


List of Changes - Precinct Structure Plan

Page	Section	Table	Plan	Figure	Cross Section	Appendix	Exhibited version	Proposed change	Related Submissions (refer Summary of Submissions document)
Whole document							Exhibited wording	Proposed changes	
							Town centre boundary	Amend Officer town centre boundary in relevant plans and figures to reflect the UGZ4 boundary as per Amendment C320, with a further amendment to align with the southern edge of 20A Tivendale Road: 	16
							Land use types	Reinstate land use types consistent with 2011 PSP	14
							Railway station and rail line	Relevant plans will be updated to ensure these features are shown in a consistent style	13
							The road layout south of Leber Reserve is inconsistent between several maps Plan 5 / Plan 8 / Figure 6 [not shown] Plan 9 / Plan 15 [shown as east west access street] Figure 6a [shown as north south access street].	Review plans to ensure road layout is shown consistently	14
				1-4, 5b, 6a, 6b, 6c & 6e			NEW	Add the following note: Note: this figure provides an indicative example of how a development application could respond to the requirements of this PSP. Alternative design responses that are consistent with the relevant objectives and planning and design guidelines may be considered.	13
2.0 Local context and site description							Exhibited wording	Proposed changes	
2.2 Local Context									
Plan 3a: PSP Areas									
13	2.2		3a				Pakenham East PSP not shown	Update plan to show Pakenham East PSP	14
2.3 Precinct Features									
Plan 4: Precinct Features									
18	2.3		4				Location of HO143 inconsistent with Cardinia Planning Scheme	Update plan to be consistent with Cardinia Planning Scheme	14
18	2.3		4				Railway line doesn't match legend	Update plan to be consistent with legend	13
3.0 Integrated Precinct Design							Exhibited wording	Proposed changes	
3.1 Vision									
Plan 5: Future Urban Structure									
25	3.2		5				Area with applied Mixed Use Zone shown as 'residential land'	Show area with Mixed Use Zone as 'mixed use', to be added as a category under 'Residential Land' in the legend	14
25	3.2		5				Bridge Road incorrectly shown as connector street in plan	Bridge Road will be updated to be shown as a 'Local Arterial / Connector Street (Boulevard)	14
25	3.2		5				Designation of Princes Highway inconsistency between plan and legend	Plan to be updated to ensure consistency	13
25	3.2		5				Direction of Princes Freeway not identified	Plan to be updated to include arrows	13
25	3.2		5				Railway line does not match legend	Update plan to be consistent with legend	

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25	3.2		5				Road abutting proposed arterial between Hickson Road and southern point of the park in Gilbert Land does not match legend	Plan to be updated to ensure consistency	13
25	3.2		5				Noise and odour buffer similar to PPTN	Amend buffer to better differentiate from PPTN	13
25	3.2		5				Line identifying HyGain site is not in legend.	Remove line identifying HyGain site from legend	13
25	3.2		5				Noise and Odour Buffer incorrect wording. Should be Dust and Odour	Update to Dust and Odour Separation Distance	13
25	3.2		5				Officer Sth Rd inconsistently shown in plan and legend	Plan to be updated to ensure consistency	13
3.3 Land Use Budget									
29	3.3.1						The total Net Developable Area is approximately 645 hectares.	Revert back to 645Ha net developable area following reinstatement of CAD based property specific land use budget, as per the 2011 PSP	14
Plan 6: Land Use Budget									
30	3.3		6				Residential density types not shown	Update plan and legend to show residential density types, as per 2011 PSP	14
30	3.3		6				Land shown for proposed arterial road stretches from Officer South Road and terminates at the south-western corner of Property 188.	Update plan to show full extent of future north-south road alignment	13
30	3.3		6				Does not show the road widening related to north-eastern corner of intersection between Starling Road / Princes Highway.	Mapping error to be corrected	13
Table 3a: Summary Land Use Budget									
31	3.3	3a					Residential density types not quantified	Include residential density types as per Table 3C in 2011 PSP (table 3C deleted by this amendment)	14
31	3.3	3a					Table was updated to reflect more accurate GIS information. Agreed to revert back to CAD data, as per the 2011 PSP	Revert back to 2011 PSP table 3a data.	13
3.4 Demographic Projections									
33	3.4						Not identified as 'Amended by C232'	Include note identifying section as being 'Amended by C232'	14
33	3.4						The Precinct is estimated to provide approximately 11,400 dwellings and an ultimate community of approximately 34,700 residents.	Update dwelling and population estimates to reflect increase in dwelling numbers in the town centre (11,400 dwellings and 31,900 residents)	13
4.0 Elements									
4.2 Housing									
Plan 8: Housing									
43	4.2		8				Area with applied Mixed Use Zone shown as 'High Density Residential A' land	Show area with Mixed Use Zone as 'High Density Mixed Use', to be added as a category under 'Residential Land' in the legend	14
43	4.2		8				Legend for Princess Hwy and Officer South Road do not match legend	Update legend to match map.	
43	4.2		8				Noise and odour buffer	Show revised 250 m directional buffer as per Officer PSP Buffer Assessment Review and update legend to read "Noise and Odour Separation Distance"	5
Table 6: Distribution of Housing Densities									
44	4.2	6						Amend as per 'PSP Table 6' Tab to separate dwelling estimates for the Officer town centre from the remainder of the PSP so that is clear that the amendment makes changes to the town centre only.	13
Table 7: Housing Planning and Design Guidelines									
45	4.2	7						Amend as per 'PSP Table 7' tab to ensure amended guidelines apply only to the Officer town centre and do not impact on controls on housing delivery outside the town centre. The table will no longer refer to 'Commercial (Residential Permitted)', which is a distinct land use type from high density residential. VPA notes that Table 7 in the approved PSP does not include commercial areas where residential development is permitted. Also include High Density Mixed Use" under Housing Density Types.	13
45	4.2	7					Integrated parking solutions must be provided for residential buildings to minimise private garage access points and ensure private garage access is only be via rear or side lane.	Vehicle access from street frontages should be minimised, for example via rear-loaded lots or consolidated vehicle crossovers.	13
Figure 2: Indicative Medium Density Residential Typologies									
54	4.2			2			Figure not updated from 2011 PSP	Include mixed use development scenarios (or edited versions thereof) prepared by council	14

