



Officer South Employment Vision and Purpose Webinar



Please mute your mic



Questions/comments can be posted to the **Chat** box for VPA to follow up



Like and **comment** on 'pitching outcomes' via the **interactive** 'ideas wall' web link sent via email (open for 24hrs)







What are we trying to achieve?

In 2019, the Victorian Planning Authority undertook a review of the PSP planning process. The review set aspirational targets including streamlining PSP preparation into a target lean **2 year process**, driving **greater collaboration** and co-design with our partners, and adapting the PSP document to be more compact and 'place-based' and address new government imperatives, such as, affordable housing and land use and infrastructure coordination.







Purpose of today's webinar

- Update stakeholders on the **outcomes** of the **Pitching** sessions
- Highlight the emerging PSP Purpose
- Validate outcomes and emerging PSP Purpose through the 'ideas wall'
- Outline next steps for co-design of the Place-based Plan



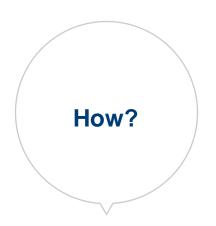




What was the purpose of the Officer South Employment PSP pitching sessions?



 To start developing an understanding of the issues, challenges and opportunities in planning for the site, to be built on in the upcoming Vision and Purpose Workshop



- Invite stakeholders to present their ideas and concepts in pitch sessions
- Provide a clear, transparent and inclusive consultation program
- Encourage discussion of innovative ideas and alternative processes





Who were involved?

Attendees



Day One -Key Stakeholders

- Department of Education and Training (DET)
- South East Water
- Environment Protection Authority (EPA)
- Department of Environment, Land, Water and Planning (DELWP)
- Melbourne Water
- Department of Transport (DoT)
- Invest Victoria
- DELWP Land Management Policy
- DELWP Biodiversity Division
- APA Group

Day Two - Landowners

- Allotment 23 220 Officer South Road
- · Allotment 16 130 Stephens Road
- Allotment 47 105 Patterson Road
- · Allotment 43 Lot 1 Officer South Road
- Allotment 28 & 29 290 & 300 Officer South Road
- Allotment 8, 15 & 21 -Lot 2 Stephens Road, Officer
- Allotment 22 -Lot 2 Stephens Road, Officer
- 185 Officer South Road Officer
- · 235 Lecky Road Officer South

Day Three - Landowners

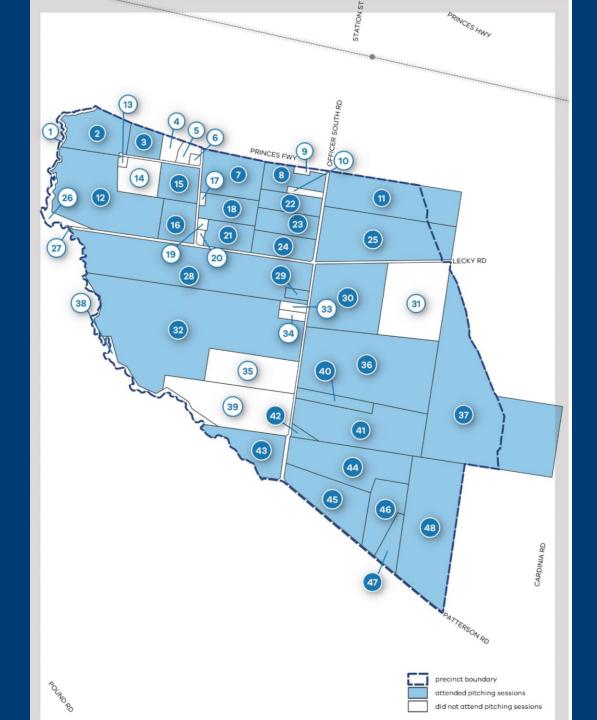
- Allotment 41, 37 & 48 360 Officer South Rd/ Patterson Rd
- Allotment 24 Lot 2 Officer Road, Officer South
- Allotment 42, 44, 45 & 46 425 Officer South Road
- Allotment 2, 3 & 12 90 Handford Lane, Officer South
- · Allotment 7 Lot 1 Stephens Road, Officer
- Allotment 18 135 Stephens Road, Officer
- Allotment 36 & 40 345 Officer South Road

- One on one sessions included landowners and members from VPA, Cardinia Shire Council and Mesh
- Cardinia Shire Council presented their vision for the precinct following the one on one sessions.





Property Reference Map









Key Strategic Policy Documents





Plan Melbourne 2017-2050

Victorian Government's longterm planning strategy, guiding the way the city will grow and change to 2050.



Melbourne Industrial and Commercial Land Use Plan (MICLUP), April 2020

An overview of current and future needs for industrial and commercial land across metropolitan Melbourne and puts in place a planning framework to support state and local government to more effectively plan for future employment and industry needs, and better inform future strategic directions.



South East Growth Corridor Plan, June 2012

The Growth Corridor Plans will guide the delivery of key housing, employment and transport infrastructure in Melbourne's new suburbs and provide a clear strategy for the development of the growth corridors over the next 30 to 40 years.



Biodiversity Conservation Strategy for Melbourne's Growth Corridors (BCS), July 2013



Biodiversity & Native Vegetation

Growling Grass Frog Masterplan for Melbourne's Growth Corridors



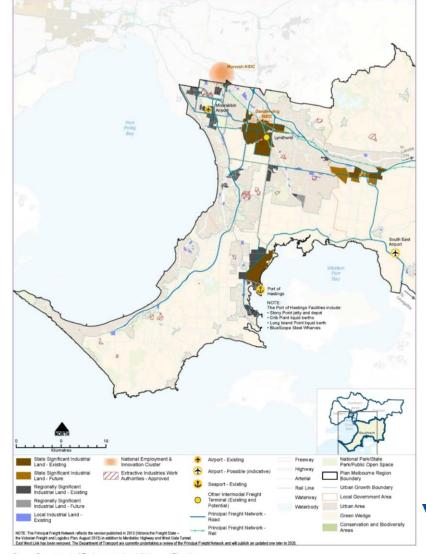
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- Provides an overview of current and future needs for industrial and commercial land across metropolitan Melbourne
- Puts in place a planning framework to support state and local government to more effectively plan for future employment and industry needs
- Better inform future strategic directions



