

27 October 2023

Victorian Planning Authority  
Level 25, 35 Collins Street  
Melbourne VIC 3000

**RE: Officer South Employment Precinct Structure Plan  
Lot 1, Officer South Road, Officer South (Property 43)**

Thank you for the opportunity to make a submission in relation to Amendment C274 to the Cardinia Shire Planning Scheme and specifically the draft *Officer South Employment Precinct Structure Plan (PSP)* and accompanying planning scheme provisions.

Insight Planning Consultants, on behalf of the Tuck Family, are acting for Lot 1, TP370056, known as Officer South Road, Officer South (**the Site**), and are pleased to provide the following submission in response to Amendment C274card (**the Amendment**).

In general terms, our clients support the progression and approval of the Officer South Employment PSP, however have major concerns regarding specific matters that are outlined in this submission that we seek to be addressed.

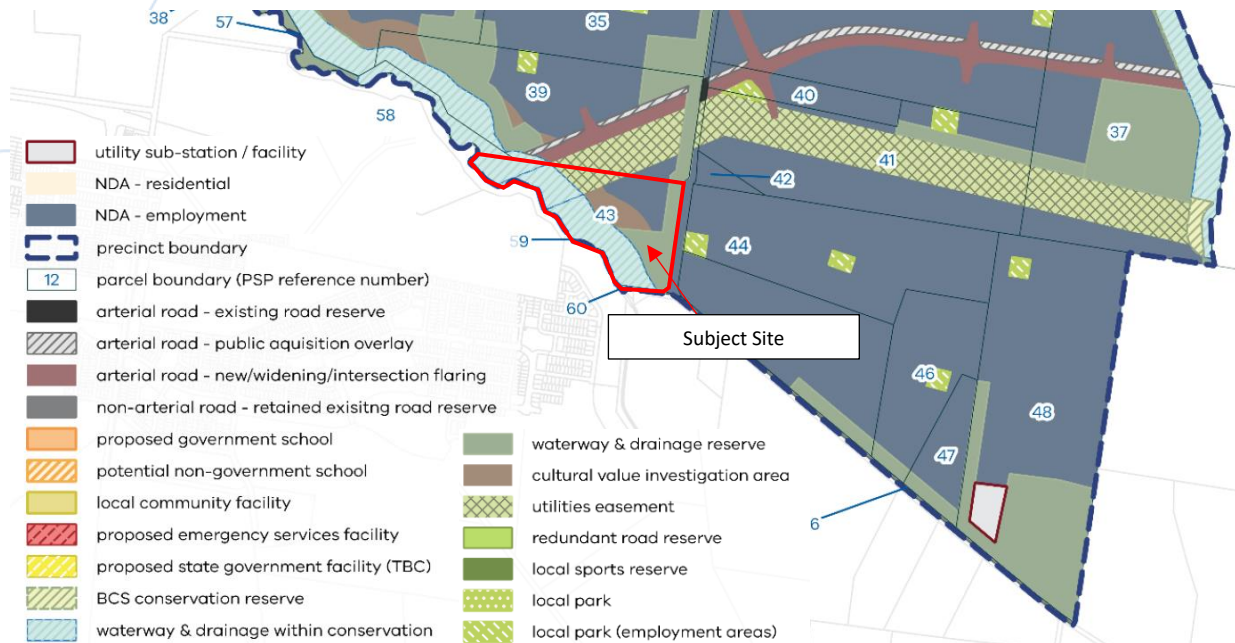
This submission relates to the 'Exhibited Documents' that are available on the Engage Victoria website and seeks to outline each issue of concern and a requested change that we believe will enhance the deliverability of the PSP, particularly in so far as it relates to the Site.

This submission has been structured to identify and explain our key issues with the PSP and then to provide a table summary of our requested changes to each of these key issues.

I trust the contents of this submission are clear however, we look forward to working closely with the Victorian Planning Authority (**VPA**) to progress the approval of the Officer South Employment PSP.

## 1. Subject Site

The Site is located at Officer South Road (Lot 1, TP370056) in Officer South and is located within the Officer South Employment Precinct (**the Precinct**). The Site is identified as Property 43 within the PSP, as shown below. The Site is located on the western side of Officer South Road, is irregular in shape and has a total area of approximately 18.32 hectares.



**FIGURE 1: EXTRACT OF PLAN 14 – LAND USE BUDGET (OFFICER SOUTH EMPLOYMENT PSP)**

## 2. Submission

Our clients do not support the Amendment in its current form as it delivers an unacceptable outcome for their land, which will make its development highly unlikely in the future and thus restrict the ability for the Government to achieve the desired environmental, drainage and road access outcomes on the land.

