

Acknowledgment of Traditional Custodians

The Victorian Government proudly acknowledges Victoria's Aboriginal communities and their rich cultures and pays respect to their Elders past, present and emerging. We acknowledge Aboriginal people as Australia's First People and as the Traditional Owners and custodians of the land and water on which we rely. We recognise and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us. We embrace the spirit of reconciliation and ensuring that Aboriginal voices are heard.

Victorian Planning Authority's commitment

The Victorian Planning Authority commits to continuing to improve our practices, to better protect and acknowledge Aboriginal values and heritage in our plans, precinct structure plans and strategic documents.

The protection of tangible and intangible Aboriginal cultural heritage is an important part of continuing cultural practice, understanding history and recognition of the Traditional Owners of Victoria. Commonwealth and State Acts and Regulations provide protection of places and areas of Aboriginal cultural heritage significance.

The ultimate custodians of Aboriginal cultural heritage are Traditional Owners, including groups formally recognised as Registered Aboriginal Parties (RAPs) which are appointed by the Victorian Aboriginal Heritage Council under the Aboriginal Heritage Act 2006. In 2021 there are 11 RAPs with decision-making responsibilities for approximately 74 per cent of Victoria. Traditional Owner Groups without formal recognition also have a vital role to play as key partners and stakeholders.

Strategic planning for Aboriginal cultural heritage also involves a range of different stakeholders including State Government agencies, local government, developers, landowners and community groups.



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Any information herein is based on reasonable assumptions at the time of publication but should not be relied upon without first seeking appropriate expert advice. Although every effort has been made to ensure that the information in this document is factually correct at the time of publication, the VPA does not warrant the accuracy, completeness or relevance of the information. Any person using or relying upon this document does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

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Introduction

Purpose of this document

This document is a summary of the information captured during the pitching sessions for the Devon Meadows and Casey Fields South Precinct Structure Plan (PSP).

The purpose of pitching was to provide stakeholders with an opportunity to discuss opportunities, challenges and aspirations for the precincts. For government agencies, pitching sessions were also an opportunity to present any relevant background information and policy that will need to be considered when preparing the PSP.

The pitching sessions were also a first step in developing a shared understanding of the core issues that will shape the development of the PSP and potential resolutions to be explored.

In some instances, landowners and prospective developers presented detailed plans that articulated their vision for the project. This document does not reproduce that detail, but instead takes a thematic approach to summarising the key ideas that were discussed.

The material covered in this summary document will provide the basis of the upcoming Vision & Purpose workshop scheduled for March 2022.

Relevant planning policy Strategic and place context Pitching Workshop inputs Summary doc Workshop outputs Emerging project vision Emerging themes

Summary of pitching process

Document structure

This summary document is structured in four parts:

- Part 1 recaps the strategic and local context covered in the primer document that was circulated prior to pitching
- **Part 2** outlines the emerging themes from pitching and the emerging project vision
- Part 3 goes through each of the emerging themes and summarises the main ideas discussed, and matters for further investigation
- **Part 4** provides information for the upcoming Vision & Purpose Workshop.

Who attended the pitching sessions?

Pitching sessions were held over a six-day period between 14 February and 21 February 2022.

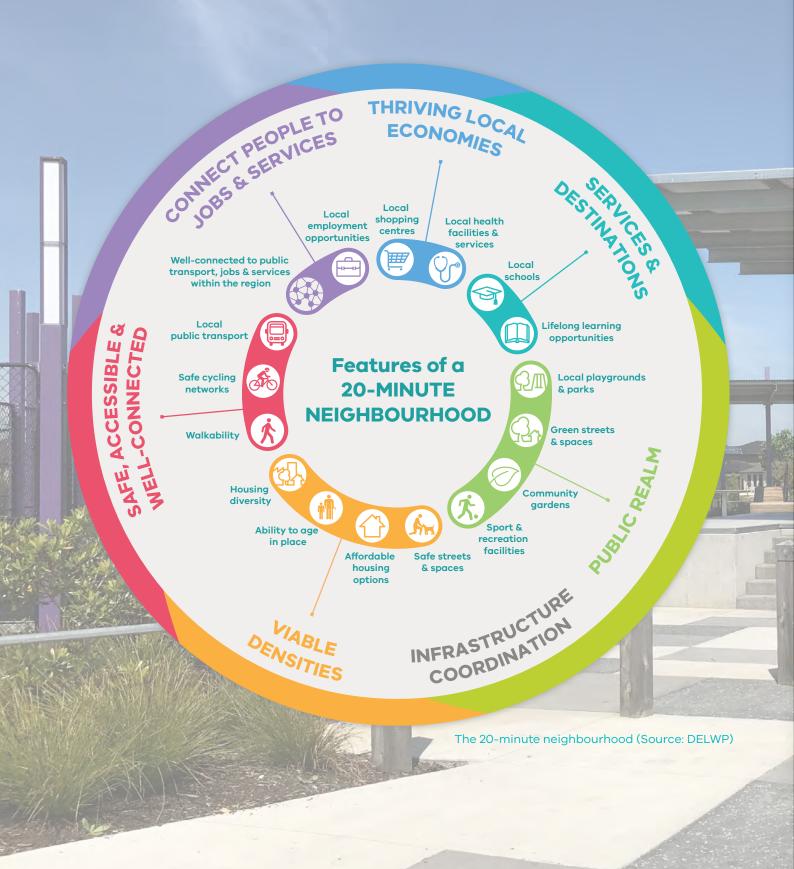
All sessions were held online via MS Teams and were attended by the VPA project team and representatives from the City of Casey.

Stakeholders representing landholdings from both precincts (shown in the plan below) met with the VPA (usually one-on-one) to pitch their ideas for the precincts.

Some pitching sessions were also attended by representatives from state and local government agencies, and infrastructure providers including:

- The City of Casey
- Melbourne Water
- South East Water
- The Department of Environment, Land, Water and Planning (DELWP)
- The Department of Transport (DoT)
- The Department of Education and Training (DET)
- The Department of Jobs, Precincts and Regions (DJPR), and
- Invest Victoria.