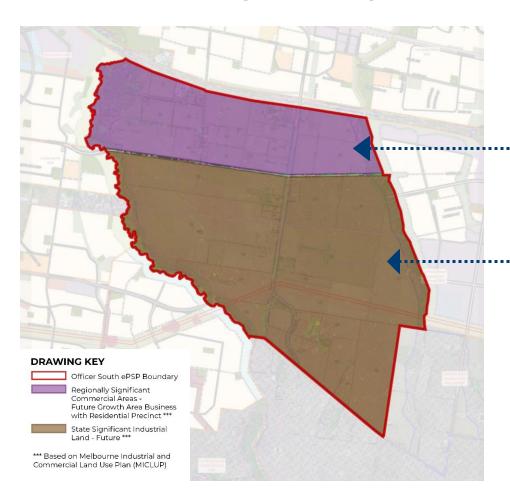
Map 12: Southern Region - industrial land











Regionally Significant Commercial Area

"Places of regional significance able to provide for a wide range of employment opportunities.

More intensive forms of employment uses including service industries, office and commercial activity, research and development and some large format retailing." (p.36)

State Significant Industrial Land

Purpose:

"To provide strategically located land for major industrial development linked to the Principal Freight Network and transport gateways.

They will be protected from incompatible land uses to allow continual growth in freight, logistics and manufacturing investment." (p.35)









Regionally Significant Commercial Area

"Support the development of growth area **business with residential** precincts for predominately commercial development providing for higher-order, knowledge-based jobs and businesses. These precincts should have a primary role for economic and employment purposes with **no less than 50 per cent of the land** in each precinct being allocated for these purposes." (p.94)

State Significant Industrial Land

"...support the establishing community at Cardinia Road Employment PSP to improve connectivity, provide land for schools or community facilities and achieve an improved urban land use interface. Through this process, should reconfiguration of any state-significant industrial land be required, there must be no net loss of overall state-significant industrial land provision, maintaining contiguity, and orderly and efficient layout for industrial purposes." (p.86)









PSP Planning Direction

- Preparation of a PSP inline with strategic government policy directions for employment land
- Need for any reconfiguration of SSIP land will be informed by technical studies and Co-design inline with MICLUP directions, including DELWP position.



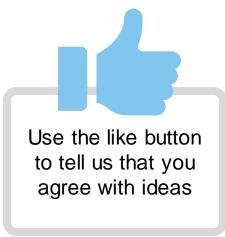


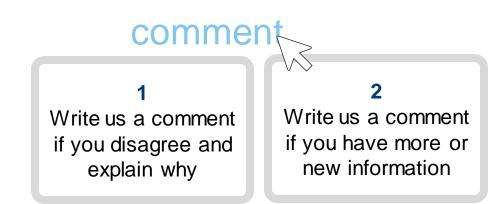
Interactive 'Idea Wall'



How does it work?

The idea wall is an online web page which enables participants to 'post' their likes or comments in a public forum. We are using this to validate the content of todays webinar.





Note:

- Comments will be monitored and censored if they contain inappropriate or irrelevant content
- The 'idea walls' will be available for comments for 24 hours (10am tomorrow 29th July).

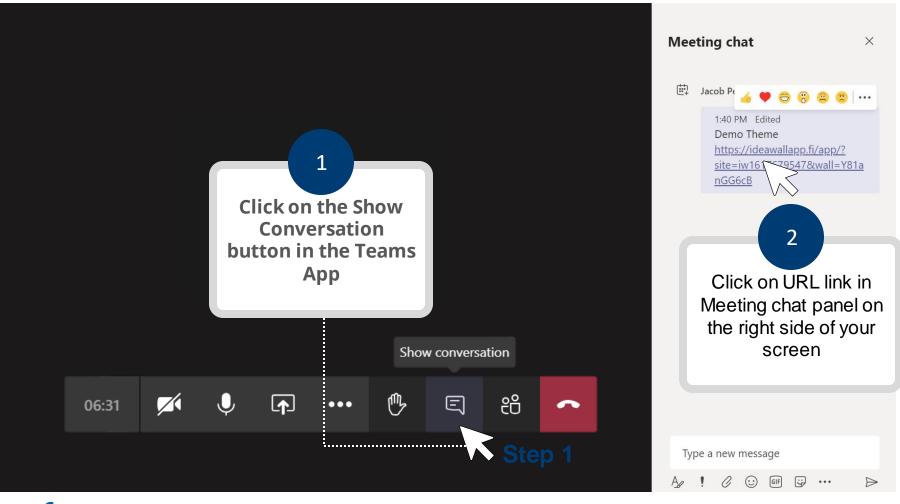




Interactive 'Idea Wall'

PSP 2.0

How to open the idea wall



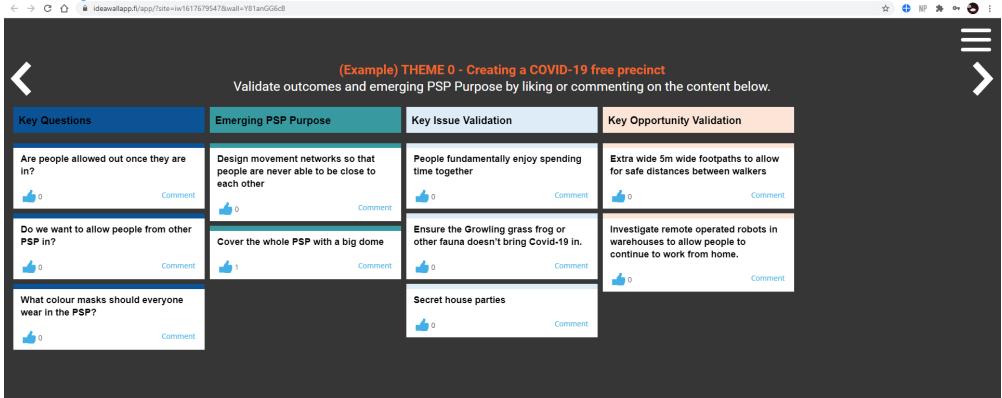




Interactive 'Idea Wall'

Example Wall









Presentation Definitions



The outcomes from the pitching sessions have been summarised into the following elements that will be followed in subsequent pages:

Opportunity

A set of understood circumstances that make it possible to achieve a positive outcome for the PSP.