### Key Issues

While our clients generally support the progression of the Officer South Employment PSP, there are a number of key issues that we have identified in the Amendment documents, in particular the draft PSP, that relate to the Site at Officer South Road (Property 43). Many of these issues are intertwined, and it would be difficult to change just one without impacting the others, such as the proposed drainage scheme, cultural heritage and biodiversity conservation areas, road network and precinct staging. In supporting the PSP moving forward, our client is looking to improve the developability of the Site and broader Precinct, and confirm what mechanisms exist for compensation for the various encumbrances that apply to the Site.

### Policy Context

There is substantial strategic direction for the priority of delivery of the state significant industrial land within the Precinct, as is outlined within the draft PSP.

Section 1.4 – Regional and strategic policy context of the draft PSP states,

*‘Plan Melbourne 2017–2050, the Melbourne Industrial and Commercial Land Use Plan (MICLUP) and the South-East Growth Corridor Plan (2012) have identified the Officer South Employment Precinct to support a State Significant Industrial Precinct and Regionally Significant Commercial Area (including*

*business with residential uses). These policies envisage the primary role for the precinct to cater for an employment and economic role, providing a long-term supply of employment land as part of a broader Officer–Pakenham employment corridor in Melbourne’s south-east (refer Plan 1: Regional Context)’ (pg 7).*

The PSP Vision at Section 2.1 of the draft PSP identifies that, *‘the precinct forms the core of the Officer–Pakenham State Significant Industrial Precinct and will deliver south-east Melbourne’s next generation of industrial, manufacturing and logistics enterprises estimated to bring approximately 22,000 diverse jobs closer to emerging communities in Cardinia Shire and the City of Casey’* (pg 12).

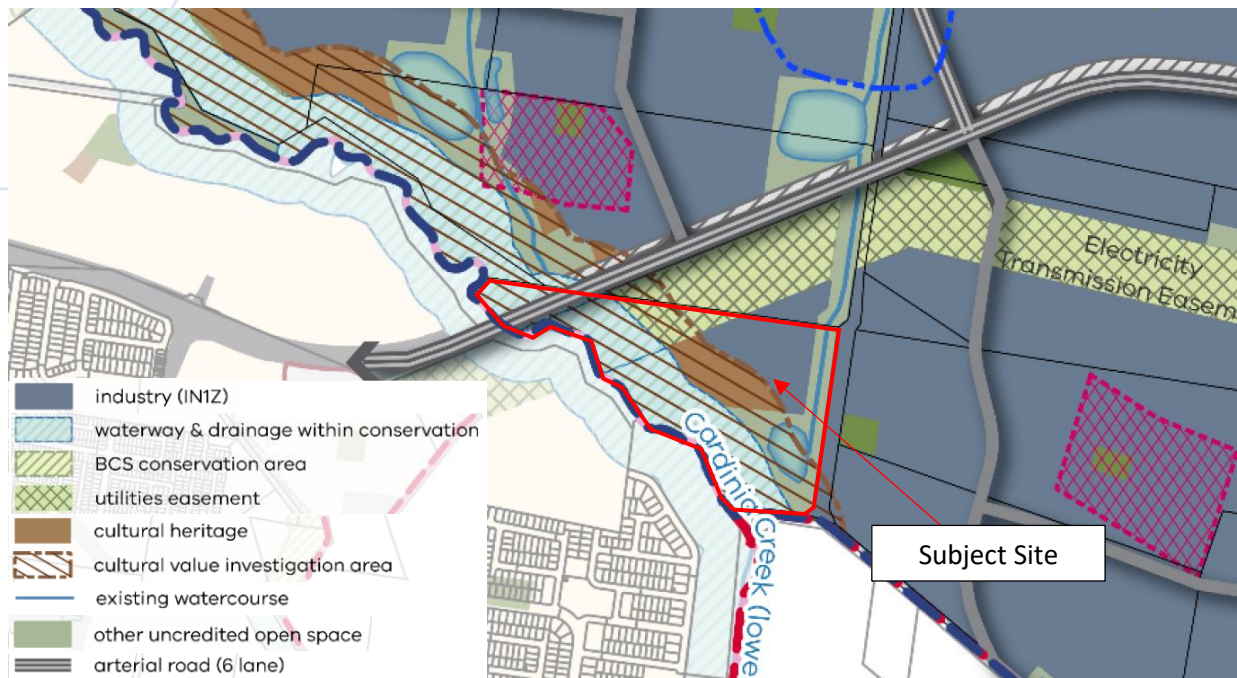
Further, the primary PSP Purpose at Section 2.2 of the draft PSP is to *‘provide for employment and industries of the future’*, and for the precinct to provide *‘a Regionally Significant Commercial Area (RSCA) and a State Significant Industrial Precinct (SSIP) as part of the broader Pakenham-Officer SSIP corridor, south-east Melbourne’s future premier economic and employment hub’* (pg 12).

Ultimately, the draft PSP is inconsistent with and does not support the primary role of the Precinct to provide state-significant industrial land as envisaged by the overarching strategic documents which set its priority. Specifically, the current staging of infrastructure and development proposed, which does not include any industrial land in the first Stage, is inconsistent with the role of the Precinct, as will be detailed further in this submission.

