

APRIL 2023

Officer Community Update



Artist impression

We have been progressing well with several exciting projects in Officer that will enrich the area with diverse and affordable homes, outdoor spaces and new community facilities.

Here's all the latest news for Officer.

All systems go at Olio!

We have partnered with Victorian-based Sienna Homes to deliver more than 200 sustainable and affordable townhouses at Olio, with construction of homes in Stage 1 now underway.

Stage 1 was released in 2021, with all 93 homes selling quickly.

A range of buyers have been attracted to Olio, including first home buyers, growing families, downsizers and investors, thanks to the diverse and affordable housing options on offer and the convenient location.

There may be some minor noise and dust associated with the construction of the new homes. We will work closely with Sienna Homes to manage impacts as much as possible. We thank you for your patience as we carry out the works.

Stage 2 now selling

We recently reopened our Olio Display Suite and commenced sales of Stage 2, which comprises of over 100 homes – all within walking distance to Gum Scrub Creek, Officer Train Station, the new One Centre Square Officer and the future Olio Park.



Aerial image of the Olio development, where construction of homes has now commenced

Homes in Stage 2 have been designed to maximize energy efficiency through a range of standard sustainable inclusions, including a 7-star energy rating, double glazed/laminated windows (depending on design and location) and solar panels. This means they'll require less energy to heat and cool, reducing residents' carbon footprint and energy bills.

A key feature of Stage 2 is our Priority Access program which offers eligible moderate-income earners an opportunity to buy affordable homes before they're made available to the general public.

If you, or somebody you know, is looking to buy, encourage them to visit our sales centre and speak to

our friendly sales consultant, Vladmir. The office is on the corner of Bridge Road and Coxon Street, Officer, and is open 11.00am to 5.00pm Saturday to Wednesday.



Artist impression of Stage 2 homes at Olio

For more information

Visit development.vic.gov.au/projects/officer-residential

Email officer.enquiries@development.vic.gov.au

New community park on the horizon

As part of Stage 1, we're delivering a new community park and have appointed Super Gardens to construct the space, which is expected to be completed later this year (weather permitting).

Based in Melbourne, Super Gardens has almost three decades of experience delivering landscape projects across Victoria – including a community park nearby in Clyde North.

Sized at over an acre, Olio Park will feature a playground, shelter, picnic spaces and BBQ facilities and plenty of open space.

Once finished, Olio Park will become a popular meeting place for residents and local community members to enjoy the ambience of Gum Scrub Creek and surrounds.

Officer Town Centre update

The Town Centre has been an important part of our vision for Officer. It is proposed that when complete, it will feature a mix of retail outlets such as supermarkets and specialty stores, mixed-use office spaces and new homes – all conveniently located close to the Officer Train Station and Princes Highway.

The foundations of the Town Centre have been laid, with work to-date focusing on large infrastructure items including a rail underpass, key road connections and a large stormwater tank.

Further updates will be provided as the Town Centre development plans progress.

Project timeline

2023

Early 2023: Construction of Olio Park commences. Sales of Olio Stage 2 commence

Late 2023: Olio Park complete (weather permitting)

First Olio Stage 1 townhouses completed



2024

Mid 2024: Final Olio Stage 1 townhouses completed

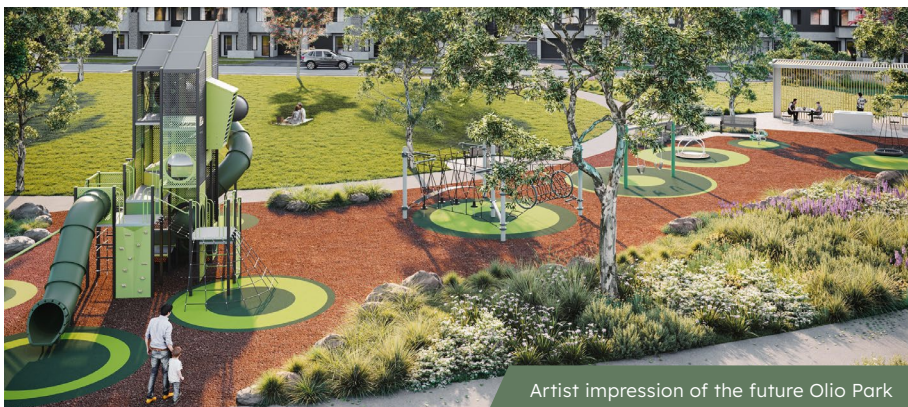
Late 2024: Olio Stage 2 construction commences



2026

Early 2026: Olio Stage 2 construction complete

*All dates are indicative only, and subject to change.



Artist impression of the future Olio Park

Keeping the community informed

We're committed to keeping the community updated as our work in Officer continues. Stayed tuned for our next update in the coming weeks or feel free to reach out anytime via the contact details below.

For more information

Visit development.vic.gov.au/projects/officer-residential

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Email officer.enquiries@development.vic.gov.au

Have you checked out other communities that Development Victoria is creating?

In Springvale South we're delivering 'Coomoora', a new residential development that includes 47 townhouses and 16 land lots.

Creation Homes has been engaged to deliver the townhouses and will begin construction mid-year.

To find out more visit: development.vic.gov.au/projects/springvale-south

At Development Victoria, we create places for people.

We are a government agency partnering with industry and communities to transform ambitious ideas into reality.

We reimagine iconic places like the Melbourne Arts Precinct, Flinders Street Station and Melbourne Park to transform them for future generations. We develop entire precincts like Docklands and Fitzroy Gasworks – unlocking public land to create connected, sustainable places where people can live close to jobs, services and transport. We build homes in places people genuinely want to live – and we sell many of these homes to Victorians on average incomes, so they too can have the security of a place to call home.

Together, we deliver places that make a genuine difference to the people of Victoria.



If you require information in another language, please call us on **9280 0755**

In the spirit of reconciliation, Development Victoria respectfully acknowledges the Traditional Custodians of Country throughout Victoria. We recognise their continuing cultural heritage and connection to land, and pay our respects to their Elders, past and present.

