

AMENDMENT C228 CASEY PLANNING SCHEME

MINTA FARM PRECINCT STRUCTURE PLAN
EXPERT EVIDENCE STATEMENT EMPLOYMENT

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URBAN ENTERPRISE
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1. QUALIFICATIONS

1. My name is Matt Ainsaar and I am the Managing Director and founder of Urban Enterprise Pty Ltd. My offices are at Level 1, 302-304 Barkly Street, Brunswick.
2. Urban Enterprise is a firm of urban planners, land economists and tourism planners based in Melbourne. The firm has 29 years' experience in providing consultancy services to all levels of Government and a wide range of private sector organisations in Victoria and in other States of Australia.
3. I am a qualified planner and land economist with 40 years' experience.
4. Urban Enterprise has a track record of successfully preparing economic and property assessments for a range of property projects and land uses, including commercial and industrial land, for Councils and developers. I have appeared as an expert witness at Planning Panel hearings in respect of these assessments on many occasions.
5. My educational qualifications and memberships of professional associations include:
 - Bachelor of Town and Regional Planning, University of Melbourne
 - Graduate Diploma of Property, RMIT University
 - Member, Planning Institute of Australia
 - Member, Victorian Planning and Environmental Law Association
 - Fellow, Australian Property Institute (Certified Practising Professional).

2. ENGAGEMENT

6. I was instructed by Harwood Andrews to prepare an expert evidence statement to present at the Planning Panel hearing in relation to this matter.
7. My instructions were to consider:
 - a. Whether the analysis contained in the Minta Farm PSP – Employment Land Review prepared by the VPA dated October 2017 appropriately identifies employment land assumptions and allocations.
 - b. The acceptability of the employment land assumptions and allocations in the alternative future urban structure proposed by Minta Farm; and
 - c. Whether the alternative future urban structure proposed by Minta Farm will appropriately achieve the vision proposed in the Minta Farm PSP and in particular, whether it is appropriate to reduce the area of employment related land; and
 - d. The submissions relevant to the above matters.
8. I have reviewed the amendment documentation and other relevant documents and policies. Documentation reviewed includes:
 - Exhibition documents relating to Amendment C228 to the Casey Planning Scheme;
 - Minta Farm Precinct Structure Plan, Victorian Planning Authority, October 2017;
 - Minta Farm Precinct Structure Plan Employment Precinct Land Review, Victorian Planning Authority, October 2017;
 - South East Growth Corridor Plan, Growth Areas Authority, 2012;
 - Employment Planning for C21 Business Park-Economic Input to Precinct Structure Plan, Essential Economics, 2010;
 - Casey C21 A Vision for Our Future, City of Casey, 2002;
 - Casey Cardinia Region Economic Development Strategy 2016-2017, City of Casey / Cardinia Shire Council;
 - Minta Farm Draft Precinct Structure Plan Background Report, Victorian Planning Authority, October 2017;
 - Submissions to Amendment C228 made by The Minta Group (TMG), the Department of Economic Development, Jobs, Transport and Resources (DEDJTR), the City of Casey and Cardinia Shire Council.
 - Minta City Proposal, The Minta Group, 14th March 2018;
 - 'Minta City Presentation' prepared by the Minta Group and presented to the VPA and others on Monday the 19th March at the offices of the VPA.
 - Minta Farm Review, Lucid Economics for the City of Casey, March 2018.
9. This evidence statement also includes information from the following sources:
 - Census of Population and Housing, Australian Bureau of Statistics (ABS);
 - Census of Land Use and Employment Summary Report, the City of Melbourne, 2016;
 - Urban Development Program, Department of Environment, Land, Water and Planning (DELWP) 2017;
 - The Casey Central Town Centre Precinct Structure Plan (PSP) 2016; and
 - Berwick Health and Education Precinct Development Plan 2017.

3. BACKGROUND

3.1. THE PROPOSED AMENDMENT

10. Amendment C228 of the Casey Planning Scheme proposes to:

- a. Incorporate the Minta Farm Precinct Structure Plan (PSP) into the Casey Planning Scheme and introduce the Urban Growth Zone Schedule 14 (UGZ14) to the Casey Planning Scheme and apply it to the PSP area.
- b. Specifically, the amendment seeks to:
 - Amend Clause 22.01 to include the Minta Farm Local Town Centre and Local Convenience Centre.
 - Insert Schedule 14 to Clause 37.07 Urban Growth Zone (UGZ) into the Casey Planning Scheme and rezone part of the land from UGZ (no schedule) to UGZ Schedule 14 (UGZ14). Schedule 14 to the UGZ sets out the land use and development controls for the PSP area and requires land use and development within the PSP area to be generally in accordance with the Minta Farm PSP;
 - Rezone part of the PSP area from UGZ (no schedule) to Rural Conservation Zone (RCZ) being land within Conservation Area 36 and generally located along the eastern boundary of the PSP area;
 - Apply Schedule 6 to the Environmental Significance Overlay (ESO6) to the land zoned as RCZ;
 - Insert Schedule 2 to the Incorporated Plan Overlay (IPO2) into the Casey Planning Scheme and apply it to the land zoned as RCZ;
 - Amend the schedule to the Heritage Overlay to include the application of HO209;
 - Apply Heritage Overlay Schedule 209 (HO209) to part of one land parcel;
 - Increase the extent of Schedule 1 of Public Acquisition Overlay (PAO1) to allow for the intersection of O'Shea Road and Soldiers Road;
 - Amend the Schedule to Clause 52.17 to identify native vegetation exempt from requiring a planning permit within the PSP area;
 - Amend the Schedule to Clause 61.03 to update the relevant Planning Scheme maps;
 - Amend the Schedule to Clause 66.04 to include a referral provision to the Victorian Planning Authority; and
 - Amend the Schedule to Clause 81.01 to include a new incorporated document titled "Minta Farm Precinct Structure Plan, October 2017".
- c. Apply zone provisions for land designated within the PSP, under schedule 14 to Clause 37.07 Urban Growth Zone, as shown in Table 1.

TABLE 1 APPLIED ZONE PROVISIONS – MINTA FARM PSP

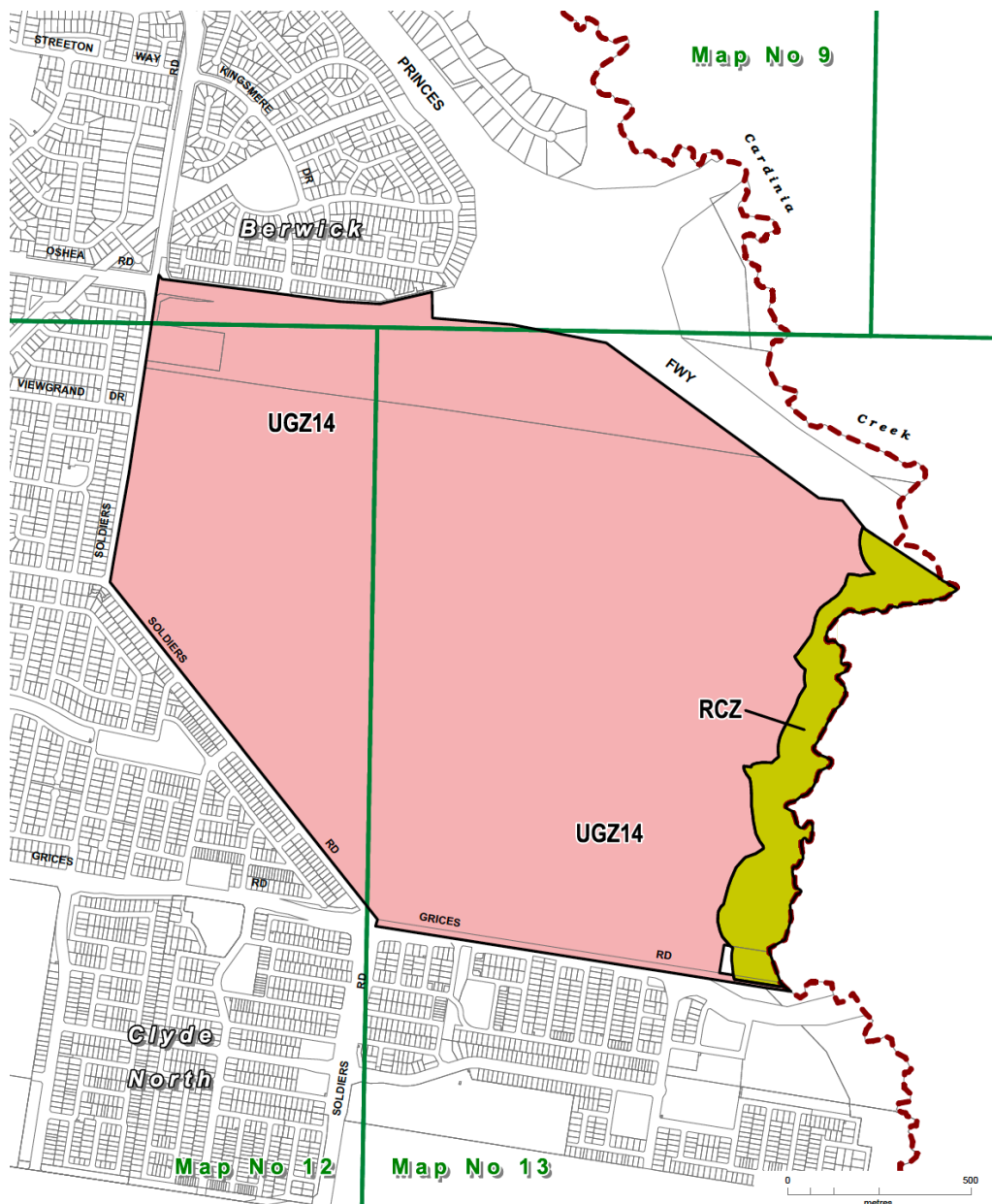
MINTA FARM PSP	APPLIED ZONE
Mixed Use sub-precinct	Clause 32.04 – Mixed Use Zone
Residential on a lot wholly within a walkable catchment	Clause 32.07 – Residential Growth Zone
All other land	Clause 32.08 – General Residential Zone
Local Town Centre	Clause 34.01 – Commercial 1 Zone
Local Convenience Centre	Clause 34.01 – Commercial 1 Zone
Small Local Enterprise sub-precinct	Clause 34.01 – Commercial 1 Zone
Commercial and Office sub-precinct	Clause 34.02 – Commercial 2 Zone
Innovation, Technology and Business sub-precinct	Clause 34.02 – Commercial 2 Zone
North-south arterial road	Clause 36.04 – Road Zone Category 1

Source: Victorian Planning Authority, Minta Farm Precinct Structure Plan, October 2017

3.2. THE MINTA FARM PSP AREA

11. In this section, I summarise the relevant aspects of the PSP as they relate to employment land.
12. The Minta Farm PSP area occupies approximately 285 hectares of land located approximately 45 kilometres southeast of the Melbourne Central Business District in the City of Casey.
13. The PSP area is generally bounded by the Princes Freeway to the north, Cardinia Creek to the east, Grices Road to the south and Soldiers Road to the west.
14. The PSP area is located within the suburb of Berwick and the City of Casey and the Casey-Cardinia growth area. The map of the PSP area is shown in Figure 1.

FIGURE 1 MINTA FARM PSP AREA



Source: Victorian Planning Authority, Minta Farm Precinct Structure Plan, October 2017

15. The PSP area has been earmarked for an integrated residential and regionally significant employment hub.

16. The Net Developable Area (NDA) of the PSP area is 210.6 hectares, including 141.8 hectares NDA of residential land and 68.8 hectares NDA of employment land. Table 2 provides a summary of the land use budget of the PSP area.

TABLE 2 SUMMARY OF LAND USE BUDGET – MINTA FARM PSP AREA

DESCRIPTION	HECTARES
Total Precinct Area	284.77
Transport	15.68
Community and Education	4.70
Open Space	53.79
Net Developable Area	210.6
Net Developable Area – Residential	141.80
Net Developable Area - Employment	68.80

Source: Victorian Planning Authority, Minta Farm Precinct Structure Plan, October 2017

17. The PSP states that the area will facilitate the delivery of approximately 2,853 dwellings, equating to an estimated future population of 7,988 residents.
18. Employment land is located primarily to the north-east of the PSP area. Employment land includes a local town centre, local convenience centre, a small local enterprise sub precinct, mixed use sub-precincts, an innovation and technology business sub precinct and a commercial and office sub-precinct.
19. The employment area within the PSP area is anticipated to create approximately 11,258 jobs. The anticipated employment created in the PSP area by sub-precinct is summarised in Table 3. It can be seen from Table 3 below that the majority of jobs are anticipated to be generated by the Office and Commercial sub-precinct (7,322 jobs) and the Innovation and Technology sub-precinct (2,199 jobs), followed by the Small Local Enterprise and Mixed Use sub-precincts.

