

26 March 2025

Mr Mat Garner  
Director, South East Metropolitan Melbourne  
Victorian Planning Authority  
Via email: [Mat.Garner@vpa.vic.gov.au](mailto:Mat.Garner@vpa.vic.gov.au)

Dear Mr Garner,

## Submission – Proposed Planning Scheme Amendment C265case

SPOT Planning continues to act on behalf of Amazon International Investment Consortium Pty Ltd with respect to their interest in the following properties within the future Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan area:

- 125 Clyde Five Ways Road, Clyde.

This property is approximately 18.85ha and irregular in shape. The subject site has a road frontage to the South Gippsland Highway along the western interface, and Clyde-Five Ways Road and along the eastern interface.

The property is located at the eastern extent of the draft Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan and is identified specifically as properties CF-26 and CF-28 in the Land Use Budget Plan. The Land Use Budget outlines the combined net developable area of these properties as 17.26ha, which represent 91.6% of the property. The balance land is required for road widening and waterway/drainage reserve.



*Subject Site*

On behalf of Amazon International Investment Consortium Pty Ltd, we would like to firstly commend the Victorian Planning Authority on the advancement of the Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan and Amendment C265case to formal public exhibition. This is a significant milestone for the project, and we acknowledge the work and effort required to coordinate and Structure Plan of this scale and complexity.

Whilst we welcome and support the intent behind the proposed Planning Scheme Amendment C265case, we would like to take this opportunity to raise the following matters for further discussion/consideration as part of the refinement to the final Planning Scheme Amendment documentation and draft Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan.

These are summarised below and expanded upon within this submission:

- **Light Industry Planned Outcomes.**
- **Melbourne Water Drainage Strategy.**
- **Staging Plan and Implementation.**
- **Specific PSP Plans, Objectives, Requirements, Guidelines and Appendices.**

### Light Industry Planned Outcomes

We note the land is designated generally for 'Light Industry' purposes on Plan 2 – Place Based Plan within the draft Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan. In addition, we further note the Industrial 3 Zone applied to this land as nominated within the draft Schedule 15 to the Urban Growth Zone.

The applied Industrial 3 Zone allows for the land use 'warehouse' as a Section 1 use when the condition is met associated with Clause 53.10. As such, further refinement to the Light Industry description within the Table 4 of the PSP is recommended to encourage development of this nature in appropriate circumstances.

Whilst we are generally supportive of the description and flexibility as currently drafted, the as of right uses within the applied Industrial 3 Zone could be expressed more clearly within the 'Planned Outcomes' for the precinct.

*In summary, it is submitted that Table 4 of the PSP be further refined as per the track changed recommendations below, to encourage development that may be as of right in appropriate circumstances within the Light Industry area.*

LIGHT INDUSTRY	
<b>Application</b>	Applies to land located within the 'Light Industry' area shown on Plan 8 - Employment and Activity Centres. The light industry area is generally located around the periphery of the precinct where it is important that new employment activities are compatible with more sensitive land uses.
<b>Purpose</b>	The area is envisaged as having a smaller scale and more articulated style of built form that will providing a transition between larger-format activities internal to the precinct and adjoining residential land
<b>Planned outcomes</b>	<b>Activity</b> A range of activities that do not generate significant adverse amenity effects are expected to establish in the Light Industry area, including but not limited to: <ul style="list-style-type: none"> <li>• Small scale manufacturing</li> <li>• Service industries</li> <li>• Research and development.</li> </ul>
	<b>Decision guidance</b> Subdivision and development in the Light Industry area should: <ul style="list-style-type: none"> <li>• Provide a scale and intensity of development that is compatible with more sensitive receiving environment</li> <li>• Manage potential compatibility issues with adjoining land uses through contextually sensitive site layout and design.</li> </ul>

Table 4 – Light Industry

Track Changed Recommendation
Applies to land located within the 'Light Industry' area shown on Plan 8 - Employment and Activity Centres. The light industry area is generally located around the periphery of the precinct where it is important that new employment activities are compatible with more sensitive land uses.
The area is envisaged as having a smaller scale and more articulated style of built form that will providing a transition between larger format activities internal to the precinct and adjoining residential land. <u>Development within the Light Industry area may provide for a combination of smaller format and larger format activities, subject to the location and context.</u>
<b>Activity</b> A range of activities that do not generate significant adverse amenity effects are expected to establish in the Light Industry area, including but not limited to: <ul style="list-style-type: none"> <li>• Small scale manufacturing</li> <li>• Service industries</li> <li>• Research and development</li> <li>• <u>Warehousing and storage of goods</u></li> </ul>
<b>Decision guidance</b> Subdivision and development in the Light Industry area should: <ul style="list-style-type: none"> <li>• Provide a scale and intensity of development that is compatible with more sensitive receiving environment</li> <li>• Manage potential compatibility issues with adjoining land uses through contextually sensitive site layout and design.</li> </ul>

