

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

20 October 2015

Agenda Item 10.6	Adoption of Amendment C185 (Tatura North East) to the Greater Shepparton Planning Scheme	
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Planning and Environment Act 1987

**GREATER SHEPPARTON PLANNING SCHEME
AMENDMENT C185
EXPLANATORY REPORT**

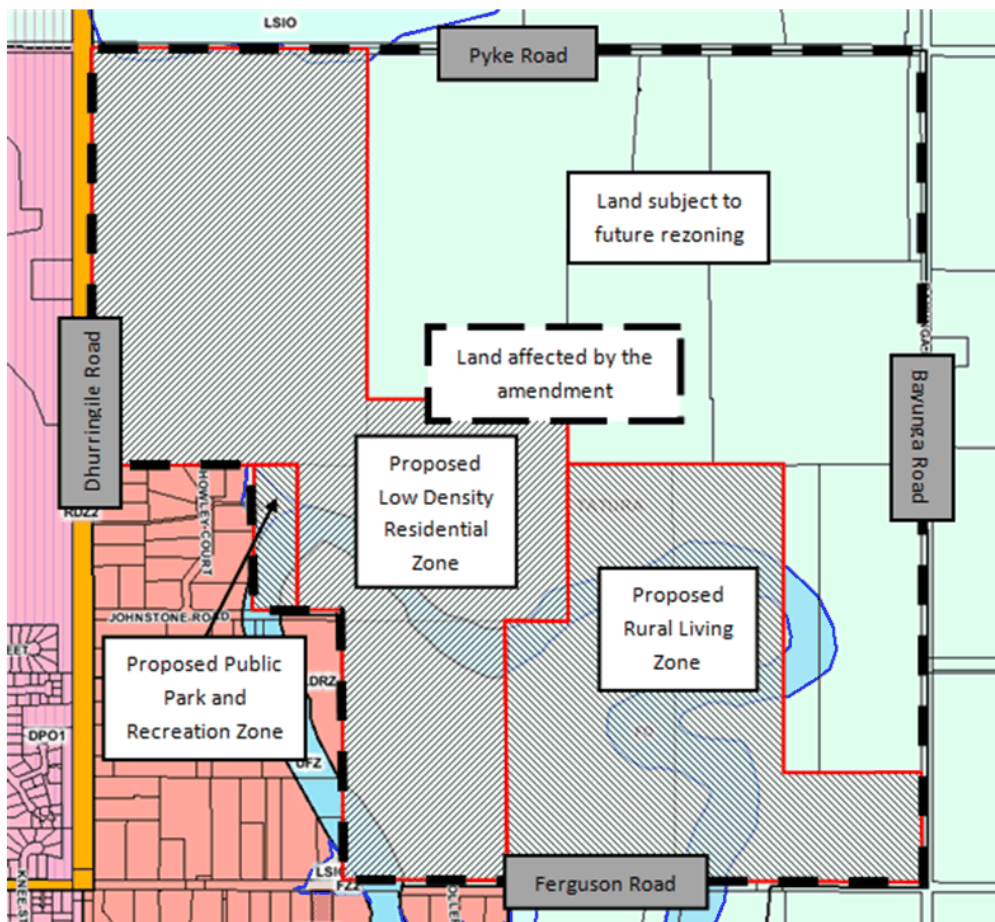
Who is the planning authority?

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 GMR Engineering Pty Ltd and Land Management Surveys (Shepparton) Pty Ltd on behalf of Melki Farms Pty Ltd, and M. Freeman, F. Pamamull and M. Silverstein.

Land affected by the amendment

Figure 1 – Current Zone and Overlay Map (proposed rezoning overlaid in hatching).



The amendment applies to approximately 225.5 hectares of land to the north-east of Tatura. The amendment intends to provide a strategic framework for the future development of all

land generally bound by Pyke Road to the north, Bayunga Road to the east, Ferguson Road to the south and Dhurringile Road to the west.

The land is currently within the Farming Zone 2 and Urban Floodway Zone, and is partially affected by the Land Subject to Inundation Overlay and the Floodway Overlay (see Figure 1 – Current Zone and Overlay Map).

