

28 March 2025

Victorian Planning Authority
Level 25, 35 Collins Street
Melbourne VIC 3000

**RE: Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan (Amendment C295case)
1340 Ballarto Road, Cranbourne East (Property CF-01)**

Thank you for the opportunity to make a submission in relation to Amendment C295 to the Casey Planning Scheme and specifically the draft *Casey Fields South (Employment) & Devon Meadows Precinct Structure Plan (PSP)*, *Casey Fields South (Employment) & Devon Meadows PSP Drainage Strategy (Drainage Strategy)* and accompanying planning scheme provisions.

Insight Planning Consultants, on behalf of LandXWise (**client**), are acting for 1340 Ballarto Road, Cranbourne East (**the Site**), and are pleased to provide the following submission in response to Amendment C295case (**the Amendment**). Our client has purchased the Site, pending settlement, and intends to develop the Site.

In general terms, our client supports the progression and approval of the PSP and the Amendment, however there are some concerns regarding specific implementation matters that are outlined in this submission that we seek to be addressed.

Importantly, we believe that our requested changes will further improve the PSP's ability to deliver development and local employment opportunities in the short term.

This submission relates to the 'Exhibited Documents' that are available on the Engage Victoria website and seeks to outline each issue of concern and a requested change that we believe will enhance the deliverability of the PSP.

This submission has been structured to identify and explain our key issues with the PSP with a summary of our requested changes to each of those key issues, as well as other minor matters included as Appendix 1.

We trust the contents of this submission are clear however, we look forward to working closely with the Victorian Planning Authority (**VPA**), the City of Casey, Melbourne Water and the other landowners to progress the approval of the Casey Fields South (Employment) and Devon Meadows PSP.

1. Subject Site

The Site is located at 1340 Ballarto Road in Cranbourne East and is located within the Casey Fields South (Employment) Precinct (**the Precinct**). The Site is identified as Property CF-01 within the PSP, as shown below. The Site is located on the south-east side of the future Ballarto Road and Casey Fields Boulevard intersection in the north-west corner of the Precinct. The Site is generally rectangular in shape and has a total area of approximately 8.34ha.

