

PSP 2.0

Casey Fields South & Devon Meadows

BUNURONG COUNTRY

PRECINCT STRUCTURE PLAN

Vision & Purpose

JUNE 2022

VICTORIA
State
Government

vpa
Victorian Planning Authority

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Acknowledgement 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 2022 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.

The Traditional Owners of the Eastern Metro region, and specifically the land where Casey Fields South & Devon Meadows PSP is located, are the Bunurong people of the Kulin Nation.

Introduction

The Victorian Planning Authority (VPA), in partnership with City of Casey, is preparing the Casey Fields South and Devon Meadows Precinct Structure Plan (PSP), with input from state government partners and the local community.

The Casey Fields South and Devon Meadows PSP is made up of two contiguous PSPs that share the South Gippsland Highway as a border. The precinct is located on the edge of the urban growth boundary within the City of Casey municipality.

This document represents a ‘working’ vision and purpose, with planning objectives, priority place outcomes and actions that will be drawn upon to inform a draft precinct structure plan and options presented in future co-design workshops. The ideas and priorities reflect those gathered from both pitching and vision and purpose workshops with landowners, councils, agencies and Traditional Owners. It is expected that the technical studies underway will test and validate these ideas, along with methods to achieve the relevant targets set out by the *Precinct Structure Planning Guidelines: New Communities in Victoria*.

PSP 2.0 process

The PSP 2.0 process is a new way forward in planning. The VPA works closely with councils and local communities, government agencies, landowners and developers to prepare precinct structure plans for new communities on Melbourne’s fringe.

The process shapes future communities by considering a range of aspects such as transport, roads, buildings, housing, community facilities, environment and open space.

Our approach aligns with the Victorian Government’s policy of *20-minute neighbourhoods*, which focuses on living locally to ensure accessible, safe and attractive communities.

What is the role of the VPA?

The VPA is leading the planning of this precinct. We are working with stakeholders to implement Victorian Government policy to deliver employment and residential land use in the area.

We are working in collaboration with the local council, City of Casey, government agencies and other relevant stakeholders to achieve the best outcomes for the local communities.

1 What we heard

Early engagement overview

The objective of the Vision and purpose workshop was to develop the ideas and information that was captured in the pitching session summary document (available on the [VPA website](#)) into a clear vision of what the PSP aims to achieve in the future and how we will get there.

What we heard will guide placemaking and the configuration of land use and infrastructure outcomes, which will be outlined in the PSP and infrastructure contributions plan (ICP) during the next phase.

Our approach:

- Keeps the vision for the precinct high-level
- Gives certainty where we can
- Gives stakeholders a clear line of sight to proposed planning
- Provides a draft vision to test with stakeholders at the next stage

Workshop summary

On Tuesday 8 March 2022, the VPA held the Casey Fields South and Devon Meadows PSP Vision and purpose workshop where we met with approximately 70 people, including:

- Landowners and their representatives from across the precinct
- The City of Casey
- Melbourne Water
- South East Water
- The Department of Transport (DoT)
- The Department of Education and Training (DET)
- Royal Botanic Gardens Cranbourne

The workshop was held online via Zoom. It was the second phase of early engagement under the PSP 2.0 process, and the first opportunity for all stakeholders to come together to discuss the information from the pitching sessions held in February 2022.

The purpose of the workshop was to:

- Validate the emerging vision and themes captured in the pitching session summary document and give stakeholders an opportunity to provide feedback.
- Consolidate ideas from the pitching phase and develop them into a clear framework to guide the configuration of the PSP and infrastructure contributions plan (ICP).

The workshop was an informal setting for participants to openly explore issues and information in small groups before sharing insights to form a common understanding of the important themes.

Emerging themes

These are the five themes that emerged from early engagement from stakeholders so far and form the key components of the future precinct:

- 1** Land, water and vegetation
- 2** Activity and community
- 3** Connection and transportation
- 4** Employment
- 5** Neighbourhood character

This document is structured around these themes and tracks their interrogation through early phases of engagement to set out a planning framework for the future of the precinct.

Walkable, safe and inclusive

Attractive to business & workers

Celebrate Aboriginal cultural heritage

The future of existing businesses in Devon Meadows needs to be considered



Proposed planning framework

Information from pitching and the vision and purpose workshop has been consolidated and refined into a working vision and planning framework articulating what we aim to achieve, what we want to deliver, and how to get there. It describes the high-level ambitions for the precinct and explains its role within the broader urban landscape.

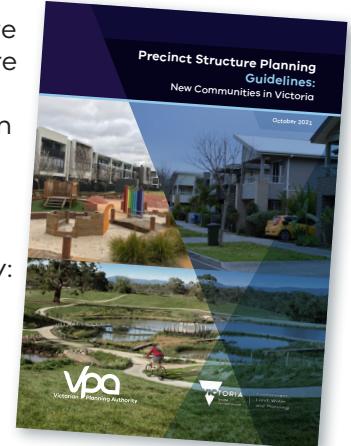
Our planning acknowledges the significance of some objectives over others and aims to reach a balance where competing interests exist. We aim to be transparent, accountable and efficient in our proposed planning framework.

PSP Guidelines targets

Alongside each of the themes in this document, we have identified the PSP Guidelines targets that are applicable. The targets are typically standards or metrics that are relevant to all PSPs and are taken from the [Precinct Structure Planning Guidelines: New Communities in Victoria](#) (2021).

We aspire to include the following targets in our planning, taken from Victorian Government policy:

- High-quality public realm
- Infrastructure co-ordination
- Services and destinations
- Thriving local economies
- Safe, accessible and well connected
- High-quality public realm
- Viable densities



2 Vision & purpose

Casey Fields South and Devon Meadows combine the future heart of Casey's economy with a superb lifestyle and recreation setting to provide a vibrant and inclusive 20-minute neighbourhood exemplifying the principles of living locally.

Casey Fields South will become a flexible, next generation employment precinct delivering benchmark standards of design quality and amenity that make it a first-choice business address in the south-east.

The precinct will deliver land for 4,200 jobs centrally located to several of Casey's emerging residential communities, reducing the need to travel out of Casey for work and making a critical contribution to the overall sustainability of the south-east region's growth areas.

Underpinning the vision for Casey Fields South is a robust and adaptable urban structure comprised of a compact, high-amenity urban core and network of flexible employment sub-precincts that will provide space for a diverse mix of industry and business to grow and innovate.

A permeable network of streets with strong physical connections to the surrounding environment will cater for heavier vehicle movements required to support business while also supporting public and active modes of transport.

With excellent access to major transport routes, the future Clyde Major Activity Centre and train station, and several regionally-significant open space and recreation destinations, Casey Fields South enjoys a unique point of difference that will make it attractive to both businesses and workers alike.

Devon Meadows will be an immersive, walkable residential neighbourhood that is home to nearly 10,000 residents living in 3,000 homes in a seamless blend of modern urban living and natural landscape character.

The precinct is formed around Devon Road, a densely vegetated, high-amenity character spine that spans the length of the precinct. Activity centres anchored at either end of Devon Road serve as the focal points for community life, providing local opportunities for shopping, education, community services, entertainment and recreation.