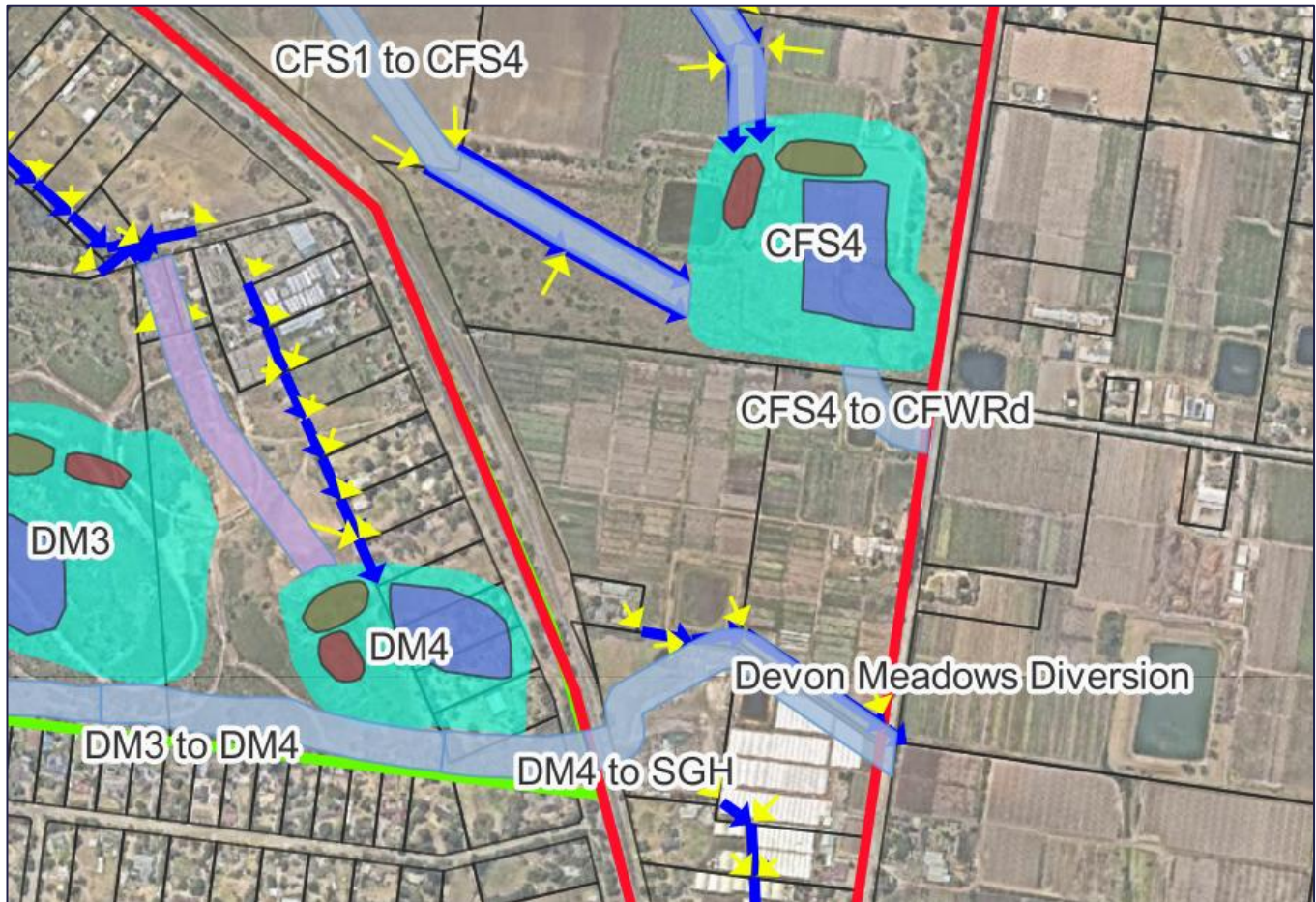
Recommended refinements



### Melbourne Water Drainage Strategy

We note the interim report – Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan – prepared by Melbourne Water Corporation and the preliminary nature of the Drainage Scheme Design.