Precinct structure planning guidelines for new communities

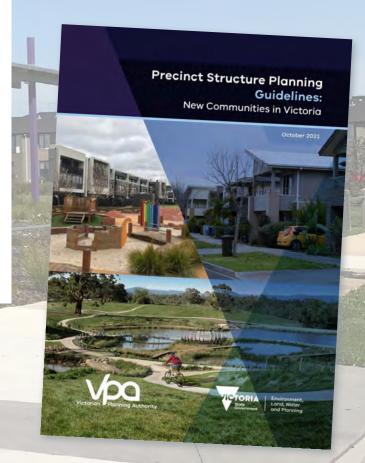
Victoria's recently-adopted *Precinct Structure Planning Guidelines: New Communities in Victoria* (the Guidelines) apply to planning undertaken for these precincts and are in place to ensure that the VPA (and other planning authorities) prepare plans for places that enable best practice, liveable new communities.

The Guidelines are based on planning for 20-minute neighbourhoods, a principle in *Plan Melbourne 2017–2050* that advocates for living locally to ensure accessible, safe and attractive local communities.

The Guidelines set out a framework to deliver 20-minute neighbourhoods and include a series of planning principles and targets that should be adhered to when preparing a PSP.

These principles and targets will guide the planning approach for the precincts and will be further supported by the place-based opportunities and ambitions of key stakeholders.

For more information visit: www.vpa.vic.gov.au/project/psp-guidelines/



Strategic context

Location

The Devon Meadows and Casey Fields South precincts are located in the City of Casey in the south-east of greater Melbourne's urban fringe approximately 45km from Melbourne's CBD.

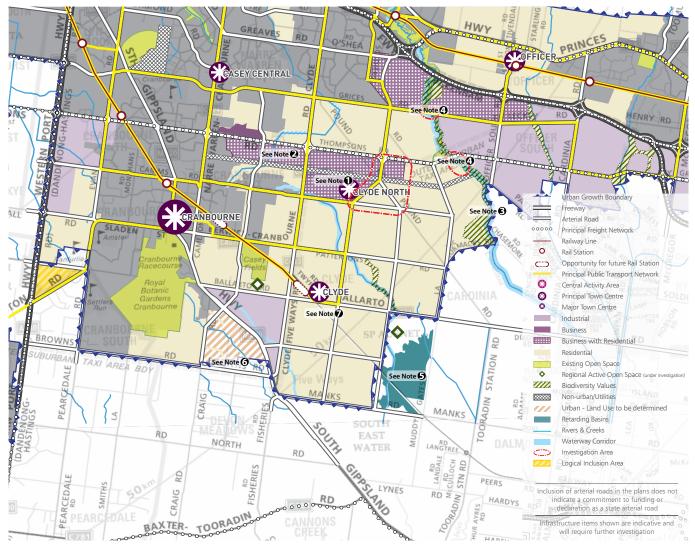
The precincts straddle the South Gippsland Highway, in a gateway location connecting urban Melbourne with the Gippsland region.

The precincts are in close proximity to the potential future Clyde South rail station and are in cycling distance of several regionally significant attractions such as the Royal Botanic Gardens, Casey Fields, and the future Clyde South Regional Park and sports precinct.

South East Growth Corridor

The precincts are located in Melbourne's South East Growth Corridor. Growth Corridor Plans (as shown below) identify the approximate location of future transport connections and land uses and set out the high-level spatial planning framework that the PSP will need to respond to.

Within the South East Growth Corridor plan, Casey Fields South is identified as 'industrial land' and Devon Meadows is identified as 'urban land use to be determined.'



South East Growth Corridor Plan

Melbourne Industrial and Commercial Land Use Plan

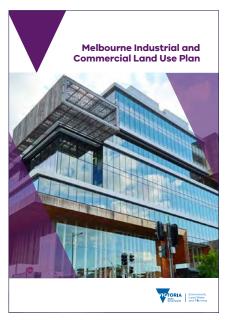
The Melbourne Industrial and Commercial Land Use Plan (MICLUP) is state planning policy that "provides an overview of current and future needs for industrial and commercial land across metropolitan Melbourne."

MICLUP underwent a two-month period of formal consultation between November and December 2019 and was subsequently adopted by the Minister for Planning in 2020.

Under MICLUP, Casey Fields South is identified as 'regionally significant industrial land' to be retained and planned for the purpose of providing opportunities for a range of industrial and employment uses that can "contribute significantly to regional and local economies."

MICLUP outlines a policy expectation that the entire Casey Fields South Precinct will be used for employment-based land uses. However, the range of potential outcomes for 'regionally significant industrial areas' under MICLUP range from traditional industrial and manufacturingtype activities, through to high-quality, mixed-use office and commercial employment environments "offering a higher amenity to workers and economic vibrancy."

The Department of Environment, Land, Water and Planning (DELWP) administers MICLUP and will play a key role in authorising the PSP's interpretation of MICLUP, particularly for the Casey Fields South precinct.



MICLUP report cover

South East Economic Corridor

The South East Economic Corridor Strategic Context Report to 2060 (SEEC) was finalised in January 2022 and seeks to inform the planning for future employment precinct structure plans as guided by government policy, such as Plan Melbourne and MICLUP. The context report outlines a suggested vision and a number of strategic imperatives proposed to support the economic and employment growth in the SEEC. It seeks to define the strategic role and drafting instructions of future e-PSPs through a series of dashboards, reinforcing their long-term role within the broader south-eastern economy.

SEEC confirms Casey Fields South's role as a Regionally Significant Industrial Precinct which caters for industrial and larger commercial land uses, supporting the nearby population in Cranbourne, and the emerging Clyde area.

SEEC identified that there is sufficient land supply in the already-identified locations to fully realise the aspirational employment growth forecast for the Casey LGA without Devon Meadows acting as a major employment precinct.



SEEC report cover

Local context

The City of Casey is experiencing particularly high levels of growth and development. The population forecast for 2022 is 391,000 and is anticipated to grow by approximately 40 per cent to 550,000 over the next 20 years.

