

# HELP SHAPE THE Officer South Employment precinct

BUNURONG COUNTRY

*We're planning for state-significant local  
employment & residential opportunities*

**SEPTEMBER 2023**

**The Victorian Planning Authority is working closely with Cardinia  
Shire Council to plan for the future Officer South Employment precinct  
It will be a first choice for industry and business surrounded by a  
connected neighbourhood**

The Victorian Planning Authority (VPA) has prepared a draft amendment (c274card) to the Cardinia Planning Scheme to implement the Officer South Employment precinct structure plan (PSP) and supplementary infrastructure contributions plan (ICP) to guide growth in this area over the next 20 to 30 years.

A PSP is a 'big picture' land use and infrastructure plan that sets the vision for new communities, and is the primary plan for guiding development in Melbourne's growth areas. It is a long-term plan that will determine how Officer South Employment's future community will develop over the next 20 to 30 years.

The PSP sets out the intended future land uses, including streets, parks and community facilities. It will guide the development of the area over time as landowners and developers submit planning permit applications. The PSP and planning scheme amendment includes a tool to ensure the delivery of critical state infrastructure is aligned with the timing of urban development.

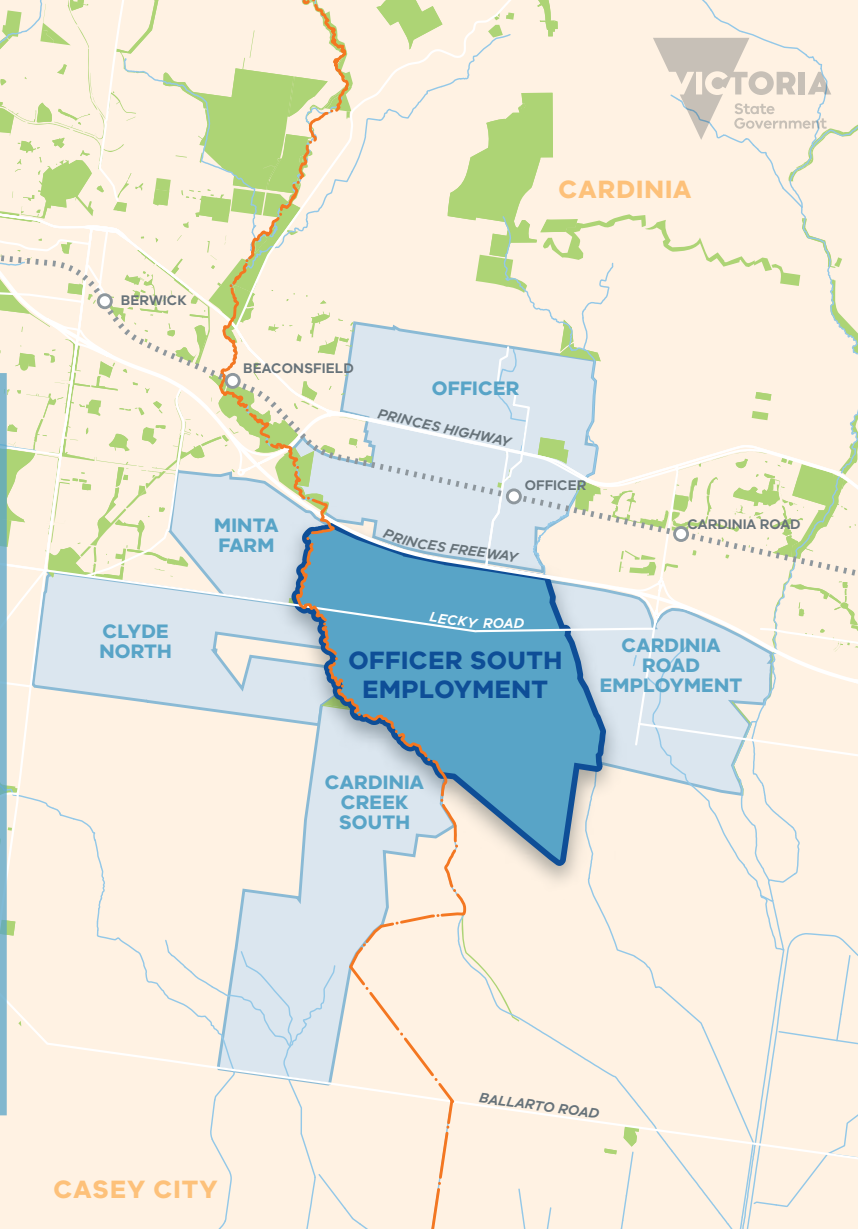
The ICP is the primary mechanism for Cardinia Shire Council to collect funds to contribute towards basic and essential local infrastructure as identified in the PSP. The ICP outlines the draft cost estimates for projects which development will contribute towards.