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4.3 Employment and Activity Centres									
59	4.3.1						Implementation list	Include reference to Figures 6 and 6a	13
Plan 9: Employment and Activity Centre									
60	4.3		9				Boundaries of employment uses in town centre are inconsistent with those shown in Figure 6: Officer Town Centre Sub-Precinct Plan	Update plan to ensure consistency with Figure 6	14
Table 10: Employment and Activity Centres Planning and Design									
63	4.3	10					The extent and visibility of blank walls and car parking fronting public areas, particularly streets and public spaces, must be minimised.	The extent and visibility of blank walls and car parking fronting public areas, particularly streets and public spaces should be minimised where practical.	4, 11
Figure 6: Officer Town Centre Sub-Precinct Plan									
66	4.3			6			Noise and odour buffer	Show revised 250 m directional buffer as per Officer PSP Buffer Assessment Review and update legend to read "Noise and Odour Separation Distance"	5
66	4.3			6			Sub-precinct boundaries do not align with property boundaries	Update plan to ensure sub-precinct boundaries align with property boundaries and there are no gaps between sub-precincts.	14
Table 10a: Officer Major Activity Centre									
67	4.3	10a					Subdivision, land use and development must respond to the preferred land uses shown on the Officer Town Centre Sub-Precinct Plan (Figure 6) and the Officer Town Centre Concept Plan (Figure 6b).	Subdivision, land use and development should have regard to the proposed land uses shown in Figure 6: Officer Town Centre Sub-Precinct Plan and Figure 6a: Officer Town Centre Concept Plan.	13
67	4.3	10a					Buildings must be a minimum of two storeys in height: -- along Main Street -- along Gum Leaf Lane within the Core sub-precinct (Figure 6) -- at intersections with the Princes Highway -- where offices, medical centres, leisure and recreation uses are proposed. Upper storeys must be sufficient to enable appropriate uses, but do not need to extend the full depth of the ground floor.	Delete	4
67	4.3	10a					Continuous active frontages must be created along key retail streets as shown in Officer Town Centre Concept Plan (Figure 6b), unless providing a pedestrian link or access to upper floor uses.	Non-residential built form along Siding Avenue must provide continuous ground floor active frontages to the public realm, unless providing: - a pedestrian link to the entrance of a use set back from the street boundary - access to upper floor uses - a vehicle access point where indicated in Figure 6a: Officer Town Centre Concept Plan or as approved by Council.	4
67	4.3	10a					Development along Rix / Bridge Road must provide a strong built form edge, comprising: -- minimal setbacks of buildings from the road reserve; -- active frontages to Rix / Bridge Road; and -- a minimum or equivalent frontage height of two storeys for buildings along Rix / Bridge Road.	Development fronting Rix / Bridge Road must provide a strong built form edge, for example by: - minimising building setbacks - providing active frontages - constructing buildings with a minimum or equivalent frontage height of two storeys.	13
67	4.3	10a					Main Street must be designed for a low speed environment of 40km/h or less such that vehicles and cyclists share the carriageway and pedestrians can safely cross the road.	Siding Avenue must be designed for a low speed environment of 40km/h or less such that vehicles and cyclists share the carriageway and pedestrians can safely cross the road.	4
67	4.3	10a					Footpath widths along the Main Street, within and around the town square must be generally in accordance with relevant street cross sections to: -- allow universal access; -- accommodate outdoor dining; and -- facilitate small gathering spaces at key nodes.	Footpath widths along Siding Avenue within and around the town square must be generally in accordance with relevant street cross sections to: -- allow universal access; -- accommodate outdoor dining; and -- facilitate small gathering spaces at key nodes.	4
67	4.3	10a					Buildings within the Officer Town Centre should be a minimum of two storeys in height along street frontages to create a sense of enclosure to the public realm. Upper storeys should be sufficient to enable appropriate uses, but do not need to extend the full depth of the ground floor.	Buildings within the Officer Town Centre should be a minimum of two storeys in height along street frontages or present a minimum 7 metre street wall height to create a sense of enclosure to the public realm. Where provided, upper storeys should be sufficient to enable appropriate uses, but do not need to extend the full depth of the ground floor.	4

