

Our Reference: 10755

3 November 2023

**Sarah Dorling**  
**Strategic Planner Manager**  
**Victorian Planning Authority**

**Via Email**  
**sarah.dorling@vpa.vic.gov.au>**

Dear Sarah,

**Re: Officer South Employment PSP**  
**Lot 3 PS 44665G**  
**Handford Lane, Officer South**

KLM Spatial acts on behalf of Handford Projects Pty Ltd, a company with an interest in the land at the above address which is located in the *Officer South Employment Precinct, Stage 3 area*.

We make the following submission as part of the public exhibition process of Planning Scheme Amendment C274 intended to implement *Draft Officer Employment Precinct Precinct Structure Plan* process.

Lot 3 Handford Lane is located on the south side of Handford Lane and is identified in the Draft PSP as follows:

- Industrial Zone
- Public Open Space to north-east of site, and
- Connector Street to south-east of site.



The land is predominantly cleared of vegetation, with boundary planting. The terrain is relatively flat, and with minimal constraints, and presents as an ideal site for future industrial development.



*Lot 3 Handford Lane, Nearmap 9/8/23*

Our client strenuously objects to the Infrastructure and Development Staging Plan (Plan 12) proposed in the Draft PSP and implemented through the Specific Control Overlay, placing this site within Stage 3, and preventing its development until significant items of State funded infrastructure are delivered, namely the Thompsons Road Bridge at Gum Scrub Creek and the Grices Road Bridge linking to Clyde North.

The alignment of Thompsons Road east and west of Gum Scrub Creek is currently under private ownership, and whilst the construction of this road and bridge, would provide an important road linkage for the wider region, the timing of its delivery is far from certain and can only be speculated. Similarly, we are not aware of any timing or commitment from State Government to deliver the Grices Road bridge.

Lot 3 Handford Lane is located within close proximity of the Princes Freeway, and could be accessed via the recently constructed Officer South Road interchange, subject to the provision of the appropriate road upgrades, none of which would appear to require the provision of State Government funding. It is typical within a PSP precinct that developers together, or acting independently, construct the required infrastructure, based upon market demand and the economics of the individual development project, i.e., development occurs when 'the costs stack up'.

We see no reason to artificially delay the delivery of industrial land in this State Significant Industrial Precinct, when development could otherwise occur, subject to appropriate infrastructure provision and a willingness by the market and land owners for this development to proceed.

We draw to the VPA's attention that development is progressing rapidly in the nearby Cardinia Road Employment Precinct, and that there will be limited supply of industrial land in the South East within the next 3-6 years, unless the industrial land in the Officer South EPSP is permitted to be released to the market.

Our client also objects to the provision of Open Space on the property, given the proximity of the Cardinia Creeklands and nearby drainage reserve to the east, which are sufficient to provide for open space corridors for precinct employees that have limited recreation needs. Public open space should be focussed in the residential areas where demand and better passive surveillance can be achieved.

We trust that other land owners have similar concerns about the staging limitations. and we request to be heard at the associated Panel Hearing

We look forward to receiving your further advice on this matter and please do not hesitate to call me on [REDACTED]

Yours sincerely



**Louise Lowe**  
**KLM Spatial**