TABLE 3 SUMMARY OF EMPLOYMENT OUTCOMES – MINTA FARM PSP AREA

DESCRIPTION	UNIT OF MEASURE	JOBS PER UNIT	PROJECTED UNITS IN PSP	JOBS
Council kindergarten	Jobs per centre	10	1	10
Community centre	Jobs per centre	10	1	10
Government primary school	Jobs per school	40	1	40
Private child care facility	Jobs per 100 places	15	1	15
Local town centre	Jobs per hectare	87	3.62	314
Local convenience centre	Jobs per hectare	87	1.00	87
Innovation and technology	Jobs per hectare	56	39.26	2,199
Office and commercial	Jobs per hectare	280	26.15	7,322
Small local enterprise	Jobs per hectare	158	3.40	536
Mixed use	Jobs per hectare	56	10.40	582
Home-based business	Jobs per dwelling	0.05	2,853	143
Total				11,258

Source: Victorian Planning Authority, Minta Farm Precinct Structure Plan, October 2017

20. Table 4 provides an overview of the proposed employment uses earmarked for the Minta Farm PSP area, including a description of the type of uses proposed for each sub-precinct and the indicative building heights within each sub-precinct.

TABLE 4 OVERVIEW OF EMPLOYMENT USES – PLAN 6, EMPLOYMENT AND LAND USES, MINTA FARM PSP

SUB-PRECINCT	DESCRIPTION OF EMPLOYMENT USE AND INDICATIVE BUILDING HEIGHT
Local Town Centre	Local Town Centre comprising shops, supermarkets, retail, entertainment and local services 1 to 3 storeys
Local Convenience Centre	Local Convenience Centre comprising local-scale shops, supermarkets and commercial space. 1 to 2 storeys
Innovation and Technology	Business uses with a technology focus, including business incubators, light manufacturing as well as research 1 to 2 storeys
Office and Commercial	Commercial and office including research, education, retail and other supporting business services 2 to 6 storeys
Small Local Enterprise	Local service businesses for example, gym or dance studio, private play centre, storage, automobile repairs, workshops and veterinary clinic 1 to 3 storeys
Mixed Use	Mixed uses of residential and commercial (ground floor) businesses with active ground planes 2 to 3 storeys

Source: Victorian Planning Authority, Minta Farm Precinct Structure Plan, October 2017

3.3. STRATEGIC POLICY CONTEXT

21. Provision of land for employment purposes in the Minta Farm PSP Area (MFPSPA) has been proposed and supported by strategies and policy since 2002. I consider that there has been strong and consistent strategy and policy support at the State and local level for the development of the MFPSPA as a significant employment hub, encompassing a mix of uses including office, research and development and associated manufacturing.
22. I have summarised the relevant strategies and policies below.

PLAN MELBOURNE 2017-2050

23. Plan Melbourne 2017-2050 is the guiding metropolitan planning strategy for Melbourne. Plan Melbourne highlights the need to support and strengthen employment precincts, through amongst other things, planning for adequate commercial land improving access to jobs closer to where people live.
24. The vision is that 'Melbourne will continue to be a global city of opportunity and choice'. This vision is guided by nine principles. Those relevant to planning for employment at Minta Farm include:
- Principle 2 – A global connected and competitive city – “Melbourne will develop and deliver infrastructure to support its competitive advantages in sectors such as business services, health, education, manufacturing and tourism. Employment, research, retail, cultural and sporting precincts will also be supported to ensure Melbourne remains attractive and liveable”.¹

¹ Plan Melbourne 2017-2050, 2017 p.10

- Principle 3 – A city of centres linked to regional Victoria – “The central city will remain the focus for global business and knowledge-intensive industries linked to an extensive network of clusters, centres, precincts and gateways. These physical, social and economic links will be strengthened, turning Melbourne into a city of centres linked to regional Victoria—creating social and economic opportunities across the state.”²
 - Principle 5 – Living Locally-20-Minute neighbourhoods – “Creating accessible, safe and attractive local areas where people can access most of their everyday needs within a 20-minute walk, cycle or local public transport trip, will make Melbourne healthier and more inclusive. Due to the specialised and diverse nature of work, many people will still need to travel outside of this 20-minute neighbourhood for their jobs”.³
25. Specific relevant outcomes and directions in Plan Melbourne include:
- Outcome 1: Melbourne is a productive city that attracts investment, supports innovation and creates jobs.
 - Direction 1.1 Create a city structure that strengthens Melbourne’s competitiveness for jobs and investment
 - Policy 1.1.7 Plan for adequate commercial land across Melbourne.
 - Direction 1.2. Improve access to jobs across Melbourne and closer to where people live.
 - Policy 1.2.1 Support the development of a network of activity centres linked by transport.
 - Policy 1.2.2 Facilitate investment in Melbourne’s outer areas to increase local access to employment.
 - Outcome 5: Melbourne is a city of inclusive, vibrant and healthy neighbourhoods
 - Direction 5.1 Create a city of 20-minute neighbourhoods.
 - Policy 5.1.2 Support a network of vibrant neighbourhood activity centres.

SOUTH EAST GROWTH CORRIDOR PLAN (2012)

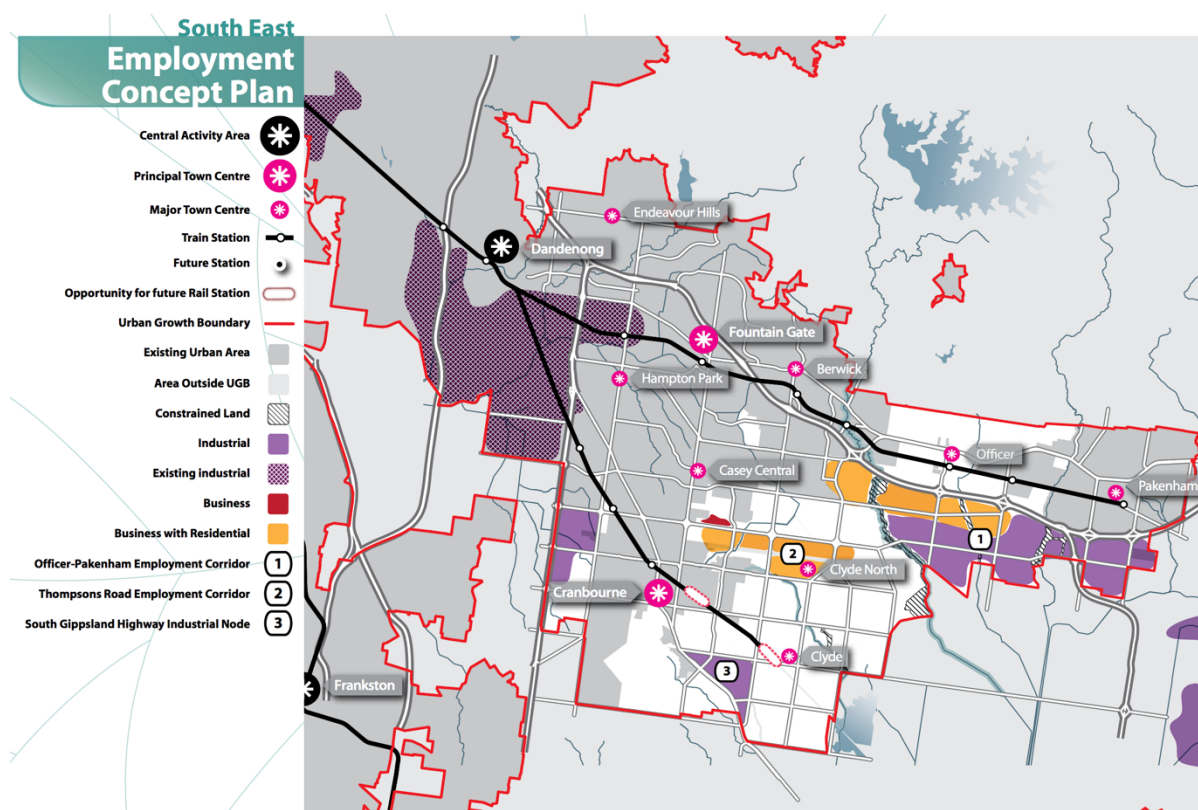
26. The Growth Corridor Plans were prepared in 2012 by the then Growth Areas Authority (now the VPA) to guide growth within Melbourne’s growth areas. The Growth Corridor Plans included identification and provision of employment land across four sub-regions including north, west, Sunbury and the south-east.
27. Provision of employment land was guided by three separate reports prepared by Jones Lang LaSalle, Essential Economics and Spatial Economics. The Growth Corridor Plans distilled the above reports into the following key targets for the provision of employment land:
- An overall target of **one job for each new dwelling** to be created in the growth corridors;
 - Approximately **one-third of jobs to be provided at the local level** (i.e. in local community neighbourhoods);
 - Approximately **70% of jobs to be located at the sub-regional level** (i.e. within approximately 5km);
 - An expectation that **40-45% of total employment would be in activities located in employment land precincts**;
 - **55 to 60% of jobs within residential areas**, comprising town centres (25-30%), community uses (25-30%) and home-based employment (5-10%).
28. In regard to employment, the SEGCP states that *“The South East Growth Corridor will continue to have a strong relationship to the Dandenong Central Activities Area (CAA) and other major employment destinations in the broader south east metropolitan area.....over time, the South East Growth Corridor will aim to achieve greater local job self-containment. In total, the South East Growth Corridor Plan area is expected to accommodate between 86,000 and 110,000 new jobs, across a range of employment sectors and locations.”*

² Plan Melbourne 2017-2050, 2017 p.10

³ Plan Melbourne 2017-2050, 2017 p.10

29. The South East Growth Corridor Plan identified the Minta Farm PSP area as “business with residential”, which described a mix of uses including areas for office, research and development and associated manufacturing facilities. The South East Employment Concept Plan is shown in Figure 2.

FIGURE 2 SOUTH EAST EMPLOYMENT CONCEPT PLAN



30. Source: Growth Areas Authority, South East Growth Corridor Plan, 2012

C21: A VISION FOR OUR FUTURE, 2002

31. The C21 Strategy promoted the establishment of a C21 Business Park at the MFPSPA to attract 21st century jobs in high value-add industry sectors. Specifically, the strategy sought to “Plan for the development of a C21 Business Park... This Park is to be linked to the successful development of the Casey Technology Park. It is to provide a high amenity, quality business and elaborately transformed manufacturing park, together with integrated research, commercial, learning and living spaces with freeway access and a focus towards a wide wetlands and parkland space along Cardinia Creek. It is not to be development for housing as a short term pressure, or for more conventional industry such as warehousing.”⁴ The C21 Strategy was adopted by the City of Casey in September 2002.

ECONOMIC DEVELOPMENT POLICY (CLAUSE 21.05)

32. Clause 21.05 of the Casey Planning Scheme includes the broad objectives of facilitating the creation of knowledge-based jobs in Casey and to take advantage of Casey’s competitive edges to create local employment opportunities across a diverse economic base.
33. Clause 21.05 includes the strategy to facilitate the development of ‘Minta Farm’ in Berwick as a high-amenity, integrated employment precinct, incorporating office, research, manufacturing, learning and living components.

⁴ City of Casey, Casey C21 A Vision for Our Future Volume 2, 2002, p.148

CASEY-CARDINIA REGION ECONOMIC DEVELOPMENT STRATEGY 2016-2017

34. The Casey-Cardinia Region Economic Development Strategy 2016-2017 includes the objective to ensure that there is sufficient employment land to meet the needs of local businesses and to ensure that identified industrial and commercial land is delivered and facilitated. The Strategy specifically identifies and supports a target for the provision of 10,000 jobs within the MFPSPA. The Strategy was adopted by Casey City Council in December 2016.

3.4. STRATEGIC JUSTIFICATION FOR EMPLOYMENT

35. In this section, I summarise the relevant reports providing the economic justification for employment land provision in the PSP area.