Population growth in Casey is currently exceeding the rate of employment growth, with 66 per cent of workers commuting out of the area for work. Casey Fields South represents a significant opportunity to support greater local employment opportunities.

Devon Meadows and Casey Fields South have a combined area of 536ha (Devon Meadows 261ha, Casey Fields South 275ha), approximately the same size as Melbourne's Central Business District.

Although neither precinct is particularly large compared to others in Melbourne's Growth Corridors, together they present a significant strategic development opportunity for the City of Casey as they have sufficient critical mass to be regionally significant, but are still contained enough to create a compact, walkable urban environment on a neighbourhood scale.

Together, the precincts are expected to deliver approximately 3,200 lots and 5,400 jobs.

The precincts are located in close proximity to the existing/planned communities of Cranbourne, Clyde and Botanic Ridge, which provide a significant opportunity for the precincts to integrate with, and build upon, the existing place character and amenities.

There are also a number of significant transport, community and recreational facilities located within close proximity of the precinct, including:

- Future Clyde Major Activity Centre and potential future rail station
- Cranbourne Botanic Gardens
- Casey Fields/Regional Athletics Centre
- Clyde Regional Park and sports precinct.

The Devon Meadows precinct also borders the Urban Growth Boundary and neighbouring Western Port Green Wedge.

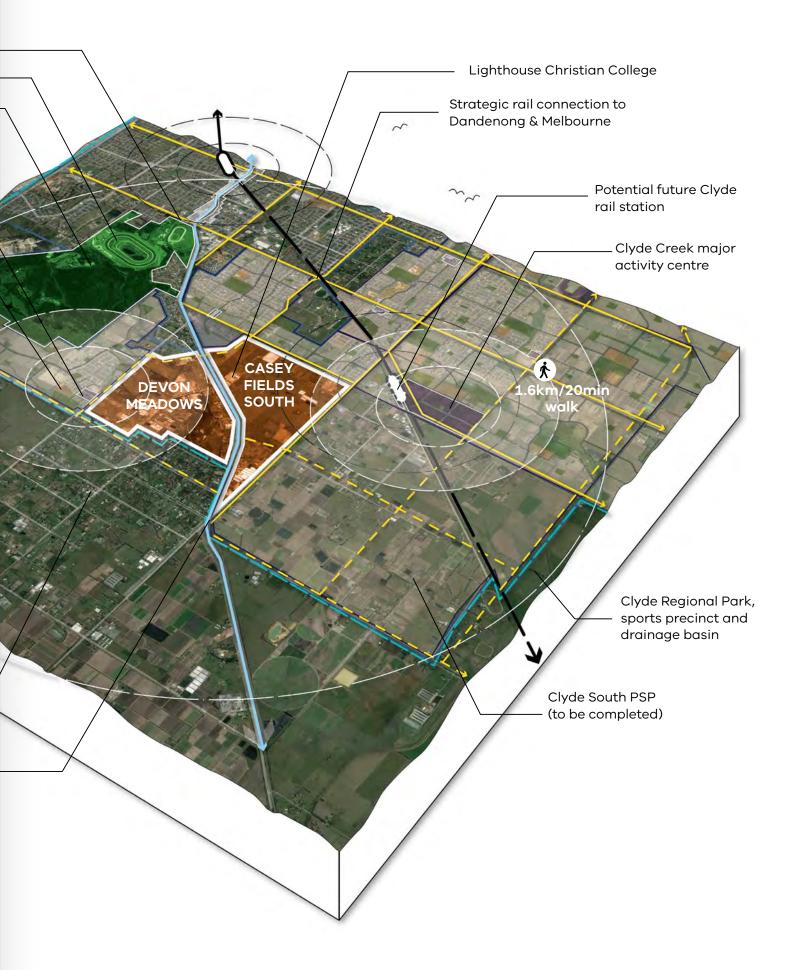
Cranbourne Hospital

Cranbourne Racecourse

Royal Botanic Gardens



Strategic connection to Gippsland region & future south-east airport



The emerging vision for Devon Meadows & Casey Fields South

The information captured during pitching has been categorised into five emerging themes that are summarised in the following parts of this document.

The emerging themes are:

- Land, water and vegetation
- Activity and community
- Connection and transportation
- Employment
- Neighbourhood character

The themes should not be thought of as discrete, self-contained topics, but rather overlapping focus areas that collectively articulate the high-level ideas, opportunities and matters for further investigation identified so far.

The diagram below shows how the five emerging themes relate to a series of key words and phrases that regularly came up over the course of pitching. Collectively, the themes and key words represent the foundations of the working project articulated on the facing page.

This working vision will be refined and developed in collaboration with stakeholders at the upcoming Vision & Purpose workshop.



Devon Meadows and Casey Fields South are unique working and living environments that form the missing link between southern Cranbourne and the emerging communities of Clyde Creek and Botanic Ridge.

The precincts are a gateway between urban Melbourne and the Gippsland region, merging the future of Casey's economic prosperity with contemporary garden suburb living.

Casey Fields South is a flexible nextgeneration employment environment that reflects the changing needs of the evolving economy and local workforce.

The heart of Casey Fields South is its compact urban core that is a focal point for knowledge-based jobs and service industries. The core is formed around a grid of walkable urban streets, waterways and green spaces that provide an attractive and vibrant environment conducive to a highly diversified local workforce.

Integrated with the core is a network of flexible employment quarters that are home to innovative, value-adding business with synergistic relationships to the existing industry sectors such as food production and agri-tech.

Employment-focused land integrates with planned and existing neighbouring residential communities, and across the South Gippsland Highway through a combination of strong physical connections, and consistent urban character at the interfaces.

Devon Meadows is an immersive periurban community that makes the transition from a high-intensity urban environment to rural living.

The precinct is anchored at either end by activity centres that serve as the focal points for community life providing local opportunities for shopping, education, community services, and entertainment and recreation.

Devon Road connects the centres and forms a densely vegetated character spine that provides a central organising feature. Branching streets align with local views and the network of waterways and open spaces to create an environment characterised by a balanced blend of spacious open character and modern urban living.