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Innovation Pathways

When a place-specific opportunity arises, for example, to deliver an exemplary or innovative outcome, or to facilitate a strategic partnership, that requires a substantial adjustment to the form or content of the PSP.



An important topic or problem raised in the pitching session for debate or discussion at the workshop.

An issue may be accompanied with a note regarding a related action underway. This will be written in orange text.





Principal Issues

Issues that have the potential to disrupt the objectives of the PSP, process timeframes or viability of development.

Emerging Key Theme

An initial preliminary idea that recurred in presentations, work and discussions.



PSP Purpose Statements

Forms part of the PSP and outlines how the PSP will achieve the desired planning outcome

Key Questions

Key matters to be discussed and resolved during the Co-Design Workshop







Vision and Purpose: Emerging Key Themes

The information gathered at the pitching sessions has been analysed and sorted into emerging themes. These themes are objective based in the hopes that they might transform throughout the process to form the basis of a vision for the entire PSP.

THEME 1

Providing for employment and industries of the future

THEME 2

Value add to existing communities

THEME 3

Releasing key transport/economic links

THEME 4

Integrating complementary community and open space assets

THEME 5

Understand sustainable environmental and drainage needs

THEME 6

Industry ready services and infrastructure





Providing for employment and industries of the future

State policies clearly identify a large area of the employment PSP (ePSP) for industrial and employment uses. The intent is for the site to provide substantial regional employment and be preserved to accommodate future, state significant, industries that are currently unknown and which may require large areas for single uses. Appropriate interfaces and land use planning will need to be carefully considered to maximise future opportunities.





Aspirations for the site

Whilst much information has been gathered about the site and the intentions of landowners there is a need to take this opportunity early in the project to aspire towards innovative and creative outcomes. The following outlines some key aspirations raised through the pitching sessions:

Innovative and carbon positive

precinct

Clean energy generation technology (solar, water or waste to energy) and closed loop water system (water positive) in collaboration with a circular economy and universities / TAFE, businesses, residents and professionals promoting an integrated and efficient precinct with smart city technology.

2

Hybrid TAFE, university, STEM and research and development innovation precinct Focusses on improving Cardinia student experiences, collaborating with a range of industries or specific industries located in the PSP regarding the broader benefits of education and marketing a high-quality hybrid education sector to the rest of the world.



Food and Fibre precinct

















Photo credits: Cardinia Shire Council and Tract





Aspirations for the site



4

Pharmaceutical precinct

Building business scale and capabilities to secure and grow the sector in a globally competitive market, creating increased economic activity and jobs

5

Advanced Manufacturing precinct Advanced manufacturers involved in the development of new markets, new products, new technologies and new ways to manufacture existing products, in association with the hybrid TAFE, university, STEM and research and development. It will be globally competitive, constantly innovating, and is often involved from the design and technology development phase of a product through to its branding and marketing.

6

Professional Services/Business precinct Focusing on service, engineering, design and finance (urban design, engineering, environmental technology, financial services) with an emphasis on commercial, service businesses and retail that attract international investment, supporting industry networks and streamlining regulations)

7

Logistic and Waterhouse precinct

The activity of organizing the movement, storage and accommodation of equipment. Strong connection between the South-East Airport, Gippsland and international markets.















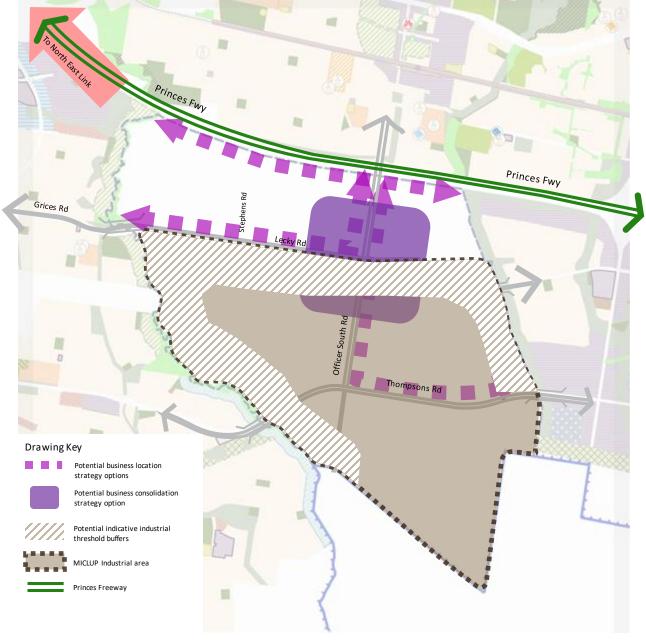


Providing for employment and industries of the future

KEY OPPORTUNITIES

- Business interface/buffer towards the Princes Freeway to mitigate noise and visual amenity impacts etc.
- · Focus business land uses along key arterial roads.
- Consolidate business area around key transportation junctions.
- Completion of the metropolitan ring road will attract logistics or warehousing businesses.
- · Retain industrial land as a long-term economic resource.
- Provide threshold distances for types of industry that need buffers from sensitive uses.
- Introduce leading practice in terms of PSP planning for industrial/commercial areas. - South East Economic Context Report (SEEC).
- Plan for medical, high-tech, agriculture hub, business park, advanced manufacturing, higher education and research and development, professional services, industry (clean energy, pharmaceuticals, aviation and freight).
- Leverage and advocate for strategic proximity to the potential future airport.





