

Officer PSP - Town Centre Review



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Officer PSP Town Centre Review

- *Key documents*

1. Precinct Structure Plan

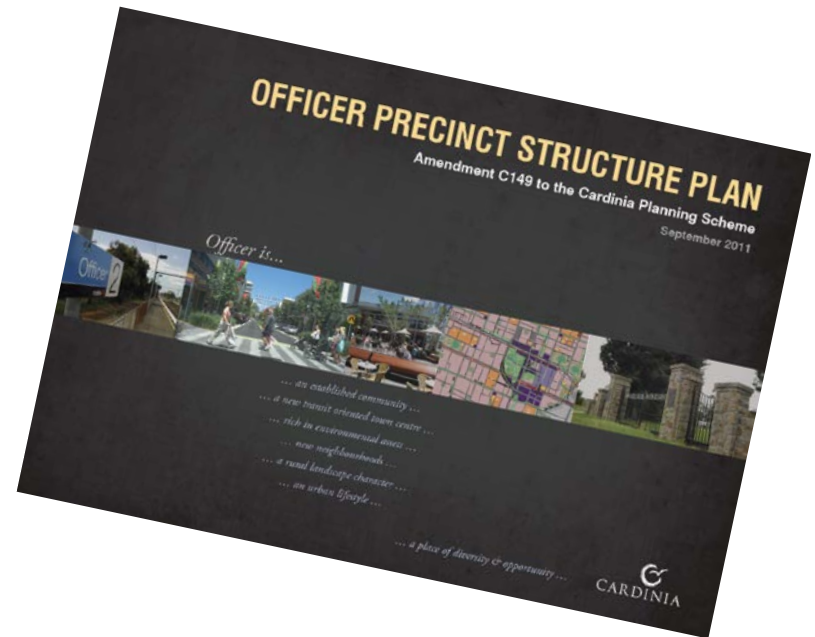
- *Completed and approved in 2011*

2. Urban Growth Zone Schedule 4

- *Completed and approved in 2011*

3. Urban Design Framework

- *Required by the PSP*
- *Draft Prepared in May 2016*



Officer PSP Town Centre Review

- *Scope*

The review will:

- ✓ Consolidate the **form** and **content** of the **PSP**, focusing on the Officer town centre
- ✓ Update the **Urban Growth Zone** to apply **standard zones** (e.g. Commercial 1 Zone) to the town centre
- ✓ Redraft the **Urban Design Framework** to **reduce duplication** with PSP.

Officer PSP Town Centre Review

- *Scope*

The review does not intend to:

- ✗ Change the **Future Urban Structure** (layout) of the town centre set out in the Officer PSP e.g. location of roads
- ✗ Alter the **general intent** of the Officer PSP, Urban Growth Zone Schedule or Urban Design Framework.

Officer PSP Town Centre Review - *Precinct Structure Plan*

1. Precinct Structure Plan

- *Completed and approved in 2011*

A PSP is a blueprint for **transitioning non-urban land to urban land**, identifying infrastructure projects, services and facilities required for future communities.

Officer PSP Town Centre Review

- *Urban Growth Zone Schedule*

2. Schedule 4 to the Urban Growth Zone

- *Completed and approved in 2011*

The **Urban Growth Zone** applies to land identified for future urban development and requires a PSP to be approved before development starts. Detailed provisions required to implement the PSP are also set out in the schedule to the zone.

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- *Urban Design Framework*

The **Urban Design Framework** expands the blueprint provided by the PSP to guide the look, feel and function of the town centre once fully developed.

