

6 May 2024

Shepparton South East PSP
Victorian Planning Authority
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MELBOURNE VIC 3000

By Email Only: sheppartonsoutheast@vpa.vic.gov.au

To Whom It May Concern

**SUBMISSION TO DRAFT GREATER SHEPPARTON
PLANNING SCHEME AMENDMENT C117
(SHEPPARTON SOUTH EAST PRECINCT STRUCTURE PLAN AND DEVELOPMENT
CONTRIBUTIONS PLAN)**

Greater Shepparton City Council (Council) has been working collaboratively with the Victorian Planning Authority (VPA), in supporting the preparation of the Shepparton East Precinct Structure Plan (PSP) and associated Planning Scheme Amendment C117gshe including a Development Contributions Plan (DCP).

At this point Council is pleased to provide a preliminary submission however, reserves the right to finalise its position to be put before the VPA Projects Standing Advisory Committee (SAC) in response to the Council's review of any public submissions.

At the onset Council officers are generally supportive of the Amendment to date. There are however, a few matters that require further consideration as outlined below.

Doyles/Channel Road Intersection

The proposed roundabout at Doyles/Channel Road as sought by the Department of Transport and Planning (DTP) is a four-way roundabout with a single lane approaching each direction designed to accommodate 24m B-Double truck movements along an 80km/h speed zoned road.

As expressed in our letter dated 26 June 2023 and further expanded here, Council officers consider that the cost attributed in the DCP for the construction of the roundabout at Channel Rd/ Doyles Road should better reflect the nexus principle particularly in its ultimate form, in the DCP and its future need to cater for the residential traffic generated by the occupants of the PSP.

Council officers believe that the infrastructure item requested by the DTP for inclusion in the DCP is mostly related to the role and function of Doyles Road (Shepparton Alternative Route) as a heavy vehicle route and has existing safety hazards, particularly as drivers access Orrvale Primary School.

In essence Council considers that individual developers should not be asked to construct or fund arterial road associated works in circumstances where the development by that individual developer does not require an arterial road upgrade road (i.e. amongst other things on the basis of a lack of proper nexus). Further the Traffic Impact Assessment prepared by Stantec, this does not support the full apportionment given there appears to be little justification provided for the inclusion of a roundabout at this location.

Council officers also advise of our concerns regarding the impact of the cost per hectare of this infrastructure item and also the additional cost per hectare required to include financing costs in the DCP. It is contended that the inclusion of this infrastructure may render the precinct financially unviable.

The cost for this infrastructure appears to include substantial overheads and contingencies and does not appear to factor in the implications resulting from the decommissioning of the nearby irrigation channel. The cost should be reviewed to remove items that include project management beyond the usual 10% and review contingencies etc., as well as noting the review of the costing based on the piping/decommissioning of the channel.

Council has recently commissioned Traffix Pty Ltd in relation to the proposed roundabout. Traffix will support Council in its review of submissions, essentially providing expert advice to assist Council formulate and confirm its position in relation to the Channel Rd/Doyles Rd upgrade works.

Local Road/Parks

Inclusion of the intersection works and local parks in the DCP will allow the fair allocation of costs associated with the intersection works and local parks. This will also minimise the potential for delays arising from disputes concerning the funding of the intersections and allow the early implementation of the intersections to facilitate the orderly development of the precinct.

It is submitted that there is a fundamental limitation on responsible authorities ability to require developers to construct or fund infrastructure beyond that which may be required for their own development. As such cost savings for the DCP to be viable should not come from the removal of local intersections and local parks. The intersection works and local parks are works required to serve the precinct and go beyond what is required by an individual developer.

Additional road capacity, shared paths and associated landscaping and the like required to service a precinct (or even external usage), but beyond that required by a single development, cannot lawfully be imposed on a developer by way of planning permit conditions.

It is considered that the inclusion of such infrastructure, where the infrastructure serves a precinct wide purpose, rather than for a single development, should properly be included in a DCP. The imposition of the full cost of infrastructure beyond that required by an individual developer by way of planning permit conditions would be considered both unreasonable and unfair.

Council would not support the removal of such infrastructure items as a mechanism to reduce the overall DCP costs and that other items should be prioritised for review, such as the Doyles Road/Channel Rd intersection.

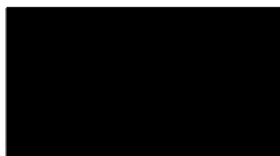
Public Acquisition Overlay

There has been considerable interest during the exhibition period in regard to the Public Acquisition Overlays (PAO), particularly those that apply to the area along the Broken River. As is common practice, the extent of the area to which the PAO is proposed is broadly indicative and has been applied to ensure maximum flexibility for the construction of the shared path. This ensures that no additional land will be included in the PAO triggering a possible further Planning Scheme Amendment.

It is likely that a review by Council in conjunction with the VPA of any submissions with regard to inclusion of land in the PAO will involve further scrutinisation and ground-truthing resulting in both reductions and adjustments to the extent of the PAO.

If you have any queries in relation to the above comments, please contact Colin Kalms, Manager of Building, Planning and Compliance via [REDACTED] or [REDACTED]

Yours sincerely



Fiona Le Gassick
CHIEF EXECUTIVE OFFICER

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