

Overview of the Officer Precinct Structure Planning Process

Precinct Structure Plans (PSPs) are master plans for future communities comprising of approximately 10,000 and 30,000 people. Precinct structure planning is fundamental to making Victoria's growth areas great places to live today and for future generations. This process is critical in shaping the transition of non-urban land into urban land.

The development of greenfield sites such as Officer, is an important part of the State Government's strategy for addressing population growth as well as the housing and employment demands of the future.

The Officer Precinct Structure Plan (PSP) was incorporated into the Cardinia Planning Scheme on 12 of January 2012 as part of Amendment C149. The plan was prepared by Council in conjunction with the Growth Areas Authority (GAA), various government agencies, service authorities and stakeholders. It includes a corresponding Development Contributions Plan (DCP) which supports the funding of transport and community infrastructure in the Officer Precinct Structure Plan area.

The Officer Precinct Structure Plan envisages the delivery of 10,900 dwellings with a population of approximately 28,500 residents.

1. What will the structure plan do?

The structure plan sets out a vision for the Precinct Structure Plan Area and identifies future land uses for the next 10 to 30 years.

The Officer Precinct Structure Plan will:

- guide the location and types of land uses (roads, public transport connections, schools, parks, housing, employment)
- address biodiversity, cultural heritage, and infrastructure provision
- guide building form and building heights
- guide public realm and streetscape improvements
- manage traffic, car parking, walking, cycling and public transport
- look at ways to make the precinct sustainable
- provide for the development of a new major activity centre (MAC)
- create approximately 6,500 jobs across a wide range of sectors
- deliver a new north-south arterial road, connecting Officer South Road to Bayview Road
- provides for eight new government schools
- manage housing densities

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- address issues such as proximity to public transport and activity centres, wildfire and typography
- protect the main biodiversity corridors in the precinct (Cardinia Creek and Gum Scrub Creek)
- protect significant grasslands and vegetation within the precinct
- maintain significant view lines and landscape features of the area
- deliver three district sports reserves, in addition to a district passive park abutting Cardinia Creek and
- manage the transition of existing uses, particularly in business and industrial zones.

2. *What's the timeline for the structure plan?*

The Officer Precinct Structure Plan (PSP) and Development Contributions Plan (DCP) are assumed to have a life of approximately 20 years from the time it was incorporated into the Scheme in September 2011.

While a 20 year life for the completion of the infrastructure items is forecast, it is important to note that development is driven by private development. Council has little control over the pace at which people may choose to develop their land in Officer. The timelines as shown in the DCP are therefore a guide subject to review.

3. *What community facilities, schools and open space will be provided?*

A sense of place and community is fostered through careful planning of public spaces and community facilities. These include schools, a variety of open spaces and other community facilities. While the location of these community facilities are shown in the PSP, more specific detail will be dictated by the evolving needs of community.

Community hubs

A community hub is a focal point for community activity and may include things like kindergartens, schools, libraries or swimming pools. These are located along main roads which can be easily accessed by walking, cycling and public transport as well as private cars.

Schools

The Officer Precinct will offer a wide range of education facilities (primary and secondary/government and non-government schools). These schools are strategically located along main roads which can be easily accessed by walking, cycling and public transport as well as private cars

Schools are also co-located with community facilities and activity centres to allow for integrated outcomes able to share resources.

4. What does it mean if the PSP shows a school on my property?

The Department of Education and Training (DET) contributed to the drafting of PSP. They identified land required for future school sites based on the projected population for the Officer catchment.

If your land contains a future school site, then this portion of land must be set aside for this purpose when the land is subdivided. This land may be set aside as a 'superlot' to be purchased by the DET when required. This does not prevent the further subdivision and/or development of any remaining land.

DET have a *New Schools Public Private Partnership Project Team* supporting the roll out of all school sites across Victoria. Additional information can also be found on the DET website (below) or by contacting schools.ppp@edumail.vic.gov.au.

<http://www.education.vic.gov.au/about/programs/infrastructure/Pages/newschoolsproject.aspx#link49>

The timing for land purchases is based on DET's budget and community needs. Please contact DET for additional information regarding individual land purchases.

5. What does it mean if the PSP shows a community center or open space on my property?

As above, if your land contains a community site or area of open space (as shown in the PSP), then this land must be set aside for this purpose when the land is subdivided. This does not prevent the further subdivision and/or development of any remaining land.

