP) area and identify how the PSP and future development within the precinct, can respond to the risk and comply with the applicable planning and building controls that relate to bushfire, specifically the objective and strategies of the Planning Policy Framework (PPF) at Clause 13.02-1S Bushfire Planning.

### 6.4.2 Key findings & recommendations

Key findings from the initial Bushfire Risk Assessment report include the following:

- A 19m setback from the proposed vegetation within the BCS Conservation Reserve, Open Space reserves and Drainage reserves will provide enough separation distance to ensure development is not exposed to RHF above 12.5kW/m<sup>2</sup>.

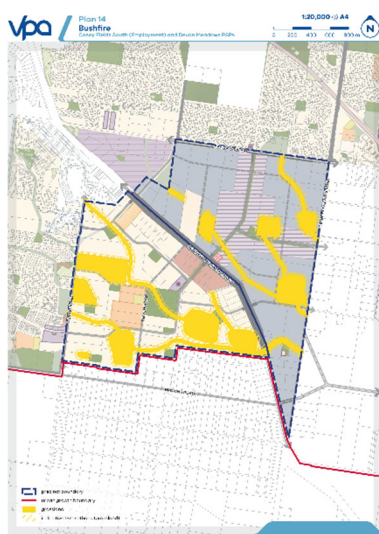
### 6.4.3 Implementation

In response to the findings of the Bushfire Risk Assessment report, the PSP proposes the following:

Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are of high biodiversity conservation value.

Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce bushfire risk overall.

Figure 10: Bushfire, DM&CFS PSP (VPA, plan 14)





## 6.5 HISTORIC HERITAGE

The VPA commissioned E&H partners to prepare a Post Contact Heritage Assessment (PCHA) for the proposed Devon Meadows and Casey Fields South (Employment) precincts. The final version of the report was completed in November 2022 and titled Post Contact Heritage Assessment - Devon Meadows and Casey Fields South (Employment) PSP.

Final version of this report is available on the VPA project website.

### 6.5.1 Purpose

The purpose of the Post Contact Heritage Assessment is to review relevant heritage registers and databases, previous archaeological publications and unpublished reports, and the environmental context of the study area, culminating in a predictive statement regarding the likelihood of historical heritage occurring in the study area.

### 6.5.2 Key findings & recommendations

Key findings from the Post Contact Heritage Assessment report include the following:

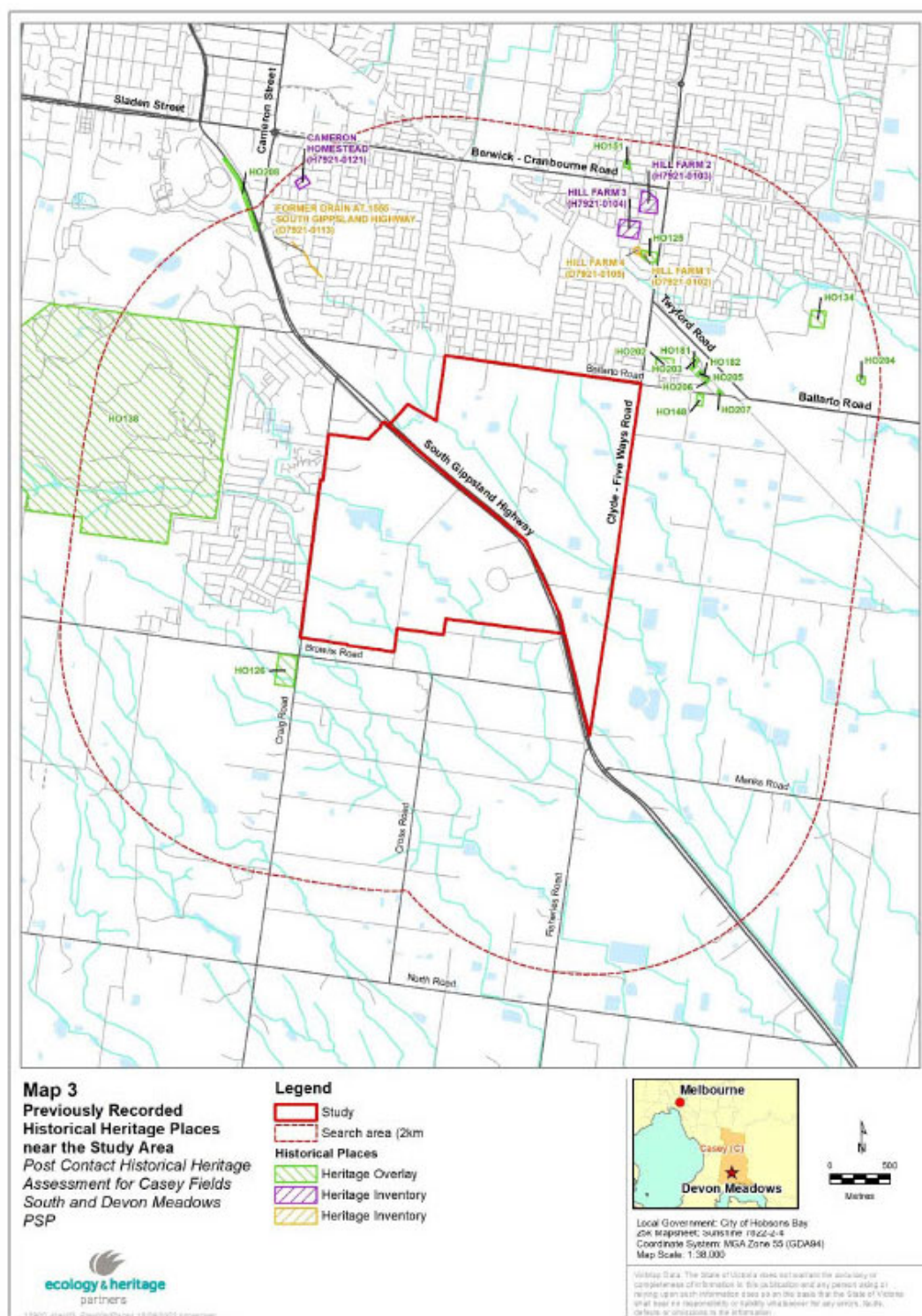
- The desktop assessment indicated that there have been 19 historical heritage places previously recorded within a 2 km radius of the study area, but NO historical places were located in the study area.
- A search of the VHI (Victorian Heritage Inventory) was conducted for a 2 km radius area centred on the study area and did NOT identify any registered historical heritage places in the search area.
- A search of the VHR (Victorian Heritage Register) was conducted for a 2 km radius area centred on the study area and only one place of local historic heritage was identified at 165 Clyde-Five Ways Road (H2345 (Avenue of Honour)). No further recommendation has been made regarding this place.
- 5 Rawlins Road was identified as having potential historical archaeological values but has not been recommended for inclusion in the Victorian Heritage Inventory due to the inability to properly assess the potential for archaeological deposits. It is further recommended that a detailed historical heritage archaeological assessment is undertaken for this place when access can be formally arranged with the property owner.