Specifically, the amendment applies to the following land parcels:

Address of the Land	Lot and Plan Number	Proposed Changes
250 Bayunga Road, Tatura	2 LP208153G	Apply DPO19.
310 Bayunga Road, Tatura	1 and 2 TP327412Q	Partially rezone to UFZ, apply DPO19 and LSIO, and remove the FO.
195 Dhurringile Road, Tatura	1 TP672455S	Rezone to LDRZ and apply DPO19.
65 Ferguson Road, Tatura	1 LP123911	Rezone to LDRZ.
85 Ferguson Road, Tatura	3 and 4 PS631794N	Rezone to RLZ, LDRZ and UFZ, apply the DPO19 and LSIO, and remove the FO.
35 Johnstone Road, Tatura	RES1 CS1671	Rezone to PPRZ.
843 Pyke Road, Tatura	Reserve 1 PS640070H	Apply DPO19.
845 Pyke Road, Tatura	2 PS640070H	Apply DPO19.
895 Pyke Road, Tatura	1 and 2 PS 631794 1 CP167176F	Partially rezone to RLZ and UFZ, apply the DPO19 and remove the FO.

What the amendment does

The amendment proposes to rezone land to the north-east of Tatura from the Farming Zone 2 (FZ2) to the Low Density Residential Zone (LDRZ), the Rural Living Zone (RLZ) and the Urban Floodway Zone (UFZ). The amendment also proposes to rezone lands from the LDRZ to the Public Park and Recreation Zone (PPRZ), remove land from the Floodway Overlay (FO) and apply the Land Subject to Inundation Overlay (LSIO) to part of the land and apply the Development Plan Overlay (DPO) to all affected land.

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

- Rezone 35 Johnstone Road, Tatura from the LDRZ to the PPRZ;
- Rezone 65 Ferguson Road, 85 Ferguson Road and part of 895 Pyke Road, Tatura from the FZ2 to the LDRZ and RLZ;
- Delete the FO from parts of 65 and 85 Ferguson Road, 895 Pyke Road and 310 Bayunga Road, and rezone land to the UFZ and apply the LSIO;
- Apply the DPO (Schedule 19) to the land;
- Insert new Schedule 19 (Tatura North East) to the DPO at Clause 43.04;
- Amend Planning Scheme Map Nos. 6, 6LSIO-FO, 8, 8DPO and 8LSIO-FO;
- Insert new Planning Scheme Map No. 6DPO; and
- Amend Clause 61.03.

Strategic assessment of the amendment

Why is the amendment required?

The subject land is within the settlement boundary for Tatura and has been identified for 'potential low density' and 'potential rural living' within the *Greater Shepparton Housing Strategy 2011* (GSHS).

The current Farming Zone provisions applicable to the land prohibit it from being used for LDRZ and RLZ purposes. An amendment to rezone the land to LDRZ and RLZ is therefore necessary to implement the recommendations of the GSHS.

The subject area is made up of a number of land parcels in separate ownership. It is therefore appropriate to also include the land within the DPO with a site specific schedule and a concept plan: the *Tatura North East Concept Plan* (Concept Plan). The DPO and Concept Plan will guide the comprehensive development of the multiple parcels across various land ownership boundaries.

The provisions of the LDRZ allow subdivision of the land to a minimum lot size of 2,000m² if it is reticulated. This complements the rural residential character of this area on the urban fringe of Tatura. The provisions of the RLZ allow subdivision of the land to a minimum lot size of two hectares. This allows for the gradual transition of residential densities further from this area. This is in accordance with the GSHS. There are currently no vacant zoned rural residential lands in Tatura.

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

The amendment implements objectives a, c, e and g of planning in Victoria at Section 4 of the *Planning and Environment Act 1987* as it will facilitate the orderly, fair and economic development of rural residential land in the municipality.

The application of the DPO and Concept Plan to the land will ensure that a fair, orderly and integrated development is achieved.

The planning scheme amendment implements the objectives of planning in Victoria by facilitating orderly, coordinated development in an area designated for rural residential development. The amendment balances the interests of the community through the provision of rural residential land to meet the needs of a growing municipality.

How does the amendment address any environmental, social and economic effects?

Environmental

Rezoning the subject land to the LDRZ will allow it to be developed with serviced lots of a minimum subdivision size of 2,000m². Rezoning the subject land to the RLZ will allow it to be developed with lots of a minimum subdivision size of two hectares. This will achieve an appropriate outcome for land that has been subject to significant environmental change in the past.

The large allotment size will result in the landscape quality being improved. The landscape quality will continue to improve as the land is revegetated with public parks, tree reserves and private gardens.

Social

The amendment is expected to have positive social outcomes. It will facilitate new and unique housing opportunities at a density of which there is currently a limited supply in

Greater Shepparton. It will result in the development of a new neighbourhood forming part of the established rural residential community within the locality.

The land is in proximity to the established town centre of Tatura, and its social and community infrastructure. The amendment will result in a net community benefit by providing a pleasant and safe living environment that satisfies demand for rural residential opportunities in Tatura.

