

28 March 2025

Mat Garner
Director, South East Metropolitan Melbourne
Victorian Planning Authority
GPO Box 2392,
35 Collins Street,
Melbourne VIC, 3000

Via Engage Victoria Portal

Dear Mat,

RE: Casey Fields South (Employment) and Devon Meadows PSP – Evolve Development Submission

Evolve Development currently control 120ha of land within the Clyde South PSP located at the following addresses:

- 230 Yallambee Rd, Clyde
- 160 Moores Rd, Clyde
- 175 Manks Rd, Clyde
- 235 Manks Rd, Clyde

We have reviewed the Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan (the PSP) which are out for consultation to consider whether there will be any potential impacts on the adjoining future Clyde South PSP and by extension Evolve Developments land holdings.

The following sets out Evolve Development formal submission in response to proposed Amendment C295case to the Casey Planning Scheme which seeks to incorporate the draft Casey Fields South (Employment) and Devon Meadows PSP (PSP) and Infrastructure Contributions Plan and make associated amendments to the Casey Planning Scheme.

We would welcome the opportunity to meet with VPA to discuss the matters outlined in our submission.

1. Impact of the development of the draft drainage strategy on the Clyde South PSP

As noted above, Evolve Development own four properties within the Clyde South PSP located directly the east of the PSP.

The primary matter which we would like to raise relates to the proposed drainage strategy within the PSP, and particularly the downstream impacts to the Clyde South PSP not yet under preparation.

The exhibited documentation outlines a draft drainage strategy and staging strategy for development in the PSP that involves the construction of significant upfront infrastructure which traverses the PSP in an east west orientation and then crosses Clyde Five Ways Road and outfalls into the Clyde South PSP area. The staging strategy requires that all of this infrastructure is required before urban

development can proceed. It is identified that as part of Stage 1, three separate drainage outfalls are constructed with outfall into Clyde South PSP.

Based on the exhibited documentation there are some unknowns in relation to the delivery of this infrastructure which we believe requires clarification and resolved prior to the PSP being approved.

Given the location of the Evolve parcels we do not expect there to be any direct impact to our landholdings, but we seek clarification on how the drainage will be managed so that it is considered upfront and implications for that PSP are considered.

1.1 What infrastructure is required to be delivered in the Clyde South PSP?

Based on the information exhibited it is unclear the extent of works required to deliver the proposed drainage strategy and in particular the works and ultimate impacts on the adjoining Clyde South PSP.

Plan 9 in the exhibited PSP (Infrastructure Delivery and Staging) identifies the internal assets and there are associated descriptions of these in Table 8. However, insufficient detail is provided in relation to the three outfalls into Clyde South PSP and what happens to the water once it outfalls in these locations and what the potential impacts may be experienced by these downstream landowners. Whilst, it is expected that additional downstream works are likely to be required, there is little information available to confirm or assess this and therefore it is difficult to properly consider potential impacts.

Without the benefit of Drainage Report or Stormwater Management Strategy exhibited with the amendment documentation, it is difficult to understand impacts to the adjoining landholdings and to the wider Clyde South PSP.

We have reviewed the information available on the Melbourne Water website which notes that Melbourne Water state they have developed a draft drainage strategy for the parts of the relevant DSSs which fall within the Casey Fields South (Employment) and Devon Meadows boundary and notes that DSS catchments will be finalised in conjunction with the Clyde South PSP.

Various landowners within the Clyde South PSP have had discussions with the VPA and others in relation to drainage matters in this region and the importance of commencing the Clyde South PSP to ensure that the DSS can be completed and implemented. The exhibited PSP appears to support the view that the exhibited PSP may not be able to be developed until the DSS is completed which covers the Clyde South PSP and as such raises questions as to the timing for the completion of the Clyde South PSP.

1.2 How will the drainage infrastructure be delivered outside of the PSP area?

To facilitate delivery of the DSS, a Public Acquisition Overlay (PAO) in favour of Melbourne Water is proposed to enable delivery of a new constructed waterway along the southern boundary of Devon Meadows precinct. The proposed waterway extends from RB-04 to the west of Devon Road, along the southern boundary of the precinct and crossing under the South Gippsland Highway to pass through lower tip of Casey Fields South before terminating in the future Clyde South precinct to the east. The proposed PAO applies to the full extent of waterway.

Although the PAO covers a small section of the Clyde South PSP, as identified above it is expected that works beyond this area may be required and it is unclear how these will be developed without a PAO. Through earlier consultation with Melbourne Water, it was requested that the PAO is applied more broadly in Clyde South to ensure the infrastructure can be delivered. However, the feedback from Melbourne Water was that there was too much uncertainty on the ultimate assets required in Clyde South to facilitate this. This reaffirms our position that the preparation of the Clyde South PSP should occur to facilitate the ultimate drainage outcome required to deliver the Casey Fields South (Employment) and Devon Meadows PSP.

We ask the VPA to clarify whether a PAO will be proposed on the land to provide clarity around the extent of land required for the drainage assets.

1.3 Does the ultimate drainage need to be constructed (including outfalls into Clyde South) prior to development of Stage 1?

Based on the exhibited documentation it is unclear exactly what ultimate infrastructure needs to be delivered to facilitate Stage 1 of the exhibited PSP. The reason for this is that there is contradictory information between different documents.

The Infrastructure and Development Staging Background Report identifies that the drainage infrastructure within Stage 1 must be delivered prior to any other development commencing in Casey Fields South PSP. It noted that an interim solution will not be considered for asset O3 and that this asset must be delivered in its ultimate form.

Comparatively, Requirement 28 in the PSP requires that development within the PSP delivers the ultimate drainage outcome unless it can be demonstrated that an interim drainage outcome can be achieved. This requirement states that an interim solution will not be considered for assets WD1, WD2, WD3, SGC, WD4, O1, O2, O3 and that these assets must be delivered in their ultimate form.

We request clarification on which propositions/requirement is to be applied.

Conclusion & Summary of Submission Requests

Thankyou for the consideration of our submission and expect that our points will be able to be clarified with VPA and Melbourne Water.

If the matters in our submission are not able to be resolved prior to the SAC hearing, we wish to be heard by the SAC and reserve the right to expand on matters raised and respond to matters raised by other parties as appropriate.

Yours sincerely,

A black rectangular box redacting the signature of the Managing Director.

Managing Director

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evolvedevelopment.com.au