

6 Ordinary Business

6.1 Town Planning Reports

6.2 General Reports

6.2.1 Officer's Major Activity Centre Urban Design Framework

Responsible GM: Lili Rosic
Author: Livia Baranyay

Recommendation(s)

That Council approve and endorse Officer's Major Activity Centre Urban Design Framework.

Attachments

1. Officer UDF - Feb 2024 [6.2.1.1 - 43 pages]
2. Appendix A Survey Results and Urban Design Responses (1) [6.2.1.2 - 16 pages]
3. Appendix B_ Key Changes from Exhibition [6.2.1.3 - 12 pages]

Executive Summary

A finalised Officer Major Activity Centre Urban Design Framework (UDF) has been prepared to guide subdivision, land use and development within Officer's Town Centre. The updated UDF aligns actions within the PSP, Cardinia's Planning Scheme as well as feedback received through community consultation and stakeholder engagement.

This report seeks support from Councillors to endorse a finalised UDF, allowing Council officers to advocate for the outcomes set within the document.

Background

Officer's Town Centre is designated as a Major Activity Centre (MAC) in Plan Melbourne 2017-2050: Metropolitan Planning Strategy, 2017 and is considered the "heart" of the Officer Precinct Structure Plan (the PSP). The boundary of the Town Centre was defined in the Officer PSP and has remained the same for the UDF.

The Officer PSP area is predicted to accommodate approximately 10,900 dwellings and 28,300 residents. It will provide accessible transport and community links that maximise pedestrian permeability and safety to ensure convenient access to shopping, local jobs, open space, and community facilities.

The ambition for the Town Centre is to create a diverse and vibrant town centre that accommodates a variety of uses including a range of retail and commercial uses, community facilities and higher density residential options.

Planning in Cardinia Shire Council is undertaken within the context of a range of state and local policies. These policies have and will continue to inform the planning and development of

the Town Centre and have been embedded into the role and purpose of this UDF (refer to Figure 1).

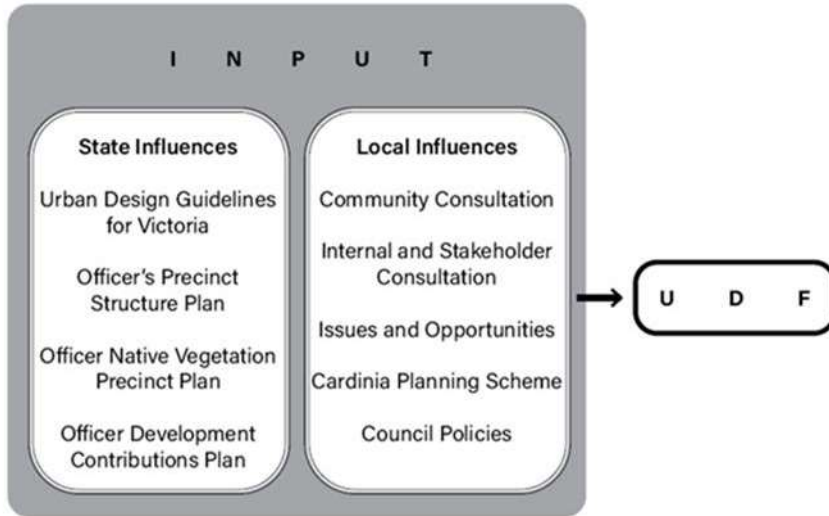


Figure 1: Overarching Data Sets Informing Officer's Urban Design Framework

UDF Structure

The structure of this document (refer to Figure 2 below) was crucial in relaying an urban design process that is reflective of its influences and purpose. It derives a Vision and set of Key Drivers from a list of data sets (identified in Figure 1) which is then translated into a set of themes and benchmarking examples.

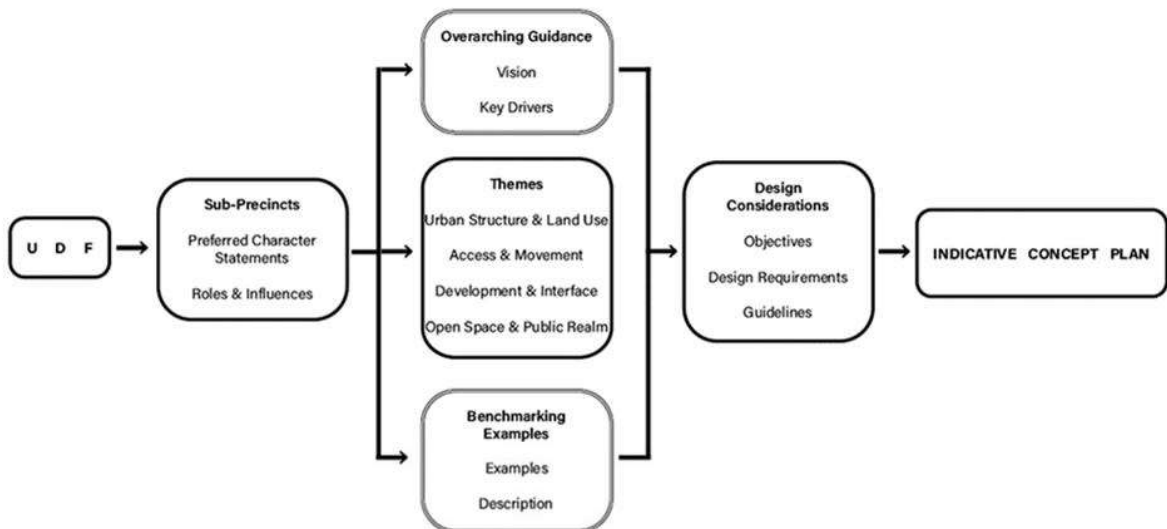


Figure 2: Officer's Urban Design Framework Structure

The suite of Design Considerations is positioned within each theme, written to provide meaningful direction whilst balancing the opportunity for innovation and progressive thinking. The Indicative Concept Plan tests and proves these considerations.