### 6.5.3 Implementation

In response to the findings of the Post Contact Heritage Assessment report, the PSP proposes the following:

- In the PSP, it should be noted that if any historical heritage issues are encountered during development, Heritage Victoria must be notified. Work should cease within 10 meters of the area of concern, and Heritage Victoria should be contacted to investigate.

Figure 11: Heritage overlay. (Post Contact Heritage Assessment, ecology & heritage partners, p.37)





## 6.6 SODIC SOILS AND LAND CONTAMINATION

The VPA commissioned SMEC to prepare a sodic soils and land contamination for the proposed Devon Meadows and Casey Fields South (Employment) precincts. The final version of the report was completed in July 2024 and titled Land Capability Assessment Report (LCA) – Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan.

Final version of this report is available on the VPA project website.

### 6.6.1 Purpose

The purpose of the LCA was to:

- Provide the VPA with a preliminary understanding of geotechnical, hydrological, hydrogeological, air quality, contamination and odour conditions within the Precincts.
- Identify risks during development of the Precincts.
- Provide recommendations for management of identified risks and further investigation

### 6.6.2 Key findings & recommendations

Key findings from the Land Capability Assessment Report (LCA) include the following:

- Geotechnical investigations are recommended to be completed to inform the design and construction stages of the project and shall adhere to AS1726-2017.
- Twenty-one properties were assessed as presenting a high potential for contamination. The current and/or former activities at these sites include sewage treatment, service stations, flower growing, and quarrying.
- Forty-one properties were assessed as presenting a medium potential for contamination. The current and/or former activities at these sites include egg farming, scrap metal recovery, and agriculture.
- A total of six properties were assessed as presenting a low potential for contamination due to current and/or former activities, where 'low' potential for contamination may be considered 'not potentially contaminated'.
- The upper subsoils throughout the PSP are expected to be non-sodic. However, sodic soils may be present at depth throughout the PSP area.
- Identification of contaminated sites may result in additional environment audits particularly in areas of high potential contamination where a sensitive land use has been proposed. It is recommended that a Preliminary risk screening assessment (PRSA) be completed to determine the need for a site Audit.
- The Casey Fields South portion of the PSP area is more likely to present sodic/dispersive risk particularly within and fringing the urban drainage lines.
- Groundwater is expected to be encountered at shallow depths in this area. Visualising Victoria Groundwater (VVG) mapping indicates depth to groundwater across majority of the PSP is <5m, with portions of depth between 5-10m concentrated in the south of the PSP and areas of 10-20m depth in the north.
- The general topography of the site drains from north west to south east direction.
- VVG groundwater salinity mapping indicates the groundwater in the Casey Fields South and Devon Meadows PSP area ranges between 3,500-7,000 mg/L TDS over the majority of the PSP area, with a small portion of the PSP (along the north) ranging between 1,000 - 3,500 mg/L TDS.

- The National Pollutant Inventory (NPI) database ([www.npi.gov.au](http://www.npi.gov.au)) for the Casey Fields South and Devon Meadows PSP area showed there were no industrial premises that trigger the thresholds to report their annual emissions to NPI.

### 6.6.3 Implementation

In response to the findings of the Land Capability Assessment Report (LCA), the PSP proposes the following:

- All land developers should be required to further investigate and identify potential existence of sodic and dispersive soils to assess vulnerability for erosion if exposed or disturbed.
- Prior to any land-use planning changes or upgrades, a detailed assessment of buffer zones is conducted using the Vic-EPA Separation Distance Guideline (Publication 1949).
- Noise monitoring along South Gippsland Highway and other major roads in the PSP area (Ballarto Road, Clyde-Five Ways Road, Craig Road, and Fisheries Road).
- Geomorphological assessment of waterways to assess their current condition and likely impacts from hydrology and hydraulics in future development. This task should be undertaken as part of the planning stage of works.
- Further investigation must be undertaken to finalise separation distance of around the properties where are indicated in report.

Figure 12: Potential for Contamination (SMEC LCA 2024, p.63)