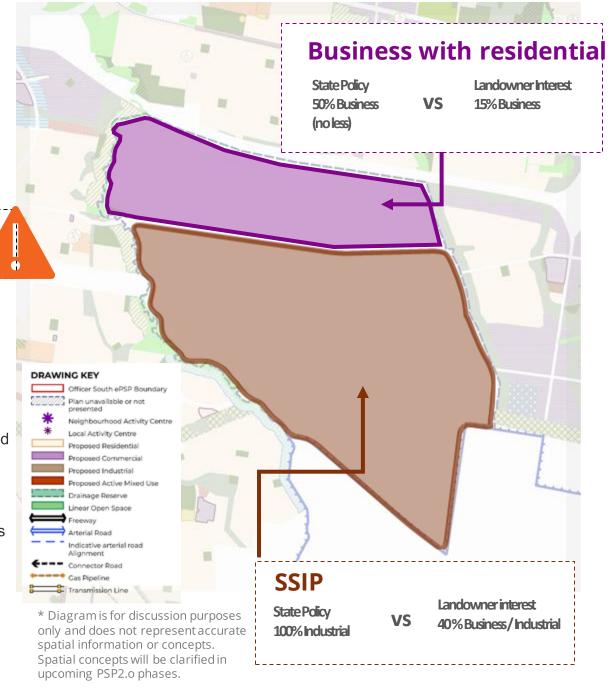
^{*} Diagram is for discussion purposes only and does not represent accurate spatial information or concepts. Spatial concepts will be clarified in upcoming PSP2.0 phases.

Providing for employment and industries of the future

KEYISSUES

- Strong conflicting ideas about the most appropriate location of business with residential within Officer South
- MICLUP indicates that no less than 50% of business and residential land should be for employment use.
- Vacant land in the Southern SSIP (Dandenong) will be exhausted by the early to mid-2020s.
- Princes Freeway is a key barrier between potential business land uses and the establishing Officer Major Town Centre.
- Identify any potential sensitive use interfaces for areas proposed to include industry to ensure appropriate separation distances are determined.
- Industrial development may need to consider how best to avoid loss or dilutions of heritage places (i.e. Jesmond Dene) and loss of established trees. Arborist report is underway.





Providing for employment and industries of the future

EMERGING PSP PURPOSE

- Deliver a SSIP that supports higher education, high-tech, agriculture hub, medical, business park, health and advanced manufacturing
- Drive mixed use business employment toward the OTC catchment and station
- Strategically locate employment uses to respond to surrounding sensitive uses and opportunities
- Provide employment land-uses in line with strategic government policy directions
- To facilitate a functional configuration of SSIP land-uses in line with state policy directions





KEY QUESTIONS

- Which industries and employment uses should we be targeting?
- · Where should key employment uses be located?
- What will be the main business attractors/point of difference in this ePSP?

Value add to existing communities

The ePSP is surrounded by planned and existing communities to the west, north and east. These communities vary in size and composition and could potentially benefit from an addition to the residential catchment to existing and planned support retail centres, schools and other community facilities.

As an employment precinct, the PSP must have respond to this surrounding context when considering the appropriate location, extent and format of the business with residential areas of the PSP within the parameters of MICLUP and other state policy.



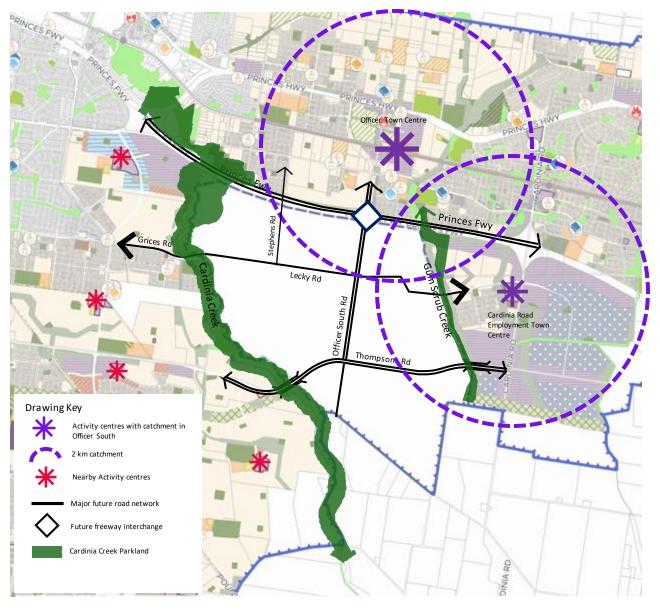


Value add to existing communities

KEY OPPORTUNITIES

- The site has limited development constraints i.e. relatively flat, limited significant vegetation, limited biodiversity values, and minimal existing development.
- Opportunity for higher density employment and supporting residential uses within a 2km catchment of Officer train station and reinforce the Officer Town Centre catchment.
- Opportunity for business with residential development within a 2km catchment of Cardinia Road Employment Activity Centre to increase the local community's population and support the need to deliver community facilities such as a primary school.
- Opportunity for high density employment, supported by residential uses along the existing open space network, including Cardinia Creek and Gum Scrub Creek.
- Opportunity for residential and business land use within proximity of existing planned schools.
- Opportunity to locate residential land strategically to assist in delivering key infrastructure earlier (i.e. Officer South Road Freeway interchange and Lecky/Grices Road).
- Provide a mix of housing types and tenures, including affordable housing, responding to broader housing needs and demand.



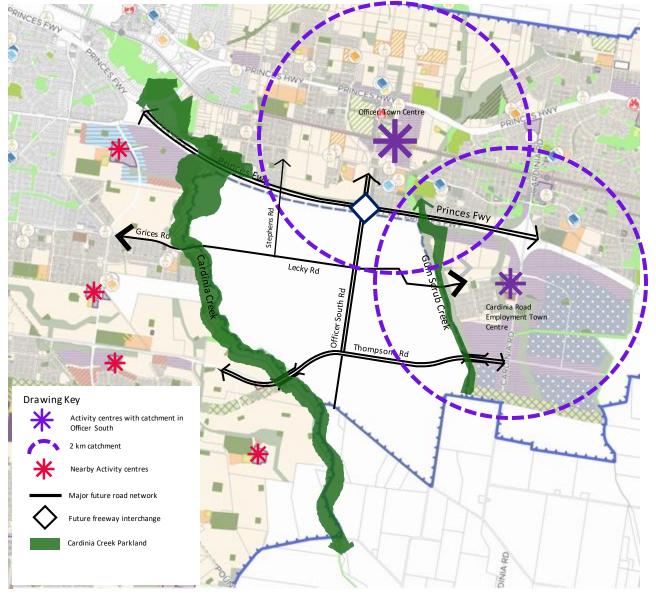


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Value add to existing communities