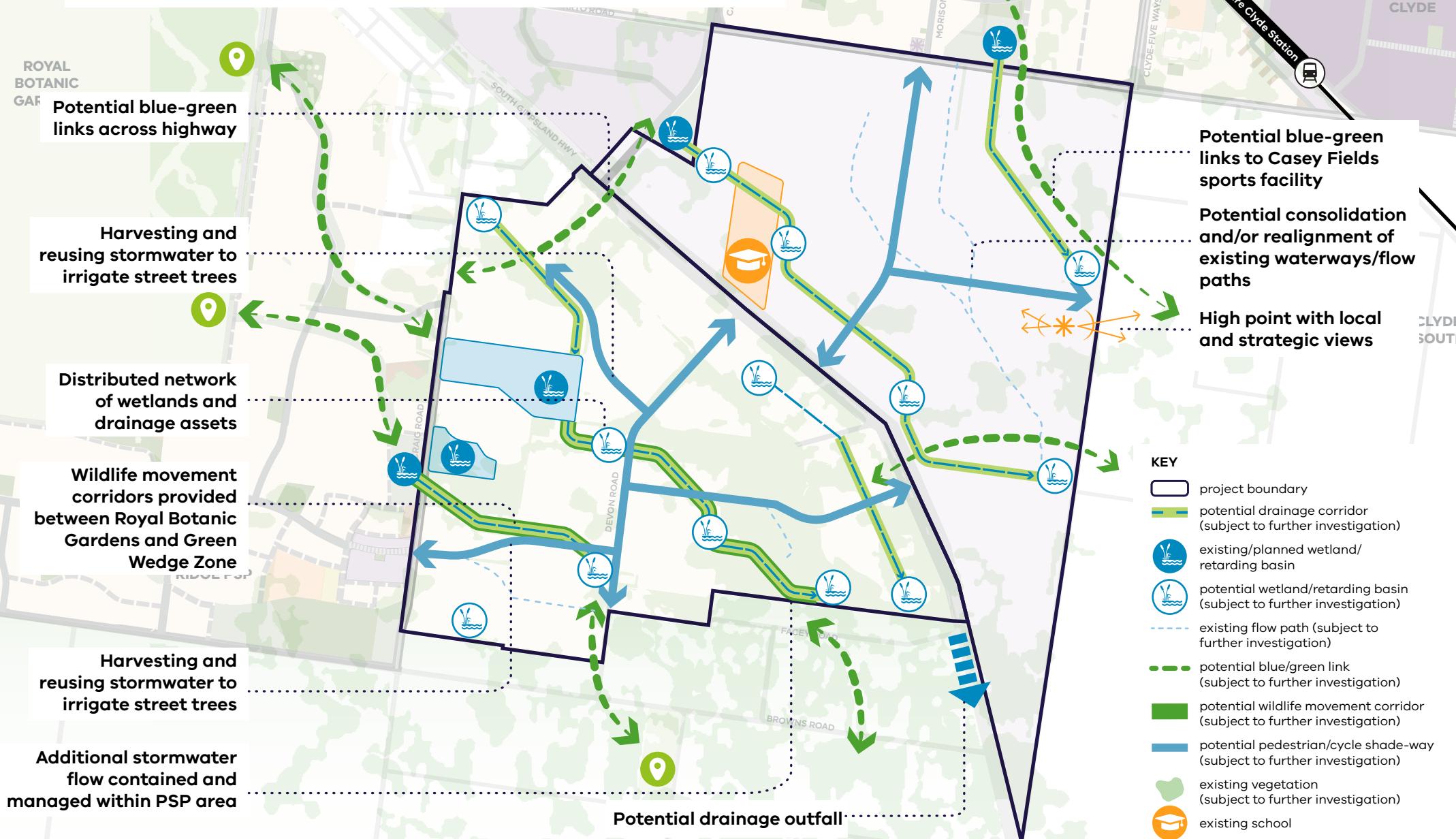
Branching streets align with local views and the network of waterways and open spaces to create an environment characterised by a balanced blend of spacious open character and modern urban living.

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.

DIAGRAM 1 Land, water & vegetation

Concept only – urban structure subject to further investigation and planning



THEME 1 Land, water & vegetation

Planning objectives

- 1** To ensure stormwater is managed in an effective, efficient, and integrated manner
- 2** To retain and protect features of the natural environment that make an important contribution to local character, amenity, culture and ecology.
- 3** To provide effective movement corridors for Southern Brown Bandicoot in accordance with the Implementation Plan for the Sub-Regional Species Strategy.
- 4** To ensure development incorporates the natural environment as a defining feature of neighbourhood structure and place-based character.

Priority place outcomes

- Waterways, flow paths (including piped networks), and assets with a retention/detention function (i.e. wetlands, sediment basins etc) required for the safe and effective management of stormwater (in accordance with the Drainage Services Scheme) are identified and incorporated into the planned urban structure in a way that:
 - meets the functional requirements of the Drainage Services Scheme (DSS)
 - avoids or minimises adverse effects on downstream environments
 - provides an equitable distribution of assets between landowners (to the extent practicable)
 - provides opportunity for the harvesting and/or re-use of stormwater
 - supports enhanced placemaking and/or amenity outcomes.
- Landscape features and existing vegetation that make a significant contribution to character, amenity, cultural and/or ecological values are retained and protected.

- Subdivision and development respond to the natural environment and landscape features in a way that:
 - minimises change to the existing landform
 - delivers opportunities to capitalise on existing or future biodiversity values
 - fosters the sense and experience of the natural environment into the planned urban character
 - appropriately acknowledges Aboriginal cultural values and incorporates the traditional story of Country
 - reinforces sense of place and legibility of the urban structure
 - provides for increased provision of tree canopy cover in the public realm over time
 - provides a sense of connection facilitates the movement of Southern Brown Bandicoot between Royal Botanic Gardens and the Urban Growth Boundary.

Relevant PSP Guideline targets

High-quality public realm:

- T13** – Potential canopy tree coverage within the public realm and open space should be a minimum of 30 per cent (excluding areas dedicated to biodiversity or native vegetation conservation).
- T14** – All streets containing canopy trees should use stormwater to service their watering needs.
- T17** – IWM solutions should meaningfully contribute towards the actions and targets from the relevant Catchment Scale Public Realm & Water Plans and any relevant water-related strategies, plan, or guideline (including the *Healthy Waterways Strategy 2018–2028*).

Infrastructure co-ordination:

- T20** – Identify all basic and essential infrastructure with spatial requirements on the Future Place-based Plan (e.g. open space, schools, community centres, integrated water management, etc.)

Actions

- Confirm whether sodic/dispersive soils are present and, if so, identify any potential management options and implications for infrastructure design and costings.
- 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, and any additional infrastructure (e.g. piped networks), required to deliver the DSS and support enhanced placemaking outcomes.
- Identify a potential drainage outfall solution for the Devon Meadows precinct.
- Identify possible integrated water management/water sensitive urban design options to:
 - Reduce the stormwater volume and mitigate adverse effects associated with runoff/flooding
 - Consider opportunities for harvesting and/or re-use of stormwater.
- Identify any significant vegetation and biodiversity values that should be retained and protected in each precinct.
- Identify any significant landscape features that could be incorporated into the future urban form to reinforce place identity and legibility.
- Identify any culturally significant features that could be incorporated into the future urban form to acknowledge Aboriginal cultural values and incorporate the traditional story of Country.
- Identify any additional planning tools required to achieve the relevant targets identified under the PSP Guidelines.

