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Victorian Planning Authority
Level 25, 35 Collins Street
Melbourne VIC 3000
Submitted through Engage Victoria website

Dear Sir / Madam

DRAFT CASEY FIELDS SOUTH (EMPLOYMENT) AND DEVON MEADOWS PSP

SUBMISSION ON BEHALF OF ARD INVESTMENTS PTY LTD

5 & 25 RAWLINS ROAD, DEVON MEADOWS

Human Habitats acts on behalf of ARD Investments Pty Ltd in relation to the land at 5 & 25 Rawlins Road, Devon Meadows ("our client's site"). We write in response to the exhibition of the Draft Casey Fields South (Employment) and Devon Meadows PSP (March 2025) ("the PSP"). The PSP identifies our client's site for 'mixed use' purposes.

On behalf of our client, we wish to make the following submission:

1. The inclusion of the site within the Mixed Use area is supported.
2. The access from South Gippsland Highway to Rawlins Road should be multi-directional.
3. The site has no post-contact heritage value.

Our justification and reasons for making this submission are outlined in the remainder of this correspondence.

1 Background

The subject site is located at the northwest corner of the intersection between South Gippsland Highway and Rawlins Road within the municipality of Casey and is formally known as Lot 1 and 2 PS61150.

The overall site is an irregular shape with a frontage to South Gippsland Highway of 213.24 metres, a maximum depth/frontage to Rawlins Road of approximately 217.02 metres, and a total site area of approximately 3.25 hectares.

The sites east, on the opposite side of South Gippsland Highway, are characterised by large agricultural properties. To the north and south of the site are smaller properties used for agriculture and rural living. To the west are market garden properties fronting Devon Road.

The overall site is improved by a single dwelling and associated outbuildings located towards the northwestern corner of the site. The site also benefits from Planning Permit PlnA01010/19 for use and development of the southeast corner of the site for the purposes of a service station.



Figure 1 – Aerial of overall site (highlighted in red)

2 Proposed Controls

The Draft Casey Fields South (Employment) and Devon Meadows PSP seeks to facilitate the development of a *flexible, next-generation employment precinct delivering benchmark standards of design quality and amenity that makes it a first-choice business address in the south-east*. The plan designates the Casey Fields South (Employment) Precinct as a Regionally Significant Industrial Area, intended to support over 5,000 jobs through industrial and commercial activities. While the PSP primarily focuses on industrial and residential zones, it also considers the integration of mixed-use areas to enhance local employment opportunities and community amenities. The plan emphasizes creating a flexible, next-generation employment environment that reflects the evolving economy and workforce needs.

The draft PSP (March 2025) nominates the site for ‘mixed use’, *to enable a node of higher intensity of development and concentration of activity that will demarcate this part of the South Gippsland Highway as having a distinct sense of place, and support an emerging identity as an ‘urban gateway’ for travellers moving between Melbourne and the Gippsland Region, and between the precincts.*

It is understood that the proposed applied zone provision for the land is Clause 33.04 – Mixed Use Zone. The land parcels are further identified within the Draft PSP as DM 37 & DM 38, with an identified total net developable area of 0.48 hectares and 2.77 hectares, respectively.

