

Amendment C205 to the Greater Shepparton Planning Scheme

Presentation to Panel

2 December 2019

Presentation Outline

- Broad themes raised in submissions;
- Social and economic effects of the Amendment;
- Individual issues raised in submissions;
- Proposed post-exhibition changes; and
- Council officers' position on the Amendment

Chronology for the Amendment

Heritage Study Stage IIC adopted by Council – December 2017



Amendment C204 approved and gazetted – 20 November 2018



Amendment C216 approved and gazetted – 2 May 2019



Exhibition of Amendment C205 – 13 June – 26 August 2019



Directions Hearing – 18 October 2019



Independent Planning Panel Hearing – 2-3 December 2019

Previous Amendments

- **Amendment C50:** Applied permanent heritage controls to 135 places of 'Individual' heritage and two precincts (HO140 & HO141).
- **Amendment C110:** Applied the Heritage Overlay to 51 places of 'Individual' heritage significance and three heritage precincts, affecting 118 properties. The Amendment also introduced the *Greater Shepparton Heritage Incorporated Plan* (GSHIP)
- **Amendment C204:** Applied interim heritage controls applied to 178 places and 5 heritage precincts until 2 May 2019.
- **Amendment C216:** Extended the expiration date of interim heritage controls applied by Amendment C204 until 1 May 2020.

Amendment C205

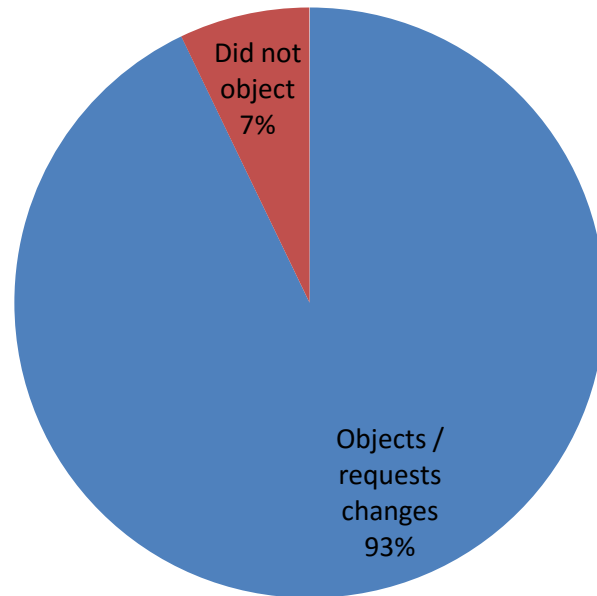
- Give effect to the findings and recommendations of the amalgamated Draft Study in the Planning Scheme by applying permanent heritage controls various properties.
- Revises controls and mapping for places implemented as part of previous planning scheme amendments.
- Introduces the Kialla Village Settlement and Statements of Significance Incorporated Documents into the Planning Scheme, and revises the Greater Shepparton Heritage Incorporated Plan.

Land affected by the Amendment

- The Amendment affects approximately **1,089 properties** in Greater Shepparton:
 - 619 places of ‘Individual’ heritage significance (including individual places that form part of a group listing)
 - For Heritage Precincts:
 - 327 Places of ‘Contributory’ heritage significance; and
 - 138 places of ‘Non-Contributory’ heritage Significance.

Submissions received

Submissions received to the Amendment



A total of **42 submissions** were received.

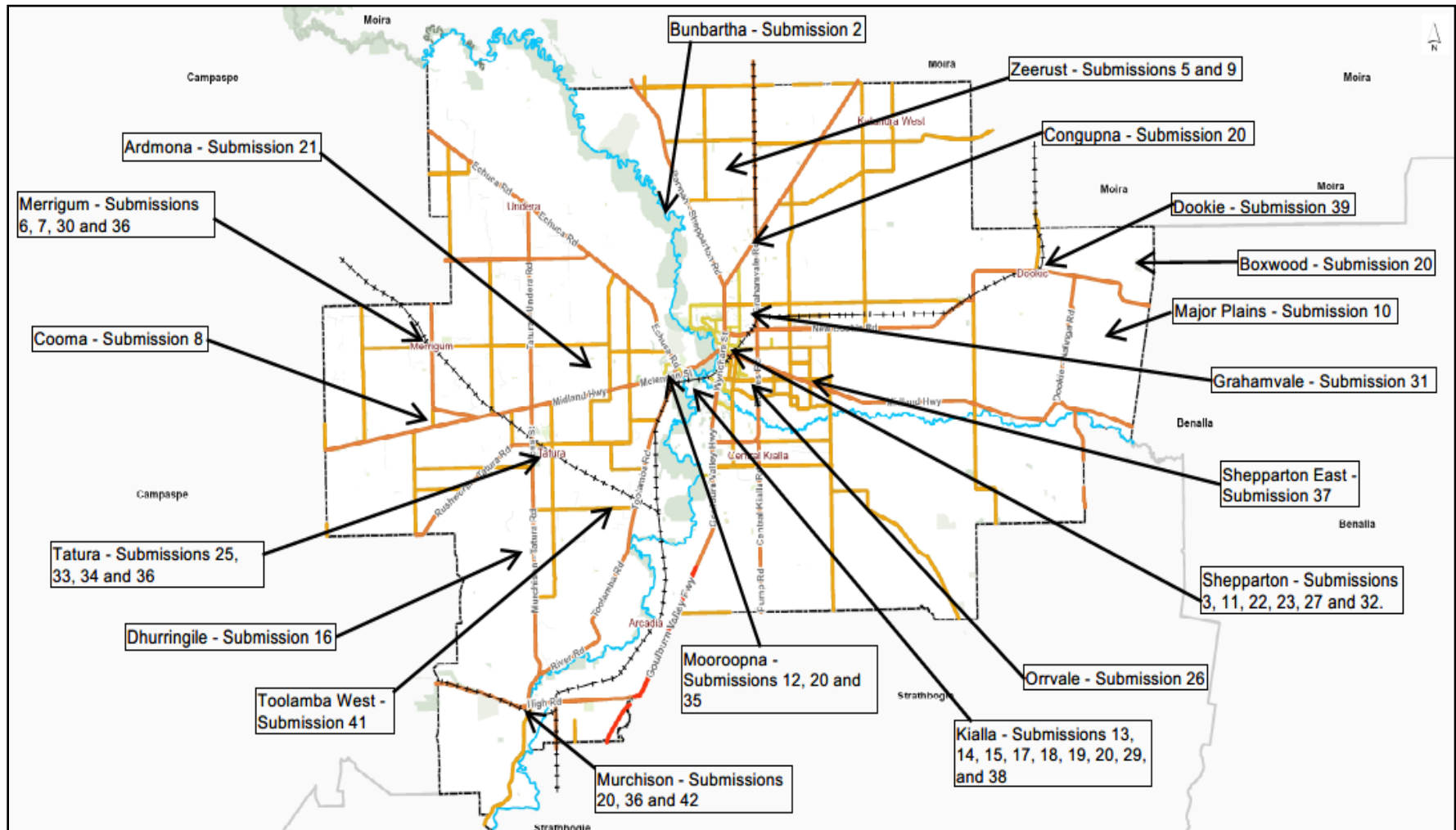
Submissions received that did not object:

- Submissions 1, 4 and 40

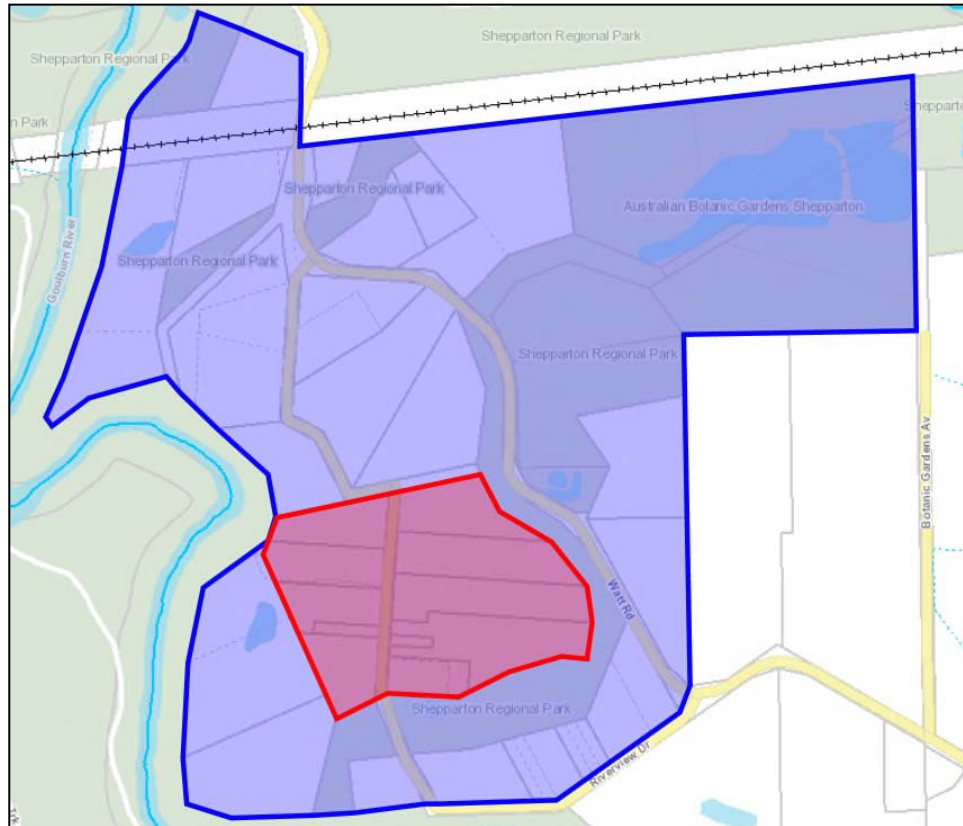
Submissions received that objected and/or requested changes:

- Submissions 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 41 and 42

Location of Submitters



Kialla Village Settlement



Map of the Kialla Village Settlement
(Note: The current extent of the heritage
overlay is Mapped in red and the
proposed extent is marked in blue)

Submissions

Submission 2

150 Maneroo Road, Bunbartha



Maneroo Homestead (HO240)

Submission 3

61 Maude Street, Shepparton



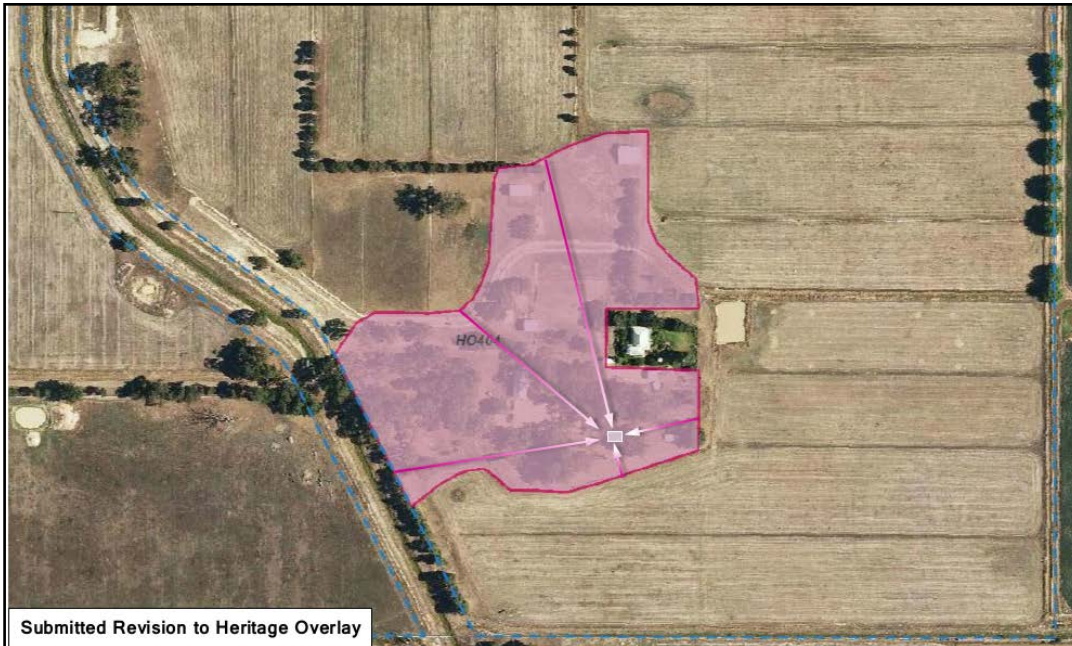
House (HO186)

