

19 December 2023

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Sarah Carlisle
Lead Chair
Victorian Planning Authority Projects Standing Advisory Committee
Planning Panels Victoria

Via email: planning.panels@delwp.vic.gov.au

Dear Ms Carlisle,

**Draft Amendment C274card to the Cardinia Planning Scheme
Officer South Employment Precinct Structure Plan and Infrastructure Contributions Plan
Referral to the VPA Projects Standing Advisory Committee**

I refer to draft Amendment C274card to the Cardinia Planning Scheme, which proposes to facilitate the use and development of the Officer South Employment Precinct (PSP) for a mix of uses and supplementary Infrastructure Contributions Plan (ICP). The PSP is included in the Victorian Government's Housing Statement as a priority planning project for growing suburbs.

On 22 August 2023, the Minister for Planning approved the use of the Victorian Planning Authority (VPA) Projects Standing Advisory Committee (the Committee) to facilitate a streamlined planning process to progress the PSP, ICP and draft Amendment C274card and delegated her powers under section 186 of the *Planning & Environment Act 1987* (Vic) (Planning and Environment Act) to the VPA to refer matters directly to the Committee.

Between 25 September 2023 and 27 October 2023, the VPA undertook a targeted public consultation process for the PSP and ICP. To date a total of 69 submissions have been received from government agencies, authorities, community members, landowners and Cardinia Shire Council.

Key Issues referred

In accordance with clause 12 of the terms of reference for the Committee (July 2020) and delegation provided to the VPA, I am writing to refer submissions relating to the Officer South PSP, ICP and draft Amendment C274card for advice and recommendations.

I enclose all submissions received and a submissions summary table, which provides an analysis and current status of issues raised (resolved or unresolved) in each submission. To assist with proceedings, and in accordance with clause 4 of the terms of reference, the VPA has identified the specific matters it is seeking Committee advice on and requests the Committee focus proceedings and subsequent recommendations on the following issues:

1. **Development staging and use of the Specific Controls Overlay (SCO)** – the approach to development staging and use of the SCO and boundaries applied to identified areas within Plan 12 of the PSP.
2. **Drainage and water** – location and size of drainage infrastructure and management of downstream impacts.
3. **Protection of intangible cultural heritage** – the use of the Rural Conservation Zone (RCZ) to protect intangible cultural heritage and ongoing management and use of the land identified with intangible cultural heritage values.
4. **Infrastructure Contributions Plan (ICP)** – inclusion and exclusion of items identified in submissions, and apportionment of items.

I request the Committee provide an efficient and timely process to assess the merits of these discrete issues associated with this State significant project as per clause 7 of the terms of reference.

Without limiting its powers under the *Planning and Environment Act*, including the power to regulate its own proceedings, I encourage the Committee to consider whether to adopt any of the following hearing procedures:

- a) Specifying a time limit for submitters seeking to be heard.
- b) Regulating evidence in chief to balance efficiency and fairness.
- c) Limiting cross examination to matters which are of interest or importance to the Committee, and to avoid repetition.
- d) Direct submitters focus preparation of submissions and appointment of experts only on the specific matters the VPA has requested your advice on and raised in their submissions as outlined (1-4 above).
- e) Direct that matters tabled during proceedings outside of these are to be considered out of scope of the Committee's review.

The Committee should consider the specific issues outlined (1-4 above) in the manner it sees fit in accordance with its terms of reference. I note the terms of reference enable the Committee to adopt an approach that is 'fit for purpose'.

The VPA will continue to seek to resolve matters with submitters. The VPA will seek to reach agreement wherever possible prior to the Hearing, but not as to unduly delay the process. It will advise the Committee and any parties if further matters are resolved.

Please find enclosed the supporting documents required by clause 13 of the terms of reference.

If you have any questions about this matter, please contact Justin O'Meara, Executive Director Metropolitan Melbourne at [REDACTED]

Yours sincerely,



STUART MOSELEY
CHIEF EXECUTIVE OFFICER

19/12/2023

Encl. Officer South Employment PSP and ICP
Draft Amendment C274card to the Cardinia Planning Scheme documentation
Referred submissions and submitter details
VPA Submissions Summary Table
Officer South Employment Public Consultation Report (draft)
Supporting background reports

cc. Cr Jack Kowarzik, Mayor, Cardinia Shire Council