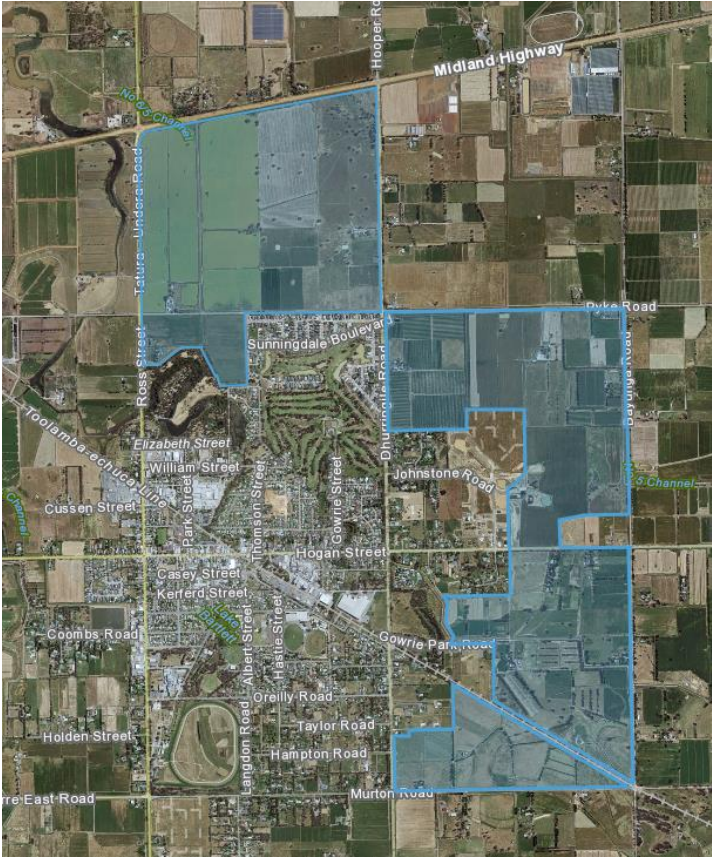


Delegate's Report

Consideration of Submissions:

Responsible Officer:	Alex Smith
Amendment Number:	C242gshe
Exhibition Period:	19 January to 20 February 2023
Land affected:	<p>The proposed Amendment affects approximately 602 hectares of land to the north and east of Tatura, generally bound by the Midland Highway and Pyke Road to the north; Dhurringile and Bayunga Roads to the east; Cussen Park, Pyke Road and Murton Road to the south; and Dhurringile and Tatura-Undera Roads to the west.</p> <p>The land is included within the Tatura settlement boundary, which is identified in the <i>Tatura Framework Plan</i> at Clause 11.01-1L <i>Settlement - Urban growth and consolidation</i> of the Greater Shepparton Planning Scheme.</p> 
Proposal:	The proposed Amendment rezones the undeveloped land within the settlement boundary zoned Farming Zone, Low Density Residential Zone and Rural Living Zone to the Urban Growth

	<p>Zone to safeguard the land for future development as strategic residential growth corridors. The extent of land being rezoned to the Urban Growth Zone is as follows:</p> <ul style="list-style-type: none"> ▪ Farming Zone: 506.71 hectares; ▪ Rural Living Zone: 52.53 hectares; and ▪ Low Density Residential Zone: 42.76 hectares. <p>The Amendment makes the following changes to the Greater Shepparton Planning Scheme:</p> <ul style="list-style-type: none"> ▪ rezones land to the Urban Growth Zone; ▪ amends Planning Scheme Map Nos. 6, 7, 8 and 10; and ▪ amends Clause 11.01-1L <i>Settlement - Urban growth and consolidation</i> to update the <i>Tatura Framework Plan</i>. <p>A precinct structure plan and development contributions plan will be prepared to provide an overarching strategic framework for the development of the land that outlines the quantum of infrastructure required to support any future development and to apply development costs equitably.</p>
Number of Submissions:	12
Number of Objections:	4
Exhibited Panel Dates:	Directions hearing: week commencing 3 April 2023 Panel hearing: week commencing 1 May 2023

Background

Planning Scheme Amendment

Greater Shepparton City Council has proposed Amendment C242gshe and is the planning authority for this Amendment. The Amendment has been made at the request of Greater Shepparton City Council.

Strategic Justification

The proposed Amendment acknowledges the strategic vision for land identified as strategic residential growth corridors in the *Greater Shepparton Housing Strategy 2011* and the *Greater Shepparton Townships Framework Plan Review*, which updated the *Tatura Framework Plan* to identify the growth corridors for residential purposes within the settlement boundary. Clause 02.03-1 *Settlement* of the Planning Scheme supports residential growth being directed to outlying townships, including Tatura.