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

Economic

The amendment is expected to have positive economic benefits. Given the proximity of the land to the established built form of Tatura and the adjacent rural residential development to the south-west of the lands, it is appropriate to rezone the lands to the LDRZ and RLZ.

The land is already fragmented and used for limited agricultural purposes. The displacement of irrigation farming land by urban expansion has been strategically addressed within the GSHS. A settlement boundary has been established with an overall strategy of containment for Tatura. The subject area is within the settlement boundary. The containment strategy is necessary to protect the significant agricultural base of the economy from the negative impact of unplanned rural residential development. The subject area is a strategically important supply of rural residential land, as a significant portion of it can be sewerred and therefore achieve a higher number of lifestyle properties with a minimal loss of land. As a result, the amendment will not result in adverse impacts upon the local economy due to loss of agricultural land.

The development of the land for residential purposes will create employment opportunities during the planning and construction phases. New housing to be provided on the site will also facilitate economic growth within the municipality by providing housing opportunities to cater for the growing population.

There are no significant adverse economic impacts associated with this amendment.

Does the amendment address relevant bushfire risk?

The amendment meets the objectives and gives effect to the strategies to address the risk to life as a priority, property, community infrastructure and the natural environment from bushfire in the State Planning Policy Framework (Clause 13.05-1 *Bushfire planning strategies and principles*). This is mainly because the site is not exposed to extreme bushfire hazard and the site is located within the settlement boundary.

The proposed amendment is consistent with the Local Planning Policy Framework objectives and strategies that apply to bushfire risk. No local policy for bushfire risk management is required to support the proposed amendment as bushfire mitigation measures can be readily implemented and the risk can be reduced to an acceptable level.

The Country Fire Authority (CFA) has been consulted for initial comments and has not objected to the proposed amendment. The CFA will be provided with an opportunity to comment on this proposal during the formal exhibition process associated with this proposed planning scheme amendment. Further bushfire assessment will be required at the building permit stage.

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

The amendment complies with the Ministerial Directions under Section 12 of the *Planning and Environment Act 1987* that are applicable to the proposed amendment. Specifically, the amendment has considered and complies with the following Ministerial Directions:

- 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.
- Preliminary soil contamination assessment has been prepared for the larger parcels within the subject area. The assessments concluded that the site is suitable for rural residential development. A requirement has been included in the Schedule to the DPO requiring the preparation of a preliminary soil contamination assessment prior to a planning permit being issued.
- This assessment and the proposed Schedule to the DPO provide confidence that the proposed use of the site is suitable, given the historical use of the site for horticulture.
- The proposed amendment has been prepared in accordance with Ministerial Direction 11, *Strategic Assessment of Amendments*.
- The proposed amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

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

The State Planning Policy Framework (SPPF) objective for urban settlement (Clause 11) aims to ensure that a sufficient supply of land is available for residential, commercial, industrial, recreational, institutional and other public uses. The Clause also aims to facilitate the orderly development of urban areas.

The objective for Planning for Growth (Clause 11.10-3) is “to focus growth and development to maximise the strengths of existing settlements”. A policy of this clause is to consider the *Hume Regional Growth Plan 2014* (HRGP). The amendment aims to implement the HRGP as it supports residential growth in Tatura, which is identified as a “moderate growth location”.

The SPPF (Clause 16.01, 18 and 19.03) promotes good housing and urban design that enhances liveability and residential amenity whilst being cost effective. It states that cost effective development is that which is integrated with existing and future infrastructure; such as, schools, health services and water supply.

The amendment is consistent with these objectives for the following reasons:

- it facilitates rural residential development on the urban fringe of the existing township of Tatura and utilises existing infrastructure adjacent to the site. The development will be required to connect to the adjacent reticulated network;
- it will minimise the impact of new development on the environment by avoiding development which is remote from existing infrastructure and which may be of adverse impact on other genuine nearby farming land in other locations;
- it will allow for a diverse housing choice for the population, through the development of a variety of residential lots (a minimum of 2,000m² serviced lots under the LDRZ and a minimum of two hectares for RLZ) thus enhancing lifestyle choices for residents; and
- the proposed Schedule to the DPO will ensure that the future design of any residential subdivision appropriately addresses the objectives and strategies included in the SPPF. Any future Development Plan for the lands must demonstrate that the proposed subdivision layout satisfies the design principles contained within the

SPPF, including collector / connector road and local access streets, lot sizes, areas of open space and drainage retention areas.

