

**Appendix A: Survey Results**

Overall, 71 responses were provided through the online survey. The most answered question was the prioritisation of Key Drivers which allowed opportunity for further comment (refer to Table 1). Another survey question sought feedback on the experience (look and feel) in each of the sub-precincts within the Officer MAC.

The highest number of responses were provided by people between 30 and 34 years of age, closely followed by the 35 to 39 age group. The least number of responses were provided by people between the 65 to 74 age group. The majority (57%) of the submitters were females. The ‘couples with children’ group were the largest contributing cohort to participate in the online survey followed by ‘Couple with children living at home’.

Over 85% of the responses were provided by residents from within Officer’s postcode. Few responses were received from the surrounding suburbs of Cardinia, Beaconsfield, Officer South, and Pakenham.

Below outlines two survey questions, comments responding to these prompts along with an urban design response.

Key Drivers

Question: Prioritise the below Key Drivers and provide an explanation to your answer:

*A – A Town Centre that embraces its role as a regional destination for established and future communities.*

*B – A Town Centre with a vibrant and centrally positioned urban heart, on Siding Avenue, creating a main street environment, anchored by retail and civic functions.*

*C – A Town Centre that supports environmentally sustainable and convenient lifestyles.*

*D – A Town Centre that facilitates equitable and safe movement of people.*

*E – A Town Centre that celebrates its environmental setting.*

*F – A Town Centre that is defined by a strong north south and east west axis as inviting links into the Town Centre.*

*G – A Town Centre that supports a diverse development type with appropriate interface management to ensure successful integration with the surrounding established community.*

*H – A Town Centre that supports high density, mixed use transit orientated precinct around Officer’s Station.*

<b>Table 1: Submissions &amp; Responses - Ordering of Key Drivers Based on Priority</b>		
<b>Submission No.</b>	<b>Order of Priority &amp; Comments</b>	<b>Urban Design Response</b>
1	<p>E - C - G - A - B - D - F - H</p> <p>Comments:</p> <ol style="list-style-type: none"> <li>1. A good balance between environmental ecosystem, networks, large parks, and community services.</li> <li>2. Large community and park spaces for younger generations in the future is supported.</li> </ol>	<p>Gumleaf Lane is identified as a significant east/west connector because of its physical connection and proximity to the town centre’s most notable park spaces and reserves, as well as its intersection with Siding Avenue’s commercial core and high pedestrian area.</p> <p>Gumleaf lane is designated to have a ‘Boulevard’ treatment to emphasise the landscape connections this lane provides as well as encourage its use by pedestrians and cyclists.</p>
2	B - A - F - D - G - E - C - H	

3	B - A - C - D - E - G - F - H	
4	B - C - G - E - D - A - H - F	
5	<p>C - E - B - A - D - F - G - H</p> <p>Comments:</p> <p><i>“The town centre needs to be unique and vibrant. I would envisage a Main Street surrounded with modern environmentally sustainable attributes, an abundance of fauna and flora with the tout of modernisation. I had a stroll for the first time in Cowes Vic. The town centre has a feeling of welcome, safety. I can only describe the feeling as a hug from your grandmother. We have the opportunity to stand out from the Norm, this alone will attract businesses and more importantly customers, move away from main retailers being the attraction. Have the main retailers on the outskirts of the Main Street where people can gather with their family and pets”</i></p>	<p>The portion of Siding Avenue between Orchard Street and Civic Drive is designated to operate as a ‘main street’ within Officer’s activity centre. The Core retail precinct aims to create a vibrant built environment around this portion of Siding Avenue to provide a streetscape that is defined by highly activated frontages, to create a vibrant town centre whilst providing greater passive surveillance to ensure that a safe and welcoming place is created.</p> <p>Large format anchor uses aren’t designated to have direct frontage from Siding Ave but rather would be sleeved by speciality retail uses.</p> <p>Gathering places are located throughout the town centre at designated parks and plazas, for example at the Stormwater Tank Park, Civic Plaza, Gum Scrub Creek Park, Urban Park, Community Park, and the Town square. These can take different forms and arrangements.</p>
6	B	
7	C - D - A - E - B - F - G - H	
8	D - B - C - A - E - G - H - F	
9	B - C - E - G - D - A - F - H	
10	<p>H - B - A - G - D - C - F - E</p> <p>Comments:</p> <p><i>“We were promised a shopping centre for years, it has now been watered down to a community hub which is ridiculous! Talking about being a regional destination given the number of people in the area is also insane. We need the infrastructure for growth and a</i></p>	<p>The Officer Precinct Structure Plan (PSP) has proposed an extensive commercial core area which this UDF aligns with.</p> <p>The positioning of a shopping centre is at the discretion of private landowners to apply for through the relevant planning assessments and is something that can be supported through planning if it is in accordance with relevant provisions.</p> <p>Community spaces for community use have been positioned in accordance with this PSP and the planning scheme. The exact uses of these will come to light in processes outside of the capacity of this document, however, this UDF certainly emphasises the need for community services that respond to the needs of our community.</p>