3. Urban Design Framework

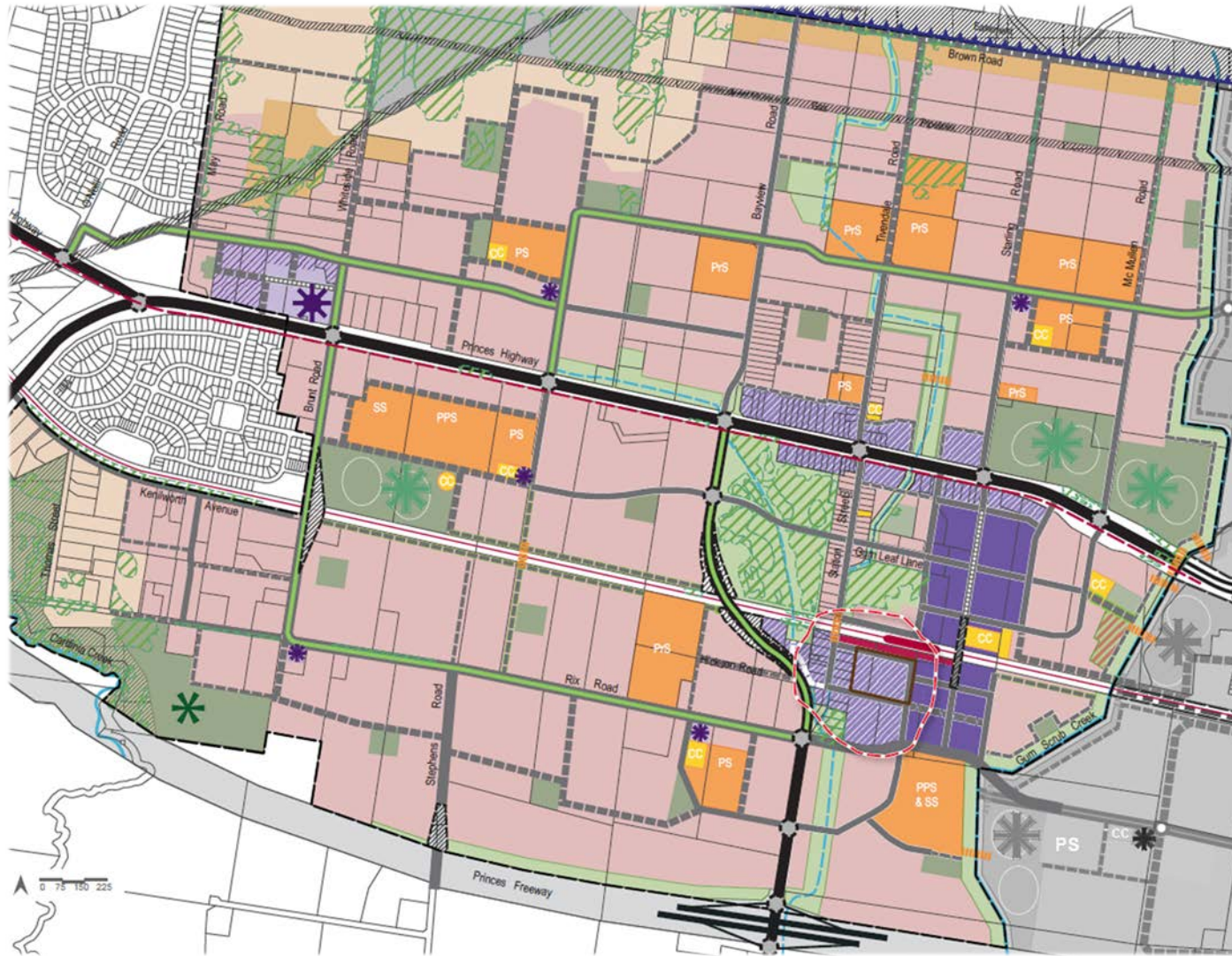
- *Required by the PSP*
- *Draft Prepared in May 2016*