EMPLOYMENT PLANNING FOR C21 BUSINESS PARK, ESSENTIAL ECONOMICS, AUGUST 2010

36. This report identifies and justifies the extent of land to be set aside for employment activities in the MFPSPA and provides recommendations for location and employment generation. Table 5 provides a summary of the flow of justification adopted by Essential Economics in planning for the provision of employment land.
37. I note that the report canvassed two land allocation scenarios for the MFPSPA – a base case scenario comprising 100ha of land yielding 8,575 jobs – and an employment maximisation scenario comprising 135ha of land yielding 13,575 jobs.

TABLE 5 EMPLOYMENT JUSTIFICATION FOR MINTA FARM PSP

APPROACH	FINDING
Employment Targets	<p>Three targets utilised for to inform planning for future employment land requirements in the Cardinia-Casey region, including:</p> <ul style="list-style-type: none"> • 1 new job for every new household; • 1 job for every household; • 100% employment self-sufficiency.
Employment Land Requirements	<p>Assumption that between 40-45% of all employment will be provided in 'employment precincts' and assumptions that employment densities will average 20 jobs per gross hectare of employment land results in the need for between 1,830 ha to 4,280 ha required for employment uses to 2031 across the region (depending on different scenarios).</p>
Employment Land Supply	<p>Analysis of existing, planned and potential future employment areas identified:</p> <ul style="list-style-type: none"> • 510 ha of existing supply in employment precincts; • 1,590 ha in planned employment precincts; • 500 + ha potential future industrial land; • 1,800 ha in vacant industrial land in surrounding region.
Adequacy of Existing and Planned Supply	<p>A number of approaches are used to estimate the adequacy of supply, including a sensitivity analysis. Different approaches resulted in either a surplus or deficit of future industrial land in Casey Cardinia.</p> <p>The conclusion that is reached is that opportunities for employment land will need to be secured if the GAA target of 100% employment self-sufficiency is to be met. This includes the retention of "at least some part" of the C21 Business Park for employment land purposes.</p>
Recommended Development Outcomes for C21 Business Park	<p>The report recommends two alternative employment land allocations based on location considerations, site characteristics and constraints and a competitor analysis as follows:</p> <ul style="list-style-type: none"> • 100ha (base case scenario) – equating to 8,575 jobs; and • 135ha (employment maximisation scenario) – equating to 13,575 jobs.

Source: Urban Enterprise, based on Essential Economics C21 Report, 2010.

PLANNING FOR EMPLOYMENT AND INDUSTRY IN MELBOURNE'S GROWTH AREAS, GROWTH AREAS AUTHORITY, OCTOBER 2011

38. This report prepared by the then Growth Areas Authority provides a summary of the approach and conclusions reached, in regard to planning for future industrial land requirements in growth areas. This report relied on the following reports:
- A Study into the Take-Up of Industrial Land and Future Land Requirements in Melbourne, Jones Lang LaSalle, July 2010;
 - An Analysis of the Use, Zone, Distribution and Consumption of Industrial Land, Spatial Economics, October 2010; and
 - Growth Corridor Plans Activity Centre and Employment Planning, Essential Economics, November 2011.
39. The report states that *"employment in industrial and mixed use areas is expected to be the most significant component of total employment in the growth areas – accounting for up to 45% of total employment. This equates to a total of between 110,000 and 210,000 jobs in industrial and mixed use areas by the time that the expanded growth areas are fully developed...the Growth Corridor Plans provide for development of up to 5000 hectares of industrial land, including 800 hectares of industrial land within commercial and mixed use precincts in the areas brought into the UGB in 2010."*
40. I note that the above statement on land allocation foreshadows that commercial employment precincts in growth corridors will accommodate some industrial uses.

MINTA FARM PRECINCT STRUCTURE PLAN EMPLOYMENT LAND REVIEW, VICTORIAN PLANNING AUTHORITY, OCTOBER 2017

41. The VPA Review, prepared in 2017, is the specific supporting document for the proposed employment land allocation in the MFPSPA. The report identifies the various planning merits for provision of employment land within the PSP area, including the potential role of the land as distinct from the larger format industrial land that will form part of the neighbouring Officer State Significant Industrial Precinct (SSIP).
42. The VPA Review report includes a review of employment case studies which are used to inform potential employment densities and land use allocations/mix and an analysis of the likely future labour market in the area.
43. The VPA review recommended a land use composition for the MFPSPA, which I have summarised in Table 6. A provision of 82.8 ha of employment land was recommended across 5 sub-precincts, yielding an estimated 10,953 jobs.

TABLE 6 EMPLOYMENT POTENTIAL – MINTA FARM PSP

ESTIMATED EMPLOYMENT POTENTIAL	AREA (NET)	JOBS	JOB DENSITY
Commercial and office	26.2 ha	7,322 jobs	280 jobs/ha
Technology and business	39.3 ha	2,199 jobs	56 jobs/ha
Small local enterprise areas	3.4 ha	536 jobs	158 jobs/ha
Town centre	3.6 ha	314 jobs	87 jobs/ha
Mixed use	10.4 ha	582 jobs	56 jobs/ha
Totals	82.8 ha	10,953 jobs	127 jobs/ha (average)

Source: VPA, Minta Farm Precinct Structure Plan Employment Precinct Land Review, October 2017

3.5. SITE ATTRIBUTES

44. In this section I provide an overview of what I consider are the locational and site attributes of the MFPSPA that are relevant to its attractiveness as an employment hub. I also compare these attributes with those of potentially competing employment areas in the City of Casey including the Casey Central Town Centre PSP area and the Berwick Health and Education Precinct (BHAEP).

MFPSPA

45. I consider the positive site and location attributes of the MFPSPA include:

- Direct access to the Princes Freeway, providing a major road connection to significant employment areas in the South East corridor, as well as Melbourne's CBD and Port.
- Being at the gateway to the future state significant industrial precinct (SSIP) in Officer/Pakenham.
- Close proximity to the Berwick Health and Education Precinct (5 kms).
- Close proximity to the Beaconsfield Train Station (4 kms).
- The potential to create a high degree of amenity.

46. However, in my view, the comparative disadvantages of the MFPSPA include:

- Its distance from Melbourne's CBD (50 kms).
- The lack of direct, walkable access to a train station.
- The lack of any employment anchors such as a Hospital, University or corporate headquarters or integration with a Major Activity Centre.

COMPETING EMPLOYMENT AREAS

47. In Table 7 below, I compare the key attributes of the MFPSPA with the competing employment areas of Casey Central Town Centre PSP area and the Berwick Health and Education Precinct. In my view, these areas will compete with MFPSPA in the short to medium term primarily in relation to the development of office and research and development uses.

48. Table 7 shows that:

- The Berwick Health and Education Precinct is an established precinct that includes the key employment anchors of Federation University, Casey Hospital, St John of God Hospital, Chisholm Institute of TAFE and Berwick TEC. A large proportion of the Precinct fronts the Princes Freeway and it also has a train station (Berwick Train Station) within a walkable distance.
- The Casey Central Town Centre PSP area is located within 4km of Merinda Park and Cranbourne Train Stations. The Casey Central Town Centre is proposed to become a high amenity area, consisting of a mix of retail, commercial, entertainment and food and beverage with employment uses integrated with a Major Town Centre.

TABLE 7 COMPARISON OF SITE ATTRIBUTES - NEARBY EMPLOYMENT AREAS – CITY OF CASEY

	MINTA FARM PSP AREA	CASEY CENTRAL TOWN CENTRE PSP AREA	BERWICK HEALTH AND EDUCATION DEVELOPMENT PLAN
Status	Exhibited, Planning Panel	Approved	Exhibited, Planning Panel
Distance from CBD	50 km	50 km	45 km
Public Transport	Beaconsfield Train Station is within 4 km	Merinda Park and Cranbourne Train Stations within 4 km	Berwick Train Station is within 500m
Employment Anchors	None as yet	None as yet. Major Town Centre.	<ul style="list-style-type: none"> - Federation University; - Chisholm Institute of TAFE and Berwick TEC; - St. John of God Private Hospitals (both campuses); - Casey Hospital (Monash Health); - Proposed Multi-Level Corporate Centre, 6-8 storeys
Amenity	High amenity area proposed: <ul style="list-style-type: none"> - Mix of retail, commercial, office, R&D, associated manufacturing - Multi-storey developments 	High amenity area proposed: <ul style="list-style-type: none"> - Retail, commercial, entertainment, urban plaza, food and beverage - Multi-storey developments 	<ul style="list-style-type: none"> - Integrated with leisure, lifestyle, retail, health and well-being, personal services, entertainment, food and beverage, accommodation, conference and residential uses.

Source: Casey Central Town Centre PSP, VPA 2015 / Berwick Health and Education Development Plan, VPA 2017 / Minta Farm PSP, VPA 2017, derived by Urban Enterprise

49. I consider that there are significant intervening development opportunities to the MFPSPA, in particular the BHAEP that will be more attractive for office and research and development uses in the short to medium term than the MFPSPA.
50. However, in the longer term, the MFPSPA will be the next logical destination for these uses as capacity in the BHAEP is exhausted. In addition, the proximity of the MFPSPA to the BHAEP is likely to lead to a strong economic relationship between the two precincts, with businesses locating in the MFPSPA that are not able to locate in the BHAEP. This is likely to include a range of business services and suppliers catering to the businesses in the precinct.

4. EMPLOYMENT ASSESSMENT

4.1. EMPLOYMENT INDICATORS

51. In this section I provide an assessment of employment in the Casey/Cardinia region including jobs growth, average jobs per household ratios in Casey and Cardinia and the location of work for Casey residents. This is based on historical data obtained from the ABS to 2016.

4.1.1. EMPLOYMENT GROWTH

52. Table 8 shows the change in the number of employed residents in Cardinia and Casey between 2006 and 2016. The number of employed residents increased by approximately 55,000, with the number of jobs increasing by approximately 31,000. The differential of 23,977 jobs means that 43.6% of new employed residents are travelling outside of the Casey/Cardinia region for employment.

TABLE 8 GROWTH IN EMPLOYED RESIDENTS AND JOBS – CARDINIA AND CASEY MUNICIPALITIES – 2006 TO 2016

		CARDINIA	CASEY	TOTAL
Employed Residents	2006	27,196	100,678	127,874
	2016	44,959	137,927	182,886
	Net change	17,763	37,249	55,012
Jobs	2006	13,840	42,513	56,353
	2016	23,147	64,241	87,388
	Net change	9,307	21,728	31,035

Source: ABS Census 2006 & 2016, Place of usual residence & place of work.

4.1.2. JOBS TO HOUSEHOLD RATIO

53. The VPA's objective is to support the provision of 1 job per new household in urban growth areas. As stated previously, this is reflected in the 'South East Growth Corridor Plan' and the 'Employment Planning for C21 Business Park' report.
54. In 2016, there were 0.7 jobs per household in the City of Casey, which is higher than in 2006 when the ratio was 0.62 jobs per household, as shown in Table 9.
55. Whilst there has been considerable employment growth between 2006 and 2016 in Cardinia and Casey, there remains a shortfall in employment. As at 2016, Casey and Cardinia had a job to household ratio of 0.71 to 1, as shown in Table 9. This is considered an employment deficit relative to the jobs target for growth corridors which is one job for each new dwelling.