## Where is the Officer South Employment precinct?

Officer South Employment precinct is in Cardinia Shire Council, and is approximately 45km south-east of Melbourne's central business district. The precinct is approximately 1,069 hectares and is bound by Cardinia Creek to the west, Lower Gum Scrub Creek to the east, Princes Freeway to the north and green wedge area to the south.

The precinct is bordered by the emerging growth area communities of Cardinia Road Employment precinct to the east, Minta Farm, Clyde North to the west, Cardinia Creek South to the south-west and Officer to the north.

Natural waterways separate the precinct from neighbouring communities to the east and west. This will allow the future community to enjoy a landscape rich in natural and cultural values.



## Precinct overview

Officer South Employment will become a **sustainable and innovative employment precinct**, with a small, modern and diverse residential neighbourhood

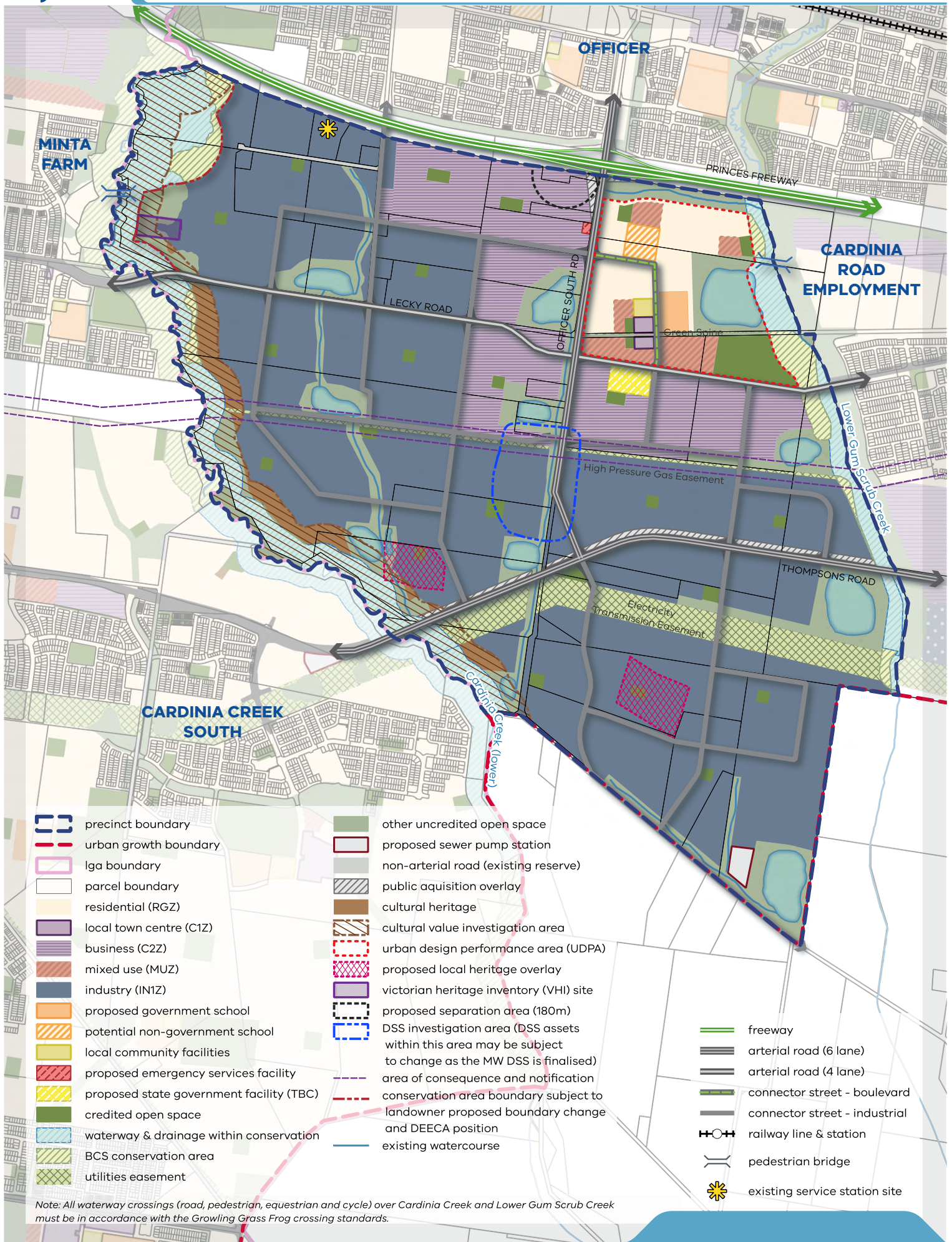
The employment precinct will provide **future job opportunities** in Melbourne's south-east corridor and ensure development is supported by existing and proposed state and local infrastructure. Our plan will allow for a diverse range of new businesses and more than **22,000 new jobs** in a state-significant precinct. We are catering for a range of different industries such as research, premium logistics and advanced manufacturing with business parks and potential data centres.

