




## Department of Justice and Community Safety

Community Services Building Authority

Level 7  
121 Exhibition Street  
Melbourne Victoria 3000  
Telephone: (03) 9915 3759  
[www.justice.vic.gov.au](http://www.justice.vic.gov.au)

11370 Devon Meadows

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

Dear ,

I am writing to formally raise my significant concerns regarding the proposed Melbourne Water drainage design, included in Plan 6 of the Casey Fields South (employment) and Devon Meadows PSP, which proposes a retarding basin occupying approximately 72% of the Victorian State Emergency Service (VICSES) site (DM-62) at 1910 South Gippsland Highway, Devon Meadows.

If the PSP is approved and implemented, without further change, this would significantly affect the planned VICSES facility, currently being developed on the site by the Community Safety Building Authority, within the Department of Justice and Community Safety (DJCS), on behalf of VICSES and the Victorian State Government.

### Key concerns

- **Severe site constraints:** The proposed retarding basin will cover approximately 72% of the site, making it functionally impossible to construct the planned VICSES facility. This directly contradicts the site's intended use.
- **Significant investment at risk:** VICSES purchased the land in 2023, at a cost of \$1.23m, and DJCS has undertaken due diligence testing, demolition of derelict buildings, and undertaken Cultural Heritage extent testing – valued at \$0.64m. If the drainage works proceed as proposed, a substantial portion of this investment will be lost.
- **Diminished land value:** The retarding basin will drastically limit the site's usability and market value, resulting in a financial loss for VICSES and the Victorian Government.
- **Additional costs and delays:** If this site becomes unviable, DJCS, on behalf of VICSES, will be forced to identify and acquire an alternative location, leading to increased costs, project delays, and potential gaps in emergency response coverage.
- **Community impact:** The absence of a VICSES facility in the PSP will compromise emergency response times and community safety, especially given the area's expected population growth. Without this facility, existing emergency services will face increased strain, longer response times, and heightened risks to lives and property.

**Request for action:** Given the financial and service delivery implications, DJCS, on behalf of VICSES, request:

- A review of the planned drainage works and an exploration of alternative solutions to minimise the impact on the site.
- A collaborative discussion between Melbourne Water, DJCS, VICSES and VPA to identify viable options.
- Consideration of mitigation strategies should no feasible alternative be found.
- Consideration of an alternative site for the VICSES facility within the Casey Fields and Devon Meadows PSP, that conforms with the requirements for emergency services requirements, including response times, operational capability, design and construction requirements, Site area, street frontage, high visibility and within operational boundaries.

Progressing with the drainage works without resolution will result in irreversible financial and operational consequences.

Please do feel free to contact [REDACTED], Program Director Emergency Services at CSBA at [REDACTED] to arrange a follow-up meeting and discuss this matter further.

Yours sincerely

*Sonia Meloni*

**Sonia Meloni**  
Chief Executive Officer  
Community Safety Building Authority  
Department of Justice and Community Safety  
[REDACTED]

28 March 2025

## Land acquisition requirements for SES

Requirement	SES	Priority
<b>Area</b>	~2,000 sqm for a Satellite facility ~3000- 6,000 sqm for a typical facility	High
<b>Frontage / road</b>	Direct access onto arterial, primary or connector road: >80 metres frontage 50 metres minimum frontage	High
<b>Location</b>	Non-residential minimise sensitive interfaces, to allow for afterhours training	High
	High visibility and exposure to engage volunteers	Medium
	In proximity to commercial or civic precinct to facilitate rapid response	Medium
<b>Development constraints</b>	Existing services Connected to reticulated sewerage, drainage, stormwater, electricity, and other utilities	High
	Does not contain: •Native vegetation, significant biodiversity •Aboriginal cultural heritage •Contaminated land (PFAS, asbestos)	Medium
	Flat topography facilitate radio/comms, minimal site cut/fill	Medium
	Vacant site cleared of all substantial built assets	Medium
	Encumbrances Minimal easements restricting development area	Medium
<b>Tenure</b>	Freehold ownership or public freehold. Unreserved Crown land is undevelopable	High
<b>Town Planning</b>	Does not contain development services schemes requiring additional levies/payments or infrastructure	High
	Commercial / industrial zoning 'Emergency Services Facility' is <u>not</u> a prohibited use in most zones, Clause 52.30 can be applied.	Medium
	Does not contain overlays restricting, inhibiting or requiring additional levies or payments	Medium
	Does not require multiple statutory approvals <i>Marine and Coastal Act, EPBC Act</i>	Medium