Additionally, the delivery of Thompsons Road, which runs through the Site, is a crucial transport outcome for the Precinct as it provides a connection between the growing City of Casey community and the state significant industrial land within the Precinct. Based on the current draft PSP, it is highly unlikely that the length of Thompsons Road through the Site will be available in the foreseeable future. That is, if there is no reasonable development opportunity for the Site, the road reserve for Thompsons Road will never be provided and the connection across the Cardinia Creek will not be able to be achieved.

### **Land Use Designation**

An extract of the Place Based Plan at Plan 3 of the draft PSP, and how it relates to the Site, is shown below.



**FIGURE 2: EXTRACT OF PLAN 3 - PLACE BASED PLAN (OFFICER SOUTH EMPLOYMENT PSP)**

The land uses shown on the Site include:

- Industry (IN1Z)
- Waterway & Drainage within Conservation
- Utilities Easement
- Cultural Heritage
- Cultural Value Investigation Area
- Existing Watercourse
- Uncredited Open Space
- Arterial Road (6 lane) (*Thompsons Road*)

Each of these designated land uses holds major issues for the Site and these issues are broken down further below.

### **Industrial (IN1Z)**

While the Site has a total area of 18.32 hectares, due to the various encumbrances proposed in the draft PSP, as will be detailed below, the net developable area (NDA) for the Site is only 2.85 hectares or 15.56% of the Site. The amount of developable land is further reduced due to need for a 19m perimeter road adjacent to conservation area and watercourse, as required by Requirement 18 of the draft PSP. The viability of the Site to ever be developed for industrial purposes is further diminished by the fact that currently all encumbrances are uncredited. As such, the Site would still be expected to pay a land equalization amount should it ever be developed. While compensation for some land use components may be available, as it is currently proposed in the draft PSP, the Site could not feasibly be developed for industrial purposes. If the Site does not develop, the mechanisms to vest land for the delivery of Thompsons Road or the drainage outfall within the Site are no longer available, and given the critical nature of these infrastructure outcomes, it puts the delivery of the whole Precinct at risk.

Additionally, due to the realignment of the Officer South Road reserve and the waterway reserve shown along the Site's eastern boundary, the Site is effectively land-locked. The cost of crossing the waterway reserve to access the industrial parts of the land also add to the financial burden of developing the Site. Even if the existing Officer South Road reserve was to be retained to provide local access to the Site, this would not extent across the electricity transmission easement to the Site's north. As such, the Site would still be reliant on other properties to the east to develop and provide a road connection through to the Site from the new Officer South Road alignment.

By amending the designation of the cultural heritage area outside the BCS conservation area to industrial as well as potentially relocating the waterway to the Officer South Road reserve if made redundant, as detailed further below, the area of the Site developable for industrial purposes could be maximised, to increase the financial viability of its development. If the developable area of the Site cannot be increased, and some of these other matters resolved, alternative land uses for the Site may need to be considered.

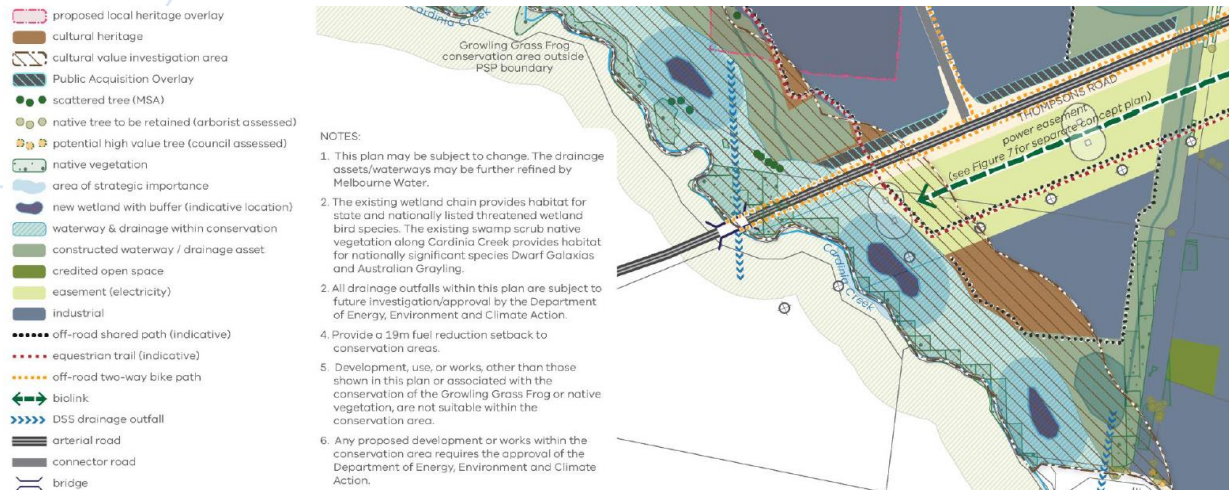
### **Waterway & Drainage within Conservation**

Plan 3 of the draft PSP identifies a waterway conservation area along the entire south-western boundary of the Site for a width of 100 metres adjacent to the Cardinia Creek. Biodiversity Conservation Strategy (BCS) for Melbourne's Growth Corridors (June 2013) identifies Conservation area 36 as being located within the Officer South Employment PSP. More specifically, this area is considered to have biodiversity values of both national and state significance for the Growling Grass Frog, Australian Grayling and Dwarf Galaxias. The waterway conservation area shown on Plan 3 is consistent with the BCS Conservation Area 36.