The precinct will also feature a neighbourhood of around 5,000 residents in a well-designed, walkable precinct that supports living and working locally. The precinct will help to support people living in the Cardinia Road Employment precinct to the east by providing shops, schools,

open space and community facilities. People in these precincts will be able to meet most of their daily needs within a **20-minute walk from home**, with safe cycling and local transport options.

Officer South Employment includes more than **330 hectares of open space**, including a connected path network to the surrounding areas. Our plan aims to **protect and enhance local biodiversity**. We want to ensure Cardinia Creek and Lower Gum Scrub Creek are seamlessly incorporated with the wider waterway network and overall plan for the area.

Our plan will protect and enhance the **Aboriginal cultural heritage areas** of sensitivity throughout the precinct, including a cultural heritage investigation area along Cardinia Creek. We are working with the Bunurong Traditional Owners throughout this project to ensure ongoing protection and conservation of cultural values.



The Officer South Employment place-based plan delivers on State Government policy to **prioritise employment outcomes** for the south-east while providing a **high-amenity residential area with key community infrastructure** to support an integrated and connected neighbourhood

## Why are we planning for this area?

The southern metropolitan suburbs are expected to accommodate 300,000 more residents over the next 35 years, who will need 130,000 new jobs.

Officer South Employment precinct will help more people work closer to home by planning for a state-significant industrial precinct and a regionally significant commercial area. As an important employment centre for the future, this precinct will set up the south-east metropolitan region for success.

## Why do we need to plan for industrial and commercial land?

By 2051, Melbourne will grow to around 8.5 million people. We will need approximately 4.1 million jobs to support this population. This means we need another 1.8 million jobs by 2051.

The VPA is making sure there is enough industrial and commercial land to meet future demand for economic activity and local jobs to support Victoria's role as an attractive and competitive place to work.

Officer South Employment will support local jobs in manufacturing, healthcare, and transport and logistics. The precinct will also provide local access for existing and new communities to key commercial, health and retail services.

## How will this change be implemented?

The proposed draft amendment (C274card) to the Cardinia Planning Scheme will apply a new Schedule 7 to the Urban Growth Zone to implement the Officer South Employment PSP and facilitate land use and development controls to be generally in accordance with the PSP.

The draft amendment will:

- Rezone land to protect biodiversity and conservation areas
- Realign overlays for flood and heritage protection and
- Introduce a Special Use Zone to enable appropriate land uses for the electricity easement.

The amendment introduces Public Acquisition Overlays to enable upgrades to Princes Freeway and Thompsons Road. The *Officer South Employment Infrastructure Contributions Plan* (ICP) will enable infrastructure contributions to be collected from landowners to ensure land and budget is set aside for critical road and public infrastructure for the new employment and residential communities.

## How did we decide where to locate land uses?

The State Government's *Melbourne Industrial and Commercial Land Use Plan* (MICLUP) sets clear expectations for the Officer South Employment precinct.