KEY ISSUES

- State strategic policy will determine appropriate land uses within the business with residential area no less than 50% of land should be for employment (MICLUP 2020).
- Strategic policy states that there must be no net loss of overall state-significant industrial land provision, maintaining contiguity, and orderly efficient layout for industrial purposes (MICLUP 2020).
- Existing residential areas from surrounding PSPs at risk of becoming marginalised and isolated if business with residential area within Officer South is not appropriately located i.e. difficultly in accessing key services and facilities.
- Managing the delivery and development of servicing and land uses.
- Cardinia Creek's width and environmental purposes may form a significant urban barrier for connectivity to adjoining precincts.



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Value add to existing communities

EMERGING PSP PURPOSE

- Concentrate residential density toward the Officer Town
 Centre catchment
- Support emerging CREP community to connect with jobs, community facilities and education
- Support affordable housing objectives and guide potential preferred locations
- Enable strong connections within and external to the PSP to link the community to jobs

KEY QUESTIONS

- How should the business with residential be allocated to best support the development of the employment precinct?
- How should the business with residential be allocated to best support the Officer Town Centre, the Cardinia Road Employment Precinct, and provide community access to key destinations?
- How should the business with residential land uses be allocated to maximize amenity for future communities within and surrounding the precinct?

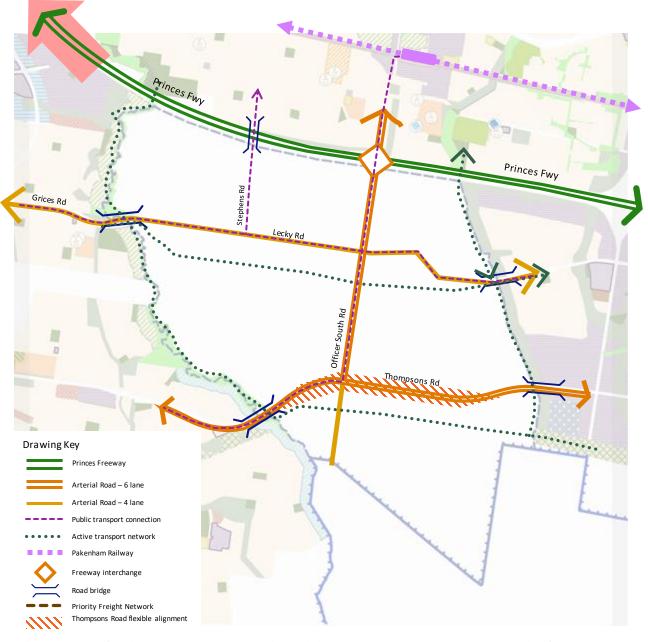


Releasing key transport/economic links

Opportunities for major economic connections to the Princes Freeway, Thompsons Road and Grices Road exist. However major investment in infrastructure (creek crossings and freeway interchange) is required in order to realise the economic potential of the precinct.

Investment in essential transport infrastructure could be a significant catalyst for development in the ePSP.





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Releasing key transport/economic links

KEY OPPORTUNITIES

- Deliver Thompsons Road (6 lane arterial) as major east-west link.
- Align Thompsons Road strategically to maximise viability of developable land and simplify delivery.
- Future road connecting Grices Road and Lecky Road upgrade to arterial (4 lane minimum) will provide connections to the site from Casey.
- Deliver the Officer South Road Freeway interchange to the north as part of this PSP.
- Upgrade of Officer South Road to 6 lane arterial (ultimate).
- Completion of the metropolitan Ring Road via the deliver of North East Link and future arterial roads to increase accessibility of the Officer/Pakenham SSIP to the Hume Highway.
- Future Principle Freight Route Network (PFN) route to be located along extension of Thompson Road, Cardinia Road and future Koo Wee Rup Freeway.
- Logical sequencing and coordinated local infrastructure for efficient delivery of roads and infrastructure.
- Public transport 'station' loop or rapid bus connection to link with surrounding train stations as part of a circuit.
- Investigate alternative forms of public transport i.e. trackless trams.
- Encourage active transport such as pedestrian and cycling infrastructure within the Officer South ePSP.
- Advocate for federal and state government funding for delivery of key regional infrastructure.



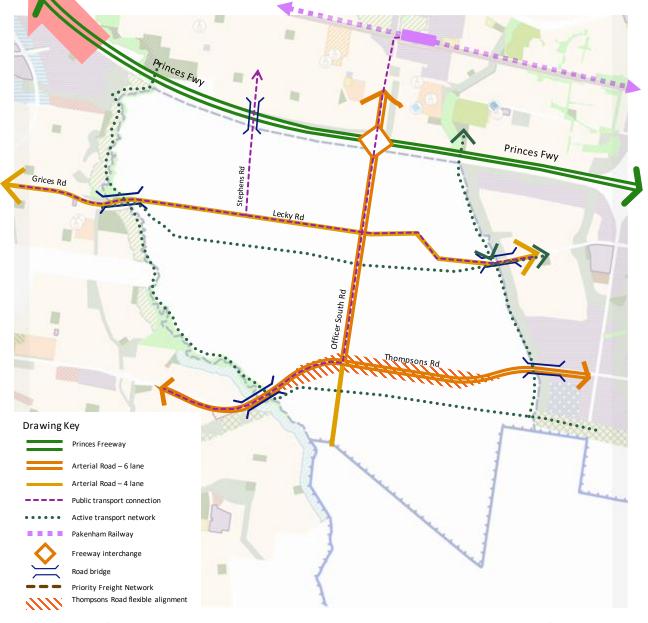


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Releasing key transport/economic links

KEYISSUES

- Current congestion issues along the Princes Freeway.
- Officer South Road is the only connection permitted along the PSP northern boundary.
- Bridges across Cardinia Creek and Gum Scrub Creek must not impact environmental purposes and maybe have additional design requirements.
- · Road configuration to be informed by modelling.
- Delayed delivery of Thompsons Road due to fragmentation across PSP's.
- Avoid significant commercial traffic through the northern extent of Stephens Road.
- · Early delivery of infrastructure.







