Planning and Environment Act 1987

# GREATER SHEPPARTON PLANNING SCHEME

# AMENDMENT C118

# EXPLANATORY REPORT

## Who is the planning authority?

This amendment has been prepared by the Victorian Planning Authority, which is the planning authority for this amendment.

The amendment has been made at the request of the Victorian Government and Greater Shepparton City Council.

## Land affected by the amendment

The amendment applies to land identified in the *Shepparton North East Precinct Structure Plan* (the PSP), referred to as ‘the precinct’. The precinct is approximately 177 hectares in area situated to the north-east of the township of Shepparton. The precinct is bounded by Verney Road to the west, Ford Road and existing residential neighbourhood to the north, Grahamvale Road to the east and a Goulburn Murray Water drain to the south, as illustrated on Map 1 below.

**Map 1**



## What the amendment does

The amendment proposes changes to the Greater Shepparton Planning Scheme (the Planning Scheme) to facilitate urban development within the precinct, in accordance with the vision for urban growth outlined in the PSP. This explanatory report should be read in conjunction with the *Shepparton North East Background Report, October 2017*.

Specifically the amendment proposes the following changes to the Planning Scheme:

* Insert Schedule 1 to Clause 37.07 (Urban Growth Zone). The schedule will set out specific land use and development controls for the precinct and applies the *Shepparton North East Precinct Structure Plan, February 2018.*
* Rezone land from the Farming Zone Schedule 1 (FZ1) and the Public Use Zone Schedule 1(PUZ1) to Urban Growth Zone (UGZ1).
* Amend the Schedule to Clause 45.01 Public Acquisition Overlay (PAO) to reserve land for retarding basins, open space, roads and community facilities within the amendment area, nominating Greater Shepparton City Council as the acquiring authority.
* Insert Schedule 4 to Clause 45.06 Development Contributions Plan Overlay (DCPO4) and apply the overlay to all land within the amendment area.
* Amend the Schedule to Clause 52.01 to include a public open space contribution for subdivision of land within the amendment area.
* Amend the Schedule to Clause 61.03 to insert map 19DCPO.
* Amend Clause 81.01 of the Scheme to incorporate the two new documents:
* *Shepparton North East Precinct Structure Plan, February 2018*;
* *Shepparton North East Development Contributions Plan, February 2018*.
* Amend Planning Scheme Map Nos. 11, 14 & 19.
* Amend Planning Scheme Map Nos. 11PAO & 14PAO.
* Amend Planning Scheme Map Nos. 11DCPO & 14DCPO.
* Insert Planning Scheme Map No. 19DCPO.

## Strategic assessment of the amendment

**Why is the amendment required?**

The amendment is required to implement the recommendations of the Scheme relating to future residential development. The *Shepparton North Framework Plan* at Clause 21.04 – Settlement of the Planning scheme identifies the precinct as being within the settlement boundary and a majority of the precinct as an Urban Growth Area.

The amendment proposes to incorporate the PSP and *Shepparton North East Development Contributions Plan* (DCP) and introduce Schedule 1 to the Urban Growth Zone (UGZ1) and Schedule 4 to the Development Contributions Overlay (DCPO4) into the Planning Scheme to allow for development of the precinct in accordance with the PSP.

Shepparton is experiencing increased population growth and a change of demographic trends, resulting in demand for greater housing provision and dwelling diversity within the municipality.

The subject land is identified in *Plan Melbourne 2017*, the *Hume Regional Growth Plan 2014*, and the *Greater Shepparton Housing Strategy 2011* as a key residential growth front. Planning for regional Victoria provides further direction as outlined in the objectives and strategies of Clause 11.07 – Regional Victoria and Clause 11.12 – Hume (including the *Hume Regional Growth Plan 2014*) which provides further direction for planning in regional Victoria.

This amendment is required to facilitate expected growth by rezoning land within the settlement boundary of the municipality that can be developed for residential purposes and provide supporting community facilities as directed by the PSP.

The PSP provides a future urban structure that is predominantly residential. The southern portion of the precinct will incorporate a buffer to sensitive uses near the existing industrial area directly south of the precinct.

The PSP will guide development for the precinct and residential growth for approximately 1,500 lots to accommodate a population of approximately 4,000. The precinct is expected to create an average density of 10 dwellings per net developable hectare. The precinct will include a local convenience centre and a community centre, a network of local parks, and retain two school sites which can be expanded if required.