The *Greater Shepparton Housing Strategy 2011* was implemented into the Greater Shepparton Planning Scheme through Amendment C93 on 21 June 2012. It included the growth corridors within the settlement boundary of Tatura, and identified the land for a mixture of standard density residential, low density residential and rural living development.

The *Greater Shepparton Townships Framework Plan Review* updated the *Tatura Framework Plan* following a review of the extent of future standard density residential and low density residential development identified within the settlement boundary. It was implemented into the Greater Shepparton Planning Scheme through Amendment C212 on 4 June 2020.

The *Residential Land Supply & Demand Assessment, Greater Shepparton January 2022* found that undeveloped broadhectare land stocks are effectively depleted within Tatura with no future supply of undeveloped greenfield land that is not pre-sold or currently under

construction. The Assessment recommends that Council increase the stock of zoned broadhectare land in Tatura in the short term.

Council is seeking to identify and plan for the future urban growth in Tatura through a two stage process.

The first stage (Part A), via Amendment C242gshe, is required to identify the future strategic growth corridors for future urban development by rezoning the land to the Urban Growth Zone. The rezoning of the land to the Urban Growth Zone will safeguard the land from development that could prejudice its long term urban development potential using the Part A provisions of the Urban Growth Zone. This will provide certainty to land owners, developers, service authorities and agencies about the future role of these strategic residential growth corridors.

The second stage (Part B) is for the preparation of a precinct structure plan, which will serve as a master plan for the growth corridors, and a development contributions plan, which will ensure that developers in the growth corridors pay their equitable share for infrastructure to support any future residential development. Council has been preparing the precinct structure plan under the Tatura Structure Plan project.

When the Tatura Structure Plan is completed later in 2023, and if it is adopted by Council, it will be implemented into the Planning Scheme through a Planning Scheme Amendment as a schedule to the Urban Growth Zone, and given effect through the Part B provisions of the Urban Growth Zone.

Once implemented, it is estimated that the Tatura Structure Plan has the potential to accommodate 3,620 residential conventional, low density and rural living residential lots on 516 hectares of developable land over a 30 year period.

The Amendment is supported by Clause 11.02-2S *Managing Growth* of the Planning Scheme that seeks to ensure that planning accommodates projected population growth over at least a 15 year period, and provide clear direction on locations where growth should occur.

The proposed Amendment implements objectives a, c, f and g of planning in Victoria at Section 4 of the *Planning and Environment Act 1987*.

The proposed Amendment implements the objectives of planning in Victoria by providing the appropriate planning tools to allow for the orderly planning of the residential expansion for Tatura to occur. This provides for the longer term sustainable use and development of the land. Environmental, social, economic, and conservation issues will be considered as part of the preparation of a future precinct structure plan. This will allow for the creation of a sustainable and liveable community within the residential growth corridor.

The proposed Amendment will not have any detrimental environmental impacts. Detailed precinct structure planning is required prior to the land being made available for residential development. Future development will have environmental effects, including possible development of land which is affected by the Land Subject to Inundation Overlay and the Floodway Overlay, significant earthworks, soil contamination, and the potential removal of native vegetation. The preparation of a precinct structure plan for the land will seek to minimise environmental and incorporate the most up-to-date planning controls that address flood, fire and vegetation protection controls.

The proposed Amendment will have positive social effects by ensuring that the strategic vision for the land is clearly articulated to the community. The Amendment will provide for the preparation and implementation of a precinct structure plan for the growth corridor.

The proposed Amendment will have positive economic effects by acknowledging that the land is designated for future residential development. This will provide certainty for landholders within the growth corridor.

The growth corridors are recognised as being located in a bushfire prone area. The proposed Amendment itself will not impact on the relevant bushfire risk as the provisions of the Urban Growth Zone reflect those of the Farming Zone and Rural Living Zone. A bushfire Risk Assessment was completed by Practical Ecology Pty Ltd in February 2022 which confirms that the growth corridors are capable of accommodating residential development in the future due to a low landscape bushfire risk, and the adjoining existing Tatura settlement providing a sufficient fire break and availability of a safer place. The Bushfire Risk Assessment provided recommendations for specific bushfire mitigation measures which will be given effect through a precinct structure plan through a subsequent planning scheme amendment.

The Amendment supports the Planning Policy Framework and the Municipal Planning Strategy by rezoning land that has been identified for urban development. The proposed Amendment will zone the land Urban Growth Zone to ensure that the land is identified for future residential purposes and that incremental approvals within the investigation area are avoided. As part of the preparation and implementation of a precinct structure plan, the land will be allocated for housing, employment, recreation, open space, commercial, and community facilities and infrastructure.

The preparation of the precinct structure plan will provide a coordinated approach for the sustainable development of the growth corridors by taking into account environmental values, built form outcomes, and provide for coordinated transport and infrastructure in accordance with the Municipal Planning Strategy.