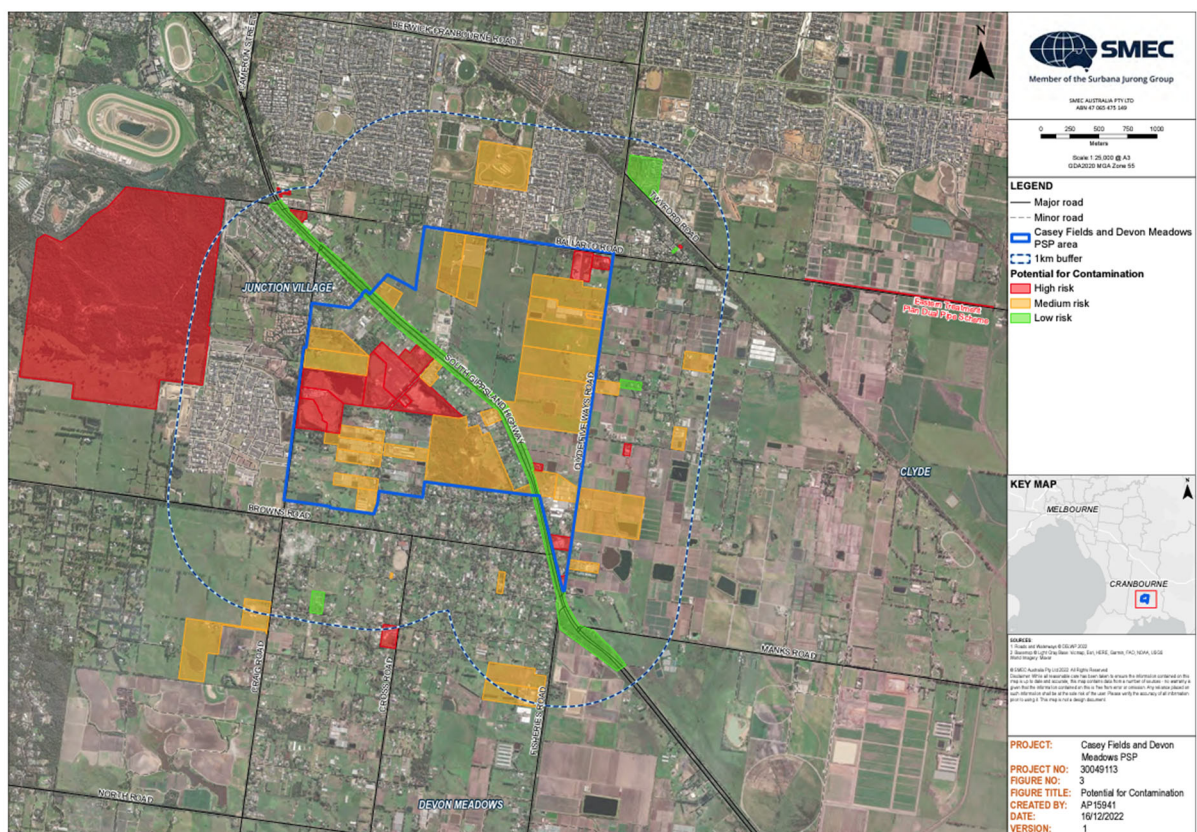
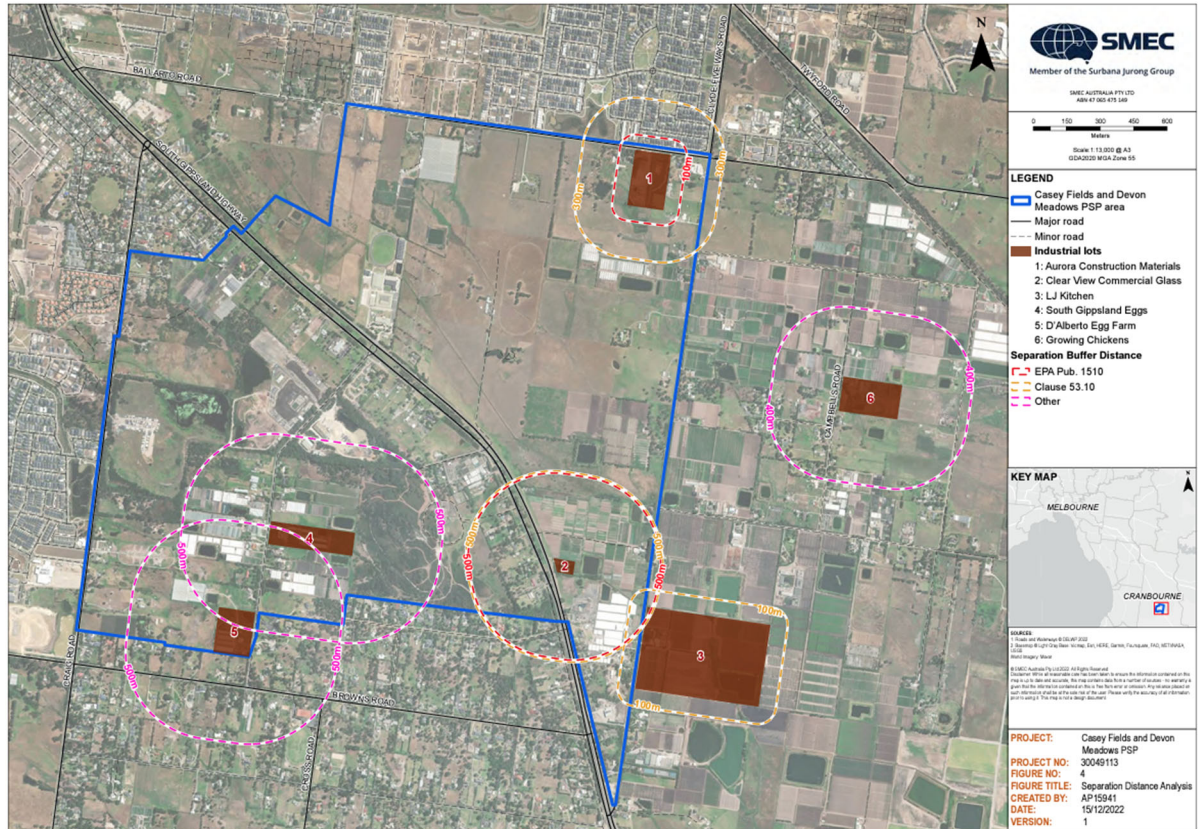




Figure 13: Separation Distance Analysis (SMEC LCA, July 2023, p.64)



## 6.7 ODOUR, DUST, AND NOISE ASSESSMENT

The VPA commissioned GHD to prepare a report assessing potential sources of adverse amenity impacts for dust, odour and noise emissions against relevant regulations for the identified industries to assist VPA in their decision-making regarding land use and built form requirements under the proposed structure plan. The final version of the report was completed in December 2024 and titled Odour, Dust, and Noise Assessment - Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan.

Final version of this report is available on the VPA project website.

### 6.7.1 Purpose

The purpose of this report is to assess the potential for adverse amenity impact from odour, dust and noise emissions to new sensitive receptors that may be planned for within the Precinct.

### 6.7.2 Key findings & recommendations

Key findings from the Odour, Dust, and Noise Assessment report include the following:

- The most site representative available meteorological data was utilised from an automatic weather station (AWS) located at a local onsite anemometer on Narre Warren Road approximately 4 km northwest from the site.
- Where throughputs or capacity of industries within the Precinct are unknown.