	<i>decent standard of living, which we have been waiting for."</i>	
11	B - C - D - E - F - H - G - A	
12	B - C - E - F - D - A - G - H  Comments:  <i>"I do not like high density living. It invites problems with different cultural groups."</i>	Officer's PSP creates greater housing choice for a range of housing typologies including high-density housing. Higher density housing would include shop top dwellings and apartments. This is consistent with the current Planning Scheme and Precinct Structure Plan already informing the Town Centre.
13	F - B - D - G - C - H - A - E  Comments:  <i>"We need a shopping centre that has a coles and Aldi shops! Costco! Kid activities. Restaurants. Something that has everything as we are travelling to either Beaconsfield or Pakenham. There is nothing convenient in Officer. We need some development happening and a plan on what to expect is coming."</i>	Council cannot propose or set aside land to be used by specific retailers, the zoning of the land in specific sub-precincts certainly allows for larger format retail subject to planning assessment and advice.  This UDF highlights the primary role of the Gateway Sub-precinct as highway retail to allow for retail with larger stock items. These uses usually have different infrastructure requirements due to the reliance on loading/waste areas and potential conflict between traffic and pedestrian movements.  The primary role of the Core Sub-precinct is for commercial and retail use including a full line supermarket and speciality shops.
14	B - A - C - E - F - D - G - H	
15	B - D - E - G - C - A - F - H  Comments:  <i>"As a resident of an adjoining residential community, having a vibrant heart with civic and community is what Officer is missing now. It's very important the area is accessible for pedestrians and cyclists primarily, to access the civic and community facilities, as well as the train station. The pathway aligning Gum Scrub Creek needs to be a mixed use for cyclist and pedestrians with 3 crossover points, highway, railway and centre - the highway and railway axis should be seen as key entry points on pathways for pedestrians and cyclists to the town centre. Arena estate community is no longer cut off and disjointed from its own suburb of Officer - this is the main driver for me."</i>	The Officer UDF promotes a Town Centre with a vibrant and centrally located urban 'heart' on Siding Avenue, located within the northern section of the Core precinct is a 'main street' environment, complemented by the adjoining activity of retail and civic functions.  The Officer UDF promotes the creation of highly accessible streets for both pedestrians and cyclists that provide connections between retail, civic, commercial, and residential areas including Officer's train station.  A shared use path (SUP) has been designated along Gum Scrub Creek to provide connection with the highway, the current pedestrian bridge between the community park, Heatherbrae Recreation Reserve and Officer Train Station. Other cycle connections are proposed along peripheral roads to the town centre to limit traffic and pedestrian conflict with cyclists.
16	B - D - F - H - E - C - G - A	

