

Help shape the future of **Shepparton South East**

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The Victorian Planning Authority (VPA) and Greater Shepparton City Council are planning for the future of Shepparton. The Shepparton South East Precinct Structure Plan is in the largest of Shepparton's five growth corridors. It will deliver 20+ years of residential growth 2km southeast of the Shepparton CBD.

The VPA has prepared a draft amendment (C117gshe) to the Greater Shepparton Planning Scheme to implement the Shepparton South East Precinct Structure Plan (PSP) and Development Contributions Plan (DCP) to guide growth in this area over the next 20-30 years.

The VPA has been appointed planning authority by the Minister for Planning and is responsible for drafting the PSP, DCP and associated planning tools that will be included within the planning scheme amendment (known as C117gshe) that will guide future development delivery in the area.

vpa
Victorian Planning Authority

Our draft plan for the Shepparton South East precinct

-  precinct boundary
-  residential
-  existing urban area / developed land
-  town centre
-  proposed primary school
-  community facility
-  proposed State Government health facility
-  crown land
-  sports reserve
-  local park
-  open space
-  retarding basin
-  roundabout and ped crossing
-  left in / left out
-  off road shared path

 Community facilities (community centre and recreational parks)

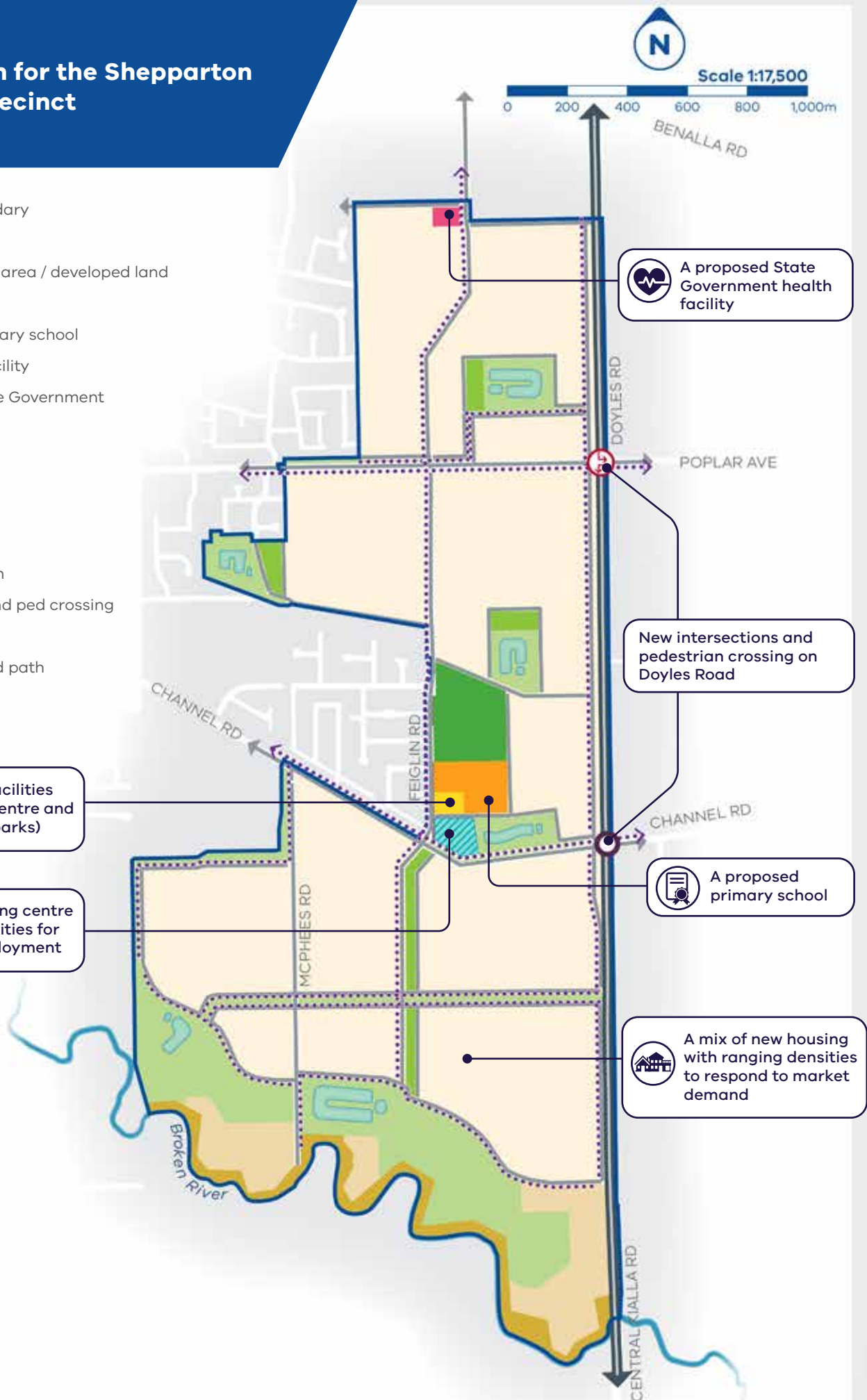
 A local shopping centre with opportunities for localised employment

