



## Department of Energy, Environment and Climate Action

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Ref:00003684  
20240503 se

Mr Dean Rochfort  
Executive Director – Regional Victoria  
People & Performance/Regional Victoria  
Victoria Planning Authority  
Level 25, 35 Collins Street  
MELBOURNE VIC 3000

Dear Dean,

### **SHEPPARTON SOUTH EAST PRECINCT STRUCTURE PLAN & DEVELOPMENT CONTRIBUTIONS PLAN AND DRAFT AMENDMENT C117GSHE TO THE GREATER SHEPPARTON PLANNING SCHEME**

Thank you for your letter dated and received on 12 February 2024 regarding the above planning scheme amendment.

The Victorian Planning Authority (VPA), in consultation with Greater Shepparton City Council and State agencies, has prepared a draft planning scheme amendment (C117GSHE) to the Greater Shepparton Planning Scheme, which seeks to implement the Shepparton South East Precinct Structure Plan & Development Contributions Plan.

Notice of the proposed precinct structure plan, and the draft planning scheme amended, has been given to the Minister of Energy, Environment, Climate Change as part of the public consultation process.

I provide this response under delegation from the Minister of Energy, Environment, Climate Change.

#### Comments

DEECA (previously DELWP) has commented on the draft Shepparton South East Precinct Structure Plan prior to this notification.

#### *Native vegetation and biodiversity values*

Majority of land covered by proposed Precinct Structure Plan (PSP) is highly modified former farmland and orchards. Native vegetation and biodiversity values are predominantly concentrated on the southern edge of the PSP upon the Broken River floodplain and surrounds. As a result, the longevity and protection of these values from development and disturbance may result from the flood plain restrictions.

#### *Crown land*

The bulk of the Crown land contained within the area of the PSP appears to be Crown water frontage, and ancillary parcels, to the Broken River. When development is proposed on DEECA-controlled Crown Land (being Broken River Crown Land Water Frontage) in the future, the proponent will approach DEECA for Public Land Manager and Land Owner consents where appropriate.

Response

The proposal has been assessed against the department's portfolio interests. The Department of Energy, Environment and Climate Action does not wish to provide any input at this stage.

If you have any questions regarding this matter, please contact DEECA – Planning and Environment Assessment – Planning Services (North) via email at: [REDACTED]

Yours sincerely

Senior Planning Officer  
DEECA Planning Services (North)  
6 May 2024  
cc: [REDACTED]

