

Submission regarding Shepparton Southeast draft Precinct Structure Plan 03 April 2024

Submitted by Annette and Robert Stephens of 100 McPhees Road Shepparton 3630 VIC

Privacy and Security Impact

Since 2003, we have been the residents and landowners of 100 McPhees Road. The decision to purchase 100 McPhees Road was driven by a considered and measured decision to invest in a lifestyle property. After careful consideration, this property was chosen specifically to achieve the following measures.

- The property is surrounded by large land lots
- Limited density with minimal housing
- A high level of privacy
- Minimal traffic

The Southeast Draft Precinct Structure plan will directly impact on all four measures outlined above. Specifically, the proposal of a new road on the south of our property line will directly impact privacy, security, and noise levels.

The plan indicates that the proposed new road has dedicated parking on both sides, with a public park being identified directly opposite our south boundary. To maintain the measures outlined above, we propose that the road be reconsidered in terms of whether it remains integral or essential to the project development. If the road is deemed to be required, on the basis that it is considered essential, then we propose that the new road is moved to our north boundary and the park area moved westward so it is not directly opposite our south boundary.

The suggestion of a river side walking/bike path will also impact the natural flow of the land whilst also increasing concerns regarding security and privacy risk. This will attract more traffic along McPhees Road. These increases will directly impact lifestyle. Given this, the plan lacks an essential indication regarding the proposed traffic management at the end of McPhees Road on the Broken River. Noting the likelihood of potential for impact to residents, we propose that a traffic management plan be provided for consideration prior to the development plan moving forward.

Density

It is proposed in the draft that higher density housing be located close to parks and amenities. This will directly impact on the density of the area, increasing residents and traffics and directly impacts on the measures for which we purchased the property.

We propose that the development plan consider that the natural lay of the existing housing south of the channel in McPhees Road remain a lower density housing structure with 2000 – 4000 m2 blocks. Maintaining larger land blocks in this area would support lower population density, whilst still allowing for higher density population to occur in other areas in which the ambience of the natural resources of the area such as the Broken River will not be impacted.

An example of this structure can be seen in existing development areas such as Reynolds Court in Orrvale. Modifying the proposed location of the higher density housing areas, and keeping the land blocks larger south of the channel in McPhees Road would align itself to retaining the natural ambience of the land toward to the Broken River section of the precinct.

We propose that consideration be given to the merit of where the higher density housing areas are identified on the current plan and redirected to the northern areas of the suggested precinct. Higher density housing would be more purposeful and practicable to be at the north areas of the suggested precinct where significant existing infrastructure such as supermarkets, retail outlets and medical centres are easily accessed and have already support public transport systems in place.

Bushfire Zoning

There has been no information provided to us in respect to why 100 McPhee's Road has been deemed to fall within a Bushfire Zone, and propose that this be reviewed with any assessments or considerations provided to us.

Traffic Management

Noting that recent developments already occurring within vicinity of the suggested precinct, increasing numbers at Orrvale School, and the opening and expanding of St Anne's school the increase in traffic using Channel Road is noticeably increasing.

The intersection of Archer Street and Channel Road needs immediate review and modification for both road users and members of the public utilising the footpaths to immediately address safety for all persons.

There are significant delays at this intersection with observed near misses each week by road users. This is also the case at the intersection of Doyles Road and Channel Road, particularly during school drop off and pick up hours. There is already a proven history of motor vehicle accidents occurring at this intersection.

Furthermore, the open drainage channel along the Southside of Channel Road requires an immediate review and implementation of bike lanes on either side of the roadway. The increase in traffic alongside the use by pushbike enthusiasts is creating in demonstrated escalation in risk for all road users. The pushbike enthusiasts are noted to be open road bike users, who are seeking open road bike pursuits around the Shepparton district.

Public Acquisition

As long-term resident of McPhees Road, we have invested in and contributed to the development of our existing community that reside in the area. The large areas of land that are suggested to be acquired off the existing landowners will impact the lifestyle, privacy and land use for our community. It is proposed the land acquisition be reconsidered in terms of whether this is essential to the development moving forward.