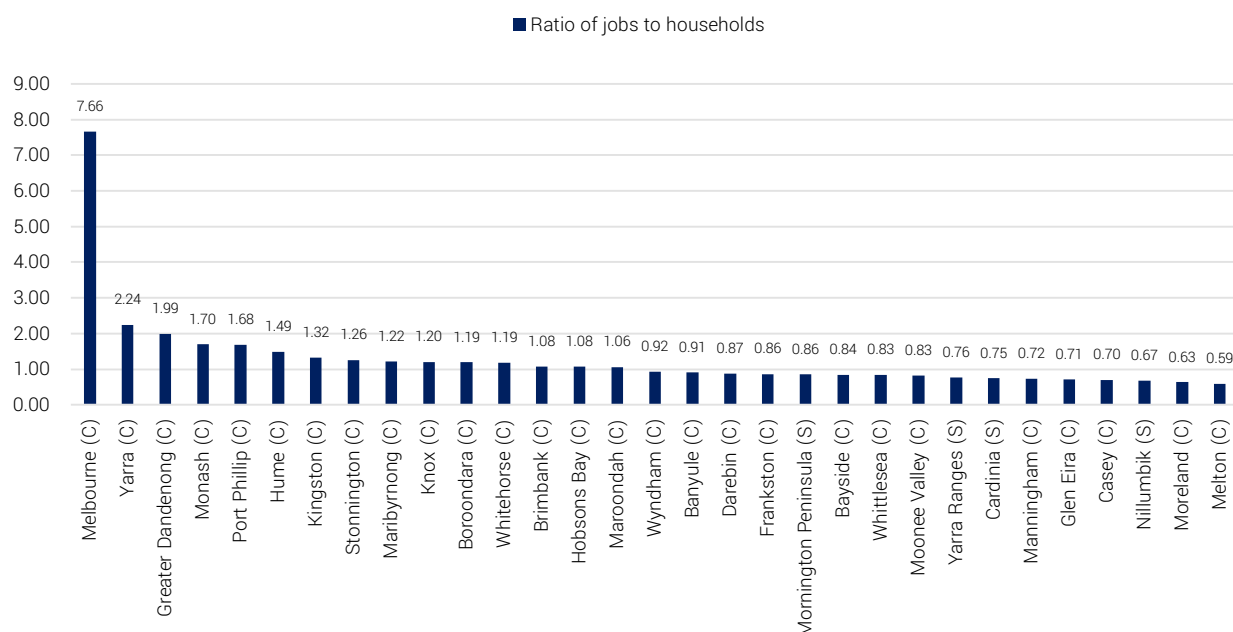
TABLE 9 JOBS PER HOUSEHOLD RATIO – CASEY AND CARDINIA LOCAL GOVERNMENT AREAS

	CASEY		CARDINIA		TOTAL	
	2006	2016	2006	2016	2006	2016
Jobs per household	0.62	0.70	0.73	0.75	0.64	0.71

Source: ABS Census 2006 & 2016, Place of usual residence & place of work.

56. In my view, the data confirms that, whilst there has been some improvement in job self-containment in Casey, there is still a substantial jobs deficit.
57. The jobs per household ratio varies widely across the municipal areas in metropolitan Melbourne as shown in Figure 3, with the highest ratios in Melbourne, Yarra, Port Phillip (inner areas with high concentrations of office jobs) and Greater Dandenong, Monash and Hume (suburban areas with high concentrations of strategic employment land). I note that Cardinia and Casey have the 7th lowest and 4th lowest job to household ratios of all Melbourne municipalities, however I point out that the ratios for growth area councils are generally lower than the ratios for middle and inner council areas.

FIGURE 3 RATIO OF JOBS TO HOUSEHOLDS, MELBOURNE METROPOLITAN MUNICIPALITIES, 2016



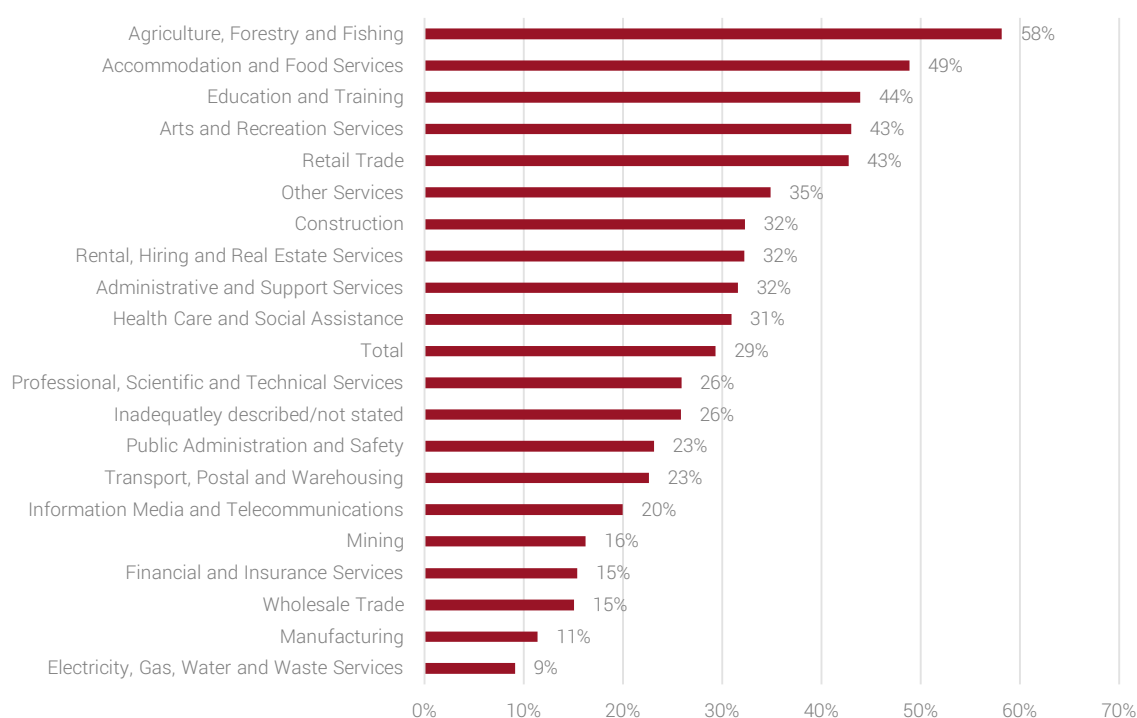
Source: Census of Population and Housing, Australian Bureau of Statistics (ABS) 2016

58. Figure 3 shows that Greater Dandenong which is the closest employment hub to workers living in Casey has a ratio of almost 2 jobs per household, compared with Casey at 0.7 jobs per household. Figure 5 shows that a large proportion of Casey residents (20%) work in Greater Dandenong. In my view, this data indicates that there will be a need for a significant number of jobs to be created in Casey in the next 10 to 20 years as strong population growth in Casey continues, combined with a diminishing supply of employment land in Greater Dandenong.

4.1.3. LOCATION OF JOBS FOR CASEY RESIDENTS

59. Figure 4 below shows the proportion of workers living in Casey that work in Casey, by industry sector. I note that the lowest job self-containment occurs in the industry sectors of Manufacturing (11%), Wholesale Trade (15%), Finance & Insurance Services (15%), Information / Media / Telecommunications (20%), Transport / Postal / Warehousing (23%), Public Administration & Safety (23%) and Professional / Scientific / Technical Services (26%). These are the industry sectors, in my view, that are being targeted for the MFPSPA.

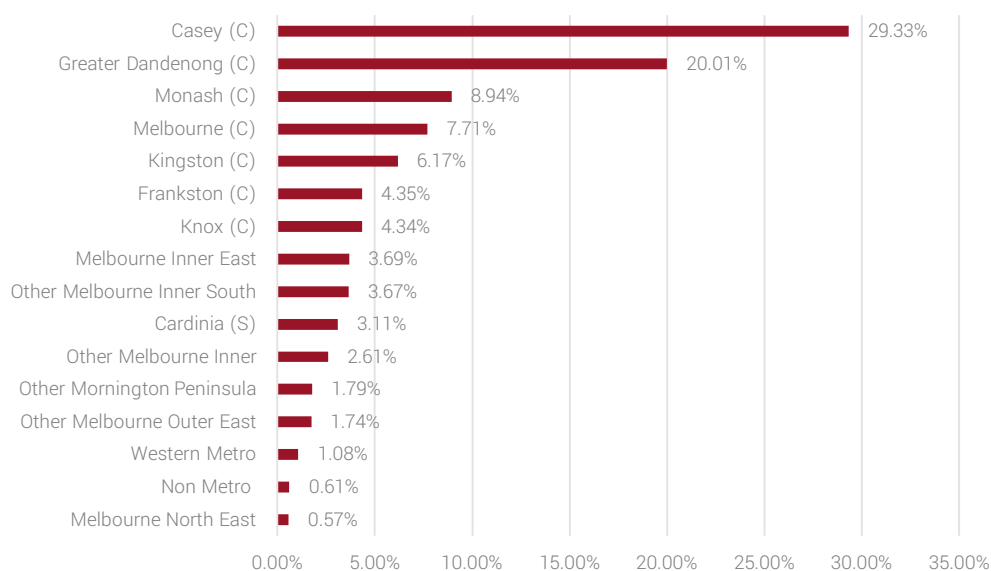
FIGURE 4 JOB CONTAINMENT - LOCATION OF EMPLOYMENT BY INDUSTRY – CITY OF CASEY - 2016



Source: Census of Population and Housing, Australian Bureau of Statistics (ABS) 2016

60. Figure 5 below shows the place of work for Casey residents. As I stated previously, it shows that 20% of employed Casey residents worked in Greater Dandenong in 2016, the highest of any municipality other than Casey itself (29%). This demonstrates the importance of Greater Dandenong as an employment hub for workers living in Casey.

FIGURE 5 PLACE OF WORK – CASEY EMPLOYED PERSONS - 2016



Source: Census of Population and Housing, Australian Bureau of Statistics (ABS) 2016

61. I have included a Table in Appendix B that shows where Casey residents work, by industry sector. The Table confirms the importance of Greater Dandenong and Monash as sources of employment for Casey residents. The City of Melbourne is also an important employment destination.

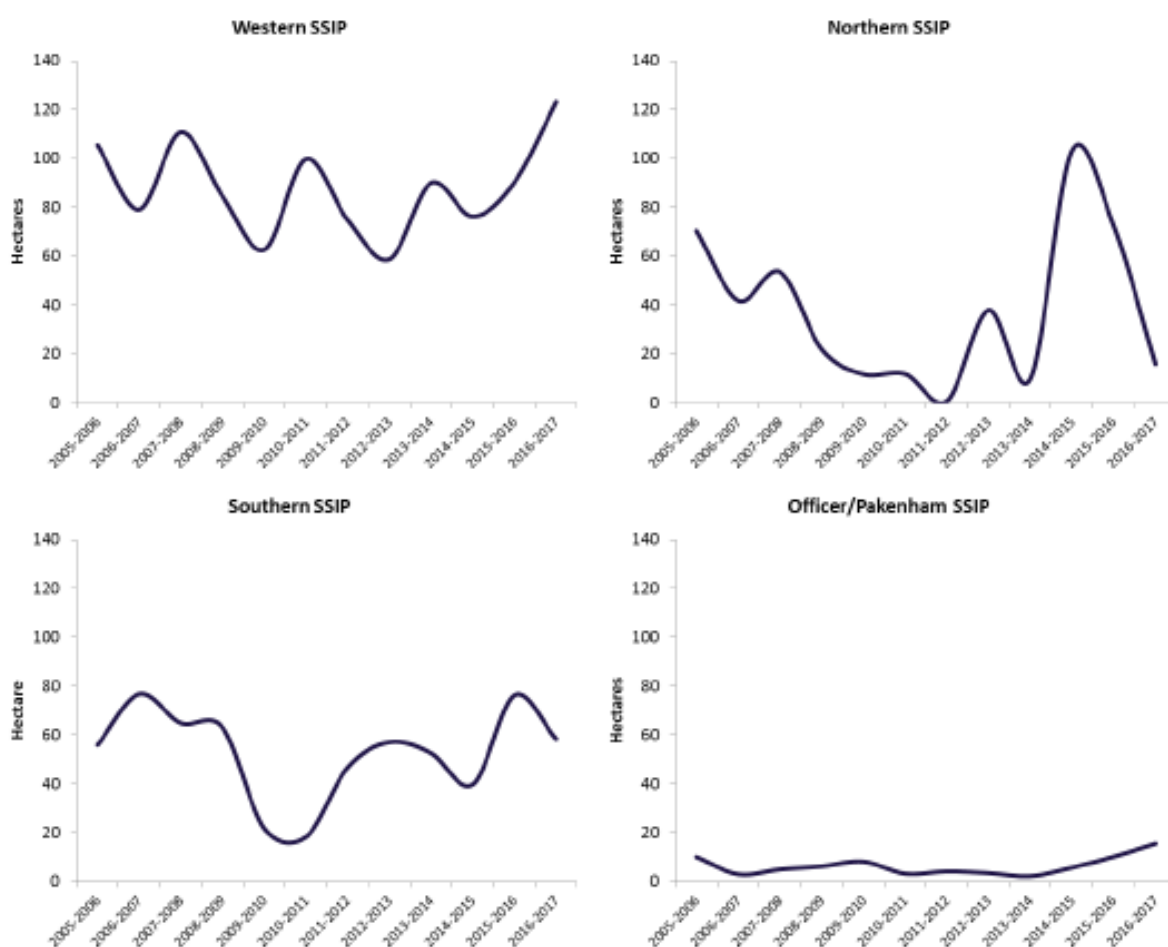
4.2. EMPLOYMENT LAND DEMAND AND SUPPLY

62. In assessing employment demand and supply, my evidence predominately focuses on the sub-precincts in the MFPSPA that generate the most jobs. These include the Commercial and Office (C&O), Innovation, Technology and Business (IT&B), Small Local Enterprise (SLE) and Mixed Use (MU) sub-precincts.

