The Officer town centre is centrally located within the rapidly developing suburb of Officer. It is fortunate to have a new civic centre, train station and adjoining government secondary school. However, to date, there has been little private investment in the town centre.

The key aims of this review are to:

1. simplify the PSP to improve clarity and certainty for applicants and planners
2. plan for quality built form, urban design, public space and streetscape outcomes
3. facilitate timely development of retail and commercial businesses
4. build in flexibility to respond to changing retail and commercial trends
5. revise car parking rates to reflect the proximity of the train station
6. amend the Development Contributions Plan to require the revaluation of land to be carried out annually instead of biennially.

WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Electronic copies of the Officer PSP, DCP and accompanying documentation for Amendment C232 to the Cardinia Planning Scheme are available at:
www.vpa.vic.gov.au
www.cardinia.vic.gov.au

You can also review these documents in hard copy during officer hours free of charge, at:

VICTORIAN PLANNING AUTHORITY
Level 25, 35 Collins Street
MELBOURNE VIC 3000

CARDINIA SHIRE COUNCIL CIVIC CENTRE
20 Siding Avenue
OFFICER VIC 3809

Open for public consultation

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As a result, the Victorian Planning Authority in collaboration with Cardinia Shire Council is reviewing parts of the Officer Precinct Structure Plan that relate to the town centre.

The review will:

1. simplify the PSP to improve clarity and certainty for applicants and planners
2. plan for quality built form, urban design, public space and streetscape outcomes
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THE REVIEW DOES NOT INTEND TO:

1. change the Future Urban Structure (layout) of the town centre, e.g. location of roads
2. alter the general intent of the Officer PSP, Urban Growth Zone Schedule or Urban Design Framework.

We invite you to provide feedback on changes made to the PSP, which are noted as either ‘inserted’, ‘deleted’ or ‘amended’ by C232’. See the back page of this newsletter for details about how to make a submission.

This is a Notice of the Preparation of Amendment C232 of the Cardinia Planning Scheme under Section 19 of the Planning and Environment Act 1987.
THE VISION

The Officer Precinct Structure Plan (PSP) will deliver sustainable residential and employment opportunities for the future community, incorporating high quality urban design and maximising vehicle, bicycle and pedestrian accessibility.

Specifically, the Officer town centre will capitalise on the existing Officer train station, with a highly urbanised built form that creates a sense of place with a distinct character and high-quality urban design. Siding Avenue will become a thriving main street, with retail, commercial and community facilities. The town centre will incorporate a retail core surrounded by mixed-use, highway business, local business and high-density residential areas. A variety of quality open spaces will be connected by pedestrian and bicycle networks.

The total PSP will accommodate approximately 35,000 people and provide for approximately 5,000 jobs, most of which will be located in the town centre.

THE OFFICER TOWN CENTRE FUTURE URBAN STRUCTURE PLAN

The future urban structure will guide the development of the Officer town centre within the broader PSP. The plan opposite identifies the area of focus for this town centre review.

OFFICER PRECINCT STRUCTURE PLAN TOWN CENTRE REVIEW – MARCH 2018

DEVELOPING YOUR TOWN CENTRE

The aim of the Officer PSP review is to simplify the planning requirements that relate to the town centre, balancing the desired outcomes for the town centre – including a quality public realm – with the need to facilitate timely development.

This will:

- improve clarity and certainty for applicants and planners
- plan for quality built form, urban design, public space and streetscape outcomes
- facilitate timely development of retail and commercial businesses
- build in flexibility to respond to changing retail and commercial trends
- revise car parking rates to reflect the proximity of the train station.

The Amendment will also remove the Land Subject to Inundation Overlay (LSIO) from land within the Officer precinct that has been developed since the PSP was approved in 2011. As development includes installation of drainage infrastructure, this land is no longer subject to significant flooding and therefore does not need the protection of the LSIO.