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

The Municipal Strategic Statement (MSS) sets out the requirements for an increase in residential land to accommodate the projected future growth of Tatura, whilst protecting high quality, productive agriculture land. The MSS also recognises that the demand for rural residential land exceeds supply.

Clause 21.04 *Settlement* sets out the projected growth and strategies for housing, as per the findings of the GSHS. The demand and supply analysis undertaken as part of the GSHS was prepared before the provisions of the LDRZ and RLZ were reformed through Amendments VC103 and VC100 to the Planning Scheme.

Amendment VC103 reduced the minimum lot size for subdivision in the RLZ from eight hectares to two hectares, unless specified in a schedule to the zone, and was gazetted on 05 September 2013. Amendment VC100 reduced the minimum lot size for subdivision in the LDRZ to 0.2 hectares, if the lot is connected to reticulated sewerage, and was gazetted on 15 July 2013.

Despite this, the demand and supply analysis contained within the GSHS was prepared on the assumption that the average lot size for greenfield development in the LDRZ would be 0.2 hectares and 4 hectares for RLZ. Amendment VC103 has effectively doubled the amount of RLZ lots that can be generated from lands identified for RLZ. However, a significant portion of these future RLZ lands are located within the Urban Floodway Zone or affected by the Floodway Overlay and subdivision sizes are likely to average greater than two hectares. As a result, the demand and supply analysis undertaken as part of the preparation of the GSHS remains relevant.

The Tatura Growth Management Plan within the GSHS highlights the amendment site for "*Potential Low Density*" and "*Potential Rural Living*".

The objective of Clause 21.04-3 *Rural residential* is "*to provide land for rural residential purposes, without impacting on the long-term growth potential of urban centres or productive agricultural land*". The amendment implements the strategies within Clause 21.04-3 as it is in a location that is identified on the Tatura Growth Framework Plan as being within an area designated for "*potential low density*" and "*Potential Rural Living*".

The proposed amendment implements Clause 21.04 and the GSHS by rezoning the land to the LDRZ and RLZ. The proposed amendment will also provide multiple development fronts that will aid in alleviating housing affordability issues within the municipality and housing choice.

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

There are a number of zones which seek to achieve a residential or rural residential land use outcome. These include the RLZ, LDRZ, Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Township Zone and Mixed Use Zone.

Most of these zones are intended to be applied where higher densities of development are anticipated or exist and, as such, are not appropriate for this area. The GSHS identifies the subject site for "*Potential Low Density*" and "*Potential Rural Living*" purposes. The LDRZ and

the RLZ are therefore the most appropriate zones to allow for the rural residential development of the land.

The LDRZ and the RLZ limit the minimum lot size for subdivision and, therefore, facilitate residential development at a density which is supported at both the state and local level.

The subject area contains multiple properties and is in multiple land ownerships. The application of the DPO ensures that a fair and integrated rural residential development is achieved.

This amendment makes proper use of the Victorian Planning Provisions.

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

Consultation has been undertaken with the Goulburn Broken Catchment Management Authority (GBCMA) in relation to drainage and flooding. The GBCMA has indicated that it supports, in principle, the drainage strategy prepared to support the proposed amendment.

The land may be fully serviced by relevant agencies with appropriate services required for low density residential and rural living use and development.

All relevant referral authorities will be notified of the amendment and will have an opportunity to make a submission.

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.

Given the rural residential outcomes intended by this amendment, the impact of any future development regarding traffic on the surrounding road network will be negligible. The amendment will not have any significant negative impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*.

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

Resource and administrative costs

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

The amendment will not have any detrimental effect on resource and administrative costs of Council. It will provide an improved basis for decision-making which will be a benefit to staff administering the Planning Scheme.

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;
- Goulburn Valley Regional Library, 12-16 Casey Street, Tatura; and
- The Greater Shepparton City Council website: www.greatershepparton.com.au.

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

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 **Monday, 24 August 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 commencing 28 September 2015; and
- Panel hearing: week commencing 26 October 2015.

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Proposed
C185

SCHEDULE 19 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO19**.

TATURA NORTH EAST**1.0**

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Proposed
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Requirement before a permit is granted

Before any new use, development or subdivision commences, a development plan must be prepared and approved by the Responsible Authority.

A permit may be granted before a development plan has been prepared for any of the following:

- subdivision of land into two allotments or re-subdivision of existing allotments so as to not increase the number of lots;
- a single dwelling on an existing lot; or
- any buildings and works associated with the ongoing maintenance or operation of the subject site.

2.0

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Conditions and requirements for permits

All use and development must generally comply with the approved Development Plan.

