

CASEY PLANNING SCHEME

DRAFT AMENDMENT C295CASE

EXPLANATORY REPORT

Overview

This draft amendment proposes to implement the Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan (PSP). The entire precinct enables approximately 5,330 new jobs along with 3,380 dwellings.

A new Schedule 15 to the Urban Growth Zone (UGZ15) will also be applied to facilitate development of the precinct. Additional changes to the zoning, overlay, particular provisions, general provisions and operational provisions of the Casey Planning Scheme are also required to facilitate development of the precinct.

Where to view the draft amendment

The draft amendment is available for public inspection between 3 March 2025 – 31 March 2025. online at:

Engage Vic www.engage.vic.gov.au/CFSDM

The draft amendment is available for public inspection, free of charge, during office hours at the following places:

Victorian Planning Authority

The draft amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

City of Casey

City of Casey

City of Casey
2 Patrick Northeast Drive, Narre Warren, VIC 3805
www.casey.vic.gov.au

Should you not have access to the internet and the above offices are closed or not accessible during office hours, please contact the Victorian Planning Authority on 9651 9600 to make alternative arrangements to obtain a copy of this draft amendment.

Submissions

Any person who may be affected by the draft amendment may make a submission to the planning authority. Submissions about the draft amendment must be received by 5pm, 31 March 2025. A submission must refer to Casey Fields South (Employment) and Devon Meadows PSP and amendment and be sent to

Online: www.engage.vic.gov.au/CFSDM

Post: Victorian Planning Authority c/- Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan GPO Box 2392 Melbourne, VIC 3001

SAC hearing dates

If required, this project will be subject to the VPA Projects Special Advisory Committee (VPA SAC), appointed pursuant to Part 7, section 151 of the Planning and Environment Act 1987 (the Act) to advise the Minister for Planning and the Victorian Planning Authority (VPA) on preferred projects and plans and associated draft planning scheme amendments.

While the VPA will seek to resolve any issues raised, unresolved issues or particular matters will be referred to the VPA SAC, which will contact submitters and then determine the best way to consider unresolved matters – either by round table discussions, written submissions or a public hearing. The VPA SAC will provide advice on the draft amendment to the VPA and Minister for Planning.

The VPA will make recommendations to the Minister for Planning, who will consider the appropriate approval pathway for the draft amendment.

If required, dates for the Casey Fields South (Employment) & Devon Meadows SAC are reserved for:

- directions hearing: week commencing 9 June 2025
- panel hearing: week commencing 21 July 2025

Details of the draft amendment

Who is the planning authority?

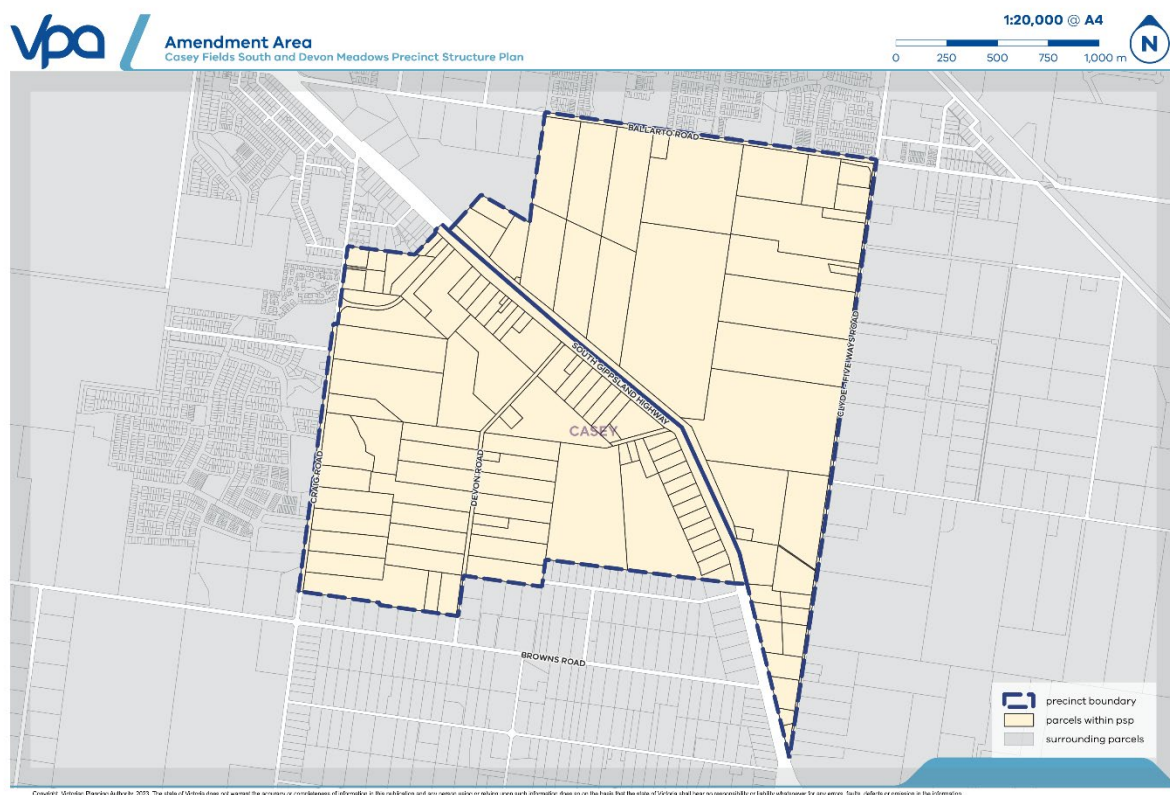
This draft amendment has been prepared by the Victorian Planning Authority on behalf of the Minister for Planning, who is the planning authority for this amendment.

The draft amendment has been made at the request of the Victorian Planning Authority.