Officer PSP Town Centre Review

- *Process & indicative timelines*



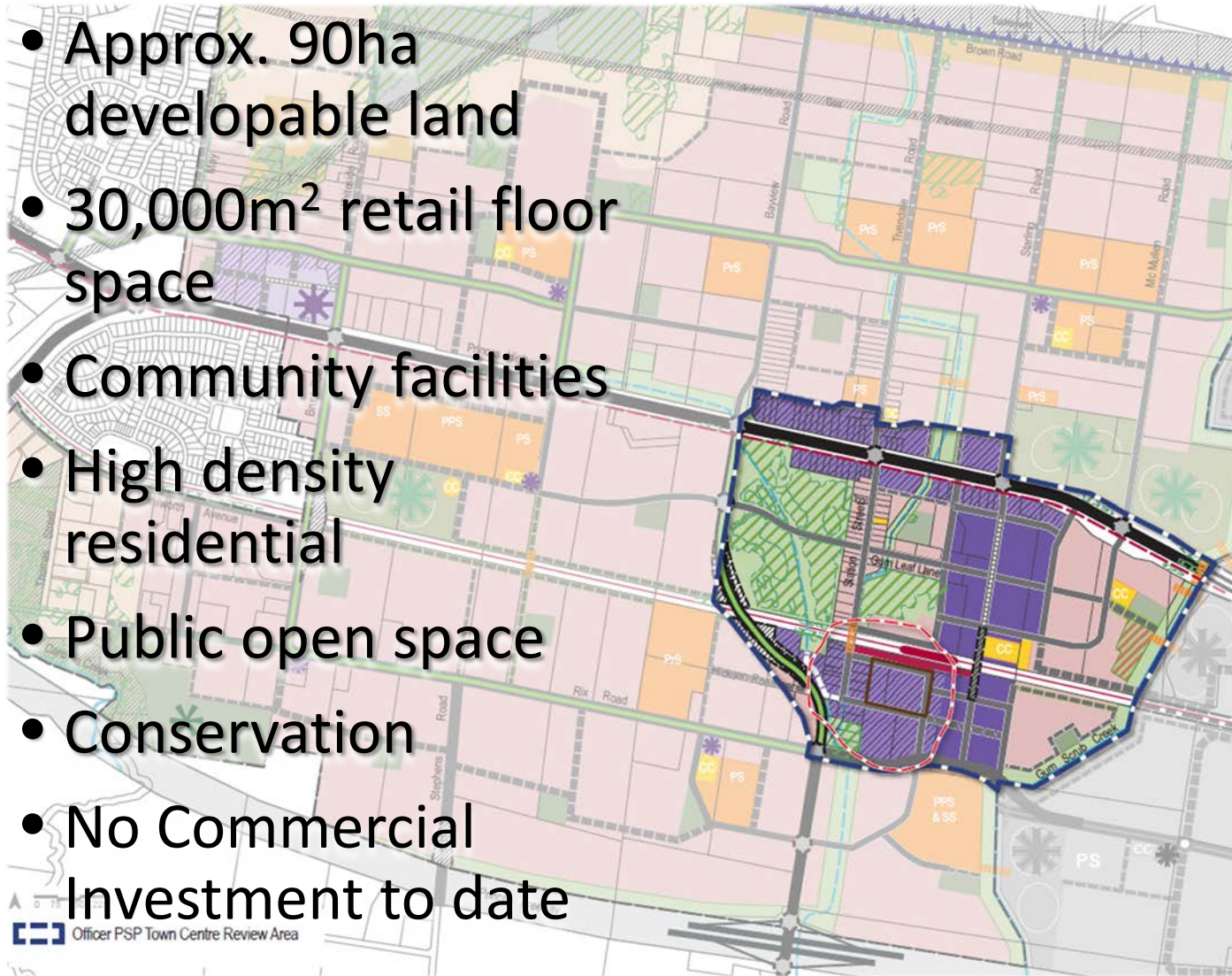
Officer Precinct Structure Plan



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Officer Town Centre (review area)

- Approx. 90ha developable land
- 30,000m² retail floor space
- Community facilities
- High density residential
- Public open space
- Conservation
- No Commercial Investment to date