- EPA Victoria implemented a new legal framework which came into force on 1 July 2018, with the intention for this framework to drive environmental improvements in industrial operations.
- The general environmental duty (GED) requires all Victorian businesses and individuals to prevent and minimise harm to the environment and human health as far as reasonably practicable. Any new or existing plant or development will be required to meet the GED.
- Two classes of buffer/separation distance guidelines are relevant in the context of planning in Victoria, namely threshold distances and buffer (or separation) distances.
- As defined by the Separation Distance Guideline, August 2024, separation distances for odour and dust are determined by measuring from the activity boundary of the industrial land use to the nearest sensitive land use.
- Section 5 of the EPA Separation Distance Guideline (2024) refers to the Egg Industry Environmental Guideline to assign separation distances for chicken eggs farms.
- Visible dust and odour were observed at the time of site investigations with a recorded total of 25 locations to have observed odours. Out of the 25 locations, 17 of the locations were related to specific businesses included flower farms/nurseries, poultry farms and construction materials.
- Dust was observed during the site visit at four of the 53 locations that were surveyed and all related to vehicle generated emissions.
- A total of six industries were identified to have potential separation distances in accordance with the Separation Distance Guideline (previously EPA Publication 1949), EPA Publication 1518 and Clause 53.10.
- A total of 16 Noise, Dust and Odour complaints have been provided by both EPA Victoria and Council were alleged to be from the two Egg Farms located on Devon Road with descriptions of ammonia and manure odour detected.
- The adoption of the S-factor separation distances for the two farms are supported by the odour surveillance that was undertaken of the two farms, with obvious odour detected from 130 m to 180 m while subtle odour ranged from 160 m to 210 m.

### 6.7.3 Implementation

In response to the findings of the Odour, Dust, and Noise Assessment report, the PSP proposes the following:

- Noise monitoring along the South Gippsland Highway and other major roads (Ballarto Road, Clyde-Five Ways Road, Craig Road, and Fisheries Road) needs to be indicated to inform future planning decisions, plans and designs.
- The 500 m separation distance for dust from Clear View Commercial Glass should be adopted to prevent any potential dust impacts.
- It is not recommended for the primary school, secondary school or community facility or other sensitive uses to be developed within the S-factor separation distance while the farms continue to be in operation.
- D'Alberto Egg Farm and South Gippsland Eggs have a high risk of odour impacts and a medium risk of dust impacts.



Figure 14: Separation Distance Analysis (GHD, Dec 2024, p.35)

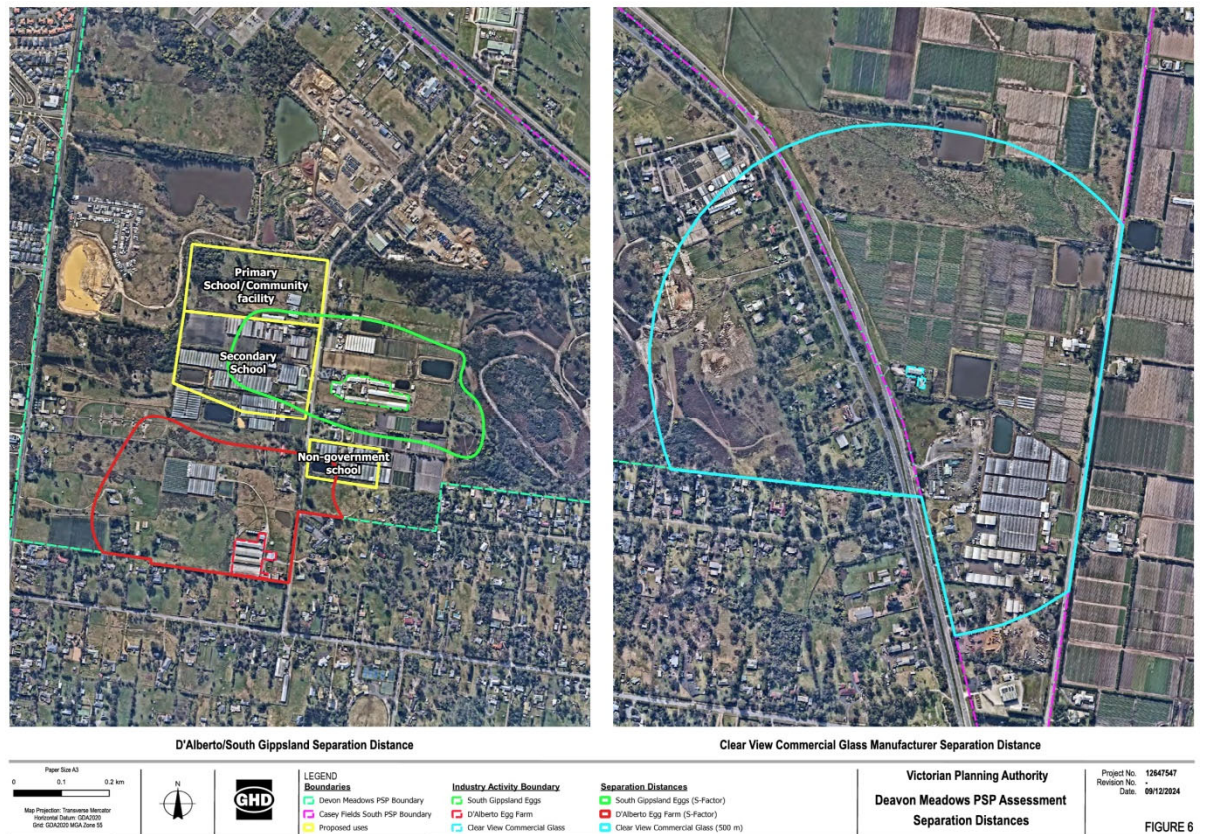
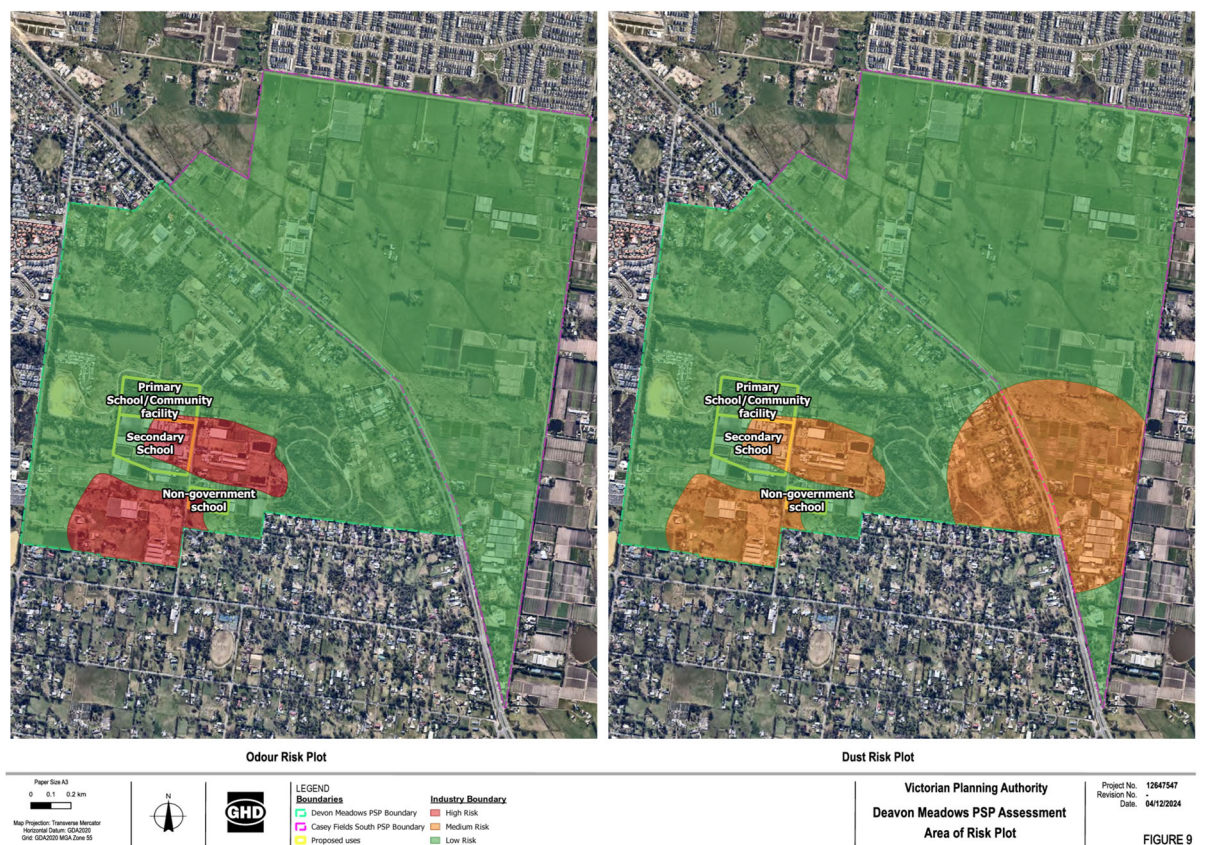


