

18 June 2024

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Ms Sarah Carlisle
Lead Chair
Victorian Planning Authority Projects Standing Advisory Committee
Planning Panels Victoria
planning.panels@transport.vic.gov.au

Dear Ms Carlisle,

Shepparton South East Precinct Structure Plan and Development Contributions Plan Referral to the VPA Projects Standing Advisory Committee

I refer to draft Amendment C117gshe to the Greater Shepparton Planning Scheme, which proposes to facilitate the use and development of the Shepparton South East precinct for a mix of uses by implementing the Shepparton South East Precinct Structure Plan (PSP) and a Development Contributions Plan (DCP).

Background

Shepparton South East PSP is included in the Victorian Government's Housing Statement (page 21) as a priority planning project. The VPA has worked closely with the Department of Transport and Planning to prepare the PSP and associated planning scheme amendment for the precinct. The PSP will enable delivery of approximately 2,500 new dwellings for around 6,000 local residents along with 82ha of open space and an integrated flood and integrated water management solution for the new community. The PSP will be supported by a Development Contributions Scheme to support the development of a new multi purpose community facility, local parks, sports reserve and reserve land for a government health facility and government primary school.

On 23 December 2023, the Minister for Planning approved use of the Victorian Planning Authority (VPA) Projects Standing Advisory Committee (the Committee) to facilitate a streamlined planning process to progress the PSP, DCP and draft Amendment C117gshe. On 6 February 2024, the Minister for Planning delegated her powers under section 186 of the *Planning & Environment Act 1987 (Vic)* (Planning and Environment Act) to the VPA to refer matters directly to the Committee.

Between 12 February and 15 April 2024, the VPA undertook targeted public consultation for the PSP, DCP and draft Amendment C117gshe. A total of 51 submissions have been received from government agencies, authorities, community members, landowners and Greater Shepparton City Council.

As you are aware, the VPA has been tasked to pilot in our PSPs new approaches to both inform and reflect emerging Government policy directions for improving greenfields development outcomes across Victoria. In the case of the SSE PSP, we are piloting:

- A new and stronger approach to development staging (which does not in this case need to be supported by "hard stage gates" to prevent the capacity of critical infrastructure being exceeded);
- A new approach to the recovery of the VPA's planning costs; and
- A new "full cost recovery" apportionment for State-significant road infrastructure (reflecting advice from DTP regarding the availability of alternative funding sources) in order to give certainty to the future development of the precinct and protect the functioning of the Principal Freight Network.

These measures are aimed at delivering on emerging policy intent and as such are likely to attract particular scrutiny from affected stakeholders.

Referral

In accordance with clause 12 of the terms of reference for the Committee (July 2020) and delegation provided to the VPA, I am writing to refer all submissions relating to the Shepparton South East PSP, DCP and draft Amendment C117gshe for advice and recommendations.

Key Issues referred

I enclose all submissions received in relation to draft Amendment C117gshe and a submissions summary table, which provides an analysis and current status of issues raised (resolved or unresolved) by each submission.

In accordance with clause 4 of the terms of reference, the VPA has identified the following specific matters it is seeking the Committee to focus its advice on (the Key Issues):

1. **Development Contributions Rate (DCP)** – the DCP rate including the cost, design and apportionment of infrastructure items in the DCP, specifically Doyles Road intersections (IN-01), (IN-03), (PED-01) and community infrastructure, specifically Multi-Purpose Children Centre, Sports Reserve and Local Parks.
2. **Drainage (riverine and stormwater management)** - the location and size of the proposed drainage assets and on land subject to cultural heritage sensitivity i.e. RBWL1, RBWL3, RBWL6 and SC-02 and topography constraints, the adequacy of flood modelling and drainage design to identify flood-prone areas and manage existing and post-development riverine and stormwater conditions.
3. **Staging and Infrastructure Delivery** – staging and infrastructure delivery sequencing provisions, including submissions seeking greater flexibility for development, changes to the lot cap and removal of pedestrian network plan requirements.
4. **Public Acquisition Overlay (PAO) strategic justification** - location and application of proposed PAOs to facilitate local infrastructure (local parks, local roadworks, community facilities, sports reserve, drainage, retardation basin, recreation paths).
5. **Transport** – costing and assumptions for road infrastructure and intersection treatment on Doyles Road at Channel and Poplar and Local Road Network (IN-02) and McPhees Road.
6. **Housing Density and Open Space** – Increase of densities within walkable catchments, decrease in densities around McPhees Road, insufficient open space and concerns with built form.
7. **Noise, amenity, interface treatments, and contamination of land** - extent of the proposed Environmental Audit Overlay (EAO), noise attenuation implementation and update to PSP cross-section to protect existing uses outside of precinct.

Having regard to the Committee's Terms of Reference, any unresolved submissions that do not fall within these key themes are also being referred to the Committee. However, the VPA does not anticipate extensive advice or hearing time will need to be dedicated to these matters by the Committee.

I request the Committee provide an efficient and timely process to assess the merits of these submissions associated with this Housing Statement priority planning project as per clause 7 of the terms of reference.

Without limiting its powers under the *Planning and Environment Act*, including the power to regulate its own proceedings, I encourage the Committee to adopt any of the following hearing procedures:

- a) Hearings to be conducted in part in Shepparton and in part in Melbourne, ensuring online capabilities from both locations.
- b) Specifying a time limit for submitters seeking to be heard.
- c) Regulating evidence in chief to balance efficiency and fairness.
- d) Limiting cross examination to matters which would assist the Committee in preparing its recommendations.
- e) Direct submitters focus preparation of their submissions and appointment of experts only on the specific matters the VPA has requested your advice on and raised in their submissions as outlined (1-7 above).
- f) Ensure that round table discussions are held only on the Key Issues.
- g) Direct that if any key issue statements are requested to be prepared they do not introduce new matters and relate only to the unresolved Key Issues.
- h) The VPA with assistance of the Committee will lead the roundtable discussion, with the Committee to exercise its own discretion on whether a roundtable or more traditional hearing format is warranted subject to the number of parties presenting information on the given issue.

The VPA will continue to seek to resolve matters with submitters, including the submissions that are not contained with the 'Key Issues'. VPA will advise the Committee and any parties if further matters are resolved, prior to and during the Hearing.

Please find enclosed the supporting documents required by clause 13 of the terms of reference.

If you have any questions about this matter, please contact Dean Rochfort, Executive Director Regional Victoria at [REDACTED]

Yours sincerely,



STUART MOSELEY
CHIEF EXECUTIVE OFFICER

Encl. Shepparton South East PSP and DCP
Draft Amendment C117gshe to the Greater Shepparton Planning Scheme documentation
Referred submissions and submitter details
VPA Submissions Summary Table
Shepparton South East Public Consultation Report (draft)
Supporting background reports

cc. Fiona Le Gassick, CEO, Greater Shepparton City Council