

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

15 September 2015

Agenda Item 9.3	Adoption of Amendment C181 (Public Acquisition Overlay in the Shepparton North Growth Corridor) to the Greater Shepparton Planning Scheme	
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9. SUSTAINABLE DEVELOPMENT DIRECTORATE

9.6 Amendment C181 to the Greater Shepparton Planning Scheme - Consideration of Submissions

Disclosures of conflicts of interest in relation to advice provided in this report
Under section 80C of the *Local Government Act 1989* officers and persons engaged under a contract providing advice to Council must disclose any conflicts of interests, including the type and nature of interest.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Council Officers involved in producing this report

Author: Principal Strategic Planner

Proof reader(s): Team Leader Strategic Planning, Manager Planning

Approved by: Director Sustainable Development

Other: Senior Strategic Planner and Graduate Strategic Planner (Amendments)

Executive Summary

Proposed Amendment C181 to the Greater Shepparton Planning Scheme (Planning Scheme) seeks to apply the Public Acquisition Overlay (PAO20) to part of the land at 420A Goulburn Valley Highway, Shepparton North (Lot 1 on TP 629638). The land is occupied by Adornato Sand and Gravel Supplies Pty Ltd, as shown on *Figure One – Locality Plan* and *Figure Two – Aerial Photograph* below. The land is included within the North Growth Corridor.

The Amendment seeks to implement a Council resolution made at the Ordinary Council Meeting held on 20 October 2009. Council resolved to “consent to the Council officers commencing the planning scheme amendment process to acquire land in the north growth corridor for drainage reserves and areas of public open space”. Following this resolution, Council officers sought to acquire those parcels of land identified for stormwater, drainage and open space purposes within the Corridor through negotiation.

The preference of the Department of Environment, Land, Water and Planning, at the time, was that the application of a Public Acquisition Overlay should only be used as a last resort when negotiation had failed. Unfortunately, negotiation with the land owners of 420a Goulburn Valley Highway, Shepparton has not been successful and the application of a Public Acquisition Overlay is now required to facilitate the acquisition of this land.



9. SUSTAINABLE DEVELOPMENT DIRECTORATE

9.6 Amendment C181 to the Greater Shepparton Planning Scheme - Consideration of Submissions (continued)

Figure One – Locality Plan (land identified with a red star)

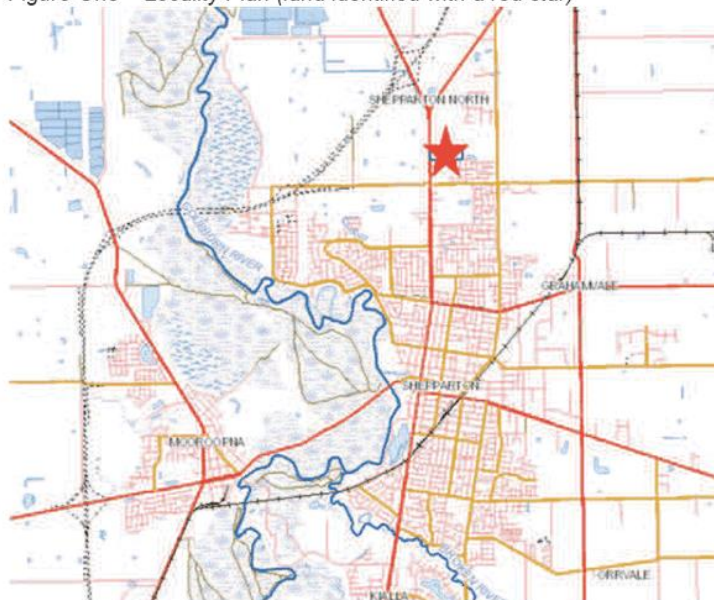


Figure Two – Aerial Photograph (total landholding outlined in blue and land proposed to be included in the Public Acquisition Overlay is hatched)



The proposed Amendment seeks to facilitate the future acquisition of land required to provide the ultimate stormwater drainage infrastructure envisaged for the North Growth Corridor in accordance with the approved the *Shepparton North and South Growth Corridor Outline Development Plan 2003* and the *Shepparton North and South Growth Corridor Development Contributions Plan 2003*.

**9. SUSTAINABLE DEVELOPMENT DIRECTORATE****9.6 Amendment C181 to the Greater Shepparton Planning Scheme -
Consideration of Submissions (continued)**

The proposed Amendment was exhibited from 28 May 2015 to 29 June 2015 in accordance with the *Planning and Environment Act 1987* (the Act).

Nine submissions were received by Council. Of these, three submissions objected to the proposed planning scheme amendment (see *Attachment 1 – Submissions Recorder*)

The main concerns raised in these three submissions include:

- Information on the requirements and location for stormwater and drainage management within the area. Alternative stormwater management proposals are sought;
- Objects to the inclusion of the land in the Amendment;
- Considers that too much land is proposed to be included in the Public Acquisition Overlay;
- Seeks information on what infrastructure has been funded by already-collected development contributions within the North Growth Corridor;
- Drainage impacts on neighbouring land;
- Impacts on the operation of the existing business on the land and job creation generally; and
- How the land valuation and the level of compensation is calculated.

Council officers have met with each submitter to discuss the concerns raised in these submissions. Council officers supplied each submitter with the additional information requested in the submissions. Council officers are proposing to reduce the extent of the Public Acquisition Overlay applying to the land; however, it has not been possible to satisfy all of the concerns raised in these submissions. It is recommended that the submissions be referred to an Independent Planning Panel for consideration.

It is also recommended that Council note Council officers' position at the upcoming Independent Planning Panel Hearing as outlined in the response to submissions section of this report.

RECOMMENDATION

That, with regard to submissions received for Amendment C181 to the Greater Shepparton Planning Scheme, Council:

1. note Council Officers' response outlined in this Report for presentation to an Independent Planning Panel; and
2. note that Council officers may exercise discretion to best achieve the general position adopted by Council.

**9. SUSTAINABLE DEVELOPMENT DIRECTORATE****9.6 Amendment C181 to the Greater Shepparton Planning Scheme -
Consideration of Submissions (continued)**

Moved by Cr Houlihan
Seconded by Cr Hazelman

That, with regard to submissions received for Amendment C181 to the Greater Shepparton Planning Scheme, Council:

1. note that an Independent Planning Panel has been appointed to consider submissions to the Amendment;
2. note that, on 14 August 2015, all submissions have been resolved following the circulation of a revised plan of subdivision (Drawing No. 300340UD00 REV2) that has further reduced the extent of the proposed Public Acquisition Overlay; and
3. note that this reduced Public Acquisition Overlay outlined on Drawing No. 300340UD00 REV2 is Council and the submitters' positions to the Independent Planning Panel.

CARRIED.

Background

The *Shepparton North and South Growth Corridor Outline Development Plan 2003* (ODP) and the *Shepparton North and South Growth Corridor Development Contributions Plan 2003* (DCP) for Shepparton North and South Growth Corridors were included in the Planning Scheme as part of Amendment C11 (see Figure Three – *Approved Development Plan for the North Growth Corridor*).

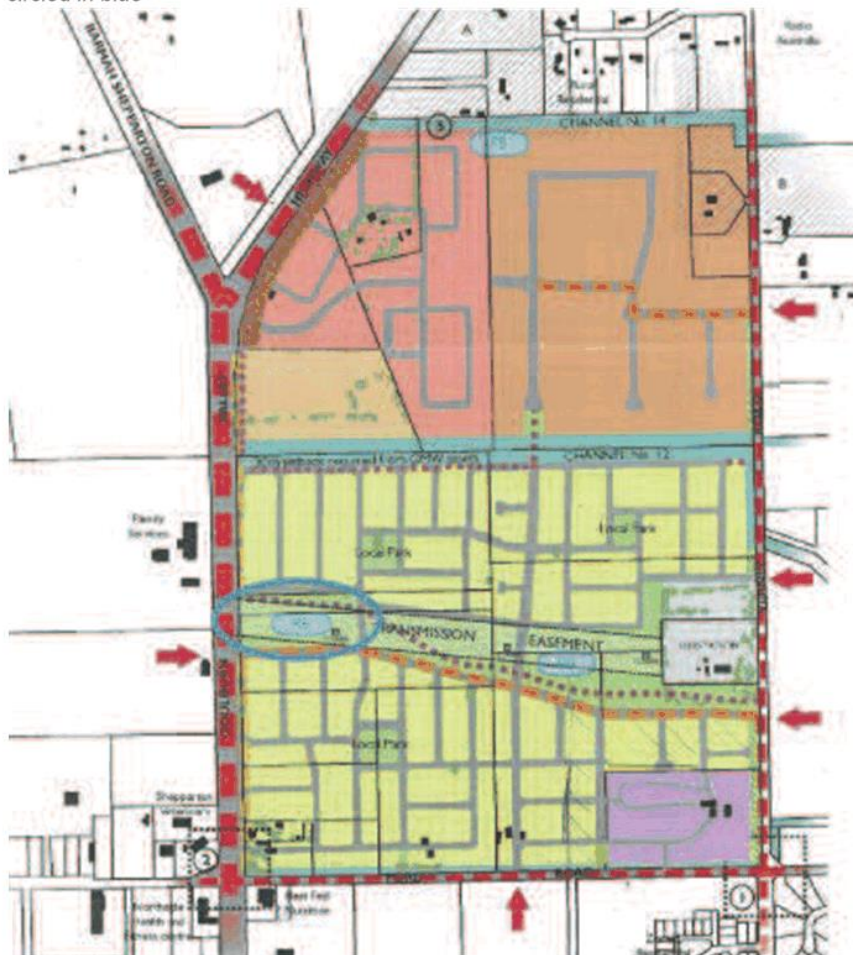
These Plans established a coordinated approach to the development of the North Growth Corridor and the requirement for development to contribute to the cost of the infrastructure included in the Development Contributions Plan.