The neighbourhood structure works with the land and water to form a series of distinct walkable living environments offering a diverse range of lot sizes and housing that is home to the resident community.

The neighbourhoods are connected to the broader environment via a wider network of walking and cycling trails and pedestrian-friendly streets that offer convenient access to local destinations and regional attractions such as Clyde Creek major activity centre and the Royal Botanic Gardens.



Land, water & vegetation

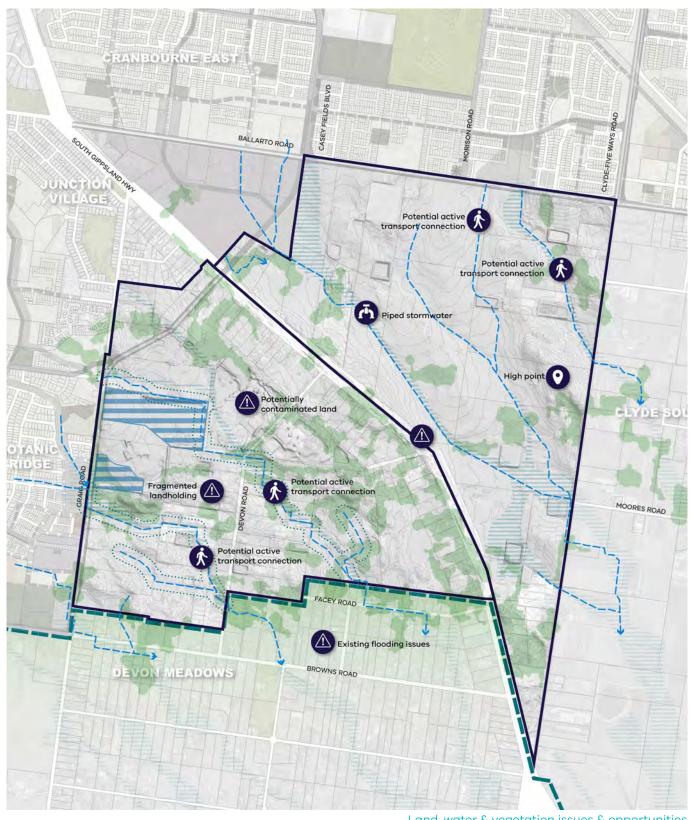
Ideas & opportunities discussed

- There is an opportunity to work with the branching network of waterways extending across both precincts to develop a local character defined by water and vegetation.
- Many of the individual waterways are not particularly prominent or well defined, and it is possible that not all the existing channels will need to be retained in their current from. Some waterways could potentially be re-aligned (or piped) to facilitate a more cohesive future urban structure.
- Waterways and drainage assets could potentially be used as natural demarcation of neighbourhood structure, helping to define the extent of neighbourhoods, and providing a high-amenity, active interface between different character areas.
- Casey Fields South is much less heavily vegetated than Devon Meadows, however, the drainage corridors provide the same opportunity to provide character and amenity for the future employment area
- The future waterway and drainage network could reinforce the story of country and potentially become a celebrated point of difference for the emerging communities, providing amenity, connection, and local destinations.
- While the local topography is gently flat or gently undulating, there are still local high points and landforms that could be incorporated into the place-based plan to make a significant contribution to local character.
- The gently undulating topography and contrast between vegetated and open spaces provides opportunities for internally focused views that reinforce the unique sense of place.

- While there are no mandatory conservation or translocation requirements, there are several densely vegetated areas with large mature trees in both precincts. Retaining high-quality vegetation will make an important contribution to local character, amenity, and bio-diversity values.
- Streets and other public spaces could be vegetated/ landscaped to create signature, high-amenity features that help to reinforce local structure and enhance legibility (in alignment with the PSP Guidelines new 30 per cent tree canopy cover requirement in the public realm).
- The waterway network could be used to provide natural 'seams' for the provision of active transport corridors and biodiversity links that help to stitch neighbourhoods together.
- There were clear similarities between the different drainage schemes that were presented, with most recognising the existing flow paths on site.
 Differences were generally in relation to nuances in alignment, or the number/distribution of assets with a retention/detention related function (i.e. wetlands, sediment basins etc).
- As well as the Drainage Services Scheme (DSS), the ultimate stormwater management regime for both precincts is likely to involve a toolbox of different techniques that work together to mitigate adverse runoff and flooding effects.
- A higher than standard level of sediment control will be required due to the sensitive nature of the downstream receiving environment.

- Confirm whether sodic/dispersive soils are present and, if so, identify a toolbox of potential management measures.
- Confirm any contamination issues relating to existing/historic land uses and identify any potential remediation requirements.
- Confirm the waterways (alignment and width) required to:
 - deliver the relevant DSS
 - provide biodiversity corridors to facilitate the movement of local populations of Southern Brown Bandicoot through Devon Meadows.
- Confirm the location and layout of retention/ detention assets required to deliver the DSS, noting the fragmented landholdings may pose challenges in terms of functional, character, neighbourhood design, and potentially landowner equity.

- Identify a potential drainage outfall solution for the Devon Meadows precinct.
- Identify a toolbox of possible integrated water management / water sensitive urban design methods through the PSP to mitigate any adverse stormwater/flooding effects.
- Identify any significant vegetation and biodiversity values that should be retained in each precinct.
- Identify any significant landforms that could be incorporated into the future urban form to reinforce place identity and legibility.
- Identify planning tools achieve the relevant targets identified under the Guidelines.