Methods

The above actions will be addressed through the following technical assessments, and in consultation with the relevant stakeholders/government agencies:

- Land capability and utility servicing assessment
- Sodic soils assessment (if required)
- Development of the Drainage Services Scheme (to be led by Melbourne Water)
- Integrated water management assessment
- Aboriginal cultural values assessment
- Post-contact heritage assessment
- Arboricultural assessment
- Biodiversity assessment
- Landscape and visual assessment.

DIAGRAM 2 Activity & community

Concept only – urban structure subject to further investigation and planning

Network of activity centres located to maximise walkable access to daily needs & services

Mix of activities and services to create a focal point for community life

Centrally located open space co-located with waterways

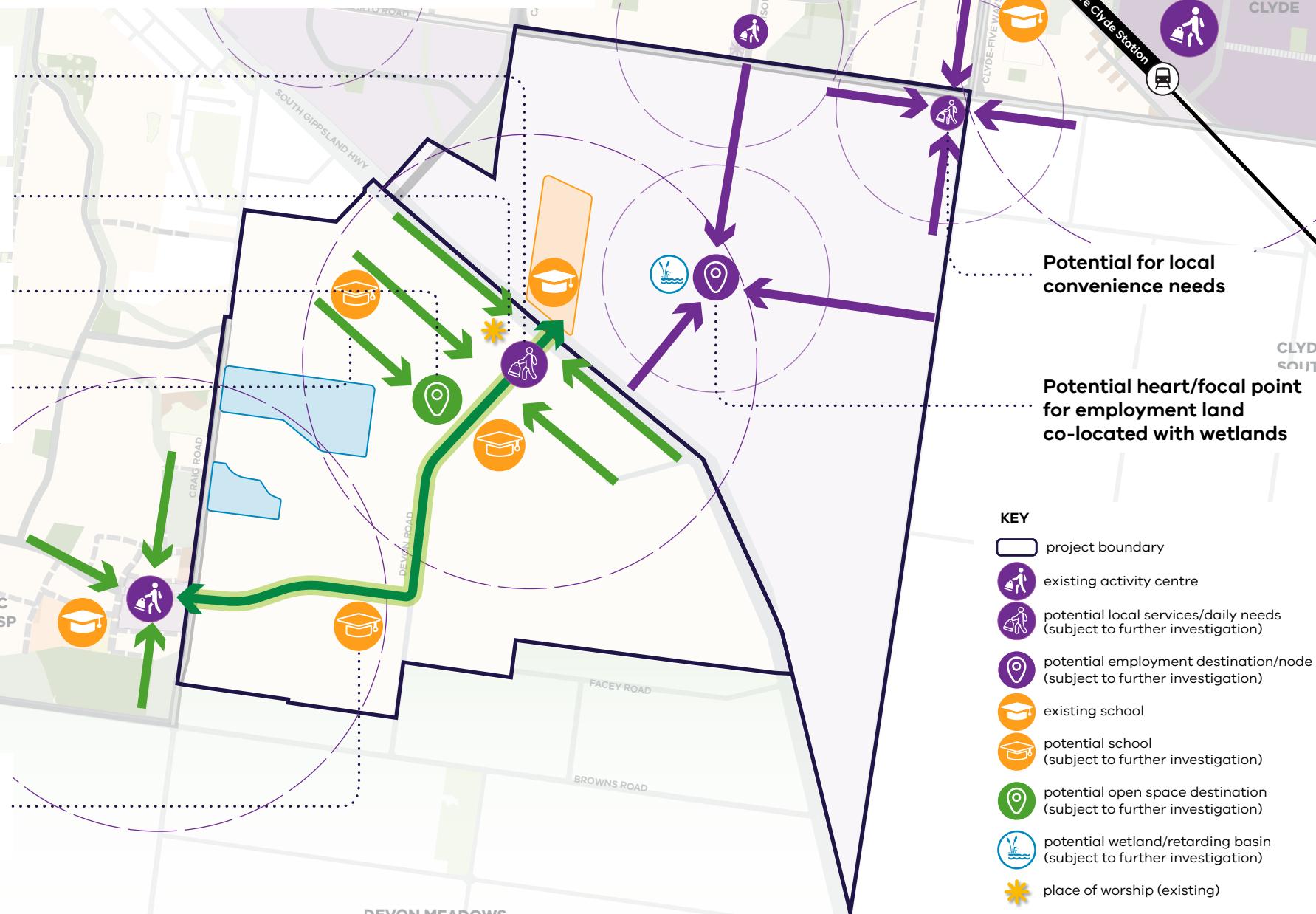
Walkable network of pedestrian-friendly streets that support place-making

School located to anchor character street and maximise residential catchment

Potential for local convenience needs

Potential heart/focal point for employment land co-located with wetlands

- KEY**
- [Project Boundary] project boundary
 - [Purple Walking Person] existing activity centre
 - [Purple Walking Person with Bag] potential local services/daily needs (subject to further investigation)
 - [Purple Location Pin] potential employment destination/node (subject to further investigation)
 - [Orange Graduation Cap] existing school
 - [Orange Graduation Cap] potential school (subject to further investigation)
 - [Green Location Pin] potential open space destination (subject to further investigation)
 - [Blue Waterway] potential wetland/retarding basin (subject to further investigation)
 - [Yellow Star] place of worship (existing)



THEME 2 Activity & community

Planning objectives

- 1** To provide convenient community access to everyday economic and social needs, services, and spaces.
- 2** To ensure that the location and design of quality of activity centres, community facilities and public spaces makes them inviting, attractive, and safe places to live, work and visit.
- 3** To encourage provision of activities conducive to a night-time economy in appropriate locations.

Priority place outcomes

- A network of activity centres and community facilities, including schools and open spaces are provided that:
 - appropriately reflect and caters for the anticipated needs of the community
 - provides convenient, walkable access to everyday needs, services, and recreation opportunities
 - includes opportunities for after-hour activities and services in appropriate locations that do not detract from residential amenity.
- The location and design of activity centres, community facilities and public spaces:
 - emphasises their role as focal points for the community
 - reinforces sense of place and legibility of the urban structure
 - complements the planned activity and community-related outcomes in adjoining neighbourhoods
 - facilitates and encourages the opportunity for community participation and social interaction.

Relevant PSP Guideline targets

High-quality public realm:

- T11** The open space network should seek to meet the following minimum targets:
- Within residential areas (including activity centres):
 - 10 per cent of net developable areas must be provided for local parks and sports field reserves
 - 3–5 per cent of net developable area must be set aside for local parks
 - 5–7 per cent of net developable area must be set aside for sports field reserves
 - Within dedicated employment and/or economic activity areas, 2 per cent of the net developable area must be set aside for local parks

- T12** Open space and sports reserves should be located to meet the following distribution targets:
- A sports reserve or open space larger than 1 hectare must be within 800 metres safe walkable distance of each dwelling
 - A local park must be within 400 metres safe walkable distance of each dwelling

Services and destinations:

- T18** The location of dwellings must achieve the following accessibility targets in relation to education and community facilities
- 70 per cent of dwellings must be within 800 metres of a government primary school
 - 100 per cent of dwellings must be within 3,200 metres of a government secondary school

- 80 per cent of dwellings must be within 800 metres of a community facility
- 80 per cent of dwellings must be within 800 metres of a health facility

Thriving local economies:

T19 80–90 per cent of dwellings must be located within 800 metres of an activity centre

Infrastructure co-ordination:

T20 All basic and essential infrastructure must be identified on the Future Place-based Plan with spatial requirements.