17	B - G - F - D - A - H - E - C  Comments:  <i>" I am more concerned with our community having retail facilities closer to us. As a person living in Officer we either have to drive to Pakenham or Beaconsfield for the nearest supermarket."</i>	Applicable zoning is currently in affect which would allow for a supermarket subject to a planning assessment.
18	A - B - C - D - E - F - G - H  Comments:  <i>" Just. Build. It. For goodness sake."</i>	Officers are eager to see Officer's Town Centre developed in accordance with the aspirations of the Officer Precinct Structure Plan, providing much needed amenities, jobs and services to the local community.  The preparation of this UDF has not prevented the progression of any planning applications being lodged, assessed and approved. Additionally, Council cannot instigate development and act on approved planning permits on behalf of owners.
19	B - E - G - A - C - D - H - F	
20	B - C - G - H - A - D - E - F	
21	C - D - E - F - A - G - B - H	
22	B - H - G - D - E - A - C - F	
23	A - D - B - E - F - C - G - H	
24	B - A - C - D - H - F - G - E  Comments:  <i>"I want a shopping area similar to Berwick with the additional shopping centre similar to Casey Central. We need all the shops like Coles, Woolworths, Aldi, Kmart etc all in one shopping precinct as well as cafes, bars, cinema, and other entertainment facilities for our children and teenagers."</i>	The Draft Officer UDF promotes the positioning of larger format retail uses that would include the capacity for an Aldi or Coles within the Core Sub-precinct of the Town Centre. Uses like cafes, bars, cinemas, and entertainment for all ages are intended to be located within this precinct to encourage a convenient shopping experience.
25	F - D - E - B - H - G - C - A  Comments:  <i>Much of Officer, Beaconsfield and Pakenham are not pram or disability friendly with narrow or no foot paths. I want somewhere I can quickly park, get the kids and pram out, get what I need and get going again. I want it to look safe and uniform. I want large evergreen trees for shade for walking, sitting and having a</i>	Officer Town Centre aims to support both environmental sustainability objectives as well as convenient transport corridors. This UDF advocates for an accessible street network which connects to surrounding transport connections. It includes consideration to developer contributions and the space afforded to our road reserves within Officer's Precinct Structure Plan.  A footpath and cycle link are proposed between Officer South Road and Officer Station and continues to be advocated for with relevant stakeholders.  The Officer UDF promotes high quality open spaces to optimise amenity and sense of place for the existing and future community.

	<i>coffee and to keep the car cool while it's parked. Gumtrees shed leaves everywhere and their roots destroy the footpath. I have lived here 5 years and there is still no footpath between Officer South Road and Officer Station. It actively discourages parents, children, the disabled and elderly from using public transport due to being forced to navigate gravel, potholes, broken glass, syringes and used condoms. All while the Council preaches sustainability and less car use."</i>	Canopy tree planting has been designated to be in parks, open spaces, public gathering plazas, and all streets (except laneways) to contribute to weather protection, shading and amenity.  For any concerns pertaining to the condition of council roads or parks including safety, please report these through the following link: <a href="https://www.cardinia.vic.gov.au/homepage/48/report_an_issue_to_council">https://www.cardinia.vic.gov.au/homepage/48/report_an_issue_to_council</a>
26	B - C - D - E - A - G - F - H	
27	F - G - B - D - E - A - C - H  Comments:  <i>" My kids will be going to uni in next few years and we need better connection with other areas and suburbs"</i>	Please refer to Figure 5 on Page 22 of the UDF showing connections with adjacent areas.  Council will continue to advocate for these outcomes.
28	B - H - A - G - E - D - F - C	
29	B - G - C - H - E - D - F - A	
30	B - F - D - G - H - E - A - C  Comments:  <i>"Officer doesnt really have any hubs of activity. There's the Arena complex which doesnt have much draw outside of retail. Pakenham has the Lakeside precinct which is great, but Id love to have one of those around the corner. Officer is growing more and more every day and its relies on surrounding suburbs for retail and leisure. Would be good to bring it all in house"</i>	This UDF promotes the location of a variety of commercial uses including retail, supermarkets, cafes, and leisure facilities within its commercial precincts, specially within the Core Sub-precinct. The northern portion of Siding Avenue is designated to operate as a 'Main Street' for the activity centre where most commercial and leisure facilities are proposed to be located.
31	E - D - G - H - A - B - C - F  Comments:  <i>"I think its important to preserve the natural landscape and natural habitat. I believe its important to create access for all abilities. Bike paths are important. I feel its important to embrace accessibility to surrounding shops and necessities."</i>	The Officer UDF supports the preservation of natural landscapes and habitats in reserves like the Gilbert and Leber reserves. It also promotes fair and equitable access to a range of high-quality open spaces to optimise amenity and sense of place for the existing and future community.  The Officer UDF promotes the creation of highly accessible streets for both pedestrians and cyclists that provide great connections between retail, civic, commercial, and residential places including Officer station. Please refer to Section 4.2 on Page 22 of the Officer UDF for more information on movement networks.

