

24 October 2023

Strategic Planning Manager  
Victorian Planning Authority  
Level 25, 35 Collins Street  
Melbourne Victoria 3000

Dear Sir/Madam

**Re: Landowner submission: Officer South Employment Precinct Structure Plan**

My name is Gurpreet Singh Bajwa, I am a shareholder of 320 Officer South Road Pty Ltd ACN which is the caveator purchasing 320 Officer South Road, Officer South (3\PS531592). I make this submission regarding the draft Amendment C274card and the Officer South Employment Precinct Structure Plan currently being exhibited.

The following table provides a summary of the key changes to planning controls and designation of my property in the draft PSP:

Land Address:	320 OFFICER SOUTH ROAD OFFICER SOUTH 3809
SPI:	3\PS531592
Site Area:	2ha
Proposed PSP:	Officer South Employment PSP
Current Zoning	Urban Growth Zone
Proposed Zoning:	Urban Growth Zone – Schedule 7 (applied zone: Commercial 2 Zone)
Current Overlay(s):	Land Subject to Inundation Overlay
Proposed Additional Overlay(s):	<ul style="list-style-type: none"><li>• Infrastructure Contributions Overlay – Schedule 3</li><li>• Specific Controls Overlay – Schedule 14</li></ul>
PSP Property No:	OS-34
Land-use designation:	<ul style="list-style-type: none"><li>• Developable area 0.22ha (11%)</li><li>• Arterial road 0.17ha (8.5%)</li><li>• Waterway and drainage reserve 1.61ha (80.5%)</li></ul>
Native Vegetation:	Contains a native tree that can be removed (Plan 7)
PIP Items:	<ul style="list-style-type: none"><li>• IN-08 (Officer South Road/East–west Connector (Central)</li><li>• CU-02 (Connector Road Culvert)</li><li>• Connector Street (not ICP road project)</li></ul>
Staging:	Stage 2

As shown on figure 1 below (excerpt from Plan 3 ‘Place Based Plan’ contained in the exhibited draft Officer South Employment PSP 2023), a narrow slither at the south of my property (11%) is designated for commercial development. A small portion at the south-east corner is designated as an arterial road and, most notably, the majority of my property has been designated as a waterway and drainage reserve (80.5%).



**Figure 1: Excerpt of Plan 3 'Place Based Plan' from the exhibited draft Officer South Employment PSP (2023).**

I strongly object to the implementation of the Officer South PSP in its current draft form on the following grounds:

1. The draft PSP unreasonably burdens my property with drainage infrastructure.
2. Relocating the drainage infrastructure to accord with the 'Good Practice IWM' and 'Leading Edge IWM' concepts prepared by Spiire is a more equitable approach that will increase the probability of the ultimate drainage infrastructure being delivered in a timely manner.
3. Relocating the drainage reserve from the subject site would provide an opportunity for commercial development to present an active commercial frontage to Officer South Road.

As outlined, 80.5% of my property has been designated as a waterway and drainage reserve and 8.5% has been designated as an arterial road which effectively renders my property undevelopable.

This is not a fair or reasonable approach, particularly given there are much larger properties in the surrounding area which could reasonably accommodate drainage infrastructure in addition to substantial development opportunities. This more equitable approach appears to have originally been favoured and considered practicable given the draft *Officer South Employment PSP 2022* (refer to figure 2) and both the 'Good Practice IWM' and 'Leading Edge IWM' concepts prepared by SPIIRE in its *Integrated Water Management Assessment 2023* (refer to figure 3) indicate that the drainage reserve affecting my property would be located to the west within 290 & 330 Officer South Road.



Figure 2: Excerpt of the draft Officer South Employment PSP concept plan (2022).