Actions

- 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 required 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 determine how to best integrate the school with planned employment outcomes in Casey Fields South.
- Identify any areas of cultural or heritage significant that can be incorporated into the urban structure 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 the appropriate locations for local parks and open space network.
- Identify any qualitative features that could be implemented through the PSP that would support and/or enhance the delivery of more diverse and inclusive community outcomes.
- Identify any additional planning tools required to achieve the relevant targets identified under the PSP Guidelines.

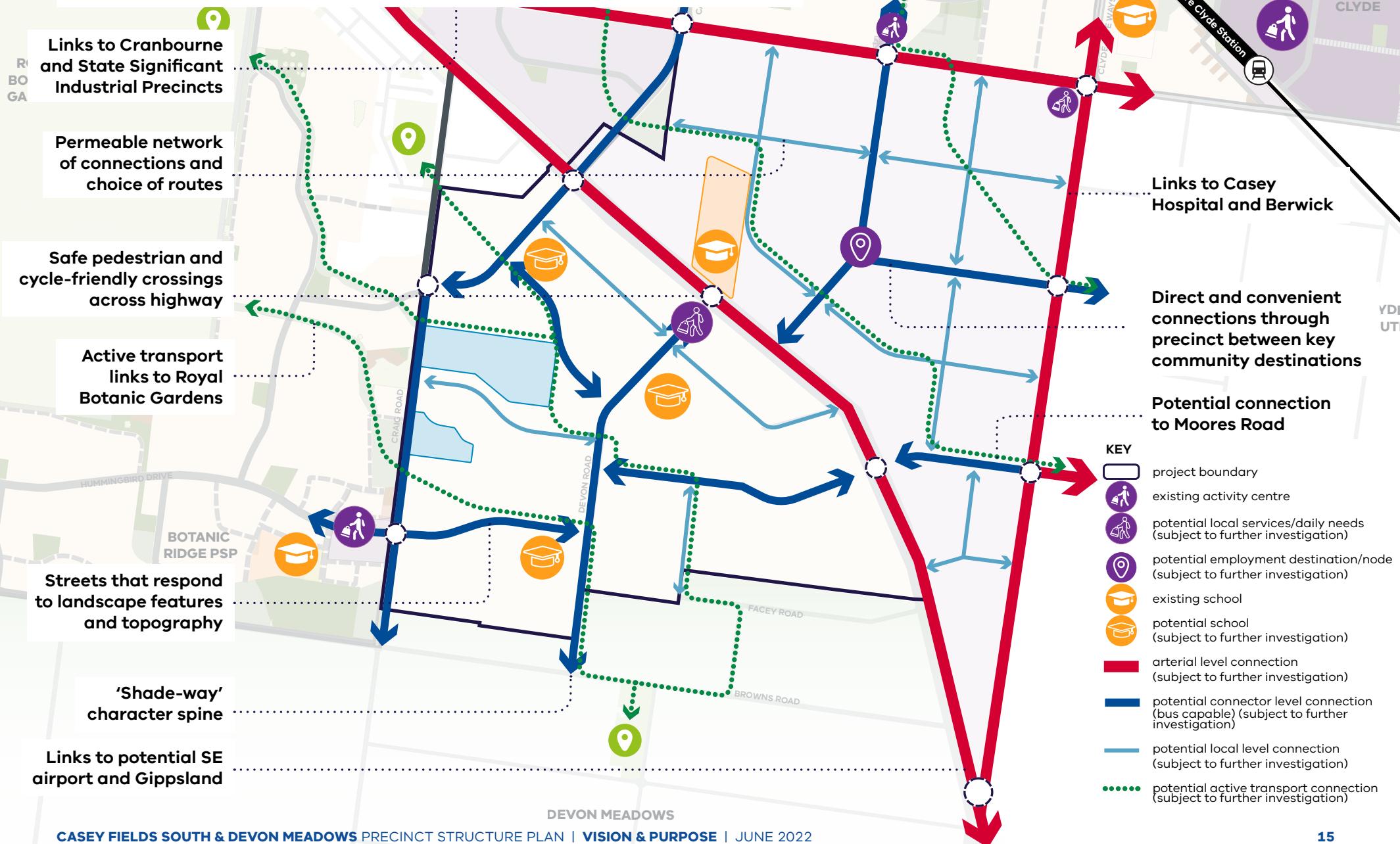
Methods

The above actions will be addressed through the following technical assessments, and in consultation with the relevant stakeholders/government agencies:

- Economic and retail assessment
- Community infrastructure assessment
- Aboriginal cultural values assessment
- Post-contact heritage assessment
- Infrastructure cost assessment.

DIAGRAM 3 Connection & transportation

Concept only – urban structure subject to further investigation and planning



THEME 3 Connection & transportation

Planning objectives

- 1 To effectively integrate the transport network with existing and planned land uses and networks.
- 2 To ensure the physical transport network is safe and efficient for its anticipated users.
- 3 To encourage and support active and public modes of transport and reduce reliance on private vehicles.

Priority place outcomes

- The transport network and land use are effectively integrated by a street and pathway network that:
 - provides a permeable network of logical and convenient connections between key neighbourhood, community and employment destinations
 - includes a legible and efficient hierarchy of streets and paths
 - provides safe and efficient transport infrastructure that is designed to reflect the needs of its anticipated users, including walking, cycling, public transport, private vehicles and freight
 - responds to natural environment and landscape features to reinforces sense of place and legibility of the urban structure.

Relevant PSP Guideline targets

Safe, accessible and well connected:

- T5** The arterial road network must provide a 1.6km road grid with safe and efficient connections, adjusted where necessary to reflect local context.
- T6** Off-road bicycle paths must be provided on all connector streets and arterial roads, connecting with the Principal Bicycle Network and Strategic Cycling Corridors where possible.
- T7** All streets must have footpaths on both sides of the reservation.

T8 The street network must be designed to provide footpaths on both sides of the reservation with pedestrian and cyclist crossings provided every 400–800 metres along arterial roads, rail lines, waterways, and any other accessibility barriers.

T9 95 per cent of all dwellings must be located within either of the following walking distances:

- 800 metres to a train station
- 600 metres to a tram stop; or
- 400 metres to a future bus route or bus capable road.

High-quality public realm:

T15 Design of the street network must be capable of supporting at least 70 per cent of lots with a good solar orientation.

Actions

- Identify the potential future access points and internal street network.
- Identify the potential location of future land uses and trip generation areas, including employment and residential uses.
- Model the anticipated future traffic capacity requirements and confirm the function and character of key streets and connections.
- Identify potential public transport routes and bus stop locations to service the new residential and worker populations.
- Identify the primary pedestrian and cycling network.
- Confirm approximate the cost and allocation of required transport infrastructure to be funded through the Infrastructure Contributions Plan.
- Identify any additional planning tool required to achieve the relevant targets identified under the PSP Guidelines.

Methods

The above actions will be addressed through the following technical assessments, and in consultation with the relevant stakeholders/government agencies:

- Strategic transport assessment
- Integrated transport assessment and transport modelling
- Infrastructure costing assessment.

