

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

**RE: SHEPPARTON SOUTH EAST PRECINCT STRUCTURE PLAN (PSP)
580, 582 and 600 DOYLES ROAD, SHEPPARTON VIC (PROPERTIES 70, 71 & 82
Respectively)**

Thank you for the opportunity to make a submission in relation to draft Amendment C117 to the Greater Shepparton Planning Scheme and specifically the draft Shepparton South East PSP and supporting planning scheme ordinance.

Wilcon Projects, acts on behalf of PUNVEC Pty Ltd, who have an interest in the properties at 580, 582 and 600 Doyles Street, Shepparton which are included the draft PSP area and are pleased to provide the following submission to draft Amendment C117. Our submission relates the planning scheme ordinance and incorporated documents that are available to view on the Engage Victoria website.

Overall, our client supports the draft amendment and commends the work that has been undertaken to plan for future growth in Shepparton. There are however, some key matters in the draft documentation that we seek to be addressed and amended.

1. Subject Land

The three sites are located on Doyles Road in Shepparton and are located within the Shepparton South East Precinct (the Precinct). All three sites are located on the western side of Doyles Road.

580 Doyles Road, Shepparton is a battle-axe lot and has an area of 2.1ha. The site is identified as Property 70 in the Land Use Budget of the PSP and is shown below. The Place Based Plan in the PSP shows the land for residential land use. Road widening for the future upgrade of Doyles Road also affects this site.

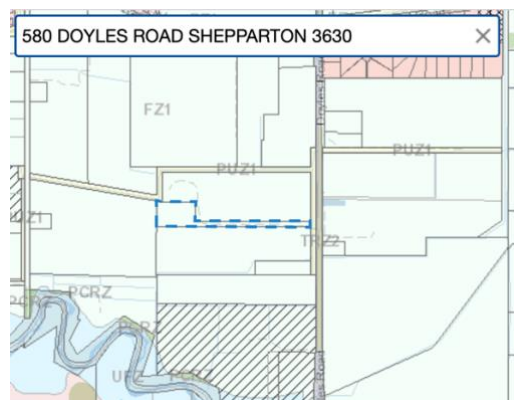


Figure 1: Extract of VICPLAN mapping data April 2024

582 Doyles Road, Shepparton is a slightly irregular shaped lot and has an area of 8.58ha. The site is identified as Property 71 in the Land Use Budget of the PSP and is shown below. The Place Based Plan in the PSP shows the land as residential land use with a small area for the Broken River Floodplain. Road widening for the future upgrade of Doyles Road also affects this site.

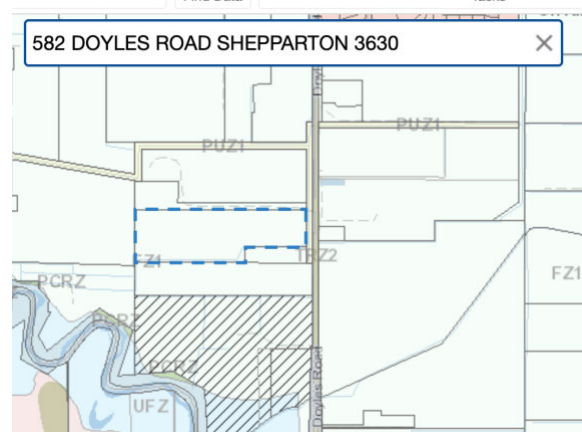


Figure 2: Extract of VICPLAN mapping data April 2024

600 Doyles Road, Shepparton has an area of 6.1ha and is regular in shape. A larger parcel also forms part of the site on the eastern side of Doyles Road but is not included in the PSP area. The site is identified as Property 82 in the Land Use Budget of the PSP and is shown below. The Place Based Plan in the PSP shows the land as residential land use but also includes the Broken River Floodplain and a small area of local park. Road widening for the future upgrade of Doyles Road also affects this site.