Land affected by the draft amendment

The draft amendment applies to land included in the Casey Fields South (Employment) and Devon Meadows PSP as shown on Map 1 below. The PSP area is located east of Botanic Ridge and south of Cranbourne East and covers approximately 537 hectares of land. It is generally defined by Craig Road to the West, Ballarto Road to the north and Clyde-Five Ways Road to the east.

Map 1 – Casey C295 Amendment Area (Casey Fields South (Employment) and Devon Meadows Precinct)



What the draft amendment does

The draft amendment proposes to implement the Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan (PSP) by introducing a new Schedule 15 to the Urban Growth Zone (UGZ15) and applying it to the precinct. More specifically, the draft amendment proposes the following changes to the Casey Planning Scheme:

- Inserts UGZ15 and rezones the precinct from Farming Zone 3 (FZ3), Urban Floodway Zone (UFZ) and UGZ to UGZ15.
- Applies Clause 45.03 Environmental Audit Overlay (EAO) to land identified as having high risk for potential contamination in the Casey Fields South and Devon Meadows PSP Land Capability Assessment (SMEC) 30 July 2024.

- Amends the planning scheme map 15PAO to delete the Public Acquisition Overlay (PAO3) from land at Lot 1 on LP128889 and Lot 1 on PS841883 at the request of Casey City Council.
- Amends the planning scheme map 15PAO, 16PAO and 18PAO to apply the PAO4 to land required for drainage purposes at the request of Melbourne Water.
- Amends the Schedule to Clause 66.04 Referral of permit applications under local provisions to include referral to DEECA for subdivisions which may impact on species habitat.
- Amends the Schedule to Clause 52.17 Native Vegetation to include native vegetation removal exemptions for the Casey Fields South (Employment) and Devon Meadows PSP.
- Amends the Schedule to Clause 72.03 to include the revised list of maps in the Casey Planning Scheme.
- Amends the Schedule to Clause 72.04 Schedule to the Documents Incorporated in this Planning Scheme to incorporate one new document:
 - Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan, February 2025.
- Creates the application requirement for land containing 'Southern Brown Bandicoot Connectivity' to have a plan showing the alignment and location of Southern Brown Bandicoot connectivity corridors, including the location of any Southern Brown Bandicoot safe passage culverts and appropriate continuity of the corridor with adjoining properties.

Note:

The Casey Fields South (Employment) and Devon Meadows ICP will be incorporated into the Casey Planning Scheme via a separate amendment and will introduce the associated Infrastructure Contributions Plan Overlay (ICPO) and schedule applying to the precinct. An amendment to incorporate an ICP following the approval of an amendment to incorporate a corresponding PSP is a prescribed class of amendment listed in regulation 8 of the *Planning and Environment Regulations 2015*. The amendment will be prepared under Section 20A of the *Planning and Environment Act 1987*.

Strategic assessment of the draft amendment

Why is the draft amendment required?

A planning scheme amendment is the most appropriate method for implementing the PSP to guide and provide certainty on future land use and development.

The draft amendment facilitates the use and development of the PSP area as a residential (Devon Meadows) and employment (Casey Fields South (Employment)) precinct comprising 3,380 dwellings for 10,478 people, and 275 hectares of employment land for an anticipated 5,330 jobs. To service this new population, the draft amendment provides for a 1.5 hectare local convenience centre, approximately 100 hectares of open space and the provision of a Drainage Services Scheme (DSS).

The *South-East Growth Corridor Plan* identifies this land for urban development, with Casey Fields South specifically identified as industrial land, and Devon Meadows as urban, to cater for population growth. Casey Fields South (Employment) is identified in the *Melbourne Industrial and Commercial Land Use Plan* (MICLUP) as future regionally significant industrial land and is subsequently designated as an employment precinct. The Devon Meadows precinct was included in the Urban Growth Boundary as part of the Logical Inclusions Process, and whilst it was considered for industrial uses as part of the preparation of MICLUP, was ultimately not needed for industrial and commercial land use projects in greater Melbourne and is therefore identified for predominately residential development in the PSP.

The draft amendment complements and, in some cases, replaces existing provisions of the scheme. the amendment streamlines and integrates processes for native vegetation management, infrastructure provision, bushfire protection and housing diversity on smaller lots.

A planning scheme amendment is required to rezone the land to enable the development of the land in accordance with the envisaged land use and development outcomes in the State Planning Policy Framework. The draft amendment allows for urban development outcomes specific to the land,

resulting in more certain and efficient regulation than might otherwise occur were the general provisions of the scheme to be relied upon.

The draft amendment proposes the application of a Public Acquisition Overlay (PAO4) to reserve land required for a diversion channel and outfall land identified for drainage purposes by Melbourne Water.

The draft amendment also proposes the deletion of the Public Acquisition Overlay (PAO3) from land at Lot 1 PS841883 and Lot 1 LP128889. The PAO3 on this land is surplus to Casey City Council's requirements as the road alignment of Casey Fields Boulevard has changed. Casey Council has requested that the VPA remove the PAO3 from the land as part of this draft planning scheme amendment.

As is intended by the PSP process, in most cases development in the PSP area will occur through the issue of planning permits that meet the requirements of guidelines of the PSP and associated UGZ15.

How does the draft amendment implement the objectives of planning in Victoria?

The draft amendment will facilitate industrial, commercial, retail, residential and community infrastructure development by introducing planning provisions that apply fairly and transparently to all affected landowners. The draft amendment facilitates this development where existing services and infrastructure can be reasonably expanded.

The draft amendment implements Section 12(1)(a) of the Act by facilitating the development of land within the Urban Growth Boundary of Melbourne and will provide for the efficient and sustainable servicing of the land.

The draft amendment allows for further urban development in Melbourne that will improve the supply of housing, provide employment opportunities, and create distinct employment and residential neighbourhoods with funded local infrastructure projects through the implementation of an infrastructure contributions plan to fund infrastructure to service the future urban land within the Casey Fields South (Employment) and Devon Meadows PSP.