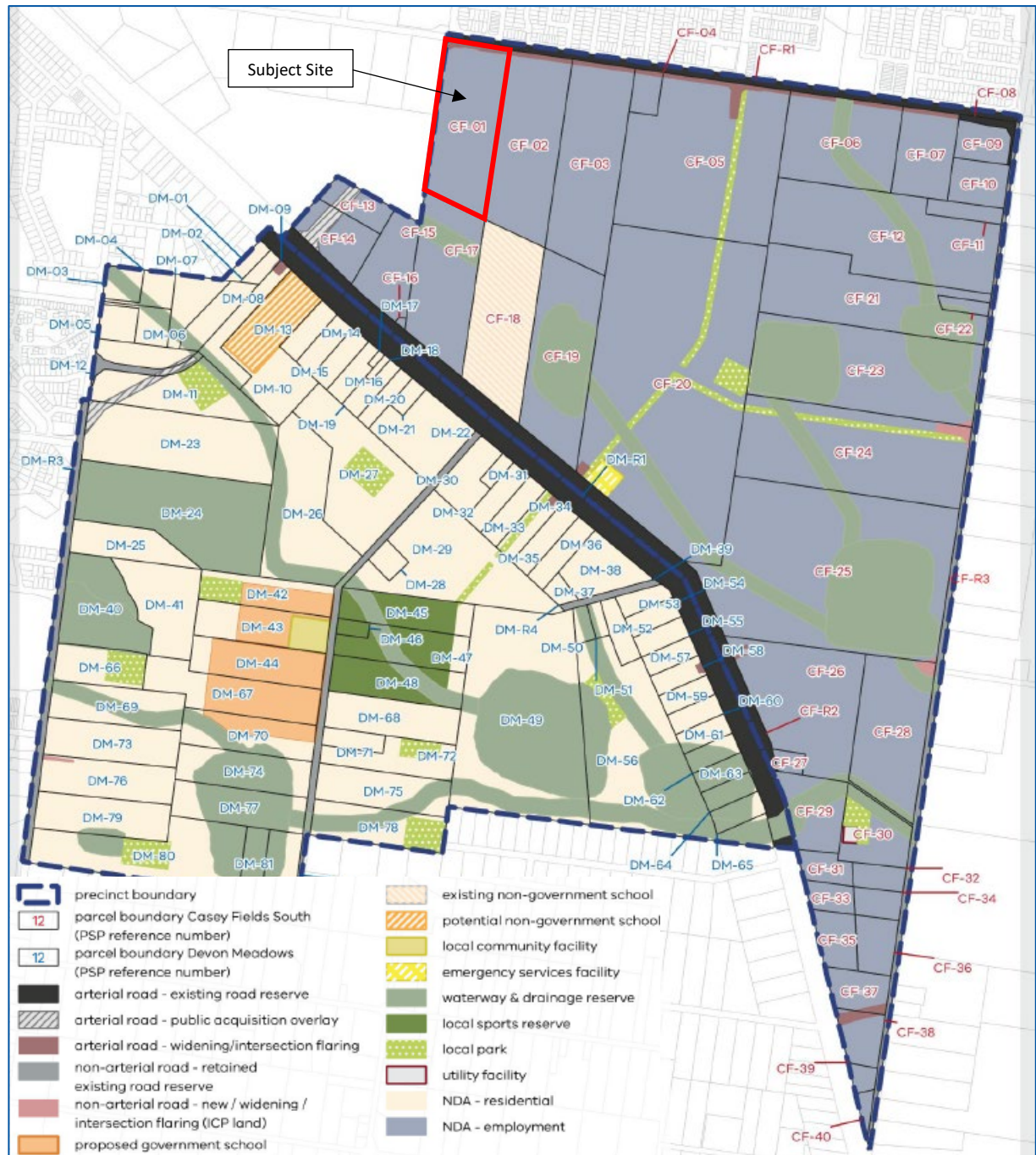


FIGURE 1: EXTRACT OF PLAN 11 – LAND USE BUDGET (CASEY FIELDS SOUTH (EMPLOYMENT) AND DEVON MEADOWS PSP, MARCH 2025)

The Site fronts Ballarto Road to the north for approximately 180m and has a maximum depth of 489m. The Site historically has been used for Horse breeding and will continue to be used as such until development of the Site can occur.



FIGURE 2: AERIAL OF SITE (LANDCHECKER 2025)

2. Submission

The following submission is provided to assist in ensuring the deliverability of the Site and the broader precinct in a logical and affordable manner.

Key Issues

While our client generally supports the approval of the Amendment, there are three (3) key issues that we have identified in the Amendment documents, in particular the draft PSP and Drainage Strategy, that relate to the Site.

Ballarto Road

Ballarto Road forms the northern boundary of the Casey Fields South (Employment) Precinct area. The road is designated as a 'Secondary Arterial (34m/4 lanes)' in the PSP and as such the ultimate road will be delivered by Department of Transport and Planning (DTP). As part of the Clyde Development Contributions Plan (DCP) and the Cranbourne East DCP, the interim upgrade of Ballarto Road (one lane each way), including land acquisition to widen the road reserve by 12 metres, has been included in the DCPs and is 100% apportioned to the DCPs.

The land north of Ballarto Road, in both the Casey Fields South (Residential) and Cranbourne East PSP has been significantly developed including the frontage of Ballarto Road in the Casey Fields South (Residential) PSP. To date, the interim upgrades to Ballarto Road have not been undertaken.

Discussions have been held with the City of Casey to understand why upgrades to Ballarto Road have not taken place. Based on these discussions it is understood that there is a High-Pressure Gas Pipeline located along the northern side of Ballarto Road which requires an upgrade to meet APA requirements. Whilst the specifics of this upgrade are not fully understood at this time, we don't believe the cost associated with the upgrade are included in the current DCP costs for the interim upgrade of Ballarto Road. The project scope and costs associated with the pipeline upgrade may significantly exceed those funds collected under the DCP and thus should be considered during the planning process for this Precinct.

Ballarto Road is essential to facilitate development within the Casey Fields South (Employment) Precinct. The road will support the existing development front from the north to the south and will provide additional road network access to the existing residential community.

It is understood that there will be a Standard Levy Infrastructure Contributions Plan (ICP) applied to the Precinct. Given the essential nature of the road to the future development of the Precinct, the inclusion of the cost of the high-pressure gas pipeline upgrade should be shown on Plan 10 - Precinct Infrastructure Plan, listed in Table 9 – Precinct Infrastructure and funded by the ICP.

The Ministerial Direction on the preparation of the content of Infrastructure Contributions Plans states in Clause 27 of Annexure 1 that *'an allowable item listed in Table 3 or 4 includes any works, services or facilities that are reasonably required to provide that item, including: ... c) services relocations, installations and adjustments...'* Table 3 and 4 list the transport construction standard and supplementary levy allowable items, respectively. The ultimate land acquisition and interim construction of the new road pavement on Ballarto Road has been funded 100% by the DCPs however, there is need for funding to also include the upgrade (relocation / installation / adjustment) of the high-pressure gas pipeline which had not been considered in the current DCP project sheets.