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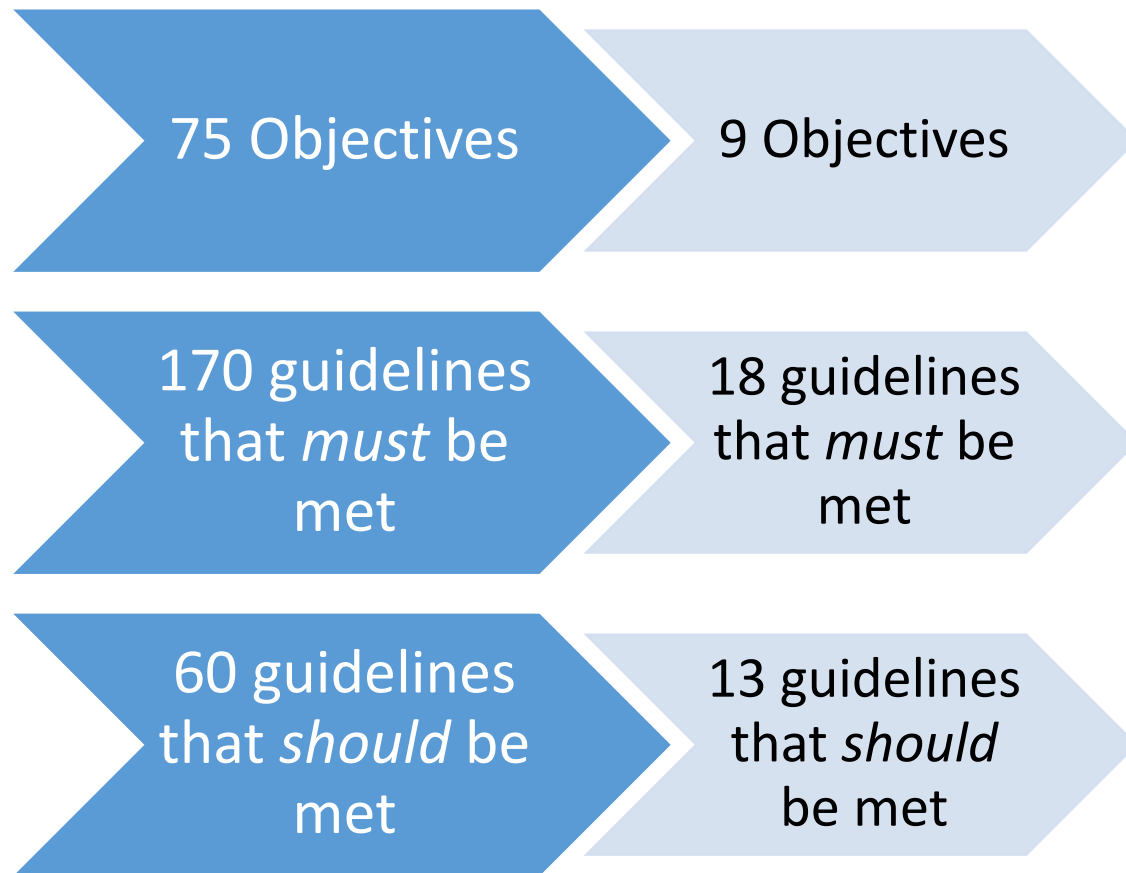
- *Objective*

To unlock investment Officer town centre by ***simplifying*** planning requirements; balancing desired outcomes, including ***quality built form*** and ***public spaces***, with the need to facilitate ***timely development***.



Officer PSP Review outcomes

- *Streamlined town centre planning controls*



Officer PSP Review outcomes

- *Increased flexibility*

Minimum building heights applied across the town centre

Targeted minimum building height requirements, focused on key retail strips

Active frontages required on all street frontages within town centre core

Active frontages in targeted locations

Specific planning and design guidelines for each sub-precinct

Uniform, outcome-based planning and design guidelines for whole town centre

Officer PSP Review outcomes

- Simplified land use zones

TABLE OF USES

Section 1 – Permit not required

Use	Condition
Bed and Breakfast	Must be located in the area shown as Mixed Use, Residential or Urban Village in Map 2. No more than 6 persons may be accommodated at a residence. At least 1 car space for each 2 persons away from their residence.
Cinema	Must be located in Map 2.
Department store	Must be located in Map 2.
Dwelling (other than Bed and breakfast and Caretakers house)	Must be located in Map 2.
Food and drink premises (other than Hotel and Tavern)	Must be located in Map 2.
Function centre	Must be located in Map 2.
Home occupation	Must be located in Map 2.
Informal outdoor recreation	Must be located in Map 2.
Laundromat	Must be located in Map 2.
Market	Must be located in Map 2.

Complex land use zoning...