All low density residential development must be connected to reticulated sewer and water infrastructure to the satisfaction of the Responsible Authority.

An application for planning permit must include, as appropriate, a stormwater management plan detailing how stormwater will be collected and treated within the land. The plan must demonstrate that all stormwater drainage will be managed onsite and that there will not be any offsite impacts. The plan must be prepared in accordance with the *Infrastructure Design Manual* and consider ongoing maintenance of the stormwater management measures.

Conditions, as appropriate, must be included on any planning permit issued to subdivide or develop land with regard to recommendations made by the assessments and specialist reports submitted in support of the Development Plan.

3.0

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Requirements for development plan

A development plan may be prepared for all or any part of this development plan area.

An approved development plan may be amended to the satisfaction of the Responsible Authority.

The Development Plan must demonstrate, as appropriate:

- General consistency with the *Tatura North East Concept Plan*.
- That active frontages are achieved in any proposed subdivision layout with regard to the treatment of lots, open space areas, drainage retention areas, and all adjacent external and internal roads.
- That any staging of the Low Density Residential Zone lands will commence on the southern portions of 65 Ferguson Road and 195 Dhurringile Road respectively before proceeding northwards or as otherwise agreed to by the Responsible Authority.

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- The relationship of the land to the adjoining land and treatment(s) at the interface with existing ongoing and future land uses, particularly those with potential amenity impacts.
- The shared pathway network, including opportunities to link paths to any networks on abutting land, and any public transport services.
- The layout of major areas of public open space and the type of facilities to be provided for users of the open space.
- The location of any significant environmental, cultural heritage and/or ecological features including fauna and remnant vegetation.
- Stormwater management methods, including the location of any on-site drainage retention facilities.
- Arrangements for the provision of all physical and any community infrastructure and services to the land.

The Development Plan application must include, where required by the Responsible Authority:

- An environmental assessment of the land, involving a flora and fauna survey, which, among other things, identifies the health and habitat value of all **indigenous native vegetation and significant mature trees**. **The assessment shall include a tree survey and report assessing the quality and significance of the flora and fauna on the site, as well as the retention values of any remnant indigenous native vegetation.**
- A preliminary survey of the area for Aboriginal archaeological sites and preliminary cultural heritage assessment to determine whether a Cultural Heritage Management Plan, in terms of the *Aboriginal Heritage Act 2006*, is required.
- A preliminary soil assessment demonstrating the extent of any contaminated soils that may exist on the subject land and, if detected, a more detailed assessment outlining the location of the contaminated soil, the type of contaminants detected, and the strategies required to decontaminate the affected areas in accordance with the *Minister's Direction No. 1, Potentially Contaminated Land*.
- A land capability assessment demonstrating the ability of the land identified for rural living development to satisfactorily dispose of effluent on proposed lots, unless the development is to be connected to reticulated sewerage.
- A stormwater management plan detailing how stormwater will be collected and treated within the overall development, incorporating the use of water sensitive urban design principles. The plan must be prepared in accordance with the *Infrastructure Design Manual* and consider ongoing maintenance of the stormwater management measures. **The plan must demonstrate that all stormwater drainage will be managed onsite and that there will not be any offsite impacts.**
- A traffic impact assessment report and management plan that identifies:
 - anticipated traffic volumes, appropriate access and circulation of vehicles on the existing and future road network, which minimises culs-de-sac. Access arrangements are to avoid conflict with existing accesses onto Bayunga, Dhurringile, Ferguson, Johnstone and Pyke Roads.
 - The identification of existing and proposed public transport routes, bus stops and associated infrastructure with appropriately dimensioned roads.
 - The identification of existing and proposed pedestrian and cycling networks including provision for safe and convenient access to public transport infrastructure.
 - The works necessary to accommodate traffic generated by the development and to mitigate any adverse impacts of the development.