9. SUSTAINABLE DEVELOPMENT DIRECTORATE

9.6 Amendment C181 to the Greater Shepparton Planning Scheme - Consideration of Submissions (continued)

Figure Three – Approved Development Plan for the North Growth Corridor (landholding circled in blue)



The Corridor was deemed to possess demanding drainage issues and a number of options were considered in arriving at the preferred Drainage Strategy included in the ODP and DCP. It was considered that a "consolidated drainage detention scheme" was the most appropriate solution. This Drainage Strategy provides for a central public open space and drainage corridor aligned in an east-west orientation under the existing transmission lines. This area is intended to be used for the purpose of passive recreation, drainage, and the storage and treatment of stormwater.



9. SUSTAINABLE DEVELOPMENT DIRECTORATE

9.6 Amendment C181 to the Greater Shepparton Planning Scheme - Consideration of Submissions (continued)

The Strategy recognised that the land required to construct this open space and drainage corridor was contained in a number of ownerships that may only be released in stages. As a consequence, the design of the ultimate stormwater and drainage infrastructure allows for it to be built progressively as development occurs adjacent to this area.

The DCP includes the following costs to construct this infrastructure:

- \$1,038,117 for drainage works (2003 dollars); and
- \$894,762 for wetland costs (2003 dollars).

No allowance was made for land acquisition in the DCP as it envisaged this land being vested or acquired by Council. To fund this, the DCP recommended that the public open space levy at Clause 52.01 *Public Open Space Contribution and Subdivision* of the Planning Scheme should be used to contribute to the costs of acquiring the land as part of the land would be used and developed as public open space. The eastern half of the open space and drainage corridor has already been vested to or been acquired by Council as development has progressed. The western section remains to be acquired and is the subject of this Amendment. To date, approximately \$140,000 has been collected in lieu of the provision of public open space within the Corridor. This money may also be used for land acquisition purposes that seek to realise the ultimate stormwater and drainage infrastructure within the Corridor.

Residential development commenced in the mid-2000s to the south-east of the Corridor at the "Connolly Park" residential development and the Rumbalara Aged Care Facility. Development has continued in a westerly direction towards the Goulburn Valley Highway and has recently commenced at the "North Side" residential development directly to the south of the Amendment lands at 420a Goulburn Valley Highway. The existing stormwater drainage infrastructure within the southern portion of the Corridor discharges into an existing Goulburn-Murray Water (G-MW) drain along the Goulburn Valley Highway. There is an agreement in place with G-MW to allow this to continue on an interim basis until the ultimate drainage infrastructure envisaged by the ODP and DCP has been provided in the Corridor. This is a temporary solution and it is not expected that G-MW will continue to support this arrangement in the future.

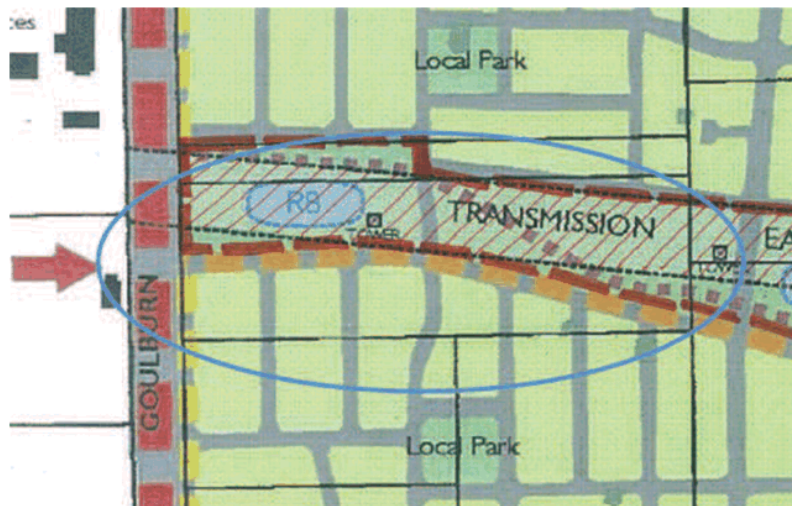
The land at 420A Goulburn Valley Highway has been identified for residential development to the south. The northern half of the land located underneath the transmission lines has been identified to provide stormwater drainage infrastructure and open space (see Figure Four – *Extract from the Approved Development Plan for the North Growth Corridor (landholding outlined in blue)*). A temporary retardation basin has recently been constructed on the eastern section of this land to satisfy the drainage needs of the residential areas of the "North Side" and "Connolly Park" residential developments to the south. Council officers are proposing to acquire that portion of land at 420A Goulburn Valley Highway required to facilitate the realisation of the ultimate retardation, treatment and discharge of stormwater drainage infrastructure required to support the continued future residential development in the Corridor.



9. SUSTAINABLE DEVELOPMENT DIRECTORATE

9.6 Amendment C181 to the Greater Shepparton Planning Scheme - Consideration of Submissions (continued)

Figure Four – Extract from the Approved Development Plan for the North Growth Corridor (landholding circled in blue)



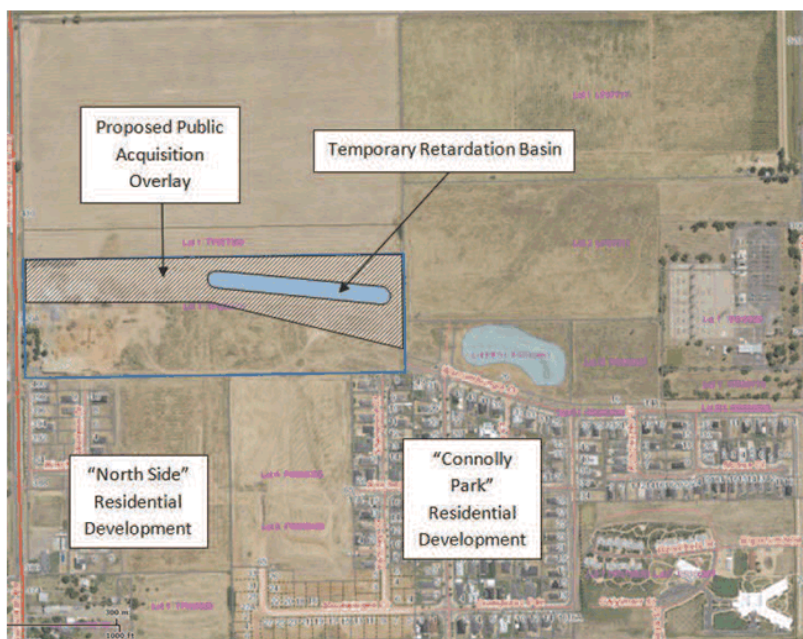
To support residential development, developers to the south have entered into an agreement with the land owners of the subject site to construct a temporary retardation basin on the eastern portion of the Amendment lands. An accompanying easement and balance pipe connect this temporary basin to the existing retardation basin within the Corridor further to the east (see Figure Five: *Aerial Photograph of the southern area of the North Growth Corridor*). For development to continue in the Corridor there is a need to realise the ultimate stormwater and drainage infrastructure within the Corridor and for Council to control these lands. This need has been highlighted by the flooding events that occurred in this area in February 2012.



9. SUSTAINABLE DEVELOPMENT DIRECTORATE

9.6 Amendment C181 to the Greater Shepparton Planning Scheme - Consideration of Submissions (continued)

Figure Five: Aerial Photograph of the southern area of the North Growth Corridor (the exhibited Public Acquisition Overlay is hatched).



At the Ordinary Council Meeting held on 20 October 2009, Council considered the need to facilitate the construction of the ultimate stormwater drainage infrastructure in the Corridor. At this meeting, Council resolved to "consent to the Council officers commencing the planning scheme amendment process to acquire land in the north growth corridor for drainage reserves and areas of public open space".