Use	Condition
Tramway	Must meet the conditions in Clause 62.01

Section 2 – Permit required

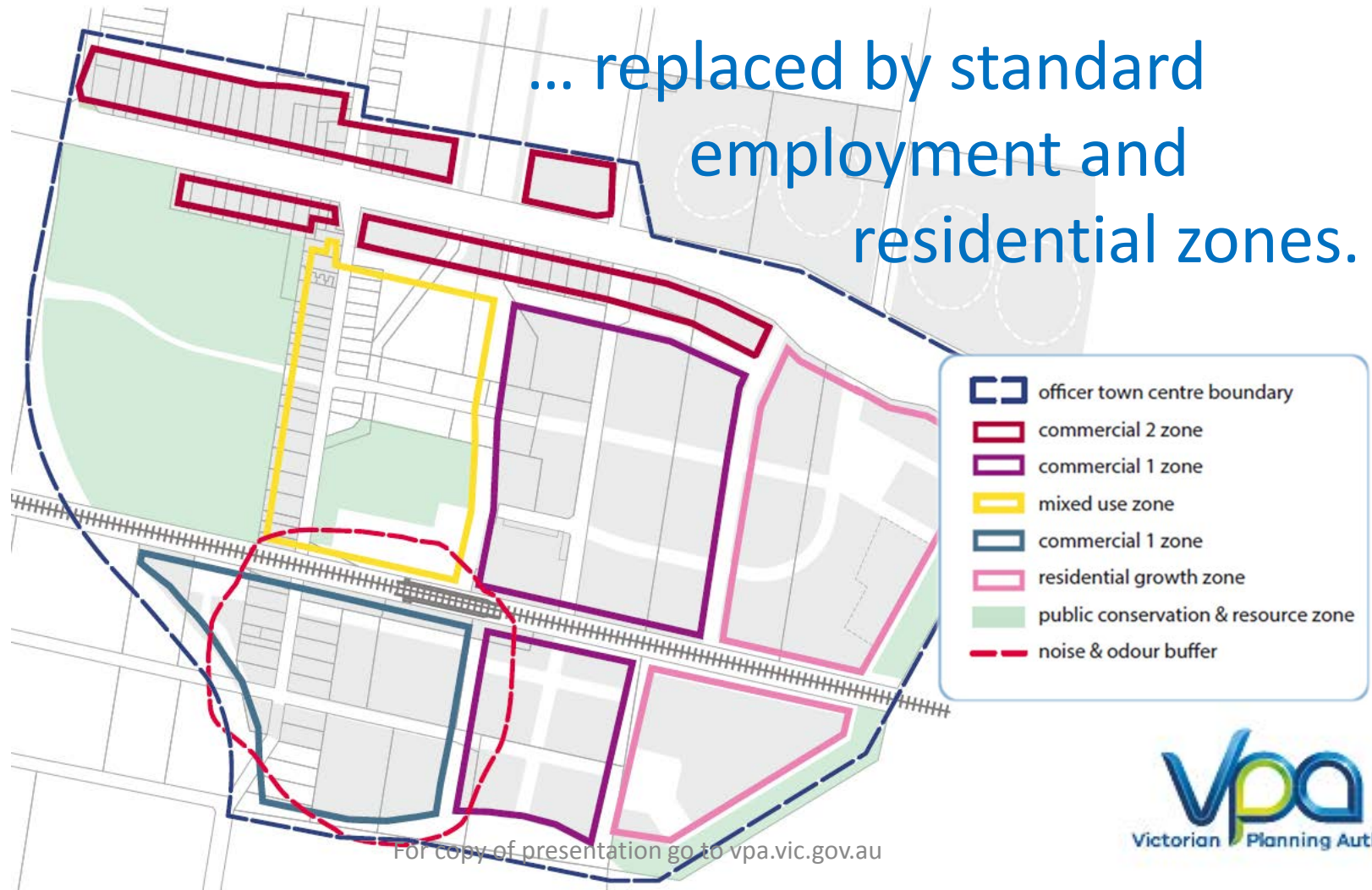
Use	Condition
Accommodation (other than Caravan and camping park, Corrective institution, Dwelling, Host farm and Residential building)	Must be located in Map 2.
Amusement parlour	Must be located in Map 2.
Betting agency	Must be located in Map 2.
Bus Terminal	Must be located in Map 2.