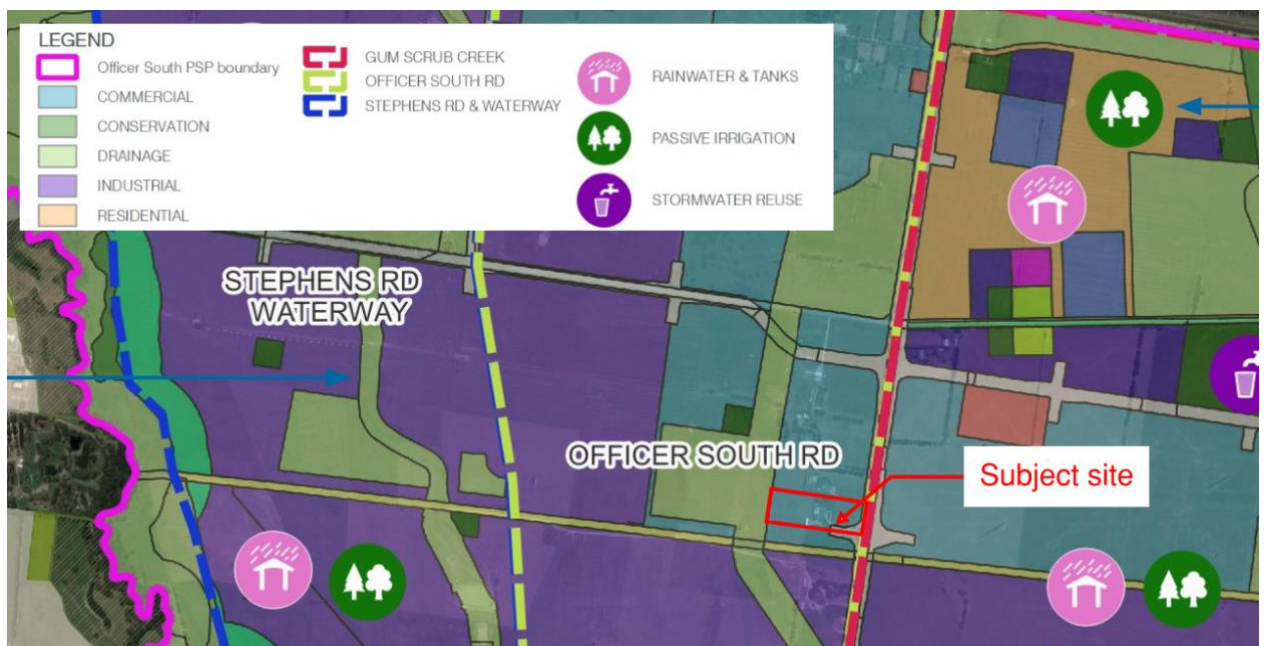


Figure 3: Excerpt of the 'Good Practice IWM' from the Integrated Water Management Assessment (Spiire) April (2023).

I submit that the drainage and waterway reserve should be relocated to accord with the 'Good Practice IWM' and 'Leading Edge IWM' concepts prepared by Spiire for the following reasons:

- There is no incentive for me to develop or sell my land which will therefore hinder the delivery of the ultimate drainage infrastructure; 290 & 330 Officer South Road are significantly larger properties

which would be capable of accommodating the drainage reserve in addition to substantial net developable area. This a more equitable approach that will increase the probability of the ultimate drainage infrastructure being delivered in a timely manner.

- Relocating the drainage and waterway reserve would enable commercial development to present an active commercial frontage to Officer South Road. This approach better aligns with the stated vision of the Commercial Gateway Precinct (refer to p. 19 of the draft PSP):

*Premium quality service and **commercial frontage to Lecky Road and Officer South Road**, this precinct provides a quality northern gateway, complements the residential interfaces and provides a clear transition between more intensive industries and the proposed Officer South township.*

Given that almost all of my property is proposed to be designated for drainage infrastructure under the Officer South PSP, it is undevelopable.

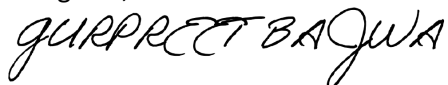
Should the drainage and waterway reserve not be relocated in response to my submission above, the Public Acquisition Overlay should be applied to reserve the property for this purpose. The acquiring authority should be nominated in the schedule to the overlay.

This will allow for the land to be acquired by the authority responsible for delivering the infrastructure project.

It will also allow the owner of the property to be compensated for the blight arising from the reservation of the property for a public purpose.

Thank you for taking the time to consider my submission, I look forward to a satisfactory resolution to this matter.

Regards,

A handwritten signature in black ink that reads "GURPREET BAJWA". The signature is written in a cursive, flowing style.

GURPREET SINGH BAJWA