Land, water & vegetation issues & opportunities



Activity & community

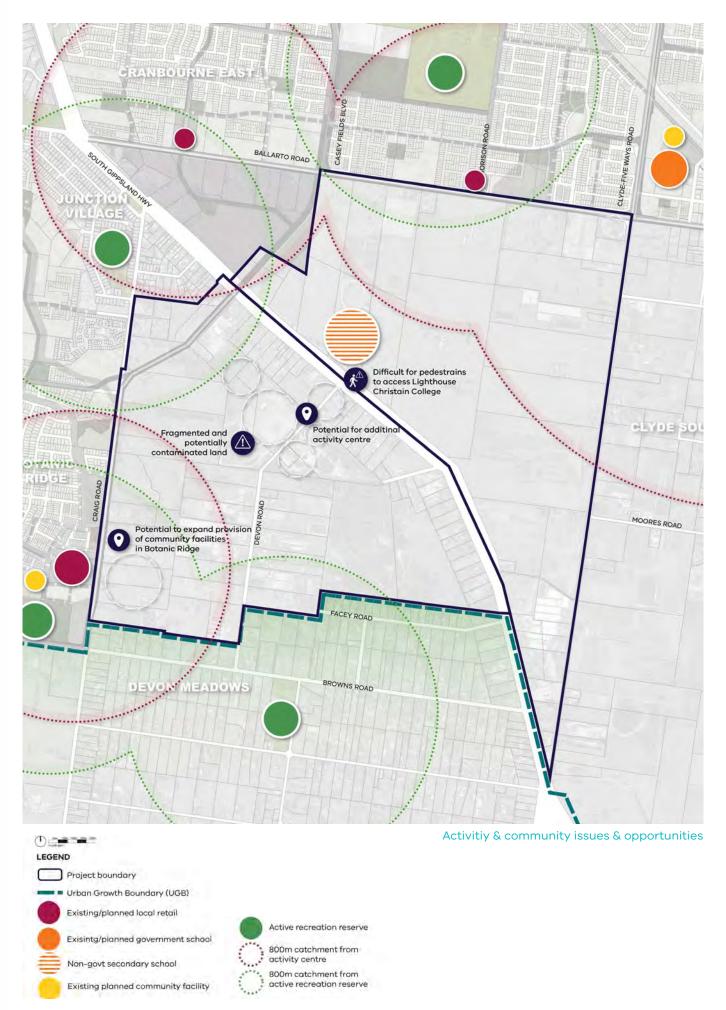
Ideas & opportunities discussed

- An additional neighbourhood-scale activity centre may be needed in or near Devon Meadows to service the new community. If required, there is an opportunity for the centre to become a local focal point and structuring feature.
- If required, there is an opportunity to locate the additional activity centre in proximity to the intersection of Devon Road and the South Gippsland Highway, where it has the potential to leverage the existing transport network and community facilities and create a sense of arrival to the Devon Meadows
- The City of Casey has a very young and rapidly growing demographic, with higher than anticipated development densities. Early discussions with education providers indicates that up to three schools are potentially required to service the Botanic Ridge/Devon Meadows/Casey Fields South area - one government primary school/ kindergarten, one government secondary school, and one non-government primary school.
- If required, there is an opportunity to locate the additional schools and associated community facilities in a way that will contribute to the structure and vitality of both the emerging community of Botanic Ridge, and the planned community of Devon Meadows.

- Early delivery of community facilities and infrastructure could help to foster and support a sense of place and identity for the emerging and planned communities.
- An additional active recreation reserve may be required in Devon Meadows to service the new community. There is potential to locate the open space in a way that would support the valued spacious/green character of the precinct.
- If required, there is an opportunity to locate the active recreation reserve in a way that makes efficient use of otherwise constrained land.
- There is an opportunity to provide an open space network in Casey Fields South that facilitates a high-amenity, active transport-focused employment environment that is attractive for local workers, and supports people walking and cycling through the precinct.
- There is an opportunity for both precincts to locate public parks and open spaces in areas where they act as community focal points and reinforce the sense of structure and place identity.
- There is an opportunity to locate public parks and open spaces in areas where they tell the story of country and reinforce connection to the land.

- Confirm the need for an additional activity centre and, if required, identify a potential location that will support the emerging community's ability to live locally without detracting from the Botanic Ridge activity centre.
- Confirm the number and level of schools to be provided and identify potential locations that will best support both the existing and emerging community.
- Confirm the future plans for Lighthouse Christian College, and how to best integrate the school with employment outcomes anticipated in Casey Fields South.
- Identify any areas of cultural or heritage significant that can be leveraged to foster place identity.

- Confirm whether any additional community and/ or emergency service facilities are required in the area and, if required, explore opportunities for co-location.
- Confirm whether an additional active open space park is required and identify potential locations that will best support both the existing and emerging community.
- Identify appropriate locations for local parks and open space network.
- Identify any qualitative features that could be implemented through the PSP that would support and enhance the delivery of more diverse and inclusive community outcomes.
- Identify planning tools to achieve the relevant targets identified under the Guidelines.



