



Planning Panels Victoria

Department of Transport and Planning

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne, Victoria 3001
Telephone (03) 5381 9457

21 June 2024

Dear Submitter

Victorian Planning Authority Projects Standing Advisory Committee: Referral 9 – Draft Greater Shepparton Planning Scheme Amendment C117gshe

We are writing to you because you made a submission to the Victorian Planning Authority (VPA) regarding the above matter. The VPA has referred all submissions to the Victorian Planning Authority Projects Standing Advisory Committee (the Committee). A copy of the referral letter dated 18 June 2024 is attached.

Lisa Kendal (Chair), Kate Partenio and Sally Conway are nominated as the Committee.

This letter:

- tells you about the Committee process
- tells you what you need to do if you want to participate in the Committee process
- explains how we will use the information we collect
- sets out proposed key dates for the process.

The Amendment

Draft Greater Shepparton Planning Scheme Amendment C117gshe (the Amendment) proposes to implement the Shepparton South East Precinct Structure Plan (PSP) and Shepparton South East Development Contributions Plan (DCP) to guide growth in the area over the next 20 to 30 years. The Amendment will enable delivery of approximately 2,500 new dwellings for around 6,000 local residents and associated services and infrastructure including roads, parks and community facilities. The VPA is the Planning Authority for the Amendment.

The Amendment proposes to update the Greater Shepparton Planning Scheme to:

- incorporate the PSP and DCP
- introduce a new schedule to the Urban Growth Zone
- make various changes to zoning, overlays, particular provisions, general provisions and operational provisions.

Submissions

The Amendment was exhibited from 12 February to 15 April 2024 and 51 submissions were received. All submissions have been referred to the Committee.

Committee scope and process

The Committee's scope and process is set out in its [Terms of Reference](#).

The Committee will:

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Transport and Planning, PO Box 500, East Melbourne, Victoria 8002



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- consider submissions
- hear from parties (submitters who have requested to be heard by the Committee) in an informal hearing
- give independent advice to the Minister for Planning and the VPA about the Amendment.

The Committee will conduct a consultation process that allows people to speak to their written submission and to hear from the VPA. The Committee process will include a Directions Hearing and a main Hearing. It may include roundtable discussions or forums. The referral letter from the VPA requests the Committee provide “*an efficient and timely process*” and encourages the Committee to consider the following hearing procedures:

- specifying time limits for submitters seeking to be heard
- regulating evidence in chief to balance efficiency and fairness
- limiting cross examination to matters which would assist the Committee in preparing its recommendations
- directing submitters focus preparation of their submissions and appointment of experts only on the specific matters the VPA has requested the Committee’s advice on and raised in their submissions as outlined (see attached list of key issues)
- ensuring that roundtable discussions are held only on the key issues
- directing that matters tabled during proceedings outside of these are to be considered out of scope
- directing 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.

Directions Hearing

The Committee will hold a Directions Hearing to make directions about the conduct of the matter, including:

- the format and conduct of the consultation process, including the Hearing
- the exchange of information before the Hearing.

You should attend the Directions Hearing if you:

- are new to the Committee process and/or wish to participate in the Hearing
- have questions about the Committee process or wish to raise procedural issues.

The Directions Hearing will be held in person with the option to attend online (a hybrid hearing).

10.00am, Friday, 12 July 2024

Planning Panels Victoria

Hearing Room 2, Ground Floor, 1 Spring Street, Melbourne

If you are not able to attend in person, you can join online by video using Microsoft Teams: [Join the meeting now](#).

Alternatively, you may dial in by phone (audio only): Call (03) 9070 4463 and enter phone conference ID 695 714 346#.

The Committee will issue directions after considering all requests to be heard and any additional matters raised at the Directions Hearing.

Main Hearing

The purpose of the main Hearing is for people to speak to their written submission and to hear from the VPA. The Hearing will start in **the week of 19 August 2024** and may run for up to four weeks, however this is dependent on the requests to be heard that are received.

The Committee will consider all referred written submissions when preparing its report, including those from submitters who do not participate in the Hearing.

Key dates

The Key Information attached to this letter includes a list of key dates for filing information in the leadup to the Hearing. If you wish to comment on the key dates or any other matters but are unable to attend the Directions Hearing, you can provide comments in writing to planning.panels@transport.vic.gov.au by **Tuesday, 9 July 2024**.

The process is public

The Hearing is open for anyone to observe.

Submissions and other information presented throughout the process, including the Hearing, will be treated as public documents. Please carefully read the attached *Privacy Collection Notice*.

If you wish to be involved in the Hearing

Please complete the [online request to be heard form](#) by **12 noon on Tuesday 9 July 2024** if:

- you wish to be involved in the Hearing
- you do not wish to speak but would like a copy of the timetable and directions.

Notes on completing the online request to be heard form are attached.

If you propose to call expert witnesses, you must provide details of all expert witnesses on the request to be heard form – this includes their name, organisation, and field of expertise. It is critical the Committee receives this information about expert witnesses on time as it assists in planning the draft timetable for the Hearing before the Directions Hearing.

Further Information

The attached *Privacy Collection Notice* explains how your submission will be used by the Committee.

Further information including the *What is a Panel?* guide, *Guide to the Public Hearing* and *Frequently Asked Questions* are available at:

www.planningpanels.vic.gov.au/guides-and-resources

If you need a paper copy of these documents or if you have any other questions, please contact Chris Brennan, Senior Project Officer, Planning Panels Victoria on (03) 9935 4142 or planning.panels@transport.vic.gov.au.