The PSP, DCP, and associated planning controls proposed as part of this amendment allow for greater certainty in planning decisions, greater certainty about the location of services, and a plan for contributions towards shared development and community infrastructure required to service the precinct.

**How does the amendment implement the objectives of planning in Victoria?**

The amendment seeks to facilitate residential, commercial and community development by way of a small scale convenience centre in a fair and transparent manner to all affected landowners. The amendment facilitates urban growth in a location that links to an urban area and services and infrastructure.

The amendment will facilitate the development of land and will provide for the efficient and sustainable servicing of the land.

The amendment allows for further urban development of the north eastern area of Shepparton that will increase the supply and diversity of housing, create a robust neighbourhood, connect to existing neighbourhoods, and provide a structure for funding local infrastructure projects through developer contributions.

The amendment implements a number of the objectives of planning in Victoria under Section 4 of the *Planning and Environment Act 1987* (Act). In particular:

* *To provide for the fair, orderly, economic and sustainable use and development of land*

The amendment will facilitate the development of a new community extending from the established low density residential areas to the west and south-west of the precinct. The precinct will be provided with good access to existing services and transport modes. The precinct itself will provide a bus capable road network, public open space, community facilities, retain existing education facilities, and provide a local convenience centre. The provision of housing provides for the effective use of the available developable land within the precinct.

The amendment applies controls consistent with the implementation of PSP’s in identified growth areas. The PSP and DCP, which describe a primarily residential urban structure, guide development and the community infrastructure required to service and support the precinct. The amendment will ensure the fair and equitable provision of community and development infrastructure by enabling the PSP and DCP to be implemented and incorporated into the Planning Scheme.

* *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*

In preparation of the PSP conservation investigative studies were undertaken which found no specific natural resources or native vegetation considered worthy of protection. Currently drainage discharge within the precinct is managed by the existing Goulburn-Murray Water (G-MW) drainage channel network (drain No.3 to the south and drain no. 4 to the north) that are zoned Public Use Zone Schedule 1 (PUZ1) and are the responsibility of G-MW. The drainage strategy for the PSP caters for all drainage within the precinct to outfall to G-MW drain 3. This strategy ensures that drainage discharge rates are generally kept to pre-development levels and provide protection to the environmental health of the waterways. The existing G-MW irrigation channels will be gradually decommissioned as development occurs within the precinct. Accordingly, the amendment will rezone the G-MW irrigation channels to the UGZ.

* *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

The amendment facilitates the development of the precinct in accordance with the PSP, which provides a primarily residential future urban structure complemented by a network of local parks, road reserves and green links to contribute to the creation of a pleasant living and recreational environment for the community and visitors. The existing schools within the precinct will be retained with potential to expand to cater for the future community needs.

The PSP provides adequate road connectivity, a bus capable road network and a comprehensive walking and cycling network.

* *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

A late 19th century weatherboard cottage at 65 Doyles Road, Grahamvale to the south-east of the PSP has been identified as being of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton. This place was assessed and included in the *Draft Greater Shepparton Heritage Study Stage IIC, June 2017*. The Draft Study is currently the subject of public consultation and will be implemented through a separate planning scheme amendment in 2018.

* *To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

The amendment ensures that servicing of the new urban development will be of sufficient capacity to ensure all households are connected to reticulated water, sewer, electricity, and gas.

The PSP encourages transport choice and a reduction in private car use by providing a well-connected network that provides for the creation of pedestrian and bicycle paths across the precinct including bus capable roads connected to adjoining existing urban neighbourhoods.

Public Acquisition Overlays are proposed as part of this Amendment, that apply to land that is required to provide drainage infrastructure, open space, roads, and community facilities. The PAO’s will reserve land to be acquired by Council to ensure certainty about the infrastructure necessary for the development of the precinct is provided and the location of this infrastructure.

* *To balance the present and future interests of all Victorians*

The amendment proposes to implement the PSP to provide residential development and variety in housing opportunities to accommodate the population growth of the municipality, including accompanying social and recreational infrastructure.

Infrastructure required to service the precinct will be partially funded by development contributions for items identified in the DCP. This approach will ensure that those benefitting from the infrastructure upgrades will contribute to the cost as opposed to the whole financial burden being borne by general public expenditure.