Given the Ballarto Road upgrade is essential to unlocking the northern development front for the Precinct and will allow for the early delivery of employment land, a new Transport Project should be included on Plan 10 - Precinct Infrastructure Plan (PIP) and Table 9 – Precinct Infrastructure for the upgrade of the high-pressure gas pipeline. The project should be described as:

Ballarto Road – Upgrade (relocation / installation / adjustment) of existing High-Pressure Gas Pipeline along the northern side of existing carriageway from Casey Fields Boulevard to Clyde Five Ways Road.

Requested Changes:

- Amend Plan 10 – Precinct Infrastructure Plan to include a new transport project for the upgrade of the High-Pressure Gas Pipeline along Ballarto Road.
- Amend Table 9 – Precinct Infrastructure to include a new Transport Project for the upgrade of the High-Pressure Gas Pipeline, the project description being:

Ballarto Road – Upgrade (relocation / installation / adjustment) of existing High Pressure Gas Pipeline along the northern side of existing carriageway from Casey Fields Boulevard to Clyde Five Ways Road.

Drainage Strategy

Plan 9 – Infrastructure and Development Staging, of the PSP identifies the Site as being in Stage S2b. The Background Report states that the “development of the PSP is proposed to be staged in two broad phases to assist with the coordination and delivery of key infrastructure” (page 16).

It continues on to state that “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” (page 16).

The Precinct consists of quite fragmented land resulting in waterways and drainage assets being spread across several parcels for ultimate delivery and the outfall being released into an unplanned precinct (Clyde South).

In meetings held with Melbourne Water, Council and VPA, there has been general agreement by Melbourne Water and Council that due to the nature of the Precinct, without the allowance of interim drainage solutions, it is unlikely development will be able to occur in the Precinct in the short term. Specifically, Requirement 28 of the PSP was discussed which allows for interim solutions to be provided.

Requirement 28 of the PSP states:

Development must provide for the delivery of ultimate waterway and drainage infrastructure as detailed in the DSS, including stormwater detention and quality treatment, and outfalls to the satisfaction of Melbourne Water and the responsible authority.

Where it can be demonstrated that this is not possible, development proposals must demonstrate how any interim solution adequately manages flow rates, treats stormwater generated from the development (without causing adverse impacts to the other properties within or outside the precinct, the environment, cultural heritage, or other infrastructure), to the satisfaction of Melbourne Water and the responsible authority.

An interim solution will not be considered for assets WD1, WD2, WD3, SGC, WD4, O1, O2, O3. These assets must be delivered in their ultimate form.

Development construction and interim solutions must avoid or mitigate the risk of soil erosion and waterway degradation.

In considering how the above Requirement will be implemented, we believe that the wording creates a conflict between being a ‘must’ (requirement) and allowing interim solutions. Additionally, if the assets listed above ‘must’ be delivered in their ultimate form before development can occur, they should form part of a separate and more specific Requirement that links the specific assets directly to the individual properties that need them (E.g. Croskell PSP SAC example). In order to implement this outcome a Public Acquisition Overlay (PAO) should also be applied to drainage outfalls O1, O2 and O3

as we understand that works required for these fall outside the Precinct area and delivery is likely to be beyond the control of those developing within the Precinct.

Therefore, it is proposed that Requirement 28 is changed to be a Guideline which states:

Development ~~should~~ ~~must~~ provide for the delivery of ultimate waterway and drainage infrastructure as detailed in the DSS, including stormwater detention and quality treatment, and outfalls to the satisfaction of Melbourne Water and the responsible authority.

Where it can be demonstrated that this is not possible, development proposals must demonstrate how any interim solution adequately manages flow rates, treats stormwater generated from the development (without causing adverse impacts to the other properties within or outside the precinct, the environment, cultural heritage, or other infrastructure), to the satisfaction of Melbourne Water and the responsible authority.

~~An interim solution will not be considered for assets WD1, WD2, WD3, SGC, WD4, O1, O2, O3. These assets must be delivered in their ultimate form.~~

Development construction and interim solutions must avoid or mitigate the risk of soil erosion and waterway degradation.

Requested Changes:

- Change Requirement 28 to a Guideline and re-word as outlined above.
- Apply PAO to all the land required to accommodate drainage assets that must be delivered in their ultimate form.

Staging

As noted above, Plan 9 - Infrastructure and Development Staging, has been determined by the delivery of the drainage infrastructure. However, Melbourne Water has confirmed during the landowner discussion for the drainage strategy, held on the 12 March 2025, that interim drainage solutions may be delivered without the ultimate assets and outfalls being in place.