Figure 15: Odour and Dust Risk plot (GHD, Dec 2024, p.43)





## 6.8 HIGH LEVEL UTILITY SERVICING

The VPA commissioned SMEC to prepare a High Level Utility Servicing Assessment for the proposed Devon Meadows and Casey Fields South (Employment) precincts. The final version of the report was completed in June 2023 and titled High Level Utility Servicing Assessment (v1) - Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan.

Final version of this report is available on the VPA project website.

### 6.8.1 Purpose

The purpose of this servicing assessment is to provide existing servicing information and future requirements of the area with respect to sewer, water, power, gas, electrical and telecommunications assets for the precinct.

### 6.8.2 Key findings & recommendations

Key findings from the High Level Utility Servicing Assessment report include the following:

- Key utility providers are:
  - SOUTH EAST WATER Sewer, Main Drainage Authority
  - MELBOURNE WATER Potable Water & Recycled Water Service Authority
  - AUSNET SERVICES Electrical Service Authority
  - APA GROUP Gas Reticulation Authority
  - NATIONAL BROADBAND NETWORK Telecommunications Authorities
- There are existing overhead 22 kV electrical feeder assets throughout the PSP area (along the major roads through, and on the periphery of the PSP area). The Casey Fields and Devon Meadows PSP area is currently supplied from the Clyde North Terminal Station.
- Even though the future development will be gas-free, the Devon Meadows and Casey Fields PSP area currently has an existing gas supply through multiple supply lines.
- Typically, potable water recycled water and sewer reticulation assets (including trunk assets) are located within road reserves and do not require specific land allocations, however, road reserves may need to be wide enough to accommodate larger trunk assets following detailed design of the asset.
- The existing 375mm diameter reticulated drinking water main in South Gippsland Highway only has sufficient capacity for initial development of the PSP area.
- The initial source of recycled water for the Casey Fields South Employment and Devon Meadows PSP Area is the 300mm diameter and the 225mm diameter reticulated recycled water mains in Ballarto Road.
- The proposed Casey Fields South Employment and Devon Meadows PSP Area will ultimately discharge into the proposed Yallambee Road Pump Station.
- South East Water has advised that the Yallambee Road Sewer Pump Station is not anticipated to be completed until 2028 or later, therefore an interim temporary sewer pump station and an interim rising main, discharging to Ballarto Road Sewer Pump Station, may service the proposed Casey Fields South Employment and Devon Meadows PSP Area until the Yallambee Road SPS is commissioned.

### 6.8.3 Implementation

In response to the findings of the High Level Utility Servicing Assessment report, the PSP proposes the following:



- Determining the necessary easement within public land, such as an open space reserve or drainage corridor, requires a collaborative design process with relevant agencies. The easement size is dependent on the asset size and will be finalized during detailed design.
- It will be the responsibility of the developer to provide pit and pipe infrastructure ("fibre ready") in new any developments.
- This PSP will be gas-free for new developments.