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- The trigger points for any additional traffic infrastructure.
- Access arrangements are to have regard to on-road cyclists.
- An infrastructure plan approved by the Responsible Authority, which identifies the anticipated level, staging and timing of the provision of infrastructure to meet the standards of the *Infrastructure Design Manual* and relevant service authorities. The infrastructure plan should address, as appropriate:
 - The provision, staging and timing of stormwater drainage works.
 - Engineering plans outlining the quantum and impacts of earthworks required to facilitate the realisation of the ultimate design of the Urban Floodway Zone located on 310 Bayunga Road, 85 Ferguson Road and the south-east of 895 Pyke Road. These plans must have been assessed and agreed to by the Goulburn Broken Catchment Management Authority.
 - The provision, staging and timing of roadworks (including bus stops and associated works) both internal and external in accordance with the approved traffic management plan.
 - The provision, staging and timing of landscaping works for local parks, stormwater drainage reserves and regional landscaping works.
 - The securing of the infrastructure and utility services as may be necessary by way of an agreement pursuant under Section 173 of the *Planning and Environment Act 1987*.
 - Any other infrastructure related matter reasonably requested by the Responsible Authority associated with the subdivision of land.
 - Identification of any agency or person responsible for provision of particular items of infrastructure.
- A model of flood behaviour approved by the Responsible Authority that assesses the frequency, duration, extent, depth and velocity of flooding of the proposed development area that the *Tatura North East Concept Plan* applies to during a 1% AEP flood event. This study must also:
 - outline the provision and staging of flood mitigation works.
 - have been assessed and agreed to by the Goulburn Broken Catchment Management Authority and Goulburn-Murray Water.

Before approving the Development Plan, the Responsible Authority must consider the following matters and may include performance measures and requirements to address:

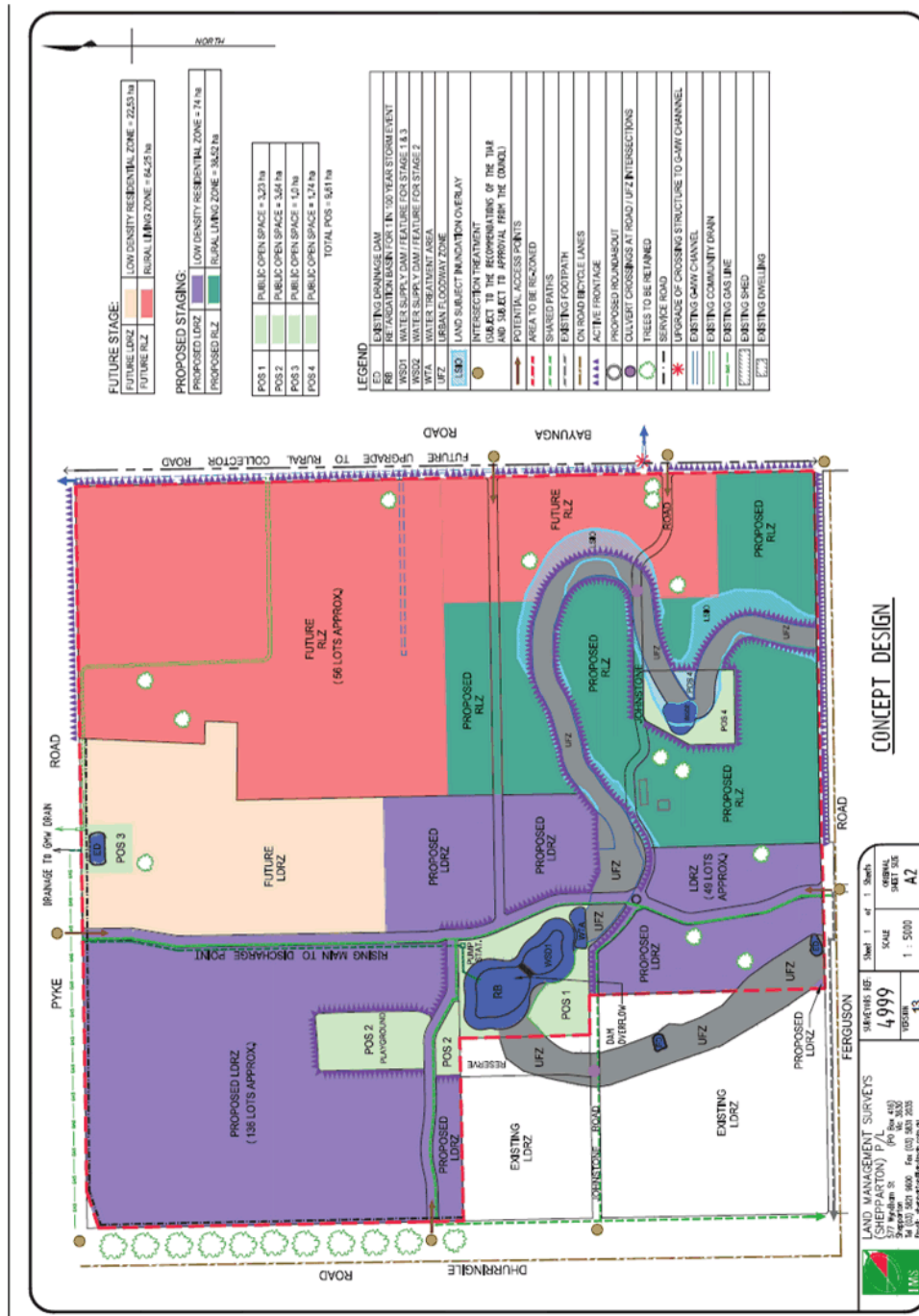
- The environmental, ecological, landscape, archaeological, cultural heritage, and historical values and features of the site. The Development Plan must have regard to the location of remnant indigenous native vegetation and identified significant mature trees. It must seek, where possible, to include this vegetation in public open spaces, road reserves or other public land. The layout of lots and the provision for buildings, works and roads must be designed to maximise the retention of remnant indigenous native vegetation and identified significant mature trees.
- The comments and any requirements of Goulburn-Murray Water and in particular any matters relevant to its policy regarding acceptance of urban and industrial water to Goulburn-Murray Water drains.
- The comments and any requirements of Goulburn Broken Catchment Management Authority in relation to flooding and flood mitigation in the area.
- The need for any agreement to be made pursuant to the provisions of Section 173 of the *Planning and Environment Act 1987* with respect to matters arising from the proposed subdivision, development or use of the land, including the provision

