



## GREATER SHEPPARTON PLANNING SCHEME

**2.0 Land use and development objectives to be achieved**-A/20-  
C92**Land use**

- To reinforce the Shepparton CBD as the principal retail centre in the region.
- To consolidate the traditional retail core including a continued focus of providing specialty retailing and entertainment.
- To strengthen the Shepparton CBD's role as an office and commercial location.
- To strengthen the image of Shepparton CBD as a regional community and cultural hub.
- To attract more people to live in the Shepparton CBD as a means of providing a greater range of housing choices and supporting the vibrancy and economy of the CBD.
- To enhance the role of the Shepparton CBD as a 'university city' by creating an attractive CBD in which to study and live.
- To strengthen links with the indigenous and cultural communities in Shepparton through expanding cultural-related activity in the CBD and working with the River Connect project.
- To strengthen the attraction of the Shepparton CBD as a tourist destination.

**Built form**

- To encourage innovative and sustainable contemporary design.
- To promote the principles of environmentally sustainable design.
- To make better use of available land by allowing higher scale built form in appropriate locations.
- To protect the amenity of residential areas and significance of heritage sites.

**Public realm**

- To enhance outdoor life in the city through the quality of its open spaces, within and immediately surrounding the CBD.
- To integrate the CBD and river spaces through improved visual connections and linkages to attract pedestrians, cyclists and tourists to the riverine areas.
- To improve the amenity and image of the CBD through the quality of its streetscape design.
- To design buildings and spaces to improve the level of actual and perceived safety throughout the CBD.
- To support public art in the CBD that projects the character and uniqueness of Shepparton, enlivens public spaces and raises awareness of the indigenous and post-settlement history of Shepparton.

**Access**

- To refocus the Shepparton CBD as a place for pedestrians and local traffic.
- To manage the operation of the CBD road network to redirect freight and through traffic to alternative routes prior to development of the Shepparton bypass.
- To improve access to and within the Shepparton CBD by a variety of sustainable transport modes including foot, bicycle and public transport.
- To create a high-quality pedestrian environment in the Shepparton CBD.
- To encourage safe and convenient access to the river and public spaces.

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## 3.0 Table of uses

## Section 1 - Permit not required

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USE	CONDITION
<b>Accommodation (other than Corrective institution and Dwelling)</b>	Must not be located at ground floor level, except for entry foyers.
<b>Animal keeping (other than Animal boarding)</b>	Must be no more than 2 animals.
<b>Bed and breakfast</b>	In Precincts 1, 2, or 7 or Sub-precinct 3B any frontage at ground floor level must not exceed two metres.  No more than 6 persons may be accommodated away from their normal place of residence.  At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
<b>Bus terminal</b>	Must be in Precincts 1, 7 or 8.
<b>Child care centre</b>	Must be in Precincts 1, 2, 6, or 7 or Sub-precincts 3B, or 8A.  Any frontage at ground floor level must not exceed 2 metres.
<b>Cinema</b>	Must not be in Precinct 4.  In Sub-precincts 3A and 3C the site must adjoin, or have access to, a road in a Road Zone.  In Precincts 1 or 7 must not front a road at ground floor level, except for entry foyers.
<b>Cinema based entertainment facility</b>	Must be in located in Precincts 1, 2, 7, or Sub-precincts 3B or 8A.
<b>Display home</b>	Must be located in Precincts 4 or 5.
<b>Dwelling (other than Bed and breakfast)</b>	In Precincts 1, 2 or 8 or Sub-precinct 3B any frontage at ground floor level must not exceed two metres.
<b>Education centre (other than Primary school or Secondary school)</b>	Must be in Precincts 1, 2, 6, 7 or 8 or Sub-precinct 3B.  If located in Precincts 1, 2 or 7 or Sub-precinct 3B any frontage at ground floor level must not exceed 10 metres and access must not be shared with a Dwelling (other than a Caretaker's house).
<b>Home occupation</b>	
<b>Informal outdoor recreation</b>	

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<b>Minor utility installation</b>	
<b>Office</b>	<p>Must not be in Sub-precincts 4A, 4B, 4D, 8B or 8C.</p> <p>In Precincts 1 or 7, any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a Caretaker's house), unless the office is a Bank, Electoral office, Real estate agency, Travel agency, or any other Office where the floor space adjoining the frontage is a customer service area accessible to the public.</p>
<b>Place of worship</b>	<p>The gross floor area of all buildings must not exceed 250 square metres.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p>
<b>Railway station</b>	
<b>Retail premises (other than Adult sex book shop, Hotel and Tavern)</b>	Must be in Precincts 1, 2 or 7 or Sub-precincts 3B or 8A.
<b>Tramway</b>	
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01

**Section 2 - Permit required**

<b>USE</b>	<b>CONDITION</b>
<b>Adult sex book shop</b>	<p>Must not be in Precincts 4 or 5 or Sub-precincts 3A, 3C, 8B or 8C.</p> <p>Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or Activity Centre Zone Precincts 4 or 5, or Sub-precinct 3C, land used for a Hospital, Primary school or Secondary school or land in a Public Acquisition Overlay to be acquired for a Hospital, Primary school or Secondary school.</p>
<b>Amusement parlour</b>	Must not be in Precinct 4.
<b>Animal keeping (other than Animal boarding)</b>	Must be less than 5 animals.
<b>Cinema based entertainment facility – if section 1 condition is not met</b>	Must not be located in Precinct 4.
<b>Community market</b>	
<b>Convenience restaurant</b>	Must not be in Precinct 4.
<b>Convenience shop</b>	In Sub-precincts 4A, 4B, 4D or 8C the Leasable floor area must not exceed 80 square metres.

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<b>Emergency services facility</b>	Must not be located in Precinct 4.
<b>Food and drink premises (other than Convenience restaurant, and Take away food premises) – if Section 1 condition for Retail premises is not met</b>	
<b>Industry</b>	Must be in Precincts 1, 2, 7 or Sub-precincts 3B or 8A. Must not be a purpose listed in the table to Clause 52.10 (with the exception of food and beverage production in Precinct 7).
<b>Landscape gardening supplies (other than Plant nursery)</b>	Must not be in Precincts 4 or 5 or Sub-precincts 3A, 3C, 8B or 8C
<b>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</b>	
<b>Mail centre</b>	Must not be located in Precinct 4 or Sub-precincts 8B or 8C.
<b>Medical centre – if Section 1 condition for Office is not met</b>	
<b>Motor vehicle, boat or caravan sales</b>	Must not be in Precincts 4 or 5 or Sub-precincts 3A, 3C, 8B or 8C.
<b>Nightclub</b>	Must not be in Precinct 4.
<b>Office (other than Medical centre) – if section 1 condition is not met</b>	Must not be in Sub-precincts 4A, 4B, 4D, or 8C.
<b>Place of assembly (other than Amusement parlour, Cinema, Nightclub and Place of worship)</b>	
<b>Plant nursery</b>	
<b>Retail premises (other than Community market, Food and drink premises, Landscape gardening supplies, Motor vehicle, boat or caravan sales, Shop, and Trade supplies) – if the Section 1 condition is not met</b>	Must not be in Sub-precincts 4A, 4B, 4D or 8C.
<b>Service station</b>	The site must either: <ul style="list-style-type: none"> <li>• Be in Precincts 1, 2, or Sub-precinct 3B, or</li> <li>• Have direct access to a road in a Road Zone.</li> </ul>
<b>Shop (other than Adult sex book shop and Convenience shop) – if the Section 1 condition is not met</b>	Must not be in Precincts 4 or 5 or Sub-precincts 3A, 3C or 9C.
<b>Take away food premises</b>	Must not be in Sub-precincts 4A, 4B, 4D or 8C.
<b>Trade supplies</b>	Must not be in Precincts 4 or 5 or Sub-precincts 3A, 3C, 8B or 8C.

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<b>Transport terminal (other than Bus terminal, and Railway station)</b>	Must not be located in Precincts 4 or 5.
<b>Utility installation (other than Minor utility installation)</b>	
<b>Warehouse (other than Mail centre)</b>	Must not be in Precincts 4 or 5 or Sub-precinct 8C. Must not be a purpose listed in the table to Clause 52.10.
<b>Any other use not in Section 1 or 3</b>	

**Section 3 – Prohibited**

- USE**
- Agriculture (other than Animal keeping)**
- Animal boarding**
- Brothel**
- Cemetery**
- Corrective institution**
- Crematorium**
- Saleyard**
- Stone extraction**

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**Centre-wide provisions**

4.1

***Use of Land***

A permit is not required to use land for the public purpose of Health and Community, Local Government, Service and Utility, Transport or Education providing the use is carried out by, or on behalf of, the relevant public land manager.

4.2

***Subdivision***

Applications for subdivision that do not support the objectives of this schedule are discouraged.

The consolidation of land to facilitate the creation of viable development sites is encouraged.

4.3

***Buildings and works***

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A permit is not required for:

- The installation of an automatic teller machine.

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- Buildings and works to an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- The construction of an awning that projects over a road if it is authorised by the relevant public land manager.

No permit is required to:

- Construct or extend a dwelling on a lot of more than 300 metres. This exemption does not apply to:
  - Construction of a dwelling if there is at least one dwelling existing on the lot;
  - Extension of a dwelling if there are two or more dwellings on the lot;
  - Construction or extension of a dwelling if it is on common property;
  - Construction or extension of a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building, and the fence exceeds the maximum height specified in Clause 55.06-2;
  - The development of a caretaker's house or a bed and breakfast.
- Construct or carry out works normal to a dwelling.
- Construct or extend an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the outbuilding does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level;
- Construct one dependent person's unit on a lot.
- Construct a building or to construct or carry out works for the public purpose of Health and Community, Local Government, Service and utility, Transport or Education providing the building or works is carried out by, or on behalf of, the relevant public land manager.

#### 4.4 **Design and development**

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##### **Dwellings**

- On a lot of less than 300 square metres, an application must meet the requirements of Clause 54 if it proposes to:
  - Construct or extend one dwelling; or
  - Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling.
- An application must meet the requirements of Clause 55 if it proposes to:
  - Construct a dwelling if there is at least one dwelling existing on the lot.
  - Construct two or more dwellings on a lot.
  - Extend a dwelling if there are two or more dwellings on the lot.
  - Construct or extend a dwelling if it is on common property.
  - Construct or extend a residential building.
  - Construct or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building, and the fence exceeds the maximum height specified in Clause 55.06-2.

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This does not apply to a development of four or more storeys, excluding a basement.

**Built form**

- The height and setbacks of buildings should be designed in accordance with requirements and guidelines specified in the precinct provisions in this schedule.
- The Preferred Maximum Building Heights does not apply to service equipment including plant rooms, lift overruns, solar collectors and other such equipment provided the following criteria are met:
  - No more than 50% of the roof area is occupied by the equipment;
  - The equipment is located in a position on the roof so as to minimise additional overshadowing of neighbouring properties and public spaces;
  - The equipment does not extend higher than 3.6 metres above the Preferred Maximum Building Height as specified in the precinct provisions of this Schedule; and
  - The equipment is designed and screened to the satisfaction of the responsible authority.
- Any application which is not in accordance with the preferred building height and setback requirements specified in the precinct provisions to this schedule will be subject to specific performance requirements under each of a number of assessment criteria, including:
  - Demonstrate compliance with the design objectives of this schedule;
  - Implementing environmentally sustainable principles;
  - Achieving heritage restoration and adaptive re-use;
  - Enhancing public and private amenity; and
  - Protecting the development potential of adjoining sites.
- Minor buildings and works such as verandas, architectural features, balconies, sunshades, screens, artworks and street furniture may be constructed within the setback areas specified in the precinct provisions of this Schedule provided they are designed and located to the satisfaction of the responsible authority.
- New buildings on landmark (Maude Street Mall and around the station) and gateway sites should be designed to allow higher scale buildings achieving innovative, distinctive architectural designs.
- New buildings should promote architectural excellence throughout the CBD by encouraging contemporary building styles for new developments that create a unique identity for the CBD and to improve its image as a regional centre.
- New buildings should be designed using the principles of Ecological Sustainable Design (ESD) in new buildings and encourage the retrofitting of existing buildings including:
  - Orientation and shading of windows to maximise heat gain in winter and minimise in summer;
  - Optimum thermal performance to reduce heating and cooling demands; and
  - Choice of energy-efficient and water-saving appliances.
- New development should incorporate best practice, environmentally sustainable design, including passive solar design and maximisation of northern orientation. Opportunities for achieving reductions of impervious surfaces, re-use of grey water and collection and re-use of stormwater should be utilised.
- New buildings should create good 'street architecture' with articulated façades, fenestration, parapet treatment, other detailing and materials that give a sense of human scale and interest to the streetscape.



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- New buildings should avoid expanses of blank walls on all street frontages and pedestrian spaces. Provide visual interest through a range of colours or textures, installing displays or through variations in the form of the building and on all sides of buildings.
- Buildings on sites adjacent to a heritage place should provide a transition in height to the heritage building, and complement the front setbacks of adjacent heritage buildings.
- Service and utility areas should be integrated into the design of new buildings.
- Advertising signs should contribute to a consistent and coordinated suite of signage for the CBD that is designed to serve a range of purposes, such as way finding, marking historical locations or announcing entry points.

**Vistas**

- New development on sites adjacent to or with views towards the Goulburn River should maximise this orientation by means of balconies, verandahs, upper building setbacks, fenestration and other architectural features.