32	B - G - H - D - A - E - C - F  Comments:  <i>"Please just build the thing."</i>	Landowners are encouraged to act on planning applications that have already been approved.
33	B - A - C - D - E - F - G - H	
34	B - A - C - D - H - E - G - F  Comments:  <i>"There needs to be Hub for community that has needs and luxuries but open for all either by foot, car or train. It needs to sustain itself in the long run."</i>	Noted.
35	B - F - H - G - E - D - C - A  <i>"Retail shopping i.e grocery stores e.g Coles or Aldi and diverse restaurants are key."</i>	The Officer Town Centre comprises of a 'Core' precinct area where retail uses are designated to be located. The Officer UDF promotes locating larger format anchor/core retail including full line supermarkets appropriately within the town centre.
36	B - H - G - F - D - E - C - A	
37	B - A - D - G - E - C - H - F  Comments:  <i>"We really need a town for Officer. I am tired of having to go to Pakenham/Beaconsfield or Berwick to go shopping. Part of the reason we choose Officer above other new estates was the future town. I really want to be able to walk down the mainstreet and get what I need without going to the neighbouring suburbs. Yes we do have Officer one square but that is more Indian focussed and does not cater to the whole community. It is good having the dentist, medical clinic and gym there but we need a supermarket, bakery, fresh produce, meat and general shops to browse. Somewhere where we can go and spend as a day out. It will also be good for attracting new people to the area and having Officer town as a destination that people want to come and spend the day. We have the Train station in</i>	Noted.  Whilst Council cannot propose or set aside land to be used by specific retailers, the zoning of the land in specific precincts certainly allows for larger format retail (subject to planning assessment and advice).  Officers look forward to seeing Officer's Town Centre continue to grow.

	<i>the middle so it has the opportunity to be a destination with easy access."</i>	
38	B - A - D - C - G - H - E - F  Comments:  <i>"I would like a town centre similar to the Casey central shops."</i>	Officer's activity centre has been identified as a 'Major Activity Centre' by State Government agencies and as such is expected to facilitate a much greater catchment.
39	B - H - C - A - E - D - F - G	
40	A - B - C - D - F - G - H - E	
41	B - F - A - D - E - H - G - C  Comments:  <i>"Officer Town Centre needs to be a vibrant drawcard that caters for shoppers, visitors, workers and schoolchildren using public transport and those using community facilities as there are already well-developed facilities surrounding Officer, in Beaconsfield and Pakenham. The Town Centre needs to represent and speak to the heart of residents of Officer"</i>	Noted.  The Officer UDF promotes a Town Centre with a vibrant and centrally located urban 'heart' on Siding Avenue, creating a 'main Street' environment anchored by retail and civic functions. Community and civic facilities have been identified in designated locations in proximity to the urban 'heart' core precinct which can be conveniently accessed through Gum Leaf Lane.
42	B - G - H - C - D - A - E - F	
43	B - C - E - D - G - A - H - F  Comments:  <i>"I want cafes, restaurants and bars with areas of trees and greenery. I want a similar vibe to Berwick and Beaconsfield rather than Pakenham!"</i>	The Officer Town Centre comprises of a 'Core' precinct area where retail uses like cafes, restaurants, and bars are located. The central spine of this precinct is identified to be operating as a main pedestrian focussed shopping street.  Officer UDF promotes providing high quality open spaces to optimise amenity and sense of place for the existing and future community. Canopy tree planting has been designated to be in parks, open spaces, public gathering plazas, all streets (except laneways) to contribute to its activation and provide weather protection and shading.
44	A - D - B - H - F - G - C - E	
45	G - C - A - D - E - B - H - F	
46	B - D - H  Comments:  <i>"As a family need a town centre with theatre and multiple retail joints than just dwellings around."</i>	Noted.