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of infrastructure required to service the land and any need to reduce potential land use conflict at the residential and agricultural interface.

- Any requirements and/or views of Greater Shepparton City Council and referral authorities regarding urban design and landscaping, traffic works, stormwater disposal, engineering works, environmental protections and enhancement, sewerage, drainage or flood mitigation works required to properly service the proposed use and development of the land.

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AMENDMENT C186 (Tatura North East)

Sub No.	Title	First Name	Last Name	Organisation	Street Address	Suburb	State	P. Code	Content of Submission	Assessment of Submission	Recommendation	Trim Link	Date Submission Received	Date Acknowledgement letter sent
1	Mr	Justin	Gathercole	Land owner	PO Box 320	PATTERSON LAKE	VIC	3197	Objection - requests changes	Requests that additional land be rezoned.	1. Council officers consider that sufficient land is proposed to be rezoned for rural residential purposes as part of this amendment and that rezoning additional land in the area would be premature. 2. A rezoning request has not been received for this land. 3. A land contamination assessment and a land capability assessment of the land are required to ensure that the land can be developed for rural residential purposes and can treat effluent appropriately. This information is required before any rezoning proposal can be considered for this land. 4. Objection withdrawn. No action required.	2015/43728	24/07/2015	27/07/2015
2	Mr	Paul	Kernis	Southern Valley Water	PO Box 186	SHEPPARTON	VIC	3638	No Objection - provided comments	Comments are noted.	No action required.	2015/46688	6/08/2015	10/08/2015
3	Mr	Darien	Viney	Country Fire Authority	205	SHEPPARTON	VIC	3630	No Objection - provided comments	Comments are noted.	No action required.	2015/46144	6/08/2015	10/08/2015
4	Mr	Neil	Repachol	G-M Water	PO Box 165	TATURA	VIC	3616	Objection - requests changes	1. Stormwater drainage, and the provision of water supply and drainage plans are required. 2. Open channels are discouraged and piped suddy is preferred. 3. Should the 2,000 square metre lot size be adopted connection to reticulated sewer will be a requirement. 4. Care should be taken to avoid cumulative impact and odour issues associated with wastewater disposal systems. 5. Disposal areas to be located outside of the LDCI. 6. Land Capability Assessments are required by the DPC. 7. An overall stormwater plan for the whole area is preferred.	1. Comments are noted. 2. Council officers agree and are confident that the Schedule to the Development Plan Overlay addresses each of these comments. 3. Objection withdrawn. No action required.	2015/46687	10/08/2015	12/08/2015
5	Mr	Guy	Tiemey	OBCMA	PO Box 1752	SHEPPARTON	VIC	3632	No Objection		No action required.	2015/47436	13/08/2015	18/08/2015
6	Mr	Ray & Val	Rokahr	Land owner	110 Ferguson Road	TATURA	VIC	3616	Objection - requests changes	1. The future use of the proposed RLZ lots is preferred. 2. Support the redirection of drainage further to the north of the proposal. 3. The need to upgrade the town water supply.	1. The uses permitted on RLZ lots are controlled by the provisions of the Rural Living Zone at Clause 35.03 of the Greater Shepparton Planning Scheme. 2. The site is identified as 'potential rural living' within the Greater Shepparton Housing Strategy 2011. There is no strategic justification for Council to consider Low Density Residential Zone lots on this land. 3. Comments are noted. 4. Objection withdrawn. No action required.	2015/48572	19/08/2015	20/08/2015
7	Ms	Carmel	O'Dwyer	Dept of Environment, Land, Water & Planning	PO Box 679	SEYMOUR	VIC	3660	Objection - requests changes	Recommends that the protection of native vegetation be addressed as part of this rezoning proposal, particularly in the Rural Living Zone areas. Strategies to protect the existing remnant native trees and minimise native tree losses should be included in the proposal.	1. Council officers agree. 2. Post-exhibition changes are proposed. 3. Objection withdrawn. No action required.	2015/46660	19/08/2015	20/08/2015