Submission 5

210 Zeerust School Road, Zeerust



Former Gribben Log Building (HO404)



Submission 6

13 Pearce Street, Merrigum



Dutch House (HO290)



Packing case

Submission 7

102 Morrissey Street, Merrigum



Blacksmith and Motor Garage (HO287)

Submission 8

840 Kyabram-Cooma Road, Cooma



Homestead Complex (HO142)



Log Structure (HO247)

Submission 9

400 Zeerust Road, Zeerust



Former Zeerust Uniting Church (HO104)

Submission 10

195 Major Plains Road, Major Plains



Boorinda Homestead (HO281)

Submission 11

9 & 9A Edward Street, Shepparton



House (HO352)

Submission 12

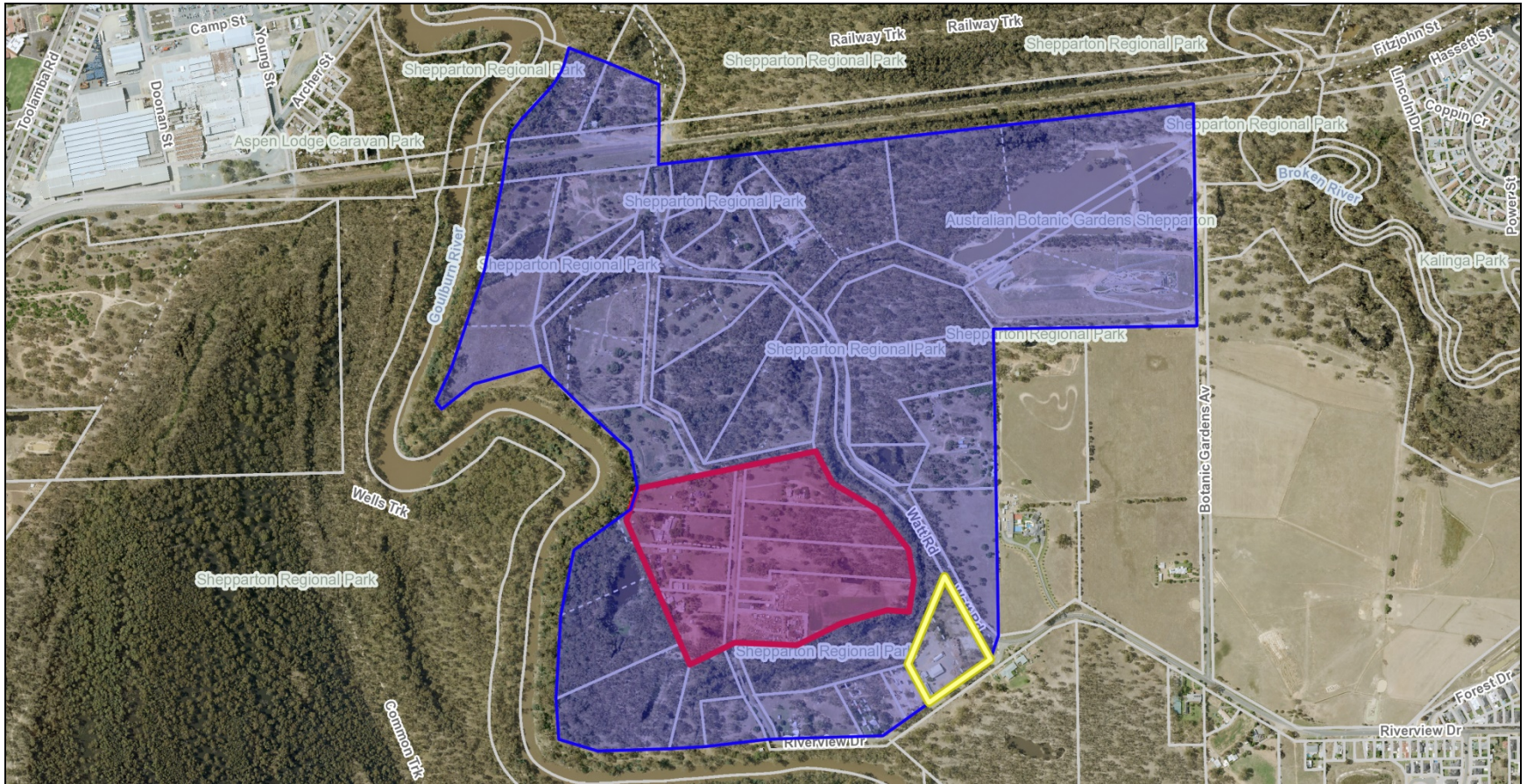
16 Alexandra Street, Mooroopna



Former Parsonage (HO302)