Whilst we note the Drainage Strategy is in its preliminary form and subject to further refinement, we are supportive of the outcomes identified within the draft Casey Fields South (Employment) and Devon Meadows PSP and the preliminary concept drainage strategy.



*Preliminary Drainage Scheme Design*

We understand the landowners to the north are seeking to re-locate drainage infrastructure (CFS4) from their land and onto the subject site and have engaged in workshop discussions with Melbourne Water regarding this outcome.

This re-location of drainage infrastructure is not supported in any form. We are seeking to engage an independent Drainage Engineer to peer review any submissions made to re-locate this infrastructure and to determine the most appropriate Drainage Scheme outcome for the precinct.

*In summary, the Preliminary Drainage Scheme Design is supported in its current form, and any proposed re-location of additional drainage infrastructure (CFS4) into the subject site would be opposed.*



*Northern Landholding DSS Suggestion*



## Staging Plan and Implementation

The Planning Scheme Amendment does not currently propose to apply the Specific Controls Overlay, as was omitted in Officer South PSP following the recommendation of the Standing Advisory Committee Referral 8 Report. It does however rely on the provisions within the draft Melton East Precinct Structure Plan and the Urban Growth Zone – Schedule 13 to implement the Infrastructure and Development Staging Plan.

We note that this is despite the recommendation and commentary within the Standing Advisory Committee Referral 8 Report, stating further empirical justification is required to demonstrate why the sequential Staging Plan is required and that it may stifle the collection of infrastructure contributions.

As such, without empirical justification to support the proposed Plan 12 – Infrastructure and Development Staging, the provisions should be removed from the draft Melton East Precinct Structure Plan.

We further note the staging of infrastructure is largely based on ultimate drainage infrastructure that is at times, out of the control of developers.

The current controls limit the ability to investigate innovative interim drainage solutions that may unlock land whilst providing for a sufficient short-medium term drainage solution.

**A non-standard approach must be strategically justified**

The VPA is proposing a significant departure from the standard approach in Officer South, involving a restrictive approach that prohibits development until certain key infrastructure items have been delivered. This has obvious and significant implications for progressing development in the precinct, and the collection of infrastructure contributions associated with that development which will fund essential infrastructure (discussed in detail in Chapter 6.2).

Given those significant implications, it is imperative that any proposed staging controls have a sound strategic justification, and will deliver a demonstrable net community benefit (or avoid a demonstrable community harm).

The Committee is troubled by the absence of empirical analysis that:

- demonstrates unacceptable outcomes would result if development in each stage were to start before the gateway infrastructure required for that stage was delivered
- quantifies those unacceptable outcomes
- demonstrates how the gateway infrastructure items matched to each stage will resolve those unacceptable outcomes.

Without that empirical analysis, it is difficult for the Committee to conclude with certainty that the VPA's proposed staging approach will deliver a net community benefit, and impossible to quantify that benefit.

*Standing Advisory Committee Referral 8 Report*

For these reasons, the Committee cannot support the Staging Plan in the form proposed by the VPA.

**(iv) Conclusions and recommendation**

The Committee concludes:

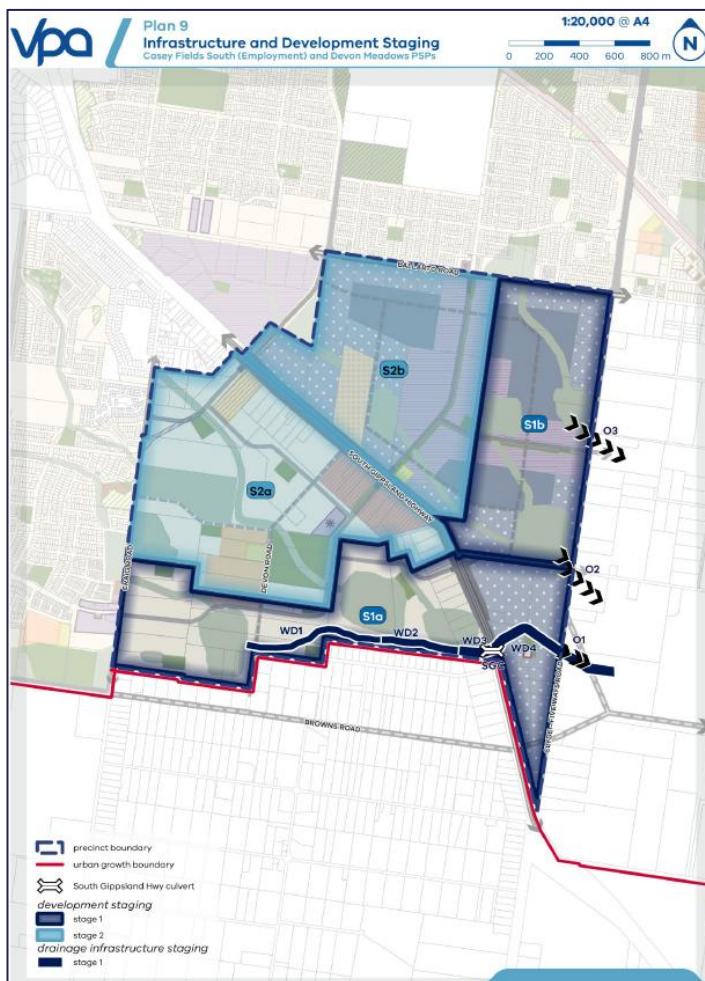
- The Staging Plan in the form proposed by the VPA is inappropriate and should not be supported.
- There is no justification to apply the Specific Controls Overlay.

The Committee recommends:

**General recommendation**

**Do not apply the Specific Controls Overlay to any land in the precinct.**

*Officer South Recommendation*

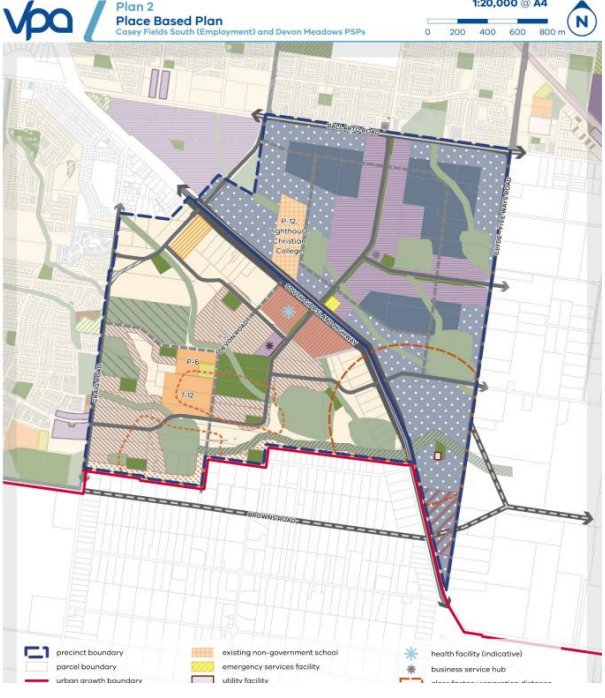


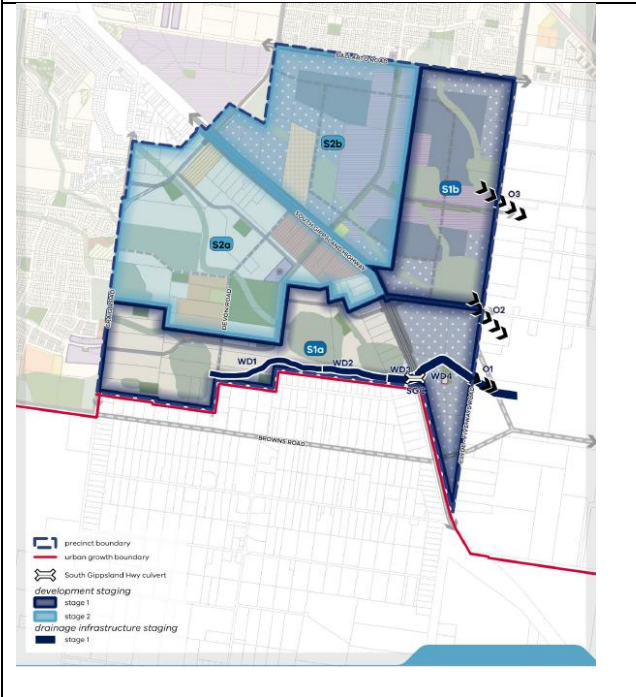
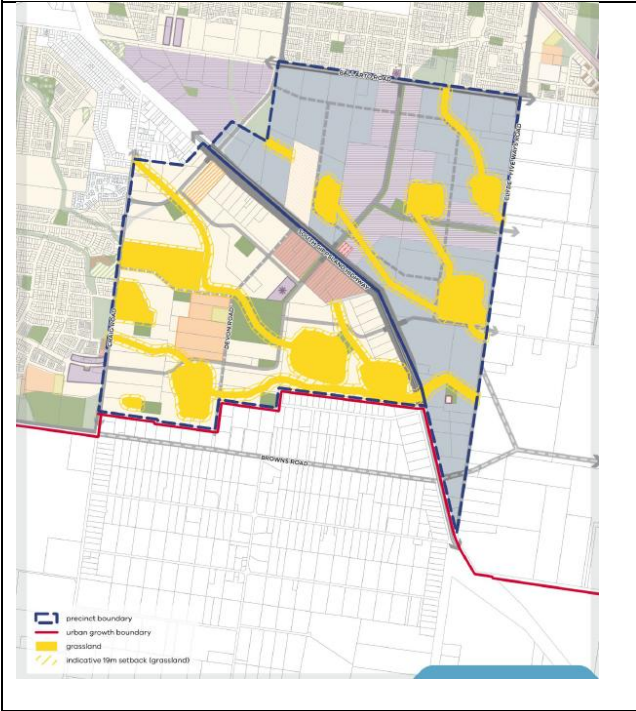
*Plan 9 – Infrastructure and Development Staging*

