



Planning Panels Victoria

Department of Environment, Land, Water and Planning

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne, Victoria 3001
Telephone (03) 8392 5115
Facsimile (03) 8392 5110

14 May 2018

As addressed

Dear Submitter

Greater Shepparton Planning Scheme Amendment C118: Shepparton North East Precinct Structure Plan and Development Contributions Plan

A Directions Hearing was held on Friday 11 May 2018 in relation to the above Amendment. A copy of the Panel's Directions is attached. The following key dates are relevant to this matter:

- The VPA/Council peer review of the Development Contributions Plan and other material relating to the Amendment must be circulated by 10.00am on **Monday 16 July 2018**
- A second Directions Hearing will be held at 10.00am on **Thursday 2 August 2018** in Melbourne
- The Hearing will commence at 10.00am on **Monday 20 August 2018** in Shepparton.

Other dates are applicable, these are provided in the following information through the Panel Directions.

If you have any queries regarding this matter, please contact Ms Andrea Harwood, Senior Project Manager of Planning Panels Victoria on (03) 8392 5123 or planning.panels@delwp.vic.gov.au.

Yours sincerely,

Kathy Mitchell

Panel Chair

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Directions

Greater Shepparton Planning Scheme Amendment C118: Shepparton North East Precinct Structure Plan and Development Contributions Plan

Deferral of Hearing and new dates

1. The Victorian Planning Authority (VPA) and the Greater Shepparton City Council (the Council) sought to defer the Hearing previously scheduled for the week of 4 June 2018 to the week of 13 July 2018. Reasons given predominantly related to a peer review of the Development Contributions Plan, as well as other refinements to the Precinct Structure Plan relating to issues raised in submissions and other further work.
2. No party opposed that request, and the Panel affirmed the postponement by directing new dates for revised documents, a second Directions Hearing, submission of evidence and commencement of the Hearing.
3. The VPA is directed to provide a copy of all revised reports and information to all submitters to the Amendment, all landowners impacted by the Precinct Structure Plan and to any others as appropriate. This must include, but is not limited to:
 - a. The peer review of the Development Contributions Plan
 - b. Any updates to the Precinct Structure Plan
 - c. Any updates to the planning controls – both in track change and clean version.
4. The VPA and Council are directed to consult actively with landowners and submitters during this process and to ensure all up to date information is uploaded on both web sites.
5. Allowing for further submissions and given the timing of submission of the revised material, new dates for the Hearing are as follows:
 - a. VPA/Council to provide all peer reports and updated Amendment documentation by 10.00am Monday 16 July 2018
 - b. Further submissions or updates to original submissions to be made to the VPA by 4.00pm Monday 30 July 2018
 - c. VPA is to refer further submissions or updates to original submissions to the Panel by 4.00pm Tuesday 31 July 2018
 - d. Second Directions Hearing: 10.00am, Thursday 2 August 2018 at Planning Panels Victoria, 1 Spring Street, Melbourne.
 - e. Submission of expert evidence: 10.00am Monday 13 August 2018 (a distribution list will be provided once the extent of all submissions is known after the second Directions Hearing)
 - f. Hearing commences: 10.00am Monday 20 August 2018 in Shepparton, with the VPA to present its case in full in Shepparton. Other parties who seek to be heard in Shepparton will follow, and then those submitters who seek to be heard in Melbourne will be heard on subsequent days. A detailed timetable for the Hearings will be prepared following the second Directions Hearing.

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Declarations

6. The following declarations were made at the Directions Hearing:

Ms Mitchell

- a. Ms Mitchell chaired Amendments C192 and C193 to the Greater Shepparton Planning Scheme, which included a planning permit application for the use and development of a retail centre at Shepparton North, as well as a rezoning proposal. Part of that matter made reference to the future development of this Precinct Structure Plan in the broad context of growth in Shepparton, and that Panel visited the general area of this Precinct Structure Plan site under review. Ms Mitchell noted that some of the submissions to this current matter have made reference to those Panel proceedings and outcomes from 2017.
- b. Ms Mitchell is a member of an Expert Review Panel assisting the Victorian Planning Authority in reviewing the Precinct Structure Plan guidelines.

Mr Underwood:

- c. Mr Underwood acted for the Greater Shepparton City Council in 2008 to provide a Peer Review of the then draft Greater Shepparton Housing Strategy and in 2011 presented expert evidence to a Panel considering inclusion of the finalised Strategy into the Planning Scheme through Amendment C93.
 - d. The *Greater Shepparton Housing Strategy (David Lock Associates, 2011)* is cited on page 5 of the Precinct Structure Plan as one of the documents that informs the Precinct Structure Plan.
 - e. In 2009 Spade Consultants Pty Ltd, a company where Mr Underwood is a director, prepared a report on land supply in Shepparton and the Shepparton North East area in particular.
 - f. The report *Land Supply and Analysis Report (Spade Consultants Pty Ltd, December 2009)* is listed among the Reference documents at page 17 of the document *Shepparton North East Background Report*.
 - g. The 2008 work on the housing strategy was prepared under the name of Underwood & Hume Pty Ltd, Mr Underwood's present-day company.
 - h. The 2009 report by Spade Consultants Pty Ltd about land supply was authored by Mr Chris McNeill, a fellow director of the company, who had full responsibility for the report. The text of the report confirms the work was undertaken by Mr McNeill.
 - i. In March 2017 Spade Consultants Pty Ltd closed its office and the directors assumed different roles though for corporate reasons Spade Consultants Pty Ltd has not been liquidated and Messrs Underwood and McNeill remain as directors of the company.
7. All in attendance at the Directions Hearing were invited to raise any issues about these declarations and no party or individual raised any issues in response.
8. Further Directions will be made as a result of the outcome of the second Directions Hearing.