The future Casey Fields South (Employment) and Devon Meadows ICP will implement applicable objectives of planning in Victoria under Section 4 of the Planning and Environment Act 1987 (the Act) through the implementation of a contributions collection scheme to facilitate the delivery of infrastructure to service the PSP. The ICP for the Casey Fields South (Employment) and Devon Meadows PSP will be incorporated into the Casey Planning Scheme via a subsequent amendment.

The draft amendment implements the objectives of planning in Victoria under Section 4 of the Act. In particular:

- *To provide for the fair, orderly, economic and sustainable use and development of land*

The draft amendment will facilitate the development of a new employment precinct and residential community with good access to services and public open space. The delivery of housing makes effective use of the available residential land within the precinct area with a required average density across the PSP of at least 20 dwellings per net developable hectare.

The draft amendment sets out what development and community infrastructure is required to ensure the fair and equitable provision of works, services and facilities needed by the new community to secure a good quality of life.

Casey Fields South (Employment) will be transformed into a regionally significant industrial precinct, providing employment opportunities for future residents of Devon Meadows and existing residential precincts located nearby.

A local convenience centre, community facilities, active open space and a government school are co-located in Devon Meadows to create a community focal point and provide employment opportunities, local amenity and services for the new community.

Infrastructure contributions will be collected to fund new infrastructure required to service the precinct. Infrastructure items are outlined in the PSP and future ICP.

The precinct will connect to existing road infrastructure, such as proposed signalised intersections with the South Gippsland Highway which will provide for connectivity between the Devon Meadows and Casey Fields South (Employment) precincts.

A series of parks are spread throughout both the Casey Fields South (Employment) and Devon Meadows precincts for future employees and residents.

- *To provide housing affordability as defined and referenced in the Planning and Environment Act 1987.*

The draft amendment seeks to provide for affordable housing by including a guideline for residential development to provide affordable housing

- *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*

The Southern Brown Bandicoot (SBB) is a nationally endangered species that was once widespread throughout Melbourne's southeastern suburbs. There is an important SBB population occupying a corridor of land that runs through the precinct, nearby Botanic Ridge and the Royal Botanic Gardens Cranbourne. The Sub-regional Species Strategy for the Southern Brown Bandicoot (DEPI, 2014) (SBB strategy) was prepared in response to obligations arising from the Melbourne Strategic Assessment (MSA) conducted under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). A key element of the SBB strategy is to provide habitat connectivity for the Southern Brown Bandicoot in Melbourne's south-east region. A supplement to the SBB strategy was published in July 2014 (Supplement: Habitat connectivity, DEPI, July 2014) detailing specific commitments to provide habitat connectivity for the Southern Brown Bandicoot. Those commitments include to:

Create and enhance habitat within drainage reserves, passive open space reserves and other areas unsuitable for urban development in the Devon Meadows precinct for the Southern Brown Bandicoot and link these areas with the areas of habitat connectivity provided in the Botanic Ridge precinct.

The PSP and UGZ15 include requirements aimed at delivering on the above commitments which were formed in collaboration with DEECA. Specifically, the PSP identifies the proposed SBB corridors as 'Southern Brown Bandicoot Habitat Connectivity' on the Public Realm plan and the UGZ15 includes permit condition requirement to include a Southern Brown Bandicoot Connectivity Landscape Plan for land containing the corridors. The Southern Brown Bandicoot Connectivity Landscape Plan must be submitted to and approved by the Secretary to the Department of Energy, Environment and Climate Action (DEECA).

The SBB habitat connectivity corridors are proposed in the PSP to allow the SBB safe movement across its habitat. An assessment of existing trees in the precinct has been conducted, with high-value trees identified as to be retained in Plan 5 of the PSP. These trees are co-located with local parks where possible to maximise mature trees available for community benefit.

Stormwater flows will be managed through an integrated system that aims to manage flows beyond the precinct to be generally kept to pre-development levels.

- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

The PSP contains requirements that regulate the subdivision of land, create pleasant residential neighbourhoods with good access to services and recreational facilities. New local parks and existing natural features will contribute to the creation of a pleasant living and recreational environment for future residents, employees and visitors.

The draft amendment ensures that housing will have good proximity to education and employment opportunities and will allow residents to have a variety of travel options to reach these destinations.

- *To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

The draft amendment ensures that servicing of the new urban development will be of sufficient capacity to ensure all households are connected to sewerage and water.

Drainage infrastructure will be upgraded to cater for urban development and allow for natural flows into retarding basins or wetlands.

The PSP encourages transport choice and a reduction in private car use by providing a highly interconnected road network, including options for the delivery of bus routes and a network of pedestrian and bicycle paths across the precinct.

- *To balance the present and future interests of all Victorians*

Implementation of the PSP via the draft amendment will deliver community facilities, housing and employment opportunities to accommodate the future population growth of Victoria.

Providing for urban development and employment in the area will ensure that current and future residents in the area have adequate infrastructure and access to services needed for a growing population.

The PSP identified land within the precinct for arterial road upgrades, sports facilities, local parks and the provision of utilities. The new community contributes to the cost of this new infrastructure in line with the anticipated demand for infrastructure. By doing so, the infrastructure can be delivered while alleviating the need for costly public spending in the future to 'reclaim' privately developed land for public purposes.

How does the draft amendment address any environmental, social and economic effects?

Environmental effects

The draft amendment identifies high-value vegetation worthy of being retained, informed by an arboricultural report, and identifies tree reserves where concentrations of high-value trees exist. The precinct is included within the Melbourne Strategic Assessment area but contains no MSA conservation areas.

Stormwater flows will be managed through an integrated system that aims to manage flows beyond the precinct to be generally kept to pre-development levels. The precinct will require a range of constructed and natural waterways linked to a network of retarding basins to manage flooding, implementing the Drainage Services Scheme prepared by Melbourne Water.

