

# A NEW COMMUNITY FOR SHEPPARTON



The Victorian Planning Authority (VPA), in consultation with Greater Shepparton City Council and state government agencies, is preparing a 'Precinct Structure Plan' (PSP).

A PSP sets out the vision for developing new precincts, and is the primary plan for guiding the development of new communities. It defines an area's overall urban structure, including the services and facilities required to support that community. A PSP is implemented by rezoning land to Urban Growth Zone. In this case, the Urban Growth Zone will replace the existing Farming Zone.

The PSP will facilitate the future development of the Shepparton South East precinct bounded by the Midland

Highway (Benalla Road) to the north, the Shepparton Alternative Route (Doyles Road) to the east, the Broken River to the south and the existing residential development to the west.

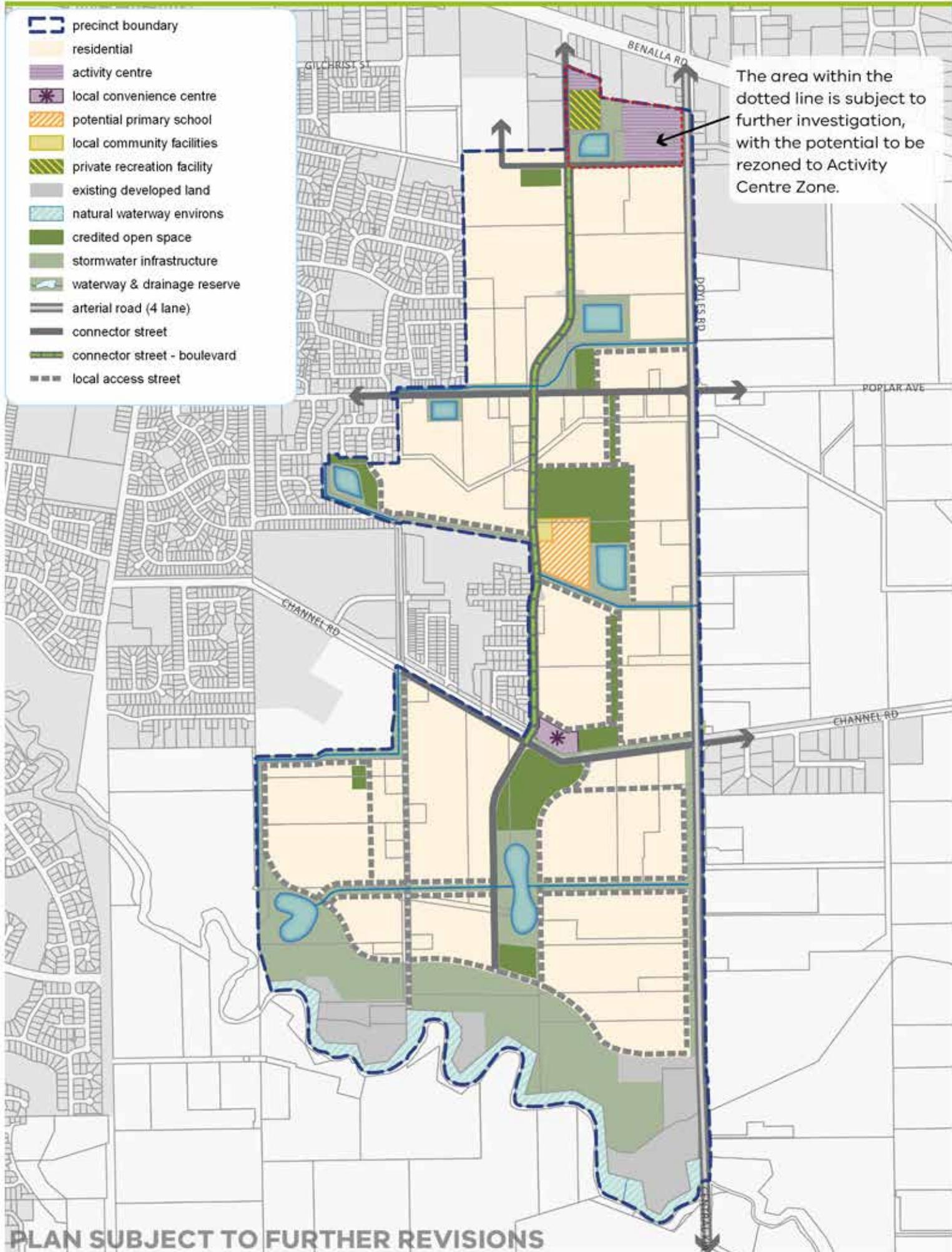
This newsletter is an update on the PSP process and the next steps, including when you can have your say. The Future Urban Structure (FUS) provided in this newsletter is a draft plan and is currently being circulated with relevant state and local agencies for feedback.