Submission 13

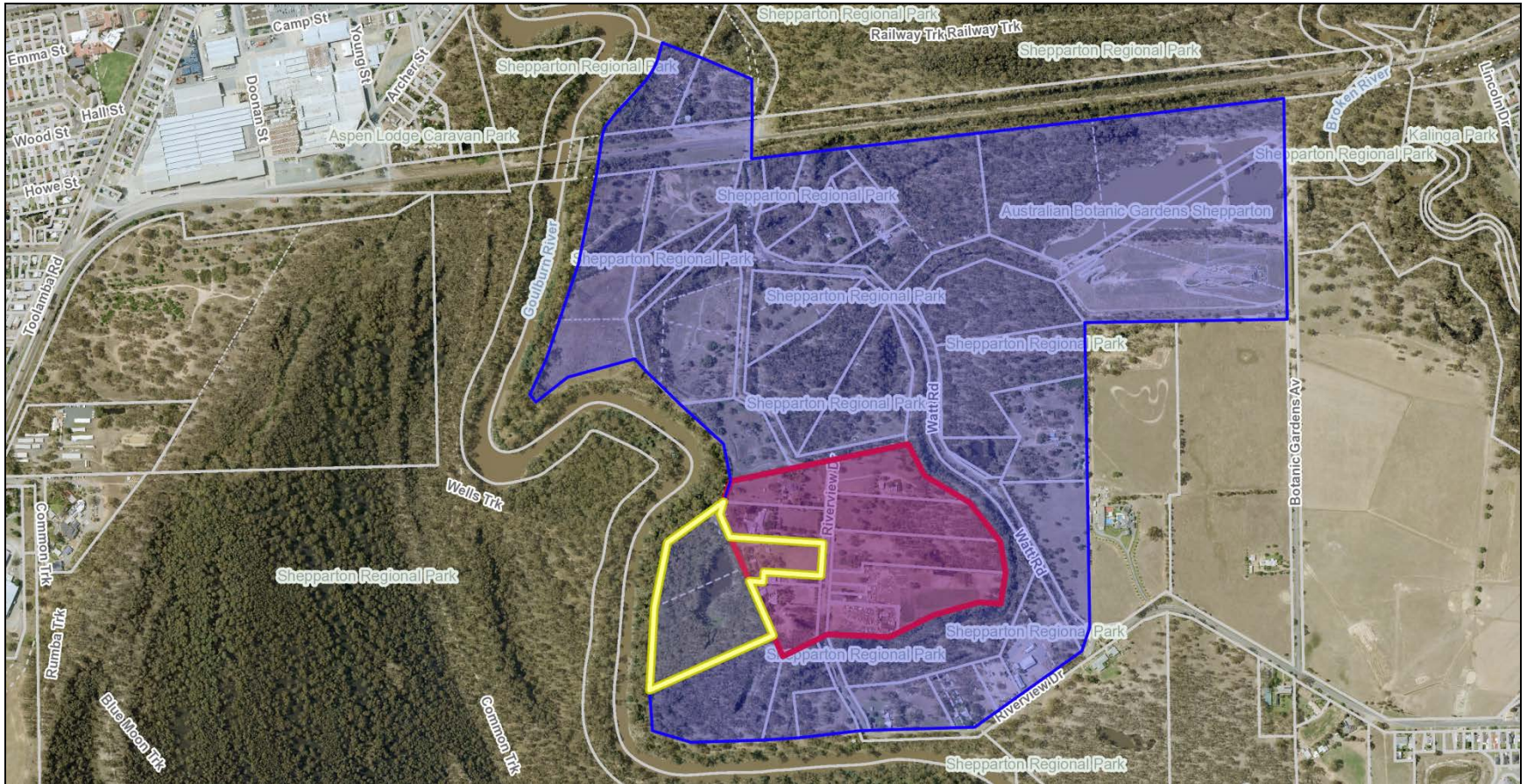
180 Riverview Drive, Kialla



Part of the Kialla Village Settlement (HO276)

