

Your Reference Shepparton South East Precinct Structure Plan

15 April 2024

Gareth Hatley
Strategic Planning Manager
Victorian Planning Authority

Via email to: sheppartonsoutheast@vpa.vic.gov.au

Dear Gareth

Submission to the Draft Shepparton South East Precinct Structure Plan & Draft Greater Shepparton Planning Scheme Amendment

Spiire Australia is a multi disciplinary land development consultancy firm which has been operating in the Shepparton area for almost 30years. Our service offerings include town planning, civil engineering, electrical engineering, land surveying, landscape architecture, urban design and visual media.

Spiire has been involved in numerous residential developments in the Shepparton area including the UDIA award winning Boulevard Estate, a number of residential estates within the Shepparton North and South Growth Corridors, lifestyle villages along Channel Road (adjacent to the SE PSP) and more recently North Quarter Estate in the Shepparton North East Precinct Structure Plan.

At Spiire we pride ourselves on overseeing the delivery of high quality residential neighbourhoods which respond to the local market conditions and context. Being local, we understand the local topography and infrastructure servicing requirements. We have a thorough knowledge of local market demands and housing typologies sought by both existing and new residents to Shepparton. We appreciate the local recreational and leisure needs and the importance of proximity to open spaces within our nearby natural settings. We value the local economic context and the importance of Shepparton's location on a national freight route.

The Victorian State Government has committed to addressing the lack of housing supply and housing affordability issues currently impacting Victoria. This Shepparton South East Precinct Structure Plan (PSP) provides an excellent opportunity to increase land supply and provide affordable housing. It is therefore important the final PSP is refined to ensure this can occur.

This is Spiire's submission to the draft Shepparton South East Structure Plan and draft Greater Shepparton Planning Scheme Amendment C117 which is on public exhibition until the 15 April 2024.

1. SUBMISISON OVERVIEW

Table 1: Submission Details

Amendment	Amendment C117 – Shepparton South East PSP
Submitter	Spiire Australia
Submitter Contact	Casey Collins and Jane Macey – Spiire

In response to the exhibited PSP documentation, this submission seeks:

- ▶ Review of the extent of undevelopable land to maximise land available for development.
- ▶ Further consideration to affordable housing through increasing the supply of developable land, waiving/reducing development contribution costs and reviewing the extent of community and social infrastructure being provided in the Precinct.
- ▶ Reduction to the development contribution rates as these are not competitive against other regional locations.
- ▶ Review of particular PSP requirements and expectations.
- ▶ Flexibility in the proposed staging of development in the Precinct.

We welcome opportunity to discuss our submission further with the VPA and Council. With any queries or to arrange a meeting time, please contact me on [REDACTED] or Casey Collins on [REDACTED]

Yours sincerely

[REDACTED]
Jane Macey
Principal Planning