 A proposed State Government health facility

New intersections and pedestrian crossing on Doyle's Road

 A proposed primary school

 A mix of new housing with ranging densities to respond to market demand



The precinct structure plan (PSP) and development contributions plan (DCP)

The precinct structure plan (PSP) is a land use and infrastructure plan to guide development of the area over time as landowners/developers submit planning permit applications. It sets out the intended future land uses and development, including street, parks and community facilities.

The development contributions plan (DCP) is the primary mechanism for Greater Shepparton City Council to collect funds to contribute towards basic and essential local infrastructure as identified by the Shepparton South East PSP. The DCP includes the draft cost estimates for which development will provide a contribution towards. The draft cost estimates may be revised subject to iterative design and costing work currently being undertaken. If required, any impacted landowners will be advised of updates to the design and cost estimates in the DCP as a result of this process.

The following services and infrastructure will cater for the future residents of the precinct:

- A new network of bus capable connector roads to support public transport
- Safe pedestrian and cycling links plus shared paths throughout the precinct. These will connect to key destinations and the existing network.
- A new local convenience centre that complements the greater role of Shepparton Marketplace and the CBD. It will provide residents with everyday shopping and service needs.
- Land for a proposed new state government primary school collocated with a multipurpose children's facility.
- A proposed state government health facility.
- Land set aside for a new multipurpose recreation reserve, including three ovals, a playground and pavilion.
- A new open space network of local and linear parks within walking distance of all new residents.
- A network of new drainage infrastructure to assist in riverine flooding and stormwater management.
- Preserve the existing floodplain adjacent to the Broken River.





Why are we planning for this area?

The Shepparton South East PSP will assist to deliver much needed land for new homes, services and jobs and continue to strengthen Shepparton's place as Victoria's fifth largest city and a centre for regional growth.

On 20 September 2023, the Victorian Government released [Victoria's Housing Statement: The decade ahead 2024-2034](#), which announced the Victorian Planning Authority will continue preparing precinct structure plans (PSPs) for new housing and jobs in Melbourne and regional Victoria. We will conduct further work across multiple projects to deliver a sustainable supply of greenfield land, and more jobs close to home.

Providing more land for housing means Victorians will have access to a range of homes that suit different needs, budgets, and lifestyle choices. This includes houses, townhouses and units. Increasing housing supply helps put downward pressure on housing prices and contributes to making housing more affordable.

Responding to flooding risks

The plan has been informed by significant stormwater drainage and riverine flood analysis.

This has been prepared and endorsed by council, Goulburn Broken Catchment Management Authority (GBCMA) and Goulburn Murray Water.

The precinct structure plan will include:

- six retarding basins
- one overland flow path
- maintaining the existing Broken River floodplain.