Yours sincerely



LISA KENDAL
Committee Chair

Completing the Request to be Heard Form

Victorian Planning Authority Projects Standing Advisory Committee:
Referral 9 – Draft Greater Shepparton Planning Scheme Amendment C117gshe

When completing the online [request to be heard](#) form, please note the following details.

When will the Hearing be held?

The expected hearing dates are between 19/08/2024 and 13/09/2024.

What if I have availability issues during the expected hearing dates?

You can tell us when you are not available.

The Committee will accommodate your availability where possible.

Time required to present your submission

You will be allocated 10 minutes for your submission if this field is left blank.

Expert witness details

An expert witness gives evidence in a field of expertise and must prepare a report.

If you propose to call expert witnesses, you must:

- provide details of all expert witnesses on the request to be heard form – this includes their name, organisation, and field of expertise
- file expert witness reports at the time directed by the Committee before the Hearing.

Please note that it is critical the Committee receives this information about expert witnesses on time as it assists in planning the draft timetable for the Hearing before the Directions Hearing.

Participants in the Hearing can generally cross-examine expert witnesses.

What happens after I complete the form?

If you complete this form, a letter with directions and a timetable for the Hearing will be emailed to you after the Directions Hearing. Your name and email address will be added to the Distribution List for filing information, including reports and submissions for the Hearing unless you tell us otherwise.

What if I do not have an email address?

Please contact Planning Panels Victoria on (03) 5381 9457 as soon as possible if you need a form mailed to you. A paper copy of documents such as the timetable will be mailed to submitters who provide a postal address.

How will my contact information be used?

We will use your contact address to contact you. We will provide your email or postal address to participants in the Hearing so that they can share reports and submissions unless you tell us otherwise.

Access requirements

Please contact PPV with any access requirements. Some Hearings are at PPV, some are at other locations (for example, local Council offices) and some are held online. PPV Hearing Rooms are equipped with a hearing loop, and a laptop and projector if required. If the Hearing is held at another location, we may need to ensure access requirements can be met.

Key information

Victorian Planning Authority Projects Standing Advisory Committee:
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List of key issues

The VPA is seeking for the Committee to focus its advice on the following 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.

Summary of dates

All information is due at 12 noon on the day it is to be circulated, unless otherwise specified.

The following dates are proposed:

Date	Actions for filing and other matters
Tuesday, 9 July 2024	Expert witness details to be provided with request to be heard forms
Monday, 22 July 2024	VPA must provide a submitter location map to the Committee only
Monday, 5 August 2024	VPA Part A (background and context) submission
Monday, 5 August 2024	VPA expert witness report(s)
Wednesday, 7 August 2024	Other parties expert witness report(s)
Monday, 12 August 2024	Statement(s) of agreed opinions and facts from experts (if required)
Friday, 16 August 2024	Documents or material to be presented on Day 1 of the Hearing, including VPA 'Day 1' version of the Project documentation
Monday, 19 August 2024	Hearing commences
5 business days after hearing concludes	Comments on final drafting

Planning Panels Victoria Privacy Notice

Your personal information will be collected during this Committee process for the purpose of documenting your views about the Amendment, advising the VPA and the Minister for Planning about the Amendment, and communicating with you throughout the Committee process.

While the Committee process is underway

Natural justice for all participants and transparency are important parts of the Committee process. The *Planning and Environment Act 1987* requires the Committee to conduct any Hearing it holds in public, and to keep a public record of the material provided to the Committee. Planning Panels Victoria (PPV) may:

- provide a copy of your material with all contact details to the VPA, government agencies and other parties to the Hearing
- provide a copy of your material to any other person who requests it (your personal information will be removed first)
- provide a copy of your material to the Department of Transport and Planning (DTP) if needed for preparing Ministerial briefings
- publicly display a copy of your material in the PPV Office or Hearing room

Hearings

The Committee may conduct a Hearing, forum or roundtable, either in person or using video conferencing. Proceedings by video conference have special privacy requirements. If you choose to participate in the proceedings, you should be aware:

- a link will be published on the internet, and third parties will be able to join and observe
- the Committee may broadcast the proceedings live on the internet.

The Committee may make a recording of the proceedings and may provide a copy of any recording to any person who requests it. Where proceedings are recorded, generally audio only is recorded (not video).

The Committee can hear submissions or accept material on a confidential basis, provided this would be fair to the other parties to the proceedings. If you want to make your submissions or provide material to the Committee confidentially, you will need to ask permission from the Committee Chair and provide reasons why the Committee should treat your submissions or material confidentially.

The Committee report

The Committee's report will include a list of the names of submitters and a list of the names of the parties to the proceedings. It may include direct quotes from submitters. The report may be published on the internet after it has been provided to the VPA and the Minister for Planning.

After the Committee has reported

When the Committee has reported to the VPA and the Minister for Planning, your material will be removed from public display.

Requesting copies

If you would like a copy of any submissions or material collected by the Committee, or a copy of any recording the Committee makes of the proceedings, make a request to PPV by email at planning.panels@transport.vic.gov.au before the Committee submits its report. If the Committee has reported, you should submit your request to the DTP Freedom of Information and Privacy Unit at foi.unit@transport.vic.gov.au

If you have any concerns about how your submission will be used, please contact Planning Panels Victoria on (03) 8572 7999.