

18 July 2025

Ms Sarah Carlisle  
Lead Chair  
Victorian Planning Authority Projects Standing Advisory Committee  
Planning Panels Victoria  
Sent via: [planning.panels@transport.vic.gov.au](mailto:planning.panels@transport.vic.gov.au)

Dear Ms Carlisle,

**DRAFT AMENDMENT C295CASE TO THE CASEY PLANNING SCHEME – CASEY FIELDS SOUTH (EMPLOYMENT) AND DEVON MEADOWS PRECINCT STRUCTURE PLAN: REFERRAL OF SUBMISSIONS TO THE VPA PROJECTS STANDING ADVISORY COMMITTEE**

I refer to draft Amendment C295case to the Casey Planning Scheme (draft Amendment), which proposes to facilitate the use and development of the Casey Fields South (Employment) and Devon Meadows precincts for employment and residential uses generally in accordance with the Casey Fields South (Employment) and Devon Meadows Precinct Structure Plan (PSP).

From 1 February 2025, the Victorian Planning Authority (VPA) joined the Housing, Building and Land Delivery (HBLD) group of the Department of Transport and Planning (DTP). For the purposes of this referral, I will refer to the VPA.

On 20 January 2025, the Minister for Planning approved the VPA to use a streamlined planning process to progress the draft amendment, undertake informal public consultation about the matter and delegated to the VPA Chief Executive Officer (CEO) the power to refer any unresolved submissions directly to the VPA Projects Standing Advisory Committee (Committee).

Between 3 March 2025 to 31 March 2025, the VPA undertook a targeted public consultation process for the PSP and the associated draft amendment. A total of 55 submissions have been received.

**Referral**

In accordance with clause 12 of the terms of reference for the Committee (July 2020) and delegation provided to the VPA, I am writing to refer 'key issues' identified in **Table 1** below from unresolved submissions to the PSP and associated draft planning scheme amendment for advice and recommendations.

The VPA will continue seeking to resolve submissions that have not been referred to the Committee directly with submitters. The submissions that have not been referred are those the VPA is confident will be resolved outside of the Committee process, including submissions by government agencies and submissions that do not request changes to the draft amendment.

**Table 1 – Key Issues**

KEY ISSUES	ADVICE SOUGHT
<b>Drainage land take and flooding</b>	Please advise whether: <ul style="list-style-type: none"><li>The location and size of drainage areas as shown on the PSP provide an appropriate envelope and land take within which to subsequently resolve detailed design of required Melbourne Water infrastructure.</li><li>The use and extent of the Public Acquisition Overlay (PAO) to facilitate viable and timely delivery of critical Development Services Scheme (DSS) assets is appropriate.</li></ul>

	<ul style="list-style-type: none"> <li>The removal of the Urban Floodway Zone is appropriate having regard to flood safety risk and implementation of development outcomes in the PSP.</li> </ul>
<b>Transport network</b>	<p>Please advise whether:</p> <ul style="list-style-type: none"> <li>The Clyde Five-Ways Road realignment and the Browns Road extension are strategically justified and fulfil principles of need and nexus.</li> <li>The proposed transport network shown on the Movement Network Plan (Plan 5) and the cross sections (Appendix 6) are appropriate and strategically justified.</li> </ul>
<b>Housing and mixed use</b>	<p>Please advise whether</p> <ul style="list-style-type: none"> <li>The proposed mix and layout of mixed use and higher-density housing areas in the Devon Meadows Precinct is strategically justified and appropriate.</li> </ul>
<b>Community infrastructure</b>	<p>Please advise whether:</p> <ul style="list-style-type: none"> <li>The need for school sites in the Devon Meadows Precinct is strategically justified, and the proposed locations are appropriate</li> <li>The proposed quantum and layout of open space is appropriate having regard to the future urban structure and surrounding context.</li> </ul>
<b>Employment areas</b>	<p>Please advise whether:</p> <ul style="list-style-type: none"> <li>The design and layout of employment land in Casey Fields South (Employment) is appropriate to facilitate outcomes consistent with the precinct's designation as a Regionally Significant Industrial Precinct under MICLUP.</li> <li>The Requirements and Guidelines in Section 3.3 of the PSP, Employment Areas Planned Outcomes (Table 4) of the PSP, and ordinance provisions that apply to Casey Fields South (Employment) are appropriate to facilitate employment outcomes and manage potential land use conflicts.</li> </ul>
<b>Staging and Infrastructure</b>	<p>Please advise whether:</p> <ul style="list-style-type: none"> <li>The Infrastructure and Development Staging Plan (Plan 9) and Drainage Scheme Staged Infrastructure (Table 8), in conjunction with the Requirements and Guidelines in Section 3.7 of the PSP will allow for viable and orderly development of the precinct.</li> </ul>

Drainage matters have been referred as described above. However, the VPA requests the Committee focus its consideration on the discrete strategic planning aspects of drainage identified in **Table 1** instead of detailed technical matters, as the final drainage outcomes will be determined through Melbourne Water's DSS. Drainage has been included in the PSP for spatial planning purposes and is not intended to fetter Melbourne Water's decision-making discretion.

Without limiting its powers under the *Planning and Environment Act 1987 (Vic)*, including the power to regulate its own proceedings, the VPA encourages the Committee to consider adopting the following procedures to provide an efficient and timely process for the assessment of the referred issues:

- Specifying a time limit for submitters seeking to be heard;
- Considering referred issues on the papers, through round table discussions or forums, or through a more conventional Hearing process as appropriate;
- Regulating evidence in chief to balance efficiency and fairness;
- Limiting cross examination to matters which are of interest to the Committee; and
- Directing the submitters to focus preparation of submissions and appointment of experts only on the specific matters the VPA has requested your advice on and raised in their submission as outlined in **Table 1**.

The supporting documents required by clause 13 of the terms of reference are enclosed via a ShareFile link in the accompanying email.

The VPA requests the Committee confirm the following indicative dates:

- A Directions Hearing commencing in the week of 18 August 2025
- A Hearing commencing in the week of 29 September 2025

I enclose all referred submissions, and a submissions summary table which identifies the **Key Issues** within unresolved submissions and the VPA's current response to submitters.

Please be advised that the public release of the Committee's Report will be at the discretion of the Minister for Planning.

If you would like further information, please email Justin O'Meara, Executive Director Metropolitan Melbourne at [justin.omeara@vpa.vic.gov.au](mailto:justin.omeara@vpa.vic.gov.au).

Yours sincerely,



**DEAN ROCHFORT**  
**ACTING CHIEF EXECUTIVE OFFICER**