**Movement networks, transport and access**

- To manage car parking demand and supply to support the economic competitiveness of the Shepparton CBD through the use of the Schedule to the Parking Overlay.
- New proposals should minimise the width of driveway entrances and the visual impact of garage doors on building frontages and provide access from rear laneways wherever possible.
- Laneways must provide safe and efficient access to the site and be constructed and sealed.
- New development must provide a high level of accessibility at the principal front entry for any development.

**Amenity**

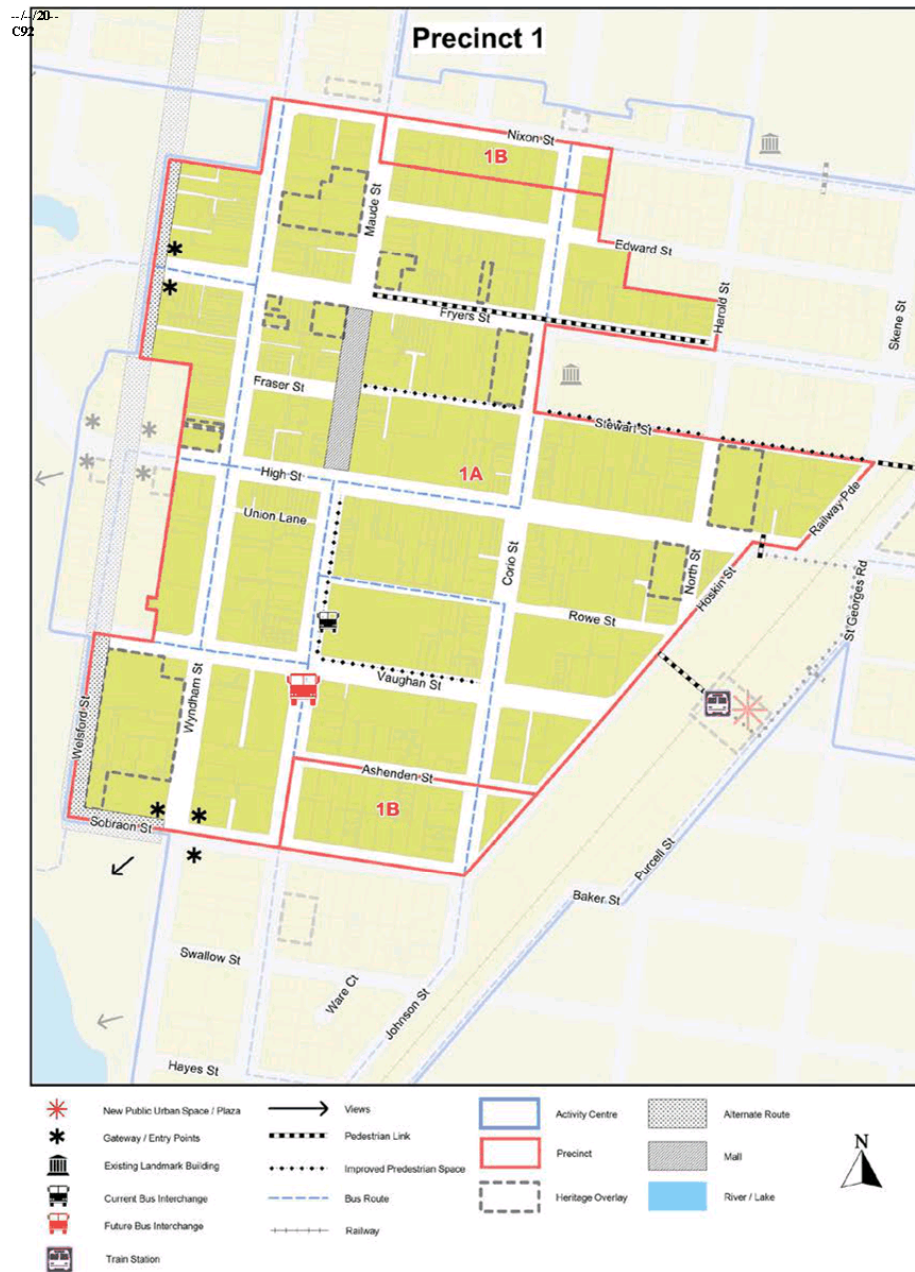
- New multi-deck car parking buildings should be constructed to the rear of lots to reduce the visual impact.
- Street planting and private landscaping should where possible enhance the visual appearance of the streetscape in the CBD.
- New development should where possible include public art on or nearby to the site.

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5.0 Precinct provisions

5.1.1 Precinct 1 – Retail core

5.1.1.1 Precinct Map



## GREATER SHEPPARTON PLANNING SCHEME

**5.1-2 Precinct objectives**

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- To provide a range of shops and entertainment options that cannot be found elsewhere in the city.
- To encourage major anchor stores, cinemas, entertainment, clothing and national brand retailers to locate within the core retail area.
- To encourage the mall to function as a true 'centre' of town with higher built forms around to denote its significance.
- To develop Fryers Street with a focus for food and dining activities.
- To encourage redevelopment of vacant or underused sites with buildings that create a well-defined street edge. Specifically, this includes:
  - improving the function and appearance of Vaughan Street through a stronger built form and architectural quality to define the streetscape and improve pedestrian amenity.
  - encouraging a higher density of building around the mall, including the vacant sites or surface car parks of Stewart Street, to improve its appearance and safety.
- To ensure heritage buildings are integrated into new development.
- To encourage the location of cafes and dining, food outlets, entertainment, and residential (above ground level) in Fryers Street and the Maude Street Mall.
- To improve the function and appearance of the mall as the principal open space of the CBD's retail core and the heart of CBD activity.
- To facilitate higher scale, mixed-use development that includes residential to bring more people to the mall and activity on the street.
- To conserve or reveal views that contributes to the heritage significance of the precinct and individual places.
- To ensure that when buildings of cultural/heritage significance are re-developed, that the new development does not become the visually dominant element as a result of its scale, form or siting.
- To encourage the location of services and other features such as air conditioning units and solar hot water units in locations that is not highly visible from the street.
- In the case of subdivision, encourage the retention of the significant features of buildings of cultural and heritage significance on one lot.

**5.1-3 Precinct requirements**

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Sub-precinct	Preferred maximum building height	Preferred setbacks
1A (retail core)	11.5 metres (3 storey) street wall height.  No maximum building height.	No front or side setbacks, except the site on the north-west corner of Sobraon and Wyndham Streets may have a setback to locate dining adjacent to the street frontages.  Any additional levels above 3 storeys to be recessed 5 metres from façade edge.
1B	7 metres (2 storey)	Maintain current setbacks however potential for reduced side setbacks.

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## 5.1-4

**Precinct guidelines**- 1 - / 20 -  
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- Core retail activities, particularly anchor department stores and entertainment uses in the retail core, should be consolidated and clustered.
- Building frontages in the core retail areas and along main pedestrian streets should be designed to have 75 per cent 'active' frontage to add to the activity and vitality of the streets. This can be achieved through clear glazing, locating entrances off principal street spaces and providing balconies or terraces at the upper levels.

**Maude Street Mall**

- Uses that operate outside normal business hours (such as restaurants, bookshops and convenience stores) should be located in the Maude Street Mall.
- Higher buildings accommodating office or residential uses above ground level and ground level active retail frontages should be constructed adjacent to the Maude Street Mall.
- Existing blank walls should be converted to active retail frontages or include windows.
- A consistent paving treatment and materials should be used in the Maude Street Mall.
- Tower Arcade should be opened as a key pedestrian link.

**Stewart Street**

- Stewart Street should be upgraded as a key pedestrian link.
- The multi deck car park should be upgraded to improve access, presence, appearance and safety.
- Pedestrian access to Target Arcade should be upgraded to include active retail frontages, public art and lighting.
- Mixed use retail, office and residential uses should be constructed on vacant land north of Stewart Street.
- Three storey buildings should be located north and south of Stewart Street.

**Telstra Tower and Fraser Park**

- The viewing platform of the Telstra Tower should be upgraded to improve access provision of information.
- Fraser Park should be upgraded with improved landscaping.

**Vaughan Street**

- Improve the function and appearance of Vaughan Street through a stronger built form and architectural quality to define the streetscape and improve pedestrian amenity.
- Redevelopment of the Kmart site should include a new bus exchange.
- Any new development should include ground level active retail frontage and rear parking especially on key corner sites.
- On and off street parking should be reviewed to improve pedestrian access and safety.

**Fryers Street**

- New development should include a three storey street wall height with additional levels recessed from facades.
- A range of café, restaurants uses and specialty food retailing (deli & bakery) should be located in Fryers Street.

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Wyndham Street

- Wyndham Walk should be upgraded with active frontages, lighting, consistent materials, signage and public art to promote pedestrian use and increase safety.
- New pedestrian links to Welsford Street should be created.
- The relocation of the CBD through traffic from Wyndham Street to Welsford Street would enable a number of improvements to the streetscape.

5.2 Precinct 2 – Office

5.2.1 Precinct Map

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**5.2-2 Precinct objectives**

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- To consolidate the precinct’s office role enlivened with above ground residential uses.
- To encourage development with a mix of office, cafe and residential uses (on upper levels) on land in the riverine environment between Welsford Street and the river’s open space.
- To encourage active frontages along the riverfront and on Welsford Street.
- To encourage zero setbacks and higher built form along Welsford Street.

**5.2-3 Precinct requirements**

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Sub -precinct	Preferred maximum building height	Preferred setbacks
2	11.5 metres (3 storey) street wall height. No maximum building height.	Above 3 storeys, any additional storeys recessed 5 metres from façade edge. No front or side setbacks.

**5.2-4 Precinct guidelines**

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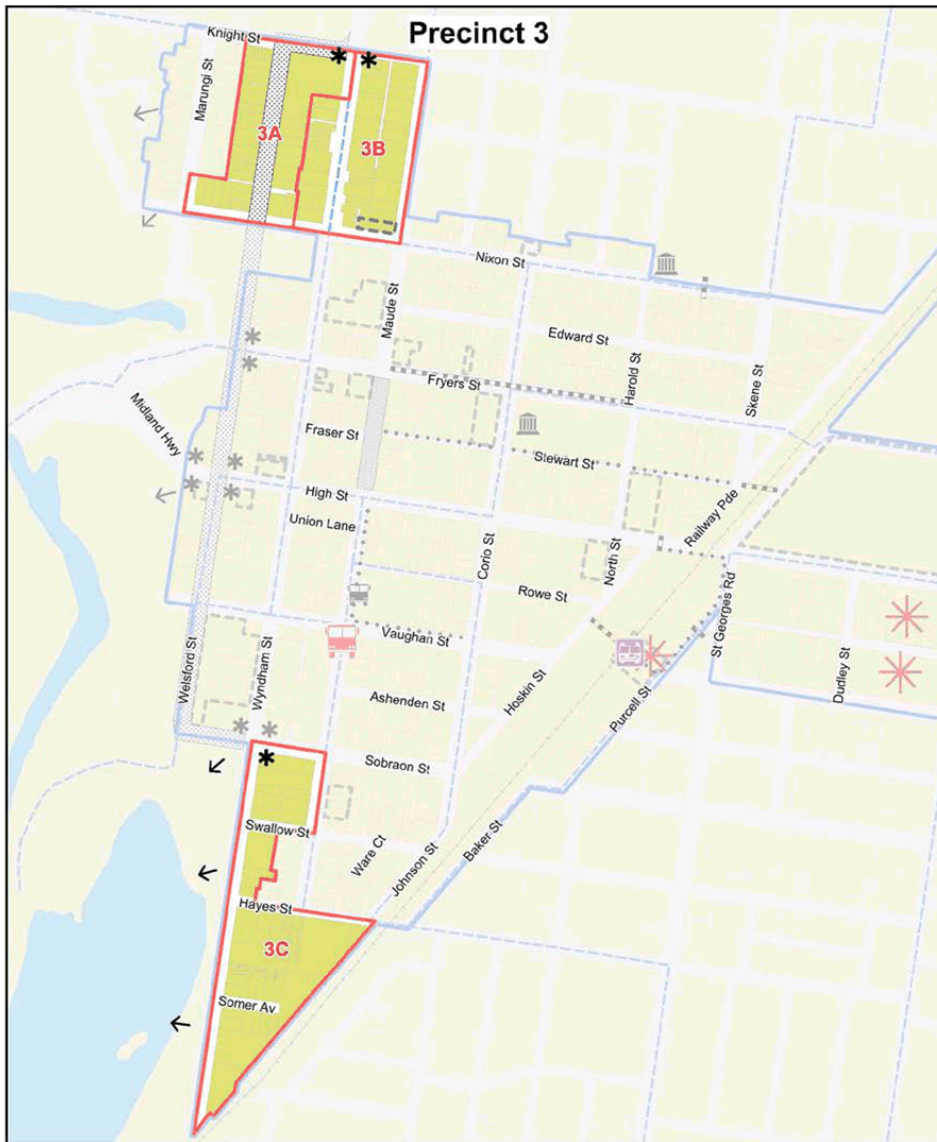
- New development on the west side of Welsford Street should be sited to ensure views are available between buildings and public pedestrian access is provided for to the open space beyond.

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5.3 Precinct 3 – Secondary Office / Retail

5.3.1 Precinct Map

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**5.3-2 Precinct objectives**--/20--  
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- To encourage a compatible mix of medium-density residential and commercial/office uses that do not directly compete with or duplicate the retail and commercial use in the retail and office precincts.
- To encourage a lower-scale-storey built form with office/commercial uses incorporating a small landscaped setback to complement the setback of residential uses in the area.