The PSP includes 2 main types of open space – unencumbered open space and encumbered open space.

Unencumbered open space is purchased by Council at a time and price agreed between the land owner and Council.

Encumbered open space is usually required by service authorities such as Melbourne Water. Financial compensation for this land is negotiated between the authority and the land owner.

6. What does it mean if the PSP shows a new road to be built on my property?

The PSP includes different kinds of roads which can have varying impacts on landowners.

Arterial Roads are major roads with capacity to carry large volumes of traffic. The PSP shows the locations for arterial roads which cannot be altered. In some circumstances, land may be required to allow for the widening of these roads. If these road widening projects and associated land

requirements are listed in the DCP, the landowner to whom this impacts may be entitled to compensation at the rate set out in the Officer Development Contributions Plan (DCP).

Connector Streets or Local Arterial Streets, are shown in the PSP and provide important connections within the PSP area. These must be built in accordance with the road cross sections provided by the PSP. If these road projects and associated land requirements are listed in the DCP, the landowner to whom this impacts may be entitled to compensation at the rate set out in the Officer Development Contributions Plan (DCP).

Key Access Streets or Local Roads provide key road links between properties, schools and open space. The locations of these road links are shown in the PSP however final locations are subject to Council approval and subdivision design. Adjoining property owners are encouraged to work together to produce overall plans which ensure key road links. The provision of land and the construction of these roads are not funded through the DCP and are required to be provided by the developer of the land.

7. Do I have to develop my land? Will I be forced to move because of the PSP?

PSP areas will develop at various stages. Development is driven by various factors including the delivery of infrastructure, housing demands and landowner preferences.

The development of individual land holdings is at the discretion of the landowner. Neither the PSP nor Council can require you to develop your land at any given time.

The only exception is land which has been identified for public acquisition and is subject to the Public Land Acquisition Overlay in the Planning Scheme. This is usually land required for infrastructure such as roads, community infrastructure or open space. This control is not exclusive to PSP areas and operates in the same way across all of Victoria.

8. Who should I talk to if I want to develop my land?

If you wish to develop your land it is recommended that you consider engaging a qualified planner for professional advice. Cardinia's Growth Area Department can also assist in clarify which requirements of the PSP are applicable.

9. What costs should I be aware of when subdividing and developing land within a PSP area?

There are a number of fees/levies that may be applicable to subdividing and developing land within the PSP area. Some of these include the following:

- Growth Areas Infrastructure Contribution (GAIC) – State Government:
 - The Growth Areas Infrastructure Contribution is a one-off contribution payable for certain “events” usually associated with urban property development. This levy is payable to the

State Revenue Office not Cardinia Shire Council. It is recommended that you seek advice as to whether this levy will be required in relation to your proposal by consulting the State Revenue Office, the Victorian Planning Authority or independent legal advice.

- Development Infrastructure Levy in accordance with the Officer Development Contributions Plan:
 - The development infrastructure levy is a contribution towards infrastructure required in the PSP area. This levy is calculated on the amount of land which is developable and is indexed annually; please contact Council for current rates.
- Community Infrastructure Levy:
 - The community infrastructure levy is a contribution made by landowners towards locally provided infrastructure which is required to meet the future needs of the community. This rate is paid per dwelling:
- Open Space Contributions (Council), in cash or land:
 - The open space contribution is made to the Council for the provision of open space within the PSP area. The rates vary between PSP areas; the rate in Officer is 5.5% of the value of the land being developed.
- Conservation Management Plan Charge:
 - The Conservation Management Plan Charge may be required to be paid to the Department of Environment, Land, Water and Planning (DELWP). It is recommended that you contact the Department to see if this is applicable.
- Biodiversity Offsets:
 - Biodiversity Offsets may be applicable when you are removing native vegetation as defined in the Cardinia Planning Scheme.
- Other potential costs you should be aware of include:
 - Land Tax (if applicable) – see State Revenue Office website
 - Council Rates (upon subdivision)
 - Utility service connections and fees to various authorities
 - Please contact the relevant authorities (power, water, drainage, sewerage) for additional information.

10. If I have more questions about the Officer PSP who should I contact?

For more information, please call Cardinia Shire's Growth Area Department on 1300 787 624 or email us at mail@cardinia.vic.gov.au.