

Shepparton South East Precinct Plan Submission

This is a submission to the Shepparton South East Precinct Structure Plan. We reside at 122 McPhees Rd, Shepparton, and purchased this property in 2021 to raise our young family in a semi-rural location. We enjoy the outlooks of the Broken River and surrounding bushland with the benefit of living just 7 mins to the centre of Shepparton.

We would like the following to be carefully considered in the structure plan and we believe these are reasonable requests that effect safety, security, environment, lifestyle, and community.

1. Road Widening

I would like to draw your attention to Plan 9 'Road Network'. This suggests the road all the way to the south end of McPhees Rd (to the river) will be 16m wide. However, when confirming this in our one-on-one meeting (23rd Feb 2024) we were advised by Colin Kalms the road development will stop where the urban housing development finishes near Annette and Bob Stephens property and will not continue to the end. Thus, the road from there on will remain as it is now.

We have concerns with this and believe the road development should continue all the way to the south end of McPhees Rd and believe the following should be considered.

- Adequate lighting for safety and security with an increase of population in the area
- Adequate footpaths, we have children who walk to the end of the road each morning to go to school and ride their bikes on the weekends. With increase traffic this will increase the risk to them.
- Storm water and guttering for drainage and run off.
- Sufficient space for a turning circle at the end of McPhees Rd. We already have cars, garbage trucks etc having to do a 3 point turn each time they get to the south end of McPhees Rd. With increase traffic and proposed access to a bike and walking path this needs to be considered.

2. Bike and Walking track

As shown on Plan 10 'Public Transport & Pathways' the off-road shared path is suggesting it will run through the bushland and have access into McPhees Rd. Whilst we don't feel this track is appropriate given the terrain and vegetation, has the following been considered?

- Increase litter and noise to the natural bushland environment it will run through.
- Privacy to the existing properties that the shared path will run against
- Increase traffic and parking to the end of McPhees Road, which as mentioned above is, at this point, not having any road development considered beyond the urban housing development.

3. Density of housing south of Channel Rd

In reference to McPhees Rd in particular, we believe that the housing density in the proposed development should complement the current properties which are on large blocks, particularly as you progress towards the river. We are very concerned about the housing density guide on

page 18 with typical housing being described as small lot housing, dual occupancies, multi-unit housing and stacked housing. We request the housing density guide in the PSP include wording and description to favour larger block sizes as you progress down McPhees Rd towards the river. We request the landscaping reflect this also with mature trees planted to keep the development in tune with the river area.

4. Retarding basin

We are located at 122 McPhees Rd, opposite us will be a retarding basin (105 & 125 McPhees Rd). We have concerns with the visual impact this will have on our outlook and would like to draw your attention to Plan 2 'Place Based Plan' and the shape in which this retarding basin is suggested it will be. We would like the PSP to ensure that it is designed to fit in with the natural landscape in which it is located like that of retarding basins that have been created along the Boulevard Estate and Sevens Creek Estate.

Furthermore, due to the natural fall of the land towards the river we seek surety that any future development will not increase the flood impact on our land, especially overflow from the proposed new basin.

5. Utilities

With the prospect and hope that road widening will be considered all the way down to the south end of McPhees Rd (to the river), we request that utilities including electricity, town water and gas be considered in the PSP and included with this civil construction. Should adequate street lighting and storm water be added it would seem reasonable to consider some or all utilities be brought along with those enhancements.

Clinton & Hannah Mark

122 McPhees Rd

Shepparton