All submissions received regarding the Amendment have been considered by Council officers, and have determined that an Independent Planning Panel is not required.

Exhibition

The Amendment was exhibited in accordance with the *Planning and Environment Act 1987* from Thursday, 19 January 2023 to Monday, 20 February 2023 and the following notice was provided:

- letters sent to land owners and occupiers on 16 January 2022;
- letters sent to relevant referral authorities on 17 January 2023;
- letters sent to prescribed ministers on 17 January 2023;
- notice in the Shepparton News on 20 January 2023;
- notice in the Victoria Government Gazette on 19 January 2023;
- notice on Greater Shepparton City Council website;
- notice on Department of Environment, Land, Water and Planning website; and
- a copy of the exhibition documentation was placed in the foyer of the Council offices at 90 Welsford Street, Shepparton, and on Greater Shepparton City Council website.

Submissions

11 submissions were received by Council during the exhibition period, plus one late submission received after exhibition.

Submissions received that did not object to the Amendment

Six of the submissions were received from referral authorities, which did not object to the proposed Amendment. These are:

- Submission 1 – Powercor Australia
- Submission 2 – Goulburn Broken Catchment Management Authority
- Submission 4 – Department of Transport and Planning
- Submission 5 – Goulburn Valley Water
- Submission 11 – APA Group
- Submission 12 – Goulburn Murray Water

Submissions that supported the Amendment

Two of the submissions were received supporting the Amendment. These are:

- Submission 8
- Submission 9

Submissions requested changes to the Amendment.

Four of the submissions were from landowners requesting changes to the Amendment. These are:

- Submission 3
- Submission 6
- Submission 7
- Submission 10

The approximate locations that these submissions relate to is listed below in Figure one.



Figure one: Locations that submissions that requested changes relate to.

Concerns Raised in Submissions and Council Officers’ Position

Concerns raised in submissions and Council officers’ position relating to the concerns raised in submissions are outlined in this section. Council officers met or held telephone call or email conversations with a number of the submitters; the details of these meetings or calls are also detailed in this section. All submitters who objected to or requested changes to the Amendment received a letter of response to their submission. The majority of requests of changes to the Amendment related to the indicative staging plan included in the Explanatory Report.

Submission numbers	Comments made in submission	Council officers’ response
3	Concerned about the timeframes indicated in the indicative staging plan in the Explanatory Report. Requests that the designation on their property be changed to Medium Term (5 – 10 years).	The potential development staging within Tatura cannot be determined until the Tatura Structure Plan (being the future precinct structure plan and the development contributions plan) has been finalised. The potential staging of the Tatura Structure Plan would

	<p>Requests clarification on the status of the existing Tatura North East Concept Plan.</p>	<p>largely be dependent on infrastructure provision within the precinct structure plan and development contributions plan, servicing constraints, and landowner aspirations.</p> <p>The indicative staging plan in the explanatory report provides an indication of how Tatura could be developed over a 30 year period, but it does not bear any relation to the of rezoning the land to the Urban Growth Zone. The staging plan is not included in any of the planning controls that have been exhibited as part of this Amendment.</p> <p>Council officers are proposing a post-exhibition change to have the submitters' land identified for a Medium Term (5 – 10 years) timeframe.</p> <p>The Tatura North East Concept Plan was based on the findings of the <i>Tatura Framework Plan</i> as it was under the <i>Greater Shepparton Housing Strategy 2011</i>. The <i>Greater Shepparton Townships Framework Plan Review 2019</i> updated the residential densities in the Tatura Framework Plan to reflect additional areas for standard density residential. As a result the finalisation and implementation of the Tatura Structure Plan will ultimately supersede the Tatura North East Concept Plan</p>
6 & 10	<p>Requests that the indicative staging plan in the explanatory report be removed from the Amendment.</p>	<p>The potential development staging within Tatura cannot be determined until the Tatura Structure Plan has been finalised. The potential staging of the Tatura Structure Plan would largely be dependent on infrastructure provision within the precinct structure plan and development contributions plan, servicing constraints, and landowner aspirations.</p> <p>The indicative staging plan in the explanatory report provides an</p>

		<p>indication of how Tatura could be developed over a 30 year period, but it does not bear any relation to the of rezoning the land to the Urban Growth Zone. The staging plan is not included in any of the planning controls that have been exhibited as part of this Amendment.</p> <p>Council officers are unable to remove the indicative staging plan from the explanatory report as its inclusion in the explanatory report was a condition imposed by the Department of Transport and Planning as part of the authorisation of the Amendment.</p>
7	<p>Requests that Council remove the drainage basin identified on the submitters land in the draft Tatura Structure Plan, and that Council undertake further investigations to consider an alternative proposal for the design of the drainage basin at a different location.</p>	<p>The Tatura Structure Plan and the associated Integrated Water Management Plan (IWMP) are not being considered as part of this Amendment. The Amendment only seeks to rezone the land into the Urban Growth Zone. The Amendment does not seek to implement the IWMP and the Tatura Structure Plan.</p> <p>Council is still in the process of finalising the Tatura Structure Plan, which is expected to be completed later in 2023. The contents of this submission have been noted.</p>