Releasing key transport/economic links

EMERGING PSP PURPOSE

- Inform alignment of Thompsons Road as a key sub regional east-west freight route
- Enable strong connections within and external to the PSP to link the community to jobs

KEY QUESTIONS

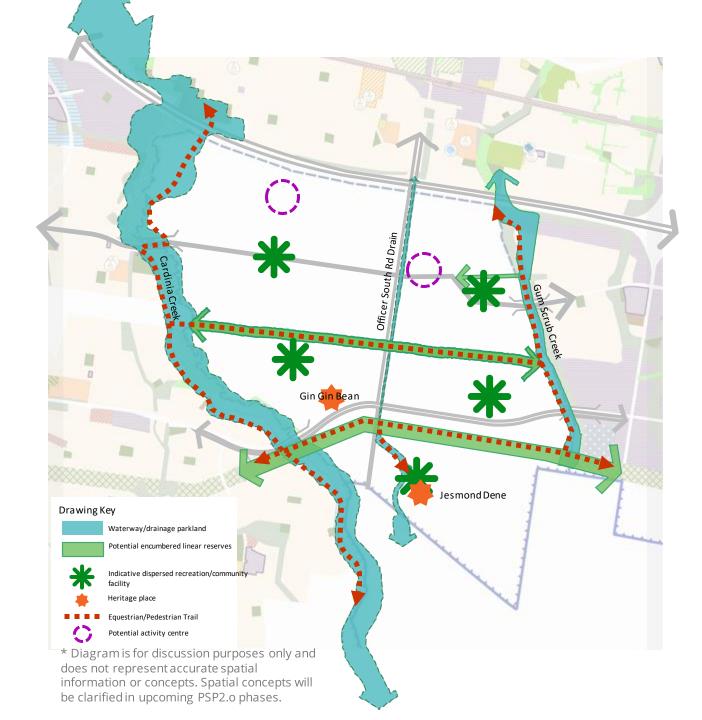
- How will the infrastructure priorities be identified and how will they be staged and delivered?
- What form of public and active transport should be incorporated?
- What are the key destinations in neighboring precincts that we should support through local actions?



Integrating complementary community and open space assets

There is a desire to integrate a range of community assets such as sports reserves, linear trails and education facilities to compliment and activate broad business and industrial areas throughout longer periods of the day. This has the opportunity to improve regional access to facilities and the function and safety of the PSP.



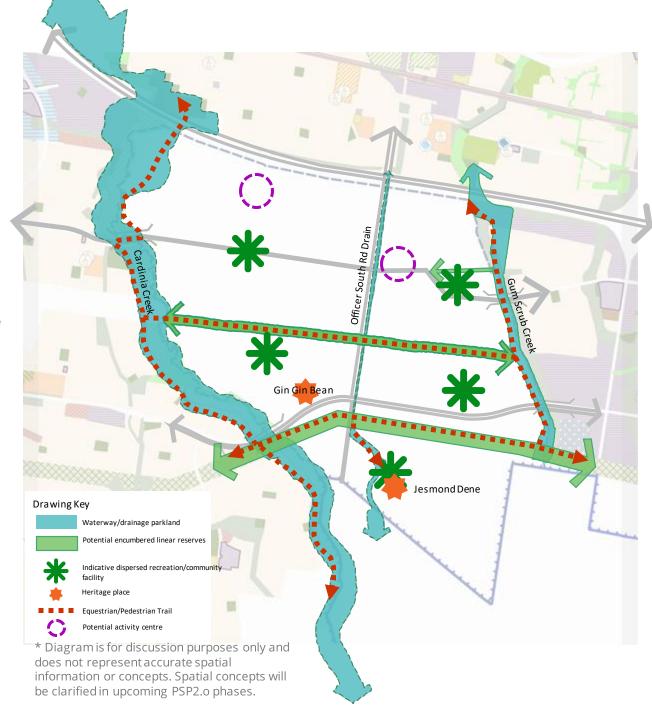


Integrating complementary community and open space assets

KEY OPPORTUNITIES

- Potential need for one government school to accommodate future demand of both the Cardinia Road Employment PSP and Officer South Employment PSP (based on 2,200 dwellings within Officer South ePSP).
- Maximise the natural values of Cardinia Creek and Gum scrub Creek.
- Linear passive open space and walk and equestrian trails along APA gas pipeline and AusNet high voltage transmission.
- Need to provide a community centre, government primary school, sports reserve, childcare and aged care, active open space to support both residential and future employment uses.
- Integrate sports reserves and stadiums within employment areas to activate these areas outside of standard working times, particularly on weekends.
- Potential activity centre to provide for both residential and employment areas
- Utilising linear open space reserves as part of open space network between open space nodes.
- Former eastern section of Lecky Road to become a linear cycle and transport network.
- Further education facility specifically a TAFE with synergies with the types of industries in the ePSP or surrounds.
- Protect heritage places and integrate into the developments open space network so it can be enjoyed by many. - the VPA are progressing an Aboriginal Cultural heritage and Historic Heritage Assessment.

