

State Infrastructure OFFICER SOUTH EMPLOYMENT PRECINCT

Draft Incorporated Document
September 2023

1. INTRODUCTION

- 1.1 This document is an incorporated document in the Cardinia Planning Scheme (the **Planning Scheme**) pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.
- 1.2 Despite any provision to the contrary in the Planning Scheme, pursuant to clause 45.12 of the Planning Scheme, the land identified in this document may be developed in accordance with the specific controls contained in this document. If there is any inconsistency between the specific controls contained in this document and the general provisions of the Planning Scheme, the specific controls in this document prevail.
- 1.3 In this document the **Infrastructure Items** are defined as follows:
- a. The **Lecky Road Bridge** means a completed secondary arterial road bridge (interim standard) across Lower Gum Scrub Creek. This item is referred to as BR-01 on Map 1: *Plan 12 Infrastructure and Development and Staging*.
 - b. The **Thompsons Road (East) Bridge** means a completed primary arterial road bridge (interim standard) across Lower Gum Scrub Creek. This item is referred to as BR-02 on Map 1: *Plan 12 Infrastructure and Development Staging*.
 - c. The **Officer South Freeway Interchange Intersection** means a signalised intersection (ultimate) from Officer South Road and the Princes Freeway. This item is referred to as IN-13 on Map 1: *Plan 12 Infrastructure and Development Staging*.
 - d. The **Grices Road Bridge** means a completed secondary arterial road bridge (ultimate standard) across Cardinia Creek. This item is referred to as BR-03 on Map 1: *Plan 12 Infrastructure and Development Staging*.
 - e. The **Thompsons Road (West) Bridge** means a completed primary arterial road bridge (ultimate standard) across Cardinia Creek. This item is referred to as BR-04 on Map 1: *Plan 12 Infrastructure and Development Staging*.
- 1.4 **Officer South Employment PSP** means the Office South Employment Precinct Structure Plan, being an incorporated document under the Planning Scheme.

2. THE LAND TO WHICH THIS INCORPORATED DOCUMENT APPLIES

- 2.1 The land is identified as stages 2, 3 and 4 on Map 1 of this document and mapped SCO14 by Clause 45.12 Specific Controls Overlay within the Planning Scheme.

3. BACKGROUND AND PURPOSE

- 3.1. The background to this document is that:
- a. The existing road network does not have sufficient capacity to accommodate the additional traffic demand that is anticipated to be generated from new development within the Officer South Employment PSP.
 - b. The Infrastructure Items will form the basis of a safe and efficient road network, which provides access to the Officer South Employment precinct area from established surrounding areas to the east and west as well as access to the Princes Freeway, one of Victoria's key freight routes.
 - c. The delivery of these Infrastructure Items will ensure development within the Officer South Employment PSP and growth of the South East Growth Corridor is supported by adequate transport infrastructure and avoid inappropriate and unsafe traffic impacts.

3.2. The purpose of this document is to:

- a. Ensure the use and development of land within Stages 2, 3 and 4 of the Officer South Employment PSP does not precede the delivery of the identified Infrastructure Items.
- b. Enable existing uses to continue to operate, and limited development to occur, on the basis that this would not generate the need for the new Infrastructure Items as set out in this document.

4. SPECIFIC CONTROLS

Permit Requirements

- a) A permit must not be granted for use or development of land in stage 2 on Map 1 until the Lecky Road bridge (BR-01) and Officer South Freeway interchange intersection (IN-13) are both delivered to the satisfaction of the Head Transport for Victoria and the Minister for Planning.
- b) A permit must not be granted to use or develop land in stage 3 on Map 1 until the Thompsons Road (east) (BR-02) and the Grices Road bridge (BR-03) are both delivered to the satisfaction of the Head, Transport for Victoria and the Minister for Planning.
- c) A permit must not be granted to use or develop land in stage 4 on Map 1 until the Thompsons Road (west) bridge (BR-04) is delivered to the satisfaction of the Head, Transport for Victoria and the Minister for Planning.
- d) Despite the provisions of Section 4(a), 4(b) and 4(c) of this Incorporated Document, a permit may be granted to use or develop land in accordance with the provisions of Clause 37.07-1 to 37.07-8 (Urban Growth Zone Part A) as if no precinct structure plan applied to the land covered by this Specific Controls Overlay.