The following meetings and correspondence were held with submitters;

Submitter 3

- 1:00pm on 17 February 2023, in person meeting at Council offices. Submitter and two Senior Strategic Planners were in attendance.
- 11:43am on 1 March 2023, email from submitter to Senior Strategic Planner confirming that they support the Amendment and that they seek no further changes to the Amendment.

Submitters 6 & 10

- 3:35pm on 21 February 2023, telephone call between the submitter and Senior Strategic Planner.
- 1:35pm & 1:43pm on 27 February 2023, email from submitters to Senior Strategic Planner confirming that the submissions have been resolved.

Submitter 7;

- 3:21pm on 20 February 2023, email between the submitter and Senior Strategic Planner.
- 3:21pm on 21 February 2023, telephone call between the submitter and Senior Strategic Planner.
- 3:13pm on 22 February 2023, email from submitter to Senior Strategic Planner confirming that they support the Amendment and that they seek no further changes to the Amendment.

Request for late submission

On 8 March 2023 Council officers received a request from the Department of Energy, Environment and Climate Action (DEECA) requesting to submit a late submission by the Friday 17 March 2023. Council officers note that the submission would be received almost a month after the Amendment concluded exhibition.

At this point in time, Council officers had already considered and resolved all submissions received to the Amendment, had made a determination that an Independent Planning Panel was not required, and had begun the process of having the Amendment considered at the April Ordinary Council Meeting to be adopted by Council. Council officers were not informed earlier that a late submission would be incoming and are of the view that it is now too late to consider a late submission given that all other submissions have already been considered and determined.

Council officers responded to DEECA on 9 March 2023 indicating that it would not accept a late submission to the Amendment. However, Council officers indicated that it would welcome a future submission from DEECA as part of the future Stage B planning scheme amendment that will seek to implement the findings of the Tatura Structure Plan into the Greater Shepparton Planning Scheme.

Conclusion

The proposed Amendment rezones the majority of the yet-to-be developed land within the settlement boundary zoned Farming Zone, Low Density Residential Zone and Rural Living Zone to the Urban Growth Zone to safeguard the land for future development as strategic residential growth corridors.

The Amendment was exhibited in accordance with the *Planning and Environment Act 1987* from 19 January 2023 to 20 February 2023.

12 submissions were received by Council. Of these, four submissions requested changes to the Amendment. Council officers have considered all submissions to the Amendment and engaged with all submitters to resolve these concerns. As a result, Council officers have resolved all submissions that have been received to the Amendment.

A planning panel is not required to consider all submissions.

Recommendation

Council officers recommend that a planning panel is not required to be appointed to consider all submissions received for proposed Amendment C242gshe to the Planning Scheme, and that the Amendment should be adopted by Council.

Planning and Environment Act 1987

GREATER SHEPPARTON PLANNING SCHEME

AMENDMENT C242GSHE

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 Amendment affects approximately 602 hectares of land to the north and east of Tatura, generally bound by the Midland Highway and Pyke Road to the north; Dhurringile and Bayunga Roads to the east; Cussen Park, Pyke Road and Murton Road to the south; and Dhurringile and Tatura-Undera Roads to the west.

The land is included within the Tatura settlement boundary, which is identified in the *Tatura Framework Plan* at Clause 11.01-1L *Settlement - Urban growth and consolidation* of the Greater Shepparton Planning Scheme.