The preference of the Department of Environment, Land, Water and Planning, at the time, was that the application of a Public Acquisition Overlay should only be used as a last resort when negotiation had failed. Following this resolution, Council officers sought to acquire those parcels of land identified for stormwater, drainage and open space purposes within the Corridor through negotiation. To date, Council has successfully acquired two of the three parcels land identified for stormwater drainage infrastructure with the Corridor through negotiation. Council officers sought to negotiate the acquisition of that part of 420a Goulburn Valley Highway required for drainage and stormwater purposes. Unfortunately, this negotiation has not been successful and the application of a Public Acquisition Overlay is now required to facilitate the acquisition of this land. The application of the Overlay to the land has also been requested by developers within the Corridor.



9. SUSTAINABLE DEVELOPMENT DIRECTORATE

9.6 Amendment C181 to the Greater Shepparton Planning Scheme - Consideration of Submissions (continued)

A Public Acquisition Overlay must be applied to the land to allow for the acquisition of this land in accordance with the *Land Acquisition and Compensation Act 1986*. The *Land Acquisition and Compensation Act 1986* requires the land to be placed within a Public Acquisition Overlay before the land can be formally acquired.

Proposed Amendment C181 seeks to apply the Public Acquisition Overlay to that part of the land required to facilitate the realisation of the ultimate retardation, treatment and discharge of stormwater drainage infrastructure for the Corridor. The ultimate stormwater drainage infrastructure works proposed will be in accordance with the approved ODP and DCP for the North Growth Corridor.

Submissions

The proposed Amendment was exhibited from 28 May 2015 to 29 June 2015 in accordance with the *Planning and Environment Act 1987*. This included the following:

- Notice in the Shepparton News on 26 May 2015;
- Notice in the Victorian Government Gazette on 28 May 2015;
- Letters to affected landowners and occupiers on 25 May 2015;
- Letters to relevant referral authorities on 25 May 2015;
- Letters to prescribed ministers on 25 May 2015;
- Documentation on display at the Council officers at 90 Welsford Street, Shepparton;
- Documentation available on the Department of Environment, Land, Water and Planning website; and
- Documentation available on the Greater Shepparton City Council website.

The exhibition period closed on 29 June 2015. Nine submissions were received by Council (see *Attachment 1 – Submissions Recorder*). Of these, three submissions objected to the proposed planning scheme amendment. The main concerns raised in these three submissions include:

- Information on the requirements and location for stormwater and drainage management within the area. Alternative stormwater management proposals are sought;
- Objects to the inclusion of the land in the Amendment;
- Considers that too much land is proposed to be included in the Public Acquisition Overlay;
- Seeks information on what infrastructure has been funded by already-collected development contributions within the North Growth Corridor;
- Drainage impacts on neighbouring land;
- Impacts on the operation of the existing business on the land and job creation generally; and
- How the land valuation and the level of compensation is calculated.

Council officers have met with each submitter to discuss the concerns raised in these submissions. Council officers supplied each submitter with the additional information requested in the submissions. Council officers are proposing to reduce the extent of the Public Acquisition Overlay applying to the land; however, it has not been possible to satisfy all of the concerns raised in these submissions. An Independent Planning Panel is required to consider these submissions.



9. SUSTAINABLE DEVELOPMENT DIRECTORATE

9.6 Amendment C181 to the Greater Shepparton Planning Scheme - Consideration of Submissions (continued)

Officers' Position at an Independent Planning Panel

Council officers request the views of the Independent Planning Panel on the concerns raised in submissions. Council officers' position at

1. The adopted *Shepparton North and South Growth Corridor Outline Development Plan 2003* and the *Shepparton North and South Growth Corridor Development Contributions Plan 2003* were included in the Planning Scheme as part of Amendment C11.
2. The ultimate stormwater drainage infrastructure works proposed will be in accordance with the approved Outline Development Plan and Development Contributions Plan prepared for the North Growth Corridor. A number of options were considered in arriving at the preferred Drainage Strategy for the Corridor. The Strategy provides for a central public open space and drainage corridor aligned in an east-west orientation under the existing transmission lines. This area is intended to be used for the purpose of passive recreation, drainage, and the storage and treatment of stormwater. These complementary uses make an efficient use of land sterilised from development by the presence of the transmission lines.
3. The Amendment land at 420A Goulburn Valley Highway, Shepparton has been identified for residential development to the south. The northern half of the land located underneath the transmission lines has been identified to provide stormwater drainage infrastructure and open space.
4. A temporary stormwater basin has already been constructed on the land. The acquisition of the land will facilitate the realisation of the ultimate stormwater and drainage infrastructure required to service existing and proposed residential developments in the Corridor.
5. The ultimate stormwater and drainage infrastructure are required to serve the existing and proposed residential areas within the Corridor.
6. The application of the Public Acquisition Overlay to part of 420A Goulburn Valley Highway, Shepparton will aid in the realisation of the ultimate stormwater drainage infrastructure works.
7. Development contributions have been received and are being spent on infrastructure in accordance with Schedule 1 to the Development Contributions Plan Overlay at Clause 45.06 *Development Contributions Plan Overlay* of the Planning Scheme.
8. All aspects of land acquisition and compensation, including land valuation, will be undertaken in accordance with the *Land Acquisition and Compensation Act 1986*. Any future acquisition of the land will compensate the land owners for any impact on their business operations.
9. Council officers are proposing to reduce the extent of the proposed Public Acquisition Overlay as a Post-Exhibition change to reflect that outlined in Figures Six and Seven: *Exhibited PAO20 Map and Proposed Reduced Post-Exhibition PAO20 Map*.



9. SUSTAINABLE DEVELOPMENT DIRECTORATE

9.6 Amendment C181 to the Greater Shepparton Planning Scheme - Consideration of Submissions (continued)

Figure Six: Exhibited PAO20 Map

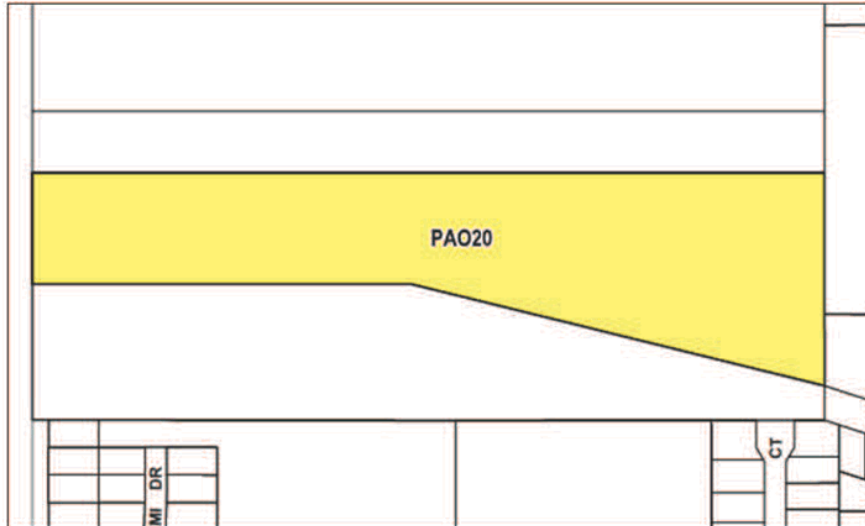
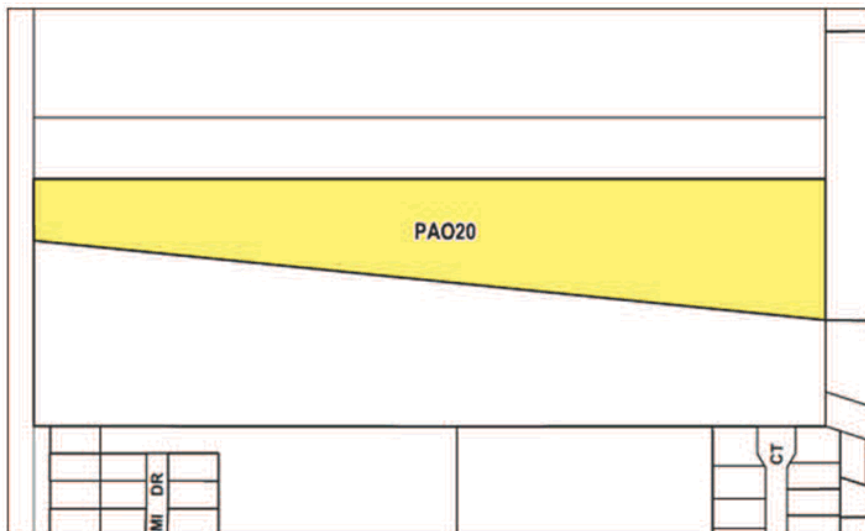


Figure Seven: Proposed Reduced Post-Exhibition PAO20 Map

It is recommended that Council endorses Council officers' position at the upcoming Independent Planning Panel Hearing.