Submission 14

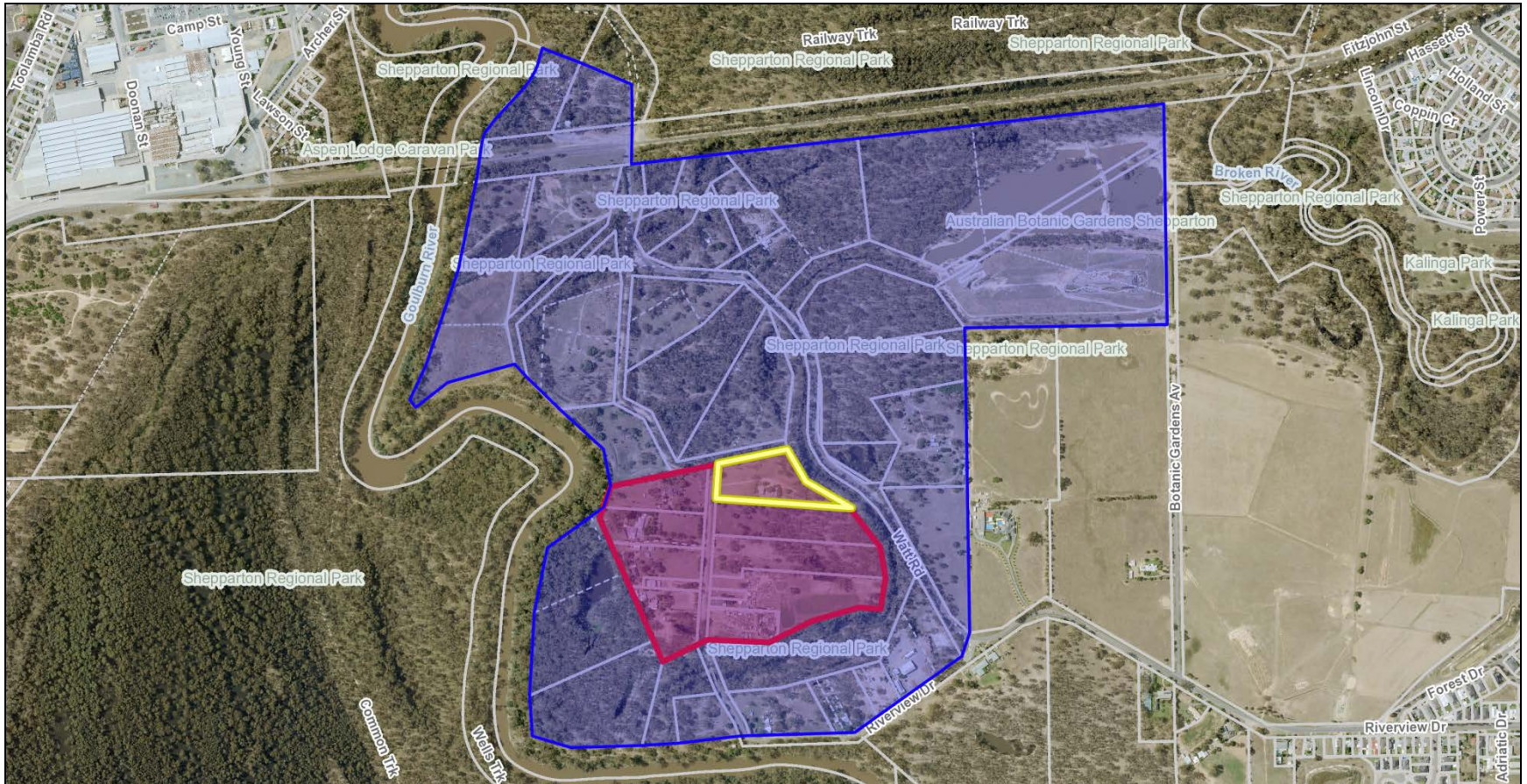
253 Riverview Drive, Kialla



Part of the Kialla Village Settlement (HO276)

Submission 15

270 Riverview Drive, Kialla



Part of the Kialla Village Settlement (HO276)

Submission 16

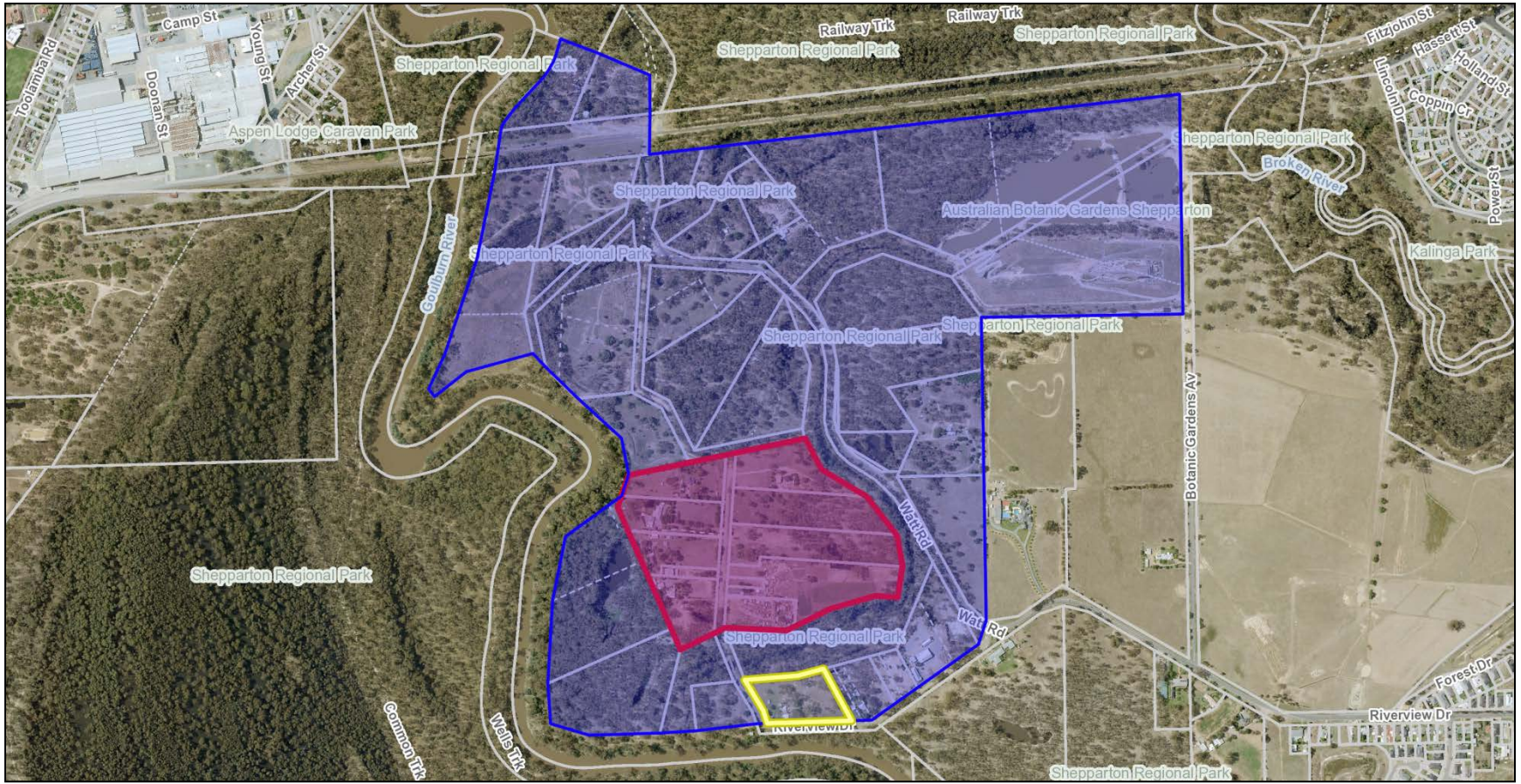
1065 Murchison-Tatura Road, Dhurringile



Homestead (HO254)