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67	4.3	10a					Built form along Siding Avenue should present a continuous edge, with vehicle access to car parks avoided where practicable.	Other than along Siding Avenue, non-residential built form in the Officer town centre should provide continuous ground floor active frontages to the public realm where practical, for the following uses shown in Figure 6a: Officer Town Centre Concept Plan: - specialty retail - commercial -commercial w/ residential above. Where continuous ground floor active frontages are not possible, applicants should demonstrate a suitable alternative design response, to the satisfaction of the Responsible Authority.	4
68	4.3	10a					The design of off-street car parking areas must: -- be accessible from the roads carrying higher volumes of traffic to the centre -- be screened from the public realm / street frontages through the use of built form, landscaping, facade treatments or similar -- have a minimum number of access crossovers and dedicated pedestrian routes.	Off-street car parking areas must be screened from the public realm (including streets) through the use of built form, landscaping, facade treatments or similar.	4
68	4.3	10a					NEW	The vehicle access point on Siding Avenue must be located where indicated in Figure 6a: Officer Town Centre Concept Plan.	4
68	4.3	10a					NEW	The vehicle access point on Siding Avenue should be: i. constructed to be at grade with the footpath ii. designed to be utilised by/for customer and residential vehicles only and to restrict use by large delivery vehicles.	4
68	4.3	10a					NEW	Subdivision should create lots suitable for the delivery of housing as outlined in Table 6: Distribution of Housing Densities and achieve at least the minimum dwellings / NDA specified. Applications for subdivision that can demonstrate how target densities can be achieved over time, to the satisfaction of the responsible authority, shall be considered.	
Figure 6a: Officer Town Centre Concept Plan									
75	4.3			6b			Noise and odour buffer	Show revised 250 m directional buffer as per Officer PSP Buffer Assessment Review and update legend to read "Noise and Odour Separation Distance"	5
75	4.3			6b			Active frontages shown on select sections of built form	Remove active frontages	4
75	4.3			6b				Show south side of Siding Avenue / Princes Highway intersection as a 'key gateway site'	9
75	4.3			6b			Local business sub-precinct shown as 'Transition'	Update figure to show local business sub-precinct as 'Local Buisness'	14
4.4 Community Facilities									
84	4.3.3a						The UDF must address the following: - A response to the Officer Town Centre concept plan (Figure 6b), Officer Town Centre Sub-Precinct Plan (Figure 6) and the vision, objectives and planning and design requirements set out in this PSP	The UDF must address the following: - A response to the vision, objectives and planning and design requirements set out in this PSP. - Have regard to the principles demonstrated within the Officer Town Centre Sub-Precinct Plan (Figure 6) and the Officer Town Centre Concept Plan (Figure 6a).	13
84	4.3.3a						Incorrectly references Figure 6b rather than Figure 6a: Officer Town Centre Concept Plan	Update text to reference Figure 6a	14
95	4.4.3a						Officer Development Contributions Plan	Update reference to read 'Officer Development Contributions Plan (Month 2018).'	14
4.5 Open Space Networks									
Plan 11: Open Space Networks									
97	4.5		11					Update plan to ensure consistency with the public land takes and land use categories in the original CSC property specific land use budget.	14
4.5 Open Space and Natural Systems									
Plan 12: Integrated Water Management									
98	4.5		12					Add the following note: Stormwater quality treatment and drainage assets and waterway widths on this plan are subject to confirmation through detailed design to the satisfaction of Melbourne Water.	10