9. SUSTAINABLE DEVELOPMENT DIRECTORATE

9.6 Amendment C181 to the Greater Shepparton Planning Scheme - Consideration of Submissions (continued)

Council Plan/Key Strategic Activity

The proposed amendment is supported by the *Council Plan 2013-2017* as follows:

- Goal 1: *Active and Engaged Communities (Social)*
- Objective 3: *Ensure liveability options are always considered in our decision making activities.*
- Goal 4: *Quality Infrastructure (Built)*
- Objective 3: *Encourage sustainable municipal growth and development.*

Risk Management

The primary risk associated with the planning scheme amendment is not meeting the timelines required by *Ministerial Direction No. 15 "The Planning Scheme Amendment Process"*. This Ministerial Direction requires each stage of the planning scheme amendment process to be undertaken within set timeframes.

In accordance with Ministerial Direction No. 15, Council must now make a decision on the Amendment within 60 business days of the closing date of submissions. Following this, the Amendment must be abandoned or referred to an Independent Planning Panel to consider those submissions that cannot be satisfied. Following the receipt of the Panel Report, Council will be required to consider the Panel's recommendations before deciding on the Amendment.

Policy Considerations

The proposed Amendment does not conflict with any existing Council policies.

Financial Implications

The *Planning and Environment (Fees) Regulations 2000* sets the statutory fees for the preparation, exhibition and adoption of planning scheme amendments. Council is the proponent of this Amendment and is responsible for all costs associated with the amendment process.

If Council resolves to refer the submissions to an Independent Planning Panel for consideration, Council will need to meet the costs incurred by the Panel. These costs were accounted for in the 2015/16 Planning Panels budget.

Legal/Statutory Implications

All procedures associated with this planning scheme amendment comply with the legislative requirements of the Act. The amendment has been assessed in accordance with the Act and the Planning Scheme. The assessment is considered in accord with the *Victorian Charter of Human Rights and Responsibilities Act 2006* (the Charter). No human rights have been negatively impacted upon throughout the process.

The Charter recognises that reasonable restrictions may be placed on the use and development of land, and that there may on occasion be reasonable and acceptable offsite impacts on others. Provided these issues are properly considered, it would be a rare and exceptional case where the exercise of a planning decision in accordance with the regulatory framework is not Charter compatible.



9. SUSTAINABLE DEVELOPMENT DIRECTORATE

9.6 Amendment C181 to the Greater Shepparton Planning Scheme - Consideration of Submissions (continued)

Environmental/Sustainability Impacts

The proposed amendment will result in positive environmental outcomes as the realisation of the ultimate open space and stormwater drainage infrastructure in the Corridor will enhance water quality and reduce nutrient load prior to its discharge into the G-MW drainage system. Stormwater treatment will occur via a series of wetlands, designed and constructed to reflect natural ecological processes.

The land affected by the proposed Amendment does not appear to have any significant environmental attributes; therefore, applying a Public Acquisition Overlay to the land is unlikely to have any adverse environmental effects.

Social Implications

The proposed Amendment will have positive social benefits for the residents of the Corridor and the wider community. The realisation of the ultimate open space and stormwater drainage infrastructure will have positive social effects. The area beneath the transmission lines will be provided with a meaningful use, contributing to the amenity and liveability of this area.

There are no significant adverse social implications associated with this Amendment.

Economic Impacts

The proposed Amendment will have positive economic effects by stimulating the development of the remaining areas of the Corridor by realising the ultimate open space and stormwater drainage infrastructure. These works will be appropriately designed and constructed so that they enhance the amenity of the Corridor. Amenity, proximity to open space and provision of appropriate infrastructure are key economic drivers for development.

There are no adverse economic impacts associated with this Amendment.

Consultation

Amendment C181 was exhibited in accordance with the Act. This included the following:

- Notice in the Shepparton News on 26 May 2015;
- Notice in the Victorian Government Gazette on 28 May 2015;
- Letters to affected landowners and occupiers on 25 May 2015;
- Letters to relevant referral authorities on 25 May 2015;
- Letters to prescribed ministers on 25 May 2015;
- Documentation on display at the Council offices at 90 Welsford Street, Shepparton;
- Documentation available on the Department of Environment, Land, Water and Planning website; and
- Documentation available on the Greater Shepparton City Council website.

The exhibition period was open for four weeks and submissions closed on 29 June 2015. Submissions are discussed in detail in the 'Background' section of this Report.

Council officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.



9. SUSTAINABLE DEVELOPMENT DIRECTORATE

9.6 Amendment C181 to the Greater Shepparton Planning Scheme - Consideration of Submissions (continued)

Strategic Links

a) Greater Shepparton 2030 Strategy 2006

Direction 1: Settlement and Housing

Commitment to growth within a consolidated and sustainable development framework.

Direction 5: Infrastructure

The provision and restructure of urban and rural infrastructure to enhance the performance of the municipality and facilitate growth.

b) Other strategic links

Shepparton North and South Growth Corridor Outline Development Plan 2003 and the Shepparton North and South Growth Corridor Development Contributions Plan 2003.

The realisation of the ultimate open space and stormwater drainage infrastructure within the North Growth Corridor is envisaged by the *Shepparton North and South Growth Corridor Outline Development Plan 2003* and the *Shepparton North and South Growth Corridor Development Contributions Plan 2003*.

Options for Consideration

1. Note Council officers' position at an Independent Planning Panel Hearing for Amendment C181 to the Greater Shepparton Planning Scheme (preferred); or
2. Do not endorse Council officers' position at an Independent Planning Panel Hearing for Amendment C181 to the Greater Shepparton Planning Scheme and form an alternative position; or
3. Abandon Amendment C181 to the Greater Shepparton Planning Scheme.

Conclusion

Proposed Amendment C181 to the Greater Shepparton Planning Scheme seeks to apply the Public Acquisition Overlay (PAO20) to part of the land at 420A Goulburn Valley Highway, Shepparton North. The proposed Amendment seeks to facilitate the future acquisition of land required to realise the ultimate stormwater drainage infrastructure envisaged for the North Growth Corridor.

The proposed Amendment was exhibited from 28 May 2015 to 29 June 2015 in accordance with the *Planning and Environment Act 1987* (the Act). Nine submissions were received by Council. Of these, three submissions objected to the proposed planning scheme amendment.

Amendment C181 is to be heard by an Independent Planning Panel for consideration of submissions. Council is to note Council officers' position at the Panel Hearing.

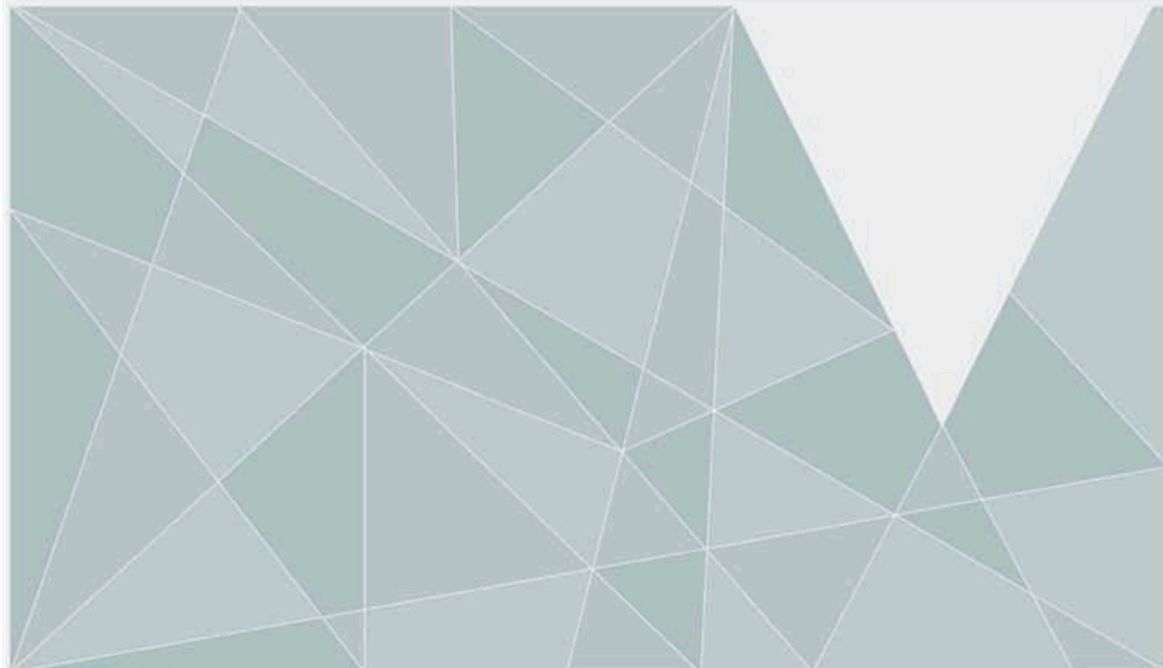
Attachments

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Planning and Environment Act 1987

Panel Report

Greater Shepparton Planning Scheme Amendment C181



8 September 2015

Planning and Environment Act 1987

Panel Report pursuant to Section 25 of the Act

Greater Shepparton Planning Scheme Amendment C181

8 September 2015

A handwritten signature in black ink, appearing to be 'AN', written in a cursive style.