Submission 17

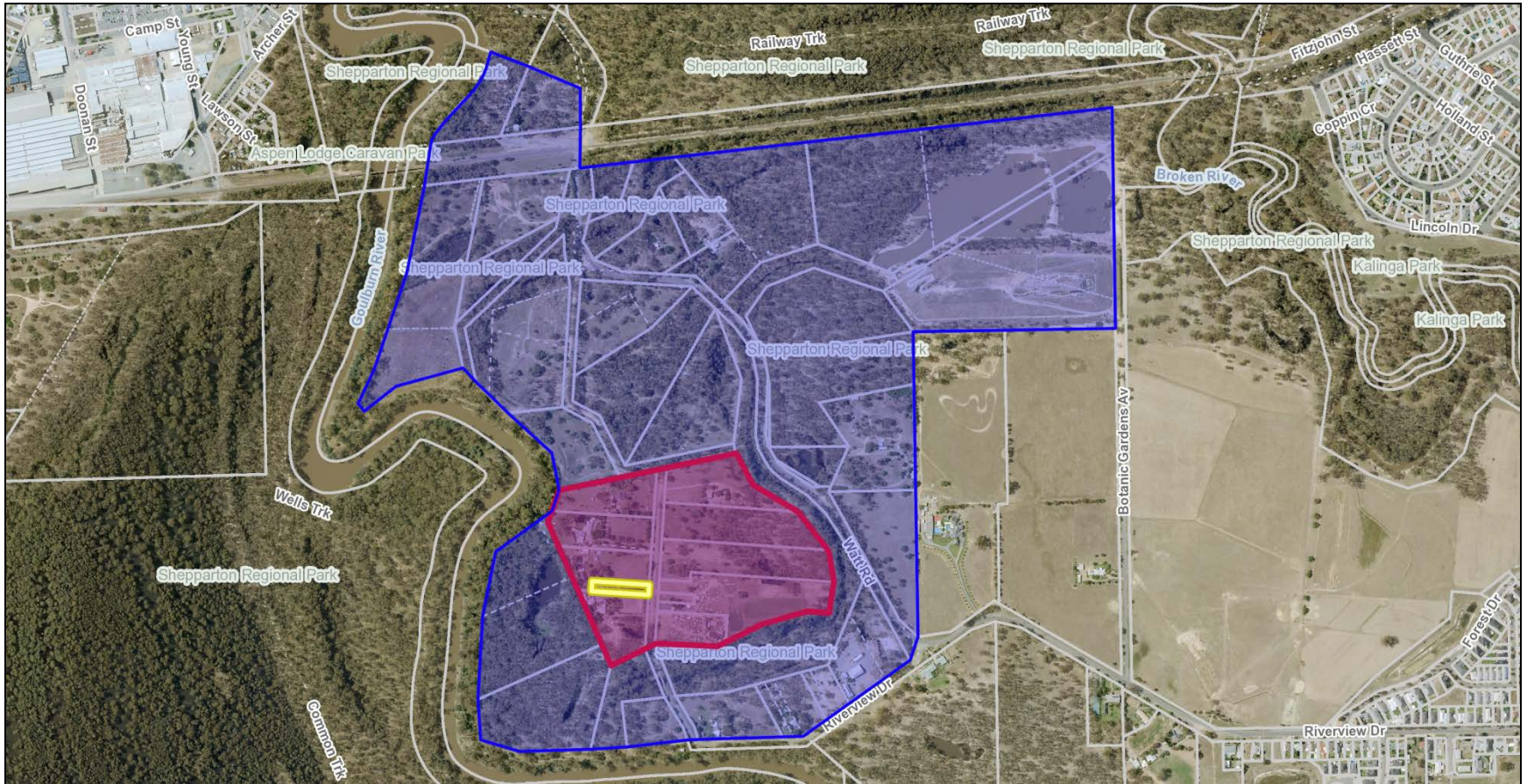
210 Riverview Drive, Kialla



Part of the Kialla Village Settlement (HO276)