<p>47</p>	<p>A - B - D - C - F - G - H - E</p> <p>Comments:</p> <p><i>“Given the extent of growth in the South East and that Fountain Gate is now overwhelmed by the lack of an alternative equivalent setting in the area, we really need a new hub for the outer SE. An Officer town centre has been promised to house purchasers for at least 7 years. A Reading (as it's more affordable) cinema, an actual good old fashioned high street featuring some Knox Ozone-style cafes and restaurants and an entertainment space as well as some good shopping would be wonderful (and Kmart, please!!!). Brickworks in Burwood is compact in space and looks comparable to the Officer site and looks like a good place to get some inspiration on the sustainability side of things. It would be great to have a town centre that actually looks and feels like a town centre, with plenty of dining, shopping and entertainment options and a great place to connect with others.”</i></p>	<p>Noted.</p> <p>Images of Burwood Brickworks have been included as part of our benchmarking imagery.</p> <p>Development applications are initiated by the landowners and/or developers. As they are submitted, Council officers would assess these to ensure that the proposed development meets the aspirations of the Officer UDF and other relevant planning documents. Notably, the preparation of the UDF has not delayed the progression of any planning applications being lodged.</p> <p>Officer UDF promotes the location of larger format anchor/core retail uses, that includes dining, shopping and entertainment, within the commercial precincts of the town centre, particularly within the Core precinct.</p>
<p>48</p>	<p>B - C - E - D - F - G - H - A</p> <p>Comments:</p> <p><i>“I think the best town centre would be a vibrant and exciting hub for community activities with lots of cafes, restaurants and entertainment options like a cinema. Ample walking space and no-car zones would be perfect.</i></p> <p><i>An excellent inspiration example would be the Yarraville village centre which has the Sun Theatre, Sun bookshop, cafes, restaurants, bars, kids bookshop and plenty of outdoor seating and lounges.</i></p> <p><i>I have family who have lived in Yarraville for many years and the success of its town centre has contributed to it becoming a vibrant and highly sought after neighbourhood.”</i></p>	<p>Noted.</p> <p>The Officer Town Centre comprises of a ‘Core’ precinct area where retail and entertainment uses like cafes, restaurants, bars, theatres and the like are designated to be located. The central spine of this precinct, a portion of Siding Avenue, is identified to be operating as a high pedestrian focussed shopping street.</p>



49	B - C - D - E - A - F - G - H  Comments:  <i>“As a young couple, we would love access to great food and dining, shops and local amenities. We also highly value green space and the environment, so having a Main Street which takes this into account takes priority, such as having space for large trees and garden beds.”</i>	Noted.  Officer UDF promotes the provision of high quality open spaces to optimise amenity and sense of place for the existing and future community. Canopy tree planting has been designated to be in parks, open spaces, public gathering plazas, all streets (except laneways) to contribute to its activation and provide weather protection and shading.
50	B - A - G - H - F - C - E - D  Comments:  <i>“Would be great to build on what is there but make it bigger and better”</i>	Noted.  The Officer Town Centre has been categorised into sub-precincts depending on uses, scale and character differences within the precincts. Guidelines on the preferred scale of development within each unique sub-precinct has been provided through this UDF.
51	D - E - A - G - F - B - H - C	
52	H - D - F - B - A - G - C - E  Comments:  <i>“With the increase in the population in Officer and Officer South, there needs to be a priority on Transit to avoid congestion in the future. Officer Town center also needs to have a main street environment to ensure a vibrant community.”</i>	Noted.  Officer’s Major Activity Centre is founded on a transit-oriented design with the activity centre extending to the north and south of the Officer railway station. This has been informed by Officer’s PSP.
53	B - H - E - D - A - F - C - G	
54	B - G - E - C - D - A - F - H	
55	E - C - D - B - F - A - G - H  Comments:  <i>“Honestly, the plan is far too built up for Officer. We specifically chose to live here due to the large green spaces and low density housing. High density housing and multi retail is extremely off putting and detracts away from the areas appeal. This is not the CBD. It will ruin Officer.”</i>	Officer’s PSP and consequentially this UDF is framed by ‘Plan Melbourne 2017-2050’. A strategic planning document composed by State Government to provide a wholistic approach to planning which considers the needs of the broader community going into the future. In this document, Officer’s commercial core has been identified as a Major Activity Centre highlighting a need to support a greater catchment of people. This will be informed by planning permit processes, direction of the PSP and this UDF.  This Officer UDF promotes high quality open spaces to optimise amenity and sense of place for its existing and future communities. Protection of the existing conservation reserves and provision of further open spaces embedded within the proposed urban built realm, including parks and public gathering spaces are strongly supported.