*In summary, this submission seeks the removal of Plan 9 – Infrastructure and Development Staging from the PSP, noting there is no empirical justification for the staging boundaries and the controls prevent innovative interim drainage solutions. They provide little to no value above and beyond the regular sequencing and subdivision requirements and guidelines.*

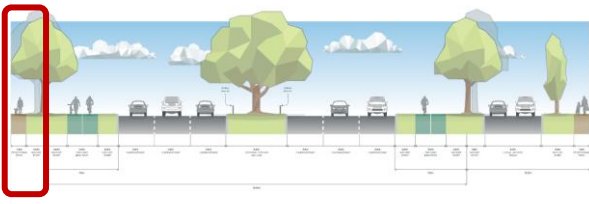
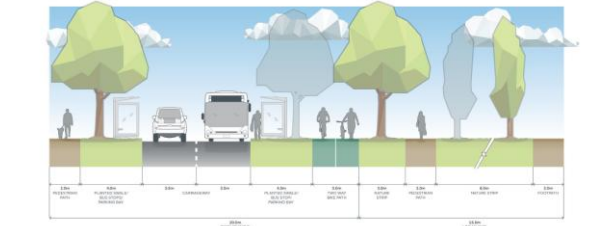
**Specific PSP Plans, Objectives, Requirements, Guidelines, Appendices and Urban Growth Zone - Schedule 15**

A thorough review of the draft Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan has been undertaken, along with the Planning Scheme Ordinance and we provide the following submissions in addition to the matters outlined above:

Draft Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan	Submission
 <p><b>Plan 2</b> <b>Place Based Plan</b> Casey Fields South (Employment) and Devon Meadows PSPs</p> <p>1:20,000 @ A4</p> <p>0 200 400 600 800m</p> <p>precinct boundary parcel boundary urban growth boundary existing non-government school emergency services facility utility facility health facility (indicative) business service hub</p>	<p>Plan 2 – Place Based Plan: We are supportive of the Place Based Plan in its current form and do not request any amendments to the land use outcomes depicted on the subject site.</p>
<p><b>R19</b> Staging of infrastructure and development must be generally in accordance with Plan 9 Infrastructure and 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.</p>	<p>As per the body of our submission, it is recommended to remove Plan 9 – Infrastructure and Development Staging from the PSP. There is no empirical justification to support the staging boundaries and it prevents innovative interim drainage solutions to facilitate development.</p> <p>Therefore, it is further recommended to delete requirement 19.</p>
<p><b>R27</b> 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.</p>	<p>As per the body of our submission, it is recommended to remove Plan 9 – Infrastructure and Development Staging from the PSP. There is no empirical justification to support the staging boundaries and it prevents innovative interim drainage solutions to facilitate development.</p> <p>Therefore, it is further recommended to delete requirement 27.</p>
<p><b>R28</b> 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.</p> <p>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.</p> <p>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.</p> <p>Development construction and interim solutions must avoid or mitigate the risk of soil erosion and waterway degradation.</p>	<p>Whilst we appreciate the intention to require the timely delivery of ultimate infrastructure, this is sometimes unachievable due to land access limitations. As such, we do not consider the phrasing of must within a requirement of the PSP to be appropriate given the alternative scenario in paragraph 2 where interim drainage can be considered.</p> <p>As such, it is recommended for requirement 28 to be amended to a guideline and re-phrased as follows:</p> <p><i>Infrastructure and development staging <del>must</del> <u>should</u> provide for the delivery of ultimate waterway and drainage infrastructure, including stormwater quality treatment, and consider opportunities for early</i></p>