4.2.1. INDUSTRIAL LAND SUPPLY

63. In terms of industrial land demand, the Urban Development Program identified that the Southern State Significant Industrial Precinct (SSIP) has experienced average land consumption of 48 hectares per annum since the Global Financial Crisis (Urban Development Program, DELWP, 2017, p12). This is shown in Figure 6.
64. Demand for land in the Officer/Pakenham area has been significantly lower, although in recent years, demand has increased to almost 20 hectares per year as shown in Figure 6.

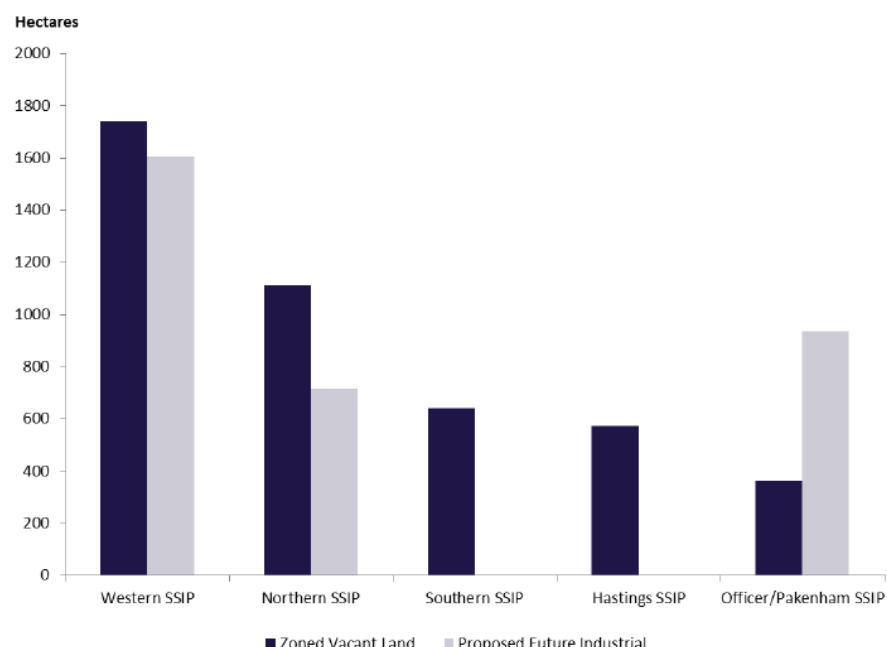
FIGURE 6 ANNUAL AVERAGE CONSUMPTION OF INDUSTRIAL LAND IN STATE SIGNIFICANT INDUSTRIAL PRECINCTS, 2005-06 TO 2015-16



Source: Urban Development Program, DELWP, 2017

65. Figure 7 below shows the remaining industrial land supply in State Significant Industrial Precincts in Melbourne. It shows that there are approximately 600 hectares of vacant industrial land remaining in the Southern SSIP. At current demand rates, as shown in Figure 6, this will be absorbed in approximately 12 years, at which point some demand could be expected to transfer to the Officer / Pakenham SSIP. I note that this data relates to all land in the industrial zones as well as the Commercial 2 Zone.

FIGURE 7 LAND SUPPLY IN THE STATE SIGNIFICANT INDUSTRIAL PRECINCTS



Source: Urban Development Program, DELWP, 2017

66. I have undertaken a closer analysis of the UDP data by examining the remaining land supply by zone as shown in Table 10 below. This shows that, in terms of land supply:

- There are only 11 hectares of vacant land in the Commercial 2 Zone in the City of Casey, none in Cardinia Shire and only 20 hectares remaining in Greater Dandenong;
- There is only 1 hectare of vacant land in the Industrial 3 Zone across the three municipalities;
- The vast majority of vacant industrial land is in the Industrial 1 Zone (788 ha); and
- Other employment zones, including the Urban Growth Zone, includes 244 hectares of land in Cranbourne West (Casey), 124 hectares of which is proposed to be rezoned from employment use (to residential), and 153 hectares of land in the Cardinia Road Employment Precinct that is yet to be developed. I note that this UDP data excludes land in the Officer Pakenham SSIP for which a PSP is yet to be approved (approximately 1,000 hectares).

TABLE 10 VACANT EMPLOYMENT LAND (HA) BY ZONE, CARDINIA, CASEY & GREATER DANDENONG, 2017

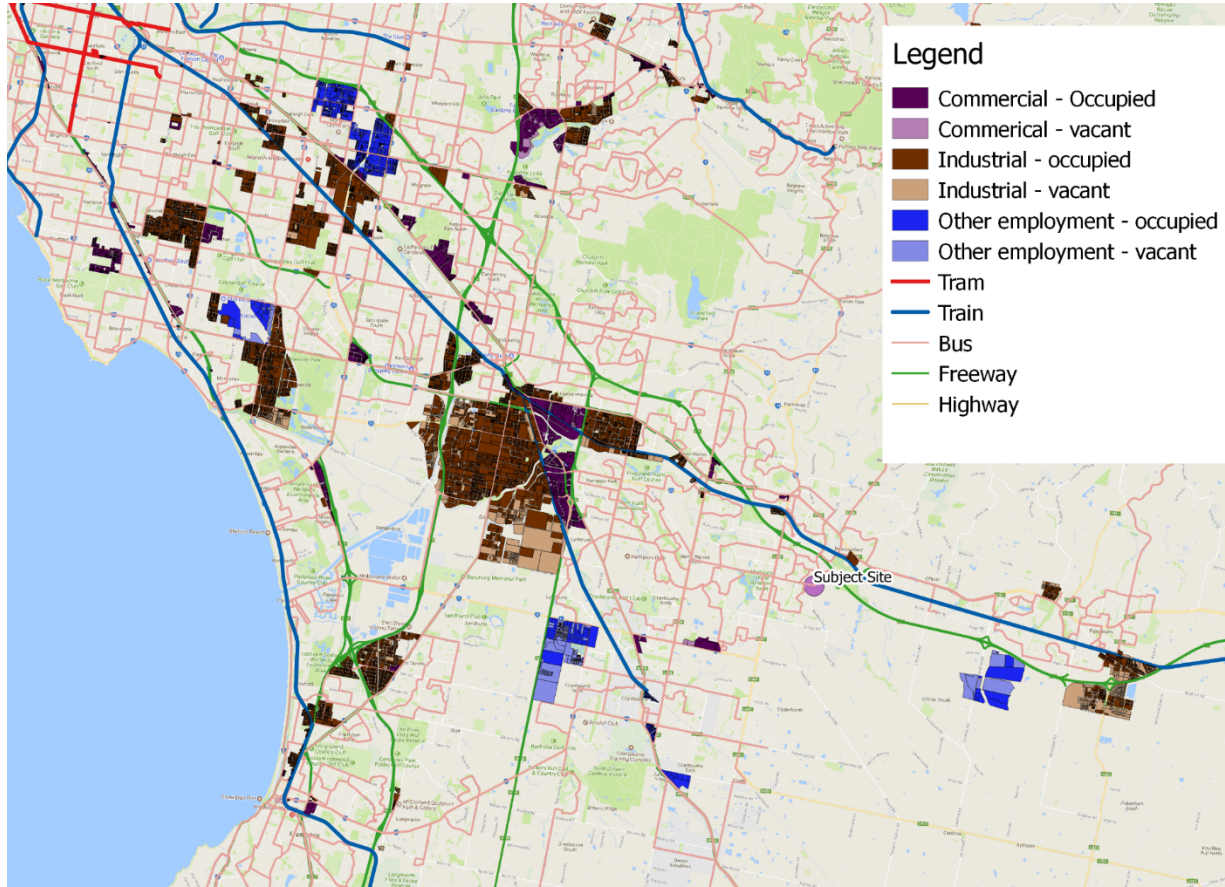
MUNICIPALITY	COMMERCIAL 2 ZONE	INDUSTRIAL 1 ZONE	INDUSTRIAL 2 ZONE	INDUSTRIAL 3 ZONE	OTHER EMPLOYMENT ZONES	TOTAL
Casey	11	37	0	1	244*	293
Cardinia	0	237	0	0	153*	390
Greater Dandenong	20	514	18	54	0	606
Total	31	788	18	55	397*	1,289

Source: UDP GIS data, 2017, Urban Enterprise.

* Cardinia supply is Cardinia Road Employment Precinct. Total land supply is 348ha, UDP understates vacant land. Yet to be developed. Casey supply is Cranbourne West PSP area. 118ha will remain after rezoning. Net vacant land after all adjustments is 466ha.

67. Figure 8 below shows the distribution of the remaining vacant land supply by zone, with the location of the MFPSPA also shown on the map. I consider that Cranbourne West and the MFPSPA are strategically positioned to attract future use and development consistent with the Commercial 2 Zone, which is what is proposed in the Minta Farm PSP.

FIGURE 8 EMPLOYMENT LAND SUPPLY – CASEY/CARDINIA



Source: Derived by Urban Enterprise from the Urban Development Program, 2017.

4.2.2. EMPLOYMENT DEMAND – INNOVATION, TECHNOLOGY AND BUSINESS

68. I have isolated those industry sectors that I consider would locate in the IT&B sub precinct in the MFPSPA. These include Manufacturing, Wholesale Trade, Transport/Postal/Warehousing, and Professional/Scientific/Technical Services.
69. Table 11 (overleaf) shows that 36,847 Casey residents were employed in these industries in 2016. Only 6,185 of these jobs were located in the City of Casey, with a further 11,513 jobs located in Greater Dandenong.

TABLE 11 CASEY RESIDENTS EMPLOYED IN INNOVATION JOBS BY LOCATION, 2016

	MANUFACTURING	WHOLESALE TRADE	TRANSPORT, POSTAL AND WAREHOUSING	PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES	TOTAL INNOVATION	ALL INDUSTRIES	% INNOVATION
Casey (C)	1,920	946	1,619	1,700	6,185	38,252	16%
Greater Dandenong (C)	6,636	2,211	2,073	593	11,513	26,089	44%
Monash (C)	1,683	742	709	634	3,768	11,655	32%
Other municipalities	6,607	2,376	2,753	3,645	15,381	54,415	28%
All locations	16,846	6,275	7,154	6,572	36,847	130,411	28%

Source: ABS Census.

70. Table 12 shows that the number of jobs in these industries in Casey and Cardinia has increased by 1,189 over the 10 year period from 2006 to 2016. I note that in the City of Casey, the number of jobs in the Professional, Scientific and Technical Services has grown by 918 over the 10 year period.

TABLE 12 GROWTH IN INNOVATION JOBS IN CASEY AND CARDINIA

	CASEY (C)			CARDINIA (S)		
	2006	2016	Net Change	2006	2016	Net Change
Manufacturing	4,457	3,938	-519 (-12%)	1,675	1,851	176 (11%)
Wholesale Trade	2,512	2,032	-480 (-19%)	602	472	-130 (-22%)
Transport, Postal and Warehousing	2,051	2,554	503 (25%)	705	1,022	317 (45%)
Professional, Scientific and Technical Services	1,541	2,459	918 (60%)	632	1,036	404 (64%)
Total	10,561	10,983	422	3,614	4,381	767

71. In my view, the data demonstrates the importance of providing employment opportunities in these industry sectors within the City of Casey, particularly as the population continues to grow and the need for jobs in these industry sectors continues to grow.

4.2.3. EMPLOYMENT DEMAND - COMMERCIAL OFFICE

72. I have analysed historical employment growth to estimate the demand for office floorspace in Casey and surrounding areas.
73. Table 13 below shows the increase in employment from 2006 and 2016 in those industry sectors which generally require office floorspace. I consider these industry sectors to include Information/Media & Telecommunications, Professional/Scientific & Technical Services, Financial & Insurance Services, Administrative & Support Services, and Public Administration & Safety. In the City of Casey, there were 3,270 additional jobs over the 10 year period.

TABLE 13 GROWTH IN OFFICE-BASED EMPLOYMENT, 2006 TO 2016, CASEY AND NEARBY MUNICIPALITIES

YEAR	CASEY	CARDINIA	GREATER DANDENONG	MONASH	TOTAL
2006	4,764	1,667	8,595	16,007	31,033
2016	8,034	2,768	11,509	20,056	42,367
Net Increase	3,270	1,101	2,914	4,049	11,334

Source: ABS Census, 2006 and 2016.