In accordance with the Further Actions section of the Conservation Area 36 description within the BCS report, it is required that a management area of 100m either side of Cardinia Creek be established within Growling Grass Frog corridor to improve riparian vegetation for Australian Grayling. As such, this PSP proposes that an Environmental Significance Overlay, Schedule 7 (ESO7) be applied to the land that is within 100m of Cardinia Creek.

Whilst no schedule is proposed to be included in the Rural Conservation Zone that speaks directly to the biodiversity values to be protected under the Rural Conservation Zone, we believe that the planning scheme policies applied to manage the Conservation Area 36 in the Cardina Creek South Precinct Structure Plan which also abuts the Cardina Creek to the west should be applied in the Officer South Employment PSP.

A concept plan for the conversation area is shown at Figure 6 – Conservation Concept (Cardinia Creek) Part 3 of the draft PSP, an extract of which is shown below.



**FIGURE 3: EXTRACT OF FIGURE 6 - CONSERVATION CONCEPT (OFFICER SOUTH EMPLOYMENT PSP)**

This concept plan shows a number of new wetlands within the conservation area which will provide enhanced Growing Grass Frog habitat, subject to approved by the Department of Energy, Environment and Climate Action (DEECA). Given the proposed works which are to occur within this conservation area, it is unclear what the mechanism for acquiring the land by DEECA or Council would be or whether there is any compensation available for the acquisition of this part of the Site.

Further, if the Site is unable to be developed (ie for industrial purposes), there is no opportunity to vest the land to the relevant authority as part of a Planning Permit for the Site. As such, the proposed conservation works will not be able to be completed unless the land is purchased or otherwise acquired.

As such, we require confirmation as to whether the land within the waterway conservation area will be purchased/acquired by either DEECA or Council, and what compensation will be available for this.

### **Utilities Easement**

The utilities easement which runs through the north-west corner of the Site is to be developed for open space and various shared path/cycling path/equestrian trail networks, in accordance with Figure 7 – Power Easement Concept at Appendix 3 of the draft PSP, as shown below.



**FIGURE 4: EXTRACT OF FIGURE 7 - POWER EASEMENT CONCEPT (OFFICER SOUTH EMPLOYMENT PSP)**

Guideline 52 of the draft PSP states, 'Land in the electricity transmission easement should be utilised to support community facilities related to walking, cycling and equestrian paths/trails as part of the broader open space network and service utilities, such as roads, renewable energy sources and the like' (pg 51).

If the Site is unable to be developed (ie for industrial purposes), it is unclear what the mechanism would be for the relevant authority to acquire the land to undertake these proposed works. As with the conservation area works, the proposed works in the electricity transmission easement will not be able to be completed unless the land is purchased or otherwise acquired.

As such, we require confirmation as to whether the land within the electricity transmission easement will be purchased/acquired by Council or alternative authority, and what compensation will be available for this.

Further, the overall use of land within the electricity transmission easement should be reconsidered, particularly given its location within a state significant industrial precinct. While the utilization of electricity transmission easements for open space and recreational purposes is common in residential areas, there are excellent examples throughout greater Melbourne (eg. Thomastown) where these easements are better utilised in industrial areas for car parking or other hard stand areas in associated with surrounding industrial land uses. This offers far greater value capture opportunity for the easement. While we appreciate what the draft PSP is trying to achieve through the use of the easement for active transport connections through the Precinct, we do not believe that the entire easement needs to be quarantined to achieve this.

### **Cultural Heritage / Cultural Value Investigation Area**

Plan 3 of the draft PSP introduces a 200 meter 'Cultural Value Investigation Area' from Cardinia Creek which significantly encumbers a large portion of the Site. The use of a 'Cultural Value Investigation Area' has not been applied to any PSPs historically, and the content of this PSP fails to explain why such a new classification has been introduced and why its implementation is in excess of the recommendations provided in the applicable background reports, particularly given the significant

encumbrance it places on the land impacted. Additionally, the use of the word 'Investigation Area' implies that land within this area should be further investigated on a site-by-site basis via a CHMP to determine any particular site values. Prematurely designating the land as Rural Conservation Zone provides uncertainty for this site, and restricts any developability, without support of its significance.

