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28 March 2025

Victorian Planning Authority (VPA)
1 Spring Street
Melbourne, VIC 3000
Via: Engage Victoria

Dear VPA,

DRAFT CASEY FIELDS SOUTH (EMPLOYMENT) AND DEVON MEADOWS PSP

SUBMISSION ON BEHALF OF BR 1450 BALLARTO UNIT TRUST

RE: 1450 BALLARTO ROAD, CLYDE

Human Habitats acts on behalf of our client *BR 1450 Ballarto Unit Trust* in relation to their land at 1450 Ballarto Road, Clyde (subject site). We hereby make a submission on their behalf in relation to the draft Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan (PSP).

We acknowledge the extensive work undertaken by the VPA and City of Casey in preparing the draft PSP and supporting documents, and having reviewed the engagement material on exhibition, make the following submission for the VPA's consideration.

Notably, the PSP nominates our client's land (identified in the PSP as CF-06) for part "Industry", part "Light Industry", with a local access street crossing from the west and heading south, as well as a portion of open space (uncredited) in the form of a waterway. In response to these general outcomes for the subject site, we make the following submission:

1. Part of the area designated for Light Industry and industry should be deleted in lieu of Mixed Business and Industry;
2. The Mixed Business and Industry area should extend from north of the proposed access street and west of the waterway; and
3. A rearrangement of other use areas nearby consequent to this change to balance and coordinate the broader mix of uses.

Our justification for seeking this outcome is outlined in the remainder of this letter.

1 Background

The site is located in the north-east corner of the PSP area, with an approximate frontage 320 metres of Ballarto Road and is located west of Clyde-Five Ways Road. The site has an approximate area of 8.1 hectares and is largely undeveloped at present with a single dwelling in the north east corner.

The land is located within the Urban Growth Zone (UGZ) and is partially affected by the Land Subject to Inundation Overlay (LSIO).



Figure 1 - Aerial view of subject site (bold white outline) and immediate surrounds

2 Proposed Controls

The PSP seeks to facilitate the development of Casey's economy, combined with a high-quality residential lifestyle and recreation outcome. Accordingly, the purpose of the PSP is noted as "[d]eliver[ing] 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".

As per the draft Urban Growth Zone – Schedule 15 (UGZ15) control, the following would apply to the site:

- Light Industry area – Industrial 3 Zone (I3Z)
- Industry area – Industrial 1 Zone (I1Z)

It is acknowledged that the present LSIO affecting the site would remain. A constructed waterway is proposed in accordance with the draft Melbourne Water Drainage Services Scheme to manage stormwater through the site and for the wider catchment. Additionally, an Incorporated Contributions Overlay - Schedule 4 (ICO4) would be applied.