Submission 18

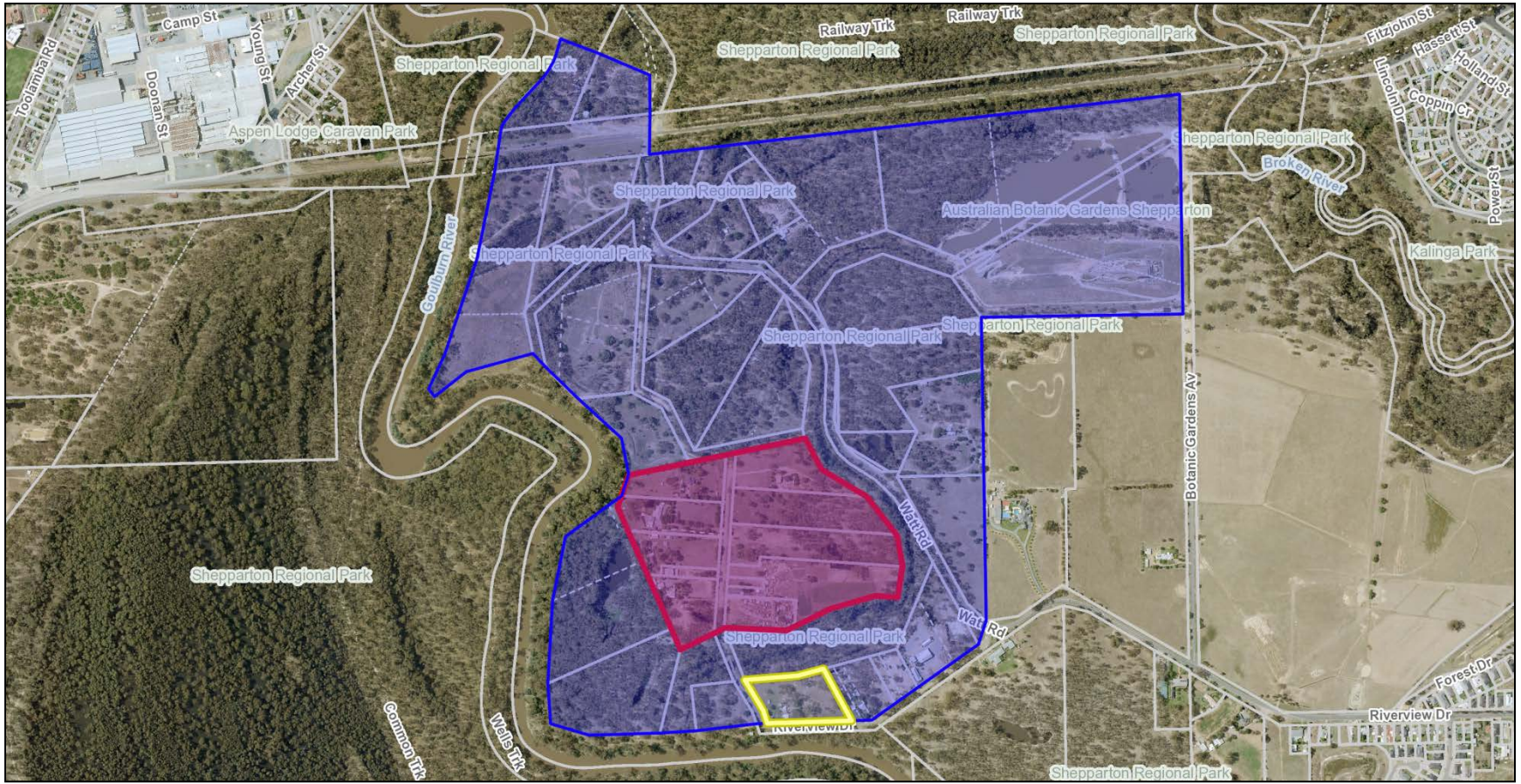
249 Riverview Drive, Kialla



Part of the Kialla Village Settlement (HO276)

Submission 19

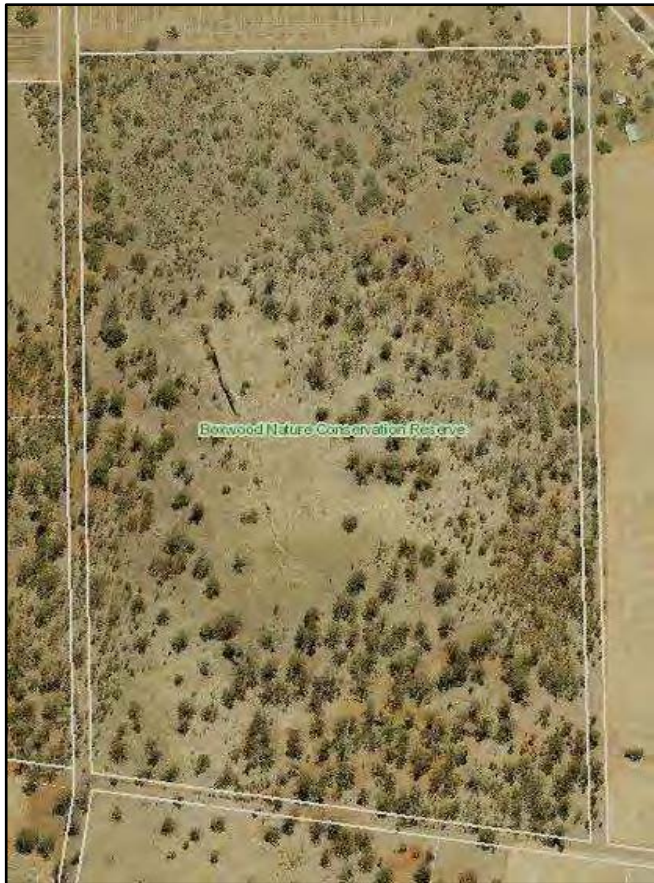
210 Riverview Drive, Kialla



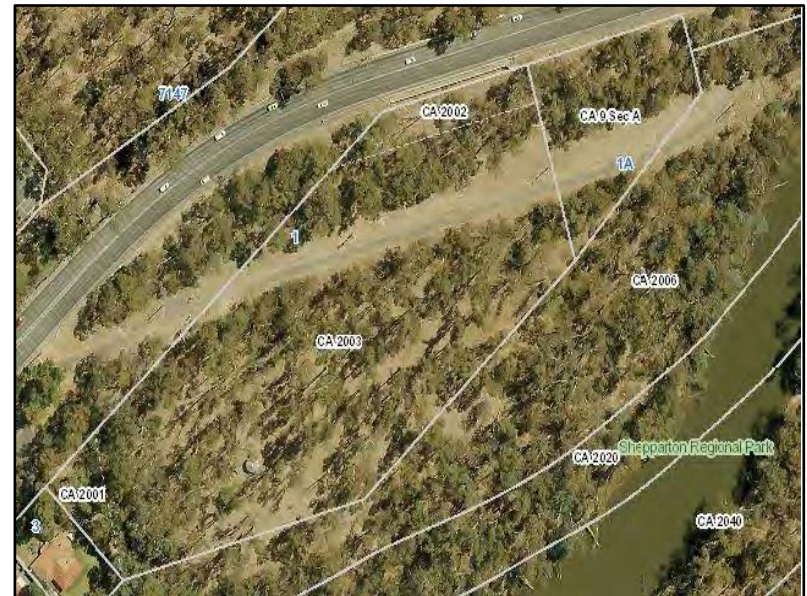
Part of the Kialla Village Settlement (HO276)

Submission 20

Various addresses



406 Boxwood Road, Boxwood
(Lime Kilns) (HO236)



1 & 1A McLennan Street, Mooroopna
(Chinamans Garden) (HO307)

**DELWP did not support the inclusion of
These properties**

Submission 20

Various addresses



Part of the Shepparton Regional Park,
Midland Highway, Mooroopna
(Mooroopna Flats) (HO312)