**5.3-3 Precinct requirements**--/20--  
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Sub- precinct	Preferred building height	Preferred setbacks
3A	Minimum of two storeys (7m) and maximum of three storeys (11.5m).	<p>Minimum of 1 metre and maximum of 3 metres from the front lot boundary with an average setback of 1.5 metres.</p> <p>Minimum of 14 metres from the rear boundary.</p> <p>A zero setback to the south boundary to 10 metres plus 25% of the remaining boundary length.</p> <p>If a zero setback is not used to the south boundary a minimum 1 metre side setback is required to north and south boundaries.</p> <p>Where vehicular access is provided to the rear of the site, there should be a minimum of 1.5 metres for landscaping and pedestrian refuges. The setback may be transferred to the building side of the laneway for a maximum of 50% of the laneway length.</p>
3B	11.5 metres (3 storey) street wall height. No maximum building height.	<p>Any additional levels above 3 storeys to be recessed 5 metres from façade edge.</p> <p>No front or side setbacks to Wyndham Street.</p> <p>Maintain current setbacks to Nixon Street and Maude Street however potential for reduced side setbacks.</p>
3C	Minimum 11.5 metres (3 storey) and maximum 20.5 metres (6 storey)	<p>Minimum of 5 metres and a maximum of 10 metres from the front boundary with an average of 6-7 metres over the width of the building frontage</p> <p>Upper level setback must be a minimum of 3 metres.</p> <p>Where new developments have a</p>



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		<p>boundary with a residential lot, a minimum building setback of 14 metres must be provided.</p> <p>A zero setback to the south boundary to 10 metres plus 25% of the remaining boundary length. For the remainder of the south boundary length, a minimum of 1 metre side setback is required.</p> <p>If a zero setback is not used to the south boundary a minimum 1 metre side setback is required to north and south boundaries.</p> <p>Where vehicular access is provided to the rear of the site, there should be a minimum of 1.5 metres for landscaping and pedestrian refuges. The setback may be transferred to the building side of the laneway for a maximum of 50% of the laneway length.</p>
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5.3-4

**Precinct guidelines**

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- A mix of medium density residential, small office and peripheral retail uses should be located in the precinct.
- New development should reflect the gateway role of the precinct as the southern and northern entry points to the CBD.
- New uses should not duplicate or compete with the retail and commercial use sought in the retail and office precincts.
- In Sub-precinct 3A:
  - New developments should consider overlooking and overshadowing, so as not to impact on the amenity of neighbouring buildings.
  - Upper building setbacks should provide opportunities for increased environmental efficiencies, such as solar access, natural ventilation and passive winter heating.
  - Building design should reflect a civic and community character. This may include the use of flat roofs or parapets etc which are characteristic of the area.
  - New developments should incorporate sustainable water use in buildings by implementing measures to collect rain water runoff from roof areas. Water storage tanks must be located away from public view, and do not impact on neighbours' visual amenity.
  - New developments should incorporate the following into building design so as to ensure a cohesive streetscape character is achieved:
    - External walls of developments should display materials and finishes such as quality textured paint coating, timber or metal cladding, and glass. The use of rendered concrete may be used where it is complemented by use of specific claddings such as timber and metals that highlight façade definition.
    - Reflective glass, PVC, unrelieved painted render, unarticulated concrete surfaces and unarticulated cladding systems must be avoided.

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- External walls of buildings may consist of large expanses of glass at ground floor levels. The glass must be clear or lightly tinted, and non-reflective.
    - Colour schemes of all external surfaces of new developments must be coordinated and consistent with the building design intention. Bright extravagant colour schemes that do not contribute to an integrated streetscape must be avoided.
  - Plant equipment, vents and any other mechanical equipment must be carefully designed or incorporated into the roof design so as to avoid visibility from the street, surrounding spaces and buildings.
- In Sub-precinct 3C:
  - new development should promote mixed commercial / residential uses, protect the large trees along the east side of Victoria Park Lake and sensitively deal with residential interface areas;
  - Multi deck car parking may be constructed to the rear boundary of lots if there is laneway access or setback 1.5m if there is a residential property adjacent.
  - Developments should contain innovative built form and landscape treatment that is reflective of their location.
  - Development should provide design feature entries to buildings that are easily visible and identifiable from streets and other public places.
  - Buildings should be orientated towards the Victoria Park Lake and express a prestigious boulevard character through the use of appropriate architectural features such as balconies, verandas, porticos, 'book ends' and upper building setbacks.
  - Flat or innovative roof forms that are proportional to the building should be provided.
  - Building facades of large developments should be modulated and articulated by horizontal and vertical elements. The facade should allow for some interaction between the public streetscape and the building interior.
  - Incorporate the following into building design so as to ensure a cohesive boulevard character is achieved:
    - Building materials should include steel-and-glass structures, masonry, concrete, and timber.
    - External walls of developments should display materials and finishes such as quality textured paint coating, timber or metal cladding, steel structures, and glass. Rendered concrete may be used where it is complemented by the use of specific claddings such as timber and metals that highlight façade definition.
    - Reflective glass, PVC, unrelieved painted render, unarticulated concrete surfaces and unarticulated cladding systems should be avoided.
    - External walls of buildings may consist of large expanses of glass, though the glass must be clear or lightly tinted, and non-reflective.
    - Colour schemes of all external surfaces of new developments must be coordinated and consistent with the building design intention.
    - Bright extravagant colour schemes that do not contribute to an integrated streetscape must be avoided.
  - New developments must consider overlooking and overshadowing, so as not to impact on the amenity of neighbouring buildings.
  - All aspects of development including external security lighting, the location of rubbish storage and collection areas, loading and unloading facilities etc must be designed and located to minimise potential impact on the amenity of the adjacent residential areas.

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- Plant equipment, vents and any other mechanical equipment must be carefully designed or incorporated into the roof design so as to avoid visibility from the street, surrounding spaces and buildings.
- Large trees should be planted within car parks.
- Encourage paving materials that provide texture, patterns and subtle colour to the building frontage should be used.

5.4 Precinct 4 – Peripheral Residential

5.4.1 Precinct Map

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C92



## GREATER SHEPPARTON PLANNING SCHEME

**5.4-2 Precinct objectives**

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C92

- To retain the high level of amenity of established residential areas surrounding the CBD.
- To encourage medium-density housing in the peripheral residential areas.
- To encourage higher built form in Marungi Street.

**5.4-3 Precinct requirements**

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C92

Sub-precinct	Preferred building height	Preferred setbacks
4A	11.5 metres (3 storeys)	Maintain current setbacks however potential for reduced side setbacks.
4B	11.5 metres (3 storey) street wall height. No maximum building height.	Any additional levels above 3 storeys to be recessed 5 metres from façade edge. Maintain current setbacks however potential for reduced side setbacks
4C	Minimum 11.5 metres (3 storeys) and maximum 20.5 metres (6 storeys)	Any additional levels above 3 storeys to be recessed 5 metres from façade edge. Maintain current setbacks however potential for reduced side setbacks
4D	2 storeys maximum 7 metres wall height	Maintain current setbacks for residential amenity

**5.4-4 Precinct guidelines**

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C92

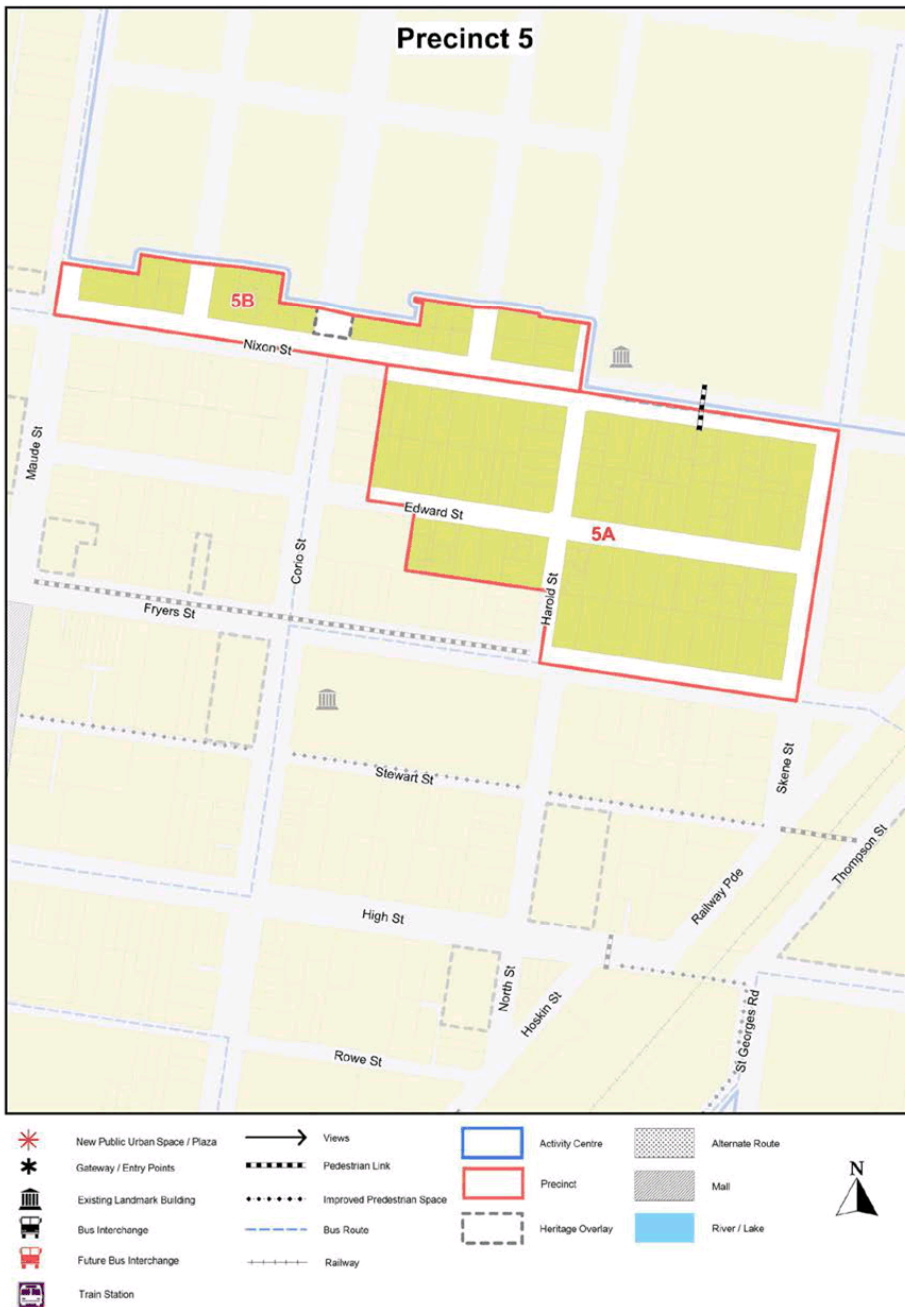
- Medium density housing should be designed appropriately to ensure ongoing residential amenity.
- New development on Marungi Street should include a higher built form (up to 3 storeys) to maximise views to the river.

GREATER SHEPPARTON PLANNING SCHEME

5.5 **Precinct 5 – Office and Higher Density Residential**

5.5-1 **Precinct Map**

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C92



GREATER SHEPPARTON PLANNING SCHEME

**5.5-2 Precinct objectives**

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C92

- To encourage a compatible mix of small offices, higher density residential, service businesses and small peripheral retail uses.
- To support higher built form including office or secondary retail uses at ground floor and residential uses at upper levels.
- To improve pedestrian links across Nixon Street to Deakin Reserve.

**5.5-3 Precinct requirements**

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C92

Sub-precinct	Preferred maximum building height	Preferred setbacks
5A	11.5 metres (3 storeys) street wall height. No maximum building height.	Small landscape front setbacks (3-5m) and reduced side setbacks.
5B	7 metres (2 storeys)	Maintain current setbacks however potential for reduced side setbacks.