Andrew Natoli, Chair

Overview

Amendment Summary	
The Amendment	Greater Shepparton Planning Scheme Amendment C181
Subject Land	Part of the land at 420a Goulburn Valley Highway, Shepparton North
Planning Authority	Greater Shepparton City Council
Exhibition	28 May to 29 June 2015
Submissions	<p>11 submissions were received from:</p> <ol style="list-style-type: none"> 1. Environment Protection Authority 2. Goulburn Broken Catchment Management Authority 3. Goulburn Valley Water 4. Public Transport Victoria 5. Goulburn Murray Water 6. Jack & Roby, Scott & Jennifer Nind, Intercontinental Spares Pty Ltd 7. Department of Environment, Land, Water and Planning (Land Planning and Approvals) 8. Ross Adornato, Adornato Sand & Gravel Supplies 9. Frank Adornato on behalf of S, G, C M, G & S and F & N Adornato 10. City of Greater Shepparton 11. Department of Environment, Land, Water and Planning (Planning)
Panel Process	
The Panel	Andrew Natoli
Directions Hearing	27 July 2015
Panel Hearing	Not required
Date of this Report	8 September 2015

Post exhibition change

At the directions hearing the Panel was advised by Greater Shepparton City Council (Council) that the Council was shortly to resolve its position on a post-exhibition change to the Amendment that would reduce the extent of the Public Acquisition Overlay (PAO) over the subject land.

The Panel was provided with a copy of letters from Council to the submitters, which outlined the proposed change.

Part A of Council's written submission (dated 14 August 2015) advises that, as a result of further discussions between Council officers and the owners and occupier of the subject land, further post exhibition changes to the Amendment were agreed to on 12 August 2015. The agreed changes are shown in a plan of proposed subdivision prepared by Spiire and dated 13 August 2015 (Drawing No. 300340UD00 REV2) (the Plan of Subdivision) and reflected in Amended Map 14PAO included in Appendix A of this report.

These changes significantly reduce the extent of the PAO over the subject land to a depth of approximately 250 metres, reducing the impact of the Amendment on the occupier's business operations.

The Panel was further advised by Council officers that at its Ordinary Council Meeting on 18 August 2015, Council adopted the following resolution:

That, with regard to submissions received for Amendment C181 to the Greater Shepparton Planning Scheme, Council:

- *Note that an Independent Planning Panel has been appointed to consider submissions to the Amendment;*
- *Note that, on 14 August 2015, all submissions have been resolved following the circulation of a revised plan of subdivision (Drawing No. 300340UD00 REV2) that has further reduced the extent of the proposed Public Acquisition Overlay; and*
- *Note that this reduced Public Acquisition Overlay outlined on Drawing No. 300340UD00 REV2 is Council and the submitters' positions to the Independent Planning Panel.*

The Plan of Subdivision referred to above was attached to the resolution provided to the Panel.

Withdrawn Submissions

Council advised the Panel that the parties who lodged objecting submissions to the Amendment withdrew their submissions on the basis of Council's responses and the proposed post exhibition change described above.

The Panel was provided with following written confirmations to support this claim:

- Letter from Jennifer, Scott, Robyn and Jack Nind (Intercontinental Spares Pty Ltd) to Council dated 12 August 2015, withdrawing their objection to the Amendment based on the letter of response from Council dated 16 July 2015.

- Letters from the owners and occupier of the subject land, Frank Adornato (on behalf of S, G, CM, G & S and F & N Adornato) and Ross Adornato (Adornato Sand and Gravel Supplies Pty Ltd) to Council, dated 14 August 2015, withdrawing their submissions on the basis of a letter from Council dated 21 July 2015 and a revised plan of subdivision Drawing No 300340UD00 Rev 2.

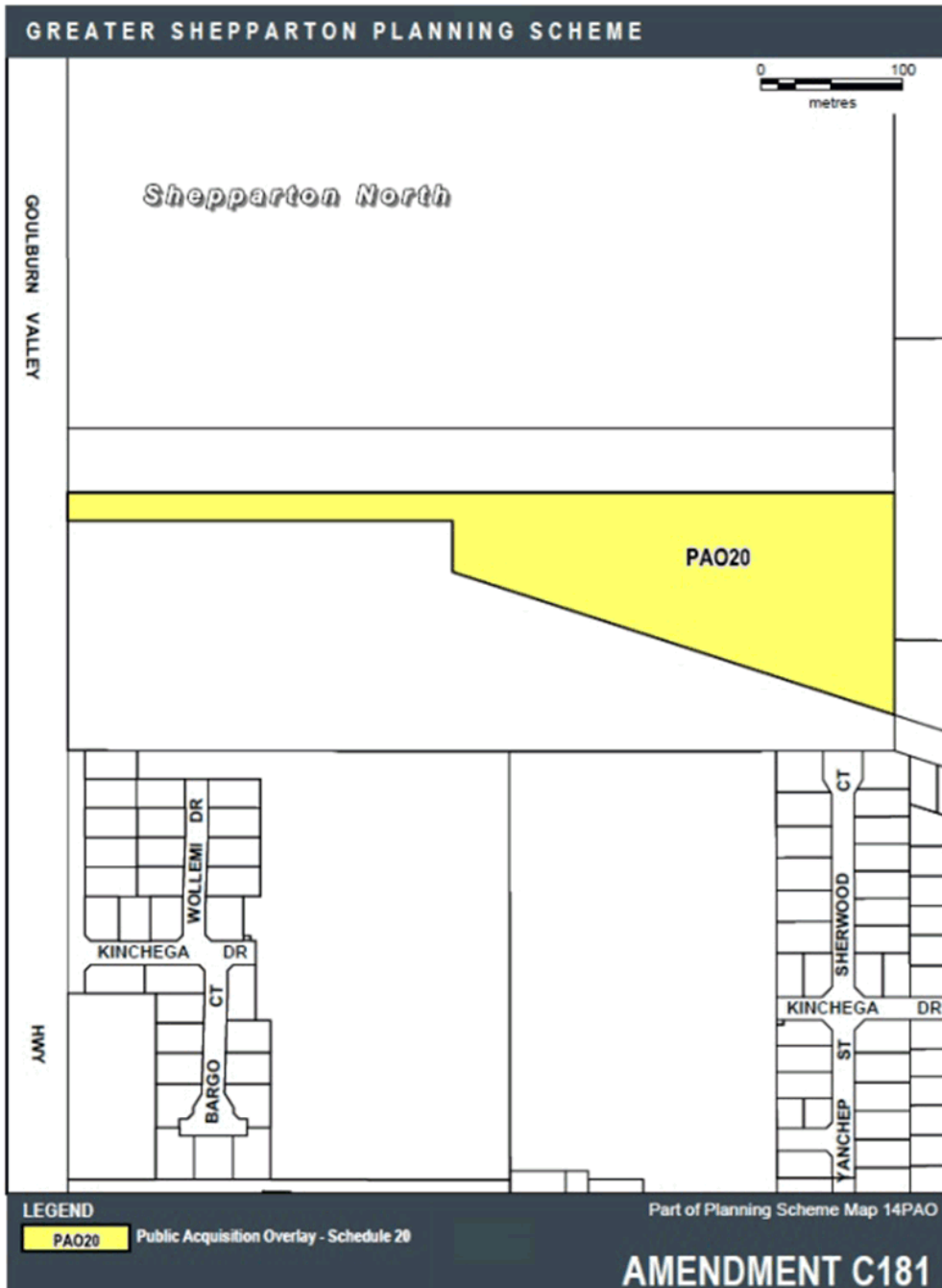
Recommendation

On the basis that all objecting submissions to the Amendment have been withdrawn (subject to the post exhibition change described above) the Panel makes the following recommendation:

- 1. Amendment C181 to the Greater Shepparton Planning Scheme be adopted as exhibited, subject to the inclusion of the revised Map 14PAO, as included in Appendix A to this report.**

This is a formal recommendation made in the circumstances stated above and the Panel has not considered the substance of the submissions referred to it or the merits of the Amendment.