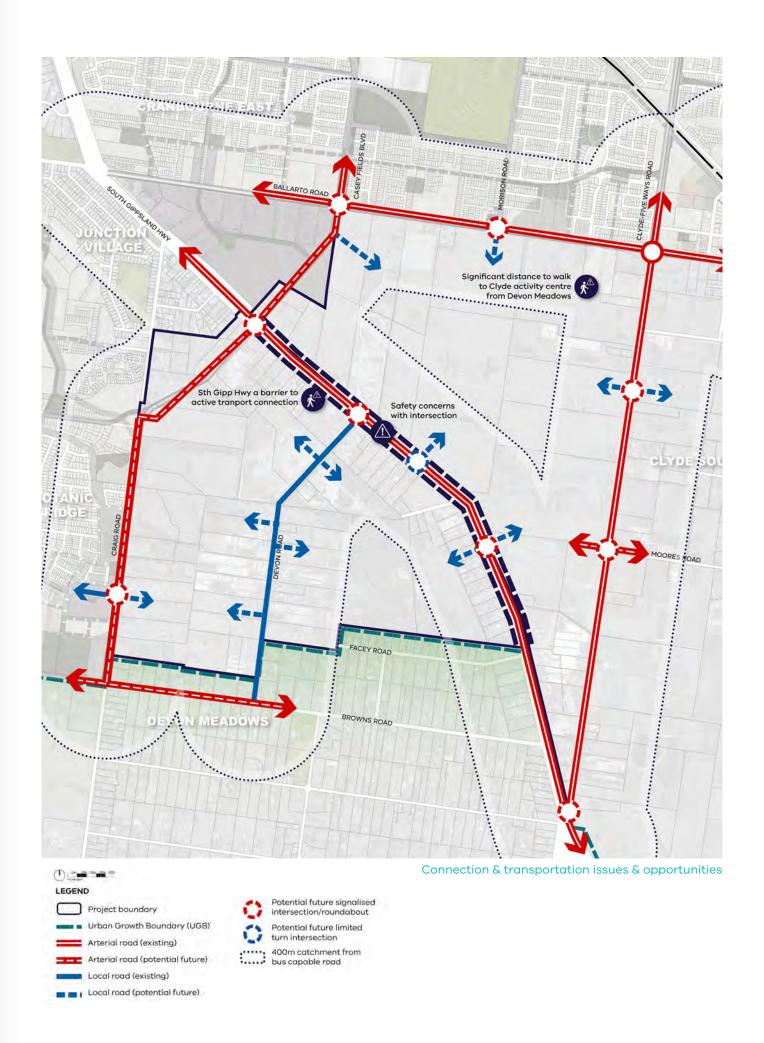
Connection & transportation

Ideas & opportunities discussed

- Both precincts are well served by arterial roads on their boundaries, and the future internal street network is likely to provide predominantly for local traffic movements. This provides an opportunity to create a walkable, pedestrian-orientated street network in both precincts.
- There is currently no internal access to Casey Fields South, however there is an opportunity to provide regularly spaced intersections along Ballarto Road and Clyde-Five Ways Road that would allow for good integration with the existing/planned street network.
- Internal access to Devon Meadows is provided from the South Gippsland Highway via Devon Road, which forms a central north—south spine that has the potential to be significant organising feature for the precinct.
- There is potential for additional internal access to Devon Meadows to be provided from the planned extension of Casey Fields Boulevard, Hummingbird Drive (in Botanic Ridge), and via the landholding at 1884 South Gippsland Highway.
- Opinions were mixed regarding the need to provide physical connectivity between Devon Meadows and Casey Fields South precincts. Many stakeholders noted the South Gippsland Highway represents a significant barrier to pedestrian movement, and the considerable walking distance to the future Clyde South activity centre/potential rail station.
- There are few opportunities to provide a signalised intersection allowing full vehicle movements between both precincts across the South Gippsland Highway. However, there may be opportunity to provide uncontrolled access intersections that allow for active modes of transport.
- The precinct's location on the South Gippsland Highway provides an opportunity to create a gateway relationship between the Gippsland rural/ productive region and urban Melbourne.

- There is potential to locate and align key streets within each precinct to provide a sense of arrival and destination.
- There is an opportunity for Devon Road to be a significant character street that reinforces local structure and place character.
- Many stakeholders noted that Craig Road was likely to provide for 'end user' traffic (rather than significant through-movements), and that there is potential for it to be developed in a manner that prioritises active transport and facilitates the eastwest integration with Botanic Ridge.
- Maintaining Facey Road as a no-exit street for vehicles while allowing connectivity for pedestrians and cyclists could potentially help to retain the country living character of the properties in this area.
- Some stakeholders noted that many people use the existing streets to walk in the mornings and evenings despite it currently not being a particularly safe pedestrian environment (particularly the South Gippsland Highway). There is potential to develop a network of walking and cycling trails that create 20-minute neighbourhood connections to local facilities and destinations (e.g. the Royal Botanic Gardens).
- The future drainage network provides a good opportunity for east-west active transport connections across both precincts.
- The quality of the pedestrian environment within Casey Fields South is likely to be the significant factor in determining whether people walk and cycle between Devon Meadows and the future Clyde activity centre/potential rail station.

- Identify the potential future access points and internal street network.
- Model the anticipated future traffic capacity requirements and confirm the function and character of key streets.
- Identify potential public transport routes to service the new residential and worker populations.
- Identify the primary pedestrian and cycling network.
- Identify planning tools to achieve the relevant targets identified under the Guidelines.