A land capability assessment was conducted (Casey Fields South and Devon Meadows PSP Land Capability Assessment (SMEC) 30 July 2024) to determine whether there was any land in the precinct that may be potentially contaminated. The draft amendment proposed to apply the Environmental Audit Overlay (EAO) to properties within the PSP area which were identified as having a high potential for contamination in the assessment.

The draft amendment will contribute towards increased transport choice and potential reductions in private car use as the precinct establishes. The precinct is also designed with access to future potential bus routes.

Odours from existing egg farms in the Devon Meadows precinct have the potential to preclude development for sensitive uses. The draft amendment identifies buffers associated with the egg farms and requires the preparation of an Odour Risk Impact Assessment to determine the appropriateness of sensitive uses in the buffer areas before a permit can be granted for subdivision.

The draft amendment area includes land that is prone to flooding, particularly areas currently zoned UFZ in the Casey Fields South (Employment) precinct that the draft amendment seeks to rezone to UGZ15. The Casey Fields South (Employment) and Devon Meadows PSP, through the application of the UGZ15, is the appropriate tool to manage flooding of the area, as the PSP adequately outlines how the drainage network should be established to mitigate flooding. Further, changes to flood levels will occur as detailed applications take place generally in accordance with the PSP. In the case of waterways, where changes are proposed by landowners they will be assessed by Melbourne Water. Any lots in the PSP area created through subdivision must be filled to a minimum of 300mm above the 1% AEP flood level. Existing areas prone to the 1% AEP flood event are also identified on Plan 7 of the Casey Fields South (Employment) and Devon Meadows PSP.

Economic effects

The draft amendment will establish a framework for the development of a new urban community and employment precinct which will integrate seamlessly with surrounding suburbs. Structural elements of the PSP have been specifically selected for the area's context to facilitate a regionally significant employment precinct, capitalising on the land's locational advantages to the principal freight network.

The Casey Fields South (Employment) precinct will contain a variety of applied employment zones to facilitate diverse employment development that may evolve to suit the needs of surrounding residents and neighbouring employment areas in the outer south-east. It is expected the employment precinct will generate over 5000 jobs.

In Devon Meadows, the PSP includes one local convenience centre covering an area of 1.5 hectares. The draft amendment enables the delivery of a range of lifestyle opportunities to meet the needs of a variety of household sizes and budgets. It encourages the development of a range of housing typologies including low and medium density residential development. Medium to high density homes in varying styles are promoted near services, community facilities, public transport corridors, open space and amenities. This will support the economic viability of the local convenience centre servicing the precinct.

The future ICP will set out an equitable and transparent means of collecting financial contributions towards servicing the future community. This reduces the burden on the responsible authority and existing communities to fund future local infrastructure.

Social effects

The draft amendment is expected to generate social benefits for Casey City Council through the provision of a range of residential densities that are well served by community facilities and other key

infrastructure including schools, retail areas, an employment precinct, and other public facilities. The employment precinct also provides employment opportunities for local residents in neighbouring precincts.

The PSP also plans for the delivery of the following elements:

- Housing diversity encouraged through an average density of 20 dwellings per net developable hectare, allowing for a range of housing types that can be supported including detached housing, townhouses and multi-unit housing;
- Provision for new residential land supply to improve affordability and choice for homebuyers;
- One local convenience centre;
- Local employment opportunities in the form of an industrial / commercial employment precinct;
- Two proposed government schools;
- Retention of an existing non-government school, and a new potential non-government school;
- Bus capable roads;
- Local parks distributed throughout the precinct to ensure residential properties have access to a local park within 400 metres walking distance; and
- Sports reserves and community facilities.

Does the draft amendment address relevant bushfire risk?

The precinct lies within an identified Bushfire Prone Area (BPA), requiring minimum bushfire construction standards for defined types of buildings including dwellings. A significant amount of land within and surrounding the precinct is currently used for agricultural and general farming.

In the short to medium term this land presents a fire risk, albeit low, from grasslands. In the medium to long term most of the land within the precinct and all the undeveloped land directly to the north of the precinct will be developed for urban purposes, substantially reducing any identified fire risk.

This draft amendment has responded to the bushfire risk and the requirements of Clause 13.02-1 (Bushfire planning) and Clause 71.02-3 (Integrated decision making) of the Planning Policy Framework and the Operation Provisions respectively and sets out fire management planning controls that will ensure that the fire risk is managed through a combination of setbacks for buildings from hazardous vegetation at the development edge and construction management requirements. These controls will work in combination with new building regulations and standard bushfire risk management provisions in a manner suitable for an area transitioning from rural to urban land uses.

This approach to bushfire is consistent with State Planning Policy as it ensures development is appropriately located with adequate access and egress for future residents and emergency service vehicles. Development areas can be sufficiently setback from retained areas of grassland in the power transmission easement and proposed drainage reserves to provide enough separation distance such that development is not exposed to a radiant heat flux of above 12.5 kilowatts/square metre under AS 3959- 2009 *Construction of Buildings in Bushfire-prone Areas*.

A bushfire assessment is being prepared as part of the amendment package and will determine existing hazardous vegetation and the actions required by the amendment to address the bushfire risk. The bushfire assessment identified that the precinct is in a designated BPA. No areas of the precinct are designated under a Bushfire Management Overlay. Overall, the bushfire assessment notes the PSP as being in an area of low bushfire risk.

Does the draft amendment comply with the requirements of any Minister's Direction applicable to the draft amendment?

The draft amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The draft amendment also complies with the following relevant Ministerial Directions:

Direction No. 1 Potentially Contaminated Land

A land capability assessment was conducted (Casey Fields South and Devon Meadows PSP Land Capability Assessment (SMEC) 30 July 2024) to determine whether there was any land that may be potentially contaminated. The report found several lots with a medium or high risk for potential contamination in the Devon Meadows area of the precinct.