56	<p>D - F</p> <p>Comments:</p> <p><i>“Please PLEASE ensure a proper pedestrian path between Officer station and Bridge Road along Officer South Road ASAP. Walking to and from the station is so dangerous in its current form, but there are so many people who access it from Officer South Rd rather than the footpath off siding avenue. Cars speeding along an unmarked road that is barely big enough for two cars, and is often frequented by trucks and vans etc. - if the footpath is not prioritised someone is going to get seriously hurt.”</i></p>	<p>The UDF does align with the PSP in its infrastructure requirements and advocates for the provision of pedestrian footpaths on either side of Officer South Rd.</p>
57	G - D - B - A - F - H - C - E	
58	D - B - C - E - A - G - F - H	
59	<p>B</p> <p>Comment:</p> <p><i>“Needs to be a place people enjoy visiting”</i></p>	<p>Relevant officers will work collectively with landowners and developers to seek best outcomes for our community.</p>
60	<p>H - D - F - G - A - B - C - E</p> <p>Comments:</p> <p><i>“The signal used intersection at Parker Street is the stupidest plan ever, it will ruin the thoroughfare that bridge road is. Some rethought to the road structure in that area needs to be made before someone goes and screws the town up completely with bad traffic flow”.</i></p>	<p>Traffic flows and signal intersections will be assessed in relation to what is being proposed to ensure best outcomes can be achieved through planning permit processes, noting the direction from Officer’s Precinct Structure Plan.</p>
61	<p>B - A - G - E - C - D - F - H</p> <p>Comments:</p> <p><i>“Just want an alternative to Fountain Gate Shopping Centre or similar that’s closer to home. That is one of the main reason we moved here as that was the proposed plan back in 2011. I hope</i></p>	<p>The Officer Town centre aspires to offer a variety of facilities for everyone to enjoy including retail, recreation, entertainment, dining, gathering spaces, parks, community areas, open spaces and so on. The ‘Core’ precinct offers a concentration of retail uses in a pedestrian friendly environment.</p> <p>Council officers look forward to seeing development commence and working with stakeholders for an appropriate outcome.</p>

	<i>council keeps its promise very soon. Its been over a decade of hoping it will come to happen. Thank you."</i>	
62	A - B - C - D - F - E - G - H	
63	<p>Only comments provided.</p> <p>Comments:</p> <p><i>"There is a lot of chatter amongst current residents about over development of the surrounding areas in terms of high density housing. In addition to this, they frequently express concern about the lack of one large shopping precinct offering a large variety of stores and services, similar to fountain gate."</i></p>	<p>Noted.</p> <p>A future shopping centre (if proposed) would require a planning permit and be assessed to ensure it is in accordance with Officer 's Precinct Structure Plan and Officer's UDF as relevant.</p>
64	B - C - D - E - A - G - F - H	
65	<p>G - H - D</p> <p>Comments:</p> <p><i>"Just build it and stop wasting time and money. We need shops and businesses that have been promised for over 12 years."</i></p>	<p>Development applications are initiated by the landowners and/or developers and Council officers assess these on a case-by-case basis. The preparation of the UDF has not prevented the progression of any planning applications lodged nor the construction of development within the activity centre.</p>
66	<p>B - F - D - H - G - E - C - A</p> <p>Comments:</p> <p><i>"Its really important that residents of Officer have a proper hub they are proud of that brings Officer together with east and safe access and a mix of facilities. Officer is very spread out so having a heart would create a good feel."</i></p>	Noted.
67	C - D - E - B - F - G - H - A	
68	<p>B - D - H - F - G - E - C - A</p> <p>Comments:</p> <p><i>"We have a lot of diversity in officer already keep doing that well, but creating a positive connection for community should be a priority."</i></p>	Noted.