Appendix A Revised Map 14PAO



Amendment C181 - Submissions Recorder

Sub No.	Submitter Name	Content of Submission	Officers' Recommendation
1	Environment Protection Authority (Victoria)	No objection	No action required
2	Goulburn Broken Catchment Management Authority	No objection	No action required
3	Goulburn Valley Water	No objection	No action required
4	Public Transport Victoria	No objection	No action required
5	Goulburn-Murray Water	No objection	No action required
6	Land owner	<p>Objection:</p> <ol style="list-style-type: none"> Other options for stormwater management. Developer contributions and what this money has been used for. Requirements for stormwater and drainage management & 6. The location of the ultimate stormwater drainage infrastructure. Potential impacts on the submitters' land (neighbouring the subject site). Impacts on local businesses and job creation. 	<ol style="list-style-type: none"> The ultimate stormwater drainage infrastructure works proposed will be in accordance with the approved Outline Development Plan and Development Contributions Plan prepared for the North Growth Corridor approved by Amendment C11 to the Greater Shepparton Planning Scheme. Development contributions have been received and are being spent on infrastructure in accordance with Schedule 1 to the Development Contributions Plan Overlay for the Corridor. The ultimate stormwater drainage infrastructure works proposed will be in accordance with the approved Outline Development Plan and Development Contributions Plan prepared for the North Growth Corridor. & 6. A number of options were considered in arriving at the preferred Drainage Strategy for the Corridor. It was considered that a 'consolidated drainage detention scheme' was deemed to be the most appropriate solution that made use of the easement for the transmission lines that traverse the Corridor. This approach made efficient use of land that was, in effect, sterilised for development. The approved Drainage Strategy will not have any impact on land outside of the Corridor. The North Growth Corridor has been identified for residential purposes. The future acquisition of the land will compensate the land owners for any impact on their business. Objection withdrawn. No action required.
7	Department of Environment, Land, Water & Planning	No objection	No action required
8	Land owner: Adornato Sand & Gravel Supplies Pty Ltd	<p>Objection:</p> <ol style="list-style-type: none"> The amount of land to be acquired - the submission states that this land is currently being used for ongoing operations of the business. There is already a stormwater retention basin - the proposed acquisition is not necessary for stormwater management. The existing stormwater issues are outside of the subject land. The use of the land for open parks and space would not be utilised by the general public. Impacts on the ongoing operations of the business. Maintenance of adjacent public land. 	<ol style="list-style-type: none"> The ultimate stormwater drainage infrastructure works proposed will be in accordance with the approved Outline Development Plan and Development Contributions Plan prepared for the North Growth Corridor. A temporary stormwater basin has been constructed on the land. The acquisition of the land will facilitate the realisation of the ultimate stormwater ad drainage infrastructure required to service existing and proposed residential developments in the Corridor. The Drainage Strategy for the Corridor was approved by Amendment C11. The ultimate stormwater and drainage infrastructure are required to serve the southern portions of the Corridor. The North Growth Corridor provides for a central public open space and drainage corridor aligned in an east-west orientation under the existing transmission lines. This area is intended to be used for the purpose of passive recreation, drainage and the storage and treatment of stormwater. These complementary uses make an efficient use of land sterilised from development by the presence of the transmission lines. The land will be available for public access. The North Growth Corridor has been identified for residential purposes. The future acquisition of the land will compensate the land owners for any impact on their business. This issue is outside of the scope of the amendment. Objection withdrawn. No action required.

Amendment C181 - Submissions Recorder

<p>9 Land owners</p>	<p>Objection: 1. Objects to the inclusion of their land in the amendment. 2. What other options has Council considered for the ultimate stormwater drainage infrastructure? 3. Developer contributions and what this money has been used for? 4. What will the land be used for if it's acquired? 5. Compensation. 6. How is the land valued? 7. Contesting the "price" that is decided on. 8. Impacts on retirement and superannuation returns. 9. Impact on the development potential of the land.</p>	<p>1. Outline Development Plans for Shepparton North and South Growth Corridors were included in the Planning Scheme as part of Amendment C11. The lands cannot be removed from the Amendment. 2. The ultimate stormwater drainage infrastructure works proposed will be in accordance with the approved Outline Development Plan and Development Contributions Plan prepared for the North Growth Corridor. A number of options were considered in arriving at the preferred Drainage Strategy for the Corridor. It was considered that a 'consolidated drainage detention scheme' was deemed to be the most appropriate solution that made use of the easement for the transmission lines that traverse the Corridor. This approach made efficient use of land that was, in effect, sterilised for development. 3. Development contributions have been received and are being spent on infrastructure in accordance with Schedule 1 to the Development Contributions Plan Overlay for the Corridor. 4. The North Growth Corridor provides for a central public open space and drainage corridor aligned in an east-west orientation under the existing transmission lines. This area is intended to be used for the purpose of passive recreation, drainage and the storage and treatment of stormwater. 5, 6, 7 & 8. All aspects of acquisition and compensation, including valuation, will be undertaken in accordance with the <i>Land Acquisition and Compensation Act 1986</i>. 9. The land has been identified for residential development to the south. The northern half of the land located underneath the transmission lines has been identified to provide stormwater drainage infrastructure and open space. This will not change as a result of the Amendment. Objection withdrawn. No action required.</p>
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Planning and Environment Act 1987

GREATER SHEPPARTON PLANNING SCHEME

AMENDMENT C181

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by Greater Shepparton City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Greater Shepparton City Council.

Land affected by the Amendment

The proposed amendment applies to part of the land at 420A Goulburn Valley Highway, Shepparton North (Lot 1 on TP 629638), currently occupied by Adornato Sand and Gravel Supplies Pty Ltd, as shown on Figure 1 below.

The land is in the General Residential Zone – Schedule 1 (GRZ1) and is affected by the Development Contributions Plan Overlay – Schedule 1 (DCPO1), the Development Plan Overlay – Schedule 4 (DPO4) and the Environmental Audit Overlay (EAO).

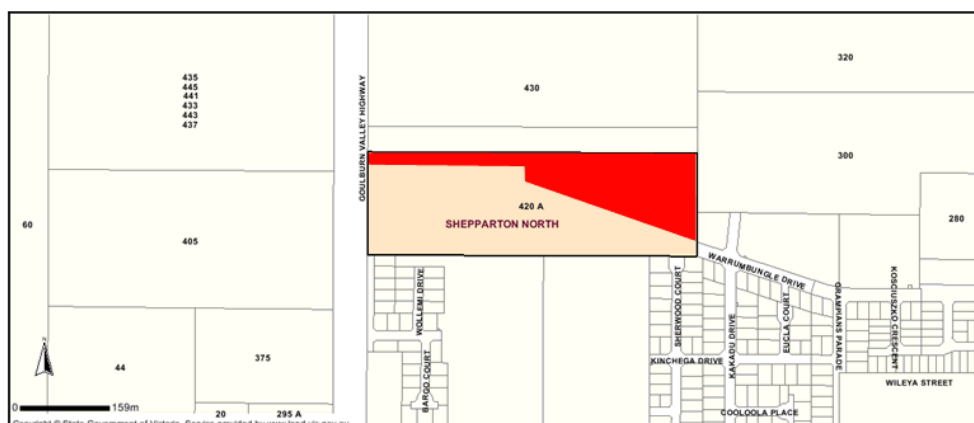


Figure 1: Proposed Public Acquisition Overlay shaded in red.

What the Amendment does

The proposed amendment applies the Public Acquisition Overlay (PAO20) to part of 420A Goulburn Valley Highway, Shepparton North.

The amendment proposes to make the following changes to the Greater Shepparton Planning Scheme:

- Insert one (1) new map (14PAO) into the Planning Scheme to include part of 420A Goulburn Valley Highway, Shepparton North in the Public Acquisition Overlay;
- Amend the Schedule to the Public Acquisition Overlay (at Clause 45.01) to include PAO20; and
- Amend the Schedule to Clause 61.03 to include one new map (14PAO).

Strategic assessment of the Amendment

Why is the Amendment required?

Outline Development Plans (ODP) for Shepparton North and South Growth Corridors were included in the Greater Shepparton Planning Scheme as part of Amendment C11. These plans established a coordinated approach to the development of these growth corridors and the requirement for development to contribute to the cost of the infrastructure included in the accompanying Development Contributions Plan.

The North Growth Corridor provides for a central public open space and drainage corridor aligned in an east-west orientation under the existing transmission lines. This area is intended to be used for the purpose of passive recreation, drainage, and the storage and treatment of stormwater. The eastern half of this land has been vested to or acquired by Council.

Development within the North Growth Corridor has commenced and stormwater drainage infrastructure discharges into an existing Goulburn-Murray Water (G-MW) drain to the west of the Corridor. There is an agreement in place with G-MW to allow this to continue on an interim basis until the ultimate drainage infrastructure envisaged by the ODP has been provided in the Corridor.

The proposed amendment allows for the acquisition of the remaining land required to realise the ultimate stormwater drainage infrastructure envisaged for the Corridor. Council proposes to acquire this land to facilitate the ultimate retardation, treatment and discharge of stormwater drainage infrastructure required to support the future development of this Corridor.