### How does the amendment address the environmental effects and any relevant social and economic effects?

*Environmental effects*

The precinct does not include any areas identified as being of environmental value or vegetation considered worthy of retention.

Drainage will be managed by a network of retarding basins to ensure surface water flow remains at pre development levels. Parks are located to ensure all residents have access to open space within a five minute walk.

An assessment for potential contaminants of the precinct area has been undertaken. The assessment found that the prior use of the land for farming purposes may have resulted in soil contamination through the use of pesticides and on-site storage of chemicals and fuel. The assessment recommended that further studies of the potential for land contamination should be undertaken before subdivision. The amendment will require further investigation of land for use/development of a sensitive land use (e.g. residential, schools, and child care) via a requirement included in Schedule 1 to the UGZ.

The PSP’s urban structure is designed to contribute towards increased transport choice and a potential reduction in private car use, as the precinct establishes. The precinct is also designed with access to the existing public transport network and will be capable of accommodating buses. The precinct will have a highly inter-connected road network, minimising dead-ends and containing continuous footpaths with dedicated commuter and recreational bike lanes / shared pathways on key routes.

*Economic effects*

The proposed amendment will generate economic activity and employment in the planning, design and construction phases for residential and commercial uses. The PSP includes a convenience centre of 1,600m2, a community centre, two existing schools (non-government and government) with opportunities to expand on adjoining land. It is expected that the precinct can generate up to 218 employment opportunities to service the community.

*Social Effects*

The amendment is expected to generate positive social benefits for the municipality through the provision of an increase in and variety of residential development and best practice provision of infrastructure and community facilities.

The structural elements of the PSP are interlinked to facilitate an attractive built environment, a strong community, and a sense of place for the precinct.

Planning for the growth of the community, including the provision of social and physical infrastructure such as parks and local convenience centres, and by having a close spatial relationship with township of Shepparton will assist in the creation of a sense of place by fostering social interaction within the immediate and wider community.

*Does the amendment address relevant bushfire risk?*

The precinct is not within an identified bushfire prone area. The land within and surrounding the precinct to the east is currently used for agriculture. In the short to medium term this land may present a fire risk, albeit low, generally from grasslands. In the medium to long term most of the land within the precinct will be developed for urban purposes that will substantially reduce any identified fire risk.

The Amendment is consistent with the Local Planning Policy Framework objectives and strategies that apply to bushfire risk. The amendment site is not included within the Bushfire Management Overlay. The amendment site is not within an area identified under the Building Regulations 2006 as being bushfire prone for the purposes of the building control system.

The Country Fire Authority (CFA) was consulted during the preparation and exhibition of this Amendment and did not object. Any further assessment will be undertaken at the building permit stage.

This amendment sets out fire management planning controls that will ensure that the fire risk is managed during the staging of development across the precinct. These controls will work in combination with new building regulations and standard bushfire risk management provisions in a manner suitable for an area transitioning from rural to urban land uses.

### Does the amendment comply with the requirements of any Minister’s Direction applicable to the amendment?

The amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The amendment also complies with the following relevant Ministerial Directions:

*Direction No. 1 Potentially Contaminated Land*

*Ministerial Direction No. 1* does not strictly apply to most of the land affected by the amendment as the amendment is proposing to rezone land that has typically been used for various agricultural uses rather than industrial uses.

An environmental assessment has been undertaken for the precinct. The assessment found that the prior use of the land for farming purposes may have resulted in soil contamination through the use of pesticides and on-site storage of chemicals and fuel. The assessment recommended that further studies of the potential for land contamination should be undertaken before subdivision.

The amendment (via Schedule 1 to the UGZ) will require further investigation, assessment and recommendations for remediation (if required) to be completed prior to the use/development of sites for a sensitive land uses (e.g. residential, pre-school and primary school, child care).

*Direction No. 11 - Strategic Assessment of amendments*

This direction seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment. This explanatory report addresses the requirements outlined in this direction.

