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njh

27 October 2023

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

By email: osepsp@vpa.vic.gov.au

Dear Sir/Madam,

**Officer South Employment PSP – C274card
Submission by Harmon Group**

We refer to the above matter and advise that we act on behalf of the Harmon Group who are the owners of 220 Officer South Road, which is known as Property No. 23 in the Officer South Employment PSP.

Our client is generally supportive of the Amendment and the accompanying PSP, however we have a number of submissions that we wish to make either seeking change or further explanation.

UGZ Schedule

1. At Clause 2.3 in the Schedule to the Urban Growth Zone it is submitted that some of the conditions relating to particular uses may need review. In particular the wording of the conditions in Section 2 for *Food and Drink Premises* and *Place of Assembly* is very confusing and may lead to statutory planners interpreting that they are only permissible on the land identified. It is understood that this is not the case. We request revised wording that makes it clear that these uses are permissible in the land designated with the applied zone of Commercial 2 Zone.

Precinct Structure Plan

2. Drainage – Melbourne Water have prepared a draft Drainage Strategy for the Officer South Employment PSP. This submission is also a submission to that draft document and seeks changes to it in line with changes to the exhibited PSP.

Property 23 is impacted by part of a Retarding Basin. It has been indicatively located along part of the frontage to Officer South Road. It is submitted that it would be better placed further south in the PSP area, perhaps sitting to the north-west of the proposed intersection of Officer South Road and the re-aligned Lecky Road. The current arrangement leaves an awkward parcel of land between the current alignment of Lecky Road and the proposed alignment of Lecky Road, which will be difficult to develop. It is understood that there may be services in the current alignment of Lecky Road that may present difficulties for the changes sought. To that end, further discussions are sought to resolve whether the proposed change is possible.

If that is not possible, it is submitted that the retarding basin would be better placed further to the west on Properties 23 and 24 so as to allow for development that can front Officer South Road. If this submission is accepted the retarding basin can be relocated on the relevant plans or words can be added to the PSP providing clear flexibility on its location so that assessment can be made at planning permit stage.

3. Roads – it is unclear in the PSP diagrams as to whether the roads that are proposed on the northern and western boundaries of Property 23 are wholly within Property 23, wholly within the adjoining properties or indeed straddling the boundaries. We seek clarification on this point and request that the PSP be amended so that the desired outcome is very clear. We seek further discussions with the VPA, Council and adjoining landowners on this point so that an agreed delivery mechanism for these roads can be settled upon.
4. Regionally Significant Commercial Area – the site is located within this area. As per page 17, we request definitions as to what 'Urban Services' include and what sort of 'Retail facilities' are encouraged? We submit that the current wording is vague and would benefit from further clarity.
5. Commercial Gateway Precinct – the site is located in this area as per page 19. The description uses turns of phrase that are not clear and need either explanation or re-wording so that the intent is clear when being assessed as part of future planning permit applications. For example, descriptions such as 'mid-rise density' and 'consumer electronics' need explanation and or re-wording.
6. Officer South Road – it appears as though road widening is not required on the west side, save for turning lanes and the like. Please confirm.
7. R57 is somewhat confusing and could benefit from re-wording (or perhaps an explanation):

R57

For development abutting Officer South Road arterial road, staging must prioritise the delivery of the road and drainage infrastructure, to the satisfaction of the responsible authority. Delivery of the arterial road must prioritise construction to property boundaries where an inter-parcel connection is intended or indicated by Plan 12, in accordance with the staging requirements of the permit.

We thank you for the opportunity to make this submission and look forward to working with the VPA to resolve these matters. If the matter is put before a Panel or Advisory Committee, we reserve the right to make a submission at that hearing.

Yours faithfully



NICK HOOPER
Director

Enc

Cc Harmon Group