

Officer Town Centre Urban Design Framework FAQs

Officer Town Centre Urban Design Framework

1. *My property is located within the Officer Town Centre, what does this mean for me?*

If your property is located anywhere within the Officer PSP, development must have consideration for the:

- Officer Precinct Structure Plan
- Officer Development Contributions Plan
- Officer Native Vegetation Management Plan.

In addition, if your property is within the Officer Town Centre development must also have consideration for the Officer Town Centre Urban Design Framework.

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

2. *What is an Urban Design Framework (UDF)?*

An Urban Design Framework (UDF) is a document which shapes the future built form and character of the Town Centre. A UDF is a design tool which takes visions and strategies and translates them into physical design controls. A UDF sets the direction for an area and manages the development of the urban environment by collating community values, government and agency objectives and stakeholder desires.

3. *What is the status of the Officer Town Centre UDF?*

As of October 2016, Council is drafting the Officer Town Centre Urban Design Framework. In addition to the Officer Precinct Structure Plan, this document will guide land use and development within the Town Centre.

4. *Why has Council prepared the draft Officer Town Centre UDF?*

Land within the Officer Town Centre is subject to the Urban Growth Zone - Schedule 4 which states:

- A permit must not be granted to use or subdivide land, or to construct a building or construct and carry out works until an urban design framework has been prepared to the satisfaction of the responsible authority.
- The urban design framework must be generally in accordance with the Officer Precinct Structure Plan (September 2011). The urban design framework may be amended to the satisfaction of the responsible authority.

Officer Town Centre Urban Design Framework FAQs

The UDF will provide greater certainty for developers and the community regarding the future Officer Town Centre. It extends on the PSP which underwent extensive community consultation and was adopted by Council in 2011.

The UDF builds on the objectives of the PSP and sets out a vision for Officer Town Centre. It also includes design objectives and controls which will direct land use, buildings, parks and public spaces, trees, signs and transport in the Town Centre. Once adopted, the UDF will form part of the Cardinia Shire Planning Scheme.

5. What area does it apply to?

The boundary of Officer Town Centre is defined by the PSP, being the area bounded by the Princes Highway to the north, Gum Scrub Creek to the east, Bridge Road to the south and the future North-South Arterial Road to the west (see below – red dotted line).



6. What is envisaged for the Officer Town Centre?

The development of Officer Town Centre will likely occur over a number of decades, evolving from a local hub in its first decade to a regional centre in the long term. It will provide a range of regional, sub-regional and local employment, civic, retail, commercial, office, housing, recreation, entertainment and community uses. The Centre will provide for the needs of residents, workers, businesses and visitors in the long term. Officer Town Centre is designated as a Major Activity Centre in the PSP.

Officer Town Centre Urban Design Framework FAQs

Officer Town Centre will be a key retail and service centre of Melbourne's southeast, expected to accommodate a range of supermarkets, shops, community facilities, offices, cafes and restaurants as well as parks and public plazas. This activity will be focused around Siding Avenue, from Bridge Road in the south, to Princes Highway in the north. Higher density housing, including apartments and townhouses are envisaged to occur surrounding these uses, whilst showrooms, conference centres, bulky goods and convenience premises are envisaged to occur along Princes Highway.

7. *When will the Officer Town Centre be complete?*

Development of the Town Centre is reliant on private landowners choosing to develop their land. Council does not have land holdings within the Town Centre and therefore cannot influence the timing of development.

The completion of the UDF will assist and guide Council decision making when applications for development. It is expected that development of the Town Centre will occur over a number of years.

8. *What is the purpose of Gilbert Reserve?*

Gilbert Reserve is a conservation reserve which has been set aside for the protection and retention of significant vegetation. The reserve will not be open to the public and will be fenced to safeguard the flora and fauna it contains. However, the extension of Gumleaf Lane through the reserve will provide an east-west road connection through the site. This road will be accompanied by a walking/cycling track.

9. *When will the roads, footpaths, upgrades etc., shown in the UDF Master Plan be delivered?*

The UDF contains a vision for the future which includes additional infrastructure and public realm projects. These items cannot be delivered immediately and are funded and provided by the DCP in the same way as road, open space etc. These items are expected to be delivered as part of new developments within the Town Centre or as a result of contributions collected from new development within the PSP area.

10. *When will sewer be available?*

South East Water is the agency responsible for reticulated sewerage (sewer) servicing. The South East Water Backlog Scheme aims to connect additional properties to the existing sewer network thereby improve public health and protect our environment. For additional information it is recommended that you contact South East Water.

Officer Town Centre Urban Design Framework FAQs

11. Review of UDF

Finalisation of the draft UDF for Officer Town Centre has been delayed as Places Victoria have sought the Victorian Planning Authority (via the Minister for Planning) to undertake a review of both the draft UDF and the Officer Precinct Structure Plan (PSP) which it is based on. The review was requested by Places Victoria to simplify and further resolve the planning controls that apply to land use and development in Officer Town Centre. The Victorian Planning Authority are leading this process.

For more information, please contact Council:

Luke Connell, Coordinator Growth Area Planning
Email: mail@cardinia.vic.gov.au
Phone: 1300 787 624

Or the Victorian Planning Authority:

Tina Ngu, senior strategic planner, Victorian Planning Authority
Email: tina.ngu@vpa.vic.gov.au
Phone: 03 9651 9600

12. If I have more questions about the UDF 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.