69	<p>B - F - D - G - H - E - C - A</p> <p>Comments:</p> <p><i>"We NEED ENTERTAINMENT, a mini Crown but without (or with) the Casino. We needed a hotel like Pink Hill, we have waited patiently since 2014. Tenpin bowling, Hokey Moley, Jukes Karaoke, Cinema. NO MORE TOWNHOUSES!!!!"</i></p>	<p>The Officer Town centre aspires to offer a variety of facilities for all people to enjoy including retail, recreation, entertainment, dining, gathering spaces, parks, community areas, open spaces and so on. However, the location of specific retailers is initiated by the developer through discussions with companies and their interests. While Council is unable to influence or choose the specific brands, the UDF and relevant planning documents designate locations for retail and commercial, inviting developers and owners to submit their development proposal for assessment as appropriate.</p> <p>Residential development is positioned in the Town Centre as designated in Officer's Precinct Structure Plan.</p>
70	<p>F - H - A - B - C - G - E - D</p> <p>Comments:</p> <p><i>"Please action to build the town centre ASAP, this has been pending since last 15 years!!"</i></p>	<p>Development applications are initiated by the landowners and/or developers and Council officers would assess them on a case-by-case basis, to ensure that the proposed development meets the aspirations of the Officer UDF and other relevant planning documents. The preparation of the UDF has not delayed the progression of any planning applications lodged.</p>
71	<p>B - D - C - H - A - E - F - G</p>	

Summary:

The objective of this question was to understand the community's point of view in identifying a primary focus for the Town Centre given the guidance provided within Officer's Precinct Structure Plan (the PSP).

The key driver most frequently nominated was Key Driver B which seeks "a town centre with a vibrant and centrally positioned urban heart, on Siding Avenue, creating a main street environment, anchored by retail and civic functions".

Key driver H was nominated as having the lowest priority and seeks "a town centre that supports high-density, mixed-use transit-oriented precinct around Officer Station". Survey comments emphasis concern for high density development seen in some other town centre areas.

Although all key driver statements contribute to the formation of the Officer town centre, the need to create an urban heart for all, centred along Siding Avenue is seen as most significant by the community. The lack of an existing centre near a rapidly growing residential area has been highlighted in the written responses. Providing pedestrian and cyclist connections, safe access to a mix of facilities, creating great places by providing trees and garden beds, are some of the key suggestions that will facilitate the development being sought by the community.

The UDF has since been updated appropriately to reflect the prioritisation of these two key drivers.