Requirement 27 states:

Prior to the issue of a statement of compliance for any stage of the subdivision of a PSP parcel or the commencement of development of a PSP parcel, DSS assets WD1, WD2, WD3, SGC, WD4, O1, O2, O3 identified within the respective stage shown on Plan 9 Infrastructure and Development Staging and Table 8 Water infrastructure must be delivered unless otherwise agreed to in writing by Melbourne Water and the responsible authority.

This requirement prevents any parcels of land being developed that can be serviced without relying on the ultimate assets. It is anticipated that there may be several properties within the Precinct, including our client's, that are in this case and can be developed prior to the delivery of the ultimate drainage assets.

Therefore, if it can be demonstrated that a parcel can be developed independently of the ultimate assets, it should be removed from being included in any stages identified on Plan 9 – Infrastructure and Development Staging.

Requested Changes

- Remove CF-01 (and other parcels where applicable) from any Stage shown in Plan 9 – Infrastructure and Development Staging.

DSS Landowner Engagement Session

We have found the DSS Landowner Engagement Sessions very helpful in exploring implementation issues parallel to the PSP process. However, we believe that it is critically important that these sessions continue post-exhibition to ensure that any alternate proposals are considered by all.

As discussed in Session 4 (26th March 2025), Galileo presented a potential alternative drainage asset approach that seemed to achieve many of the key objectives of a drainage scheme, including minimisation of asset area, filling requirements and cost, but the technical information supporting this position was not provided. If these sessions were to continue, we would be able to collectively understand, interrogate and explore this information, in conjunction with information from other parties and respond in a way that may achieve the best outcome for the development of the precinct.

We trust the above information is sufficient for the VPA's review of the submission, however we reserve the right to provide additional information, particularly in response to alternate drainage solutions that may be advanced by other parties.

If our comments and recommendations are not supported, given the implications that the draft PSP could have on the deliverability of the Site and the Precinct more broadly, we would request the opportunity to discuss alternate changes to the Amendment documents.

Please do not hesitate to contact me on [REDACTED] if you have any queries.

Yours sincerely

[REDACTED]

Managing Director

Appendix 1: Requested Changes Summary Table

The below table summarises the requested changes to the PSP outlined in the Key Issues Section of this submission.

#	Plan/Reference	Requested Change	Rationale
Key Issues and Requested Changes			
1	Requirement 6	<ul style="list-style-type: none"> Delete or re-word 3rd dot point for greater clarity: <i>Be adaptable to changing use, regeneration, and intensification initiatives.</i> 	It is unclear how this dot point of the requirement is intended to be implemented, further clarification or removal required.
2	Guideline 12	<ul style="list-style-type: none"> Delete or re-word 4th dot point for greater clarity: <i>Identify larger strategic sites with the flexibility to be redeveloped to accommodate more intensive uses over time</i> 	It is unclear how this dot point of the requirement is intended to be implemented, further clarification or removal required.
3	Requirement 8	<ul style="list-style-type: none"> Delete 3rd dot point: <i>stormwater volume reduction and infiltration targets in Melbourne Water's Healthy Waterway Strategy (2018) that are applicable to the PSPs</i> 	The Alluvium IWM Issues and Opportunities Report for the PSP indicates this strategy cannot be achieved due to the lack of identifiable non-potable water demands and the mandating of recycled water for this area, particularly in the employment precinct.
4	Requirement 11	<ul style="list-style-type: none"> Delete: <i>Canopy tree coverage within the public realm must achieve a minimum of 30% coverage (excluding areas dedicated</i> 	Its not possible to achieve this outcome whilst service authorities and council