Figure 3: Extract of VICPLAN mapping data April 2024

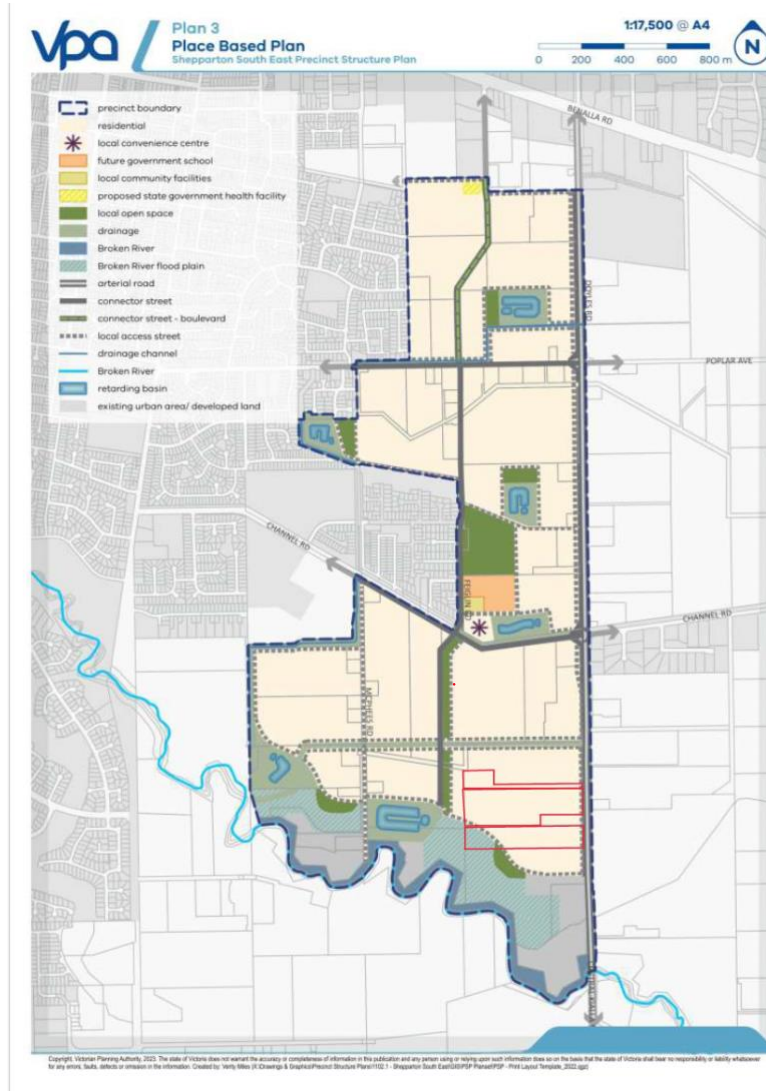


Figure 4: Plan 3 – Place Based Plan (Draft Shepparton South East PSP)

2. Submission

Notwithstanding the above commendation of the draft amendment, our client does not fully support the draft amendment in its current form, as it relates to their land. The key issues with the amendment are discussed below.

Precinct Staging in the PSP

The draft PSP proposes staging of development and infrastructure within the precinct. An extract of Plan 13 – Infrastructure and Development Staging of the draft PSP is shown below which notes our client's land (outlined in red) in the area noted as long term, 15+ years for development staging.