<b>Table 2: Submission and Response to the 'look and feel' of each Sub-precinct</b>		
<b>Submission #</b>	<b>Submission</b>	<b>Urban Design Response</b>
	How would you like to each sub-precinct to look and feel like and why?	This question acknowledges the extent to which design can inform each of the public spaces created within each of the sub precincts. Infrastructure items outlined within the PSP are not proposed to change, however, this survey question explores how these spaces can be designed through a series of experiential considerations. Comments will be positioned in relation to existing zoning provisions where there is opportunity for quiet, peaceful design elements whilst concentrating the activity and vibrancy to an active commercial core. Comments will be used to strengthen language used within the UDF and to reference in future application assessments as appropriate.
1	<ol style="list-style-type: none"> <li>1. Gateway precinct: A clean place.</li> <li>2. Core precinct: A clean place.</li> <li>3. Mixed-use precinct: A clean place.</li> <li>4. Local Business precinct: A more calm, gorgeous place with boutique restaurants.</li> <li>5. Residential precinct: Discourage proposal of tiny poor amenity apartments.</li> </ol>	<p>Comments provided illustrate a desire for spaces that are easy to maintain, have elements that are calming, is beautiful, discourages poor amenity outcomes, and has plenty of well-connected green places and spaces. These considerations will be suitably framed within the existing zoning of the Town Centre. Throughout the survey, feedback that Officer should be different to neighbouring town centres has been consistent and has been noted.</p>
2	<ol style="list-style-type: none"> <li>1. Gateway precinct: A calm, tranquil and green space. Main Streets that have a calming feel, is caused by beautiful tree canopies and green spaces, located among the shops/restaurants and cafes.</li> <li>2. Core precinct: Envisioned as a stimulating and exciting place. Seeking for Main Streets that make you feel energetic and exciting - creating these feelings would help to attract more people to enjoy the provided goods and services.</li> </ol>	

	<ol style="list-style-type: none"> <li>3. Mixed-Use precinct: A calm, relaxing and family friendly place. Envisions it as a relaxing, nature filled place that is great for families and pets.</li> <li>4. Local Business precinct: A calm and beautiful place. Seeking for business precincts that are aesthetically pleasing embedded with green spaces for the whole community to enjoy.</li> <li>5. Residential precinct: A calm, quiet and tranquil place. Quiet, green spaces among residential streets would create a beautiful setting for a family home.</li> </ol>	
<p>3</p>	<ol style="list-style-type: none"> <li>1. Gateway precinct: A calm place. Seeking for plenty of trees that create nice canopy and shade.</li> <li>2. Core precinct: An exciting place. A fun entertainment district for everyone.</li> <li>3. Mixed-Use precinct: A calm place. Provision of some green space and areas to relax from the busy hub.</li> <li>4. Local Business precinct: A stimulating place. Provision of different amenities and shopping options to explore.</li> <li>5. Residential precinct: A green place. Lots of greenery to be added here.</li> </ol>	
<p>4</p>	<ol style="list-style-type: none"> <li>1. Gateway precinct: A calm and quiet place.</li> </ol>	

	<ol style="list-style-type: none"> <li>2. Core precinct: An exciting place that includes shops.</li> <li>3. Mixed-Use precinct: Seeking to get it built at the earliest.</li> <li>4. Local Business precinct: A calm place.</li> <li>5. Residential precinct: A calm and quiet place.</li> </ol>	
<p>5</p>	<ol style="list-style-type: none"> <li>1. Gateway precinct: A calm place. Does not prefer to see large developments. Notes that it is a lovely, safe place to live currently and proposing a large development would ruin that.</li> <li>2. Core precinct: A tasteful and sophisticated place that aligns with the current atmosphere and environment. Prefers not to see new shops for pizzas, laundromats, pubs/pokies, bottle shops or two-dollar shops. Notes that Officer is a quiet area that comprises of open green space and low-density housing. Fears that a large development that offers the same facilities as other areas would cause a repetition of developments in low demographic areas and will cause numerous issues.</li> <li>3. Mixed-Use precinct: A sophisticated and classy place. Does not prefer to see a copy of Pakenham or Fountain Gate.</li> <li>4. Local Business precinct: A</li> </ol>	

	<p>sophisticated, classy, attractive (that has no trouble or crime) place. Does not prefer to see a repetition of retail or fast-food outlets.</p> <p>5. Residential precinct: A low density, quiet area. Urges not to fix the area, thinks would spoil the area. Prefers to maintain the area in its current state.</p>	
6	<p>1. Gateway precinct: (no comments)</p> <p>2. Core precinct: Prefers to be located along the mixed-use/local business areas that supports pedestrian movements and cycling, with low car traffic. Thinks this would create a safer and active place than car dominant spaces.</p> <p>3. Mixed-Use precinct: (no comments)</p> <p>4. Local Business precinct: (no comments)</p> <p>5. Residential precinct: (no comments)</p>	