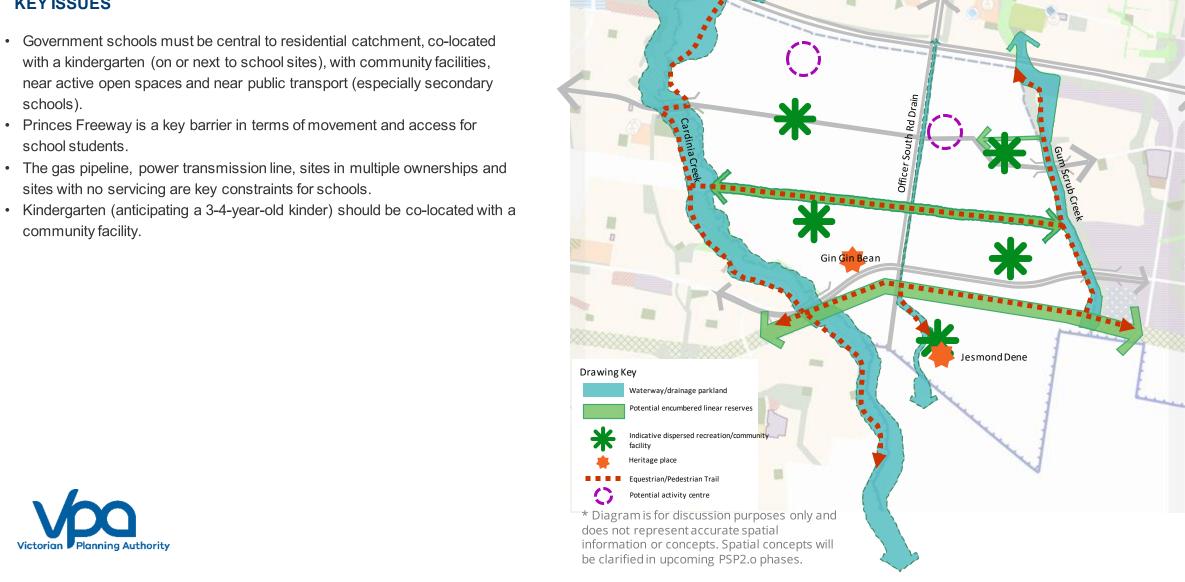




Integrating complementary community and open space assets

KEY ISSUES

- Government schools must be central to residential catchment, co-located with a kindergarten (on or next to school sites), with community facilities, near active open spaces and near public transport (especially secondary schools).
- school students.
- sites with no servicing are key constraints for schools.
- community facility.





Integrating complementary community and open space assets

EMERGING PSP PURPOSE

- Guide the appropriate location of education and community facilities/uses within the SSIP and /or Business and Residential area
- Capitilise on the opportunities presented by the utility easements, Cardinia Creek and Gums Scrub Creek, and drainage assets as an attractor to business operators and employees

KEY QUESTIONS

- · Which community uses are most appropriate?
- Where should community uses be located to support employees, residents and visitors to the precinct?
- · How do we attract the desired community uses?
- Where should new open spaces be planned to coordinate with the existing open space network?



Understand sustainable environmental and drainage needs

It is clear that significant and complex environmental and drainage systems exist, mainly along the two bounding creeks, Cardinia Creek and Gum Scrub Creek. These systems are connected to areas beyond the ePSP and will need to be understood to consider opportunities to develop near them. They also present a unique natural amenity for development to benefit from.





Understand sustainable environmental and drainage needs

KEY OPPORTUNITIES

- Align with the values and performance objectives from the Healthy Waterways Strategy (HWS).
- Release a substantial section of the Cardinia Creek Parkland incorporating appropriate area, width and hydrology for the protection of vegetation, and protected species habitat.
- Modify the outer area of the Cardinia Creek reserves for drainage purposes as seen in the Clyde Creek PSP.
- Modify the alignment of Gum Scrub Creek to improve implementation and incorporate stormwater infrastructure, retardation and Growling Grass Frog habitat.
- The Melbourne Water drainage corridor which runs north to south along Officer South Road to be utilised as a buffer/feature to surrounding employment/business and residential land uses.
- Implement IWM, WSUD, and ESD treatments to assist in meeting drainage requirements.





Understand sustainable environmental and drainage needs

KEYISSUES

- Cardinia Creek Parkland area is primarily for environmental purposes not active uses. Active uses, such as trails, will need to be additional to the parkland.
- Complexities of drainage crossing gas pipeline that cuts through both drainage schemes - Lower Gum Scrub Creek DSS and Officer South DSS.
- Protection of Thompsons Road Drop Structure (fish ladder) to control the flow of Cardinia Creek. The Cardinia Creek Fish Study is being prepared which will have some influence on the drainage scheme for the precinct.
- Manage any additional outfalls of both Lower Gum Scrub DSS and Cardinia Creek DSS.
- No offset works from the upstream within the Koo Wee Rup Flood Plain Protection District.
- Stormwater management, water sensitive urban design treatment and interface planning to protect the Growling Grass Frog habitat, Grayling and Dwarf Galaxias fish species.
- Regional trail would not be located in the BCS area.
- · DSS does not allow funds for IWM.
- · Flood overlay is identified along Officer South Road.
- Consultation with landowners south of the precinct, within the Koo Wee Rup floodplain regarding the effect and management of development flows/outfalls.
- Some stormwater runoff from Officer Town Centre will flow into Officer South Employment and will need to be addressed by the PSP.





Understand sustainable environmental and drainage needs

EMERGING PSP PURPOSE

 Provide the planning conditions that allow the coordination of unique servicing and integrate water management opportunities on site, providing a competitive advantage to business and stimulate development in the precinct.

KEY QUESTIONS

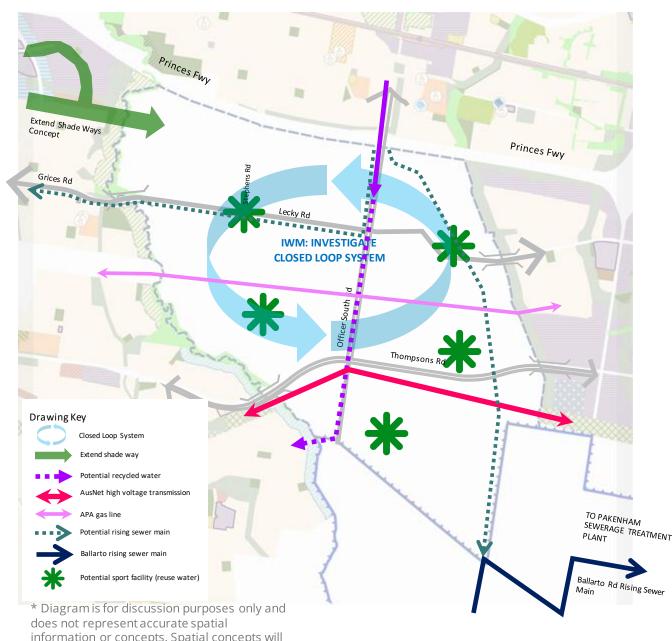
- What is the best land use interface to conservation parkland?
- How can drainage be managed to address stormwater requirements and protect conservation areas?
- How can drainage and conservation assets be used to improve amenity in the precinct?