Amendment C232 seeks to change the Cardinia Planning Scheme to facilitate development and use of land within the Officer precinct, through the following changes to the scheme:

- amend the contents page of the scheme to insert the Residential Growth Zone (RGZ) within the zone section and insert the Parking Overlay (PO) into the overlay section
- introduce Clause 32.07 (Residential Growth Zone) and Clause 45.09 (Parking Overlay) to the Scheme
- insert an amended Schedule 4 to the Urban Growth Zone (UGZ4)
- insert Schedule 1 to the Parking Overlay (PO1) and apply the overlay to all land within the Officer Town Centre that is zoned UGZ4
- amend the map of the Land Subject to Inundation Overlay (LSIO) to delete it from all the land within the Amendment area
- amend the Schedule to Clause 61.03 to update the list of maps included by the amendment
- amend the Schedule to Clause 66.04 to include the Victorian Planning Authority as a referral authority for permit applications that include 1,000 square metres or more of retail floor space on land within the Officer Town Centre pursuant to Clause 2.6 of the UGZ4
- incorporate a document into the Scheme by amending the Schedule to Clause 81.01:
  » Officer Precinct Structure Plan (March 2018)
  » Officer Development Contributions Plan (March 2018).
THE VISION

The Officer Precinct Structure Plan (PSP) will deliver sustainable residential and employment opportunities for the future community, incorporating high quality urban design and maximising vehicle, bicycle and pedestrian accessibility. Specifically, the Officer town centre will capitalise on the existing Officer train station, with a highly urbanised built form that creates a sense of place with a distinct character and high-quality urban design. Siding Avenue will become a thriving main street, with retail, commercial and community facilities. The town centre will incorporate a retail core surrounded by mixed-use, highway business, local business and high-density residential areas. A variety of quality open spaces will be connected by pedestrian and bicycle networks. The total PSP will accommodate approximately 35,000 people and provide for approximately 5,800 jobs, most of which will be located in the town centre.

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IMPLEMENTING THE PLAN

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DELIVERING YOUR TOWN CENTRE

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- Improve clarity and certainty for applicants and planners
- Plan for quality built form, urban design, public space and streetscape outcomes
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- Revise car parking rates to reflect the proximity of the train station.

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WHAT WE DO WITH YOUR SUBMISSION

Submissions are provided to the Victorian Planning Authority in accordance with Part 3 of the Planning and Environment Act 1987 (Act).

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission. As required by the Act, your submission will be made available for public inspection at the premises of the VPA until two months after gazettal of the resulting planning scheme amendment, and will also be made available to relevant Ministers and local councils, and other involved government agencies. In addition, your submission will be made available to developers, landowners, other submitters and interested parties on request.

If you are a private individual, your contact details will be removed from your submission before it is released to parties outside government or local councils. Contact details do not include the address of land that is the subject of your submission.

FOR MORE INFORMATION PLEASE CONTACT

Katherine Smith
Senior Strategic Planner
katherine.smith@vpa.vic.gov.au

Melanie Ringsersma
Senior Urban Planner
melanie.ringersma@vpa.vic.gov.au

Victorian Planning Authority
Phone: (03) 9651 9600

MAKING A SUBMISSION

Any person may make a submission to Amendment C232 to the Cardinia Planning Scheme in writing to the Victorian Planning Authority and send it to:

amendments@vpa.vic.gov.au
OR
Level 25, 35 Collins Street
MELBOURNE VIC 3000

Submissions to the amendment should be received by Friday, 27 April 2018.

OFFICER PRECINCT STRUCTURE PLAN TOWN CENTRE REVIEW – MARCH 2018

The VPA and Cardinia Shire Council will host drop-in information sessions about the Amendment on:

• Tuesday 17 April, 5:30pm - 7:00pm
• Thursday 19 April, 4:30pm - 6:00pm

at Cardinia Shire Council Offices, 20 Siding Avenue, Officer.

The drop-in information sessions will give you an opportunity to discuss the plan with the VPA and council.

If you are unable to attend and would like to meet with the VPA, please contact us to arrange a separate meeting time.

THE REVIEW DOES NOT INTEND TO:

1. alter the general intent of the Officer PSP, Urban Growth Zone Schedule or Urban Design Framework.
2. change the Future Urban Structure (layout) of the town centre, e.g. location of roads
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THE REVIEW WILL:

1. consolidate the form and content of the parts of the PSP that relate to the town centre
2. standardise the residential and commercial zones applied by the Urban Growth Zone
3. redraft the Urban Design Framework to reduce duplication with the PSP and increase flexibility.

OPEN FOR PUBLIC CONSULTATION

The Officer town centre is centrally located within the rapidly developing suburb of Officer. It is fortunate to have a new civic centre, train station and adjoining government secondary school. However, to date, there has been little private investment in the additional services and facilities required by the growing community.

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CONTACT US

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The VPA is always interested in your views about our programs and initiatives, and the issues covered in this newsletter. If you would like to receive regular email updates on the work of the VPA, please register via our website www.vpa.vic.gov.au

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