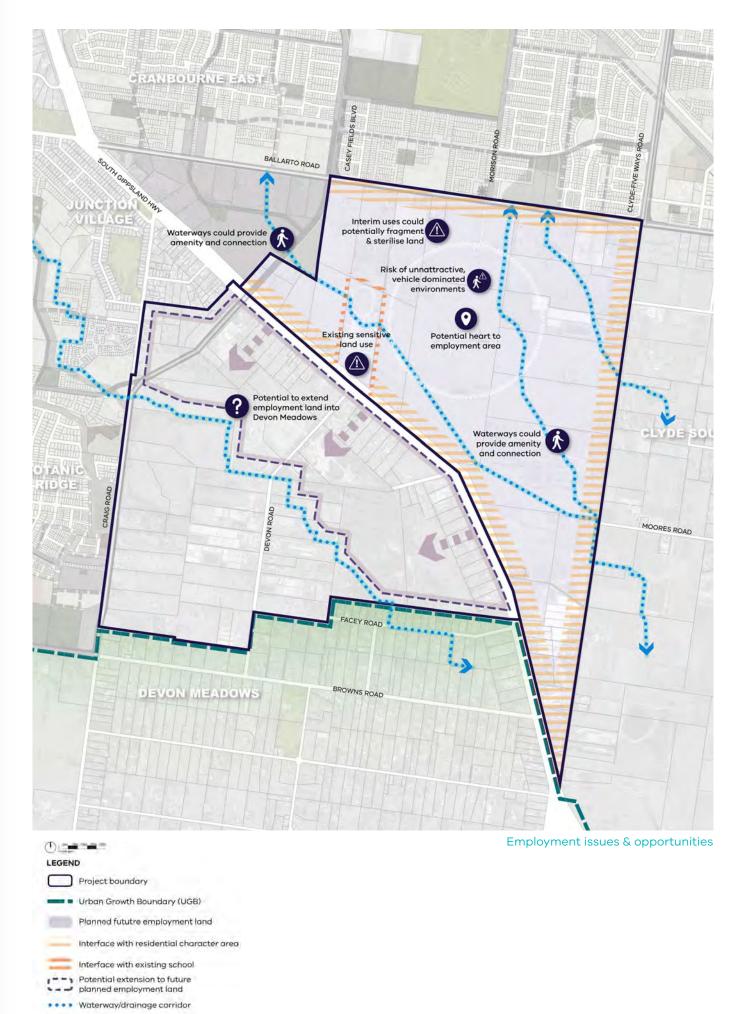
EMERGING THEME 4 Employment

Ideas & opportunities discussed

- The uptake of employment land in Casey Fields
 South will largely be driven by commercial demand,
 with the possibility of multiple development
 horizons. Casey Fields South represents the last
 planned employment-focused precinct in Casey,
 and with the current trends of increasing demand,
 rising value of employment land may provide an
 opportunity to realise some long-term planning
 outcomes earlier than previously anticipated.
- There is an opportunity to provide for temporary, short-medium term activities to facilitate early employment outcomes that don't preclude the potential for high-value knowledge-based job creation as the precinct matures.
- There is an opportunity to curate sector-specific employment quarters that provides 'value-add' synergies with established industries in the local area (e.g. racing or food production/technology).
- There is an opportunity to create a contemporary, next-generation employment environment that provides for multiple stages in the business lifecycle.
- There is an opportunity to provide shared workspace facilities, to support a flexible and resilient local workforce.
- There is an opportunity to create a defined 'heart' to Casey Fields South that could facilitate a sense of place and support the precinct becoming a desirable destination in its own right.
- There were mixed opinions regarding the appropriate extent of employment land with some stakeholders suggesting an extension of industrial/ commercial/mixed use outcomes into Devon Meadows, potentially using the waterway network to establish a natural boundary between character
- Some stakeholders have suggested the possibility of expanding residential development into parts of Casey Fields South. While this presents an opportunity to create a more mixed-use employment environment, it does not align with the intent for Casey Fields South to be retained and planned for a range of employment uses as

- a regionally significant industrial precinct under MICLUP. MICLUP however anticipate employment focused zones that include provision for dwellings (e.g. Commercial 3 Zone).
- There is the opportunity to create a compact, pedestrian focused environment that is conducive to attracting business and employees in a highvalue knowledge economy.
- There is potential for Casey Fields South to include access to after-hours services and facilities workers, including food and beverage, and above-ground living conducive to a night-time economy. This could help to provide activation and surveillance during the evening hours and support a more diverse and inclusive environment.
- Above-ground living opportunities could potentially provide additional variation to local housing stock and increase living choice through a Commercial 3 Zone under MICLUP
- Waterways and drainage infrastructure could become an organising character feature used to provide active transport connections and amenity for the local workforce.
- A range of potential approaches to the treatment of the interfaces with residential land and Lighthouse Christian College were proposed, including:
 - Managing the transition within the employment land by providing only for activities involving fewer adverse amenity effects
 - Managing the transition within the employment land by requiring built form to have a smaller, finer grain character sympathetic to residential environment
 - Managing the transition within the residential character areas by encouraging higher-intensity development with greater scale and built from presence
 - Allowing the arterial roads to act as a buffer area between employment and residential land use, and providing a more abrupt transition between character areas.

- Identify existing and anticipated future demand for employment land within the local area, and any potential areas of comparative advantage for Casey Fields South.
- Identify any emerging trends in the development of contemporary employment precincts, and the local employment market that may inform planning for employment objectives for Casey Fields South.
- Identify any qualitative features of contemporary employment precincts that would support/enhance the delivery of a more inclusive and diverse employment environment.
- Identify where to best provide access to daily needs and services to support the local worker population.
- Identify planning tools to achieve the relevant targets identified under the Guidelines.