Figure 16: Direction of assumed future development front (blue arrows), based on future water servicing requirements (SMEC HLUSA, June 2023, p.28)

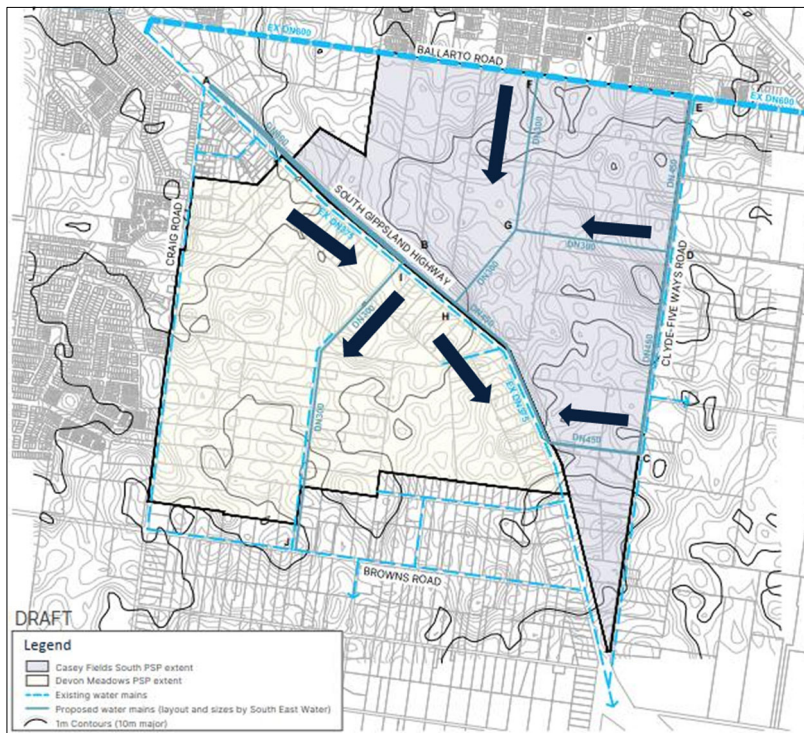
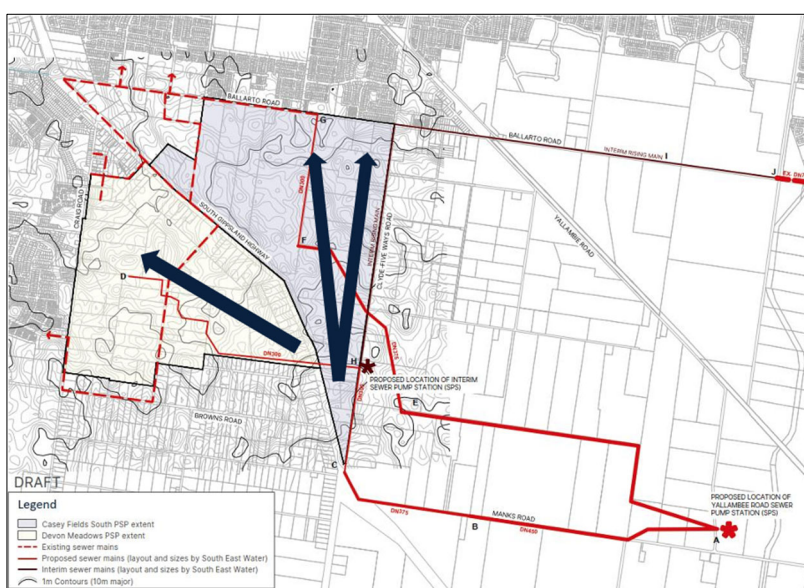


Figure 17: Direction of assumed future development front (blue arrows), based on future sewer servicing requirements (SMEC HLUSA, June 2023, p.27)



## 6.9 COMMUNITY INFRASTRUCTURE AND OPEN SPACE

The VPA commissioned SGS to prepare community infrastructure and open space for the proposed Devon Meadows and Casey Fields South (Employment) precincts. The final version of the report was completed in February 2023 and titled Community Infrastructure and Open Space Needs Assessment – Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan.

Final version of this report is available on the VPA project website.

### 6.9.1 Purpose

The report assesses current policies, community infrastructure, open space assets, and future needs in Casey Fields South (Employment) and Devon Meadows with considering existing facilities, population forecasts, demand for infrastructure, and plans for delivery.

### 6.9.2 Key findings & recommendations

Key findings from the Community Infrastructure and Open Space Needs Assessment report include the following:

- The strategic role of Casey Fields South is Regionally Significant Industrial Precinct (RSIP), also leveraging connections to the Royal Botanic Gardens Cranbourne, the Cranbourne Racecourse, the Western Port Green Wedge, and connected by the proposed new railway station at Clyde.
- The Southern East Economic Corridor (SEEC) believes Devon Meadows is unnecessary as a major employment area because there is enough land in other locations to meet employment growth goals for Casey LGA. Adding more would dilute the success of existing employment areas.
- Melbourne Industrial and Commercial Land Use Plan (MICLUP), 2020 identifies Casey Fields South as 'regionally significant industrial land', with the expectation that it will be used entirely for employment based land uses, and predominantly for industrial uses.
- Based on the projected population for Devon Meadows, there is sufficient demand for ONE government primary school, but moderate demand for Catholic and independent primary schools.
- Despite low demand, the nearest government secondary schools are four to five km north, with none to the east, west, or south. The VPA Guidelines aim for all dwellings to be within 3.2 km of a secondary school. Therefore, ONE secondary school in Devon Meadows is recommended for new and surrounding residents.
- Given the location of the existing government primary school, an additional non-government primary school should be located towards the centre of the precinct to support access for the majority of residents.
- While Devon Meadows does not trigger the need for an ambulance facility, should the state be looking for additional land for services, given the lack of services in the south of Casey, Devon Meadows should be considered.
- In relation to fire stations, there is a CFA and just 500 metres to the south of the Precinct, and the Clyde CFA is approximately 2.5km to the north east so it can be assumed the Precinct is well serviced.
- The Casey SES service in Narre Warren coordinates for the entire municipality, benefiting from proximity to the Council office and Narre Warren Police Station. Due to the need for co-location, Devon Meadows is not suitable for a future site.
- Devon Meadows is not an appropriate location for Police and Courts infrastructure.