	<p><i>establishment of waterways to the satisfaction of Melbourne Water and the responsible authority.</i></p>
	<p>As per the body of our submission, it is recommended to remove Plan 9 – Infrastructure and Development Staging from the PSP. There is no empirical justification to support the staging boundaries and it prevents innovative interim drainage solutions to facilitate development.</p>
	<p>We note the defendable space requirements of Plan 14 – Bushfire and the indicative 19m setback applying to the drainage corridors nominated as ‘grassland.’</p> <p>Whilst this is accepted in accordance with the recommendations of the Technical Report, it is recommended to include a notation to more clearly demonstrate that the defendable space is required between the open space/drainage reserve boundary and buildings.</p> <p>As such, allowing for the front setbacks of development to provide for this defendable space setback as long as controls are in place to ensure the entire defendable space is provided between the building line and the open space/drainage reserve boundary.</p>



<p><b>Primary Arterial 6 Lane (41m)</b></p> <p>VPA Standard Cross Section</p>  <p><b>NOTES</b></p> <ul style="list-style-type: none"> <li>• Includes typical residential interface (left side).</li> <li>• Minimum street tree median length 10 metres.</li> <li>• Details for ground (compartment) can be to the 200 Series (Minimum 10m) and 100 Series (Minimum 10m) to the 60 Series (Minimum 10m).</li> <li>• New footpaths: New Planning Policy: Large trees within the road reserve to be protected by safety barriers where required.</li> </ul>	<p>We note Primary Arterial 6 Lane (41m) Cross Section that applies throughout the PSP and pedestrian path nominated outside of the formal road reservation.</p> <p>Whilst it is acknowledged that internal loop roads may provide for pedestrian connectivity, it is submitted that the cross section should exclude the pedestrian path and part of the nature strip beyond the road reservation to avoid confusion on what forms part of the cross section and public land requirements.</p>
<p><b>Connector Street – Employment Avenue (20m)</b></p> <p>Streetscape Cross Section Urban Planning Authority</p> <p><b>PSP20</b></p>  <p><b>KEY FEATURES</b></p> <ul style="list-style-type: none"> <li>• Primary residential interface for public transport, pedestrian and cyclist through site.</li> <li>• Minimum street tree median length 10 metres.</li> <li>• Details for ground (compartment) can be to the 200 Series (Minimum 10m) and 100 Series (Minimum 10m) to the 60 Series (Minimum 10m).</li> <li>• New footpaths: New Planning Policy: Large trees within the road reserve to be protected by safety barriers where required.</li> </ul>	<p>We note the Connector Street – Employment Avenue (20m) Cross Section that applies to the east-west road within the subject site and throughout the PSP and question how the linear park applies in the statutory implementation of the PSP.</p> <p>The 15m linear path does not appear to be credited open space within the PSP and is beyond the required road reservation within the cross section.</p> <p>Unless this 15m linear park is intended to be the drainage corridor interface, the suggested additional land that is not considered ‘public land’ within the PSP is strongly opposed.</p>

## Conclusion

I trust that this submission and enclosed information will assist the Victorian Planning Authority with the further consideration of the proposed Planning Scheme Amendment C265case. We appreciate the opportunity to provide feedback at this critical phase of the project.

Beyond the matters outlined within this submission, we are supportive of the Planning Scheme Ordinance, Maps and Documentation exhibited in its current form and would appreciate being notified if there are any further consequential changes throughout the consultation process.

We look forward to continuing to work closely with the Victorian Planning Authority and State Government Agencies to refine the draft Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan post-exhibition in an effort to resolve as many matters as possible ahead of Panel.

Should the matters outlined within this submission remain unresolved and be referred to Planning Panels, we reserve the right to be heard at the Panel and make submissions.

Should you have any queries, please do not hesitate to contact me on

or via email

Yours sincerely

**SPOT Planning Pty Ltd**



**Director**