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98	4.5		12					Update plan to ensure consistency with the public land takes and land use categories in the original CSC property specific land use budget.	14
99	4.5	13						Update open space categories to be consistent with original CSC open space categories	14
102	4.5	14						Update open space categories to be consistent with original CSC open space categories	14
Plan 14: Heritage									
111	4.5		14					Update plan to accurately reflect the area covered by HO143 in the Cardinia Planning Scheme.	14
4.6 Transport and Movement									
Plan 16: Public Transport									
117	4.6		16					Update plan to ensure consistency with Plan 15.	14
Plan 17: Walking and Trails									
118			17				Note on plan makes reference to Growth Areas Authority	Update reference to Victorian Planning Authority	13
07 Other Information									
166	7.1							Include VPA, DELWP, and other updates	14
166	7.1							Remove Planning Scheme zone acronyms that are no longer applicable and insert those now referenced	14
166	7.1							Update reference from GAA to VPA	14
167	7.2							Review and update with any additional terms as necessary	14
173	7.3							Review and update with any additional references as necessary	14
Appendix C: Property Specific Land Use Budget									
189						C	Residential density types not quantified	Delete Appendix C	13, 15, 17

List of Changes - Development Contributions Plan

Page	Section	Table	Plan	Figure	Cross Section	Appendix	Exhibited version	Proposed change	Related Submissions (refer Summary of Submissions document)
							Exhibited wording	Proposed changes	
3 Calculation of levies									
Table 8 Officer Precinct DCP land budget summary									
15	3.3.1	8						Replace with original Table 8: Officer Precinct DCP Land Budget Summary (ODCP 2011)	14
15	3.1.2						The Standard rate applies to all land in the PSP area, except where the Differential rate applies. The Differential rate applies to the land shown as Peripheral Commercial on Plan 6 of the Officer Precinct Structure Plan (September 2011) for the following PSP Property Numbers: 11, 156 to 176, 189 to 216, 323 to 326 and 340.	The Standard rate applies to all land in the PSP area, except where the Differential rate applies. The Differential rate applies to the land shown as Gateway on Figure 6: Officer Town Centre Sub Precinct Plan for the following PSP Property Numbers: 11, 156 to 176, 189 to 216, 323 to 326 and 340 as identified Plan 6: Land Use Budget of the Officer Precinct Structure Plan (September 2011) (Amended March 2018).	14
16	3.1.2	9						Replace with original Table 9: Breakdown of NDA by DCP rate type (ODCP 2011)	14
4 DCP Administration									
38	4.5						In relation to Core Business or Peripheral Commercial land (as shown on Plan 5 of the Officer Precinct Structure Plan (March 2018)):	In relation to MAC Core Business or MAC Peripheral Commercial land (as shown on Plan 5 of the Officer Precinct Structure Plan (March 2018)):	14
Appendix B Infrastructure item location maps									
Figure 9 Location of trail network items									
55			9			B	Does not show Shared path designated between corner of Siding Ave / Railway line (north side) and the designated new community centre as Plan 17 of the PSP	Update plan to ensure consistency with PSP	13

Table 7: Housing Planning and Design Guidelines

Issue	Planning and Design Guidelines that <i>must</i> be met
Housing density Types	
Officer Town Centre - High density residential A&B	As per Planning and Design Guidelines that <i>must</i> be met in exhibited Officer PSP March 2018, plus agreed changes
Whiteside Road Neighbourhood Activity Centre - High density residential A&B	As per Planning and Design Guidelines that must be met in current Officer PSP September 2011 for High Density Residential A & B
Balance of table as per current Officer PSP September 2011	

Planning and Design Guidelines that *should* be met

As per Planning and Design Guidelines that *should* be met in exhibited Officer PSP March 2018, plus agreed changes

As per Planning and Design Guidelines that should be met in current Officer PSP September 2011 for High Density Residential A & B