*Direction No. 12 - Urban Growth Areas*

Parts 4, 5, and 6 of Ministerial Direction 12 requires that when preparing an amendment to introduce or change provisions in a schedule to the UGZ, a planning authority must evaluate and include in the explanatory report a discussion about:

* *How the amendment implements any Growth Area Framework Plan applying to the land*

The *Hume Regional Growth Plan, 2014* applies to the land and identifies the majority of land within the PSP area as a residential growth front. The *Greater Shepparton Housing Strategy 2011* also reflects the strategic objectives for this precinct consistent with the *Hume Regional Growth Plan*. The amendment is consistent with these strategic growth plans as the PSP sets aside the majority of land within the precinct for residential development.

* *How does the amendment accord with the precinct Structure Planning Guidelines*

Objective one: To establish a sense of place and community

The amendment enables the development of the Shepparton North East precinct to evolve from a rural farming area to a well serviced urban community with connectivity to established urban areas.

The PSP identifies the two existing schools within the precinct and provides for expansion in order to service the future growth of the community. A local convenience centre and community facility and network of local parks will establish a sense of place for the residential community.

Objective two: To create greater housing choice, diversity and affordable places to live

Provisions in the PSP provide for housing diversity at a range of densities across the precinct. This provides purchasers and builders with increased choice of house location and type and meeting policy goals of higher dwelling densities in growth areas. This amendment will enable the development of the land to accommodate housing provision at a density at minimum of 10 dwellings per developable hectare, consistent with this objective.

Objective three: To create highly accessible and vibrant activity centres

The precinct is relatively small in size being 177 hectares in area. A local convenience centre is proposed in the north-west corner of the precinct to cater for the basic daily needs of the local community. The precinct will be well connected via a road network throughout the precinct which will integrate with the existing road network and be readily accessible to existing activity centres to the west and south-west of the precinct.

Objective four: To provide for local employment and business activity

The local convenience centre, community facilities, and two schools to be provided within the precinct, in conjunction with home based occupations, nearby industrial and commercial areas will provide local employment opportunities.

Objective five: To provide better transport choices

Shepparton Transit operates a bus service along the western boundary of the precinct (Verney Road). V/Line operates a train service that departs from Shepparton Station, approximately 3 kilometres south of the precinct. The PSP provides a road network that allows for bus capable roads in order to facilitate public transport links within the precinct and connect to the transport network beyond the precinct.

The cycling and walking trail network is designed to provide access to key local destinations including the convenience centre, schools, open space and adjoining neighbourhoods to reduce car dependency.

The proposed road network is designed to ensure commercial land will connect to the existing industrial land south of the precinct, however connectivity is not provides to the residential part of the precinct to separate industrial traffic from sensitive uses.

Objective six: To respond to climate change and increased environmental sustainability

The PSP locates residential lots within 400m of a potential Public Transport Route and open space. The provision for shared path facilities also encourages the use of sustainable transport modes within the precinct.

All of the elements planned for the precinct, as described in the response to objectives above and below, have sustainability and climate change adaptability built into their design, including reduced travel times to key services and multiple mode and route options for travel.

Objective seven: To deliver accessible, integrated and adaptable community infrastructure

The precinct will be well connected to the existing commercial and community facilities to the west and south-west of the precinct to enable easy access to and integration with community infrastructure within proximity to the precinct.

The proposed connector roads, cycling and shared paths within the precinct will provide excellent access to the community hubs within and beyond the precinct.

* *How the provisions give effect to the intended outcomes of the precinct structure plan*

Most provisions in the incorporated documents and associated planning scheme ordinance are designed to be implemented at the subdivision development stage. These requirements and guidelines are either designed into subdivision plans (e.g. spatial outcomes), implemented through permit conditions (e.g. development contributions),and/or implemented through referral authority agreements (e.g. essential services).

This approach provides for a single permission after approval of the PSP which is central to providing certainty, clarity and timeliness in the planning process.

* *How a translation of the provisions can be achieved, once development anticipated by the precinct structure plan is substantially complete.*

Land use planning outcomes introduced into the Planning Scheme by this amendment will be delivered through subdivision permits prior to translation of the PSP to standard provisions. Subdivision permits will implement most of the non-standard provisions.

An assessment of how development has proceeded and the use of relevant VPP applied zones in the Schedule to the UGZ will provide guidance as to how the translation of the zone provisions can be applied.