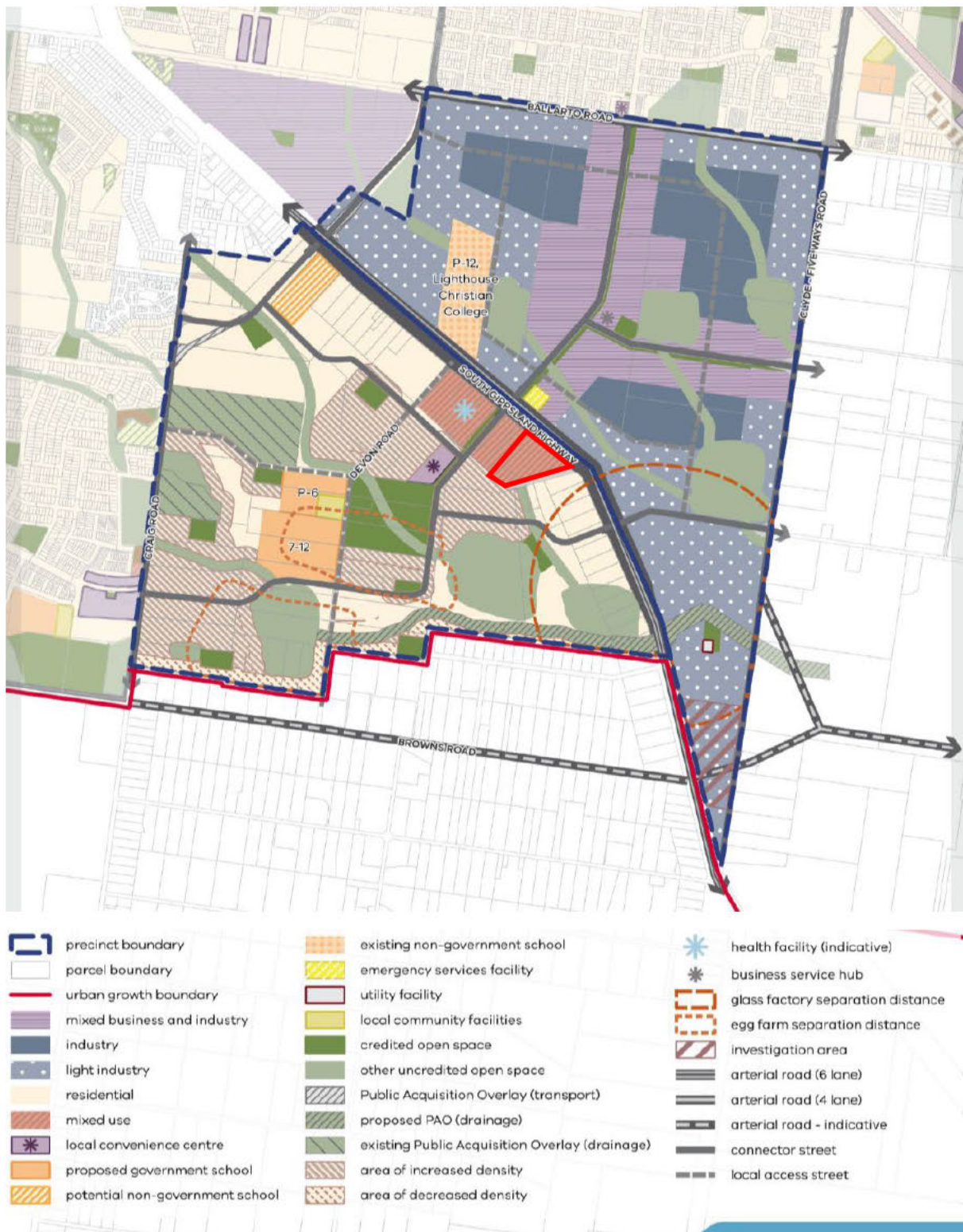


Figure 2 - Draft Future Urban Structure (subject site highlighted in red)



3 Submission

On behalf of our client, we generally support the use and development outcomes proposed by the PSP and make the following submission:

- We support the inclusion of the site within the Mixed Use precinct and applied Mixed Use Zone, and the future proposed land uses within proximity of the site and the wider PSP precinct.
- The inclusion of the land within the Mixed-Use Zone is appropriate for its arterial road frontage to facilitate a range of highway commercial and other non-residential uses, along with higher density housing. This aligns with the long-term vision of creating *higher intensity of development and concentration of activity that will demarcate this part of the South Gippsland Highway as having a distinct sense of place, and support an emerging identity as an 'urban gateway' for travellers moving between Melbourne and the Gippsland Region, and between the precincts.*
- We respectfully request that the final version of the Precinct Structure Plan retains the subject site within the Mixed Use Zone and includes guidelines that enable flexible use and development outcomes.
- The access from South Gippsland Highway to Rawlins Road should be retained as multi-directional. The approved service station at the southeast corner of the site is approved with right in and right out access from the Highway. The right turn lanes already exist and should be retained.
- We understand that the left in/out treatments are to be delivered over time by the Department of Transport and Planning. This should only occur once traffic volumes and/or safety requirements warrant this change to the access arrangement. Given that Rawlins Road only serves a handful of properties, which will also have access to the future connector road network, the requirement for left in/out only access may not eventuate. The PSP should reflect this by noting on Plan 4 that Rawlins Road is to retain its current access to the Highway and be a 'potential future left in/left out' intersection.
- The Post Contact Heritage Assessment prepared by Ecology and Heritage Partners dated 8 November 2022 identifies a structure on 5 Rawlins Road as having potential archaeological value. Our client, who grew up on the property, has advised that this structure was built by the previous owner in the 1950s-60s. This timeframe is confirmed by the historic aerial photography in the assessment, which shows this area to be woodland in 1957. The building is derelict, beyond repair and has no heritage significance. No protection or further assessment should be required.

4 Conclusion

Overall, our client supports the draft Precinct Structure Plan and the proposed future land use of the site and immediate surrounds. We request that the multi-directional access from Rawlins Road to the Highway is retained and the structure at 5 Rawlins Road is not identified for heritage protection.

Our client looks forward to engaging in discussions with the VPA regarding the strategic planning for the site. Notwithstanding, our client reserves the right to make further submissions to the draft PSP in due course, including appearing at a Standing Advisory Committee hearing.

If you would like to discuss this submission further, please do not hesitate to contact [REDACTED] via email to [REDACTED]. Alternatively please contact the undersigned at [REDACTED].

Yours sincerely

[REDACTED]

[REDACTED]
Director