Whilst acknowledging and respecting Cultural Heritage in the planning of new precincts is a consideration, it is our submission that there is no basis to apply additional Cultural Heritage constraints to land within this Precinct given the existing mechanisms already existing within the planning framework, as discussed in detail below.

#### **Clause 15.03-2S: Aboriginal Cultural Heritage**

Clause 15.03-2 of the Planning Scheme sets out policies for the protection and conservation of places of Aboriginal cultural heritage significance through the planning scheme. It is therefore submitted that current planning scheme provisions ensure that the necessary protection measures are in place to ensure that any future permit approvals align with the recommendations of any cultural heritage management plan approved under the Aboriginal Heritage Act 2006.

In applying Clause 15.03-2S to the areas currently proposed to be 'Cultural Value Investigation Area', it must be highlighted that all properties would require that a mandatory Cultural Heritage Management Plan be prepared. This is confirmed in Map 3 of the Aboriginal Cultural Heritage Impact Assessment prepared by Archaeology At Tardis, prepared to inform the preparation of this PSP.

Specifically, a Cultural Heritage Management Plan is required for proposed development if:

- *The proposal is listed as a high impact activity that will cause significant disturbance and is in an area of cultural heritage sensitivity as defined by the Aboriginal Heritage Regulations 2018 (the AH regulations)*

All properties along the Cardinia Creek are already within an area of cultural heritage significance, due to their proximity to the Creek, as can be confirmed in existing mapping.

High impact activities are uses specified in the AH Regulations Part 2, Division 5, that will cause significant ground disturbance, and are activities that include (but are not limited to):

- *Industrial development*

If the 'Cultural Value Investigation Area' was removed from Plan 3 of the draft PSP, where the land is not identified as being required for waterway and drainage within conservation, it would have an applied zoning of Industrial 1 Zone (IN1Z).

As such, the Site meets both the requirements requiring that a mandatory CHMP be prepared for any future development proposed in accordance with Clause 15.03-2S. We therefore submit that encumbering the land with a new 'Cultural Value Investigation Area' classification does not ensure that the Cultural Values of the land are any more protected (as they would be identified through the mandatory CHMP process) but only work to encumber the land unnecessarily and reduce the overall amount of land available for future industrial development.

**Requested Changes:**

- Remove the 'Cultural Value Investigation Area' and 'Cultural Heritage' land use designation from all plans within the draft PSP.

**Rural Conservation Zone (Schedule 3):**

'Amendment C724card znMap 11' proposes that the land identified as 'Cultural Value Investigation Area' be zoned Rural Conservation Zone (RCZ) and apply Schedule 3 as part of the Amendment.

As detailed in Planning Practice Note 42 (PPN42), the Rural Conservation Zone is primarily concerned with protecting and conserving rural land for its environmental features or attributes. The conservation values of the land must be identified in the schedule to the zone and can be historic, archaeological, landscape, ecological, cultural or scientific values.

The following 'Conservation Value' is proposed for Schedule 3 to Clause 35.06 of the Rural Conservation Zone to be applied by this PSP:

*'To recognise and protect the cultural heritage values along Cardinia Creek within the Officer South Employment Precinct Structure Plan area and acknowledge the importance of this area to the Bunurong Land Council Aboriginal Corporation. Ensure use and development of this area is compatible with and protects the landscape and intangible cultural heritage values.'*

Given this submissions previous commentary and our request to remove 'Cultural Value Investigation Area' and 'Cultural Heritage' as a classification within the PSP mapping, we therefore submit that there would no longer be a requirement for a schedule to the Rural Conservation Zone with 'Conservation Values' pertaining to Cultural Heritage be included in the Planning Scheme.

**Requested Changes:**

- Remove the Rural Conservation Zone mapping area over the 'Cultural Value Investigation Area', between 100m-200m from the Cardinia Creek, and remove Schedule 3 to the Rural Conservation Zone.
- Include a Rural Conservation Zone of 100m from the Cardinia Creek consistent with the requirements of the Environmental Significance Overlay (Schedule 7) as has also been applied in Cardinia Creek South Precinct Structure Plan to the west of this Precinct.

**Application of Report Recommendations**

Notwithstanding our objection to any additional Cultural Heritage classifications being incorporated into the PSP plans and noting our requested changes listed above, it must be highlighted that 'Recommendation 4' of the Aboriginal Cultural Heritage Impact Assessment (Archaeology At Tardis, 7th May 2021) and 'Recommendation 3' of the Cultural Values Assessment Report (Tardis Archaeology Pty Ltd) both state that a conservation zone extending 100 metres from Cardinia Creek would protect the significant archaeological deposits immediately adjacent to the creek and would provide an opportunity to enhance the cultural landscape by revegetation of the area with Indigenous species.

Further, section '2.2.4 – Significance' of the Cultural Values Assessment report states that 'Bunurong representatives expressed interest in preserving local flora and land within 100m of Cardinia Creek'.