The ultimate stormwater drainage infrastructure works proposed will be in accordance with the approved ODP and Development Contributions Plan prepared for the North Growth Corridor.

Council has written to the landowners notifying them of the proposed process and, to date, has not received a response.

A Public Acquisition Overlay must be applied to the land to allow for the acquisition of this land in accordance with the *Land Acquisition and Compensation Act 1986*.

How does the Amendment implement the objectives of planning in Victoria?

The *Shepparton North and South Growth Corridors, Development Contribution Plan 2002* (DCP) identifies the land proposed for inclusion within the Public Acquisition Overlay for passive public open space, and stormwater and drainage infrastructure uses. The acquisition of this land will enable the realisation of the ultimate open space, and stormwater drainage infrastructure envisaged by the ODP. This will result in a more efficient and pleasant environment for both the existing and future communities within the Corridor. As such, the proposed amendment is consistent with the objectives of planning in Victoria set out at Sections 4(1)(a) & (c) of the *Planning and Environment Act 1987* (the Act).

In regard to Objective 4(1) (b), it is expected that the proposed acquisition of land will have positive impacts on the subject site and surrounding natural and physical environs. Appropriate infrastructure to store and treat stormwater prior to it discharging into the existing G-MW drain will lead to a reduced nutrient load entering the G-MW drainage system and enhanced water quality. The ultimate stormwater drainage infrastructure proposed for the Corridor envisages the construction of a series of wetlands, designed to reflect natural ecological processes.

Furthermore, the proposed amendment is consistent with Objectives 4(1)(e), (f), (g) & (h) of the Act. The acquisition of land will enable Council to construct the ultimate open space and stormwater drainage infrastructure in accordance with the approved ODP.

How does the Amendment address any environmental, social and economic effects?Environmental Effects

The proposed amendment will result in positive environmental outcomes as the realisation of the ultimate open space and stormwater drainage infrastructure in the Corridor will enhance water quality and reduce nutrient load prior to its discharge into the G-MW drainage system. Stormwater treatment will occur via a series of wetlands, designed and constructed to reflect natural ecological processes.

The land affected by this proposed amendment does not appear to have any significant environmental attributes; therefore applying a Public Acquisition Overlay to the land is unlikely to have any adverse environmental effects.

Social Effects

The proposed amendment will have positive social benefits for the residents of the Corridor and the wider community. The realisation of the ultimate open space and stormwater drainage infrastructure will have positive social effects. The area beneath the transmission lines will be provided with a meaningful use, contributing to the amenity and liveability of this area.

Economic Effects

The proposed amendment will have positive economic effects by stimulating the development of the remaining areas of the Corridor by realising the ultimate open space and stormwater drainage infrastructure. These works will be appropriately designed and constructed so that they enhance the amenity of the Corridor. Amenity, proximity to open space and provision of appropriate infrastructure are key economic drivers for development.

Does the Amendment address relevant bushfire risk?

The subject site is not located within a Bushfire Management Overlay and the proposed amendment will have no impact on the risk of bushfire.

During the exhibition period, the proposed amendment will be referred to the Country Fire Authority for comment.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The proposed amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act.

The proposed amendment is consistent with the Minister's Direction No. 11 Strategic Assessment of Amendments under Section 12(2)(a) of the *Planning and Environment Act 1987*.

Ministerial Direction 1 – Potentially Contaminated Land requires Council to consider the potential for the site to be contaminated, given historical uses, and to satisfy itself that the land is suitable for the proposed use.

The subject land is currently affected by the Environmental Audit Overlay (EAO). The EAO ensures that before the commencement of any sensitive use or before the construction or carrying out of buildings and works in association with a sensitive use, Council will be satisfied that any potential for land contamination will be addressed.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The proposed amendment is consistent with and supportive of the State Planning Policy Framework as follows:

The objectives and strategies of *Clause 11.10 - Hume regional growth* derive from the *Hume Regional Growth Plan (2014)*.

A focus on economic growth and development in Shepparton has been identified as a priority in the *Hume Regional Growth Plan 2014*. The proposed amendment will facilitate the realisation of the ultimate open space and stormwater drainage infrastructure in this area of Shepparton to enable the development of the remaining areas of the Corridor.

The objective of *Clause 16.01-2 – Location of Residential Development*, as they relate to land in the Corridor is:

- *to locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.*

The realisation of the ultimate open space and stormwater drainage infrastructure will aid in the completion of development within the Corridor. This Corridor is in close proximity to Shepparton, and commercial and employment opportunities, as well as being adjacent to Goulburn Valley Highway.

Clause 19.03 - Development Infrastructure provides direction in relation to the provision of infrastructure. The provision of development infrastructure in growth areas should be planned in a logical and efficient manner and strategic land use planning should facilitate the development of this infrastructure.

The inclusion of the land within the Public Acquisition Overlay will enable Council to acquire the subject site in order undertake a suite of drainage and wetland works in accordance with the approved Outline Development Plan. This will ensure the public works necessary as part of the subdivision and development of the North Growth Corridor is able to occur in a logical and efficient manner.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The proposed amendment is supportive of and assists in the implementation of the Municipal Strategic Statement (MSS) as follows:

One of the objectives of *Clause 21.04-1 Urban Consolidation and Growth* is relevant to the proposed amendment and is listed below:

- *to contain urban growth to identified growth areas in order to protect higher quality and intact agricultural areas and achieve a more compact built up area.*

The North Growth Corridor was approved as part of Amendment C11 to the Greater Shepparton Planning Scheme. The acquisition of the subject land will aid in the realisation of the ultimate open space and stormwater drainage infrastructure envisaged in the ODP. This infrastructure will allow for the completion of development within the Corridor, which is currently constrained due to the lack of appropriate drainage infrastructure. The continued development of residential land in the Corridor is consistent with the objectives of *Clause 21.04-1* in relation to urban growth.

Clause 21.07-3 Urban Stormwater Management of the *Greater Shepparton Planning Scheme* contains the following objectives:

- *to maintain and enhance stormwater quality throughout the municipality.*

- to ensure that new development complies with the *Infrastructure Design Manual*.

The proposed amendment will facilitate the construction of the ultimate open space and stormwater drainage infrastructure in the Corridor. The infrastructure will be designed and constructed in accordance with the provisions of the IDM.

One of the strategies of Clause 21.07-3 is:

- to provide for stormwater management infrastructure at the time of development.

Currently, development within the Corridor is constrained as the ultimate open space and stormwater drainage infrastructure required to support future residential development within the Corridor could not be realised. The proposed amendment will permit the construction of this infrastructure.

Does the Amendment make proper use of the Victoria Planning Provisions?

The proposed amendment makes proper use of the Victoria Planning Provisions (VPP). The purpose of the Public Acquisition Overlay is “to designate a Minister, public authority or municipal council as an acquiring authority for land reserved for a public purpose.”

The subject land is required to serve a public purpose (open space and drainage infrastructure for the storage, treatment and discharge of stormwater). The only overlay within the VPPs that specifically provides for land to be acquired by a public authority is the Public Acquisition Overlay.

How does the Amendment address the views of any relevant agency?

All of the relevant authorities were consulted through the preparation of Amendment C11, which included the ODP and DCP within the Planning Scheme in December 2002.

During the exhibition period associated with this amendment, all relevant referral authorities will be notified in accordance with the *Planning and Environment Act 1987*.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The purpose of the *Transport Integration Act 2010* is to create a new framework for the provision of an integrated and sustainable transport system in Victoria. The vision statement recognises the aspirations of Victorians for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible state.

The objectives of the *Transport Integration Act 2010* relate to social and economic inclusion, economic prosperity, environmental sustainability, integration of transport and land use, efficiency, coordination and reliability, safety, and health and wellbeing.

The Minister has not prepared any statements or policy principles under Section 22 of the *Transport Integration Act 2010*; therefore no such statements are applicable to the proposed amendment.

The proposed amendment will allow for realisation of the ultimate open space and stormwater drainage infrastructure in accordance with an approved ODP.

The ODP details transport networks within the North Growth Corridor. The location of the proposed Public Acquisition Overlay will not have any transport implications.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The proposed amendment will not place any unreasonable resource or administrative costs on Greater Shepparton City Council.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Greater Shepparton City Council
90 Welsford Street
Shepparton

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.dtpli.vic.gov.au/publicinspection and at the Greater Shepparton City Council website at www.greatershepparton.com.au.

