

Our Reference:

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Victorian Planning Authority
1 Spring Street
MELBOURNE VIC 3000
Via Engage Vic <https://engage.vic.gov.au/cfsdm>

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Attention: Peter Cooper

Dear Peter

RE: CASEY FIELDS SOUTH (EMPLOYMENT) AND DEVON MEADOWS PSPS AND DRAFT AMENDMENT C295CASE

Beveridge Williams represents a number of clients with interests within the Clyde South Precinct Structure Plan (Clyde South PSP) area. Our clients have identified significant concerns regarding the exhibited draft Casey Fields South and Devon Meadows PSPs (CFS&DM PSP) and the associated draft drainage scheme (DSS). This submission is made on behalf of our clients in response to the exhibited CFS&DM PSP, DSS and Amendment C295case.

A table outlining the affected landholders we represent in this submission is attached.

Beveridge Williams and our clients have attended the CFS&DM PSP engagement sessions with Melbourne Water and the Victorian Planning Authority (VPA), and we have reviewed the exhibited documentation in preparing this submission.

Exhibited Plan 6 and Plan 9 illustrate the proposed drainage scheme, including waterways, drainage and retarding basins, as well as DSS investigation areas. This includes substantial drainage infrastructure and investigation areas outside the CFS&DM PSP area, and within the future Clyde South PSP area. Additionally, in facilitating the outcomes proposed in the draft CFS&DM PSP and DSS, Amendment C295 seeks to apply a Public Acquisition Overlay Schedule 4 (PAO-4) to the property at 90 Clyde – Five Ways Road. This overlay aims to divert significant drainage flows from the current alignment into Clyde South, facilitating the development of Devon Meadows as outlined in the proposed CFS&DM PSP.

The key concerns for Clyde South can be summarised as follows:

1. Most landowners and developers within the CFS&DM PSP acknowledge the need to give consideration to the future arrangement of drainage assets within the Clyde South PSP area prior to its preparation. However, there has been limited focus on how these assets will be delivered and the extent of impact that the CFS&DM DSS will have on the Clyde South PSP area.
2. Melbourne Water has advised that landowners will be responsible for constructing all assets proposed by the Clyde South DSS. This raises concerns for our clients about its timely and feasible delivery, particularly given that development within the CFS&DM PSP is expected to occur prior to the approval of the Clyde South PSP.
3. Beveridge Williams is currently assessing the extent of works required to support the diversion, and the preliminary findings indicate that the extent of works required may be impractical to deliver. Our drainage engineers are currently exploring

alternative drainage solutions that provide a better outcome for the Clyde South PSP.

4. Landowners and developers in Clyde South have raised concerns about how a legal point of discharge will be achieved from proposed outfalls 02 and 03. These developers have accurately identified that the outfalls do not connect to an established waterway. Instead, they discharge into a few small farm dams that run through the land in the Clyde South PSP area.
5. Clyde South landowners have questioned whether Melbourne Water intends to apply additional PAOs within Clyde South, particularly for the land required to support outlets 02 and 03. Melbourne Water's current stance is that they will not apply additional PAOs due to a lack of detailed information relating to the extent of land required to support the proposed drainage outcome. They are reluctant to acquire more land than that which is ultimately necessary.
6. Further, it is Melbourne Water's current position that landowners and developers in the Casey Fields South PSP will need to negotiate an outcome relating to the discharge of water into Clyde South PSP as part of their land development process.

As mentioned, Beveridge Williams is currently undertaking detailed drainage analysis to determine the issues associated with the proposed DSS and subsequently, the CFS&DM PSP.

From a Clyde South PSP precinct-wide perspective, Beveridge Williams therefore makes this submission on behalf of our clients, objecting to the draft DSS and CFS&DM PSP as it relates to drainage matters due to the following:

1. There is significant concern as to the extent, size and alignment of the waterways as they affect properties within the Clyde South PSP area.
2. Urban development within the adjoining CFS&DM PSP will increase run-off and volume from the upstream catchment and there is currently no suitable infrastructure in place to support the anticipated increase in flows. The existing small dams are inadequate to support the DSS in this regard.
3. The staging plan, CFS&DM PSP, and DSS do not recognise the extent of work that will be required to the existing waterway within Clyde South as a direct consequence of the proposed drainage scheme. Preliminary Drainage Investigations confirm that upgrades to the existing channels within Clyde South will be required to support increased flows.
4. There are likely capacity issues at Manks Road that remain unresolved. In addition, there has been no analysis regarding the impacts of increased flows further downstream and beyond the Urban Growth Boundary (UGB)
5. Existing use rights have been overlooked in this process. While there has been significant discussion about protecting farmland south of Manks Road, the existing agricultural uses within the Clyde South PSP area have the right to continue operations without interference from the adjoining CFS&DM PSP, especially considering that development in Clyde South PSP may be a number of years away.
6. Based on the advice received to date from Melbourne Water, landowners and developers in Casey Fields South PSP will require the application of the PAO over required drainage land within Clyde South PSP area to ensure that development of their properties can proceed.



Beveridge Williams submits that the CFS&DM PSP and DSS cannot proceed in their current form. A clear and coordinated strategy must first be established to effectively manage drainage issues under both interim and ultimate conditions. Addressing these concerns is essential for the successful and sustainable development of the area.

Yours sincerely,




Principal Planner
BEVERIDGE WILLIAMS

enc: Attachment A: Landowner Group

Attachment A: Landowner Group

This submission is made by Beveridge Williams on behalf of the following landowners.

Landowner	Property Affected
NH Properties	18-22 Ballarto Road, Clyde
Elite Victoria	1710 Ballarto Road, Clyde
[REDACTED]	265 & 295 Manks Road and 390 Yallambee Road, Clyde
[REDACTED]	235 Moores Road
[REDACTED]	80-104 Beechers Road and 250 Clyde – Five Ways Road, Clyde
[REDACTED]	150, 170 and 200 Yallambee Road and 165 and 180 Moores Road
Pask Group	10& 70 Clyde – Five Ways Road and 45 Manks Road, Clyde
Growland	2065 South Gippsland Highway, Devon Meadows