Whilst a 200m conservation zone was 'requested' by the Bunurong Representatives, their recommendation for 100m should be the basis of any future decisions, if such decisions are still required. We therefore maintain that applying a 200m conservation extent is excessive and insufficient justification to deviate from the recommendations of the applicable reports has been provided.

Further, the consequence of extending the RCZ area further impacts on the developability of the Site given the additional setback requirement (R18) that development must provide for a minimum 19m perimeter road bushfire interface at the conservation area boundary.

We therefore submit that if our previous recommendations of removing the 'Cultural Value Investigation Area' and 'Rural Conservation Zone schedule 3' in full are not supported, that the recommendations of the Aboriginal Cultural Heritage Assessment and Cultural Values Assessment Report be applied.

**Requested Changes:**

- If complete removal is not supported, amend the 'Cultural Value Investigation Area' to be in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment and Cultural Values Assessment Report (100m extent).
- If a full removal of the area is not supported, amend the Rural Conservation Zone mapping to be in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment and Cultural Values Assessment Report (100m extent).

**Drainage Reserves**

We understand that Melbourne Water (MW) has prepared a Draft Drainage Strategy (DSS), which is also currently on exhibition, has informed the drainage assets and infrastructure shown in the PSP. As such, a separate submission to the DSS will also be lodged directly with Melbourne Water, further outlining the below drainage issues.

In accordance with the DSS, Plan 3 shows a watercourse along the eastern boundary of the Site, with a proposed retarding basin and associated drainage reserve in the southern corner of the Site.

Through preliminary discussions, MW have confirmed that compensation is available for land required for the retarding basin where there is regional benefit, as in the instance of the retarding basin proposed on the Site, however only where it is located outside of a conservation area, or area for an existing watercourse.

Given that the proposed retarding basin is currently located within the Cultural Heritage and Cultural Values Investigation Area, which is proposed to be rezoned to Rural Conservation Zone, MW would not offer any reimbursement for the land required for the retarding basin. As per the above section, we request that the Cultural Heritage area be taken out of the proposed Rural Conservation Zone, and that the applied zone for land within the Cultural Values Investigation Area be the Industrial 1 Zone, subject to a CHMP being undertaken for the Site. However, if this were to not be accepted, and the

land within this area zoned Rural Conservation as currently proposed, we would request that the retarding basin be relocated out of the conservation area so that appropriate compensation for this land could be provided.

Further, Officer South Road is being realigned south of Thompsons Road. While it is currently uncertain as to whether the existing road reserve will continue to act as a local access road for the properties adjacent to it, if the road reserve was no longer needed it is requested that the waterway be shifted into the existing road reserve. This would reduce the amount of land on the Site that is encumbered for drainage purposes, and therefore increase the amount of developable industrial land.

**Requested Change:**

- Relocate retarding basin outside any conservation areas adjacent to the Cardinia Creek.
- Relocate waterway into the existing Officer South Road reserve if it is no longer needed, due to the realignment of Officer South Road south of the Thompsons Road extension.

**Arterial Road (6 lane) (Thompsons Road)**

The extension of Thompsons Road and associated bridge over the Cardinia Creek are located within the north-west corner of the Site. Thompsons Road is specified as a 6-lane arterial road, and has a road width of 41 metres, and an applied zoned of Transport 2 Zone (TR2Z). An additional road width of 29 metres has also been proposed on the northern side of Thompsons Road with a proposed Public Acquisition Overlay (PAO) to apply in favour of the Department of Transport and Planning (DTP). This additional road width within the PAO will only be acquired by DTP if required, depending on further detailed engineering and flood modelling and the extent of cut and fill required. As such, a total road width of 70 metres has been allowed for.

The delivery of Thompsons Road, which runs through the Site, is a crucial transport outcome for the Precinct as it provides a connection between the growing City of Casey community and the state significant industrial land within the Precinct. Based on the current draft PSP, it is highly unlikely that the length of Thompsons Road through the Site will be available in the foreseeable future. That is, if there is no reasonable development opportunity for the Site, the road reserve for Thompsons Road will never be provided and the connection across the Cardinia Creek will not be able to be achieved.

The extent of land required for the arterial road/bridge and the PAO through the Site, is not currently listed within the Land Use Budget Table for the Site. Instead, this part of the Site is included within the waterway conservation area. As such, a public land contribution in the ICP will not be recognised where Thompsons Road is to be delivered through the Site, which is unfair. We therefore request that this be rectified in the Land Use Budget Table and Plan 14, by showing the arterial road layer, rather than waterway conservation through the Site.