8	John & Judy	Hepworth	Land owner	130 Ferguson Road	TATURA	VIC	3616	Supports the amendment	Believes that the proposal would result in positive drainage and reticulated service results.	1. Comments are noted. 2. No action required.	2015/48711	19/08/2015	20/08/2015	
9	Tony & Janette	Mason	Land owner	8 Collier Court	TATURA	VIC	3616	Objection - requests changes	Concerns that rain water runoff from the amendment lands will be directed through a drain to the south of Collier Court, which connects to Tatura's underground piped system, and that this pipe is too small to carry extra water. This may lead to flooding of their land.	1. A Stormwater Drainage Strategy was prepared in October 2014 by GMR Engineering Pty Ltd. The Strategy was prepared in accordance with the Infrastructure Design Manual and considered ongoing maintenance of the stormwater management infrastructure. It detailed how stormwater would be collected and treated within the overall development, incorporating the use of water sensitive urban design principles. Amongst other things, it informed the location of the stormwater drainage infrastructure identified on the Tatura North East Concept Plan appended to the Schedule to the DPC. 2. Council's Development Engineering Team supports the findings and recommendations of the Stormwater Drainage Strategy, and believes that stormwater drainage considerations can be satisfied in accordance with the Infrastructure Design Manual at a future detailed design stage. 3. The ultimate drainage solution will be finalised during the permit stage. However, the proposed development will be designed in conjunction with Council engineers and it is believed that it will not place any further stress on the drainage issues currently being experienced in the area. 4. Objection withdrawn. No action required.	2015/48714	20/08/2015	20/08/2015	
10	Rhonda Rose & Dore Stewart		Land owner	13 Bridge Road	TOOLAMBA	VIC	3614	Objection - requests changes	1. Concern that flooding will occur during the initial stage of the proposed development. 2. Loss of income if the land is flooded. 3. That drainage be planned for the whole area before any development occurs. 4. Future access to the land.	1. A Stormwater Drainage Strategy was prepared in October 2014 by GMR Engineering Pty Ltd. The Strategy was prepared in accordance with the Infrastructure Design Manual and considered ongoing maintenance of the stormwater management infrastructure. It detailed how stormwater would be collected and treated within the overall development, incorporating the use of water sensitive urban design principles. Amongst other things, it informed the location of the stormwater drainage infrastructure identified on the Tatura North East Concept Plan appended to the Schedule to the DPC. 2. Council's Development Engineering Team supports the findings and recommendations of the Stormwater Drainage Strategy, and believes that stormwater drainage considerations can be satisfied in accordance with the Infrastructure Design Manual at a future detailed design stage. 3. The ultimate drainage solution will be finalised during the permit stage. However, the proposed development will be designed in conjunction with Council engineers and it is believed that it will not place any further stress on the drainage issues currently being experienced in the area. 4. The other issues outlined in the submission can be addressed at the planning permit stage. 5. Objection withdrawn. No action required.	2015/49533	24/08/2015	25/08/2015	
11	Stuart	Redman	ViRoads		PO Box 136	BENALLA	VIC	3671	Objection - requests changes	ViRoads recommends that the Schedule to the DPC require the Traffic Impact Assessment Report to include consideration of the impacts to the arterial road network.	1. Council officers agree. 2. Post-exhibition changes are proposed. 3. Objection withdrawn. No action required.	2015/50976	1/09/2015	2/09/2015
12	Richards	McAleece	Public Transport Victoria		PO Box 4724	MELBOURNE	VIC	3001	No objection		No action required.	2015/53465	14/09/2015	16/09/2015
13	Sam	Loiccolo	Land owner		250 Bajunga Road	TATURA	VIC	3616	Objection	Objects to residential development impacting upon the continued horticultural use of the land.	Objection withdrawn. No action required.	2015/54729	17/09/2015	NMMD said no letter required
14	Scott	McFarlane	EPA Victoria		PO Box 1007	WANGARATTA	VIC	3676	No Objection		No action required.	2015/55118	21/09/2015	22/09/2015