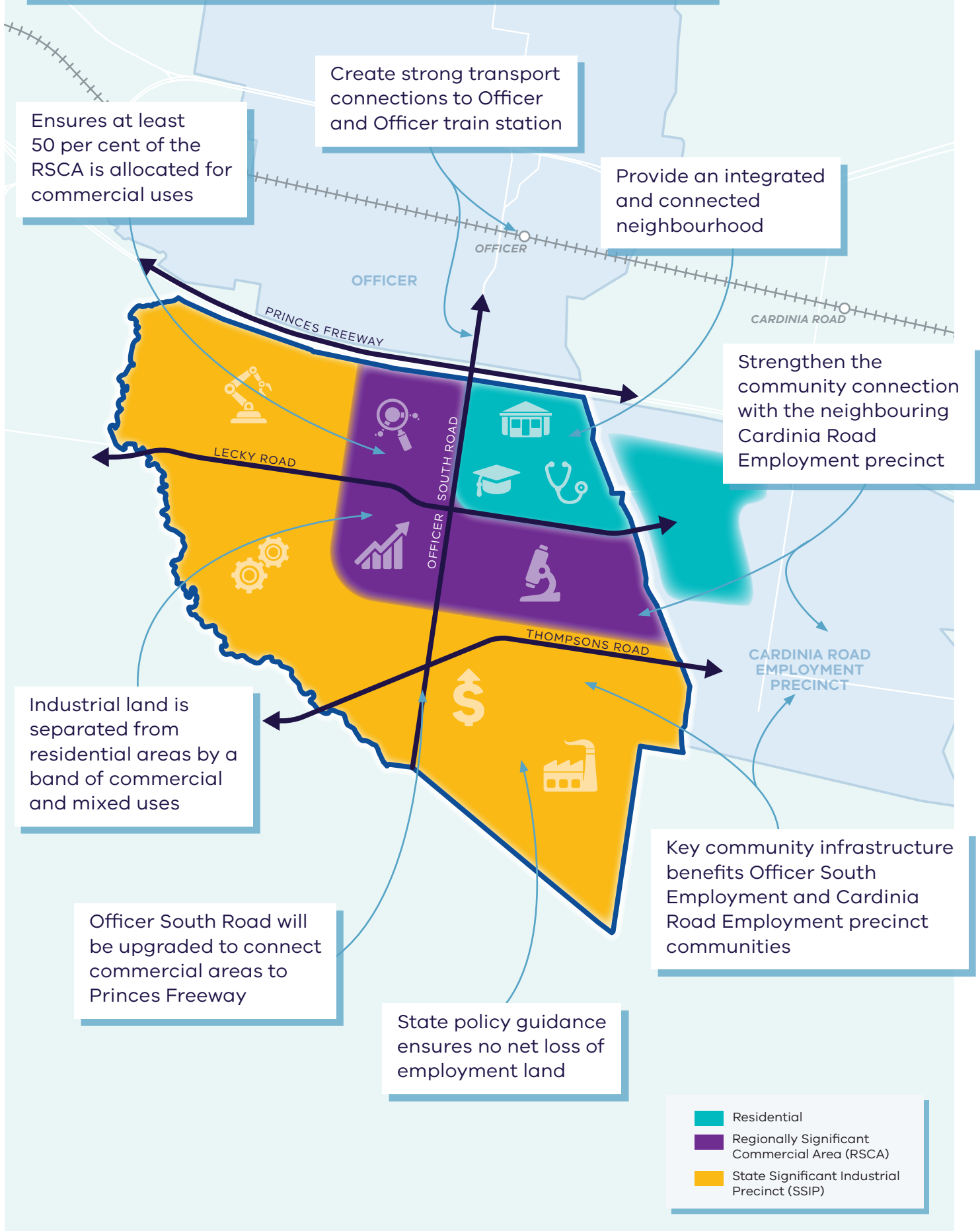
MICLUP identifies a future State Significant Industrial Precinct (SSIP) in the south and future Regionally Significant Commercial Area (RSCA) in the north of the precinct. MICLUP requires that employment is the main focus for the precinct and the amount of SSIP land must be preserved. MICLUP also requires that no less than 50 per cent of the RSCA is allocated for commercial uses.

MICLUP states that the PSP process can explore reconfiguration of the SSIP to support stronger connections to the adjoining Cardinia Road Employment precinct. It also notes that if any state-significant industrial land is reconfigured, there must be no net loss of overall state-significant industrial land provision.

The VPA considered various land use configuration options for the precinct through the co-design and agency validation processes. The land use options were evaluated through a 'first principles' assessment based on the *Precinct Structure Planning Guidelines* and performance targets to achieve integrated and connected neighbourhoods.

The land use options were further refined based on economic and community infrastructure analysis. This achieves good economic outcomes and ensures community infrastructure is provided for the new community.