74. Based on an average employment density for offices of 20 sqm per job, the estimated floorspace demand for office-based employment in the City of Casey over the 10 year period was 65,400 sqm, or 6,540 sqm per annum on average. I explain why I adopt 20 sqm as the average employment density in paragraph 4.3.4.

4.2.4. EMPLOYMENT SUPPLY – COMMERCIAL OFFICE

75. I consider that there are intervening opportunities for commercial office development in relation to Minta Farm, notably in the Berwick Health and Education Precinct (BHAEP) and the Casey Central Town Centre PSP area. Because of these intervening opportunities, it is my view that the full build-out of the Commercial and Office sub-precinct in the MFPSPA is a longer term proposition, i.e. beyond full residential development of the PSP area.
76. The Berwick Health and Education Comprehensive Development Plan and the Casey Central Town Centre PSP shows that there is capacity for approximately 220,000sqm of office floorspace in major proposed office locations in the City of Casey. Approximately 150,000 sqm is proposed for the Corporate Centre in the Berwick Health and Education Comprehensive Development Plan. A further 70,000 is proposed for the Casey Central Town Centre PSP, as shown in Table 20.
77. Based on the rate of consumption outlined in paragraph 73, this represents around 33 years' supply of land for this use. However, I consider that the site attributes and the strength of the existing and proposed uses in the BHAEP, as outlined in paragraph 48 and the synergy between those uses will drive higher demand for office and research and development use in the precinct. As capacity in the BHAEP diminishes over time, this demand will transfer to the MFPSPA.

TABLE 14 FUTURE COMMERCIAL OFFICE FLOORSPACE – CITY OF CASEY

COMMERCIAL FLOORSPACE	FLOORSPACE (SQM)
Casey Central Town Centre PSP	70,086
Berwick Health and Education Development Plan	149,335
Total future supply	219,421

Source: Casey Central Town Centre PSP, VPA 2015 / Berwick Health and Education Development Plan, VPA 2017

4.3. AMOUNT OF EMPLOYMENT LAND NEEDED - MFPSPA

78. In this section I assesses the amount of employment land needed in the Minta Farm PSP area.
79. In relation to the amount of employment land needed in the PSP area, I consider the following to be the key considerations:
- Type of employment land use;
 - Job density for employment uses including floorspace required per job for office uses and jobs per hectare for other employment uses; and
 - Quantum of land by use.

4.3.1. EMPLOYMENT LAND USES

80. In my opinion, it is necessary to firstly understand the employment uses proposed for the PSP area. The PSP provides an overview of the following key employment uses for the dedicated employment land in the precinct, as summarised in Table 15 below.

TABLE 15 KEY EMPLOYMENT LAND USES – MINTA FARM PSP

EMPLOYMENT LAND USE	ALLOCATED LAND AREA (NDH)	DEFINITION
Innovation and Technology	39.26	Business uses with a technology focus, including business incubators, light manufacturing as well as research and development. 1 – 2 storeys Approximately 2,200 jobs
Office and Commercial	26.15	Commercial and office including research, education, retail and other supporting business services. 2 to 6 storeys Approximately 7,320 jobs
Small Local Enterprise	3.4	Local service businesses. For example, gym or dance studio, private play centre, storage, automobile repairs, workshops and veterinary clinic. 1 to 3 storeys Approximately 535 jobs
Mixed Use	10.40	Mixed uses of residential and commercial (ground floor) businesses with active ground planes. 2 to 3 storeys Approximately 320 jobs

Source: Minta Farm Precinct Structure Plan, Victorian Planning Authority, 2017

4.3.2. JOBS DENSITY COMPARISON

81. There is a difference of opinion between the VPA and TMG as to the job density that should apply to each sub-precinct. I have summarised these differences in Table 16 below.
82. Table 16 shows that:
 - The VPA adopted an average jobs density of 138 jobs per hectare across four employment uses. The jobs density figures are informed by a case study assessment, as well as adopting a set of assumptions in relation to land take (site coverage) and built form.
The VPA assumes that the built form will cover 45%-50% of the site, with an average height of 1-2 storeys. The floorplates will provide 80% to 90% floorspace efficiency, providing a jobs density of 20 sqm per job for commercial/office, 60 sqm per job for light industry and 40 sqm per job for small local enterprise.
 - TMG adopted an average jobs density of 185 jobs per hectare across three employment uses.
83. In addition, Lucid Economics adopted the VPA's jobs density assumption (146 jobs per hectare) across the three employment uses. However, Lucid Economics also prepared a case study assessment of 11 existing employment areas across Melbourne, Sydney and Brisbane to benchmark the jobs density assumption detailed in the PSP. The case study analysis returned an average jobs density of 127 jobs per hectare.
84. I consider that an average job density figure across the entire employment land allocated in the MFPSPA is not helpful in assessing the requirement for employment land. Instead, I consider that the assessment should identify an appropriate job density figure for each sub-precinct as outlined in the PSP because job density varies widely depending on the type of employment use.

TABLE 16 JOBS DENSITY COMPARISON

SUB-PRECINCT	EXHIBITED PSP			SUB-PRECINCT	TMG		
	Land Allocation	Jobs Density	Jobs Outcomes		Land Allocation	Jobs Density	Jobs Outcomes
Innovation Technology & Business	39.26	56 Jobs/Ha	2,199	Innovation Quarter	16	148 jobs/ha	2,368
Office and Commercial	26.15	280 Jobs/Ha	7,322	Urban Core ¹	24	289 jobs/ha	6,936
Small Local Enterprise	3.4	158 Jobs/Ha	536	Town Centre	6	119 jobs/ha	708
Mixed Use	10.4 ha	56 jobs/Ha	582				
TOTAL		138 jobs/ha	10,057			185 jobs/ha	10,012

Source: Projected Employment Quantum, Minta Farm PSP Employment Precinct Land Review 2017 / Minta City Proposal, The Minta Group 2018 / Minta Farm Review, Lucid Economics 2018, derived by Urban Enterprise 2018

Note 1: TMGs jobs density for office and commercial employment use includes 20% of land dedicated to residential uses. Therefore, 30 ha of land dedicated for employment uses reduces to 24 ha.

Note 2: Average Jobs density figure, sourced from Lucid Economics' case study analysis.

85. Table 16 shows that the key difference in opinion between the VPA and TMG regarding jobs density relates to the 'Innovation, Technology & Business' sub-precinct. This is subsequently reflected in the difference in land allocation, whereby TMG have allocated 16 ha compared to 39 ha allocated by the VPA to achieve similar jobs outcomes.
86. I note that there is no job density provided by TMG for the SLE sub-precinct because this type of use is not specifically provided for under their alternative urban structure.

4.3.3. JOBS DENSITY - INNOVATION AND TECHNOLOGY / SMALL LOCAL ENTERPRISE

87. To test the validity of the jobs density assumptions adopted for the Innovation, Technology and Business sub-precinct and the Small Local Enterprise sub-precinct in the PSP area, I have undertaken a benchmarking exercise with comparable employment precincts.
88. I consider that two employment precincts most closely reflect the type of uses proposed for the IT&B and SLE sub-precincts. The two employment areas I have assessed include:
- The Monash National Employment and Innovation Cluster (NEIC) East;
 - The Bayswater East Employment Precinct.
89. I have chosen these precincts because they include a mix of industries that closely reflect the proposed innovation and technology uses proposed for the Minta Farm PSP and have similar site attributes.

METHOD AND ASSUMPTIONS

90. The number of jobs in each employment area has been sourced from the Census of Population and Housing, Destination Zones, Australian Bureau of Statistics (ABS) 2016.
91. Employment areas were measured using Google Maps. Land areas exclude vacant land, non-employment land, roads at the precinct boundary but include internal roads and local open space.
92. Table 17 shows that Monash NEIC East and Bayswater East, which generally include a mix of traditional and advanced manufacturing, light industrial and commercial office space, have an average job density in the order of 30 to 80 jobs per hectare. The variation in job density is a result of the variation in the mix of uses between the case studies and the density of development that has occurred on both sites.
93. The average between the two case studies is 55 jobs per hectare.

TABLE 17 CASE STUDY ASSESSMENT – JOB DENSITY

EMPLOYMENT AREA	MONASH NEIC EAST	BAYSWATER EAST
Comparable Employment Land Use	Innovation and Technology	Innovation and Technology
Distance from CBD	25 km	35 km
Gross Land Area (Ha)	96	53
Zoning	SUZ	IN1Z
Jobs (2016)	7,553	1,622
Jobs Per Ha	78.7	30.6
Description of Uses	Traditional manufacturing, high tech manufacturing, offices.	Manufacturing, high tech manufacturing, light industrial, recreation.
Built form	Industrial single levels, some 4 storey office buildings	Industrial single level, some 2 storey office components of industrial uses (e.g. headquarter officers).

Source: Urban Enterprise 2018

94. In my opinion, the jobs density assumption adopted by the VPA for the IT&B sub-precinct of 56 jobs/ha is therefore a reasonable assumption, having regard to the above case studies.

JOBS OUTCOMES RELATIVE TO I,T&B LAND ALLOCATION

95. In order to understand the potential impact on the total jobs outcome from a reduction in the I,T&B land in the PSP area, I have undertaken an analysis based on the jobs density figures which I consider to be more realistic. This analysis applies the PSP assumptions of job density, which I consider to be reasonable, to the proposed land area allocation by the TMG for innovation and technology uses.
96. This analysis shows that there would be 1,303 fewer innovation and technology jobs compared to the PSP.

TABLE 18 JOBS OUTCOME BASED ON TMG LAND ALLOCATION – I,T&B

EMPLOYMENT LAND USE	TMG PROPOSED LAND ALLOCATION (HA)	JOBS DENSITY (JOBS/HA)	JOBS OUTCOMES	JOBS OUTCOMES (PSP)	JOBS DIFFERENTIAL TO PSP
Innovation and Technology	16	56	896	2,199	1,303

Source: Minta Farm Precinct Structure Plan, Victorian Planning Authority 2017 / Minta City Presentation, The Minta Group 2018, derived by Urban Enterprise 2018

4.3.4. JOBS DENSITY - OFFICE AND COMMERCIAL

97. The City of Melbourne publish floorspace and employment data annually through a Census of Land Use and Employment (CLUE). The 2016 CLUE report⁵ states that “there was on average 18.7 sqm of office space per office employee across the municipality in 2016” (p.4). This figure relates to gross floorspace. In my view, CLUE represents the most reliable measure available of average floorspace per job. Unfortunately, it is only available for the City of Melbourne.
98. TMG proposes that future office floorspace within the Core Area (157,600sqm) will accommodate 8,669 jobs. This equates to an employment density of 18.2 sqm per job, indicating that the area dedicated to ‘office and commercial’ uses will achieve a higher employment density than the City of Melbourne.

⁵ City of Melbourne Census of Land Use and Employment Profile 2016.

99. I consider that this is unrealistic given the relative locational and development attributes of each area and the existing job density in the City of Melbourne. In respect of the MFPSPA, I consider that a more realistic average job to floorspace ratio would be 1 job per 20 sqm of gross floorspace, having regard to its outer suburban location. This benchmark has been consistently adopted in previous reports, namely:

- Employment planning for C21 Business park, economic input to PSP, Essential Economics 2010;
- The Casey Central Town Centre Precinct Structure Plan (PSP) 2016; and
- Berwick Health and Education Precinct Development Plan 2017.

100. In order to calculate the average job to floorspace ratio for the office and commercial use, the assumptions identified in the Minta Farm PSP have been adopted and applied to the land allocation, as shown in Table 12.

The table shows that the land allocated for commercial and office employment uses results in 7,322 jobs.

TABLE 19 JOBS OUTCOME FOR OFFICE AND COMMERCIAL USE – MINTA FARM PSP

VPA ASSUMPTIONS	
Commercial and Office Land Area (ha)	26.15
Land Area (Floorspace)	261,500
Less Roads @ 30%	183,050
Less Site Coverage @ 50%	91,525
Less Building Efficiency @ 80%	73,220
Building Height	2 storeys
Sqm per Job	20
Total Jobs	7,322

Source: Derived by Urban Enterprise from Minta Farm Precinct Structure Plan, Victorian Planning Authority, 2017.

JOBS OUTCOMES REALTIVE TO JOB DENSITY ASSUMPTIONS FOR OFFICE

101. Using the assumptions outlined in Table 12, I have conducted an analysis of a potential change to the floorspace to job assumption for office and commercial use based on TMG's land allocation, but using a job density figure of 1 job per 20 sqm of gross floorspace, which I consider to be more realistic.