**5.5-4 Precinct guidelines**

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C92

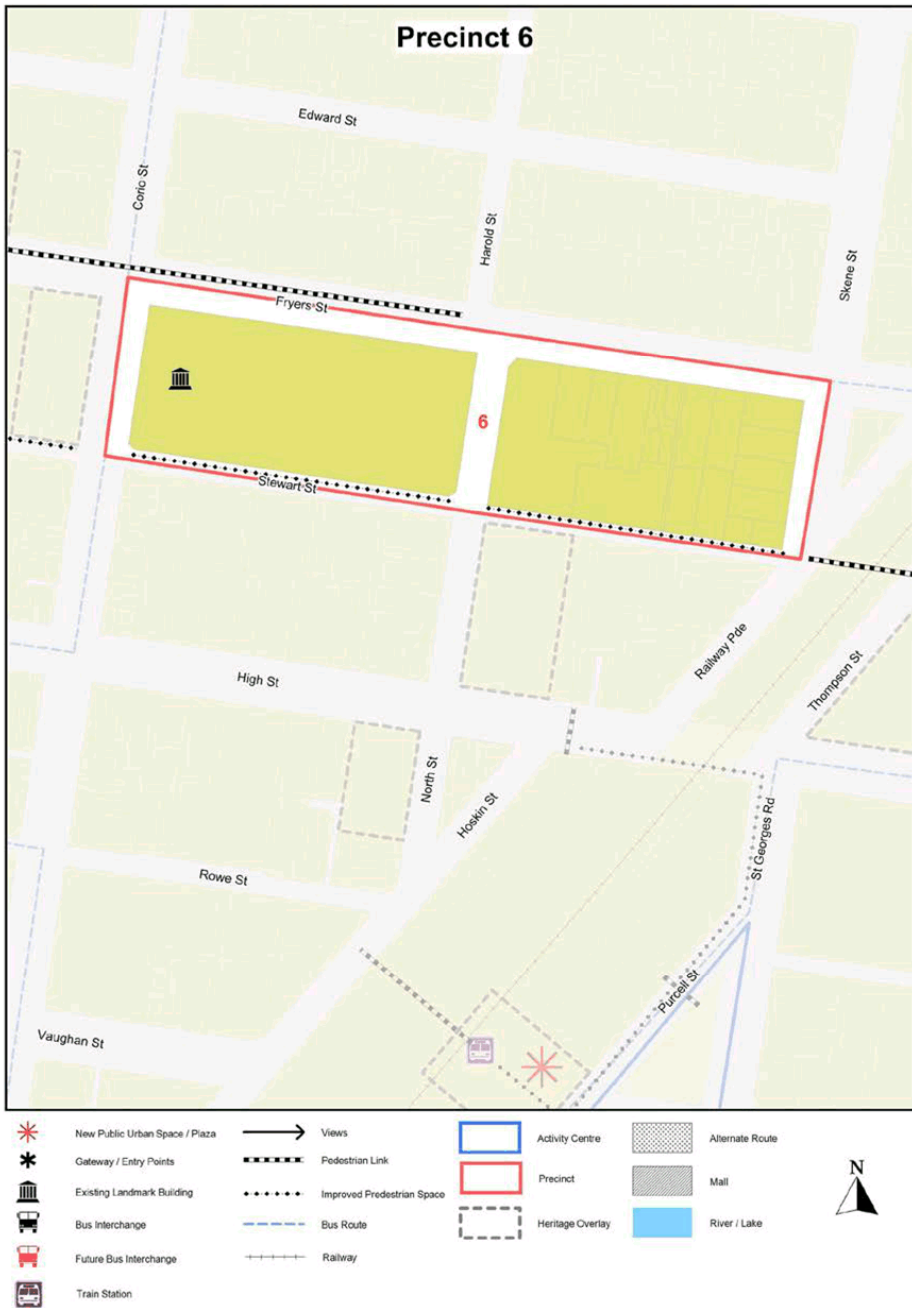
- New medium density residential development should be located within 400m to 600m from the CBD.

GREATER SHEPPARTON PLANNING SCHEME

5.6 Precinct 6 – Shepparton Tertiary Education Precinct (STEP)

5.6.1 Precinct Map

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GREATER SHEPPARTON PLANNING SCHEME

**5.6-2 Precinct objectives**

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C92

- To establish the Shepparton Tertiary Education Precinct (STEP) as the preferred precinct for the development of post-secondary and tertiary education facilities.
- To create a vibrant education precinct within and around the STEP site that revitalises the eastern end of the CBD and provides opportunities for educational, community, high-density residential and student-related activities.
- To prioritise pedestrian movement and access around the STEP site.
- To ensure bicycle and pedestrian routes link STEP to the activity nodes, public transport services and existing bicycle network throughout the CBD.
- To encourage redevelopment of sites with buildings that creates a well-defined street edge. This includes introducing higher scale buildings of a range of architectural treatments to this area, with Stewart Street developed as a campus boulevard space.

**5.6-3 Precinct requirements**

--/20--  
C92

Sub-precinct	Preferred maximum building height	Preferred setbacks
6	15m (4 storeys)	Maintain current setbacks however potential for reduced side setbacks.

**5.6-4 Precinct guidelines**

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C92

- New development should enhance the educational opportunities provided by Goulburn Ovens TAFE and La Trobe University.
- A pedestrian link should be provided to the railway station.

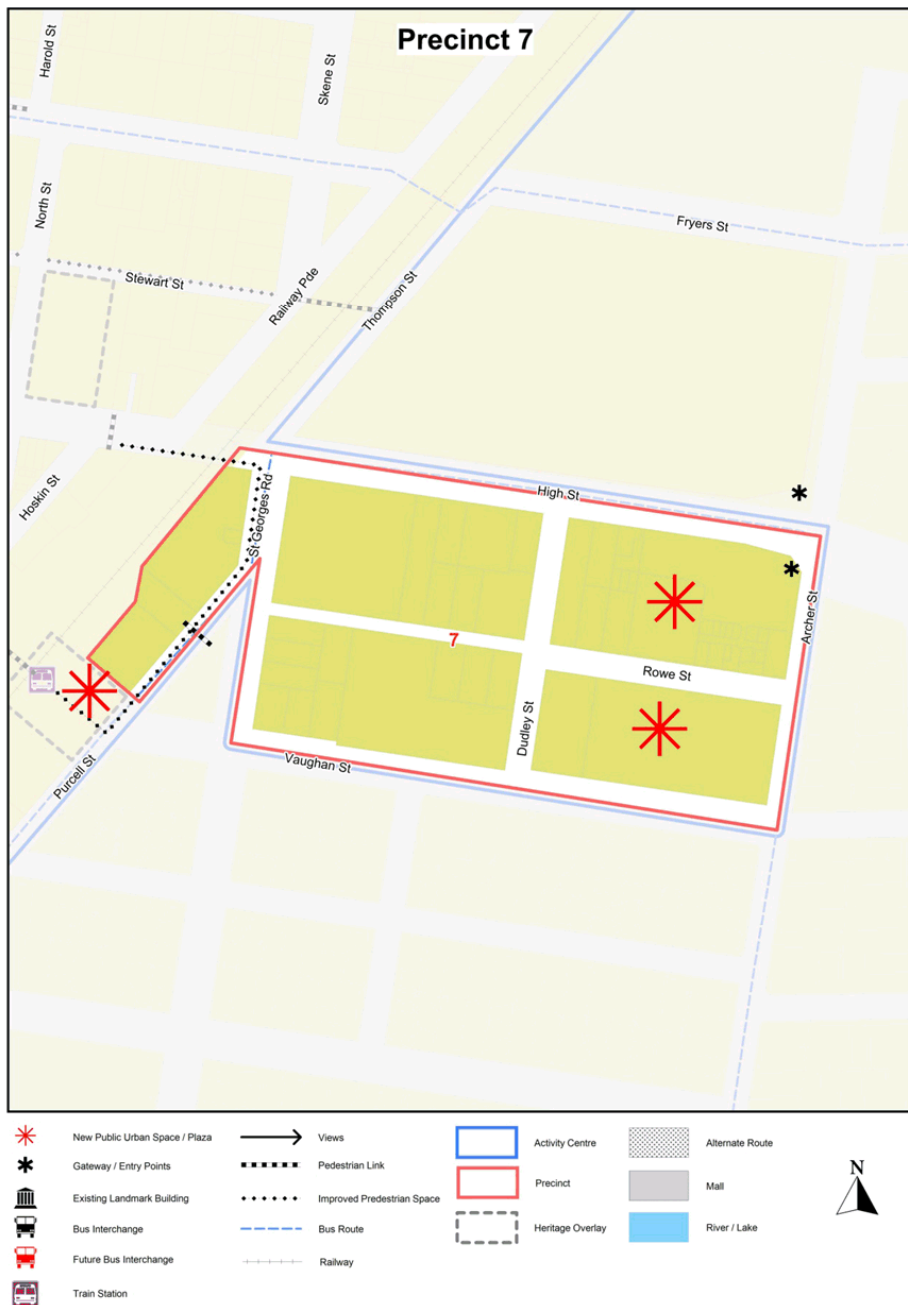


GREATER SHEPPARTON PLANNING SCHEME

5.7 **Precinct 7 – Rowe Street East Mixed Use**

5.7-1 **Precinct Map**

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C92



GREATER SHEPPARTON PLANNING SCHEME

**5.7-2 Precinct Objectives**

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C92

- To develop Shepparton Plaza to address street frontages and mark the entrance to the CBD.
- To encourage redevelopment of the Shepparton Plaza with buildings that create a well-defined street edge.
- To facilitate the redevelopment with uses that will take advantage of the precinct's location next to the railway station and with buildings that provide active frontages to the street.
- To upgrade Purcell Street as a key pedestrian link between the CBD and the railway station.
- To ensure that buildings provide improved interfaces to open spaces and surrounding residential uses.
- Karibok Park should be upgraded with a focus on pedestrian access to Shepparton Plaza.

**5.7-3 Precinct requirements**

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C92

Sub-precinct	Preferred maximum building height	Preferred setbacks
7	11.5 metres (3 storey) street wall height.	No front or side setbacks.

**5.7-4 Precinct guidelines**

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C92

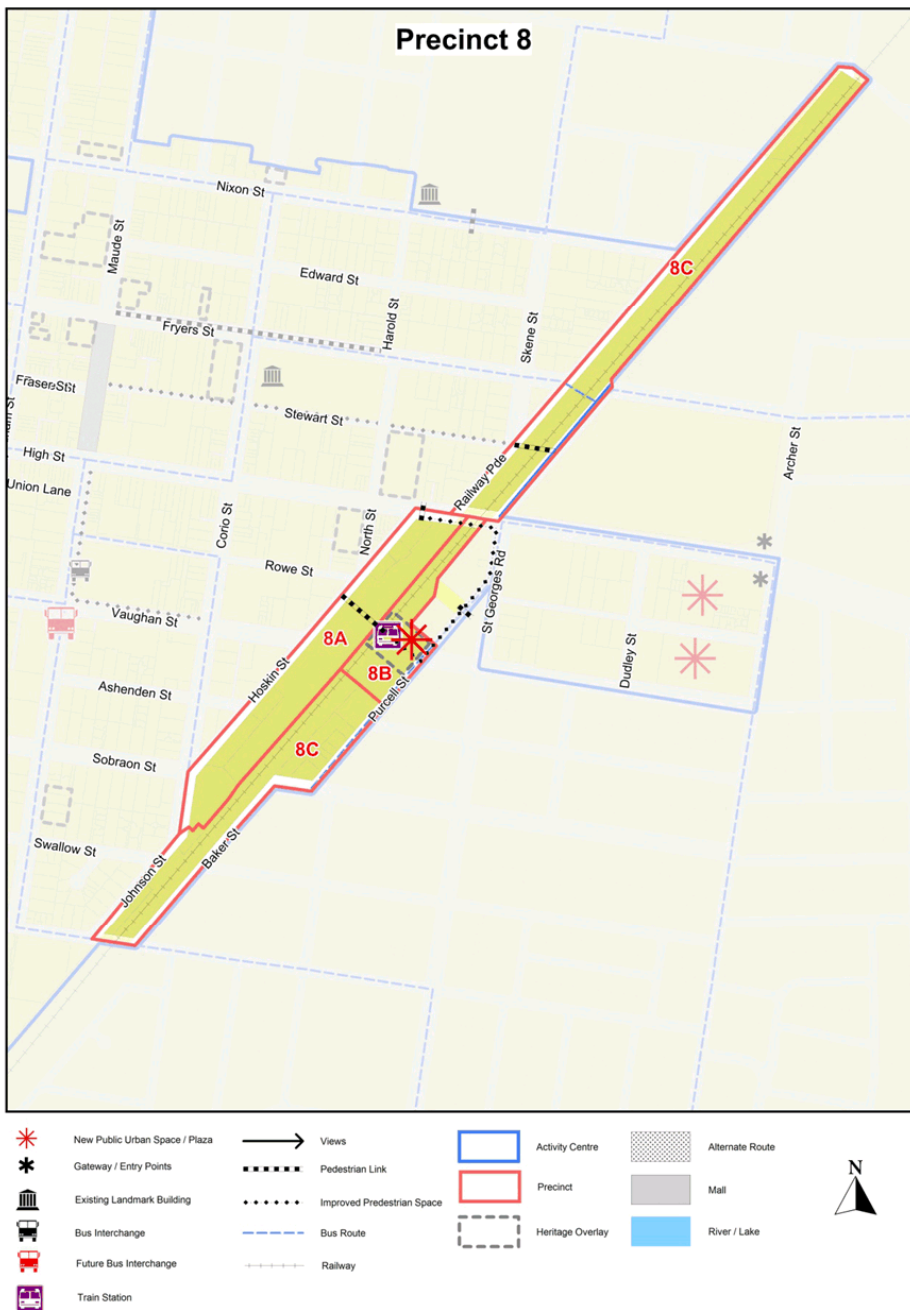
- New development at the Shepparton Plaza site should include active retail frontages to High Street and parking to the rear. New buildings should provide improved interfaces to open spaces and surrounding residential uses.

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5.8 Precinct 8 – Railway and adjoining land

5.8-1 Precinct Map

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## GREATER SHEPPARTON PLANNING SCHEME

**5.8-2 Precinct Objectives**--/20--  
C92

- To provide for commercial and residential buildings that address street spaces.
- To provide for higher scale built form adjacent to the railway line.
- To improve pedestrian access and amenity to the station and bus terminal, including:
  - From the west including the CBD, STEP etc.
  - Along Purcell Street from High Street.
  - From Hayes Street to Purcell Street.
- To develop angle car parking along Railway Parade between High Street and Fryers Street to provide long-stay parking for event goers, students, workers and CBD traders.
- To create a new pedestrian rail crossing connection linking the showgrounds (Thompson Street) with Stewart Street.