The VPA is the Planning Authority for this project.



- precinct boundary
- residential
- activity centre
- local convenience centre
- potential primary school
- local community facilities
- private recreation facility
- existing developed land
- natural waterway environs
- credited open space
- stormwater infrastructure
- waterway & drainage reserve
- arterial road (4 lane)
- connector street
- connector street - boulevard
- local access street

The area within the dotted line is subject to further investigation, with the potential to be rezoned to Activity Centre Zone.



**PLAN SUBJECT TO FURTHER REVISIONS**

## THE PLAN

Key elements of the draft Future Urban Structure include:

### A NEW COMMUNITY

- creation of a residential area that will accommodate approximately 2,500 homes
- a local convenience centre that will accommodate small scale shopping opportunities
- a new community centre and a potential primary school will be co-located.

### LOCAL PARKS AND DRAINAGE

- 6 new retarding basins will be constructed, many of which adjoin parks to create open space networks
- the reserves associated with the existing Goulburn-Murray Water drains will be converted into landscaped paths and utilised to connect the open space network and community facilities.

### ROAD NETWORK

- upgrades to existing intersections at Poplar Avenue and Channel Road will ensure safer and more convenient access to the Shepparton Alternative Route (Doyles Road)
- access to Benalla Road will be enhanced through the extension of Zurcas Lane to Poplar Avenue. Feiglin Road will be upgraded and will provide a direct link between Poplar Avenue and Channel Road.



## NEXT STEPS

The draft PSP (including the draft FUS) will continue to evolve after receiving feedback from state government departments and agencies. Additional technical work will inform the development of the PSP, including infrastructure costings and land valuations, to inform the preparation of a Development Contributions Plan (DCP) or a Infrastructure Contribution Plan (ICP) for the precinct. A DCP or ICP is a document which outlines how the infrastructure and facilities required for the new Shepparton South East precinct will be delivered and paid for.

During the exhibition of the draft PSP and planning scheme amendment documents, a community information session will be organised. VPA staff and Greater Shepparton City Council officers will be available at this information session to discuss the draft PSP and answer any questions that you may have. A letter with this information will be circulated when the draft PSP is ready to be exhibited. Information will also be available on the VPA and Council's websites.

If you would like to discuss the plan in the meantime, please contact the VPA or Greater Shepparton City Council via the details below.

### WHEN CAN I HAVE MY SAY?

The draft Shepparton South East PSP and associated amendment to the Greater Shepparton Planning Scheme is expected to be released for public exhibition in mid to late 2018. Once the information is released, any interested person will have access to the draft PSP and amendment documentation.

### MAKING A SUBMISSION

During exhibition, submissions can be made to the VPA on the draft PSP and associated planning scheme amendment documents. All submissions will be considered before finalisation of the PSP and any unresolved submissions will be referred to Planning Panels Victoria for an independent review.



## WHERE TO VIEW THE DOCUMENTS

Electronic copies of the draft Future Urban Structure are available on the VPA and the Greater Shepparton City Council websites:

<https://vpa.vic.gov.au/project/shepparton-south-east/>

<http://greatershepparton.com.au/bpi/planning/strategic-planning/current-strategic-projects/shepparton-south-east-precinct-structure-plan>

## FOR MORE INFORMATION PLEASE CONTACT

### VICTORIAN PLANNING AUTHORITY

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## CONTACT US

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The VPA is always interested in your views about our programs and initiatives, and the issues covered in this newsletter. If you would like to receive regular email updates on the work of the VPA, please register via our website [www.vpa.vic.gov.au](http://www.vpa.vic.gov.au)