The sites identified with a medium risk for potential contamination will undertake a Preliminary Risk Screen Assessment (PRSA). This approach is in line with the Planning Practice Note 30 – Potentially Contaminated Land (PPN30).

The draft amendment proposed to apply the Environmental Audit Overlay (EAO) to lots within the PSP area which were identified as having a high risk for contamination in the assessment. The proposed application of the EAO will defer the requirement to undertake a Preliminary Risk Screen Assessment (PRSA) or Environmental Audit on these lots, which is consistent with guidance under PPN30. This approach has been taken because of the number of lots affected and issues associated with gaining access to land to undertake required testing.

The UGZ15 requires applications for other land uses be accompanied by a preliminary site investigation prepared by a suitably qualified environmental consultant for land identified as having high potential for contamination.

The EPA's feedback has been sought on the draft amendment.

Direction No.9 – Metropolitan Strategy

The draft amendment helps to implement the following policies within Plan Melbourne:

Policy 1.1.6 Plan for industrial land in the right locations to support employment and investment opportunities

The proposal seeks to enable the development of the Casey Fields South (Employment) area for industrial and commercial development, consistent with its designation in the Melbourne Industrial and Commercial Land Use Plan (MICLUP) as a future regionally significant industrial precinct. The precinct is highly suitable for future industrial and commercial development because of its location adjacent the South Gippsland Highway.

Policy 1.2.2 Facilitate investment in Melbourne's outer areas to increase local access to employment

The Casey Fields South (Employment) and Devon Meadows PSP provides for a regionally significant industrial precinct located proximate to existing residential communities in Melbourne's outer south-east, as well as a future residential neighbourhood in Devon Meadows. The PSP identifies 275 hectares for employment and approximately 12 hectares for mixed use and a total projection of approximately 5,330 jobs.

Policy 2.1.3 Plan for and define expected housing needs across Melbourne's regions

A range of housing densities have been planned across the Devon Meadows precinct as guided by the place-based plan within the PSP, including higher densities in walkable catchments and around the local convenience centre.

Policy 2.1.4 Provide certainty about the scale of growth in the suburbs

The PSP requires subdivisions to achieve an average density of 20 dwellings per hectare and minimum density targets with a range of lot sizes capable of accommodating a wide range of housing types.

Policy 2.2.3 Support new housing in activity centres and other places that offer good access to jobs, services and public transport

The place-based plan within the PSP identifies opportunities for higher density development within and around the local convenience centre, open space and key transport routes.

Policy 2.2.5 Require development in growth areas to be sequenced and staged to better link infrastructure delivery to land release.

The PSP includes objectives that seek to ensure subdivision and development occurs in a sequenced and staged approach and requires that each lot be appropriately serviced, and an Infrastructure and Development Staging Plan

Policy 2.4.1 Support streamlined approval processes in defined locations

In general, and as intended by the PSP process, the draft amendment will streamline the process for applications generally in accordance with the approved PSP.

The UGZ15 facilitates use of the 'Small Lot Housing Code' (SLHC), which streamlines the process for development of single dwellings on lots less than 300 square metres in size by removing the need for a planning permit.

Policy 2.5.2 Provide a range of housing types in growth areas

Housing types are guided by the residential densities identified in the PSP. As well, Table 5 of the Casey Fields South (Employment) and Devon Meadows PSP outlines the lot sizes and housing types that subdivision applications must accommodate. Furthermore, the Neighbourhood Residential Zone (NRZ) is applied along the southern boundary of the Devon Meadows precinct to provide for a more appropriate transition from urban residential development to the immediately adjoining green wedge.

Policy 3.1.3 Improve arterial road connections across Melbourne for all road users

The PSP has the benefit of being located on the South Gippsland Highway and provides for a connector road network through the precincts to leverage the connectivity of the existing arterial road network, whilst facilitating the upgrade of Craig Road into a connector level road to provide for improved north-south connectivity.

Policy 3.1.4 Provide guidance and certainty for land-use and transport development through the Principal Public Transport Network and the Principal Freight Network

While the PSP is not included in the Principal Public Transport Network or the Principal Freight Network, the PSP facilitates an employment precinct adjacent the South Gippsland Highway, which provides for convenient road connections through to Melbourne's Principal Freight Network to the north-west. The development provides for bus capable roads and higher density residential development to enable the creation of public transport routes in the future.

Policy 3.2.1 Improve roads in growth areas and outer suburbs

The draft amendment clearly defines a new road network. The planned road network is characteristic of a grid pattern and allows for suitable links into future neighbourhoods to the north, west and east.

Policy 3.2.2 Improve outer-suburban public transport

The draft amendment provides for bus-capable roads serving the vast majority of the PSP area. Future development will generate additional patronage demand that will feed into improved bus services in the area.

Policy 3.3.1 Create pedestrian-friendly neighbourhoods

The PSP seeks to create pedestrian-friendly neighbourhoods by dispersing open space within reasonable walking distance of residential areas, and by identifying active transport routes that will enjoy a high degree of canopy tree cover to provide for a comfortable walking experience to key neighbourhood locations.

Policy 4.4.2 Respect and protect Melbourne's Aboriginal cultural heritage

An approved Cultural Heritage Management Plan (CHMP) is required prior to subdivision permits being granted in areas of cultural heritage sensitivity, as defined by the *Aboriginal Heritage Regulations 2007*.

An Aboriginal Cultural Heritage Impact Assessment has been prepared for the precinct, which has informed the preparation of the PSP.

Policy 5.1.1 Create mixed-use neighbourhoods at varying densities

The place-based plan identifies a residential, mixed use and large employment precinct with one local convenience centre and residential areas with a range of densities. Collectively these will create neighbourhoods with varying densities and a mix of uses.

Policy 5.2.1 Improve neighbourhoods to enable walking and cycling as part of daily life

The PSP plans for a pedestrian and cycle network that provides extensive connections across the precinct and particularly between key destinations to encourage walking and cycling as viable transport modes, by identifying cross sections for higher-order roads in the precinct that include ample room for cyclists and pedestrians.

