

15/04/2024

Shepparton South East PSP  
c/- Victorian Planning Authority  
Level 25, 35 Collins Street  
Melbourne VIC 3000

Dear Sir/Madam,

**RE: SHEPPARTON SOUTH-EAST PLANNING SCHEME AMENDMENT PACKAGE**

We write to express our concerns over the recently announced Shepparton South-East Precinct Structure Plan and thank you for the opportunity to comment.

Whilst our land holding is not strictly within the precinct, we represent the owners of Shepparton Marketplace and small business owners within the shopping centre. Our key concerns revolve around the potential future impact to small business within the shopping centre, CBD and surrounding precinct.

For reference our key concerns for consideration are below:

- Introduction of further retail competition in the precinct – We are concerned that the introduction of a new retail precinct (including the slated local convenience centre) will place further stress on the already stressed retail market in the Shepparton Region.
- Infrastructure contribution costs – Our concern is the proposed high costs of development contributions may restrict this plan from materialising. We are supportive of additional housing solutions and the long-term economic growth of the Shepparton residential market. However, these costs seem significantly higher than other approved development precincts.

We thank you for the opportunity to comment and Councils continued support of development and growth within the Shepparton region.

Yours faithfully,



Ivor Phillips

**Senior Vice President – Head of Asset Management**

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