## Proposed industrial, commercial & residential areas



## How quickly will Officer South Employment develop?

### Short term (0–5 years approx.)

- Planning scheme amendment is approved
- Infrastructure is gradually delivered (depends on developers)
- Residential and employment land starts to be subdivided

### Medium term (5–10 years approx.)

- Infrastructure continues to be delivered
- Employment land is gradually subdivided
- Development gradually commences for residential and employment uses

### Long term (10 years and beyond)

- Infrastructure continues to be delivered
- Subdivision and development continues throughout the precinct

## We're creating an integrated and connected neighbourhood

Our plan allows for a mixed-use residential area with easy access to essential services and infrastructure. This will give people the ability to **live locally**, which means they can meet most of their daily needs within a 20-minute walk from home.

### An integrated and connected neighbourhood encourages the precinct to:

- Offer high-quality public realm and open spaces
- Be well-connected to the Cardinia Road Employment precinct community
- Allow people of all ages and abilities to walk and wheel to important services
- Support environmentally sustainable design
- Support the surrounding commercial areas
- Facilitate thriving local economies.

## Key features of the new community when fully developed

### Connected neighbourhoods

- Around 5,000 new residents
- Over 1,600 dwellings
- Footpaths or shared paths on all streets
- Off-road cycle and equestrian paths
- A road network for cars, trucks and future public transport

### Open space

- Multi-use sports reserve
- 15 hectares of local parks
- Over 330 hectares of open space for parks, walking and playgrounds
- Extensive network of waterway corridors

### Job opportunities

- Around 22,300 new jobs
- Over 125 hectares for commercial uses
- Over 500 hectares for industrial uses

### Essential services

- Local town centre with shops and supermarket
- Government and non-government primary schools
- Community centre
- Ambulance station
- Proposed State Government facility
- Proposed sewer pumping station



## How to have your say



**We want to hear from you.** We're seeking your feedback on the Officer South Employment planning scheme amendment package.

### Attend a community engagement session

You can discuss these plans with the VPA at our upcoming community engagement sessions. If you have questions or would like more information, you can speak to the team directly.

We're holding in-person and online sessions.

#### Saturday 7th October, 11am–1pm

Officer Community Hub  
2 Parker Street, Officer

#### Wednesday 11th October, 6pm–7pm

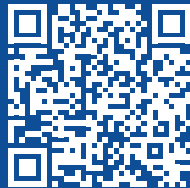
Online

#### Wednesday 18th October, 5pm–7pm

Toomah Community Centre  
18 Golden Green Street, Pakenham

### Register your attendance

Scan the QR code to RSVP  
on [engage.vic.gov.au/  
officersouthemployment](https://engage.vic.gov.au/officersouthemployment)



### Make a written submission

Any person can make a written submission. You can submit feedback on the PSP, ICP and accompanying draft planning scheme amendment c274card documents.

You can provide feedback until **5.00pm, 27 October, 2023**.

Submissions must be made in writing to the VPA and sent by email, post, or via the Engage Victoria Officer South Employment website.



#### Email

[osepsp@vpa.vic.gov.au](mailto:osepsp@vpa.vic.gov.au)



#### Mail

Officer South Employment PSP  
c/- Victorian Planning Authority  
Level 25, 35 Collins Street  
Melbourne VIC 3000



#### Online

[engage.vic.gov.au/officersouthemployment](https://engage.vic.gov.au/officersouthemployment)

## Next steps

This diagram shows the process after you make a submission.



The VPA will submit the completed amendment package to the Minister for Planning for final approval and gazettal.

### What is the VPA Projects Standing Advisory Committee?

The VPA Standing Advisory Committee (SAC) was established to provide independent advice on draft planning scheme amendments to the VPA and the Minister for Planning. While the VPA will seek to resolve issues raised by submitters, unresolved issues or particular matters requiring further consideration may be referred to the VPA SAC.

Before deciding whether to approve the draft amendment c274card, the Minister for Planning may seek the advice of the Standing Advisory Committee on submissions. We will notify submitters if the Minister makes this request.

### What is the Victorian Planning Authority's role?

The Minister for Planning appointed the VPA as the planning authority for this project. We are responsible for drafting the PSP, supplementary ICP and associated planning documents that will be included in the planning scheme amendment to guide future development in the area.

## Find out more

Visit [engage.vic.gov.au/officersouthemployment](https://engage.vic.gov.au/officersouthemployment) to find out more about the plan for the Officer South Employment precinct including a full set of draft planning scheme amendment documents, frequently asked questions and instructions on how to make a submission.