Office	Must be located in the area shown as Core, Gateway, Mixed Use or Urban Village in Map 2. When located in the area shown as Core, any frontage at ground floor level on any street must not exceed 4 bank, real estate or other office with frontage is a public.	Car wash	Must be located in the area shown as Core, Residential or Transition in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Postal agency	Must be located in Map 2.	Child care centre	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Railway	Must be located in Map 2.	Convenience shop – if the section 1 condition is not met	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Residential building (other than Boarding house or Residential hotel)	Must be located in Map 2.	Display home	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Residential hotel	Must be located in Map 2.	Dwelling – if the Section 1 condition is not met	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Restricted recreation facility	Must be located in Map 2.	Education centre	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Restricted retail premises	Must be located in Map 2.	Food and drink premises (other than Hotel and Tavern) – if the section 1 condition is not met	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Shop (other than Adult sex book shop, Department Store and Restricted retail premises)	Must be located in Map 2.	Function centre – if the section 1 condition is not met	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Shop	Must be located in the area shown as Highway Business or Mixed Use in Map 2. When located in an area shown as Mixed Use, the leasable floor area of any individual shop must not exceed 150 square metres.	Funeral parlour	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Trade supplies	Must be located in the area shown as Core, Gateway or Highway Business in Map 2.	Hospital	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Tavern	Must be located in the area shown as Core, Gateway or Highway Business in Map 2.	Hotel	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Any use listed in Clause 62.01	Must be located in the area shown as Core, Gateway or Highway Business in Map 2.	Industry (other than Research and development centre or Service industry)	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Any other use not in Section 1 or Section 3	Must be located in the area shown as Core, Gateway or Highway Business in Map 2.	Land sales centre	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Section 3 – Prohibited	Must be located in the area shown as Core, Gateway or Highway Business in Map 2.	Landscape gardening supplies	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Agriculture	Must be located in the area shown as Core, Gateway or Highway Business in Map 2.	Minor sports and recreation facility (other than informal outdoor recreation and Outdoor recreation facility)	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Cemetery	Must be located in the area shown as Core, Gateway or Highway Business in Map 2.	Motor vehicle, boat or caravan sales	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Extractive industry	Must be located in the area shown as Core, Gateway or Highway Business in Map 2.	Nightclub	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Freeway service centre	Must be located in the area shown as Core, Gateway or Highway Business in Map 2.	Office – if the section 1 condition is not met	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Motor racing track	Must be located in the area shown as Core, Gateway or Highway Business in Map 2.	Place of assembly (other than Amusement parlour, Carnival, Cinema, Circus, Function Centre, Nightclub Place of worship and Restricted place of assembly)	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Pleasure boat facility	Must be located in the area shown as Core, Gateway or Highway Business in Map 2.	Place of worship	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Saleyard	Must be located in the area shown as Core, Gateway or Highway Business in Map 2.	Place of assembly (other than Amusement parlour, Carnival, Cinema, Circus, Function Centre, Nightclub Place of worship and Restricted place of assembly)	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Transport terminal (other than Railway station or Bus terminal)	Must be located in the area shown as Core, Gateway or Highway Business in Map 2.	Renewable energy facility	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
Warehouse (other than Commercial display area)	Must be located in the area shown as Core, Gateway or Highway Business in Map 2.	Research and development centre	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
		Residential building (other than Residential hotel)	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
		Residential hotel	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
		Restricted place of assembly	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
		Restricted recreation facility – if the section 1 condition is not met	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
		Restricted retail premises	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
		Retail premises (other than Food and drink premises, Gambling premises, Landscape gardening supplies, Market, Motor vehicle, boat or caravan sales, Postal agency, Shop and Trade supplies)	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
		Service industry (other than Carwash and Laundromat)	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.
		Service station	Must be located in the area shown as Core, Mixed Use, Residential or Urban Village in Map 2. When located in the area shown as Core, must be located in or adjacent to a carpark.