Submissions

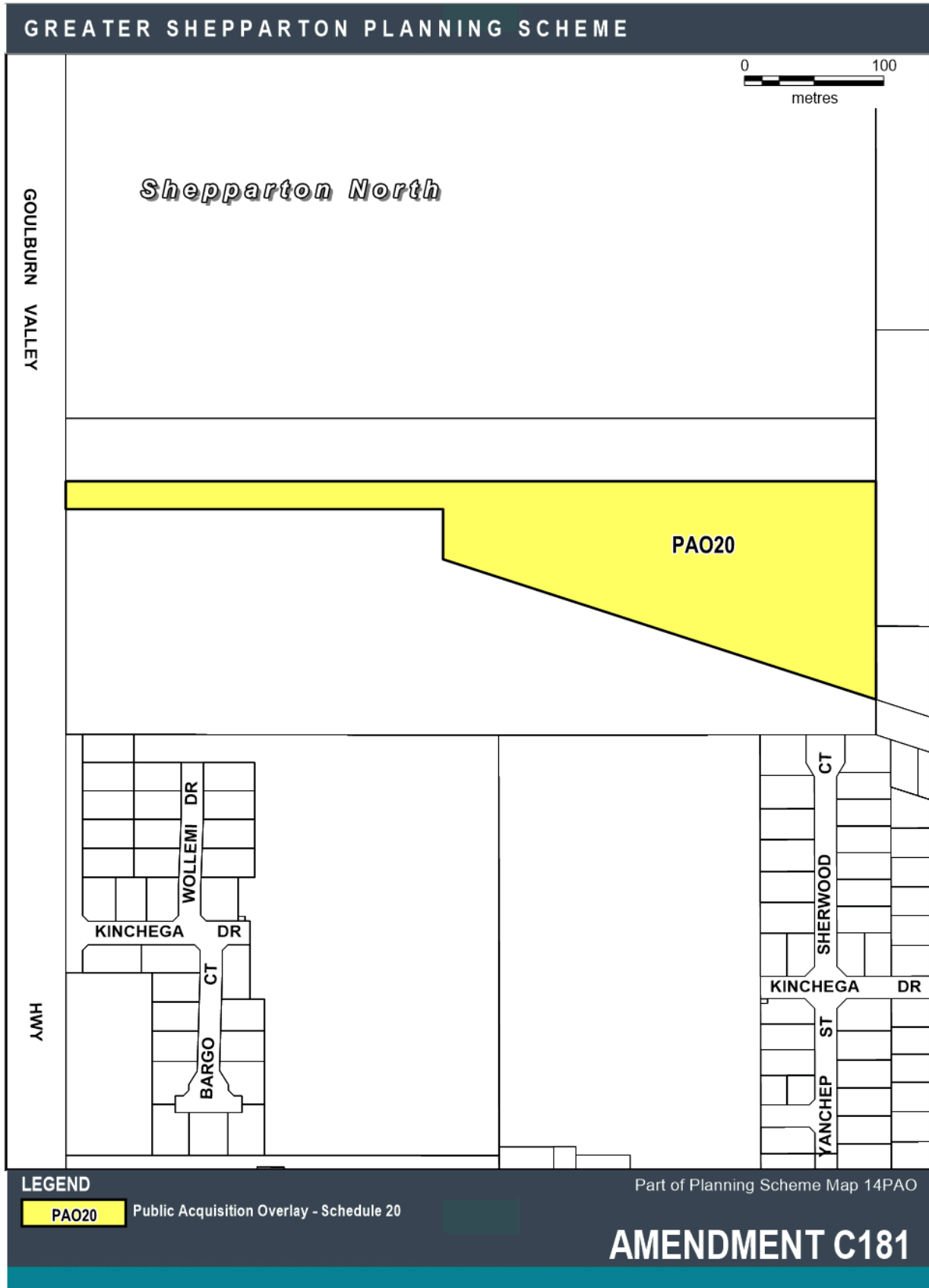
Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by 29 June 2015.

A submission must be sent to:
Greater Shepparton City Council
Locked Bag 1000
Shepparton, VIC, 3632

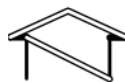
Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: Week starting 27 July 2015.
- panel hearing: Week starting 17 August 2015.



| Planning Mapping Services |
 | Planning Information Services |
 | Planning |



Department of
 Environment, Land,
 Water & Planning

State Government
 Victoria

001

GREATER SHEPPARTON PLANNING SCHEME

28/10/2013
 VC102
 Proposed
 C181

SCHEDULE TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY

PS Map	Acquiring Authority	Purpose of Acquisition
PAO1	Roads Corporation	Goulburn Valley Highway duplication and restoration of local access
PAO2	City of Greater Shepparton	Public car park
PAO3	Vic Roads	Intersection re-alignment at northwestern intersection of Lockwood Road and Midland Highway, Shepparton
PAO4	City of Greater Shepparton	Goulburn Valley Freight Logistics Centre
PAO5	Goulburn Valley Region Water Authority	Acquisition of land for Shepparton Wastewater Management Facility
PAO6	Goulburn Murray Water	Construction of the Mosquito Depression Drain – Stage 10
PAO7	Roads Corporation	Goulburn Valley Highway – Shepparton Bypass
PAO8	City of Greater Shepparton	Old Dookie Road land acquisition for road widening
PAO9	Goulburn Murray Water	Construction of the Mosquito Depression Drain 40 Surface Water Management System
PAO10	City of Greater Shepparton	Floodway Acquisition-Mooroopna West Growth Corridor
PAO11	City of Greater Shepparton	Roadway Acquisition-Mooroopna West Growth Corridor
PAO13	City of Greater Shepparton	256 Hickey Road, Katandra West
PAO14	City of Greater Shepparton	Community Facilities Acquisition – Mooroopna West Growth Corridor
PAO15	City of Greater Shepparton	North-South Floodway-Mooroopna West Growth Corridor
PAO16	City of Greater Shepparton	Link Road-Mooroopna West Growth Corridor
PAO19	VicRoads	293-295 Benalla Road, Shepparton – road widening
PAO20	Greater Shepparton City Council	420A Goulburn Valley Highway, Shepparton – Stormwater Management

GREATER SHEPPARTON PLANNING SCHEME

03/10/2013
 C140 Proposed
 C181

SCHEDULE TO CLAUSE 61.03**Maps comprising part of this scheme:**

Zoning and Overlay maps

- 1, 1HO, 1LSIO-FO, 1WMO
- 2, 2DPO, 2ESO, 2HO, 2LSIO-FO, 2PAO, 2WMO
- 3, 3HO, 3LSIO-FO, 3PAO
- 4, 4HO, 4LSIO-FO
- 5, 5HO, 5LSIO-FO
- 6, 6EAO, 6ESO, 6HO, 6LSIO-FO
- 7, 7DPO, 7HO, 7LSIO-FO
- 8, 8DPO, 8HO, 8LSIO-FO
- 9, 9DPO, 9ESO, 9HO, 9LSIO-FO
- 10, 10DPO, 10ESO, 10HO, 10LSIO-FO
- 11, 11AEO, 11DCPO, 11DDO, 11DPO, 11EAO, 11ESO, 11HO, 11LSIO-FO, 11PAO, 11VPO, 11WMO
- 12, 12DPO, 12HO, 12LSIO-FO, 12PAO, 12WMO
- 13, 13DPO, 13EAO, 13 HO, 13LSIO-FO, 13PAO
- 14, 14DCPO, 14DPO, 14EAO, 14LSIO-FO, [14PAO](#)
- 15, 15DCPO, 15DPO, 15LSIO-FO, 15PAO, 15WMO
- 16, 16DPO, 16LSIO-FO, 16WMO
- 17, 17DDO, 17DPO, 17HO, 17LSIO-FO, 17WMO
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- 19, 19DDO, 19DPO, 19LSIO-FO, 19PAO
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- 30, 30LSIO-FO
- 31, 31ESO, 31HO, 31LSIO-FO, 31PAO, 31SMO, 31WMO
- 32, 32ESO, 32HO, 32LSIO-FO, 32SMO, 32WMO
- 33, 33HO, 33LSIO-FO, 33PAO, 33WMO

GREATER SHEPPARTON PLANNING SCHEME

- 34, 34HO, 34LSIO-FO, 34PAO, 34SMO, 34VPO, 34WMO
- 35, 35LSIO-FO, 35SMO
- 36, 36LSIO-FO, 36SMO
- 37, 37HO, 37LSIO-FO, 37SMO, 37WMO

*Planning and Environment Act 1987***GREATER SHEPPARTON PLANNING SCHEME****AMENDMENT C181****INSTRUCTION SHEET**

The planning authority for this amendment is Greater Shepparton City Council.

The Greater Shepparton Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

Overlay Maps

1. Insert new Planning Scheme Map No 14 PAO in the manner shown on the one attached map marked "Greater Shepparton Planning Scheme, Amendment C181".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In Overlays – Clause 45.01, replace Schedule 20 with a new Schedule 20 in the form of the attached document.
3. In General Provisions – Clause 61.03, replace the schedule with a new Schedule in the form of the attached document.

End of document