



## Homes Victoria Submission to Draft Amendment C117 to the Greater Shepparton Planning Scheme

### Shepparton South East PSP

Section	Page	Comment	Changes requested
3.2 Objectives	9	<ul style="list-style-type: none"> <li>- Objective 5 aims to facilitate 20-minute neighbourhoods; however, the proposed densities of 10-12 dwellings/ NDA does not support this objective.</li> <li>- The Greater Shepparton Affordable Housing Strategy 2020 further states that “87% of dwellings in Greater Shepparton are detached houses, with 72% comprising three or more bedrooms, resulting in <b>high demand for other housing types</b>”. Density targets of 10-12 dwellings/ NDA will not achieve responding to demand for smaller housing types/ one- and two-bedroom dwellings.</li> <li>- Surrounding neighbourhoods feature average lots of about 600-700sqm; it seems reasonable to match those densities in the ‘residential – balance area’ of the PSP, resulting in about 15 dwellings/ NDA</li> <li>- Areas within the surroundings (e.g. Cezanne Drive and Strauss Avenue) feature lots ranging from 230 to 450sqm in size; this seems an appropriate response to match in the ‘residential – amenity area’ of the Shepparton South East PSP, resulting in a proposed density of 20-25 dwelling/ NDA</li> </ul>	<ul style="list-style-type: none"> <li>- Review the proposed densities of 10-12 dwellings/ NDA across the precinct to achieve the 20-minute neighbourhood objective set for the PSP.</li> <li>- Density targets of 15 dwellings/ NDA in the ‘residential – balance area’ and 22 dwellings/ NDA in the ‘residential – amenity area’ align with applying the PSP guidelines to the regional setting and the PSP’s surroundings and would support greater housing diversity</li> </ul>
3.3 Land use budget, Plan 5	13	<ul style="list-style-type: none"> <li>- Unclear regarding the extent of the ‘residential - amenity area’, particularly</li> </ul>	<ul style="list-style-type: none"> <li>- Apply the amenity-based density model and include a walkable catchment area of</li> </ul>

Section	Page	Comment	Changes requested
		<p>around the town centre, community facility, active open space, and school: What is the reasoning for only including one row of 'residential – amenity area' around these facilities?</p> <ul style="list-style-type: none"> <li>- Applying the PSP's amenity-based density model, the area of higher density should be larger than shown on the plan; this will allow achieving the vision of increased housing diversity (3.1 Vision).</li> </ul>	<p>400m around town centre, community facility, school and active open space.</p> <ul style="list-style-type: none"> <li>- This area should be marked 'residential – amenity area', aiming for an average of 22 dwellings/ NDA as proposed above.</li> </ul>
4.1.2 Housing, G 9	16	<ul style="list-style-type: none"> <li>- Guideline G9 is the only reference to the provision of affordable housing and lacks specificity in terms of how much affordable housing should be provided and where this should be located; not setting a demand target for affordable housing is in conflict with the PSP 2.0 guidelines 2021.</li> <li>- Acknowledging that this PSP commenced pre-publication of the PSP guidelines 2021 and a detailed affordable housing background study might have not been feasible in the given timeframe and budget scope, more detail can (and should) still be provided in this guideline: <ul style="list-style-type: none"> <li>o A demand target for affordable housing can be set, particularly as Council's Affordable Housing Strategy includes a demand target in its background <u>Issues and Opportunities paper</u> (p. 26), quoting 12% of all dwellings would have to be Affordable Housing (noting the council background report has not been formally adopted)</li> </ul> </li> <li>- The demand target for affordable housing broadly aligns with Homes Victoria's data for Shepparton South East</li> </ul>	<ul style="list-style-type: none"> <li>- Change the wording of the guideline to read as follows: <ul style="list-style-type: none"> <li>- <i>Applications for residential subdivision and development should demonstrate how they will contribute to the municipal target of 12% minimum affordable housing generally in accordance with the Greater Shepparton Affordable Housing Strategy 2020 and its background paper (or subsequent revisions).</i></li> <li>- <i>Social and affordable housing, and special needs housing should be located in high amenity locations close to services and community facilities.</i></li> </ul> </li> </ul>

**Commented [MV1]:** clarified the 12% is the municipal target given the specific PSP area has not set one

**Commented [MV2]:** Broader comment that the draft PSP still does not set an affordable housing target for the PSP which is in conflict with the requirement of the PSP Guidelines

Other
<div><div><div><div><div></div><div>The Victorian Housing Register (VHR) records a high demand for one-bedroom dwellings in Shepparton South-East. Increased housing diversity and in particular, a larger supply of smaller housing typologies, will assist addressing this gap, alongside other government, and private investment initiatives.</div></div></div><div><div><div></div><div>Noting that the Wonthaggi North East PSP was also initiated prior to the release of the PSP 2.0 Guidelines 2021 and still incorporates specific demand targets for affordable housing as well as locational preferences for the provision of those. Consequently, the PSP 2.0 Guidelines application can be expected in the Shepparton South East PSP as well.</div></div></div></div></div>

Shepparton South East DCP

Section	Page	Comments	Changes requested
5.3.7 Social and Affordable Housing	22	<div><div><div><div></div><div>The Ministerial Direction on the preparation and content of DCPs states, under 4.b), that <i>A development contributions plan <b>must not</b> impose a development infrastructure levy or a community infrastructure levy in respect of the development of land for housing provided by or on behalf of the Department of Health and Human Services.</i></div></div></div><div><div><div></div><div>As currently proposed, the Shepparton South East DCP does not comply with the Ministerial Direction by referring to “<b>may on an individual basis consider any request for an exemption or discount of the Development Infrastructure Levy</b>”</div></div></div><div><div><div></div><div>The draft DCPO schedule should also be updated to include the exemption.</div></div></div></div>	<div><div><div><div></div><div>Please change/insert the wording to read as follows:  <i>The Collecting Agency must exempt or discount development and community levies applicable to land developed for housing by or for the Department of Families, Fairness and Housing (previous Health and Human Services), as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016. This also applies to social housing development delivered by and for registered housing [associations].</i></div></div></div><div><div><div></div><div>Please update the DCPO schedule accordingly.</div></div></div></div>

Commented [RF(V3)]: The DCPO schedule in this draft planning scheme amendment should also include this exemption