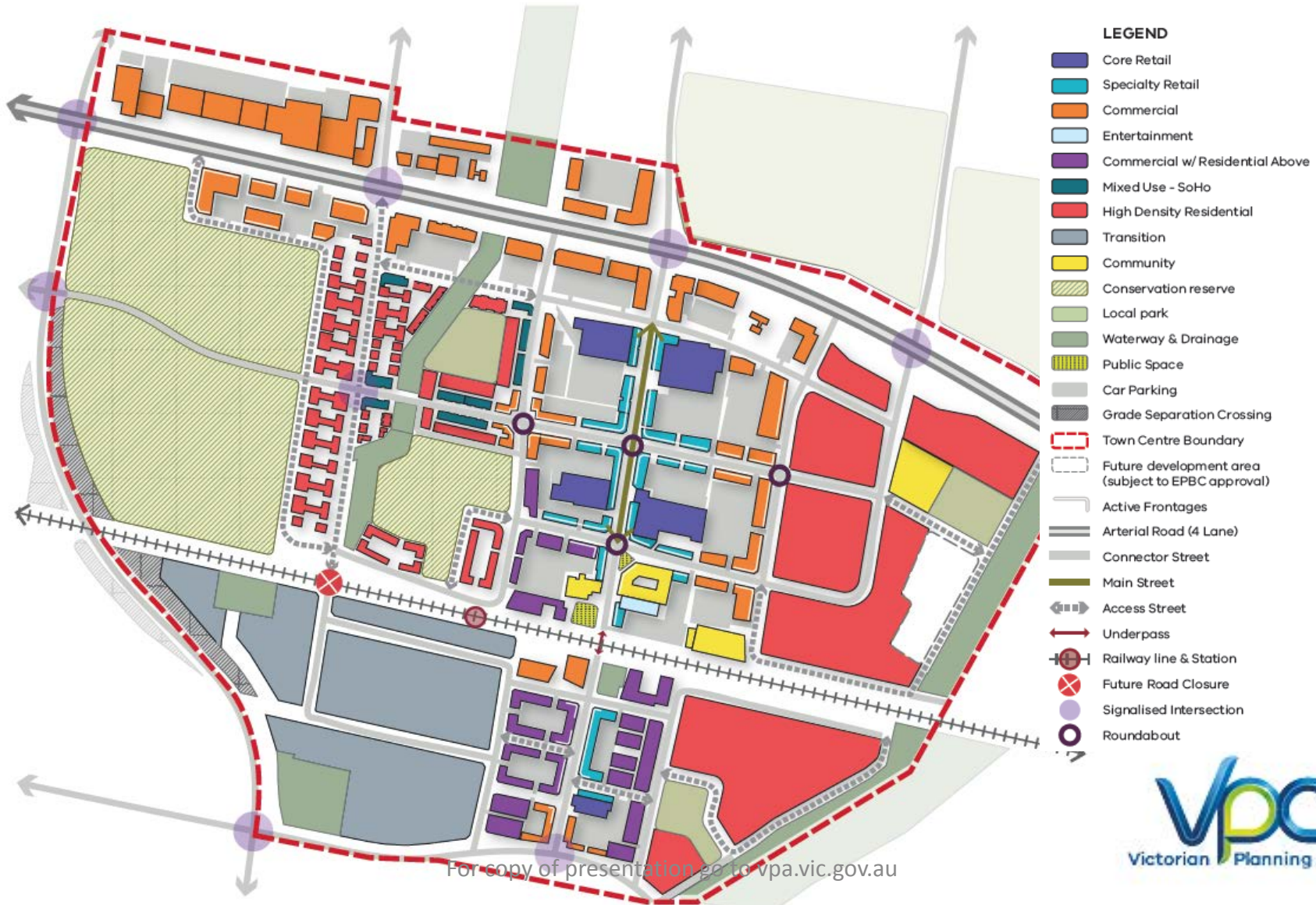
Officer PSP Review outcomes

- *Simplified land use zones*

... replaced by standard employment and residential zones.



Officer Town Centre Concept Plan



Officer PSP Town Centre Review

- *Key submission details*

- Submissions close **Friday 27 April**
- Submissions can be lodged:
 - via **email** to amendments@vpa.vic.gov.au
 - by completing the **online submission form** at:
<https://vpa.vic.gov.au/project/officer-precinct-structure-plan>
 - **posting** your submission to: Victorian Planning Authority
c/- Amendment C232
Level 25, 35 Collins Street
MELBOURNE VIC 3000

Take a flyer for more details about how to have your say.