**5.8-3 Precinct requirements**--/20--  
C92

Sub-precinct	Preferred maximum building height	Preferred setbacks
8A	11.5 metres (3 storey) street wall height. No maximum building height.	Additional levels recessed from facades. No front or side setbacks.
8B and 8C	2 storeys	

**6.0 Notice and review**--/20--  
C92

An application to construct a building that exceeds the maximum preferred building height is not exempt from the notice requirements of Section 52(1)(a), (b) and (c), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

An application under Clause 52.05 for advertising signs is exempt from the notice requirements of Section 52(1)(a), (b) and (c), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

An application under Clause 52.06 or the schedule to Clause 52.06 to reduce or waive the required car parking spaces or vary the design requirements is exempt from the notice requirements of Section 52(1)(a), (b) and (c), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

An application under Clause 52.07 to waive or vary loading and unloading provisions is exempt from the notice requirements of Section 52(1)(a), (b) and (c), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

An application under Clause 52.29 to alter or create a new access to a Road Zone is exempt from the notice requirements of Section 52(1)(a), (b) and (c), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

## GREATER SHEPPARTON PLANNING SCHEME

**7.0 Decision guidelines**

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C92* Before deciding on an application, in addition to the decision guidelines in Clause 65 and Clause 37.08-9, the responsible authority must consider, as appropriate:

**Use**

Whether the proposal:

- Contributes to an appropriate mix of uses within the CBD to complement and support the strategic role of the Shepparton CBD.
- Contributes to the achievement of residential population targets as set out in the *Greater Shepparton 2030 Strategy Plan*.
- Creates active uses and pedestrian generating activity at ground level that contribute to a vibrant public realm.

**Buildings and works**

Whether the proposal:

- Creates a strong visual interest by providing unique building types based on innovative, contemporary architecture, urban design and ecologically sustainable development.
- Provides overhead weather protection adjoining key pedestrian walkways and nodal points.
- Complements, where relevant, the form, scale, materials, colour and lighting of a heritage place on the same or adjoining site.
- Incorporates provisions for pedestrians, cyclists and people with a disability demonstrating how access needs are accommodated.
- Limits the number of vehicle crossings to each development.

**Subdivision**

Whether the subdivision is associated with a development proposal that supports the objectives promoted by this Schedule and does not result in the fragmentation of sites.

How the subdivision assists in the consolidation of land to facilitate the creation of viable development sites.

Whether the subdivision will facilitate the retention of significant features of buildings with cultural heritage significance on one lot.

**8.0 Advertising signs**

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C92* Advertising sign requirements are at Clause 52.05. All land within Precincts 1 or 7 or Sub-precincts 3B or 8A is in Category 1. All other land is in Category 3.

**9.0 Reference documents**

*---/20-  
C92* *Shepparton CBD Strategy October 2008*  
*Urban Design Framework – Shepparton North and South Business Areas*  
*Greater Shepparton 2030 Strategy Plan*

Planning and Environment Act 1987

## GREATER SHEPPARTON PLANNING SCHEME

### AMENDMENT C92

#### EXPLANATORY REPORT

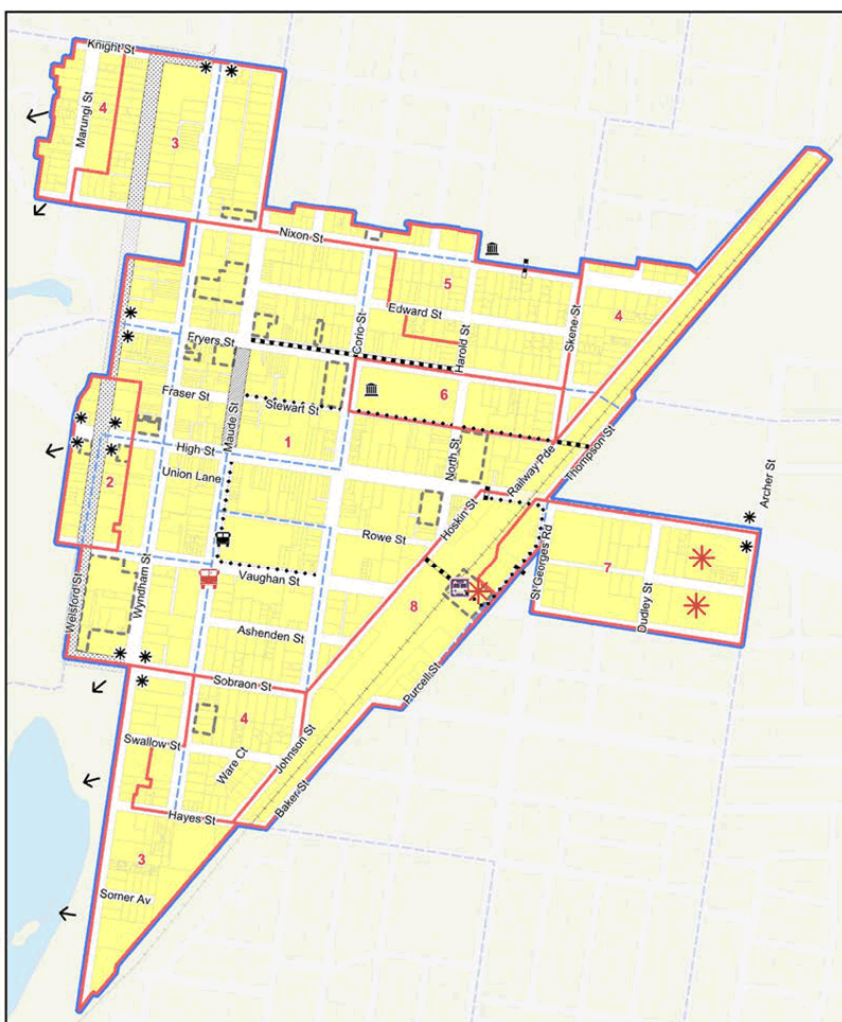
##### Who is the planning authority?

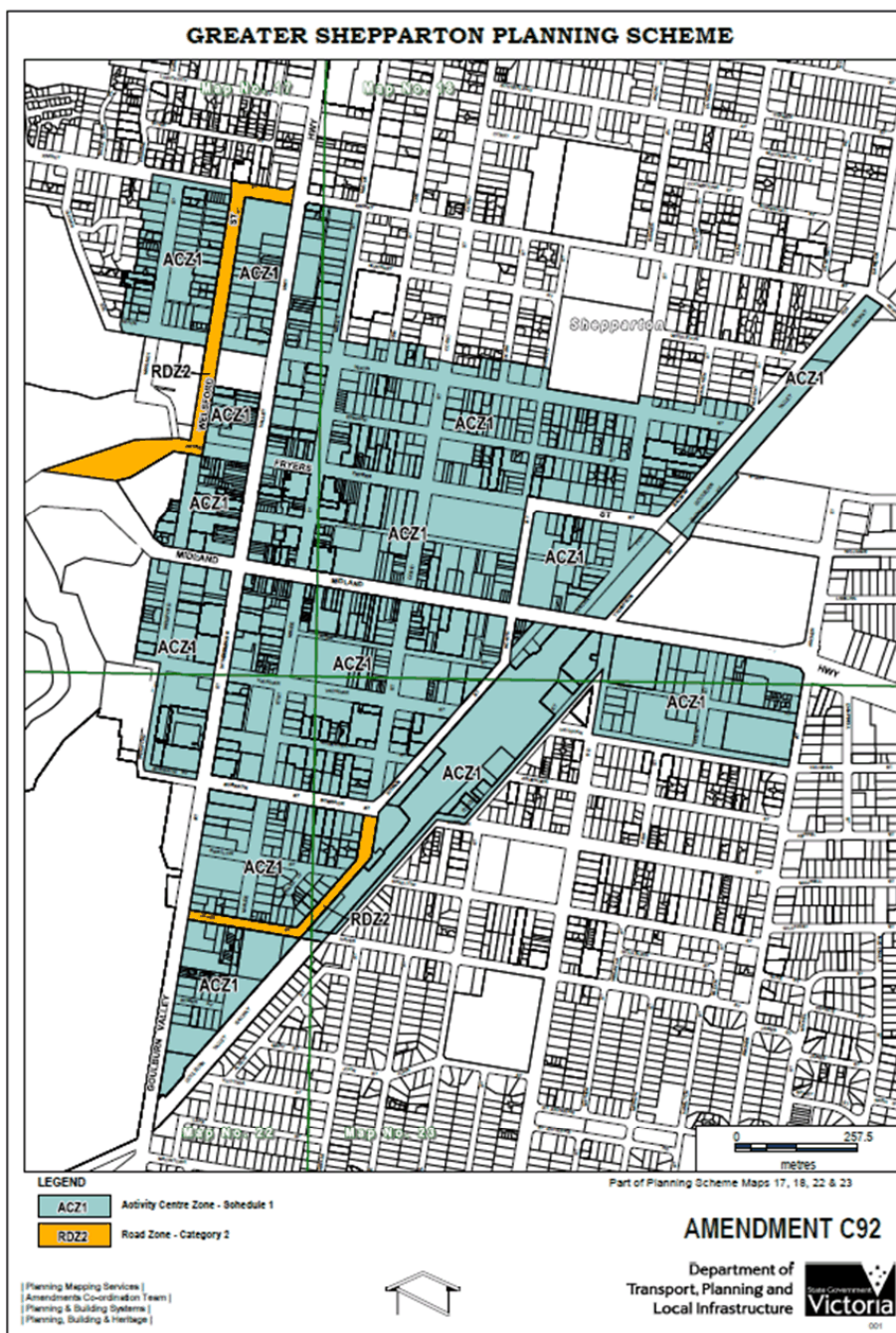
This amendment has been prepared by the Greater Shepparton City Council, which is the planning authority for this amendment.

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

##### Land affected by the amendment

The amendment applies to all land within the Shepparton CBD, as identified in both the precinct map and zoning map below.





**What the amendment does**

The amendment implements the findings and recommendations of the *Shepparton CBD Strategy October 2008*, adopted by the Council in October 2008.

- The amendment proposes the following changes to the Shepparton Planning Scheme:
- Rezone the CBD and surrounding area to the Activity Centre Zone (ACZ);

- Include a new Schedule 1 to the Activity Centre Zone (ACZ) at Clause 37.08 *Activity Centre Zone*. This schedule introduces general land use and development objectives and controls, creates eight precincts, which are referred to in a table of uses and in building and works controls specific to each precinct, and creates exemptions from public notice and review provisions;
- Introduce the RDZ2 to parts of Fryers, Welsford and Knight Streets to acknowledge this preferred route for heavy vehicles;
- Introduce the RDZ2 from Wyndham Street to High Street via Haynes Street, Johnson Street and Corio Street to acknowledge the importance of this link;
- Remove the RDZ2 from Fryers Street between Welsford Street to North Street to implement the strategy objectives for this food and dining precinct;
- Delete Schedule 4 to the Design and Development Overlay (DDO4);
- Delete Schedule 5 to the Design and Development Overlay (DDO5);
- Amend Schedule 17 to the Development Plan Overlay (DPO17) to refer to Schedule 1 to the ACZ and change the reference to the Mixed Use Zone;
- Amend Clause 21.01 *Municipal Profile* to recognise the role of the Shepparton CBD in the region and include the vision of the *Shepparton CBD Strategy October 2008*;
- Amend Clause 21.02 *Key Influences and Issues* to include the consolidation and strengthening of the Shepparton CBD as an issue that needs to be addressed in the municipality;
- Amend Clause 21.04 *Settlement* to include objectives of the *Shepparton CBD Strategy October 2008* in relation to increased residential density in and around the CBD, urban design objectives and requirements;
- Amend Clause 21.06 *Economic Development* to include relevant objectives in relation to economic development;
- Amend Clause 21.08 *General Implementation* by inserting changes to the General Implementation of Zones and Overlays – Economic Development; and
- Amend Clause 21.09 *Reference Documents* to include the *Shepparton CBD Strategy October 2008* as a reference document.

### Strategic assessment of the amendment

#### Why is the amendment required?

Shepparton is the fourth largest regional city in Victoria and a major area of urban growth and development within the Goulburn Valley region. The city caters for a large regional economic catchment. As such the CBD has both a local and regional economic role as a business, retail and services hub.

A number of issues in recent years have hindered the performance of Shepparton's CBD, including:

- High tenancy vacancy rates within the CBD (currently at approximately 13%).
- Competition from sub-regional commercial centres and lower cost premises in extensive non-CBD business zones.
- Changes to the agricultural processing industry impacting upon the overall regional economy including tourism.

To address these issues the Council (with consultants Planisphere, Maunsell Australia Pty Ltd and Urban Enterprise Pty Ltd) prepared the *Shepparton CBD Strategy October 2008*. The strategy aims to guide change to future land use, built form, access and public spaces in the Shepparton CBD up to 2030. The strategy contains a vision for the area that is to be achieved by the implementation of 11 key priorities. Since adoption of the strategy in 2008,



the Council has begun to implement the actions identified within the strategy including the review and development of supporting strategic work and capital improvement programs.

The amendment introduces the required planning controls and policy into the Greater Shepparton Planning Scheme to implement some of the key priorities of the strategy.

The ACZ is the preferred tool for application to activities areas in Metropolitan Melbourne and major regional centres in Victoria which display Central Business District (CBD) type functions. The ACZ is able to more easily and effectively implement the strategic objectives for these areas, and to more transparently reflect the outcomes identified in structure plans (in this case, the *Shepparton CBD Strategy October 2008*).