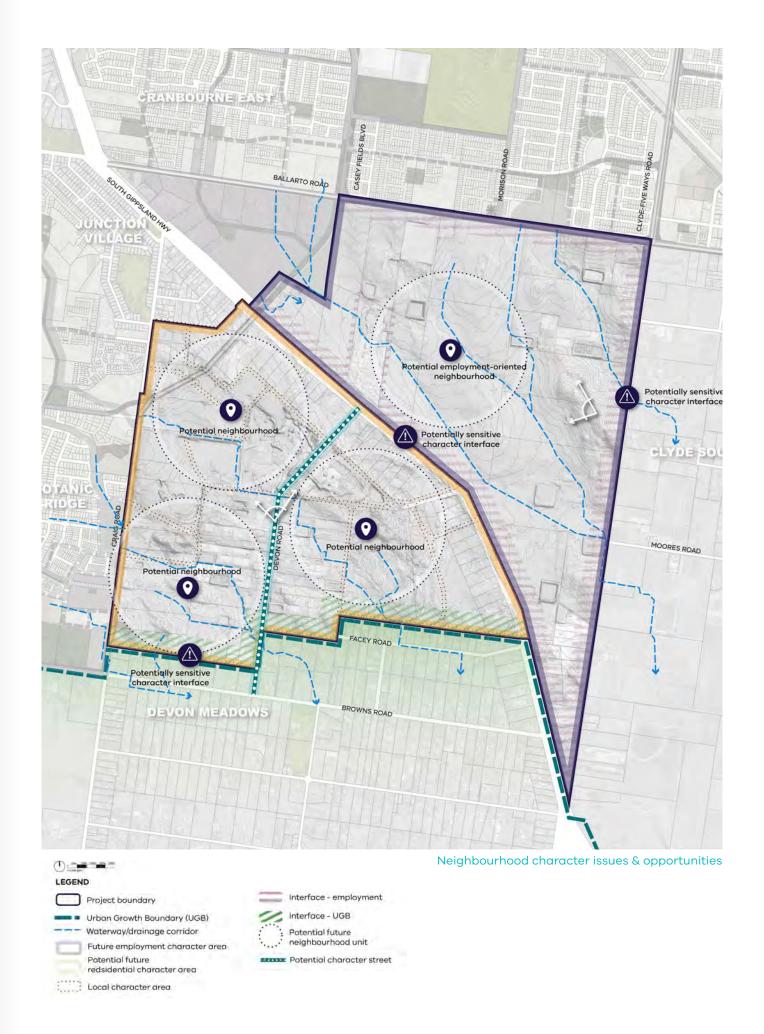
Neighbourhood character

Ideas & opportunities discussed

- Residents value the existing sense of spaciousness and rural/lifestyle living character. There is an opportunity to retain elements of this character through alignment of streets, placement of open spaces and revegetation of drainage corridors.
- There are several different character areas within Devon Meadows defined by landform, waterways, vegetation, subdivision and existing land uses. There is an opportunity to use these character areas as the basis for the future neighbourhood structure.
- There is an opportunity to create an immersive urban environment that successfully integrates with the existing residential communities of Casey Fields to the north, Botanic Ridge and Junction Village to the west, the UGB and rural living to the south, and the planned community of Clyde South to the east.
- The waterways and drainage lines that extend across the precincts provide an opportunity to distribute higher intensity development across the precincts in areas of high natural amenity.
- There is an opportunity to facilitate higher increased residential densities around the existing and planned activity centres to support their viability, and access to services for local residents.
- There is an opportunity to facilitate Casey Fields South becoming a destination in its own right by providing for after-hours amenities (e.g. food and beverage) and above-ground dwellings that would support a nighttime economy. This could potentially enhance the character of Casey Fields South, as well as making it a safer, more inclusive environment for neighbouring residential populations to move through.

- There is an opportunity for Devon Meadows and Casey Fields South to become home to a diverse and stable resident population by providing a variety of dwelling types and tenures in desirable locations.
- Rather than passive buffer zones or abrupt edges, there is an opportunity to conceptualise and plan for interfaces between character areas (such as the UGB) as active 'meshing' of neighbourhoods that makes a positive contribution to local identity.
- There is potential to facilitate integration between Devon Meadows and Botanic Ridge by providing additional community facilities and amenities (e.g. schools and/or community facilities) in proximity to the emerging Botanic Ridge activity centre.
- Some stakeholders have suggested the possibility of expanding residential development into parts of Casey Fields South. While this presents an opportunity to create a more mixed-use employment environment, it does not align with the intent for Casey Fields South to be retained and planned for a range of employment uses as a regionally significant industrial precinct under MICLUP. MICLUP however anticipates employmentfocused zones that include provision for dwellings (e.g. Commercial 3 Zone).

- Confirm that all relevant civil utilities can be provided to the required areas within both precincts.
- Confirm the qualitative criteria to evaluate a 'successful' transition between different character areas.
- Identity the appropriate location for variable residential densities.
- Identify any areas of cultural or heritage significant that can be leveraged to foster place identity.
- Identify any significant landforms and viewshafts that could be incorporated into the future urban structure to reinforce place identity and legibility.
- Identify planning tools to achieve the relevant targets identified under the Guidelines.



NEXT STEPS

Vision & purpose workshop

The next step for the project is the Vision & Purpose workshop. The workshop will be held online and will run for approximately two hours.

All stakeholders are invited to attend.

Purpose

The workshop is an opportunity to discuss and provide feedback on the initial ideas from pitching and to develop a shared position on the outcomes we want to achieve, and what we need to do to get there.

Specifically, the purpose of the workshop will be to:

- Validate and develop the working project vision and purpose, and emerging themes
- Identify the key spatial planning objectives to be prioritised and pursued for the next phase of the project
- Identify any qualitative place-based outcomes we want to achieve.

Format

The workshop will be a 'world café' style event, which is a simple, effective format for hosting large group dialogue.

Participants will be organised into five virtual rooms, with each room dedicated to one of the emerging themes summarised in this document.

After a pre-determined amount of time (approximately 10–15min), participants will be rotated to a new theme to continue the conversation. Participants arriving at new tables will be briefed on the previous conversation and invited to provide further feedback, adding depth to the overall conversation.

Outputs

The information captured from the workshop will be used to update the working project vision and identify the key spatial planning objectives to be delivered by the project.

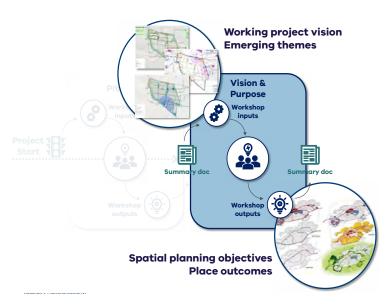
This information will in turn inform the technical background studies, and eventually a PSP ideas plan to be workshopped later in the year.

Registration

The VPA will be hosting the Vision and Purpose Workshop on **Tuesday 8 March 2022**.

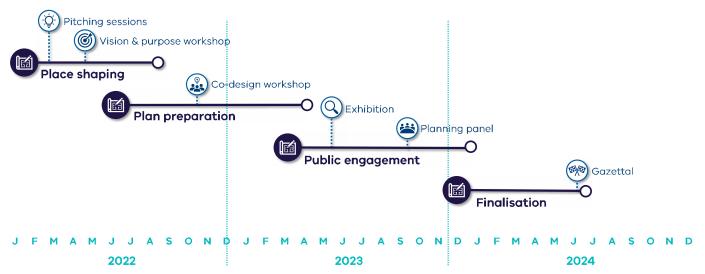
If you would like to attend the workshop, please contact Catherine O'Brien at

<u>Catherine.OBrien@vpa.vic.gov.au</u> if you have not yet done so.



Summary of Vision & Purpose process

Project timeline



You can also stay up to date with the Casey Fields South and Devon Meadows project on the VPA website. Information is updated regularly to reflect the status of the project and any upcoming consultation events.

You can visit the website at: vpa.vic.gov.au/casey-fields-south-devon-meadows We look forward to working with you on this project and appreciate your willingness to be involved in preparing the Devon Meadows and Casey Fields South PSP.

If you wish to discuss any aspect of the project further, please contact one of the project team:

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Peter Cooper, Senior Strategic Planner Peter.Cooper@vpa.vic.gov.au

Catherine O'Brien, Graduate Planner Catherine.OBrien@vpa.vic.gov.au