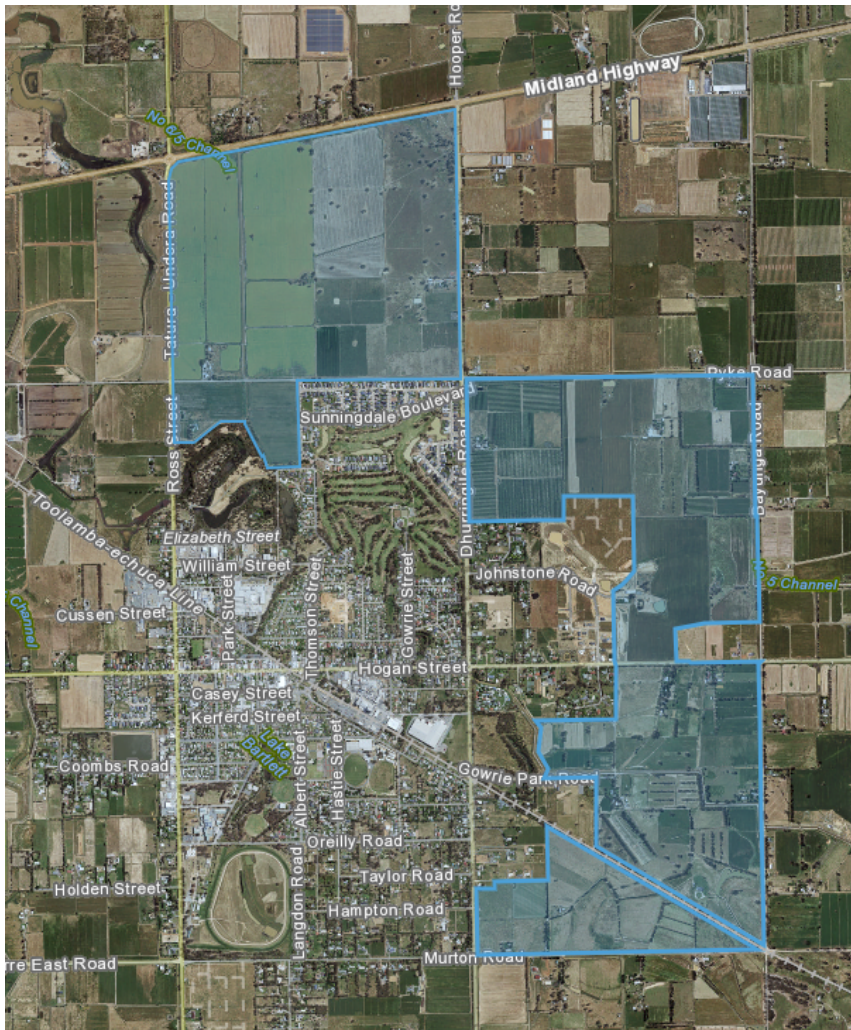


Figure One – Land affected by the Amendment is outlined and shaded in blue.

What the amendment does

The Amendment rezones the majority of the yet-to-be developed land within the settlement boundary zoned Farming Zone, Low Density Residential Zone and Rural Living Zone to the Urban Growth Zone to safeguard the land for future development as strategic residential growth corridors.

The extent of land being rezoned to the Urban Growth Zone is as follows:

- Farming Zone: 506.71 hectares;
- Rural Living Zone: 52.53 hectares; and
- Low Density Residential Zone: 42.76 hectares.

The Amendment makes the following changes to the Greater Shepparton Planning Scheme:

- rezones land to the Urban Growth Zone;
- amends Planning Scheme Map Nos. 6, 7, 8 and 10;
- deletes the Development Plan Overlay (DOP1) from the land north of Pyke Road; and
- amends Clause 11.01-1L *Settlement - Urban growth and consolidation* to update the *Tatura Framework Plan*.

A precinct structure plan and development contributions plan will be prepared to provide an overarching strategic framework for the development of the land that outlines the quantum of infrastructure required to support any future development and to apply development costs equitably.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment acknowledges the strategic vision for land identified as strategic residential growth corridors in the *Greater Shepparton Housing Strategy 2011* and the *Greater Shepparton Townships Framework Plan Review*, which updated the *Tatura Framework Plan* to identify the growth corridors for residential purposes within the settlement boundary. Clause 02.03-1 *Settlement* of the Planning Scheme supports residential growth being directed to outlying townships, including Tatura.

The *Greater Shepparton Housing Strategy 2011* was implemented into the Greater Shepparton Planning Scheme through Amendment C93 on 21 June 2012. It included the growth corridors within the settlement boundary, and identified the land for a mixture of standard density residential, low density residential and rural living development.

The *Greater Shepparton Townships Framework Plan Review* updated the Tatura Framework Plan following a review of the extent of future standard density residential and low density residential development identified within the settlement boundary. It was implemented into the Greater Shepparton Planning Scheme through Amendment C212 on 4 June 2020.

The *Residential Land Supply & Demand Assessment, Greater Shepparton January 2022* found that undeveloped broadhectare land stocks are effectively depleted within Tatura with no future supply of undeveloped greenfield land that is not pre-sold or currently under construction. The Assessment recommends that Council increase the stock of zoned broadhectare land in Tatura in the short term.

The Amendment is required to identify the future strategic growth corridors for future urban development by rezoning the land to the Urban Growth Zone. The rezoning of the land to the Urban Growth Zone will safeguard the land from development that could prejudice its long term urban development potential, and provide certainty to land owners, developers, service authorities and agencies about the future role of these strategic residential growth corridors.