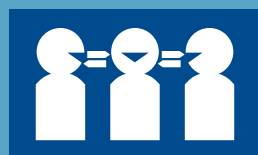
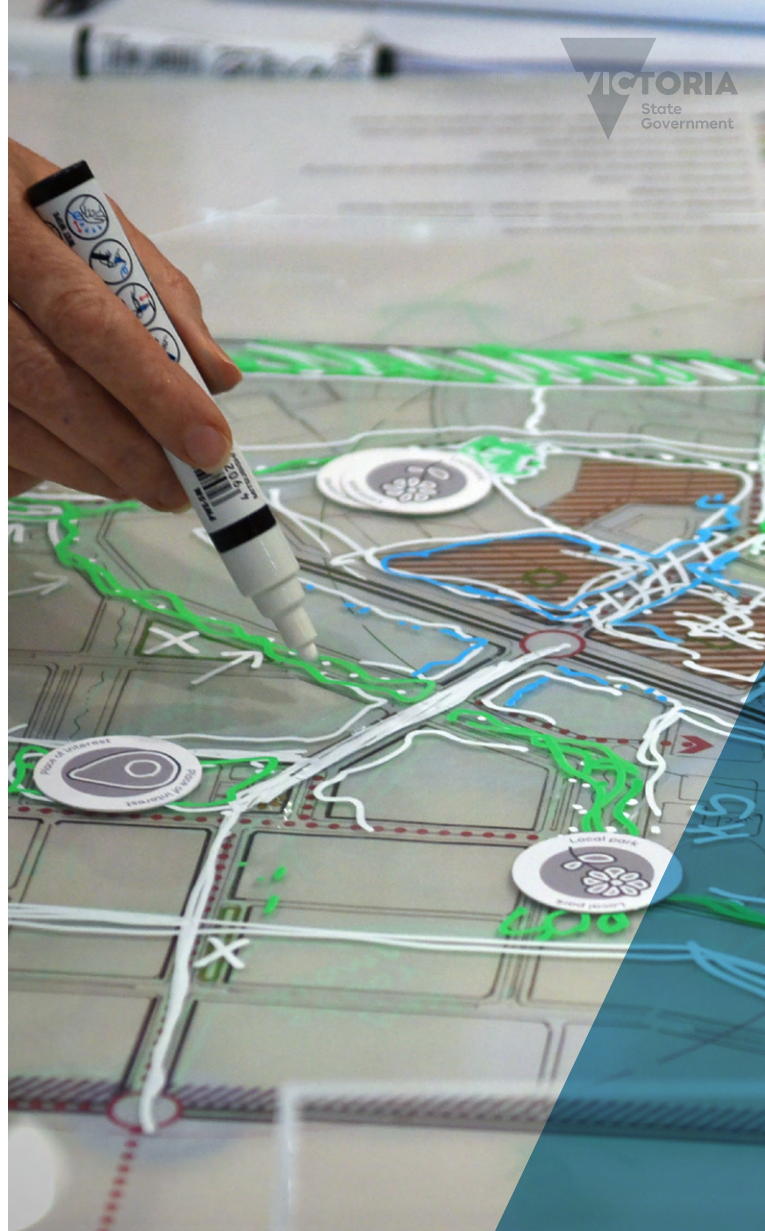


This document is an overview of the draft planning scheme amendment. The amendment, any documents that support the amendment, and the explanatory report about the amendment are available free of charge to the general public on the VPA's website. Go to [vpa.vic.gov.au/project/officer-south-employment/](https://vpa.vic.gov.au/project/officer-south-employment/) to find out more.

## Contact us

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**Maureen Benier**, Senior Strategic Planner  
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[Maureen.Benier@vpa.vic.gov.au](mailto:Maureen.Benier@vpa.vic.gov.au)



## Languages other than English

Phone interpreters in all languages  
**9651 0716**

Call to speak with a translator to help you understand more about the future planning for the Officer South Employment precinct

## Disclaimer

Submissions provided to the Victorian Planning Authority are part of an open public process where all parties affected by the planning scheme can provide input into the draft amendment.

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission.

Your submission will be made available for public inspection on the VPA website 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.

Your submission may be provided in its entirety to a Standing Advisory Committee appointed to advise the Minister for Planning on referred projects and plans and associated draft planning scheme amendments.

If you are a private individual, your personal information 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 which is the subject of your submission.

By making a submission, you also give permission for copyright material to be copied and made public.

Visit the VPA website at [www.vpa.vic.gov.au](https://www.vpa.vic.gov.au) for more information or call the VPA on **9651 9600**.