- The Cranbourne Library is located five kilometres north of the Precinct. There is capacity within this facility to meet the future demand from Devon Meadows.
- No additional Indoor recreation and aquatics facilities required within Devon Meadows.
- Based on existing infrastructure, there is ample open space on the western border of Devon Meadows and an active open space to the south of the Precinct.
- In relation to the location of future open space, as per infrastructure principles, it is recommended that future open space be collocated with the future community infrastructure e.g., kindergarten, primary and secondary school, and community hub.

### 6.9.3 Implementation

In response to the findings of the Community Infrastructure and Open Space Needs Assessment report, the PSP proposes the following:

- Considering sufficient land being made available for the Community Infrastructure
- Ensuring sufficient land is set aside to meet long- term needs for industrial and commercial development.
- Considers climate change, biodiversity, heritage, integrated water, and fire/bushfire management
- 10% of net developable area for local parks and sports field reserves
  - 3-5% of net developable area set aside for local parks
  - 5-7% of net developable area set aside for sports field reserves.
- Based on the VPA guidelines, it is recommended to provide the following:
  - Passive Open Space: 1 district park and 3 neighbourhood parks
  - Active Open Space: 1 area with 2 multi-use ovals, a pavilion, and a playground (8Ha)
- Within dedicated employment and/or economic activity areas, 2% of the net developable area for local parks.
  - Passive Space: 2 neighbourhood parks, 1 pocket park
  - Active Open Space: No need
- Open space and sports reserves should be located to meet the following distribution targets:
  - A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling
  - A local park within a 400m safe walkable distance of each dwelling.
- The location of dwellings should achieve the following accessibility targets in relation to education and community facilities:
  - 70% of dwellings located within 800m of a government primary school
  - 100% of dwellings located within 3,200m of a government secondary school
  - 80% of dwellings located within 800m of a community facility
  - 80% of dwellings located within 800m of a health facility.
- Facilities being accessible by all modes of active and public transport

Table 1: Recommended Infrastructure (Community Infrastructure and Open Space Needs Assessment, SGS 2023, p.6)

Infrastructure type	Details of infrastructure	Cost apportionment	Delivery Year
Level 1 Community Facility	4 x kindergarten rooms room 1x flexible meeting room to accommodate outreach maternal child health services and playgroups	100%	1 x facility by 2031 (Year 10)
Level 2 Community Facility	4 X kindergarten rooms 1 x large meeting room that can be divided into smaller meeting spaces (for general community use) 1 x medium meeting rooms that can be divided into smaller meeting spaces (for general community use, including arts activities) 2 x small meeting rooms for general community use including playgroups 1 x flexible meeting room to accommodate outreach maternal and child health services 1 x medium to large meeting room that can be divided into smaller meeting spaces (for general community use, including seniors groups) 1 x large meeting room that can be divided into smaller spaces for the delivery of a youth services	100%	2036 (Year 15)
Government Primary School	1 x standard government primary schools	NA	2036 (Year 15)
Government Secondary School	1 x standard government secondary school	NA	2036 (Year 15)
Open Space	16.9ha which could be delivered through: Active Open Space: 1 x 2 multi-use ovals plus, pavilion, and playground Passive Open Space: 1 x district 3 x neighbourhood parks	100%	2036 (Year 15)
Open Space	3.6ha which would only be comprised of passive open space. This could be delivered through one district level park or several neighbourhood parks depending on outcomes of detailed planning.	100%	From 2032

## 6.10 INTEGRATED WATER MANAGEMENT

The VPA commissioned SGS to prepare Integrated Water Management Plan for the proposed Devon Meadows and Casey Fields South (Employment) precincts. The final version of the report was completed in February 2023 and titled Community Integrated Water Management Plan – Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan.

Final version of this report is available on the VPA project website.

### 6.10.1 Purpose

To review the Integrated Water Management (IWM) opportunities for the Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan (PSP). This process will support the identification of opportunities that are consistent with the site's overarching strategic direction, are supported by the stakeholders and are technically feasible.

### 6.10.2 Key findings & recommendations

Key findings from the Integrated Water Management Plan include the following:

- No Drainage Services Schemes (DSS) have been prepared by Melbourne Water for either precinct (except for a small portion of Devon Meadows covered by the Botanic Ridge DSS).
- No commercial water uses estimates have been included, given the difficulty in estimating these without an understanding as to what industrial activities will be taking place.
- Class A recycled water is mandated by South East Water for Devon Meadows and was assumed to be provided to residential lots (saving 277 ML/year).
- Rainwater tanks in residential areas is cheaper than Class A water in terms of capital cost than recycled water but is less reliable saving 182 ML/year.
- Implementing enhanced infiltration and leaky storages in industrial areas should be investigated further.
- Passive irrigation of street trees should be investigated as part of the PSP. The method adopted (from roof diversions, or stormwater runoff) should be the subject of further discussions. This also addresses the requirements of the VPA's PSP targets.
- Lot based stormwater reduction activities suitable for the development proposal which could include:
  - Roof irrigation on large industrial buildings for rainwater evaporation
  - Raingardens in car parks
  - Green roofs
  - Permeable paving in car parking areas
  - Infiltration areas