Plans, annotated illustrations, and photographs have been used throughout the document to demonstrate the spatial expression and application of Design Considerations. Benchmarking examples particularly useful in revealing real-life examples of the outcome being sought.

The logical flow of information throughout the UDF validates and supports its position. It is presented in a manner that enhances its relevance and usefulness within a planning permit process.

Purpose

With over 130 land parcels and approximately 80 landowners in Officer Town Centre, the UDF provides certainty regarding the precinct's future development and will facilitate the delivery of well-integrated urban form. Building and subdivision design is encouraged to respond to adjacent development and features of the Officer Precinct, ensuring a high quality and high amenity outcome.

In this framework, urban design focuses on the design of the public realm, guiding the design of infrastructure and buildings in so far as they affect the function and amenity of the public realm. The Cardinia Planning Scheme has set requirements for building densities and heights through its zoning and therefore this UDF positions itself to complement these requirements.

Statutory Role

This UDF presents a framework of information for an audience of landowners, developers and Council staff. It embeds a structure that is clear and concise to benefit the planning processes it informs.

The Urban Growth Zone (Schedule 4) in Cardinia's Planning Scheme places a statutory role on this UDF, requiring an application for either subdivision, use or development within Officer's Town Centre to be consistent with this UDF.

Consultation/Communication

A community consultation period was held presenting a draft Officer UDF between February and March 2023. Engagement included in person drop-in sessions at council offices, an in-person workshop with Officer Specialist School Students and an online survey. Engagement was successful with several participants attending in person and using online channels to communicate their ambitions and concerns. This feedback has informed the finalised UDF where suitable (refer to Appendix A).

Survey Results

The online survey provided the highest level of engagement with 71 responses and prompted the prioritisation of Key Drivers as well as feedback on the look and feel of our sub-precinct areas.

Key drivers are pivotal in shaping design considerations within the UDF. They are derived from the vision statement and direct the overall objectives for each design requirement and guideline. Following the consultation period, Key drivers were updated to reflect the community's response, relevant planning legislation and Council's policies. Urban design comments responding to the feedback received has been attached to this report (refer to Appendix A).

This process also acknowledges an existing mechanism where the urban design team is referred planning applications for comment. Whilst it is a whole of council obligation to seek outcomes that generally comply with this UDF, the urban design team will endeavour to act on behalf of the community to seek outcomes that are consistent with this document.

Changes made to the Draft UDF

To respond to feedback received both internally and externally, revisions have been made to the UDF. These include:

- design requirements and guidelines condensed within each theme;

- greater level of clarity and articulation throughout;
- corrections to maps and text;
- updates to sections and key directions (refer to Appendix B); and
- pages deleted because of the above.

Council officers have worked closely with the Victorian Planning Authority (VPA) to ensure relevant State legislation is considered. Revisions made at the request of VPA include the following:

- “Main Street” section updated to include additional tree canopy and a standing area for pedestrians between traffic lanes.
- Section 4 and 6 updated to include a pedestrian path width between 1.5-2m.
- Section 9 deleted. This section is in the PSP and doesn't require repetition in the UDF.
- An additional guideline included in Table 8 requesting that 30% of tree canopy be achieved within urban squares, local parks and streetscapes. This change is prompted by new guidelines from VPA, introducing increased standards for greening and cooling communities.

Policy Implications

The UDF has been prepared in alignment with State and Local policies and is prepared as a requirement of the Officer PSP and Schedule 4 to the Urban Growth Zone within Cardinia's Planning Scheme.

Relevance to Council Plan

2.1 We support the creation of liveable spaces and places

2.1.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need.

2.1.2 Plan and maintain safe, inclusive and connected open spaces, places and active travel routes.

2.1.3 Plan for housing diversity that meets community need, is affordable and delivers environmental sustainability, safety and healthy living outcomes.

2.1.4 Advocate for increased and more-connected public transport options.

2.1.5 Upgrade Council's road network to improve safety and connectivity while considering traffic demand and freight transport needs.

Climate Emergency Consideration

Officer's UDF supports environmentally sustainable design and water sensitive urban design outcomes in line with the Officer PSP and Cardinia Planning Scheme.

Financial and Resource Implications

Implementation of the UDF is dependent on private sector development. Developers will fund all initiatives identified within the UDF, unless these are funded by the Officer Development Contributions Plan (DCP). Council will continue to work with key stakeholders to ensure that development occurs in line with the visions and objectives of the UDF.

Sections belonging to Officer South Rd and Station St have been altered from Officer's PSP to align with updated regulations and guidelines as well as feedback received. These changes will be sought through planning applications and will require incorporation into the future capital works program.

Conclusion

The Officer Town Centre UDF (attached) has been prepared to guide the land use and development of Officer Town Centre. It sets out Visions, Key Directions and a suite of Design Considerations to facilitate development, subdivision and use in line with the Officer PSP.

Support is sought from Councillors to endorse the finalised UDF.