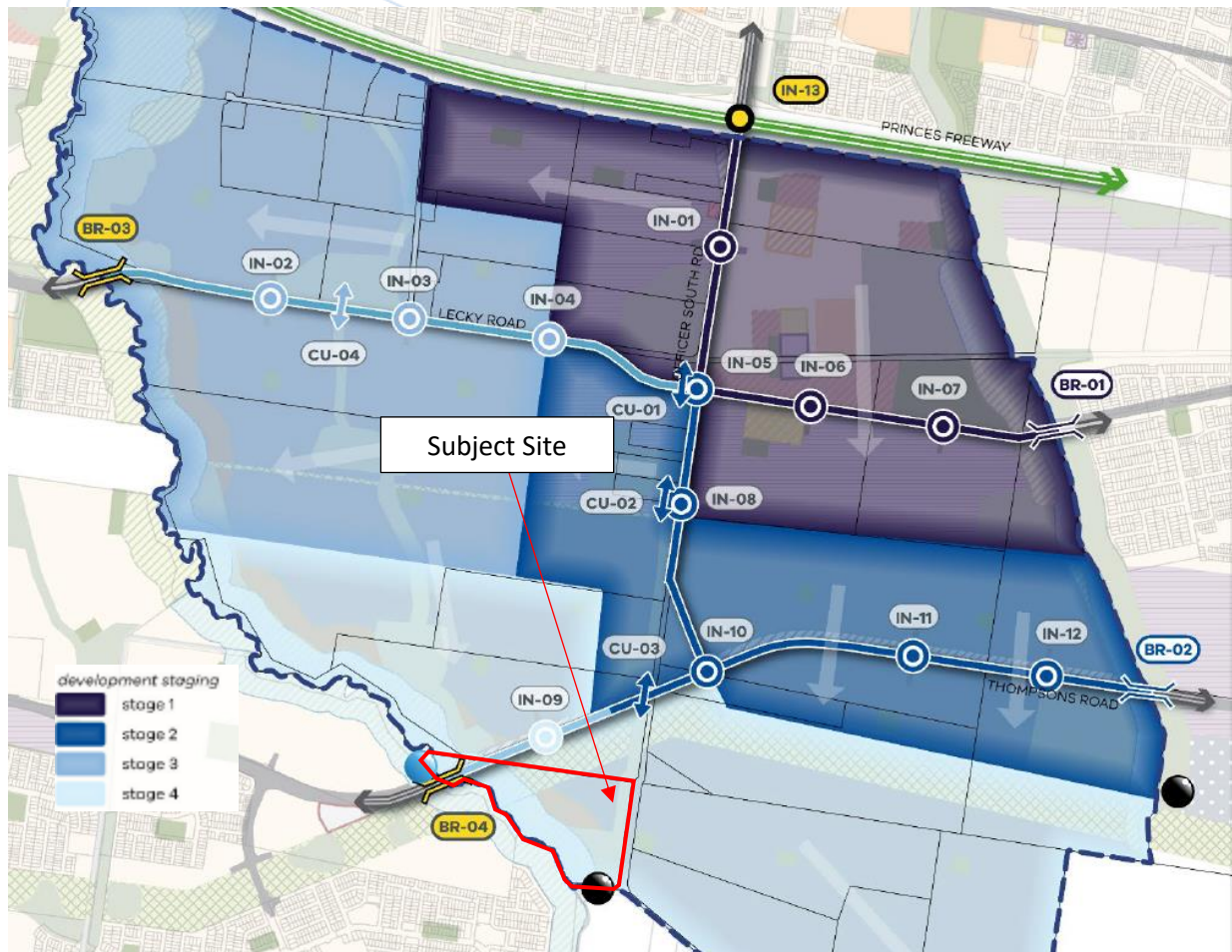
Further, given that the PAO extends through the conservation area, confirmation is required as to what compensation might be available for the land if required.

**Requested Changes:**

- Revise Plan 14 and Land Use Budget to include public land credit required for Thompsons Road through the Site.

## Precinct Staging

The other key issue with the draft PSP is the proposed staging of development and infrastructure within the precinct. An extract of Plan 12 – Infrastructure and Development Staging of the draft PSP is shown below.



**FIGURE 5: EXTRACT OF PLAN 12 - INFRASTRUCTURE & DEVELOPMENT STAGING (OFFICER SOUTH EMPLOYMENT PSP)**

As indicated above, the Site is currently in Stage 4 of the Precinct and as such is reliant on a number of key infrastructure items to be delivered prior to its commencement. While it is acknowledged that development within the Precinct must occur logically and sequentially, and that it is not appropriate for the Site to be developed in Stage 1 for example, we consider that the current staging plan at Plan 12 of the draft PSP and its associated requirements (R59) and guidelines (G61) and the proposed Specific Controls Overlay (SCO) do not offer sufficient flexibility and will unnecessarily restrict development within the Precinct from occurring.

We believe that if Thompsons Road was delivered early by the Department of Transport, ahead of the indicative timing specified in the draft PSP (long term), the southern part of the Precinct could feasibly be developed earlier than is currently permitted under the proposed staging in the draft PSP and SCO. This is supported by the proposed servicing for the Precinct, with a direct connection to the drainage outfall to the Cardinia Creek and the sewer pump also located in the south of the Precinct. As such, it

may be more practical to develop this land ahead of land further north in the Precinct, should the Thompsons Road connection be delivered early.