DIAGRAM 4 Employment

Concept only – urban structure subject to further investigation and planning

Internal heavy vehicle circulation to service employment land

Direct and convenient active transport connections to key community destinations

Wetlands located to provide amenity & support place-making

Potential mixed-use transition to Devon Meadows

Potential bulky-goods/LFR interface with highway

Existing business area to transition over time

Potential neighbourhood scale activity centre to service new community

Connect to future major activity centre and potential train station



Potential higher-density employment close to future station

Flexible and adaptable street and block pattern

Potential heart/focal point to employment land

Strong physical connections to surrounding residential catchments to enhance access to local jobs by walking, cycling and public transport

Integrated sub-precincts and character areas

KEY

- project boundary
- existing activity centre
- potential local services/daily needs (subject to further investigation)
- potential employment destination/node (subject to further investigation)
- existing school
- potential wetland/retarding basin (subject to further investigation)
- employment interface area
- existing employment/business area
- potential mixed use interface area

DEVON MEADOWS

THEME 4 Employment

Planning objectives

- 1 To provide a regionally significant destination for industry and business to grow and innovate.
- 2 To reduce the need for local workers to travel out of the region for employment.
- 3 To increase access to jobs by walking, cycling and public transport.
- 4 To create a flexible and adaptable urban structure that can accommodate multiple development horizons and attracting ongoing investment over time.
- 5 To ensure the structure of employment land is well-integrated with the surrounding environment, and that the location, scale and intensity of commercial and industrial activity is compatible with adjoining land uses.

Priority place outcomes

- The Casey Fields South precinct is a regionally-significant focal point for industry and business in the South East Growth Corridor that:
 - accommodates a diverse mix of traditional and emerging business and industries in a high-quality, high-amenity setting attractive to business and workers
 - complements the existing/planned network of commercial and industrial activity centres.
- The location and layout of employment focused land:
 - has a legible structure with a clear sense of place and well-defined sub-precincts
 - is flexible and adaptable to changing use, regeneration, and intensification initiatives over medium and long-term development horizons
 - enables efficient use and development of land for industrial and commercial activity in appropriate locations

- ensures land use and development is of a form, scale and intensity that is compatible with adjacent land uses.
- A variety of services, activities and open spaces are provided that deliver a high amenity environment for the local workforce.
- Opportunities for co-working and small office/home office arrangements are provided in locations where they will make a positive contribution to neighbourhood character.

Relevant PSP Guideline targets

Thriving local economies:

- T10** The provision of land for local employment and economic activity should be capable of accommodating the minimum job density target of one job per dwelling located within the wider growth corridor.
- T19** 80–90 per cent of dwellings must be located within 800 metres of an activity centre.

Actions

- Identify any potential areas of comparative advantage when planning for employment land (for the Casey Fields South precinct in particular).
- Identify any emerging trends in the development of contemporary employment precincts and the local employment market that may inform planning for employment land.
- Identify existing and anticipated future demand for industrial and commercial land within the local area.
- Identify locational requirements for different types of employment and the possible timeframes for the uptake of land.
- Identify implications of employment land-use projects at the sub-precinct level

- Identify any qualitative features of 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.
- Investigate implications of the proposed PSP on existing business (and any potential broader economic impacts.)
- Identify any additional planning tool required to achieve the relevant targets identified under the PSP Guidelines.

Methods

The above actions will be addressed through the following technical assessments, and in consultation with the relevant stakeholders/government agencies:

- Economic and retail assessment.

DIAGRAM 5 Neighbourhood character

Concept only – urban structure subject to further investigation and planning

Regionally significant focal point for employment

BOTANIC

Wetlands located to provide amenity & support place-making

Activity and built form supports a sense of arrival at a destination

High-amenity character spine and branching streets

Series of residential neighbourhoods with defined focal points

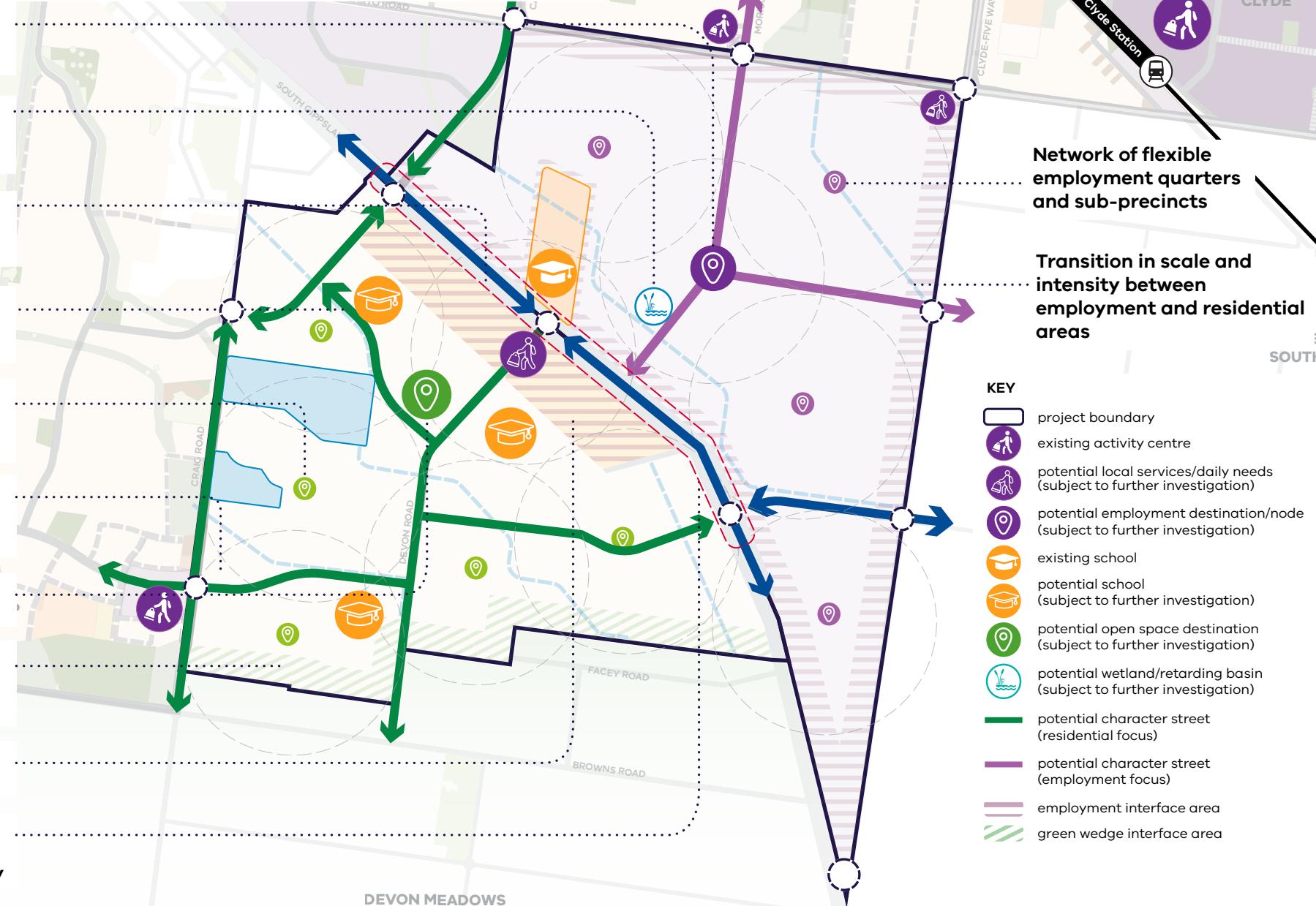
Greater intensity in areas close to amenities and services