Council is currently progressing the investigation of the future urban development of land within these strategic residential growth corridors, which will be implemented through the preparation and implementation of a precinct structure plan. Once implemented, it is estimated that the precinct structure plan has the potential to accommodate 3,620 residential conventional, low density and rural living residential lots on 516 hectares of developable land over a 30 year period.

This is supported by Clause 11.02-2S *Managing Growth* of the Planning Scheme that seeks to ensure that planning accommodates projected population growth over at least a 15 year period, and provide clear direction on locations where growth should occur. Figure two contains an indicative staging plan as to how Tatura could be developed over a 30 year period, however, this will be subject to detailed planning through a future precinct structure plan.

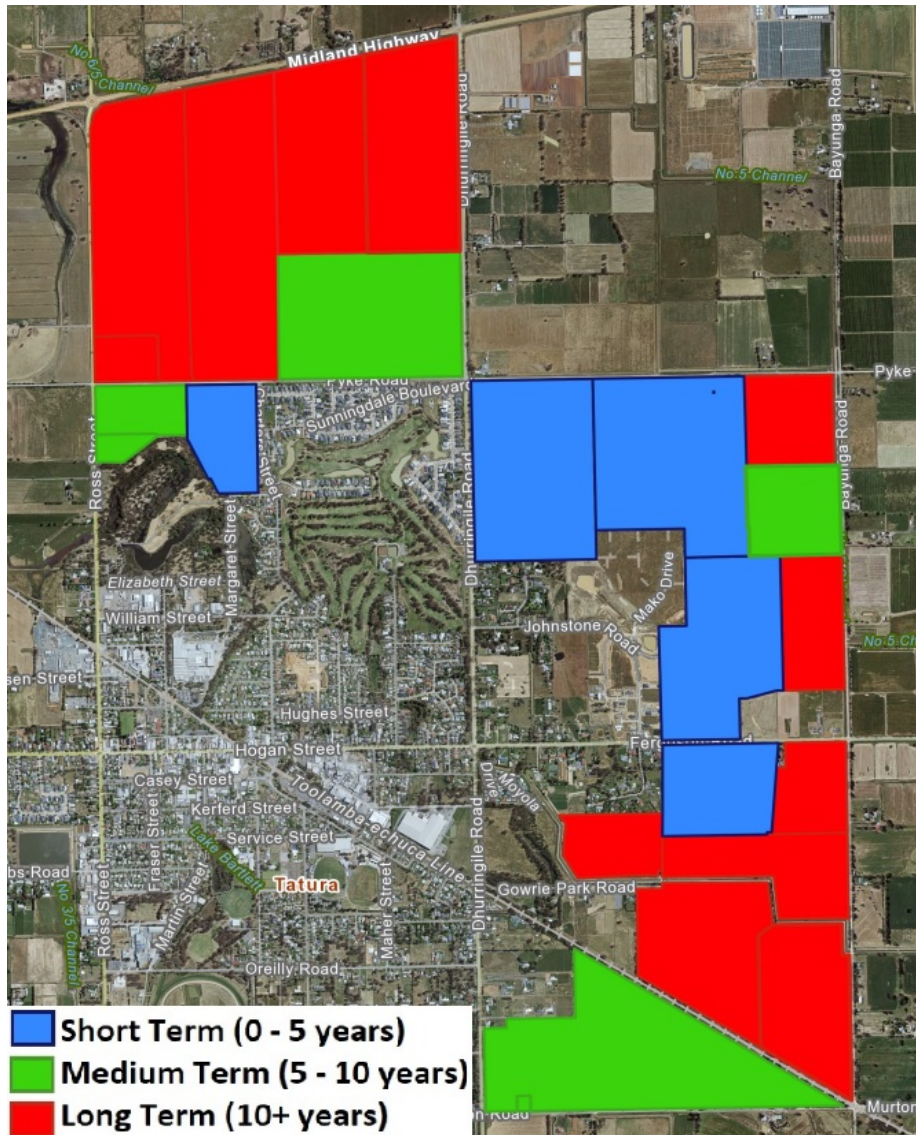


Figure two: Indicative staging plan for residential development in Tatura.

Rezoning of the land to the Urban Growth Zone will allow subdivision only where the subdivision is for the excision of an existing dwelling (with a maximum lot size of two hectares). By allowing the excision of dwellings, the Amendment seeks to assist in the amalgamation of land, which will support the future residential development of these strategic residential growth corridors.

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

The Amendment implements objectives a, c, f and g of planning in Victoria at Section 4 of the *Planning and Environment Act 1987*.

The Amendment implements the objectives of planning in Victoria by providing the appropriate planning tools to allow for the orderly planning of the residential expansion for Tatura to occur. This provides for the longer term sustainable use and development of the land. Environmental, social, economic, and conservation issues will be considered as part of the preparation of a future precinct structure plan. This will allow for the creation of a sustainable and liveable community within the residential growth corridor.