The ACZ is a flexible control that allows for a mix of uses and developments and can be tailored by Councils to meet the particular needs of a centre through the Schedule to the Zone. It aims to simplify the planning process by replacing most zones and overlay controls into one single set of use and development provisions.

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

The amendment meets the objectives of planning in Victoria under section 4(1) of the *Planning and Environment Act 1987* by providing for the fair, orderly, economic and sustainable use and development of land in and around the Shepparton CBD.

The changes to local policy, particularly Clause 21.04 *Settlement* addressing objectives and strategies for urban design within Shepparton CBD, and Clause 21.06 *Economic Development* where additional objectives and strategies are intended to consolidate and strengthen the retail and commercial role of the Shepparton CBD in the region, will assist the provision of a pleasant, efficient and safe working, living and recreational environment is provided for all residents, business operators, employees and visitors of Shepparton.

The implementation of the Schedule 1 to the Activity Centre Zone will provide greater certainty for businesses, simplifying controls, cutting red tape, and directing land use into appropriate locations to meet the objectives of the Schedule and of the *Shepparton CBD Strategy October 2008*.

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

There are no significant adverse environmental or social impacts associated with this amendment. The amendment will strengthen the role of the Shepparton CBD to ensure it continues to serve the community's needs.

There are no significant adverse economic impacts associated with this amendment. The amendment will have an economic benefit as it will help to stimulate investment within the CBD and its retail core by reducing application and permit requirements for use and development and provide additional planning certainty. The amendment will also assist in consolidating the retail core with a view to improving business viability.

#### **Does the amendment address relevant bushfire risk?**

The amendment does not directly increase bushfire risk. The land within and around the Shepparton CBD that is proposed to be rezoned to ACZ is not included in a Bushfire Management Overlay (BMO) and the proposed Schedule to the ACZ does not affect bushfire risk. The requirements of the particular provisions for bushfire protection may apply to a small number of properties in proximity to the environs of the Goulburn River but these provisions are not affected by the proposed Schedule 1 to the ACZ.

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

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes pursuant to section 7(5) of the Act.

The amendment is consistent with the Minister's Direction No. 11 Strategic Assessment of Amendments under section 12(2) of the *Planning and Environment Act 1987*.

The amendment is consistent with the Minister's Direction No. 15 The Planning Scheme Amendment Process under section 12(2) of the *Planning and Environment Act 1987*.

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

The amendment supports and implements Clause 11 *Settlement*, Clause 16 *Housing*, Clause 17 *Economic Development* and Clause 18 *Transport* of the State Planning Policy Framework by concentrating major retail, commercial, administrative, entertainment, residential and community uses and development into a primary activity centre.

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

The amendment is consistent with the policies and controls of the Greater Shepparton Planning Scheme, including the Municipal Strategic Statement outlined within the Local Planning Policy Framework.

The amendment provides specific support for the objectives and strategies of Clause 21.04-1 by encouraging medium density, apartment style and shop top housing within the Shepparton CBD and providing for urban consolidation and attracting more people to live in the CBD.

Clause 21.04-4 *Urban Design* is supported by promoting high quality architecture and urban design, sustainable development, and providing that the desired built form of development in the various precincts within the CBD area will be achieved. The amenity and image of the CBD will be improved and the design of buildings and spaces in the retail core will add to the activity and vitality of the streets.

The amendment also provides support for policy in Clause 21.06-5 *Commercial/Activity Centres* which recognises Shepparton CBD as the principal retail centre in the region. Incorporating the objectives of the *Shepparton CBD Strategy October 2008* into Clause 21.06-5 will assist to consolidate the traditional retail core, providing a regional focus for specialty retailing and entertainment, and strengthening the CBD role as an office and commercial location.

The various objectives and strategies of local policy are supported by the Schedule 1 to the Activity Centre Zone whereby specific land uses are directed to appropriate precincts with encouragement and incentive being provided for businesses to make appropriate location decisions and for development to achieve the desired outcomes of the Design and Development requirements and objectives.

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

The amendment makes proper use of the VPPs by applying the ACZ to the Shepparton CBD. The ACZ is the preferred VPP tool for managing and promoting land use and development in activities areas and larger regional centres which demonstrate CBD roles.

The amendment has been prepared in accordance with Practice Note 56 – Activity Centre Zone.

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

The preparation of the *Shepparton CBD Strategy October 2008* involved extensive consultation with a range of relevant agencies. As the amendment implements the findings and recommendations of the strategy, further consultation is not presently required.

An opportunity for relevant authorities and departments to comment further will be formalised as part of the exhibition period for the planning scheme amendment process. Further site specific consultation may be sought at the time of development.

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

The purpose of the *Transport Integration Act 2010* is to create a new framework for the provision of an integrated and sustainable transport system in Victoria. The vision statement recognises the aspirations of Victorians for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible state.

The objectives of the *Transport Integration Act 2010* relate to social and economic inclusion, economic prosperity, environmental sustainability, integration of transport and land use, efficiency, coordination and reliability, and safety and health and wellbeing.

The amendment addresses the relevant requirements of the Transport Integration Act 2010 and supports the Act's objectives for transport and land use integration.

#### **Resource and administrative costs**

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment will have minimal impact on the resources or administrative costs of the Council.

The preparation of the amendment has been funded by the Department of Planning, Transport and Local Infrastructure through the 'Regional Flying Squad' program. The costs associated with a Planning Panel, if required, may be in the order of \$45,000. This cost would be funded out of the Sustainable Development (Planning) Department's general budget.

#### **Where you may inspect this Amendment**

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

Greater Shepparton City Council,  
90 Welsford Street,  
Shepparton.

The amendment can also be inspected free of charge at:

- the Department of Transport, Planning, and Local Infrastructure website at [www.dpcd.vic.gov.au/planning/publicinspection](http://www.dpcd.vic.gov.au/planning/publicinspection).
- the Greater Shepparton City Council website at [www.greatershepparton.com.au](http://www.greatershepparton.com.au).

#### **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 **[insert submissions due date]**.

A submission must be sent to: Greater Shepparton City Council, Locked Bag 1000, Shepparton VIC 3632.

#### **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: [insert directions hearing date]
- panel hearing: [insert panel hearing date ]

## Attachment 4 – Summary of Key Issues

### Zone Reforms

In July 2013, the Minister for Planning implemented the commercial zone reforms through Amendment VC100. This amendment replaced the five existing Business Zones with two new Commercial Zones. Within the Shepparton CBD area and surrounds, the previous Business 1 and Business 5 Zones have been replaced with the new Commercial 1 Zone (C1Z).

The main aim of Amendment VC100 was to provide greater flexibility, fewer permit requirements and fewer restrictions for development within commercial areas. However this 'one size fits all' approach is not necessarily suitable to the CBD areas of regional cities. The C1Z is not designed to achieve the consolidation and precinct specific objectives sought by the adopted *Shepparton CBD Strategy October 2008* and would exacerbate the existing issue of development occurring in a dispersed and uncoordinated manner. The C1Z is not considered to be the appropriate planning control to guide Council's strategic objectives as it does not distinguish between the role and relationship of the CBD area and the surrounding precincts. The provisions of the ACZ schedule allow Council to encourage desired uses and development in appropriate areas rather than implementing a generic control across the entire CBD area.

One of the greatest impacts of these zone reforms on the Shepparton CBD is that the office precinct of the B5Z has been included within the C1Z. The land previously zoned B5Z was approximately 25ha (see *Figure 1 – Map of Activity Centre Planning Zones*). This default rezoning has the potential to compromise the function of the CBD as it significantly increases the CBD 'core' area without any additional guidance as to where desired uses and development should be located. The unintentional increase of the core area of the CBD can be addressed through the ACZ schedule.

The ACZ schedule will provide specific controls on a precinct-by-precinct basis. It will allow Council to restore a core CBD area where retail uses are encouraged and the retail core is consolidated and strengthened in comparison to the recently approved C1Z. In the peripheral precinct areas, the ACZ schedule can be sensitive to the location and desired result of these former office and residential areas, and encourage the desired mix of retail/office and medium density residential uses.

### Road Zone Changes

The amendment proposes to rezone parts of Fryers, Welsford and Knight Streets to the Road Zone Category 2 (RDZ2). This recognises its significant role within the Shepparton road network and an alternate route through Shepparton for freight from Mooroopna travelling north or east of Shepparton. This change was identified in the *Shepparton CBD Strategy October 2008* and the recently endorsed *Draft Freight and Land Use Strategy 2013*.

The amendment also proposes to rezone the important road link from Wyndham Street to High Street via Haynes Street, Johnson Street and Corio Street to the RDZ2. The existing RDZ2 would be removed from Fryers Street between Welsford Street to North Street to implement the strategy objectives for this food and dining precinct.

ACTIVITY CENTRE AREA - PREVIOUS PLANNING ZONES

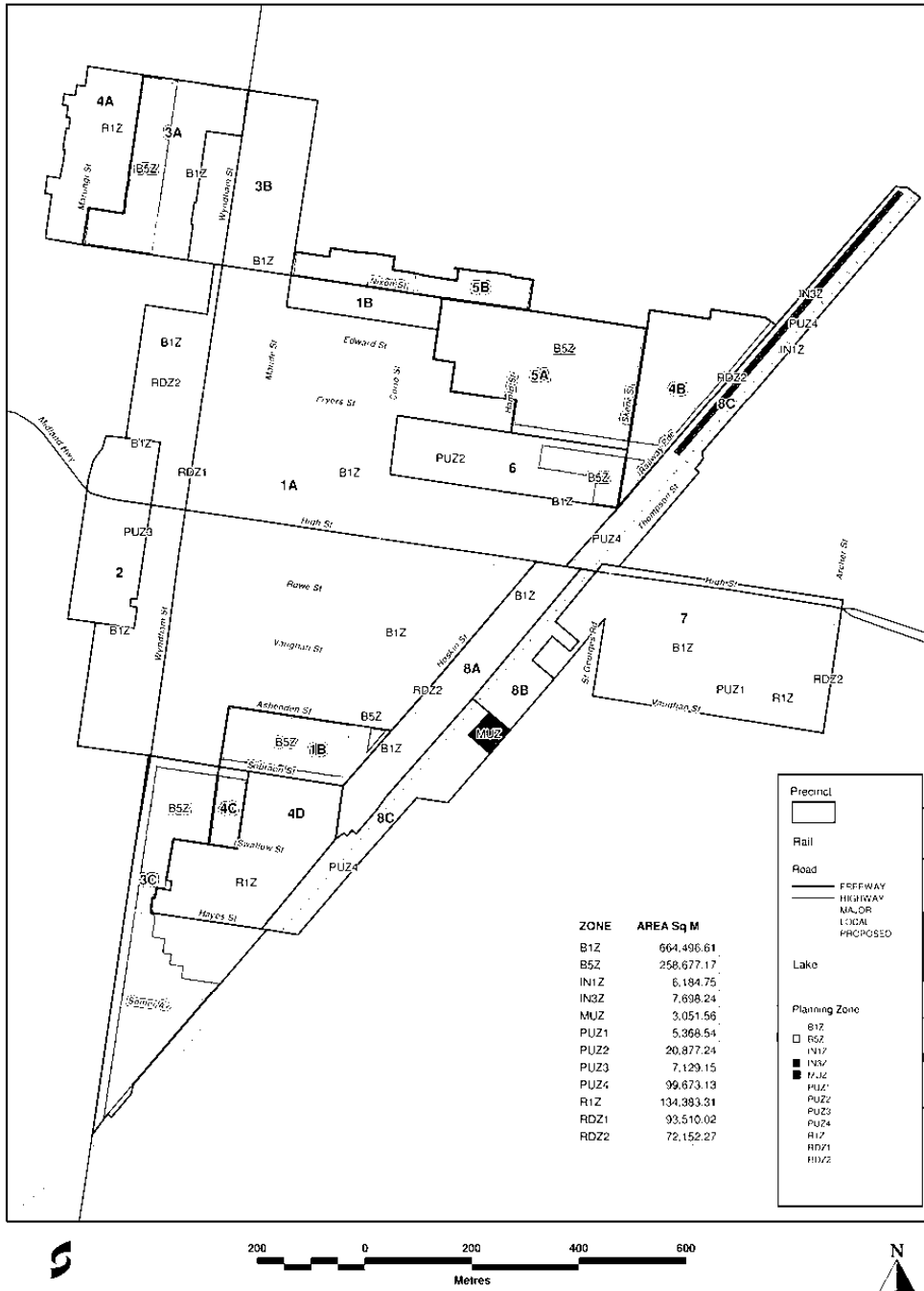


Figure 1: Map of Existing Planning Zones within the proposed Activity Centre Zone area.

#### Overlay Provisions

It is proposed to delete Schedules 4 and 5 of the Design and Development Overlay (DDO) as they would become redundant if the proposed amendment was approved. The outcomes that the DDO schedules seek to achieve have been included within the proposed ACZ schedule.

Schedule 17 of the Development Plan Overlay (DPO17) has been amended to ensure that any development plan has regard to the ACZ schedule and to substitute Precinct 8 of the ACZ Schedule for the existing reference to the Mixed Use Zone.

Schedule 1 to the Parking Precinct Overlay is not affected by the proposed planning scheme amendment.

The Heritage Overlay that applies to sites within the Shepparton CBD will be unaffected by the introduction of the ACZ. The current permit triggers, requirements and decision guidelines of the Heritage Overlay are not altered by the amendment.

