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31 March 2025

Mat Garner
Director, South Easter Metropolitan
Victorian Planning Authority
Department of Transport and Planning

Via: Email Mat.Garner@vpa.vic.gov.au

Dear Mat,

Re - Casey Fields South (Employment) and Devon Meadows
Precinct Structure Plan
1360 - 1370 Ballarto Rd, Clyde

KLM Spatial acts on behalf of Bucha Flower Pty Ltd in providing the following submission to the Draft Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan ('the PSP'). Buncha Flowers Pty Ltd represents the long time owners of the above land and operates a successful commercial flower production business at the property.

The land comprises two separate titles with a combined area of approximately 20 hectares. A large glass house complex and supporting dam is located on the eastern title, with flower farming occurring in the southern half of the western parcel and single dwelling towards the frontage of that site. The aerial image below shows the local drainage pattern which disperses generally to the south-east of the land.



Figure 1: 1360-1370 Ballarto Road Nearmap 4/2/25

Buncha Flowers Pty supports the preparation of a PSP to guide the future development of the precinct for employment purposes. Our client participated in landowner group lobbying the VPA for the preparation of the PSP for several years from 2018.

Buncha Flowers ultimately seeks to subdivide the land for industrial purposes and is currently developing a subdivision strategy with KLM Spatial. It is anticipated that glass houses production will be retained and a staged subdivision will initially proceed on the western parcel of land.

Our behalf of Buncha Flowers we provide the following submission on the Draft PSP :

- An effective drainage scheme is critical to the development of the precinct. The subject land is located within the central sub catchment which under the current PSP drainage scheme will drain to the unsecured outfall 02 to Rutherford Creek.

Buncha Flowers supports the initiative of Galileo Fiveway Pty Ltd to instead seek a secured outfall at 01 for the northern central catchment of the precinct, and supports the associated large wetland to the south of the Moores Road extension in natural low lying land. This drainage infrastructure should be secured by the placement of a Public Acquisition Overlay for the associated land requirements. These arrangements will provide improved certainty of development for landowners in this catchment.



Figure 2: Alternative Drainage Concept - Alternative wetland identified and preferred Outfall 01 noted

- Our client strongly oppose the proposed staging of precinct development which places the subject land within Stage 2. The proposed boundary between Stage 1 and 2 is arbitrary, running along the boundary of a neighbouring site. The boundary does not reflect drainage catchments which would otherwise provide for the logical development of the precinct.

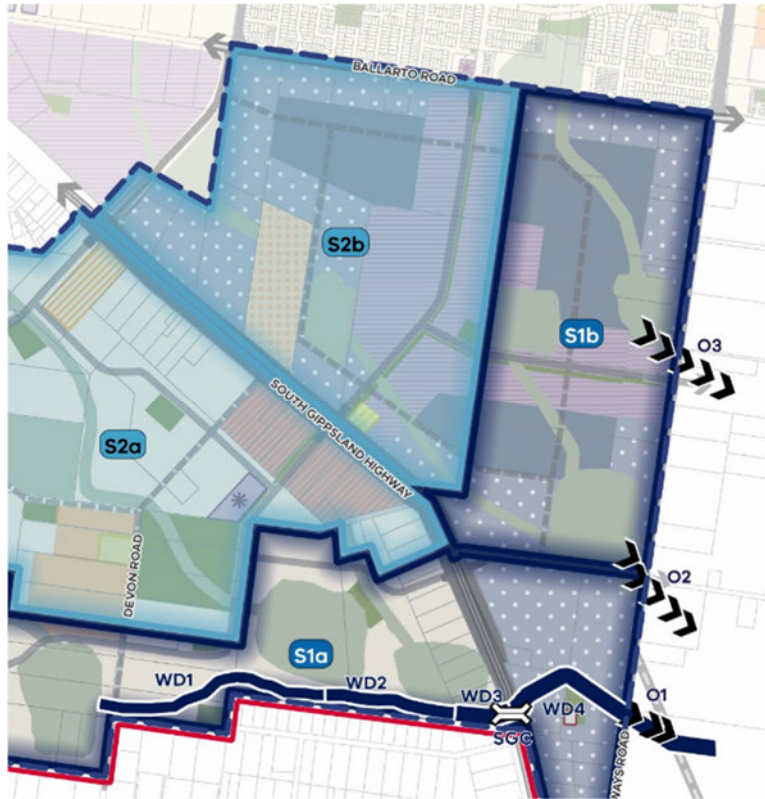


Figure 3: From Plan 9 Infrastructure and Staging Plan

We consider Casey Fields South to be of a size (275 hectares) that constitutes a single stage employment precinct and that delivery of land will be development led and subject to the efficiencies of infrastructure delivery. In comparison, the Casey Fields South precinct is approximately a third the size of the recently gazetted Officer South Employment PSP (1069 hectares) which was divided into three stages. Further, the Casey Fields PSP does not require the construction of bridges or major freeway intersections to accommodate vehicle volumes.

If the VPA is committed to staging the Casey Fields South precinct we suggest that the triangular Investigation Area to the far south of the precinct be nominated as Stage 2, given this area is yet to be given consideration and its development of this area will require:

- Resolution of the Clyde Fiveways intersection, and
- Construction of the Browns Road extension to Clyde.