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

Environmental Effects

The Amendment will not have any detrimental environmental impacts.

Similar planning permit triggers for the removal of native vegetation that apply under the Farming Zone and the Rural Living Zone apply under the Urban Growth Zone. The planning scheme provides protection for native vegetation under Clause 52.17 – *Native Vegetation*.

Detailed precinct structure planning is required prior to the land being made available for residential development. Future development will have environmental effects, including possible development of land which is affected by the Land Subject to Inundation Overlay and the Floodway Overlay, significant earthworks, soil contamination, and the potential removal of native vegetation. The preparation of a precinct structure plan for the land will seek to minimise environmental and incorporate the most up-to-date planning controls that address flood, fire and vegetation protection controls.

Social Effects

The Amendment will have positive social effects by ensuring that the strategic vision for the land is clearly articulated to the community. The Amendment will provide for the preparation and implementation of a precinct structure plan for the growth corridor.

Economic Effects

The Amendment will have positive economic effects by acknowledging that the land is designated for future residential development. This will provide certainty for landholders within the growth corridor.

Does the Amendment address relevant bushfire risk?

The growth corridors are recognised as being located in a bushfire prone area.

A Bushfire Risk Assessment was completed for the growth corridors, which undertook a bushfire hazard site assessment, a bushfire hazard landscape assessment, and provides recommended bushfire mitigation measures to satisfy the requirements of Clause 13.02-1S to prioritise the protection of human life, direct population growth and development to low-risk locations, and reduce the vulnerability of communities to bushfire risk.

The local and wider landscape assessment of the growth corridors confirms that the site is surrounded by land used as pasture and orchard in all directions for many kilometres, which presents a low bushfire threat for the land. As the growth corridors and surrounds contain minimal vegetation, extreme bushfire behaviour is not possible at this location.

The growth corridors has had no history of bushfires and any prevailing bushfire scenarios from the north or north-west are likely to be grassfires, which can be suppressed by the presence of the Midland Highway and other major roads acting as a fuel break and providing emergency services access. The growth corridors are situated adjacent to the existing Tatura settlement, which will provide a fire break and safe refuge from any bushfire threat. As a result, Tatura is suitable for development from a bushfire perspective as fire runs in the broader landscape can be buffered by the existing road networks and urban development. In comparison, Tatura is a preferable low risk location for development as other townships in Greater Shepparton are located adjacent to the riparian vegetation along the Goulburn River, which presents a higher risk of bushfire.

The Amendment itself will not impact on the relevant bushfire risk as the provisions of the Urban Growth Zone reflect those of the Farming Zone and Rural Living Zone.

Any subsequent planning scheme amendment seeking to give effect to a precinct structure plan will be required to address bushfire risk. The Bushfire Risk Assessment confirms that the growth corridors are capable of accommodating residential development in the future due to a low landscape bushfire risk, and the adjoining existing Tatura settlement providing a

sufficient fire break and availability of a safer place. The Bushfire Risk Assessment provided recommendations for specific bushfire mitigation measures including the use of particular setbacks and perimeter roads, which will be given effect through the implementation of a precinct structure plan.

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

The Amendment is consistent with the Ministerial Direction on the *Form and Content of Planning Schemes* under section 7(5) of the Act.

The Amendment addresses Ministerial Direction 1 – *Potentially Contaminated Land*. The majority of the land affected by the Amendment been used for agricultural purposes. Council will commission a preliminary site investigation as part of the ongoing investigations, which will determine the potential for land contamination on the site based on current and historic land uses. The recommendations of the preliminary site investigation, including any requirements for additional soil contamination assessments, will be incorporated into the precinct structure plan; including the requirements for preliminary risk screening assessments or an environmental audit.

The Amendment is consistent and complies with Ministerial Direction No 11, *Strategic Assessments of Amendments*.

The Amendment is consistent with Ministerial Direction No 12, *Urban Growth Areas* and will facilitate the orderly development of land within Tatura.

The Amendment complies with Ministerial Direction 19 Part A - *Ministerial Direction on the Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health*. The Environment Protection Authority have advised that the Amendment will not facilitate a significant change in the way the land is used while the preliminary site assessment is being prepared, and that the Amendment poses a low risk of harm to human health, the environment, and amenity, as a result of pollution and waste.

The Amendment is consistent with accords with the *Victoria Planning Provisions Practice Note – Urban Growth Zone, June 2008*, which states that the Urban Growth Zone may be applied to land adjacent to regional cities and towns where a strategy has been prepared that clearly identifies that the land is suitable for future urban development. In this case, the *Greater Shepparton Housing Strategy 2011* and the *Greater Shepparton Townships Framework Plan Review 2020* identify the land as suitable for urban development. Rezoning the land to the Urban Growth Zone does not in itself allow urban use and development to proceed until a precinct structure plan is prepared and a residential zone applied through a separate planning scheme amendment.