Following Shepparton's severe flood event in October 2022, the VPA reconfirmed with the GBCMA that the stormwater drainage and riverine flooding response in the precinct are still adequate. The GBCMA have verified the VPA's approach as the flood modelling in Shepparton South East uses a higher flood benchmark (1 in 100 year Annual Exceedance Probability and further climate change considerations) than what occurred during the October 2022 flood event.

How will this change be made?

The draft amendment (C117gshe) to the Greater Shepparton Planning Scheme will apply a new Schedule 2 to the Urban Growth Zone. This will implement the Shepparton South East PSP and facilitate land use and development controls to be generally in accordance with the precinct structure plan.

The draft amendment proposes changes to the Urban Floodway Zone and Land Subject to Inundation Overlay. This is to ensure stormwater and flood mitigation infrastructure and provisions are in accordance with the requirements of the proposed Precinct Structure Plan and Schedule 2 to the Urban Growth Zone.

The amendment introduces several Public Acquisition Overlays to enable the construction of six retarding basins, land for overland flow paths and retention of the floodplain as well as set aside land for public open space. The draft amendment also proposes to protect areas of local heritage significant through additions to the Heritage Overlay.

The draft amendment also gives effect to the Shepparton South East Development Contributions Plan (DCP) to enable infrastructure contributions to be collected from landowners to ensure land and budget is set aside for critical road and public infrastructure to service the new residential communities.

Have your say

We invite you to submit comments and feedback on the PSP and accompanying draft planning scheme amendment C117GHE.

Written submissions

Any person can make a written submission in writing to the VPA via email or post.

Email

sheppartonsoutheast@vpa.vic.gov.au

Post

Victorian Planning Authority
Re: Shepparton South East PSP
Level 25, 35 Collins Street
MELBOURNE VIC 3000

You can provide feedback until **5:00pm, 15 March 2024**. VPA staff will be available throughout this period to speak with you about the plan and answer any questions.

Before deciding whether to approve the draft amendment C117gshe, the Minister for Planning may seek the advice of the VPA Projects Standing Advisory Committee on submissions. Submitters will be notified if the Minister makes such a request.

