

Justin O'Meara
Executive Director, Metropolitan Melbourne
Victorian Planning Authority

Dear Justin

Thank you for consulting with us on the Officer South Employment Precinct Structure Plan. We have reviewed the documents available for the draft PSP and offer the below feedback.

Existing Residential Community – Isolated Community and Access to Amenities and Services

The existing residential community within the adjacent Cardinia Road Employment Precinct is currently disconnected from other existing communities, services, and amenities. A primary cause for this disconnection is the barrier presented by the Princes Freeway and the poor planning of the Cardinia Road Employment PSP. The Officer South Employment Precinct represents the last opportunity to ensure land use planning ensures the existing community is properly connected and serviced.

The final Officer South Employment PSP must ensure:

- A residential catchment size sufficient to ensure that it is viable to provide the amenities and services needed to support the existing and future communities south of the Princes Freeway.
- Sufficiently sized and planned facilities to support both the existing and new communities given the lack of services and amenities to be provided within the Cardinia Road Employment PSP.
- Sufficient connection between the communities across Gum Scrub Creek.
- Sufficient connection between the future community and Officer across the Princes Freeway.
- The timely delivery of the above connections, services, and amenities to support the future community and to fill a critical gap in the existing community in Cardinia Road Employment Precinct.

Existing Residential Community – Appropriate Buffer to Industrial Land

The PSP does not currently suitably address minimum buffer distances between core industrial areas and existing residential areas of adjacent precincts.

It is noted that the PSP seeks to provide a buffer between the core industrial activity and the residential areas of the precinct through the Regionally Significant Commercial Area. On the Placed Based Plan this generally allows for a buffer distance of ~600m between core industrial areas and future residential areas. By comparison the buffer provided between core industrial and existing residential areas in adjacent precincts is as little as ~250m.

It is noted that the Cardinia Road Employment Precinct Structure Plan provides for an approx. 500m buffer between industrial uses of the precinct and the residential areas.

The final Officer South Employment PSP must:

- Provide a suitable buffer between industrial land and existing residential communities consistent with the buffer distances provided in adjacent PSPs and the future residential area of the Officer South Employment PSP.

- Include a plan clearly showing required buffer distances between industrial uses and existing (and proposed) residential areas.

Yours sincerely

[Redacted Signature]

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