Centrally located village green

Potential to use back of lots to manage transition between character areas

Mix of housing typologies and density

Development provides sense of arrival/ gateway to Casey



THEME 5 Neighbourhood character

Planning objectives

- 1** To ensure subdivision and development results in a coherent and legible urban structure that is contextually responsive and integrated with the surrounding environment.
- 2** To ensure the Casey Fields South precinct transitions over time to primarily commercial and industrial land use and activity.
- 3** To ensure the Devon Meadow precinct transitions over time to primarily residential, community, and recreational land use and activity.
- 4** To provide a range of housing and tenure options that will support a diverse and inclusive community

Priority place outcomes

- Subdivision and development along the South Gippsland Highway supports a sense of arrival at a destination.
- Casey Fields South precinct is a primarily employment-oriented precinct characterised by:
 - a flexible and adaptable street and block structure
 - distinct sub-precincts/character areas
 - an integrated network of waterways and open spaces that:
 - provide functional stormwater management and drainage
 - provide amenity for local workers
 - facilitate active modes of transport
 - a diverse mix of primarily commercial and industrial land uses, with opportunity for above ground living in appropriate locations that do not undermine the primary employment function of the precinct
 - a transition in scale and intensity between employment-oriented areas and adjoining residential areas.

- Devon Meadows is a primarily residential-oriented precinct characterised by:
 - a series of residential neighbourhoods organised around a densely vegetated character spine street
 - a mix of housing densities and typologies with more intensive forms of development located in areas of high amenity or where they make a positive contribution to local character
 - opportunities for co-working and small office/home office arrangements in locations where they will make a positive contribution to neighbourhood
 - interfaces that actively mesh the transition between different character areas
 - a network of activity centres, community facilities and public spaces that provide convenient community access to everyday economic and social needs and services
 - public spaces that incorporate the Aboriginal story of Country
 - integrated network of waterways and open spaces that:
 - provide functional stormwater management and drainage
 - provide amenity for local residents and visitors
 - facilitate active modes of transport through the precinct.

Relevant PSP Guideline targets

Viable densities:

- T1** The PSP should facilitate increased densities with an average of 30 dwellings or more per Net Developable Hectare (NDHA) within:
- 400 metres walkable catchment of an activity centre or train station
 - 50 metres of open space, (both credited and encumbered open space), boulevards and major public transport routes, including but not limited to the Principal Public Transport Network (PPTN) or similar

- T2** The PSP should facilitate increased densities with an average of 20 dwellings or more per NDHA across the entire PSP area
- T3** The PSP should facilitate increased housing diversity, with at least three distinct housing typologies to be included in higher density areas (defined by T1).
- T4** Set a minimum target for provision of affordable housing in accordance with affordable housing policy, evidence, and guidance.

Actions

- Confirm that all relevant civil utilities can be provided to the required areas in both precincts.
- Identify any areas of cultural or heritage significant that can be leveraged to foster place and identity.
- Identify any significant landforms and viewshafts that could be incorporated into the future urban structure to reinforce place identity and legibility.
- Confirm the potential urban structure and location of different character areas in both precincts.
- Identify appropriate integration and transition of existing and future land uses.
- Identify the appropriate location for variable residential densities.
- Identify any potential planning tools required to manage the interface between different character areas.
- Identify any additional planning tool required to achieve the relevant targets identified under the PSP Guidelines.

Methods

The above actions will be addressed through the following technical assessments, and in consultation with the relevant stakeholders/government agencies:

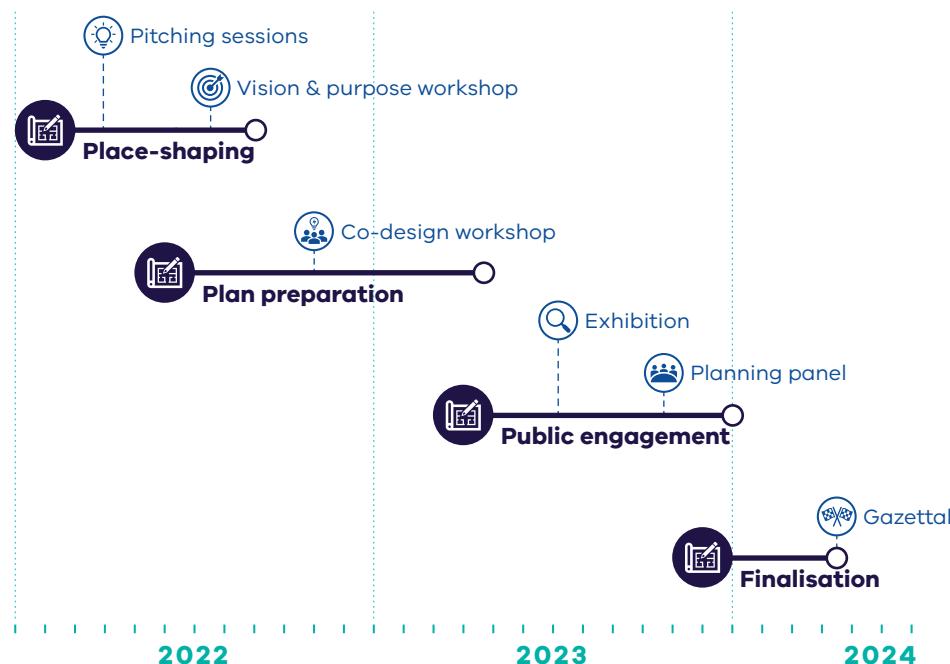
- Land capability and utility servicing assessment
- Development of the Drainage Services Scheme (to be led by Melbourne Water)
- Integrated Water Management assessment
- Aboriginal cultural values assessment
- Post-contact heritage assessment
- Arboricultural assessment
- Biodiversity assessment
- Landscape and visual assessment
- Economic and retail assessment.

3 Next steps

We look forward to working with you on this project and appreciate your willingness to be involved in preparing the Casey Fields South and Devon Meadows PSP.

Project timeline

You can stay up to date with the project on the [VPA website](#). Information will be updated regularly to reflect the status of the project and any upcoming engagement events.



Note - project timelines are current estimates and may be subject to change as a result of technical or planning related issues

Technical assessments

Additional studies need to be done to develop the draft place-based plan before the co-design workshop goes ahead later in 2022. Many of the technical assessments mentioned in this document have already been commissioned and are underway.

Co-design workshop

All participants who attended the vision and purpose workshop are invited to join the co-design workshop.

The vision and purpose framework articulated in this document will be used to inform the draft place-based plan to be discussed at the co-design workshop.

The purpose of the co-design workshop is to continue developing the vision for the precinct into actionable objectives that meet the emerging priority outcomes.

Information from the co-design workshop will be used to refine and develop the draft plan further and take through to the agency validation phase.