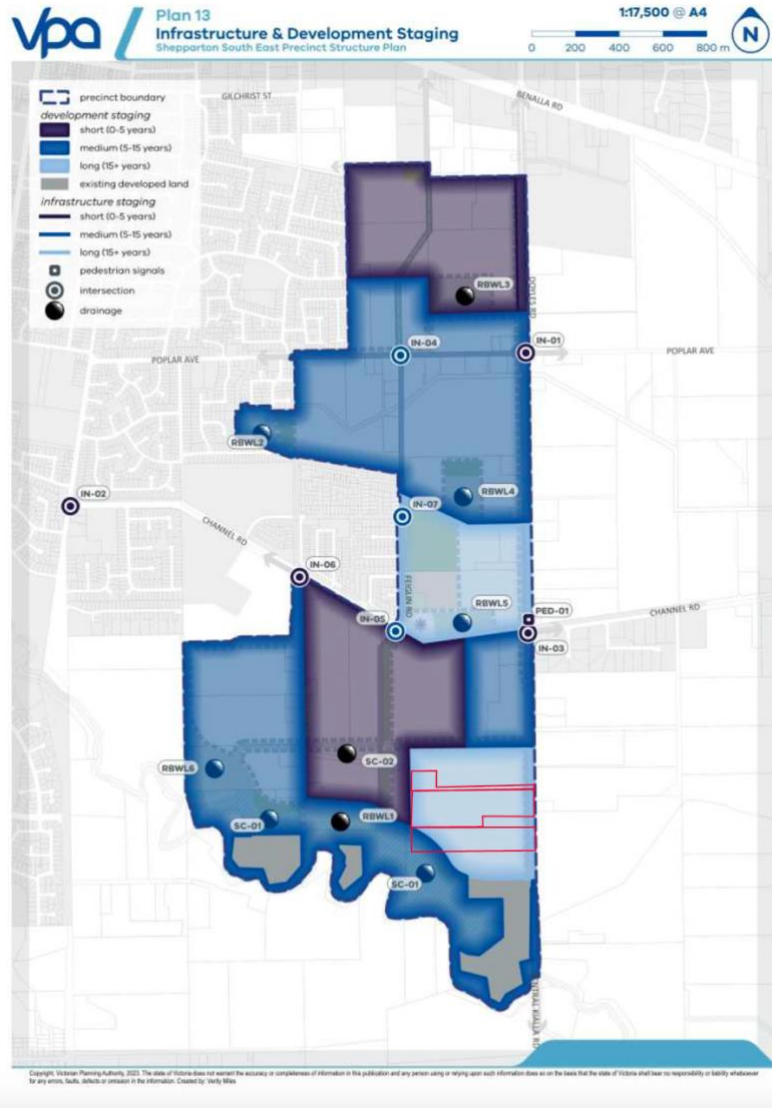


Figure 5 – Plan 13 – Infrastructure and Development Staging (draft Shepparton South East PSP)

As indicated above, the three sites are currently in the “Long (15+ years)” category of staging for infrastructure and development of the precinct and as such, are reliant on several key infrastructure items and adjoining development fronts to be delivered prior to commencement. The plan is supported by Requirements R61 and R63 and Guideline G55.

While it is acknowledged that development within the precinct should occur logically and sequentially where possible, we consider that the current staging plan at Plan 13 of the draft PSP and its associated requirements and guidelines do not offer sufficient flexibility and will unnecessarily restrict development within the overall precinct from occurring.

We believe that development should not be restricted to definitive staging if it can be demonstrated that the required infrastructure can be provided to the lot either through adjoining development or bring forward costs by the developer. There should be enough

flexibility in the PSP to accommodate changes to market conditions, as well as infrastructure delivery and innovation.

It is typical within a PSP or Development Plan that developers either as a consortium, or acting independently, will negotiate with the responsible authority and other authorities to construct the required infrastructure, based upon market demand and the economics of the individual development project.

While we acknowledge that the requirements of the PSP, specifically R61, directs that development staging must be *generally in accordance* with Plan 13, we are concerned that the interpretation of this may not be as flexible as intended when it comes to lodge a planning application for subdivision. Council may be hesitant to use their discretionary powers, even when supporting documentation can be provided to allow the delivery of the project ahead of desired sequencing.

This submission is supported by engineering and servicing advice from Colliers Engineering and Design who can prepare expert evidence at a Planning Panel if required.

Lot Cap

This matter specifically relates to Clause 2.4 - Specific provision of Clause 37.07-2 that has been required by the Department of Transport for a cap of 800 lots to be developed prior to nominated intersection upgrades. We are currently reviewing the traffic report in relation to this restriction and reserve our right to further submit on this once our peer review of the traffic advice is received.

Shepparton South East Development Contributions Plan – Net Developable Per Hectare Rate

Our client wishes to express concern at the contribution rate per hectare of \$411,223 for this precinct and we reserve our right to submit on this matter once we have investigated the DCP further.

While this submission is not going to specifically address the DCP rate at this time, we do highlight that the cost per hectare, along with the various background reports required to support a planning application on top of staging constraints, only further challenges the precinct and from gaining development momentum.

3. Recommendations

We respectfully request that the PSP remove the staging constraints shown Plan 13 and supporting requirements and guidelines. If this cannot be accommodated, then the requirements should be reworded to offer greater flexibility and clarity for Council to be able to consider applications on a case-by-case basis, if it can be demonstrated that the required infrastructure can be made available or a workable temporary solution can be achieved.



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We trust the above information is sufficient for the VPA's review of the submission. If our comments and recommendations are not supported by the VPA, we will value the opportunity to discuss these further.

We reserve our right to provide additional submissions as the process continues and look forward to being involved in discussions to resolve the matters raised.

Should you have any queries, please do not hesitate to contact Kris on [REDACTED] or via email at [REDACTED] or Charlene on [REDACTED] or via email at [REDACTED]

Yours sincerely,

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