*S46m(1) - Direction on Development Contributions Plan*

This direction seeks to direct planning authorities in relation to the preparation and content of a development contributions plan. A DCP has been prepared for the precinct. The amendment proposes to incorporate the *Shepparton North Development Contributions Plan* in the planning scheme.

### How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment represents an integrated decision making process that balances the following objectives of the relevant State planning policies as follows:

*Clauses 11.01 Victoria, 11.02 Urban growth, 11.04 Open space, Clause 11*.*07 Regional Victoria, Clause 11.12 Hume* – The amendment facilitates the orderly planning and delivery of land for residential development that has been identified for growth in a regional area by way of preparing a PSP to direct how the precinct will accommodate growth and the relevant infrastructure required to support this growth.

The PSP sets out an orderly structure for development of the precinct including the location and function of a local convenience centre taking into account the existing and planned network of activity centres in the region; introducing residential and commercial zoned land to supply and encourage urban growth; incorporating a network of local parks for the future community; and, providing developable land within good proximity to existing and future planned amenities, services, and infrastructure.

This amendment implements the objectives and strategies of clauses 11.07-1 and 11.12-3, and 11.12-5 with a PSP that facilitates the primarily residential growth of Shepparton in accordance with the *Hume Regional Growth Plan 2014.*

*Clause 12.01 Biodiversity* – The precinct does not include any areas or matters of significance regarding biodiversity, hence there are no requirements for biodiversity protection.

*Clause 13.03 Soil degradation -* The amendment ensures that potentially contaminated will require further investigation if proposed to be developed for a sensitive use.

*Clause 13.05 Bushfire* – Bushfire risk in the precinct is currently managed through the *Building Regulations 2006,* however the amendment requires site-management during construction to minimise the potential spread of any bushfire through land. This will be implemented via relevant provisions and requirements incorporated into Schedule 1 to the UGZ.

*Clause 15.01 Urban environment and Clause 15.02 Sustainable design -* The amendment seeks to implement the PSP that guides urban development so that it provides for a liveable and diverse community that integrates and is well connected to existing and establishing communities. The PSP provides a future urban structure that outlines a well-designed subdivision pattern and transport network that fosters more sustainable modes of transport, a safe public environment, a network of public open space, and a diverse housing stock to attract a diverse community.

*Clause 16.01 Integrated housing* – Housing in the precinct will be fully serviced. New residents will have access to existing services and employment opportunities within the community and in adjacent developed neighbourhoods. The PSP sets out provisions to facilitate a range of potential housing types and densities.

*Clause 17.01 Commercial* – The amendment provides a local convenience centre providing essential services and potential employment opportunities for residents within the precinct.

*Clause 18.01 Land use and transport planning and 18.02 Movement networks* – The precinct’s road network will integrate with the existing arterial road network and provide opportunities for bus routes to traverse the precinct. The proposed road network provides a robust structure for traffic and transport movement within and through the precinct.

*Clause 19.02 Community infrastructure* and *19.03 Development infrastructure* – The amendment proposes to incorporate the DCP into the Planning Scheme. The DCP outlines what development and community infrastructure is to be funded by developers of the precinct.

### How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports the LPPF, particularly the Municipal Strategic Statement (MSS) and more specifically, the strategic vision and directions outlined in Clause 21.03 – Vision, Sustainability Principles and Strategic Directions of the Planning Scheme.

The amendment has been prepared in consideration of the following elements of the Municipal Strategic Statement (MSS):

*Clause 21.04 Settlement –* This policy provides a strategic direction for the anticipated growth of the municipality, including guidance on urban consolidation and growth; housing; rural residential living; community life; and non-residential uses. This policy includes framework plans for different areas of the municipality that identify the settlement boundary and directs urban growth. The precinct is identified in the Shepparton North Framework Plan as an area for urban growth that reflects the *Greater Shepparton Housing Strategy, 2011* and the *Hume Regional Growth Plan, 2014*.

The PSP has a future urban structure that provides for primarily residential development incorporating necessary community infrastructure and retail, allowing for an appropriate transition of farm land to urban growth within the identified settlement boundary of the municipality.

The amendment aims to meet the strategic incentives as directed by this clause by providing a robust framework for the delivery of new residential land allowing for diverse housing opportunities, community facilities, and maintaining the schools within the precinct.