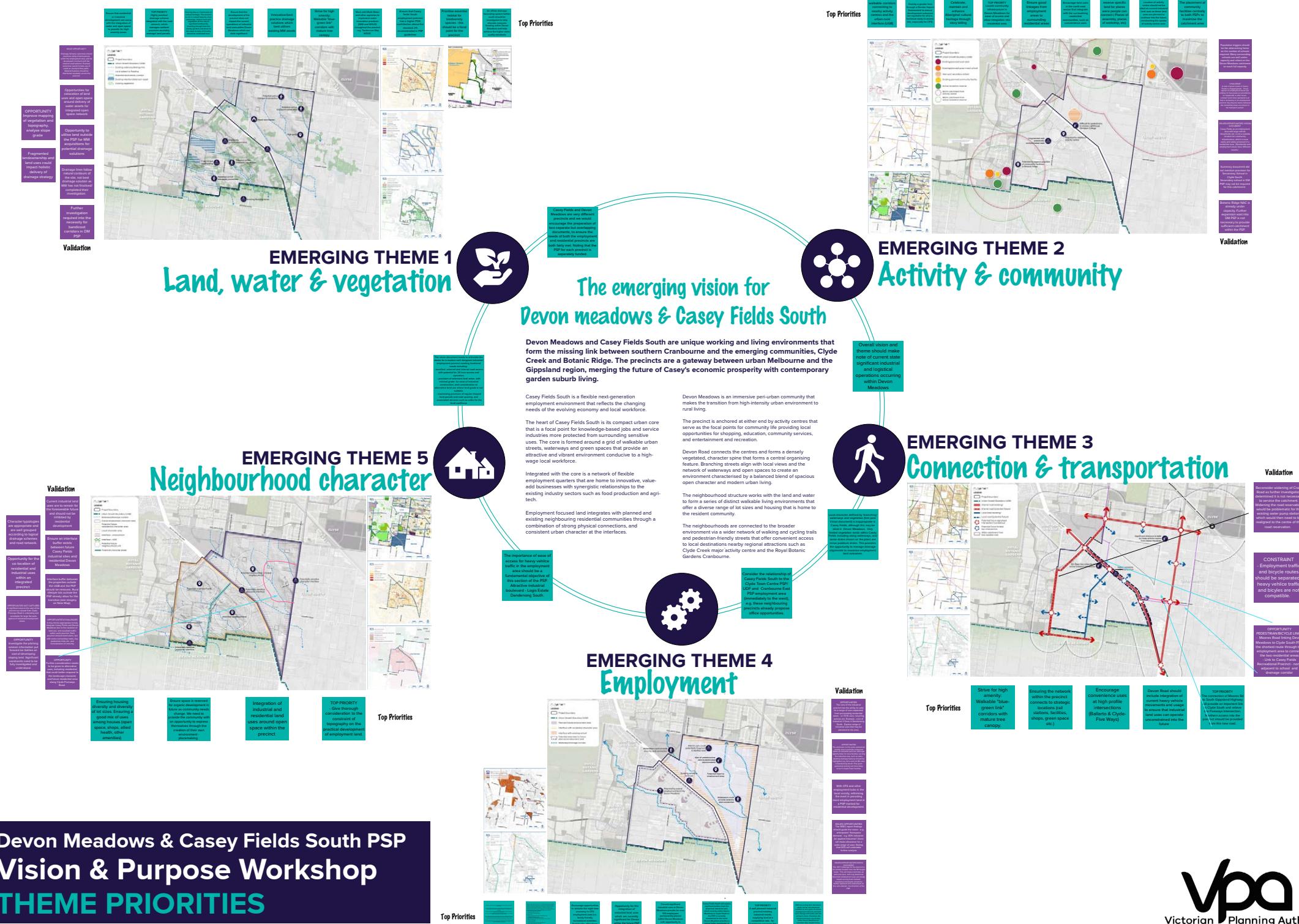
Following validation from agencies, the PSP will undergo public consultation, likely in 2023.

APPENDIX 1 Vision & purpose workshop mural boards

Devon Meadows & Casey Fields South PSP

Vision & Purpose Workshop

THEME PRIORITIES





EMERGING THEME 1 Land, water & vegetation

Facilitator: Alistair Jaffray
Scribe: Jake Kalmoudousos
Subject Matter Expert: Chris Braddock (VPA)
Subject Matter Expert: Laurence Newcome (Melbourne Water)



EMERGING THEME 2 Activity & community

Facilitator: Lenice White
Scribe: Stephanie Chen
Subject Matter Expert: Tina Webb



The emerging vision for Devon meadows & Casey Fields South

Devon Meadows and Casey Fields South are unique working and living environments that form the missing link between southern Cranbourne and the emerging communities, 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 next-generation 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 and a focal point for knowledge-based jobs and sensitive industries. Precincts surrounding the core provide a mix of residential, commercial, retail, and open spaces that support a vibrant local workforce.

Integrated with the core is a network of flexible employment quarters that are designed to accommodate, value-add businesses with synergistic relationships to the existing industry sectors such as food production and agri-tech.¹

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

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

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

Road connects the centres and forms a densely vegetated, character spine that forms 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 neighbourhoods are designed to connect the land and water to form a series of distinct walkable living environments that offer 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, nearby regional attractions such as Clyde Creek major activity centre and the Royal Botanic Gardens Cranbourne.

Facilitator: Hugh Stanford
Scribe: Zachary Powell
Subject Matter Expert: Sales Henry (VPA)
Subject Matter Expert: Leisel Thomas (Department of Education & Training)

EMERGING THEME 3 Connection & transportation



EMERGING THEME 5 Neighbourhood character

Facilitator: Zoe Purcell
Scribe: Catherine O'Brien
Subject Matter Expert: Goksel Karpat



EMERGING THEME 4 Employment

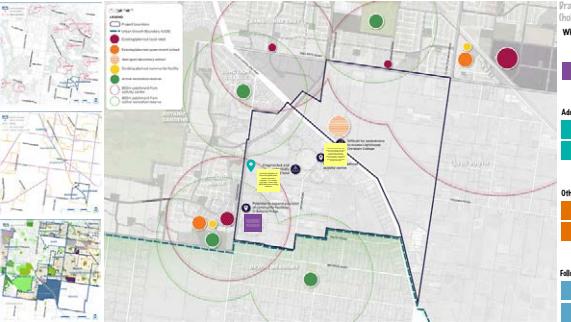
Facilitator: Julia Weyhe
Scribe: Matthew Simmons
Subject Matter Expert: Henry Kasay





EMERGING THEME 1 Land, water & vegetation

Facilitator: Alistair Jaffray
Scribe: Jake Kalmoudousos
Subject Matter Expert: Chris Braddock (VPA)
Subject Matter Expert: Laurence Newcome (Melbourne Water)



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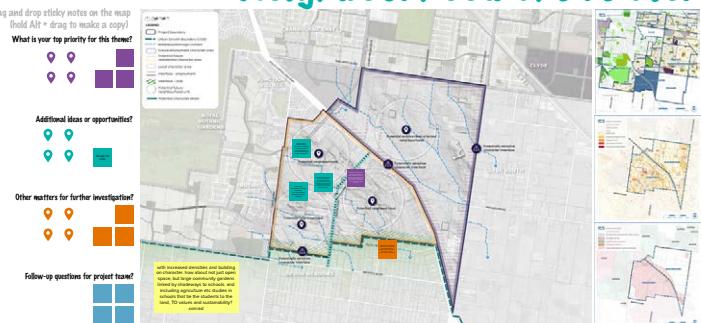
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EMERGING THEME 3 Connection & transportation