Policy 5.3.1 Facilitate a whole-of-government approach to the delivery of social infrastructure

The PSP identifies a range of social infrastructure to be delivered across government agencies to support the new and existing residential communities.

Providing for new population growth in Devon Meadows and employment growth in Casey Fields South (Employment) will add to the economic well-being of the community and provide further opportunities to existing residents of nearby suburbs. The provision of new goods and services and an increase in demand can help facilitate local jobs and economic activity.

Additional opportunities for recreation and social groups will also emerge as a result of the provision of new public open space, new community facilities and a local convenience centre.

Policy 5.4.1 Develop a network of accessible, high quality, local open spaces

The draft amendment sets aside approximately 102 hectares of open space including, 18.95 hectares of local parks, including a future sports reserve. Local parks and active open space are located within reasonable walking distance of all planned residential areas, and well-located throughout the future employment precinct.

Policy 6.3.2 Improve alignment between urban water management and planning by adopting an integrated water management approach

An integrated water management strategy is proposed that will manage urban development flows across the PSP area.

Policy 6.3.3 Protect water, drainage and sewerage assets

The integrated water management strategy will manage urban development flows across the PSP area and clearly define constructed and existing storm-water management assets.

Policy 6.4.2 Strengthen the integrated metropolitan open space network

The PSP provides an integrated and accessible public open space network offering attractive active and passive recreation opportunities that will cater to future residents and employees.

Policy 6.5.1 Create a network of green spaces that support biodiversity conservation and opportunities to connect with nature

The integrated water management strategy to be implemented by the PSP facilitates the movement of wildlife through the precinct and provide high-amenity locations where residents can connect with nature. The precinct will also create new corridors for Southern Brown Bandicoot habitats.

Policy 6.5.2 Protect and enhance the health of urban waterways

The integrated water management strategy will manage urban development flows across the PSP in accordance with the applicable water management standards and regulations.

Direction No. 11 – Strategic Assessment of Amendments

This direction seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment. This explanatory report addresses the requirements outlined in this direction.

Direction No. 12 – Urban Growth Areas

Parts 4, 5 and 6 of the Ministerial Direction 12 requires that when preparing an amendment to introduce or change provisions in a schedule to the UGZ, a planning authority must evaluate and include in the explanatory report a discussion about:

How the draft amendment implements any Growth Area Framework Plan applying to the land

The Casey Fields South (Employment) and Devon Meadows PSP implements the land use objective for Casey Fields South (Employment) within the South East Growth Corridor Plan as it is identified as having an 'Industrial' land use. Devon Meadows is identified as 'Urban – Land Use to be determined' and is proposed predominately for residential development as part of the draft amendment.

Residential is considered to be an appropriate land use given the Botanic Ridge PSP to the west of the precinct has been developed for residential purposes, providing an opportunity to extend this residential community and share in social infrastructure such as schools, community facilities and open space, as well as commercial services. The precinct has also not been explicitly identified in MICLUP as being required to fulfill an industrial role. Therefore, a residential land use is consistent with the general outcomes included within the Growth Area Framework Plan.

Is the draft amendment in accordance with the Precinct Structure Planning Guidelines approved by the Minister for Planning?

The most recent version of the Precinct Structure Planning Guidelines (PSP Guidelines) is dated October 2021. The PSP Guidelines are structured into identified hallmarks of 20-minute neighbourhood principles. How the PSP fulfills each of the Hallmarks is described below.

Hallmark 1: Viable Densities

Viable densities will be achieved through a range of housing densities and products, guided by the differentiation of residential areas based on their locational advantages. The PSP seeks to implement the amenity-based density model, promoting higher-density development where communities will be supported by key features such as open space, activity centres, community facilities and public transport. The PSP clearly identifies these areas and sets targets for an average density of 30 dwellings per hectare within amenity-based density areas. Outside amenity-based density areas, the PSP includes provisions to facilitate 20 dwellings per hectare.

Hallmark 2: Safe, Accessible and Well Connected

The PSP is well serviced through the provision of walking and cycling paths, especially alongside identified drainage corridors which provide active transport connections to key destinations across the PSP area. The PSP identifies road typologies which will enable the future delivery of a bus network servicing the precinct.

Hallmark 3: Connect People to Jobs and Higher Order Services

The local convenience centre is centrally located in the Devon Meadows precinct to be practical walking or cycling distance for the future community. Active transport links are provided within the precinct to help facilitate this. The Casey Fields South (Employment) precinct will also provide employment opportunities for nearby residential populations of Melbourne's outer south-east, including in the future Devon Meadows residential community.

Hallmark 4: Offer High-Quality Public Realm

The PSP is well serviced by high quality open space. The PSP plans for an active open space reserve in the heart of Devon Meadows, several local parks dispersed so as to maximise accessibility for future residents, and a network of passive open space in the form of a drainage reserve that provides for green connections throughout the precinct.

Hallmark 5: Services and Destinations

The PSP will be well-serviced by educational facilities through the identification of a future government primary school and future government secondary school, potential non-government school site, and plans for the retention of an existing non-government school (Lighthouse Christian College). The PSP also plans for one level 2 community centre, co-located with a government primary school, active open space facility and local convenience centre, creating a community focal point. Future residents will also have the benefit of any businesses established within Casey Fields South (Employment). These present multiple opportunities for future residents to have access to vital services.

Hallmark 6: Thriving Local Economies

Future residents will have access to a local convenience centre which is to be located centrally within the precinct. Residents also have the benefit of potential employment opportunities created in Casey Fields South (Employment).

Hallmark 7: Infrastructure Coordination

The future Casey Fields South (Employment) and Devon Meadows ICP will ensure that development contributes to the funding of essential infrastructure in an appropriate and timely manner. The PSP also includes guidance on development fronts to facilitate the logical roll-out of infrastructure in the precinct.