#### Notice and Review

Section 52 of the *Planning and Environment Act 1987 (the Act)* determines the process of notifying the public about a proposed permit application and whether the public has the right to appeal Council's determination of a permit application. Section 52(4) of the Act allows a planning scheme to exempt classes of applications from notification. This already occurs for various types of applications depending upon specific zone or overlay controls and also in Clause 50 *Particular Provisions* for car parking and advertising signs. In such cases, there is no opportunity for people to make a formal submission on a planning permit application. However, there may still be a requirement to refer an application to a referral authority for comment and Council would then need to take these comments into account when deciding upon an application.

Notice and review rights under the ACZ are similar to the current zone provisions (for C1Z) where buildings and works applications are exempt from notice and review. However, the ACZ schedule provides that development that exceeds the preferred maximum building height is not exempt. The ACZ schedule would also provide exemption from notice and review for certain types of advertising signs and to reduce or waive requirements for car parking or loading bays or alter access to a main road.

These additional exemptions aim to reduce red tape and delays for these relatively minor applications which generally have no detrimental impact on surrounding amenity or use and development. Furthermore, the exemptions provide increased planning certainty for developers, increasing the investment attraction of the CBD area.

The ACZ is proposed to be applied to two R1Z areas located on the periphery of the CBD. These areas are identified in the *Shepparton CBD Strategy October 2008*. The proposed exemptions for notice and review rights of the ACZ schedule will apply to these areas.

#### Changes to the Planning Scheme

The Municipal Strategic Statement (MSS) of the Greater Shepparton Planning Scheme will be amended to reflect the findings and recommendations of the *Shepparton CBD Strategy October 2008*.

- Clause 21.01 *Municipal Profile* will be amended to recognise the role of the Shepparton CBD in the region.
- Clause 21.02 *Key Influences and Issues* will be amended to include the consolidation and strengthening of the CBD as an issue to be addressed in the municipality.

- Clause 21.04 *Settlement* will be revised to include objectives relating to increasing residential density in and around the CBD and urban design objectives and requirements.
- Clause 21.06 *Economic Development* will be revised to include relevant objectives in relation to economic development.
- Clause 21.08 *General Implementation* will identify the ACZ to be applied to land within the CBD to guide land use and development.
- Clause 21.09 *Reference Documents* will be revised to include the *Shepparton CBD Strategy October 2008* as a reference document in the planning scheme.





## CHANGES TO PLANNING CONTROLS IN THE SHEPPARTON CENTRAL BUSINESS DISTRICT

The Shepparton Central Business District (CBD) plays an important role as a key employment, commercial and community centre for northern Victoria. The Council prepared the Shepparton CBD Strategy in 2008 which included a series of recommendations and actions to help ensure the CBD remains competitive and vibrant. The Council intends to introduce one of the key actions of the strategy by simplifying the planning controls that apply to the centre. It is proposed to rezone the CBD and surrounding area to the Activity Centre Zone through Amendment C92 to the Greater Shepparton Planning Scheme.

The council wants to simplify planning controls within the Shepparton CBD by creating a 'one stop shop' to replace multiple zones and overlays. The introduction of the Activity Centre Zone will make the planning controls less confusing, clearer and provide greater planning certainty. Streamlining the planning controls that apply to central Shepparton is just one way that the Council is working to assist business and attract further investment.

An overview of the Activity Centre Zone is outlined in this brochure. We invite you to find out more and have your say on the proposed changes.

The consultation period for Amendment C92 is for 2 months ending on [\[insert date\]](#)

## DROP IN SESSIONS - HAVE YOUR SAY

Come and speak directly with Council staff to hear more about the proposed changes or ask any questions you may have. No need to RSVP, just turn up! Drop in sessions will be held at the Council office at 90 Welsford Street on [\[insert date\]](#)

### SUBMISSIONS

Submissions must be in writing, include your contact details and be lodged with the tag 'PSA C92' at either:

**Council Office:** 90 Welsford Street, Shepparton

**Postal Address:** Locked Bag 1000, Shepparton VIC 3632

### MORE INFO

You can contact Council's Strategic Planning Department if you have any questions or wish to find out more.

**Phone:** 03 5832 9823

**Email:** [council@shepparton.vic.gov.au](mailto:council@shepparton.vic.gov.au)

You can view the proposed changes to the Planning Scheme (Amendment C92) on Council's website:

[\[insert link\]](#)

**Or in person at:** Council's Office, 90 Welsford Street, Shepparton

# HOW WILL IT WORK ?



It is intended to apply the Activity Centre Zone to the entire Shepparton CBD and surrounding areas. The Zone identifies eight precincts based on the kind of land use activities envisaged for each precinct within the Shepparton CBD Strategy 2008.

## PRECINCT 1

This precinct comprises the primary retail area of the CBD. It includes the key retail areas of Fryers Street, the Maude Street Mall and extends south to the Vaughan Street redevelopment area. The role of the CBD as the focal point of the City will be enhanced through a diversity of shops and entertainment options which are generally not found elsewhere in the region.

## PRECINCT 2

This precinct promotes a mix of ground floor offices with residential above. Buildings along Welsford Street would have the ability to increase their height and take advantage of views to the river reserve.

## PRECINCT 3

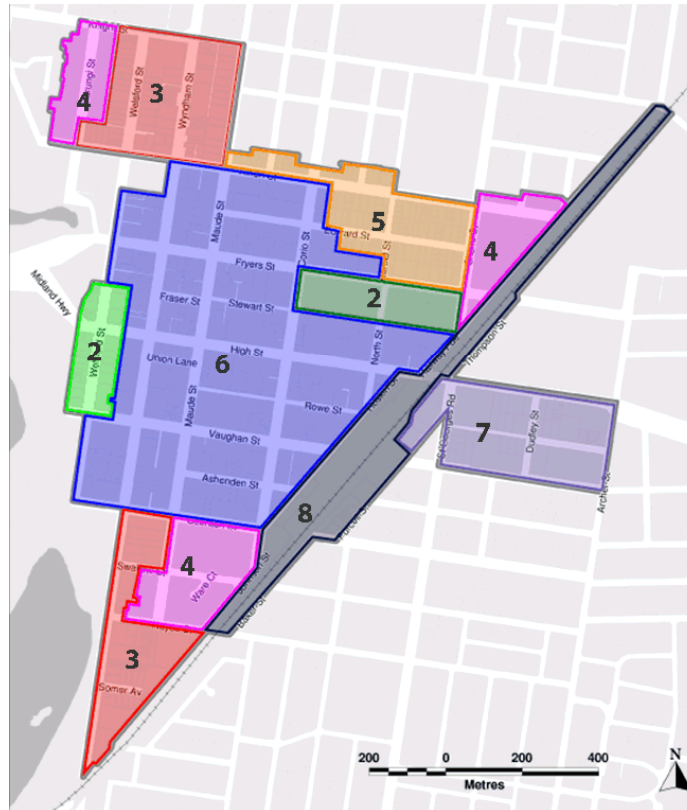
This precinct will accommodate a mix of medium-density residential, small office and secondary retail uses.

## PRECINCT 4

This proximity of this precinct to the CBD makes it ideal for a variety of medium-density housing, integrated with the established residential area.

## PRECINCT 5

This inner urban precinct promotes higher built form that comprises a mix of medium-density housing, ground-floor offices and secondary retail opportunities.



## PRECINCT 6

The Shepparton Tertiary Education Precinct (STEP) is expected to become an innovative and unique focal point for the CBD. It will act as a public community learning hub that incorporates student housing, high quality design and best practice sustainability elements.

## PRECINCT 7

Redevelopment of the Shepparton Plaza is encouraged, with any redevelopment retaining a retail focus and incorporating architectural design to mark this important entrance into the CBD. Any underutilised land could be developed for a mix of commercial and residential uses.

## PRECINCT 8

Land alongside the railway line is currently underutilised, and is encouraged to be developed with commercial and residential buildings that address the public realm. Sites that back onto the railway provide potential for taller buildings.

# FACT SHEET



## NEW ZONE FOR SHEPPARTON CBD REZONING TO THE ACTIVITY CENTRE ZONE

### AMENDMENT C92

Amendment C92 is a proposal to change the Greater Shepparton Planning Scheme to better guide land use and development within the Shepparton Central Business District (CBD).

The Council has proposed to simplify planning controls within the CBD by applying one zone to replace the current variety of zones and overlays. The introduction of the **Activity Centre Zone** and supporting changes to local planning policy is intended to make the planning controls within the CBD clearer. The amendment will also provide greater certainty to all stakeholders with an interest in the CBD; be they developers, landowners, retailers or residents.

This will ensure the Shepparton CBD remains a key retail, commercial and community centre providing services and employment for northern Victoria.

## WHY APPLY THE ACTIVITY CENTRE ZONE ?

The Shepparton CBD Strategy was adopted by the Council in October 2008 and aims to guide future land use, built form, transport and public spaces in the Shepparton CBD up to 2030. The strategy made a series of recommendations to strengthen the growth of the CBD and ensure that it was seen as a good place to do business, attracting further investment.

In July 2013, the State Government introduced new commercial zones across Victoria. These new zones automatically replaced the previous business zones within the Shepparton CBD, and have changed the way land in the CBD can be used and developed. However, the generic application of the commercial zones does not meet the specific needs of the Shepparton CBD.

The Activity Centre Zone is considered to be a better option for the CBD, consolidating the many zone and overlay controls into the one zone. The Council can include a 'Schedule' to the zone that can be tailored to designated precincts, where each of the uses and developments envisaged in the Shepparton CBD Strategy October 2008 can occur.

Council will be able to direct different uses into appropriate precincts, making it easier for business to set-up and operate. Council may also discourage or prohibit other uses from precincts where they are considered to have a negative effect.

#### Current Planning Zones and Overlays

Commercial 1 Zone  
Mixed Use Zone  
Residential 1 Zone  
Public Use Zone  
(PUZ1, PUZ2, PUZ3 and PUZ4)

Design and Development Overlay  
Development Plan Overlay

Amendment C92 proposes to replace all of the above controls with a single Activity Centre Zone.



## WHAT'S CHANGING?

The Schedule to the Activity Centre Zone details the type of uses that will be allowed or not allowed in the CBD. These are the key features introduced with the Activity Centre Zone.

**Encouraging major retail, office and entertainment uses into a compact CBD 'core'.** Concentrating the shops, offices, entertainment and other commercial uses within the traditional CBD centre acts to reduce the access, vacancy and viability issues related to commercial 'sprawl'.

**Increasing the amount of uses that are 'as of right'** within the CBD core and other strategic locations. This will cut red tape and reduce start-up time and costs.

**Generally prohibiting new non-residential uses such as offices and shops in established residential areas** on the fringe of the CBD. Existing uses such as shops will be allowed to continue to operate, with the proposed changes ensuring that any new uses are encouraged within the central CBD where they are better suited

**Generally exempting applications to use or develop land within the CBD from public notice and review** provided they comply with the conditions of the schedule; such as, maximum building heights.

The changes proposed by Amendment C92 take a broader strategic approach to use and development within Shepparton CBD. They aim to secure the long term viability of the CBD and reinforce it as a great place to shop, visit and invest.

## GET INVOLVED!

We encourage all members of the public to look at the amendment material and make comment on how we can strengthen the CBD to make sure it serves the needs of all residents and visitors of Shepparton.



## MORE INFO

This Fact Sheet provides a snapshot of the changes proposed by Amendment C92. The Schedule to the Activity Centre Zone and all other amendment documentation are available to view in the foyer of the Council's office and on the Council's website.

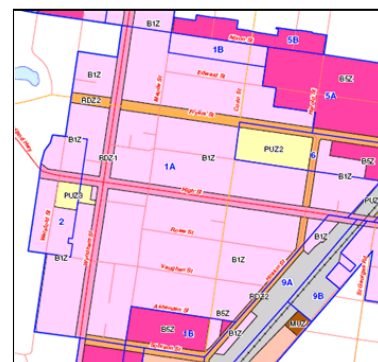
**Council Office:** 90 Welsford Street, Shepparton.  
**Council Website:** [www.greatershepparton.com.au](http://www.greatershepparton.com.au).

**For more information about Amendment C92 and the next steps involved, please contact the Council's Strategic Planning Team.**

03 5832 9823  
[council@shepparton.vic.gov.au](mailto:council@shepparton.vic.gov.au)

### Precinct 1 – Retail Core

This precinct comprises the primary retail area of the CBD. It includes the key retail areas of Fryers Street, the Maude Street Mall and extends south to the Vaughan Street redevelopment area. The role of the CBD as the focal point of the City will be enhanced through a diversity of shops and entertainment options which are generally not found elsewhere in the region.



Use	Business 1 Zone	Business 5 Zone	Commercial 1 Zone	Activity Centre Zone
Dwelling	As of right*	As of right*	As of right*	As of right*
Accommodation (other than Dwelling)	Permit required	Permit required	As of right*	As of right*
Shop	As of right*	Prohibited	As of right*	As of right
Retail (except Shop, Food and drink premises, Trade Supplies)	Permit required	Permit required	As of right	As of right
Food and Drink	As of right (except Hotel, Restaurant and Tavern)	Permit required	As of right	As of right (except Hotel and Tavern – permit required)
Trade supplies	As of right*	Prohibited	As of right	As of right
Medical Centre	As of right*	As of right*	As of right*	As of right*
Office (except Medical centre)	As of right*	As of right*	As of right*	As of right*
Warehouse (except a purpose listed in Clause 52.10)	Permit required	Prohibited	Permit required	Permit required
Industry (except a purpose listed in Clause 52.10)	Permit required	Prohibited	Permit required	Permit required

\* Subject to Condition being met. If Condition is not met a permit is required.