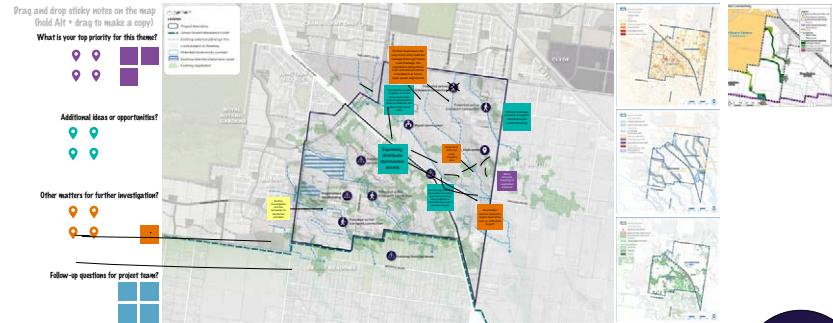
EMERGING THEME 5 Neighbourhood character



EMERGING THEME 4 Employment

Facilitator: Julia Weyhe
Scribe: Matthew Simmons
Subject Matter Expert: Henry Kasay





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Scribe: Jake Kalmoudousos
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Casey Fields South is a flexible next-generation 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 diverse industries, providing from surrounding sensitive uses. 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 high-wage local workforce.

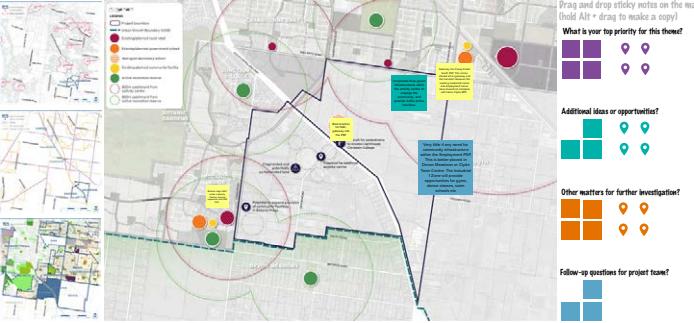
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Employment focused land integrates with planned and existing neighbouring residential communities through a combination of strong physical connections, and consistent urban character at the interfaces.

The Vision for the area is to achieve the incorporation of the strategic elements of the PSP, result in reduced local traffic volumes and improved safety for residents, while also reducing the need for heavy road use and at the same time, encourage the use of active transport modes that can be promoted within an industrial precinct.

Reducing the number of vehicles on the roads will mean less traffic, less noise and less pollution.

High range residential areas in an extension to the south may not be suitable for an industrial precinct, perhaps it is better to focus on the northern areas of the integrated opportunity.

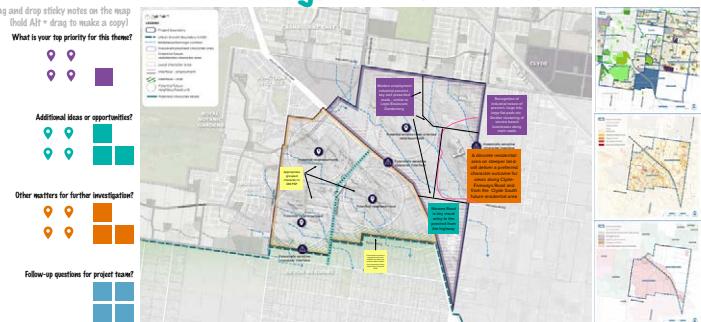


EMERGING THEME 2 Activity & community

Facilitator: Lenice White
Scribe: Stephanie Chen
Subject Matter Expert: Tina Webb



EMERGING THEME 5 Neighbourhood character



EMERGING THEME 4 Employment

Facilitator: Julia Weyhe
Scribe: Matthew Simmons
Subject Matter Expert: Henry Kasay

Drag and drop sticky notes on the map
(Hold Alt + drag to make a copy)

What is your top priority for this theme?

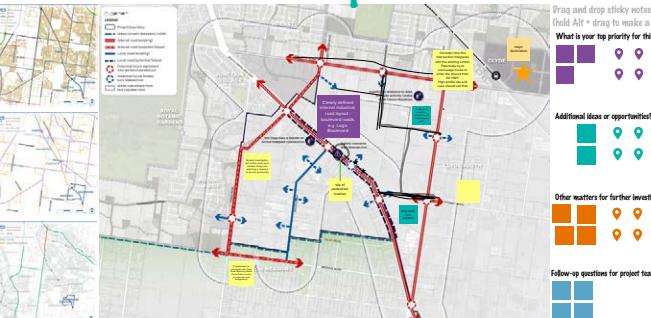
Additional ideas or opportunities?

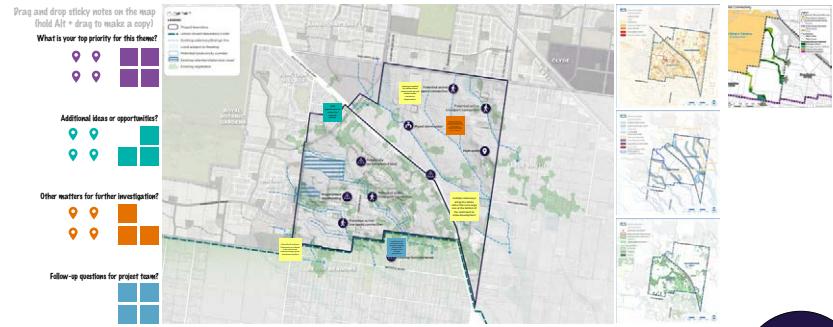
Other matters for further investigation?

Follow-up questions for project team?

Facilitator: Hugh Stanford
Scribe: Zachary Powell
Subject Matter Expert: Sales Henly (VPA)
Subject Matter Expert: Leisel Thomas (Department of Education & Training)

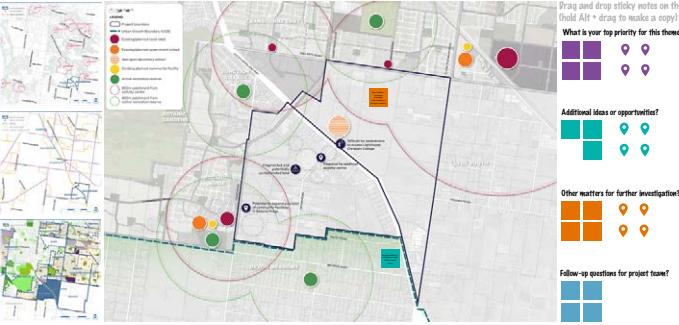
EMERGING THEME 3 Connection & transportation





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Scribe: Jake Kambouras
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EMERGING THEME 5 Neighbourhood character



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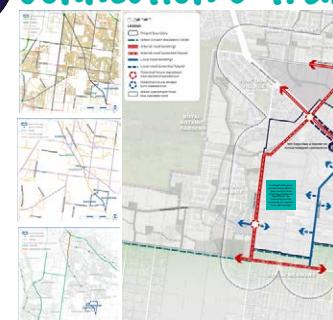
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PSP 2.0

VICTORIA
State
Government

vpa
Victorian Planning Authority