In introducing or changing provisions in a schedule to the Urban Growth Zone, how the provisions give effect to the intended outcomes of the precinct structure plan.

The proposed UGZ15, to be introduced into the Casey Planning Scheme as part of the proposed amendment, seeks to achieve the following:

- Application of standard VPP zones including a mix of industrial and commercial zones in Casey Fields South (Employment) to facilitate employment uses, and a mix of residential zones in Devon Meadows to facilitate diverse residential development;
- The inclusion of application requirements to ensure future development appropriately responds to matters such as bushfire hazard and road noise.
- The inclusion of a specific provision to ensure that land cannot be used or developed for sensitive uses within the identified buffer of existing egg farm uses in Devon Meadows without the preparation of an Odour Environmental Risk Assessment that demonstrates the amenity of future residents will not be unreasonably affected by poultry odours. If the responsible authority determines that there are likely to be odour levels arising from an egg farm which would have a detrimental impact on the amenity of a sensitive use, the land must not be developed for sensitive uses.
- Specific provisions to streamline planning permits for buildings and works for uses in a location that is generally in accordance with the PSP, including local parks, community facilities and schools.

How a translation of provisions can be achieved, once development anticipated by the precinct structure plan is substantially complete.

A translation of zoning provisions could be achieved through a future planning scheme amendment once the PSP is substantially developed in accordance with the PSP, based on the actual development in relation to the place based plan and applied zones given within the UGZ Schedule.

Direction No. 19 – Ministerial direction on the preparation and content of amendments that may significantly impact the environment, amenity and human health

The VPA is seeking the Environment Protection Authority's (EPA) advice as part of public consultation phase of the draft amendment. The VPA has worked together with the EPA during the agency notification phase and prior to exhibition of this draft amendment and has updated controls relating to managing adverse amenity impacts associated with operating industries and noise sources, addressing acid sulphate soil management requirements and managing potentially contaminated land.

The VPA have provided measures to address amenity impacts associated with noise and odour from industry and other future noise generating uses within the precinct. The VPA considers this an appropriate tool to manage the transition from existing rural industry to urban development. This approach has also been applied for separation distances recommended for existing industries in the precinct.

The EPA and VPA collaborated on the appropriate planning tool to manage the amenity impacts caused by various noise sources in the precinct. The agreed approach was to utilise an application requirement for an acoustic assessment report in the UGZ15, with a corresponding requirement and decision guideline to allow for the implementation of any noise mitigation measures recommended in an acoustic report.

How does the draft amendment support or implement the Planning Policy Framework and any adopted State policy?

The draft amendment supports the implementation of the Planning Policy Framework through the following means:

- Clauses 11.01 Victoria, 11.02 Managing Growth, 11.03 Planning for Places – The PSP plans for orderly and coordinated urban growth by providing residential and industrial land with access to existing and planned amenities, services and infrastructure, including the planning for a local convenience centre within the network of existing and planned centres in the region.
- Clause 12.01-2S Native vegetation management – The PSP identifies significant native vegetation that is to be retained informed by an arborist report prepared that assessed the value of the precinct's trees.
- Clause 13.02-1S Bushfire Planning – The PSP has responded to the requirements of Clause 13.02 (Bushfire) of the Planning Policy Framework through a combination of defensible space at the development edge and construction management requirements (to be confirmed following receipt of bushfire hazard assessment).
- Clauses 13.05 Noise, 13.06 Air Quality – The PSP provides for the consideration of noise and air quality impacts from existing sources, such as arterial roads and rural industries, by requiring proponents to that demonstrate the appropriateness of a proposed use relative to noise and air quality impacts that may be experienced on-site. Decision guidelines are also included to allow due consideration of these issues as part of permit applications for future development.
- Clause 16.01 Residential Development – The PSP plans for residential land of varying densities, with access to services, employment opportunities, community infrastructure and open spaces.
- Clauses 17.01 Employment, 17.02 Commercial, 17.03 Industrial – The PSP plans for an industrial and commercial precinct and a local convenience centre which collectively contribute to the local services and employment opportunities available to future and existing residents.
- Clauses 18.01 Integrated Transport, 18.02 Movement networks – The PSP plans for a transport network that is well-integrated with the existing surrounding network. This includes a bus-capable connector road network that provides for an efficient movement network within the Devon Meadows and Casey Fields South (Employment) precincts, whilst planning for the appropriate infrastructure on the South Gippsland Highway to connect the precincts.
- Clause 19.03 Development Infrastructure – A future draft amendment will implement an Infrastructure Contributions Plan to collect developer contributions to fund infrastructure throughout the PSP.

How does the draft amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The draft amendment supports the implementation of the Municipal Strategic Statement by responding to the following Clauses:

- Clause 21.03 Settlement and Housing – The PSP will facilitate the development of the land for residential purposes to accommodate significant population increases and promote a range of typologies to suit varying household types and lifecycle needs. Community facilities and an active open space area are also planned to provide future residential communities an opportunity to participate in leisure activities.
- Clause 21.04 Environment – The draft amendment has minimised the loss of remnant vegetation through the assessment of tree values within the precinct, with the finding being implemented through the inclusion of a native vegetation retain plan in the PSP which seeks to preserve high-value vegetation.

- Clause 21.05 Economic Development – The PSP seeks to improve Casey’s competitive edges through the creation of an industrial precinct which will provide further employment opportunities for residents of Casey.
- Clause 21.06 Transport – The PSP will enable the development of a new residential community with a high degree of accessibility to goods, services, jobs and facilities, through the creation of a community focal point including a local convenience centre within Devon Meadows, and an industrial precinct in Casey Fields South (Employment). The PSP also identifies higher-order roads needed to allow for the efficient movement of people and goods through the precincts and include guidance on local road typologies and design.

Does the draft amendment make proper use of the Victoria Planning Provisions?