### 6.10.3 Implementation

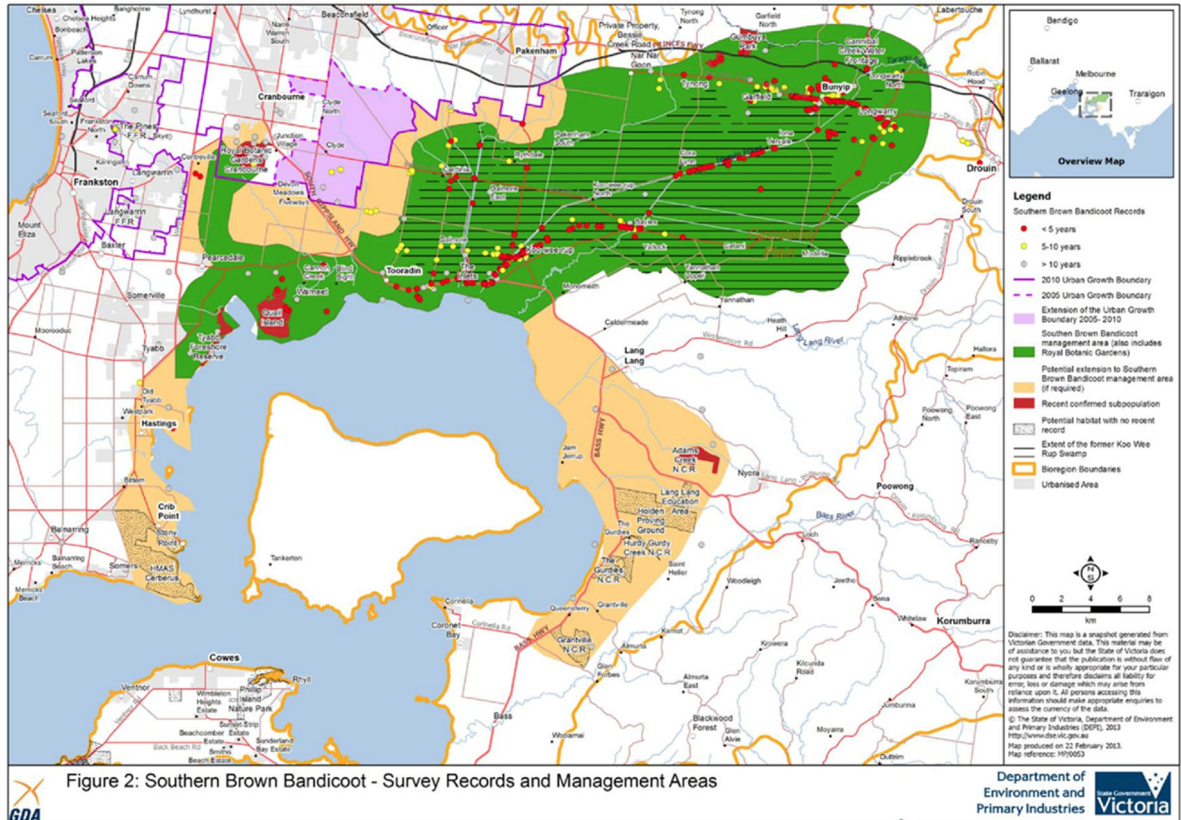
In response to the findings of Integrated Water Management Plan, the PSP proposes the following:

- Include Class A network in Devon Meadows PSP to be provided to all residential lots and for the irrigation of open spaces.
- Flooding mapping of this region is currently being undertaken by Council and Melbourne Water. Flood mapping should be incorporated into plans.
- Statutory commitment under Melbourne Strategic Assessment (MSA) program to provide SBB habitat connectivity in drainage reserve and open spaces.



- Having lot-based flow reduction opportunities in non-residential lots allows flexibility in the PSP by creating a level of decentralisation which increases the resilience of non-potable water supply in the site.
- Increased canopy cover through the creation of 'shade ways' supported by passive irrigation using stormwater.

Figure 18: Survey Records and Management Areas (IWM report 2023, p.44)



## 6.11 AFFORDABLE HOUSING NEEDS ASSESSMENT

The VPA prepared Affordable Housing Needs Assessment for the proposed Devon Meadows and Casey Fields South (Employment) precincts. The final version of the report was completed in January 2025 and titled Affordable Housing Needs Assessment - Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan.

Final version of this report is available on the VPA project website.

### 6.11.1 Purpose

The purpose of this report is to inform key stakeholders – including Casey City Council, landowners, the development industry and community housing providers – on the local affordable housing needs or housing assistance demand within Casey Fields South (Employment) & Devon Meadows PSP, including the expected types of housing required (e.g., dwelling size and depth of subsidy).



### 6.11.2 Key findings & recommendations

Key findings from the Integrated Water Management Plan include the following:

- The City of Casey has been growing quickly, and the population is expected to grow by an additional 40% to 550,000 people within the next 20 years.
- The precincts have excellent access to the Botanic Ridge Local Activity Centre (LAC), as well as the future Clyde South Major Activity Centre (MAC) and potential future Clyde South rail station.
- Devon Meadows will be a residential neighbourhood that is home to nearly 11,123 residents living in 3,588 homes.
- The PSP indicates that the total housing demand by number of bedrooms is highest for one-bedroom units at 32%, with three-bedroom units following at 27%.
- Affordable housing demand in this area constitutes 10% of the NDA, amounting to 359 dwellings. This is split into two categories:
  - 1) 2% for Subsidised Market Housing (72 dwellings), and
  - 2) 8% for Social Housing (287 dwellings).
- Both PSP subsidised market housing and PSP social housing show the highest demand for one-bedroom units, each exceeding 40%.

### 6.11.3 Implementation

In response to the findings of Integrated Water Management Plan, the PSP proposes the following:

- Adding the affordable housing tables and insights to the PSP for further reference.
- Implementing the findings from this report into the PSP by adding appropriate guidelines.

Figure 19: Affordable Housing Demand summaries (VPA, 2025, p.11)

Table 1: PSP housing demand overview

	TOTAL HOUSING IN PSP	SUBSIDISED MARKET HOUSING DEMAND	SOCIAL HOUSING DEMAND	TOTAL AFFORDABLE HOUSING DEMAND
# of Dwellings	3588	72	287	359
% of PSP	100%	2%	8%	10%

Table 2: PSP total housing demand by number of bedrooms

# OF BEDROOMS	HOUSING DEMAND	% OF HOUSING DEMAND
0	0	0%
1	1148	32%
2	682	19%
3	969	27%
4+	789	22%
Total	3588	100%

Table 3: PSP subsidised market housing demand by number of bedrooms

# OF BEDROOMS	AFFORDABLE HOUSING DEMAND	% OF AFFORDABLE HOUSING DEMAND
0	0	0%
1	29	41%
2	14	19%
3	15	21%
4+	14	19%
Total	72	100%

Table 4: PSP social housing demand by number of bedrooms

# OF BEDROOMS	SOCIAL HOUSING DEMAND	% OF SOCIAL HOUSING DEMAND
0	0	0%
1	135	47%
2	49	17%
3	54	19%
4+	49	17%
Total	287	100%

**Casey Fields South (Employment) and Devon Meadows  
Precinct Structure Plan  
Background Report**

February 2025