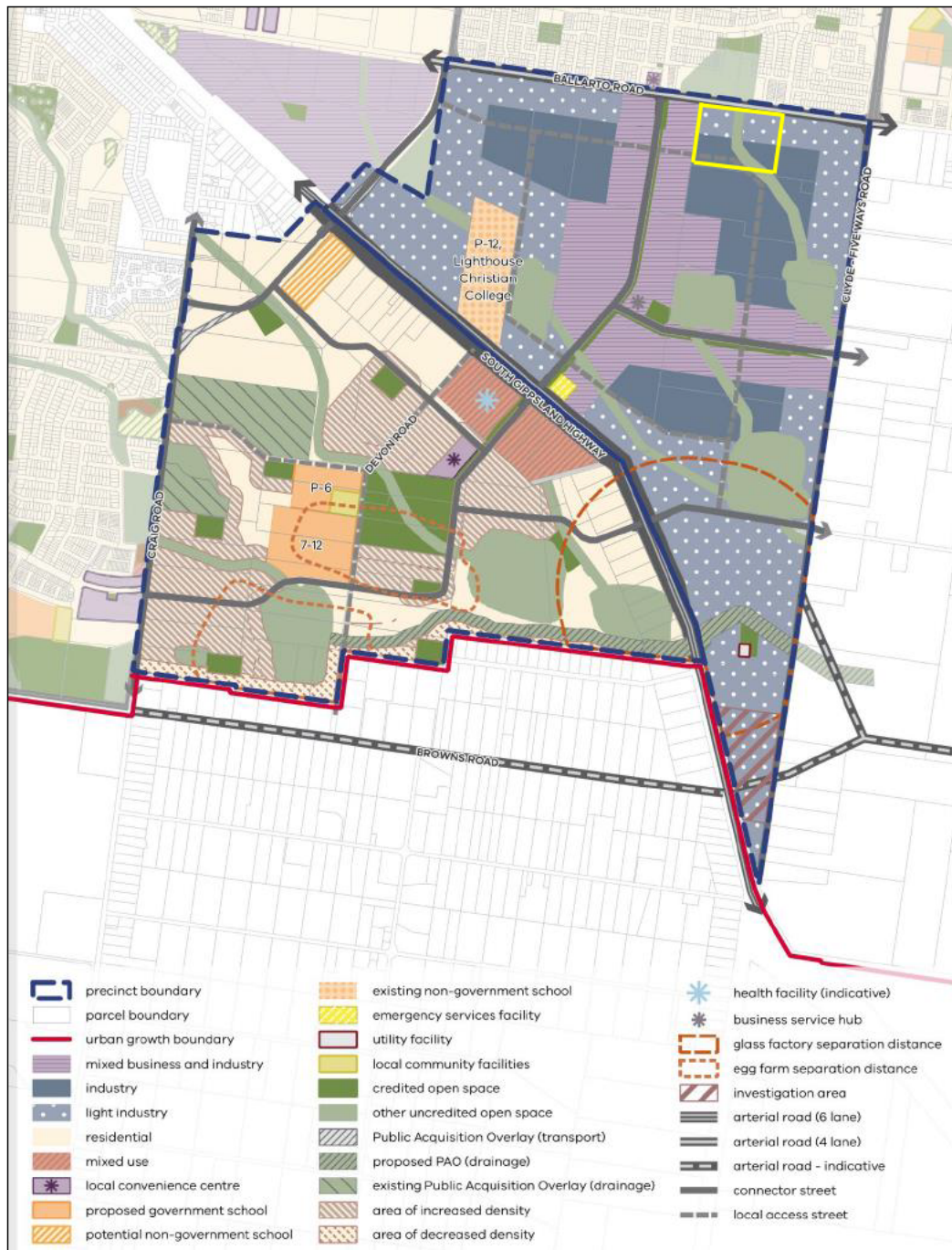


Figure 2 - Draft Place Based Plan from PSP (subject site outlined in yellow)

3 Submission

We consider the proposed land use designations for the subject site as generally consistent with the purpose of the PSP, however, we note that a better use of the land would be to classify the north west portion of the subject site as being for Mixed Business and Industry, in lieu of Light Industry. This would enable more of the land to be zoned as Commercial 2 Zone (C2Z) which enhances the opportunities available for employment opportunities suitable for the site's arterial road location.

According the proposed mapping below, this additional C2Z area would be contiguous with the proposed areas along the nearby new connector street and provide a more meaningful gateway of such land uses to transition from Ballarto Road into the PSP area. Relocating the Commercial 2 Zone land from the 'inner core' to arterial

road frontages also responds to market demands noting most commercial businesses prefer main road exposure and access.

In proposing this change for the subject site we acknowledge its natural and future built boundaries and have used the constructed waterway and local access street as boundaries between the Mixed Business and Industry area and other areas.

In addition to this change, we have nominated some consequential beneficial changes to nearby areas in order to:

- Complete the avenue of Mixed Business and Industry uses along the new connector street.
- Respond to the arterial road frontages of the PSP (Ballarto Road and South Gippsland Highway) and create more meaningful gateways into the PSP.
- Provide a more appropriate land use interface with the Lighthouse Christian College.

Please see below for proposed mapping outcome:

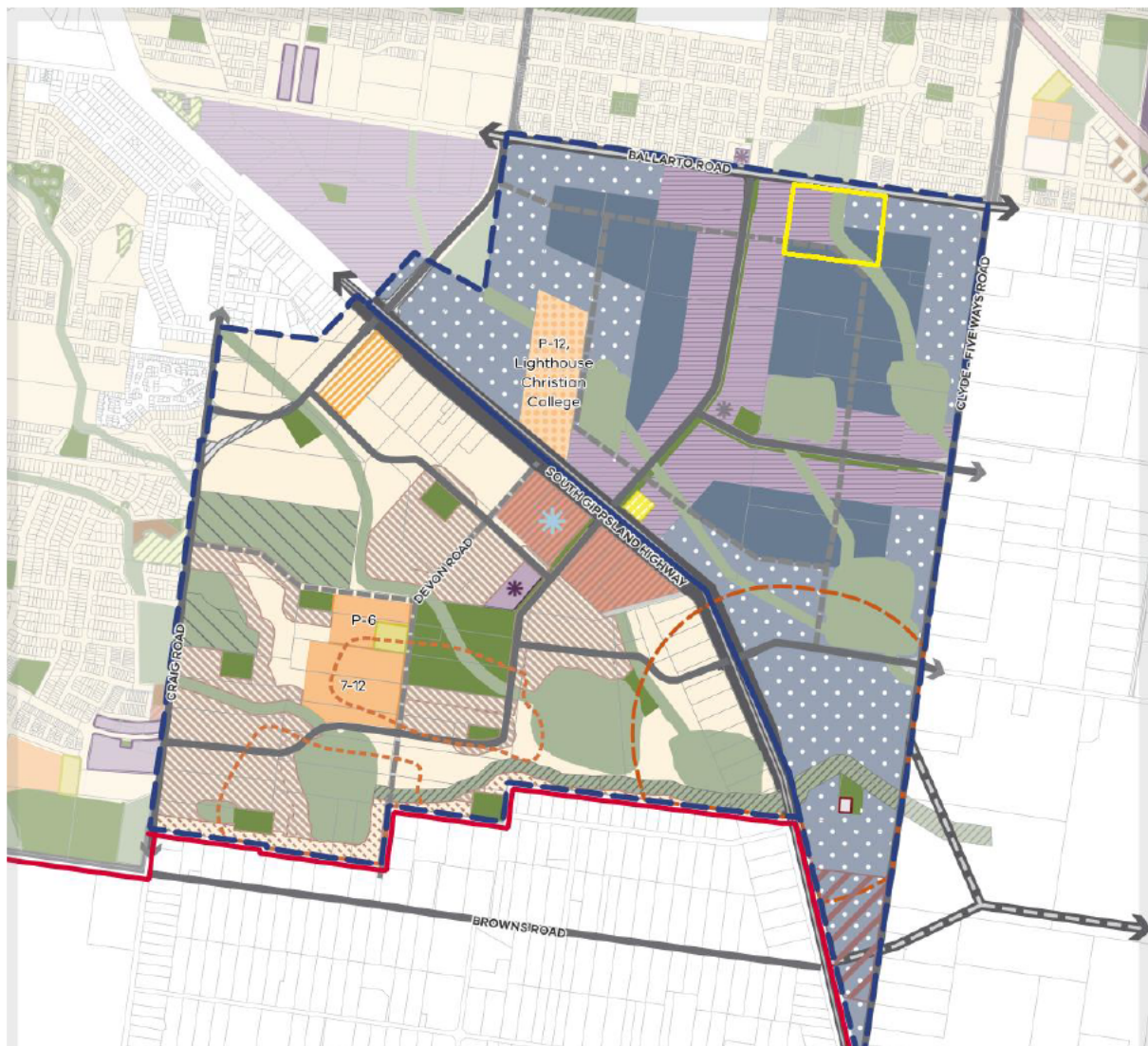


Figure 3 - Proposed PSP map showing revised locations of 'Mixed Use Business' areas (subject site highlighted in yellow)



4 Conclusion

We are pleased to acknowledge the purpose and vision of the PSP and broadly support the outcome. Regarding the particulars of our client's land, we note the opportunity to modify the proposed uses to include a portion of Mixed Business and Industry, which would complement nearby uses, respond to its arterial road frontage and ability to enhance the gateway into the PSP area from Ballarto Road.

Our client looks forward to your consideration of this submission and engaging in further discussions with the VPA with the hope of finding an agreed position on the strategic planning for the site. Notwithstanding, on behalf of our client, we reserve the right to make further submissions to the draft PSP as required, including appearing at a Standing Advisory Committee hearing.

If you would like to discuss this submission further, please do not hesitate to contact [REDACTED] via email to [REDACTED] or via [REDACTED]. Alternatively please contact the undersigned at [REDACTED]

Yours sincerely

[REDACTED]
Director