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

The Amendment supports the Planning Policy Framework (PPF), giving effect to the principles and specific policies contained within the PPF. The following objectives and strategies of the PPF are relevant to this Amendment:

Clause 11.01 Settlement

The role of strategic planning is to anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

The Amendment will provide appropriately zoned and serviceable land. Clause 11.01-1L contains the Tatura Framework Plan which provides guidance about how the town will grow. As part of the preparation and implementation of a precinct structure plan, the land will be allocated for housing, employment, recreation, open space, commercial and community facilities and infrastructure.

Clause 11.02 Managing growth

The objectives of this clause relate to the supply of urban land, planning for growth areas, structure planning, sequencing of development and open space and to ensure that the assessment, planning, development and servicing of growth areas are coordinated.

The application of the Urban Growth Zone will ensure that the land is identified for future residential purposes and that incremental approvals within the investigation area are avoided. The preparation and implementation of a precinct structure plan will assist in providing land for residential and related purposes in a coordinated matter.

Clause 16 Housing

The Urban Growth Zone facilitates the release of land for residential purposes in a timely manner. This will ensure that land supply is sufficient to meet demand and will assist in increasing housing choice and improving housing affordability. The precinct structure planning process will provide for residential development that will be cost effective in the provision of infrastructure, be more energy efficient, and incorporate water sensitive urban design principles.

Clause 19 Infrastructure

At the precinct structure planning stage land will be allocated for transport links and infrastructure, including bus, bicycle travel, health and education facilities, water supply, sewerage, drainage and telecommunications.

How does the Amendment support or implement the Municipal Planning Strategy?

The Amendment implements the Municipal Planning Strategy. Clause 02.03 provides guidance on Council's strategic directions for settlement, environmental values, built form outcomes, and coordinated transport and infrastructure outcomes.

The Amendment supports the objectives of Clause 02.03-1 *Settlement*, which seeks to distribute residential growth throughout the outlying townships in the municipality, including Tatura.

A precinct structure plan will provide a coordinated approach for the sustainable development of the growth corridors by taking into account environmental values, built form outcomes, and provide for coordinated transport and infrastructure in accordance with the Municipal Planning Strategy. The development of Tatura, as envisaged, will assist in providing housing diversity and affordability within the municipality.

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

The Amendment makes proper use of the Victoria Planning Provisions by applying the Urban Growth Zone, which is the most appropriate zone to protect land in a growth area for future development. The Urban Growth Zone offers a clear process for preparing and converting land for urban development. The application of this zone will provide certainty to landholders that the land can be developed for urban purposes, allowing for the required planning work to be undertaken.

The purpose of the Urban Growth Zone is to:

- *provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs; and*
- *ensure that, before a precinct structure plan is applied, the use and development of land does not prejudice the future use and development of the land.*

The Urban Growth Zone allows existing farming and other rural activities to continue until a precinct structure plan is implemented and urban development can commence.

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

The Amendment has addressed the views of the Environment Protection Authority by responding to the requirements of Ministerial Direction 1 and Ministerial Direction 19. The Environment Protection Authority has provided advice on investigating and assessing potentially contaminated land within the growth corridors that will be incorporated as part of the investigations for the precinct structure plan. The Amendment has addressed the views of the Country Fire Authority, which has provided input into the Bushfire Risk Assessment.

The views of any other relevant agencies and authorities were addressed when preparing the Housing Strategy directions and the Townships Framework Plan Review, and will be sought when preparing the precinct structure plan for the land to provide suitable tailored planning controls for land use and development.

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

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, and safety, health and wellbeing.

The Amendment will not impact on the transport network as it does increase housing density until a precinct structure plan is implemented. The subsequent Amendment required to give effect to the precinct structure plan will impact on the transportation network. Detailed planning through the development of a precinct structure plan will assess potential impacts and address any necessary transportation infrastructure upgrades through the preparation of a traffic impact assessment.

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 have a negligible impact on the resource and administrative costs of the Council. Council is well equipped to assess permit applications that may arise from the application of the Urban Growth Zone.

The implementation of the subsequent planning provisions will result in significant costs to the responsible authority, from both an administrative and resource perspective. The Urban Growth Zone requires detailed planning to be undertaken through the preparation of a precinct structure plan and a development contributions plan, which will have financial implications for the council. Council supports planning for the future development of the land and the cost of preparing these plans, which has been budgeted for and will be recovered, in part, over the life of the development of the land through the application of the Development Contributions Plan Overlay, and ongoing rates and charges.

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 offices at 90 Welsford Street, Shepparton;
- The Greater Shepparton City Council website at www.greatershepparton.com.au; and
- The Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.