The draft amendment makes proper use of the Victorian Planning Provisions. The UGZ is the most appropriate planning tool to guide future use and development intended by the PSP. In addition, the ICO is the most appropriate mechanism to give effect to a future ICP (not part of this draft amendment).

How does the draft amendment address the views of any relevant agency?

The draft amendment has been prepared in consultation with the relevant agencies including:

- Bunurong Land Council Aboriginal Corporation,
- City of Casey Council
- Department of Education
- Department of Energy, Environment and Climate Action
- Department of Health
- Department of Jobs, Skills, Industry and Regions
- Department of Transport and Planning
- Environment Protection Agency
- First Peoples State Relation
- Homes Victoria
- Invest Victoria
- Major Road Projects Victoria
- Melbourne Water
- South East Water

Does the draft amendment address relevant requirements of the Transport Integration Act 2010?

The draft amendment is likely to have a significant impact on the transport system at a local level. It plans for a new local road network, proposes new intersections on a declared arterial road (South Gippsland Highway) and will contribute to the development of the bus network in the area. The proposed additions and changes to the existing transport system in and surrounding the PSP area will meet the transport system objectives by:

- Integration of transport and land use - Providing for an interconnected road system that responds to the likely level of use generated by the PSP area, thereby encouraging development and services investment.
- Economic prosperity - Enabling efficient access to existing and planned employment and services, the potential future rail station and planned extensions to bus services.
- Environmental sustainability - Ensuring the road network minimises impacts on the site’s topography, native vegetation and water flow regimes.
- Safety, health and wellbeing - Providing locally-based sports and recreational facilities reducing the need for travel.
- Efficiency - Designing the function and scale of roads to match the expected travel demand.

- Social and economic inclusion – Planning for footpaths on all streets and a walkable street network to allow for pedestrian movement.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The draft amendment is expected to have minimal impact on the resources and administrative costs of the responsible authority. The incorporated PSP will facilitate the orderly and proper planning of the area and appropriately allows for a reduction of notice provisions for future planning permit applications.

A future ICP (not part of this draft amendment) to be implemented in the accordance with the Ministerial Direction for ICPs will enable the collection of developer funds to pay for necessary community and development infrastructure for the precinct.

Furthermore, the UGZ15 has been drafted to enable the timely and efficient translation into conventional VPP zones once the land has been developed.

Location	Land /Area Affected	Mapping Reference	Address	Proposed changes		
				Zone	Overlay	Deletion
Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan	The entire precinct aside from those areas encumbered by the transition easement and areas of conservation.	C295case Map Nos. 15Zn, 16ZN and 18ZN	Numerous	Rezone from UGZ to UGZ15		
Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan	The entire precinct aside from those areas encumbered by the transition easement and areas of conservation.	C295case Map Nos. 15Zn, 16ZN and 18ZN	Numerous	Rezone from FZ3 to UGZ15		
Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan	The entire precinct aside from those areas encumbered by the transition easement and areas of conservation.	C295case Map Nos. 15Zn, 16ZN and 18ZN	Numerous	Rezone from UFZ to UGZ15		
Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan	The entire precinct.	C295case Map Nos. 15ZN, 16ZN and 18ZN	Numerous		ICO Schedule 4	
Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan	125 Devon Road, Devon Meadows 110 Devon Road Devon Meadows 120 Devon Road Devon Meadows 130 Devon Road Devon Meadows 1934 South Gippsland Highway Devon Meadows 1930 South Gippsland Highway Devon Meadows	C295case Map No. 15ZN, 16ZN and 18ZN	125 Devon Road, Devon Meadows 110 Devon Road Devon Meadows 120 Devon Road Devon Meadows 130 Devon Road Devon Meadows 1934 South Gippsland Highway Devon Meadows 1930 South Gippsland Highway Devon Meadows		PAO Schedule 4	

	85 Clyde-Five Ways Road Clyde 90 Clyde-Five Ways Road Clyde 110 Clyde-Five Ways Road Clyde 1905 South Gippsland Highway Clyde 125 Clyde-Five Ways Road Clyde 1945 South Gippsland Highway Clyde		85 Clyde-Five Ways Road Clyde 90 Clyde-Five Ways Road Clyde 110 Clyde-Five Ways Road Clyde 1905 South Gippsland Highway Clyde 125 Clyde-Five Ways Road Clyde 1945 South Gippsland Highway Clyde			
Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan	32-34 Craig Road, Junction Village 36-38 Craig Road, Junction Village	C925case Map Nos. 15ZN, 16ZN and 18ZN	32-34 Craig Road, Junction Village 36-38 Craig Road, Junction Village			PAO3
Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan	1790 South Gippsland Highway, Devon Meadows 1870 South Gippsland Highway, Devon Meadows 1870 South Gippsland Highway, Devon Meadows 1934 South Gippsland Highway, Devon Meadows 1934 South Gippsland Highway, Devon Meadows 100 Devon Road, Devon Meadows 85 Devon Road, Devon Meadows 95 Devon Road, Devon Meadows 105 Devon Road, Devon Meadows	C295case Map Nos. 15ZN, 16ZN and 18ZN	1790 South Gippsland Highway, Devon Meadows 1870 South Gippsland Highway, Devon Meadows 1870 South Gippsland Highway, Devon Meadows 1934 South Gippsland Highway, Devon Meadows 1934 South Gippsland Highway, Devon Meadows 100 Devon Road, Devon Meadows 85 Devon Road, Devon Meadows 95 Devon Road, Devon Meadows 105 Devon Road, Devon Meadows		EAO	

	125 Devon Road, Devon Meadows 135 Devon Road, Devon Meadows 135 Devon Road, Devon Meadows 36-38 Craig Road, Junction Village 32-34 Craig Road, Junction Village		125 Devon Road, Devon Meadows 135 Devon Road, Devon Meadows 135 Devon Road, Devon Meadows 36-38 Craig Road, Junction Village 32-34 Craig Road, Junction Village			
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