Stage 1 as proposed in this submission contains two drainage catchments with proposed outlets O1 and O3. The necessity for a downstream outlet will effectively guide the development of the two catchments within the proposed Stage 1 precinct but does not otherwise need to be restrained by a stage boundary.

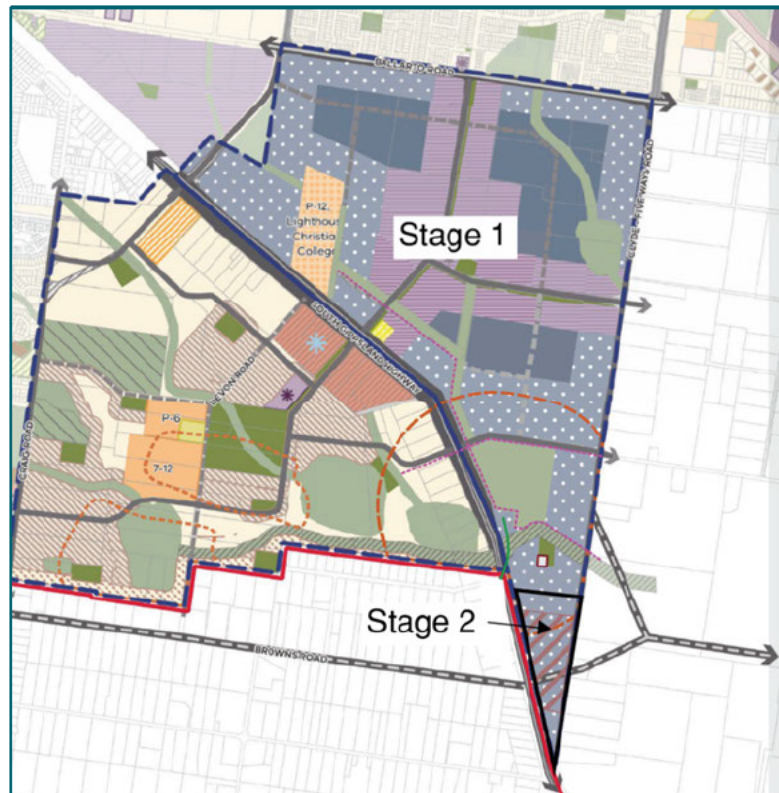


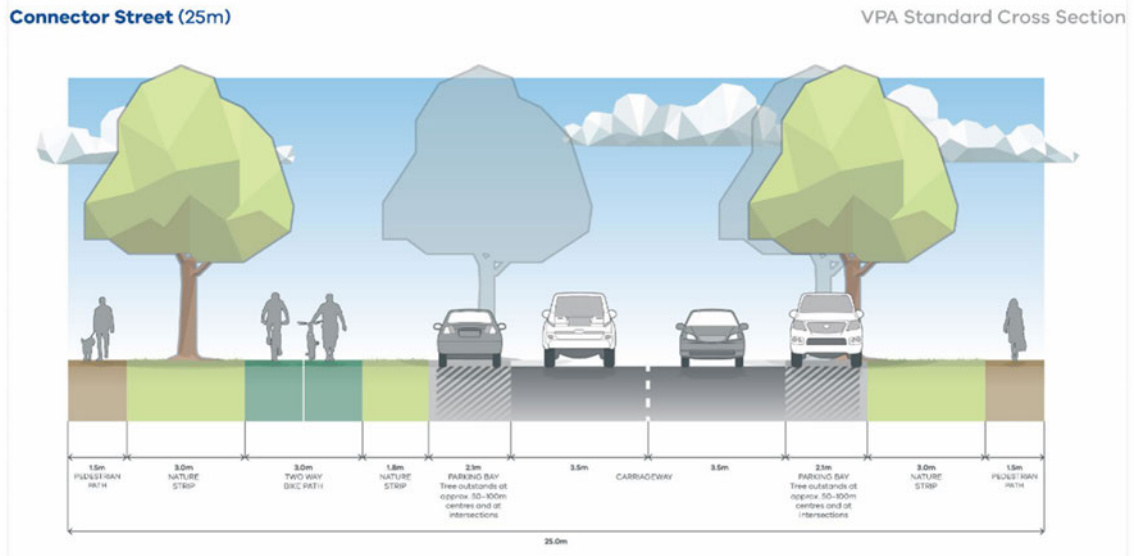
Figure 4: Alternative staging proposal for precinct

- Buncha Flowers generally supports the proposed road network but suggests the proposed east-west Local Access Street through the site be upgraded to a Connector Street to improve precinct access to the future Casey Fields Boulevard, as indicated in the image below



Figure 5: Movement network plan with additional east-west Connector Street indicated in orange dash

- Buncha Flowers supports the application of the 25m wide cross section with parking on each side of the road to the alignment indicated in Figure 5, as below.



- Buncha Flowers seeks direct access to Ballarto Road to be nominated in the PSP and considers it reasonable for a left in – left out intersection to be located central to the two properties to enable direct and efficient access to the property.
- We are particularly concerned that no details of the Infrastructure Contribution Plan have been shared with landowners. The ICP is a fundamental element of land development and financing which ultimately implement the PSP. We request ICP documentation and background reporting be made publicly available.

If you have any queries regarding the above, please contact the undersigned on [REDACTED]

Yours sincerely,

[REDACTED]
KLM Spatial