**From:** [REDACTED]  
**To:** [REDACTED] [CFSE and DM](#)  
**Cc:** [REDACTED] [Genna Walkley \(VPA\)](#); [REDACTED]  
**Subject:** Re: Casey Fields South (Employment) and Devon Meadows PSP DJCS Agency Responses  
**Date:** Thursday, 27 March 2025 12:37:31 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
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[image008.png](#)  
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[Outlook-sszx0uhs.png](#)  
[Outlook-as25obxf.png](#)

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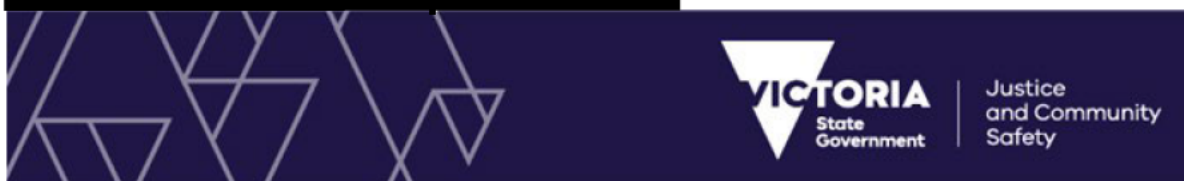
Hi [REDACTED] - apologies for confusion. VICSES already has land owned on Gippsland Highway and therefore does not require additional land in this PSP at this stage.

However, as you know there are issues with current site relating to future drainage works. Would there be an option to look for alternative sites for VICSES (close to 1910 South Gippsland Highway) within the PSP in case the existing site becomes not fit for purpose? We will have to wait for outcome of the submission Eradjh is putting together so unsure if that creates timing issues?

Kind regards

[REDACTED]

[REDACTED] [REDACTED] Principal Business Analyst  
Project Management – Governance & Assurance  
Corporate Services and Infrastructure  
Department of Justice and Community Safety  
L7/121 Exhibition Street Melbourne VIC 3000  
[REDACTED]



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**From:** [REDACTED]  
**Sent:** Thursday, March 27, 2025 12:18 PM  
**To:** [REDACTED] CFSE and DM  
**Cc:** Mahdi Mirzaei (VPA); Genna Walkley (VPA); [REDACTED]  
**Subject:** RE: Casey Fields South (Employment) and Devon Meadows PSP DJCS Agency Responses

Thanks [REDACTED]. I spoke to [REDACTED] yesterday on the phone and was advised that Vic SES are still intending to build a facility on the 1910 South Gippsland Highway site that they currently own. I've cc'd him into this email chain to keep everyone in the loop.

Do you mind confirming if that is indeed still the current position of DJCS/Vic SES?

Kind regards,

[REDACTED] | Strategic Planner  
Metropolitan Melbourne  
Level 25, 35 Collins Street, Melbourne VIC 3000  
[REDACTED]

I am working remotely and am available to connect by phone, on MS Teams or other platforms.



*The VPA acknowledges the Traditional Owners of Country throughout Victoria and pay our respects to them, their Elders past and present. My personal commitment is to plan for great places that are welcoming and inclusive of all people.*

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**From:** [REDACTED]  
**Sent:** Thursday, 27 March 2025 8:09 AM  
**To:** CFSE and DM <CFSEDM@vpa.vic.gov.au>  
**Cc:** [REDACTED]  
Genna Walkley (VPA) <Genna.Walkley@vpa.vic.gov.au>; [REDACTED]  
[REDACTED]  
**Subject:** re: Casey Fields South (Employment) and Devon Meadows PSP DJCS Agency Responses

Good morning VPA, hope everyone is feeling good.

**re: Casey Fields South (Employment) and Devon Meadows PSP DJCS Agency Responses**

Please note there was no interest from our agencies in relation to this PSP. Specific responses included for your reference;

**VICPOL:** No interest. VicPol is not in a position in reserving land for a new police station in this area at this moment in time.

**CFA:** No interest. CFA has considered this PSP within its Service Delivery Planning model and at this stage, CFA does not believe any additional capability in this PSP area is required. It is assumed, based on known planning, that once the road infrastructure has been built, Devon Meadows and Clyde brigades will provide adequate Service Delivery into this area.

**FRV:** No interest.

**VICSES:** No interest. VICSES have no requirement for a site in the area that this PSP is located in.

**CSV:** No interest.

Please reach out if you have any further questions.

Kind regards,

Project Management Adviser  
Project Management – Governance & Assurance  
Corporate Services and Infrastructure  
Department of Justice and Community Safety  
L7/121 Exhibition Street Melbourne VIC 3000  
Email: [REDACTED]



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