As such, it is requested that Plan 12 be removed from the draft PSP or else the associated requirements and guidelines and the SCO be reworded to offer more flexibility to the staging of development and infrastructure delivery within the Precinct, if it can be demonstrated that sufficient capacity is able to be achieved within the road network at the time, to the satisfaction of Council or DTP.

#### Requested Changes:

- Remove Plan 12 of the draft PSP and associated Requirement 59 and Guideline 61; or
- Reword Requirement 59, Guideline 61 and the SCO to offer greater flexibility to the staging of development and infrastructure delivery within the Precinct, if it can be demonstrated that sufficient capacity is able to be achieved within the road network at the time, to the satisfaction of Council or DTP.

### 3. Requested Changes Summary Table

The below table summarises the requested changes to the draft PSP and associated amendment documentation, as outlined in this submission.

Page/Plan/Reference	Requested Change	Rationale
<b>Key Issues</b>		
All Plans within the draft PSP	<ul style="list-style-type: none"> <li>• Remove the 'Cultural Value Investigation Area' and 'Cultural Heritage' land use designation from all plans within the draft PSP.</li> </ul>	Cultural values will be protected through the mandatory CHMPs that will be required for any (high impact) development on properties along Cardinia Creek. As such, this designation places unnecessary encumbrance on affected properties.
Proposed RCZ Maps	<ul style="list-style-type: none"> <li>• Remove the Rural Conservation Zone mapping area over the 'Cultural Value Investigation Area', between 100m-200m from the Cardinia Creek, and remove Schedule 3 to the Rural Conservation Zone.</li> <li>• Include a Rural Conservation Zone of 100m from the Cardinia Creek consistent with the requirements of the Environmental Significance Overlay (Schedule 7) as has also</li> </ul>	The 200m extent of RCZ unfairly restricts the development of affected properties and is inconsistent with the recommendations of the relevant background reports.

	been applied in Cardinia Creek South Precinct Structure Plan to the west of this precinct.	
All Plans within the draft PSP  Proposed RCZ Maps	<ul style="list-style-type: none"> <li>• If complete removal is not supported, amend the 'Cultural Value Investigation Area' to be in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment and Cultural Values Assessment Report (100m extent).</li> <li>• If a full removal of the area is not supported, amend the Rural Conservation Zone mapping to be in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment and Cultural Values Assessment Report (100m extent).</li> </ul>	The 200m extent of 'cultural heritage' land use designation and the proposed RCZ unfairly restricts the development of affected properties and is inconsistent with the recommendations of the relevant background reports.
Plan 3 – Place Based Plan (pg 15)	<ul style="list-style-type: none"> <li>• Relocate retarding basin outside any conservation areas adjacent to the Cardinia Creek.</li> <li>• Relocate waterway into the existing Officer South Road reserve if it is no longer needed, due to the realignment of Officer South Road south of the Thompsons Road extension.</li> </ul>	The requested changes will enhance the deliverability of the Site by maximizing the amount of developable industrial land.
Plan 14 – Land Use Budget (pg 76)  Table 8 – Summary Land Use Budget (pg 77)  Table 9 – Property Specific Land Use Budget (pg 78-81)	<ul style="list-style-type: none"> <li>• Revise Plan 14 and Land Use Budget Tables to include public land credit required for Thompsons Road through the Site.</li> </ul>	Currently a public land contribution in the ICP will not be recognised where Thompsons Road is to be delivered through the Site, which is unfair.
Plan 12 – Infrastructure and	<ul style="list-style-type: none"> <li>• Remove Plan 12 of the draft PSP and associated Requirement 59 and Guideline 61; or</li> </ul>	The current precinct and infrastructure staging proposed in the draft PSP is overly restrictive and inflexible and may

<p>Development Staging (pg 58)</p> <p>Requirement 59 (pg 53)</p> <p>Guideline 61 (pg 55)</p> <p>Proposed SCO and associated Incorporated Document</p>	<ul style="list-style-type: none"> <li>Reword Requirement 59, Guideline 61 and the Specific Controls Overlay and associated Incorporated Document to offer greater flexibility to the staging of development and infrastructure delivery within the Precinct, if it can be demonstrated that sufficient capacity is able to be achieved within the road network at the time, to the satisfaction of Council or DTP.</li> </ul>	<p>unnecessarily delay the delivery of state significant industrial land.</p>
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We trust the above information is sufficient for the VPA’s review of the submission. If our comments and recommendations are not supported by the VPA, given the major implications that the draft PSP could have on the deliverability of the Site and the Precinct more broadly, we will value the opportunity to discuss these further.

Finally, we reserve our right to provide additional submissions as the process continues and look forward to being involved in discussions to resolve the matters raised.

Please do not hesitate to contact me on [REDACTED] you have any queries.

Yours sincerely

**Jason Black**  
**Managing Director**  
**Insight Planning Consultants**