Next steps

Community engagement

12 February – 15 March 2024

Submissions close

15 March 2024

The VPA reviews submissions

March – April 2024

Unresolved issues may be referred to a Standing Advisory Committee

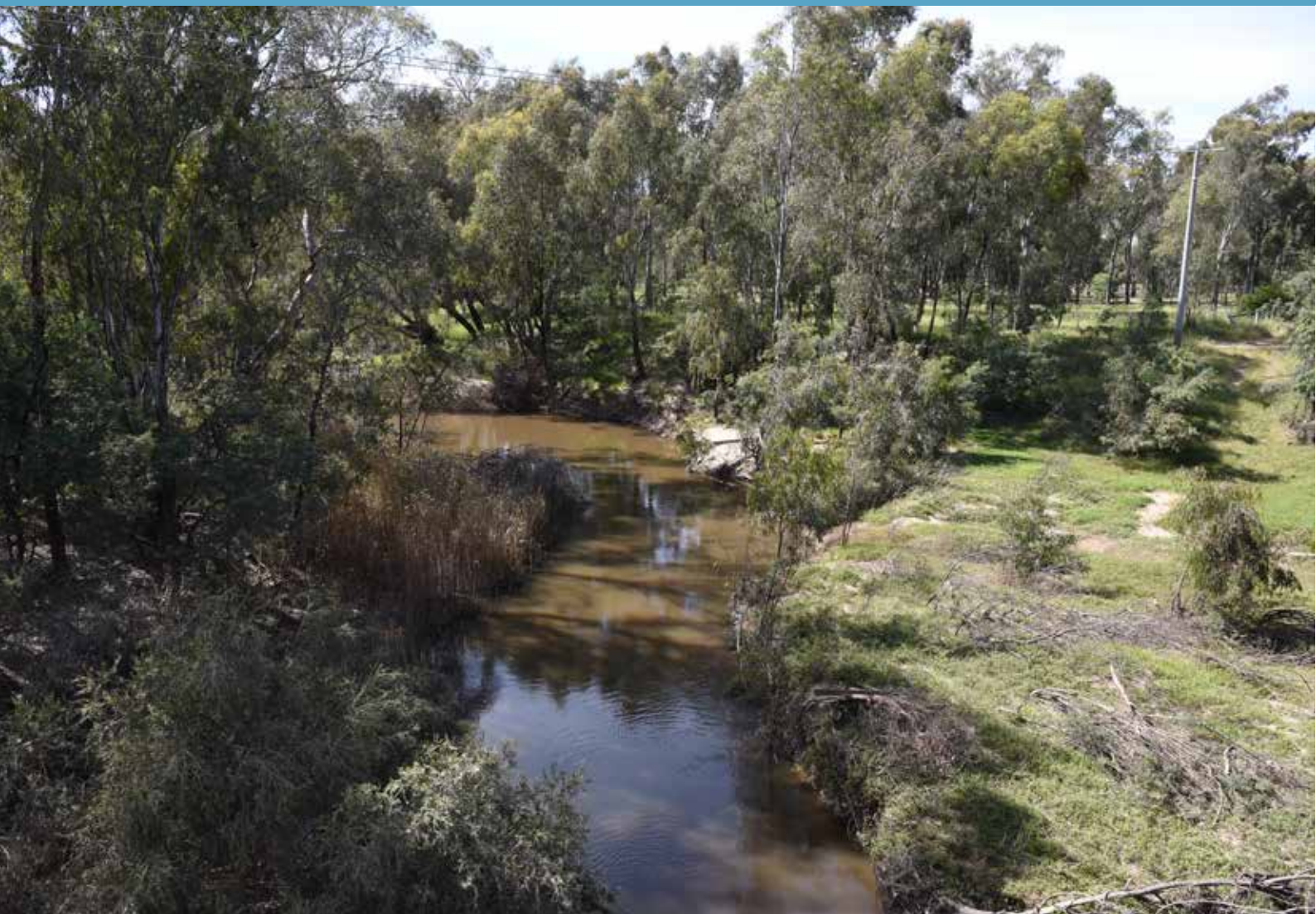
May 2024

Standing Advisory Committee (SAC) proceedings

July 2024

VPA reviews Shepparton South East PSP SAC report

Date TBC



Find out more

We are holding community drop-in sessions and an online information sessions.

Scan this QR code or visit engage.vic.gov.au/sheppartonsoutheast to find out more about the plan for the precinct, including a full set of draft planning scheme amendment documents, frequently asked questions and instructions on how to make a submission.



The amendment, any documents that support the amendment, and the explanatory report about the amendment are available free of charge to the general public on the VPA's website here: vpa.vic.gov.au/project/shepparton-south-east.

Contact us

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Languages other than English

Phone interpreters in all languages:
03 8351 3452

Call to speak with a translator to help you understand more about the future growth planning for the Shepparton South East precinct.

Disclaimer

Submissions provided to the Victorian Planning Authority are part of an open public process where all parties affected by the planning scheme can provide input into the draft amendment.

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission.

Your submission will be made available for public inspection on the VPA website until two months after gazettal of the resulting planning scheme amendment and will also be made available to relevant ministers and local councils, and other involved government agencies. In addition, your submission will be made available to developers, landowners, other submitters and interested parties on request.

Your submission may be provided in its entirety to a Standing Advisory Committee appointed to advise the Minister for Planning on referred projects and plans and associated draft planning scheme amendments.

If you are a private individual, your personal information will be removed from your submission before it is released to parties outside government or local councils. Contact details do not include the address of land which is the subject of your submission. By making a submission, you also give permission for copyright material to be copied and made public.

Visit the VPA website at vpa.vic.gov.au for more information or phone the VPA on **03 9651 9600**.