102. My analysis shows that if VPA's assumptions including site coverage, building height and job density were applied to the TMG's land allocation, there would be a reduction in the jobs outcome of 602 jobs, as shown in Table 20 below.

TABLE 20 JOBS OUTCOME BASED ON TMG LAND ALLOCATION - OFFICE

	Sensitivity Analysis	JOBS DIFFERENTIAL TO PSP
Commercial and Office Land Area (ha)	24	
Land Area (Floorspace)	240,000	
Less Roads @ 30%	168,000	
Less Site Coverage @ 50%	84,000	
Less Building Efficiency @ 80%	67,200	
Building Height	2 storeys	
Sqm per Job	20	
Total Jobs	6,720	602

Source: Derived by Urban Enterprise from TMG information.

4.3.5. IMPACT OF TMG LAND ALLOCATION ON JOBS

103. Combining the results of the analysis shown in Tables 18 and 20, I calculate that the TMG's reduced land allocation for employment land in the Office and Commercial and I,T&B sub-precincts would result in an estimated 1,873 reduction in jobs for these sub-precincts compared to the PSP.
104. Added to this, is the elimination of jobs from the SLE sub-precinct (536 jobs) and Mixed Use sub-precinct (582 jobs), both of which have been removed under the alternative urban structure proposed by TMG.
105. In total, I calculate that the TMG's alternative urban structure would result in an estimated reduction of 2,991 jobs in the MFPSPA. This would reduce the total estimated number of jobs to 8,267. This is well below the target of 10,000 jobs for the MFPSPA.

5. SUBMISSIONS

106. This section provides a summary of the key submissions to Amendment C228 and my response.

CITY OF CASEY SUBMISSION

107. The City of Casey prepared a submission to Amendment C228. I have summarised the matters raised in that submission that are generally supported by my evidence as follows:

- a. The Minta Farm precinct has long been identified by both the City of Casey and the State Government as a key location for employment.
- b. The employment target of 1 job per dwelling at the sub-regional level is supported and that planning for Minta Farm should be based on a target of 10,000 jobs within the dedicated employment precinct (excluding employment associated with the town centre and residential areas).
- c. The future timing of development of the employment precinct has been neglected from the analysis, therefore making it difficult to understand the market drivers for the employment precinct. I agree that the timeframe for development has not been explicitly considered, but my previous point is valid.

108. Other matters raised by the City of Casey include:

- a. The PSP relies on high job densities to achieve its target of delivering 11,258 jobs. **As outlined in my evidence, I consider the job densities in the PSP to be appropriate.**
- b. The allocation of 26.15 hectares of land for 'office and commercial' development is too great given current market demand for these uses. **I agree that the likely timeframe for development of the 'office and commercial' precinct is over the long term and that full build-out is not likely to occur until beyond the completion of the residential component. However, I do not consider this to be unusual for this type of use and hence I do not see this as a major issue. It is not uncommon for business precincts to develop and evolve over the long term, nor to experience a transition over the long term from low density uses to higher density and higher order uses.**
- c. The proposed allocation of employment land represents a significant departure from the original vision for the precinct to be used primarily as a business park. **I consider that the mix of employment uses in the MFPSA is consistent with the proposals outlined in previous strategies and policies as outlined in my evidence. Whilst the land allocation in the PSP is less than that envisaged in previous strategies, I consider that it is appropriate having regard to the jobs target and represents a balance between employment uses for which there is demand in the short to medium term and other uses which would be developed in the longer term.**

109. The City of Casey engaged Lucid Economics to undertake an assessment of the employment land designation within the PSP area. Their preliminary findings suggest that there is currently interest in light industrial development at Minta Farm and limited appetite for high density commercial office development. Further, the assessment suggests that commercial office development at the prescribed densities is a long term proposition. It was estimated that the current level of demand for commercial office space in the City of Casey is in the order of 4,060 sqm per annum (0.5 ha of annual land consumption). At these rates, there is approximately 72 years' worth of commercial office land supply. **On historical data, the Lucid assessment in my view is potentially understated. My analysis at paragraph 73 and 74 indicates a higher absorption rate. In addition, this does not take into account the impact of the BHAEP in driving new demand for office related development into the future. Hence, I consider that the Lucid assessment is overly pessimistic. Notwithstanding, office precincts/business parks in Melbourne have typically developed over a very long term and this will be the case for the MFPSA.**

110. Conclusions reached by Lucid include:

- The Precinct Structure Plan (PSP) does not provide indicative development timeframes for the employment precinct, making it difficult to ascertain market drivers to deliver the proposed floorspace and jobs outcomes. **Whilst this is correct, I do not believe that it is a concern. The PSP provides for a diversity of employment uses, some of which will be delivered in the short to medium term and others that will be delivered over the long term. As I noted previously, it is not uncommon for business precincts**

to develop and evolve over the long term, nor to experience a transition over the long term from low density uses to higher density and higher order uses.

- The private sector will dictate what is delivered and within what timeframe. Private sector development is driven by commercial returns, thus it is necessary to identify current and future demand drivers for the employment uses identified for the PSP area. **My previous comment applies.**
- Lucid Economic undertook a benchmarking exercise, which provided examples of existing employment precincts in Melbourne and Sydney to compare characteristics and identify correlations in terms of employment areas distance from CBD, industry mix, job density and land size. The benchmarking exercise found that precincts closer to the CBD have a higher proportion of commercial office space, professional services jobs and employment density. The benchmarking exercise concluded that the job density proposed for commercial office space, as well as the proportion of land dedicated to commercial office uses seems high relative to other precincts. **My evidence supports the job density figures in the PSP.**
- The Review found that in the City of Casey, commercial office floorspace absorbed in 2017 was in the order of 4,000 sqm.⁶ **My evidence indicates that the absorption rate for office is in the order of 6,500 sq m pa over the past 10 years.**
- The Review estimates that there is an existing future supply of commercial office space in the order of 32,800 sqm in the City of Casey. In addition, the *Berwick Health and Education Comprehensive Development Plan* identified that there is approximately 108,000 sqm of future commercial office space in the precinct, and the Casey Central Town Centre PSP proposes 96,000 sqm of commercial office floorspace, both of which would significantly increase the amount of future commercial office floorspace available. **I have addressed the supply of office space in my evidence.**
- Consultation with local agents indicated that there is strong demand for light industrial land. In 2017, it was estimated that 6.7 ha of light industrial land was consumed in the City of Casey. The Review provides scenario modelling for the future take up of land dedicated for commercial and light industrial uses to identify future timing of land take up. The modelling found that the land dedicated for light industrial uses would be consumed within 7 years of coming to the market (approx. 2030). **My evidence indicates that there is an acute shortage of Commercial 2 Zoned land. The Lucid assessment supports the proposed land allocated to the SLE sub-precinct.**
- At the current rate of demand, approximately 16% of land dedicated for commercial office would be consumed by 2038. **My response at paragraph 108 applies.**

CARDINIA SHIRE COUNCIL SUBMISSION

111. Cardinia Shire Council provided a submission to the Amendment C228 to the Casey Planning Scheme. The following provides a summary of the submission as it relates to the preparation of my expert evidence statement:

- Cardinia Shire Council refers to Amendment C219 of the Casey Planning Scheme relating to the Cranbourne West Precinct Structure Plan, which proposes to change the applied zone from Commercial 2 Zone to Residential Zone Schedule 1. Cardinia Shire contend that any loss of job numbers within the City of Casey through Amendment C219 should be reallocated into future PSPs within the City of Casey to support the allocation of jobs as set out in the growth corridor plan.

112. Cardinia Shire Council note that they would not support the reduction of any commercial land in the Minta Farm PSP. **I agree with the Cardinia Shire's submission.**

DEPARTMENT OF ECONOMIC DEVELOPMENT, JOBS, TRANSPORT AND RESOURCES (DEDJTR) SUBMISSION

113. The Department of Economic Development, Jobs, Transport and Resources (DEDJTR):

⁶ Sales and Leasing Information, Landlords and Developers

- Provides qualified support for the proposed Amendment.
 - Notes that previous iterations of VPA and DEDJTR land allocated for 'Business with Residential' have required land use allocations of 50% residential, 25% business and 25% industrial and that the allocation for employment is less than 50% than was originally intended. **I note this change, however, it has resulted from the approach of the VPA to allocate land areas based on the jobs target of 10,000.**
 - DEDJTR note that achieving the employment densities will require supportive planning provisions, with development occurring over a medium to longer term timeframe. **I agree with this comment.**
 - DEDJTR accepts the replacement of 'heavy industry' with lighter industry areas through applying the Commercial 2 Zone. **Previous strategies and policies did not identify the MFPSPA as an area for heavy industry. This will be catered for by the Officer-Pakenham SSIP.**
 - DEDJTR considers that the Minta Farm PSP area should also aim to accommodate a diverse range of employment types. **I consider that the PSP meets this aim.**
 - DEDJTR considers that the Minta Farm PSP area will have potential for future advanced manufacturing, that will not impact adjacent residential areas. **I consider that advanced manufacturing with an associated research and design component is a use that is envisaged by the PSP for the I,T&B sub-precinct.**
 - DEDJTR note that Commercial 2 Zoned land at Dandenong SSIP is expected to be exhausted by 2021-22 and that future demand will transfer to other areas within the region. **My evidence supports this.**
114. DEDJTR supports the exhibited PSP, however, would not support a reduction in the allocation of land for business and industry in the precinct. **I agree with this.**

THE MINTA GROUP (TMG)

115. Urbis made a submission on behalf of The Minta Group (TMG), representing the majority landowner of Minta Farm. **I note that TMG accepts the PSP's target to generate approximately 10,000 high value jobs.**
116. Subsequent to the submission, TMG outlined a vision for the MFPSPA and proposed an alternative urban structure to the exhibited PSP. I summarise the relevant parts of the submission, presentation and proposal for an alternative urban structure as follows:
- TMG envisions "Minta City will offer a unique setting that is attractive to 'next generation' businesses and workers who are seeking the amenity and synergies offered by a CBD location, but without the Melbourne CBD commute".
 - The proposed urban structure as presented by TMG includes three employment precincts; the Town Centre, Urban Core and Innovation Quarter.
 - The concept masterplan presented by TMG is shown in Figure 9.

FIGURE 9 MINTA FARM CONCEPT MASTERPLAN - TMG



Source: The Minta Group

- The key characteristics of the employment precincts proposed by TMG are summarised in Table 21.

TABLE 21 SUMMARY OF EMPLOYMENT PRECINCTS - TMG

	URBAN CORE	INNOVATION QUARTER	TOWN CENTRE
Land Area	30 ha	16 ha	6 ha
Jobs	8,669	2,361	705
Dwellings	1,000	NA	100
Uses/Activities	Commercial (80%) and residential (20%)	High tech and innovative businesses	Mixed-use hub for retail, hospitality and commercial services
Average Height	4-6 Storeys*	1 storey warehouse space with 2-3 storey office space	NA

*Note this was not explicitly noted in the presentation, however was verbally conveyed at the presentation.

Source: The Minta Group, Minta City Presentation to the VPA, March 2018

- TMG proposed the following zones to be applied to the employment sub precincts as outlined in Table 22:

TABLE 22 PROPOSED ZONES - TMG

	APPLIED ZONE	SPECIFIC PROVISIONS
Town Centre	Commercial 1 Zone	None
Urban Core	No Applied Provisions	See below
Innovation Quarter	Commercial 2 Zone	None

Source: The Minta Group, Minta City Presentation to the VPA, March 2018

- The proposed Urban Core precinct provisions are shown in Table 23.

TABLE 23 PROPOSED URBAN CORE PRECINCT PROVISIONS - TMG

AS OF RIGHT	PERMIT REQUIRED	PROHIBITED
Office	<ul style="list-style-type: none"> Dwelling (must not comprise > 20% of the street block) Must adjoin or be on same land as commercial/ office use when dwelling use commences. 	Accommodation (except dwelling and residential hotel)
Shop < 500m2 (total)	Industry (except Note 1 or 2)	
Supermarket < 1,800m2	Retail Premises	
Food and drink premises	Place of Assembly	
	Residential Hotel	

Source: The Minta Group, Minta City Presentation to the VPA, March 2018

- The future employment profile for the proposed employment precincts proposed by TMG is summarised in Table 24.