5. REQUIREMENTS FOR PERMITS

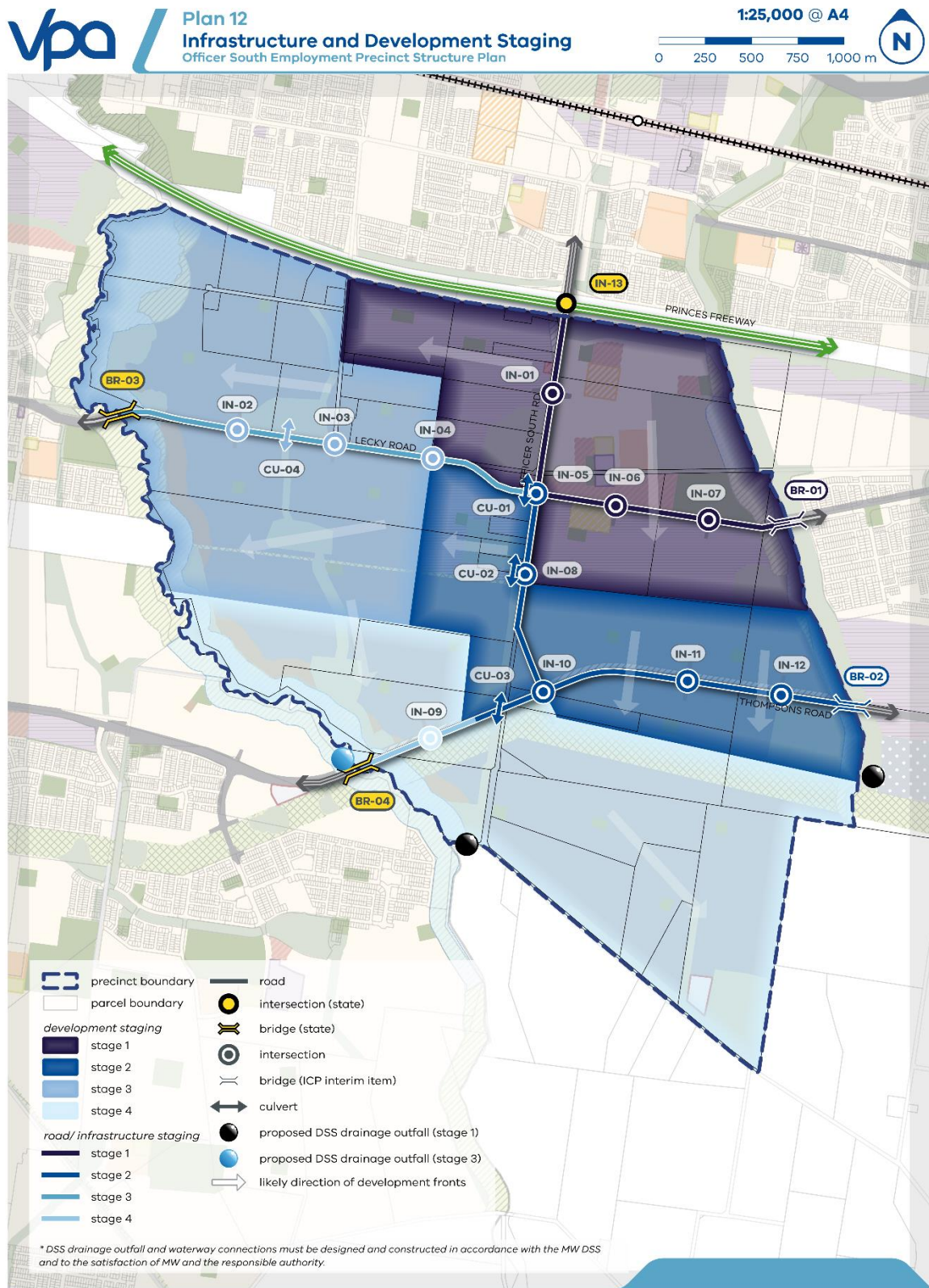
None specified.

6. EXPIRY OF THIS DOCUMENT

6.1. This incorporated document will expire on the earlier of:

- a) Receipt by the Responsible Authority of a letter from the Head, Transport for Victoria confirming that:
 - a. construction of the relevant state infrastructure item/s for the specific stage has commenced; and
 - b. the Head, Transport for Victoria considers the prohibition under Clause 4(a), 4(b) and 4(c) of this document is no longer required; or
- b) Upon the opening of the relevant Infrastructure Item/s for the specific stage to traffic.

MAP 1: Officer South Employment PSP Staging



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