

13 March 2024

Dean Rochfort
Victorian Planning Authority
c/- [REDACTED]

Dear Dean

PUBLIC CONSULTATION ON THE SHEPPARTON SOUTH EAST PRECINCT STRUCTURE PLAN (PSP) AND DEVELOPMENT CONTRIBUTIONS PLAN (DCP) AND DRAFT AMENDMENT C117GSHE TO THE GREATER SHEPPARTON PLANNING SCHEME

I refer to your letters dated 1 February 2024 and the 12 February 2024, regarding the public consultation on the draft Amendment C117GSHE to the Greater Shepparton Planning Scheme (the Shepparton South East PSP and DCP) as a referral authority and as a landowner/occupier.

- It is understood the proposed amendment:
 - Applies to 385 Ha land located in South East Shepparton, generally bounded by development south of Benalla Road to the North, Doyles Road to the east, existing development to the west and Broken Rover to the South.
 - Seeks to implement the Shepparton South East Precinct Structure Plan (PSP) and Development Contribution Plan (DCP).
 - Is the largest of five proposed growth corridors in the Shepparton-Mooroopna urban area and will provide up to 2,500 homes to accommodate a population of more than 6,000.
- The Shepparton South East Precinct is located partially within the existing Shepparton Water Supply District Boundary.
- The Shepparton South East Precinct is located partially within the existing Shepparton Sewer District Boundary.
- The area covered by the proposed Amendment is included in Goulburn Valley Water's (GVW) water and sewer growth servicing planning (Water and Sewer Network Master Planning), currently being undertaken.
- The Shepparton water network does not currently have the capacity to service the proposed growth under the amendment.
 - Augmentation works will be required to trunk assets.
 - Cost allocation for the augmentation works will be determined following a servicing strategy for the area.
- The Shepparton sewer network does not currently have the capacity to service the proposed growth under the amendment.
 - Augmentation works will be required to trunk assets.
 - Cost allocation for the augmentation works will be determined following a servicing strategy for the area.

If you require any further information regarding this matter please contact Melinda Malcolm
on [REDACTED]

Yours sincerely

[REDACTED]

Alan Tyson
MANAGER - ASSET & PROJECT DELIVERY / LAND DEVELOPMENT

Encl Shepparton South East Precinct Structure Plan – Place Based Plan