#	Plan/Reference	Requested Change	Rationale
		<i>to biodiversity, native vegetation conservation, and drainage assets).</i>	maintain current offset distances between trees and proposed services.
5	Requirement 12	<ul style="list-style-type: none"> Delete: <i>Street trees must be provided on both sides of all roads/streets (excluding laneways) in accordance with the cross-sections, and at regular intervals appropriate to tree size at maturity.</i> 	Its not possible to achieve this outcome whilst service authorities and council maintain current offset distances between trees and proposed services.
6	Guideline 23	<ul style="list-style-type: none"> Delete: <i>Canopy trees should have an average canopy foliage of 6.4m in diameter at maturity in summer. Where this cannot be achieved because of local climate and soil conditions, a suitable species should be selected which closest achieves this canopy cover, to the satisfaction of the responsible authority. The requirement for a minimum 30% canopy tree coverage within the public realm must still be met.</i> 	Its not possible to achieve this outcome whilst service authorities and council maintain current offset distances between trees and proposed services.
7	Objective 27	<ul style="list-style-type: none"> Replace: <i>To ensure development is staged in an orderly manner that is consistent with the planned delivery of necessary infrastructure.</i> With: <i>To ensure development is staged in an orderly manner in a manner <u>that is generally in accordance</u> with with the planned delivery of necessary infrastructure.</i> 	Replace with 'generally in accordance with'. The principle of 'generally in accordance with' has been well established and the VPA has prepared Guidelines to assist with its implementation.
8	Objective 31	<ul style="list-style-type: none"> Delete 	Duplication of Objective 27
9	Requirement 19	<ul style="list-style-type: none"> Delete: Staging of infrastructure and development must be generally in accordance with Plan 9 Infrastructure and 	If Requirement is to remain, property CF-01 (and others in north-west area of

#	Plan/Reference	Requested Change	Rationale
		Development Staging and Table 8 Water infrastructure, and must provide for the timely provision and delivery of infrastructure to the satisfaction of Melbourne Water and the responsible authority.	Precinct) should be removed as they do not require the outfall to be in place in order to develop.
10	Requirement 27	<ul style="list-style-type: none"> Delete: Prior to the issue of a statement of compliance for any stage of the subdivision of a PSP parcel or the commencement of development of a PSP parcel, DSS assets WD1, WD2, WD3, SGC, WD4, O1, O2, O3 identified within the respective stage shown on Plan 9 Infrastructure and Development Staging and Table 8 Water infrastructure must be delivered unless otherwise agreed to in writing by Melbourne Water and the responsible authority. 	If Requirement is to remain, property CF-01 (and others in north-west area of Precinct) should be removed as they do not require the outfall to be in place in order to develop.
11	Requirement 28	<ul style="list-style-type: none"> Change Requirement to Guideline and re-word to: <i>Development should must provide for the delivery of ultimate waterway and drainage infrastructure as detailed in the DSS, including stormwater detention and quality treatment, and outfalls to the satisfaction of Melbourne Water and the responsible authority.</i> <i>Where it can be demonstrated that this is not possible, development proposals must demonstrate how any interim solution adequately manages flow rates, treats stormwater generated from the development (without causing adverse impacts to the other properties within or outside the precinct, the environment, cultural heritage, or other</i> 	

#	Plan/Reference	Requested Change	Rationale
		<p><i>infrastructure), to the satisfaction of Melbourne Water and the responsible authority.</i></p> <p><i>An interim solution will not be considered for assets WD1, WD2, WD3, SGC, WD4, O1, O2, O3. These assets must be delivered in their ultimate form.</i></p> <p><i>Development construction and interim solutions must avoid or mitigate the risk of soil erosion and waterway degradation.</i></p>	
12	Guideline 38	<ul style="list-style-type: none"> Replace with: <i>Development that is not in accordance with Plan 9 – Infrastructure and Development Staging is ‘out of sequence development.’ Out of sequence development is only permitted where the developer demonstrates that bringing forward development will not impose unreasonable additional burdens on infrastructure providers (or where the developer agrees to be responsible for the cost of the additional burden on infrastructure providers and ICP development agent or asset manager of existing / planned infrastructure imposed by allowing out of sequence development).</i> 	Allows for development that can be delivered without relying on the ultimate drainage assets being delivered to be approved allowing for the early development of the PSP.
13	Plan 9 – Infrastructure and Development Staging	<ul style="list-style-type: none"> Remove CF-01 (and any other parcels where applicable) from any stage show in the plan. 	Where land parcels can be developed without relying on the delivery of the ultimate assets, they should be removed from being included in any stages shown on Plan 9.

#	Plan/Reference	Requested Change	Rationale
14	Secondary Arterial – Cross Section	<ul style="list-style-type: none"> Amend Secondary Arterial Cross-Section to be consistent with previously approved cross-sections (Casey Fields South (Residential PSP) and Cranbourne East PSP). 	The three cross sections for Ballarto Road (Secondary Arterial) are not consistent. Justification should be provided if there is a reason for the variations in cross-sections.
15	Public Acquisition Overlay	<ul style="list-style-type: none"> Apply PAO to all land required to accommodate drainage assets that must be delivered in their ultimate form. 	Where drainage assets ‘must’ be delivered in their ultimate form, the Public Acquisition Overlay should also be applied to drainage to those assets. A PAO should be applied to land required for outfalls O1, O2 and O3 as these fall outside the Precinct area and delivery is likely to be beyond the control of those developing within the Precinct.