### Precinct 2 – Office

This precinct promotes a mix of ground floor offices with residential above. Buildings along Welsford Street would have the ability to increase their height and take advantage of views to the river reserve.



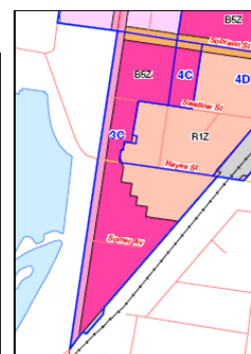
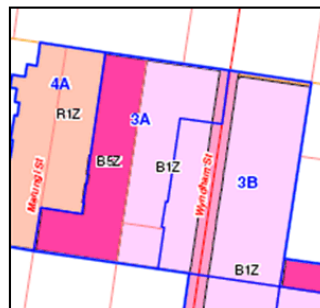
Use	Business 1 Zone	Commercial 1 Zone	Activity Centre Zone
Dwelling	As of right*	As of right*	As of right*
Accommodation (other than dwelling)	Permit required	As of right*	As of right*
Shop	As of right*	As of right*	As of right
Retail (except Shop, Food and drink premises, Trade supplies)	Permit required	As of right	As of right
Food and drink premises	As of right (except Hotel, Restaurant and Tavern)	As of right	As of right (except Hotel and Tavern)
Trade supplies	As of right*	As of right	As of right
Medical centre	As of right*	As of right*	As of right
Office (except Medical centre)	As of right*	As of right*	As of right
Warehouse (except a purpose listed in Clause 52.10)	Permit required	Permit required	As of right*
Industry (except a purpose listed in Clause 52.10)	Permit required	Permit required	Permit required

\* Subject to Condition being met. If Condition is not met a permit is required.

\*\*includes area of Public Use Zone (PUZ3) which permits 'Health & Community' use.

### Precinct 3 – Secondary Office / Retail

This precinct will accommodate a mix of medium-density residential, small office and secondary retail uses.

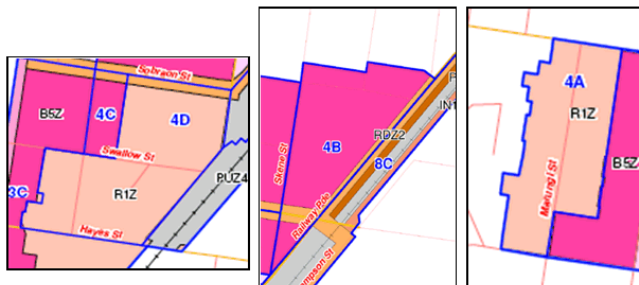


Use	Business 1 Zone	Business 5 Zone	Commercial 1 Zone	Activity Centre Zone	
				3A and 3C As of right	3B As of right*
Dwelling	As of right*	As of right*	As of right*	3A and 3C As of right	3B As of right*
Accommodation (other than Dwelling)	Permit required	Permit required	As of right*	As of right*	
Shop	As of right*	Prohibited	As of right*	3B As of right	3A and 3C Prohibited
Retail (except Shop, Food and drink premises, Trade supplies)	Permit required	Permit required	As of right	3B As of right	3A and 3C Permit required
Food and drink premises	As of right (except Hotel, Restaurant and Tavern)	Permit required	As of right	3B As of right (except Hotel and Tavern)	3A and 3C Permit required
Trade supplies	As of right*	Prohibited	As of Right	3B Prohibited	3A and 3C As of Right
Medical centre	As of right*	As of right*	As of right*	As of right	
Office (except Medical centre)	As of right*	As of right*	As of right*	As of right	
Warehouse (except a purpose listed in Clause 52.10)	Permit required	Prohibited	Permit required	Permit required	Permit required
Industry (except a purpose listed in Clause 52.10)	Permit required	Prohibited	Permit required	3B Permit required	3A and 3C Prohibited

\* Subject to Condition being met. If Condition is not met a permit is required.

### Precinct 4 – Peripheral Residential

This proximity of this precinct to the CBD makes it ideal for a variety of medium-density housing, integrated with the established residential area.



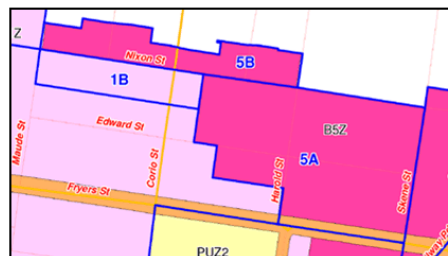
Use	Residential 1 Zone	Business 5 Zone	Commercial 1 Zone	Activity Centre Zone	
Dwelling	As of right	As of right*	As of right*	As of right	
Accommodation (other than Dwelling)	Permit required	Permit required	As of right*	As of right*	
Shop	Prohibited	Prohibited	As of right*	Prohibited	
Retail (except Shop, Food and drink premises, Trade supplies)	Prohibited (except for Convenience shop)	Permit required	As of right	4C Permit required	4A, 4B and 4D Prohibited
Food and drink premises	Permit required	Permit required	As of right	Permit required	
Trade supplies	Prohibited	Prohibited	As of right	Prohibited	
Medical centre	Permit required	As of right*	As of right*	4C As of right	4A, 4B and 4D Permit required
Office (except Medical centre)	Prohibited	As of right*	As of right*	4C As of right	4A, 4B and 4D Prohibited
Warehouse (except a purpose listed in Clause 52.10)	Prohibited (except Store)	Prohibited	Permit required	Prohibited	
Industry (except a purpose listed in Clause 52.10)	Prohibited (except Car wash)	Prohibited	Permit required	Prohibited	

\* Subject to Condition being met. If Condition is not met a permit is required.



### Precinct 5 – Office and Higher Density Residential

This inner urban precinct promotes higher built form that comprises a mix of medium-density housing, ground-floor offices and secondary retail opportunities.

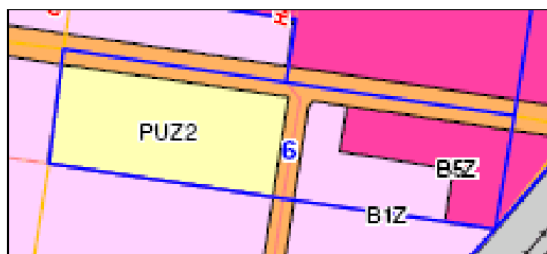


Use	Business 5 Zone	Commercial 1 Zone	Activity Centre Zone
Dwelling	As of right*	As of right*	As of right
Accommodation (other than Dwelling)	Permit required	As of right*	As of right*
Shop	Prohibited	As of right*	Prohibited
Retail (except Shop, Food and drink premises, Trade supplies)	Permit required	As of right	Permit required
Food and drink premises	Permit required	As of right	Permit required
Trade supplies	Prohibited	As of right	Prohibited
Medical centre	As of right*	As of right*	As of right
Office (except Medical centre)	As of right*	As of right*	As of right
Warehouse (except a purpose listed in Clause 52.10)	Prohibited	Permit required	Prohibited
Industry (except a purpose listed in Clause 52.10)	Prohibited	Permit required	Prohibited

\* Subject to Condition being met. If Condition is not met a permit is required.

### Precinct 6 – Shepparton Tertiary Education Precinct (STEP)

The Shepparton Tertiary Education Precinct (STEP) is expected to become an innovative and unique focal point for the CBD. It will act as a public community learning hub that incorporates student housing, high quality design and best practice sustainability elements.



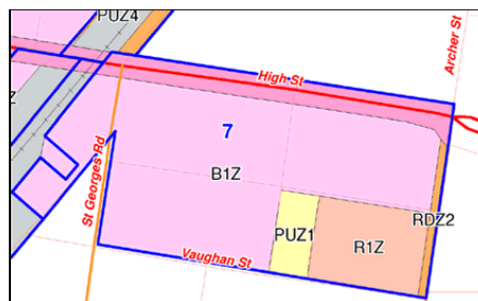
Use	Business 1 Zone	Business 5 Zone	Commercial 1 Zone	Activity Centre Zone
Dwelling	As of right*	As of right*	As of right*	As of right
Accommodation (other than Dwelling)	Permit required	Permit required	As of right*	As of right*
Shop	As of right*	Prohibited	As of right*	Permit required
Retail (except Shop, Food and drink premises, Trade supplies)	Permit required	Permit required	As of right	Permit required
Food and drink premises	As of right (except Hotel, Restaurant and Tavern)	Permit required	As of right	Permit required
Trade supplies	As of right*	Prohibited	As of right	Permit required
Medical centre	As of right*	As of right*	As of right*	As of right
Office (except Medical centre)	As of right*	As of right*	As of right*	As of right
Warehouse (except a purpose listed in Clause 52.10)	Permit required	Prohibited	Permit required	Permit required
Industry (except a purpose listed in Clause 52.10)	Permit required	Prohibited	Permit required	Prohibited

\* Subject to Condition being met. If Condition is not met a permit is required.

\*\*includes area of Public Use Zone (PUZ2) which permits 'Education' use.

### Precinct 7 – Rowe Street East Mixed Use

Redevelopment of the Shepparton Plaza is encouraged, with any redevelopment retaining a retail focus and incorporating architectural design to mark this important entrance into the CBD. Any underutilised land could be developed for a mix of commercial and residential uses.



Use	Residential 1 Zone	Business 1 Zone	Commercial 1 Zone	Activity Centre Zone
Dwelling	As of right	As of right*	As of right*	As of right
Accommodation (other than Dwelling)	Permit required	Permit required	As of right*	As of right*
Shop	Permit required	As of right*	As of right*	As of right
Retail (except Shop, Food and drink premises, Trade supplies)	Prohibited (except for Convenience shop)	Permit required	As of right	As of right
Food and drink premises	Permit required	As of right (except Hotel, Restaurant and Tavern)	As of right	As of right (except Hotel and Tavern)
Trade supplies	Prohibited	As of right*	As of right	As of right
Medical centre	Permit required	As of right*	As of right*	As of right*
Office (except Medical centre)	Prohibited (except Medical centre)	As of right*	As of right*	As of right*
Warehouse (except a purpose listed in Clause 52.10)	Prohibited (except Store-Permit required)	Permit required	Permit required	Permit required
Industry (except a purpose listed in Clause 52.10)	Prohibited	Permit required	Permit required	Permit required

\* Subject to Condition being met. If Condition is not met a permit is required.

\*\*includes area of Public Use Zone (PUZ1) which permits 'Service & Utility' use.

**Precinct 8 – Railway and Adjoining Land**

Land alongside the railway line is currently underutilised, and is encouraged to be developed with commercial and residential buildings that address the public realm. Sites that back onto the railway provide potential for taller buildings.



Use	Business 1 Zone	Residential 1 Zone	Mixed Use Zone	Industrial 3 Zone	Activity Centre Zone		
					8A As of right	8B Permit required	8C Prohibited
Dwelling	As of right*	As of right	As of right	Prohibited	As of right*		
Accommodation (other than Dwelling)	Permit required	Permit required	Permit required	Prohibited	As of right*		
Shop	As of right*	Permit required	As of right*	Prohibited (some exceptions)	8A As of right	8B Permit required	8C Prohibited
Retail (except Shop, Food and drink premises, Trade supplies)	Permit required	Prohibited (except for Convenience shop)	Permit required	Permit required	8A As of right	8B Permit required	8C Prohibited
Food and drink premises	As of right (except Hotel, Restaurant and Tavern)	Permit required	As of right*	Permit required	8A As of right (except Hotel and Tavern)		8B, and 8C Permit required
Trade supplies	As of right*	Prohibited	Permit required	Permit required	8A As of right	8B and 8C Prohibited	

<b>Medical centre</b>	As of right*	Permit required	As of right*	Permit required	8A As of right	8B and 8C Permit required
<b>Office (except Medical centre)</b>	As of right*	Prohibited (except Medical centre)	As of right*	Permit required	8A As of right	8B Permit required and 8C Prohibited
<b>Warehouse (except a purpose listed in Clause 52.10)</b>	Permit required	Permit required	Permit required	Permit required	8A and 8B Permit required	8C Prohibited
<b>Industry (except a purpose listed in Clause 52.10)</b>	Permit required	Prohibited	Permit required	Permit required	8A Permit required	8B and 8C Prohibited

\* Subject to Condition being met. If Condition is not met a permit is required.

\*\*includes area of Public Use Zone (PUZ4) which permits 'Transport' use.

### Permit Requirements

Permit Application		Residential 1 Zone	Business 1 Zone	Business 5 Zone	Commercial 1 Zone	Industrial 3 Zone	Mixed Use Zone	Proposed Activity Centre Zone
Buildings and Works	1 Dwelling	As of right*	Permit required	Permit required	Permit required	Prohibited	As of right*	As of right*
	2 or more Dwellings	Permit required	Permit required	Permit required	Permit required	Prohibited	Permit required	Permit required
	Other	Permit required	Permit required	Permit required	Permit required	Permit required	Permit required	Permit required
Subdivision		Permit required	Permit required	Permit required	Permit required	Permit required	Permit required	Permit required
Notice and Review		Not Exempt	Exempt; except within 30m of R1Z, Hospital or Education centre	Exempt; except within 30m of R1Z, Hospital or Education centre	Exempt; except within 30m of R1Z, Hospital or Education centre	Exempt; except within 30m of R1Z, Hospital or Education centre	Subdivision Exempt; Works Not Exempt	Exempt; subject to not exceeding height controls