*Clause 21.05 Environment –* There are existing drainage channels throughout the precinct that service the existing farmland. As a result of the development of the precinct these channels will be removed. The PSP requires an integrated water management system that operates to best practice standards ensuring that drainage and stormwater is managed consistent with pre development levels.

*Clause 21.06 Economic Development* – The PSP accommodates a local convenience centre which will provide some employment opportunities and economic development for the community. The size of the local convenience centre is such to service the basic daily needs of the future community, thereby not competing with the established hierarchy of commercial and activity centres within the Shepparton central activities area.

*Clause 21.07 Infrastructure* – The amendment supports this clause by identifying the required infrastructure to service the precinct. The road structure within the precinct is designed to ensure it will successfully improve and integrate with the existing road network. The PSP includes bus capable roads to reduce car dependency.

The PSP includes the provision of an integrated water management system to ensure drainage outfalls from are managed consistent with pre-development levels, and to best practice standards.

A DCP has been prepared for the precinct to outline what development and community infrastructure is to be funded. The amendment proposes to incorporate the DCP into the Planning Scheme as part of this amendment by the application of a Development Contributions Plan Overlay Schedule 4 (DCPO4) to the amendment area.

### Does the amendment make proper use of the Victoria Planning Provisions?

The amendment meets the form and content requirements of the Victorian Planning Provisions. Importantly, the UGZ is the most appropriate tool to apply the relevant suite of Victoria Planning Provision conventional zones to guide future use and development of the precinct through the specification of conditions and requirements for permits.

### How does the amendment address the views of any relevant agency?

The amendment has been prepared in consultation and the following government departments and agencies:

* Greater Shepparton City Council
* Goulburn-Murray Water
* Goulburn Valley Water
* Goulburn Broken Catchment Management Authority
* Environment Protection Agency
* Country Fire Authority
* VicRoads
* Heritage Victoria
* Aboriginal Victoria
* Department of Environment, Land, Water and Planning

### Does the amendment address relevant requirements of the Transport Integration Act 2010?

The Victorian Planning Authority in itself and acting as a planning authority is an ‘interface body’ under the Transport Integration Act 2010. Under Section 25 of that Act:

* *(1) An interface body must have regard to the transport system objectives when exercising powers and performing functions under any interface legislation which are likely to have a significant impact on the transport system.*
* *(2) An interface body must have regard to the decision making principles in making decision under any interface legislation which are likely to have a significant impact on the transport system.*

The amendment is likely to have a significant impact on the transport system at a local level. Upgrades will be required to nearby parts of the regional road network to enable connectivity to a new local road network within the precinct and contribute to the development of the bus network in the area.

The proposed additions and changes to the existing transport system in and adjacent to the precinct will meet the transport system objectives by:

* Enabling efficient access to existing and planned employment and services in and around the local area and region through connections to the arterial road network and planned extensions to bus services.
* Transport development infrastructure provided for via the DCP will be provided as sufficient demand arises for the relevant infrastructure item and provides the opportunity for the efficient construction of items concurrent with subdivision and development.
* Involving relevant government bodies responsible in the provision of transport infrastructure and services in the decision making process of the amendment.

## Where you may inspect this amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

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| --- | --- |
| **Greater Shepparton City Council**  Municipal Offices  90 Welsford St, Shepparton VIC 3632  [www.greatershepparton.com.au](http://www.greatershepparton.com.au) | **Victorian Planning Authority** (VPA)  Level 25, 35 Collins Street  Melbourne VIC 3000  [www.vpa.vic.gov.au](http://www.vpa.vic.gov.au) |

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.delwp.vic.gov.au/public-inspection](file:///\\internal.vic.gov.au\DTPLI\Groupdata\data14\Planning%20Systems\Amendment%20Development\2015\07%20July%202015\23%20July%202015\Amendments\Baw%20Baw%20C110\(2)C110%20amendment%20docs\www.delwp.vic.gov.au\public-inspection).

## Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by **Friday 13 April 2018**. A submission referencing Amendment Greater Shepparton C118 must be sent to:

**Victorian Planning Authority** (VPA)

Level 25,

35 Collins Street

Melbourne VIC 3000

Or via email to [amendments@vpa.vic.gov.au](mailto:amendments@vpa.vic.gov.au)

## Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

* directions hearing: **week commencing 07 May 2018**
* panel hearing: **week commencing 04 June 2018**