Industry ready services and infrastructure

In order to attract industries the site must be well provided with accessible, affordable and distinctive services that may not otherwise be provided elsewhere together. This includes large quantities of water, recycled/storm water, gas, electricity, telecommunications (data), and waste services. If coordinated effectively these services will provide an advantage for businesses and potentially be a catalyst for development.





information or concepts. Spatial concepts will be clarified in upcoming PSP2.0 phases.

Industry ready services and infrastructure

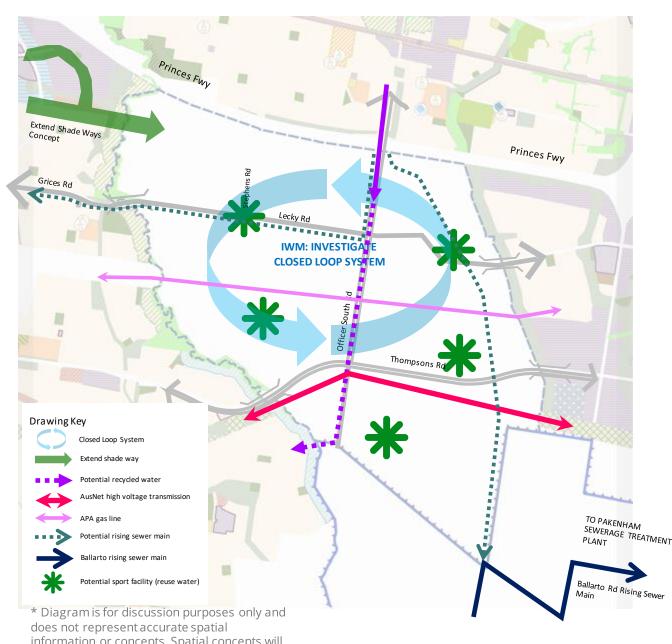
KEY OPPORTUNITIES

- Investigate closed loop system initiatives.
- Use recycled/ stormwater for greening sporting reserves and open space and shade ways.



- Provide recycled water to residential areas (north of Lecky) Road) through a third pipe scheme.
- Potential recycled water for commercial and industrial use in third pipe schemes.
- Pakenham Regional Sewerage Treatment Plant to support 'water for work', including agriculture and manufacturing.
- Tapping into on site resources such as the APA Gas Line or AusNet High voltage transmission.
- Roads, open space, linear parks or car parks are compatible land uses to be built over the gas pipeline. Additional guidance will be provided once the APA landscaping policy has been adopted.



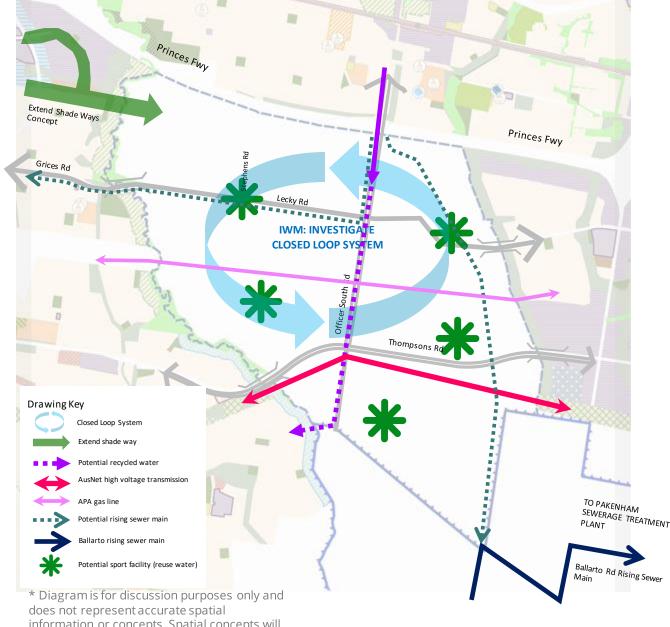


information or concepts. Spatial concepts will be clarified in upcoming PSP2.0 phases.

Industry ready services and infrastructure

KEY ISSUES

- A temporary South East Water (SEW) sewer pump station north of Lecky Road may be required (although not preferred).
- Use buffers around existing and future SEW sewer pump stations (potentially up to 200m) recommended to contain nonsensitive land uses.
- If the catchment flow exceeds capacity, a second duplication rising sewer main along Lecky Road will be required.
- · No scope to upgrade APA gas pipeline or any duplication.
- · No sensitive use to be within the 275m measurement length of the APA gas pipeline.



information or concepts. Spatial concepts will be clarified in upcoming PSP2.o phases.

Industry ready services and infrastructure

EMERGING PSP PURPOSE

• Give effect to land-take and planning controls required to enable innovative utility service systems and infrastructure

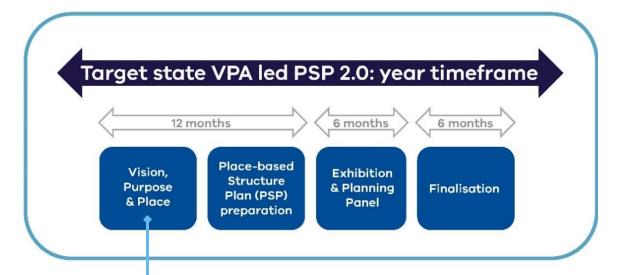
KEY QUESTIONS

- How will integrated water management be implemented in the precinct?
- How do we deliver services early to attract businesses?
- How will the existing utility infrastructure be utilised for the benefit of future employment uses?



Next Steps and Close





Co-Design Workshop – Target Oct/Nov 2020 TBC

The VPA and Cardinia Shire Council will be hosting a Co-design Workshop to inform the **'placed-based plan'**. Further advice will be provided shortly on how these sessions will be held.