TABLE 24 PROPOSED EMPLOYMENT PROFILE - TMG

PRECINCT	GROSS AREA (HA)	NET AREA (HA)	OFFICE (JOBS)	WAREHOUSE (JOBS)	RETAIL	F&B, HOTEL AND OTHER	TOTAL (JOBS)	JOB DENSITY (NO./GROSS HA)	JOB DENSITY (NO./NET HA)
P1. Urban Core	30.0	16.4	8,338	0	0	330	8,669	289	529
P2. Innovation Quarter	16.0	11.9	1,947	413	0	0	2,361	148	199
Sub-Total	46.0	28.3	10,286	413	0	330	11,030	240	390
P3. Town Centre	6.0	4.5	223	0	390	92	705	118	156
Total Employment Area	52.0	32.8	10,509	413	390	423	11,735	226	358
Proportion	-	-	90%	4%	3%	4%	100%	-	-

117. Source: The Minta Group, Minta City Presentation to the VPA, March 2018

118. TMG do not believe the urban structure and governance regime will enable this jobs target to be achieved, and contend that the scale and prescriptive land uses will facilitate a low density, conventional industrial/business environment with a high proportion remaining vacant for many years. TMG proposes an alternative urban structure to be adopted and key refinements made to the governance framework in line with TMGs vision for the PSP area. **As I have stated previously, I consider that parts of the employment precinct will develop and evolve over a long period of time, with the likelihood that low intensity uses developed in some parts will be redeveloped for higher order, higher density uses in the longer term.**

119. TMG submit that an allocation of 47 hectares of land should be designated for employment uses, including town centre, office, business, technology, innovation and a range of mixed uses. **I disagree with this reduced land allocation.** The business precinct which was designed to accommodate businesses and services to support the local resident and worker population (SLE sub-precinct) has been eliminated in the alternative urban structure proposed by TMG. However, I believe that the SLE could be integrated with the Local Town Centre (LTC). TMG have proposed an increased area for the LTC from 3.4ha to 6 ha. The SLE land allocation in the PSP is 3.62 ha. If the SLE was integrated with the LTC, then the area of the LTC should increase to 7 ha. In addition, I consider that the Mixed Use Precinct could be integrated with the Commercial and Office

Precinct, which is essentially what TMG proposal envisages, ie a mix of residential and commercial/office use in the Urban Core. This would need to be subject to achieving the employment outcomes envisaged by the MFPSP and appropriate planning controls to ensure that the amenity of residential uses is protected from potential adjoining uses in the I,T&B sub-precinct.

120. TMG contend that the scale of the employment precinct was increased by 25% from 62 hectares to 83 hectares, without clear justification or evidence to support the allocation. TMG also note that the increased footprint is estimated to result in the same employment generation as proposed by earlier smaller employment land allocations. **The 2010 Essential Economics report "Employment planning for C21 Business Park", identified an employment land allocation ranging from 100 ha to 135 ha. My evidence supports the allocation of land for employment uses as proposed in the PSP, to achieve a target of 10,000 jobs, based on current relevant evidence regarding job densities.**
121. TMG contend that Minta Farm will play a different employment role to state significant industrial areas in Officer, Cardinia Road and Pakenham designed to cater to large industrial land users. **I agree with this comment.**
122. TMG submit that the need for future employment land uses to generally align to land uses prescribed in Plan 6 of the PSP is inflexible and impractical. **I disagree with this point. There is a great degree of flexibility in terms of the possible uses given the applied zoning of Commercial 2 for the C&O and I,T&B sub-precincts and the Commercial 1 Zoning for the SLE sub-precinct.**
123. TMG contend that the role of the Minta Farm employment area should be to provide a premium business environment positioned at the 'front door' of the state significant Officer/Cardinia industrial corridor. **I consider that the PSP will deliver this outcome.**
124. TMG also contend that the application of the Commercial 2 Zone to the commercial and office sub precinct and the innovation, technology and business sub-precinct is not conducive to the creation of a contemporary business and employment environment, which include a broad range of land uses. TMG argue that this precinct should include the integration of some residential and mixed use activity into discrete areas within the business precinct to activate the precinct. They state that statutory controls will need to be appropriate to ensure these uses are subservient to the employment role of the precinct and that this could be achieved through specific provisions in the UGZ or alternative CDZ control. **I consider that the Commercial 2 Zone is appropriate for the I,T&B sub-precinct. However, I consider the urban form proposed by TMG for the Commercial and Office sub-precinct has merit. The mix of commercial office use with medium to high density residential use, supported by boutique retail, service business, food and beverage and entertainment uses supporting the local resident and worker population, in my view creates a vibrant, day/night environment. This is exemplified in Melbourne's inner suburbs. Appropriate planning controls would be needed to ensure that commercial and office development occurs alongside residential development to achieve the employment outcomes and the vision proposed by TMG.**
125. TMG contend that the prohibition of a supermarket from the Commercial 2 Zone is counter to their vision. They argue that there should be localised amenity for those within the commercial 2 Zone, due in part that they will be separated from the proposed Town Centre by a 6 lane arterial road. **My previous comment applies. If the Commercial and Office sub-precinct has a substantial resident population within it, then that resident (and worker) population should be able to access grocery products via a short walk. I do not agree with supermarket being a permitted use in the I,T&B sub-precinct.**

STOCKLAND SUBMISSION

126. Stockland requests the deletion of the Local Convenience Centre (LCC). Stockland's position is based on advice provided by Urbis, which concluded that a small format supermarket in this location is not viable. **I agree with the assessment that the LCC is not required having regard to:**
 - a. The proximity of the residential population south of the east-west connector (central) to the Minta Farm Local Town Centre (within 1 km);
 - b. The proximity of the residential population south of the east-west connector (south) to the Minta Farm Local Town Centre (within 1-2 km), the medium Local Town Centre at Clyde North (500m-1km) and the small Local Town Centre at Clyde North (500m-1km);

Hence, in my view, the residents in the southern portion of the MFPSP will have good access and proximity to a range of convenience retail options. I do not believe that there is a sufficient catchment for the LCC and combined with the availability of a range of alternatives for residents, this undermines the viability of the proposed LCC. I concur with the Stockland submission that the logical alternative zoning for the land is residential.

6. CONCLUSIONS

In summary, my conclusions are:

- a. There is strong and consistent strategic justification over a long period of time (since 2002) for the designation of the MFPSPA as an employment precinct, specifically a mix of Business and Residential.
- b. Despite a long-established employment objective of 1 job per new household in Casey, the job to household ratio in Casey has only increased slightly in the past 10 years.
- c. The assumptions adopted by the VPA in arriving at the allocation of land in the MFPSP are appropriate, including and particularly the jobs density assumptions for each of the sub-precincts in the MFPSPA.
- d. The amount of employment land identified in the PSP is appropriate having regard to the demand for, and supply of land for the various uses proposed, and that this amount of land will achieve the target of approximately 10,000 jobs.
- e. The type of uses proposed are consistent with previous strategies identifying Minta Farm as a Business and Residential Precinct and provide a balance between uses for which there is short to medium term demand and those that will be developed in the longer term. It is likely that parts of the employment areas in the MFPSPA will develop in the short to medium term, with other parts, primarily the Commercial and Office Precinct, developing over the long term.
- f. The amount of land allocated to the Innovation, Technology and Business sub-precinct in the PSP should not be reduced as this sub-precinct is one of those that is most likely to deliver jobs in the short to medium term including jobs which provide services to support the local population due to a current lack of supply of this type of land in Casey.
- g. The amount of land allocated in the PSP to the Small Local Enterprise sub-precinct or the Mixed Use sub-precinct should not be reduced, but this land allocation could be transferred and integrated with the Local Town Centre, subject to appropriate planning controls to protect residential amenity and to ensure the development of the employment uses alongside the residential uses.
- h. Parts of TMG vision for the Commercial and Office Precinct (their Urban Core) providing for a mix of residential, retail, commercial and office uses has merit subject to the overall land allocation for employment uses being retained as per the MFPSP and subject to appropriate planning controls being put in place. This could include integration of the Mixed Use and SLE sub-precincts.
- i. The deletion of the Local Convenience Centre is supported due to the availability of a range of retail opportunities within close proximity to the residents of MFPSPA proposed within the MFPSPA and the Clyde North PSP.

DECLARATION

I have made all the enquiries that I believe are desirable and appropriate and that no matters of significance that I regard as relevant have to my knowledge been withheld from the Panel.

Matt Ainsaar

Managing Director, Urban Enterprise Pty Ltd

BTRP, Grad Dip Prop, MPIA, FAPI, CPP.

APPENDIX A REQUIREMENTS OF PLANNING PANELS VICTORIA

NAME:

Matt Jacques Ainsaar, Managing Director, Urban Enterprise

ADDRESS:

Level 1, 302-304 Barkly Street, Brunswick, Victoria, 3056.

QUALIFICATIONS:

- Bachelor of Town and Regional Planning, University of Melbourne;
- Graduate Diploma of Property, RMIT University.

PROFESSIONAL AFFILIATIONS:

- Member, Planning Institute of Australia;
- Member, Victorian Planning and Environmental Law Association;
- Fellow, Australian Property Institute.

EXPERIENCE:

I have more than 35 years' experience as a planner and land economist and have extensive expertise in economic assessment and assessing the demand for, and supply of, land for a range of land uses.

Urban Enterprise has a track record of successfully preparing a range of economic assessments and land demand and supply assessments for Councils and developers. I have appeared as an expert witness in many panel hearings in respect of these assessments.

AREAS OF EXPERTISE:

My areas of expertise include strategic urban planning, development contributions, land economics and tourism planning.

EXPERTISE TO PREPARE THIS REPORT:

My qualifications in urban planning and land economics and the experience I have gained as a practising planner and land economist over the past 35 years are relevant to this report. I have specific experience in assessing preparing economic and property market assessments for a variety of land uses, including commercial and industrial uses, in a variety of locations throughout Victoria. I have appeared as an expert witness in panel hearings dealing with similar issues in a variety of locations in Melbourne and regional Victoria. I am therefore qualified to prepare this report and expert witness statement.

INSTRUCTIONS

I was instructed by Harwood Andrews Lawyers on behalf of the VPA to prepare an expert evidence statement considering:

- a. Whether the analysis contained in the Minta Farm PSP – Employment Land Review prepared by the VPA dated October 2017 appropriately identifies employment land assumptions and allocations.
- b. The acceptability of the employment land assumptions and allocations in the alternative future urban structure proposed by Minta Farm; and

- c. Whether the alternative future urban structure proposed by Minta Farm will appropriately achieve the vision proposed in the Minta Farm PSP and in particular, whether it is appropriate to reduce the area of employment related land.

FACTS, MATTERS AND ASSUMPTIONS RELIED UPON

I have relied on the following for my assessment:

- Exhibition documents relating to Amendment C228 to the Casey Planning Scheme;
- Minta Farm Precinct Structure Plan, Victorian Planning Authority, October 2017;
- Minta Farm Precinct Structure Plan Employment Precinct Land Review, Victorian Planning Authority, October 2017;
- South East Growth Corridor Plan, Growth Areas Authority, 2012;
- Employment Planning for C21 Business Park-Economic Input to Precinct Structure Plan, Essential Economics, 2010;
- Casey C21 A Vision for Our Future, City of Casey, 2002;
- Casey Cardinia Region Economic Development Strategy 2016-2017, City of Casey / Cardinia Shire Council;
- Minta Farm Draft Precinct Structure Plan Background Report, Victorian Planning Authority, October 2017;
- Submissions to Amendment C228 made by The Minta Group (TMG), the Department of Economic Development, Jobs, Transport and Resources (DEDJTR), the City of Casey and Cardinia Shire Council.
- 'Minta City Presentation' prepared by the Minta Group and presented to the VPA and others on Monday the 19th March at the offices of the VPA.
- Minta Farm Review, Lucid Economics for the City of Casey, March 2018.
- Census of Population and Housing, Australian Bureau of Statistics (ABS);
- Census of Land Use and Employment Summary Report, the City of Melbourne, 2016;
- Urban Development Program, Department of Environment, Land, Water and Planning (DELWP) 2017;
- The Casey Central Town Centre Precinct Structure Plan (PSP) 2016;
- Berwick Health and Education Precinct Development Plan 2017.

DOCUMENTS TAKEN INTO ACCOUNT

See above.

IDENTITY OF PERSONS UNDERTAKING THE WORK

Matt J Ainsaar (Managing Director)

Assisted by Paul Shipp, Director

SUMMARY OF OPINIONS

Refer to Section 6: Conclusions.

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