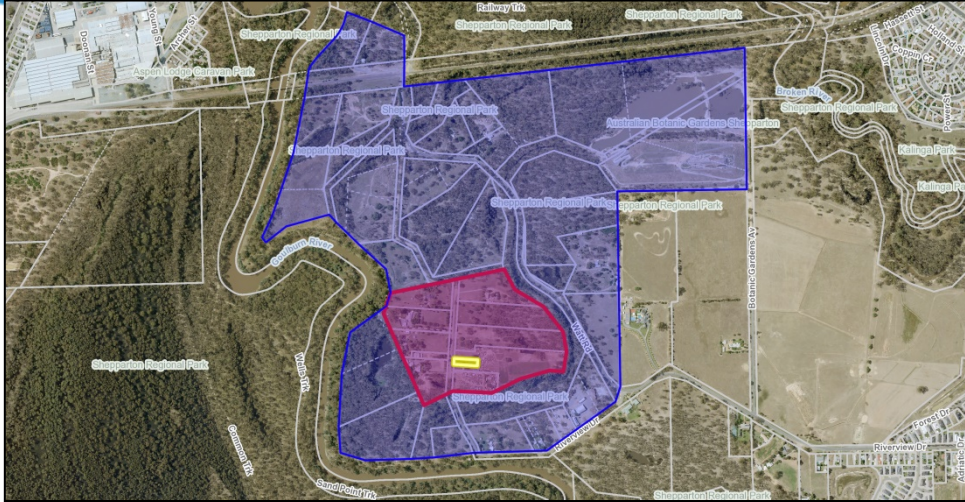


3-23 Willoughby Street, Murchison
(Murchison Protectorate) (HO334)

**DELWP did not support the inclusion of
These properties**

Submission 20

Various addresses



242 Riverview Drive, Kialla (Part of the Kialla Village Settlement (HO276)



380 Thompsons Road, Congupna (Moreton Bay Fig Trees) (HO245)

DELWP supported the inclusion of these properties

Submission 20

Various addresses



Reserve Adjacent to
Murchison-Goulburn Weir Road,
Murchison
(Flume at Murchison-Goulburn Weir)
(HO332)

DELWP provided general comments on HO332 but did not specify whether they supported or objected to the inclusion of HO332 into the Heritage Overlay

Submission 21

170 Ardmona Road, Ardmona



Former Ardmona Grammar School (HO231)

Submission 22

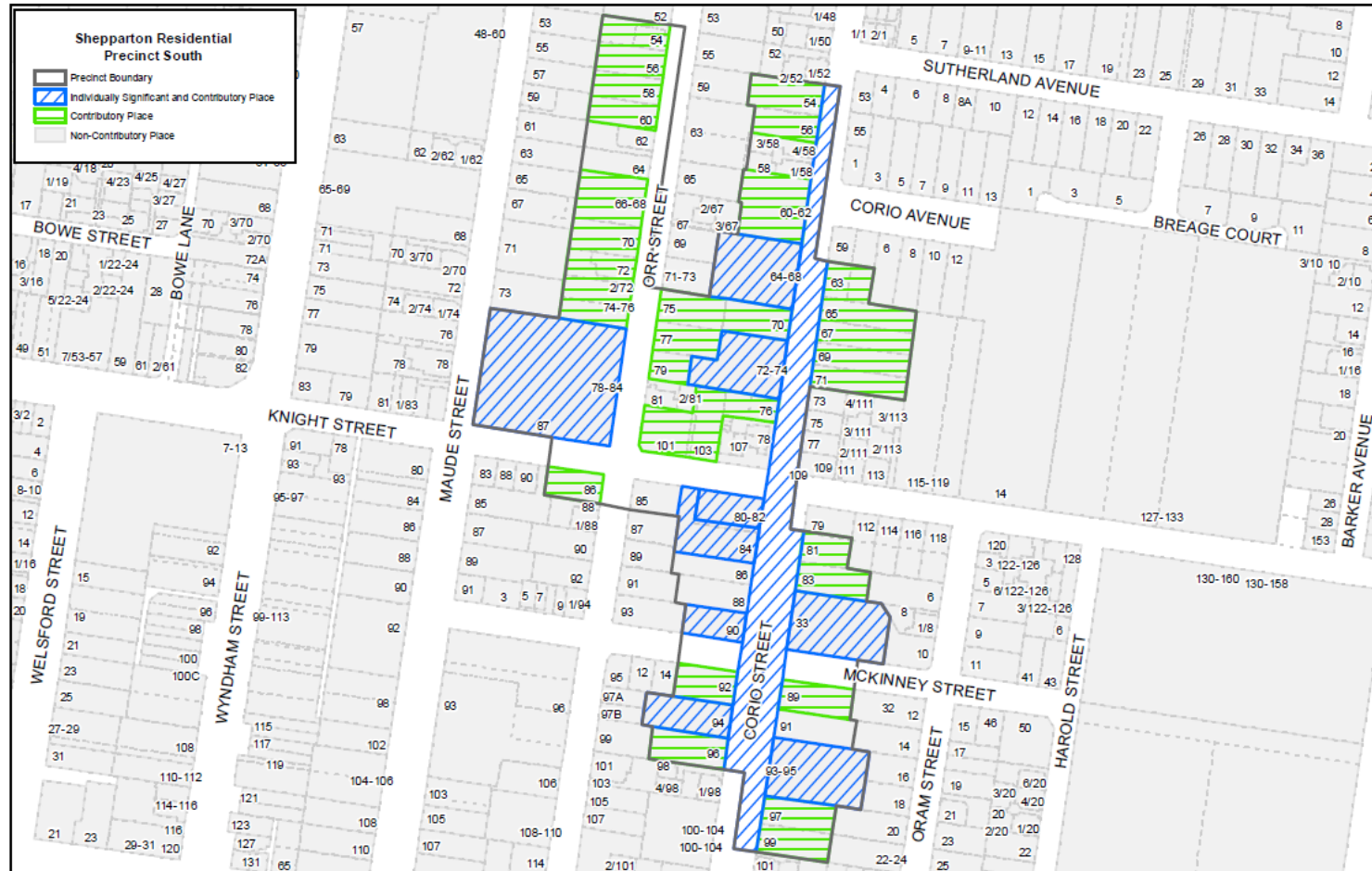
142 Nixon Street, Shepparton



Part of the Nixon Street Group (HO174)

Submission 23

No address provided



Shepparton Residential Precinct South (HO141)

Submission 24

32 Orr Street, Shepparton



Part of Shepparton Residential Precinct North (HO140)

Submission 25

110 Craven Road, Tatura



Gladfield Homestead (HO375)



Nimitybelle Homestead (HO376)

Submission 26

325 Poplar Avenue, Orrvale



Former Methodist Church (HO342)

Submission 27

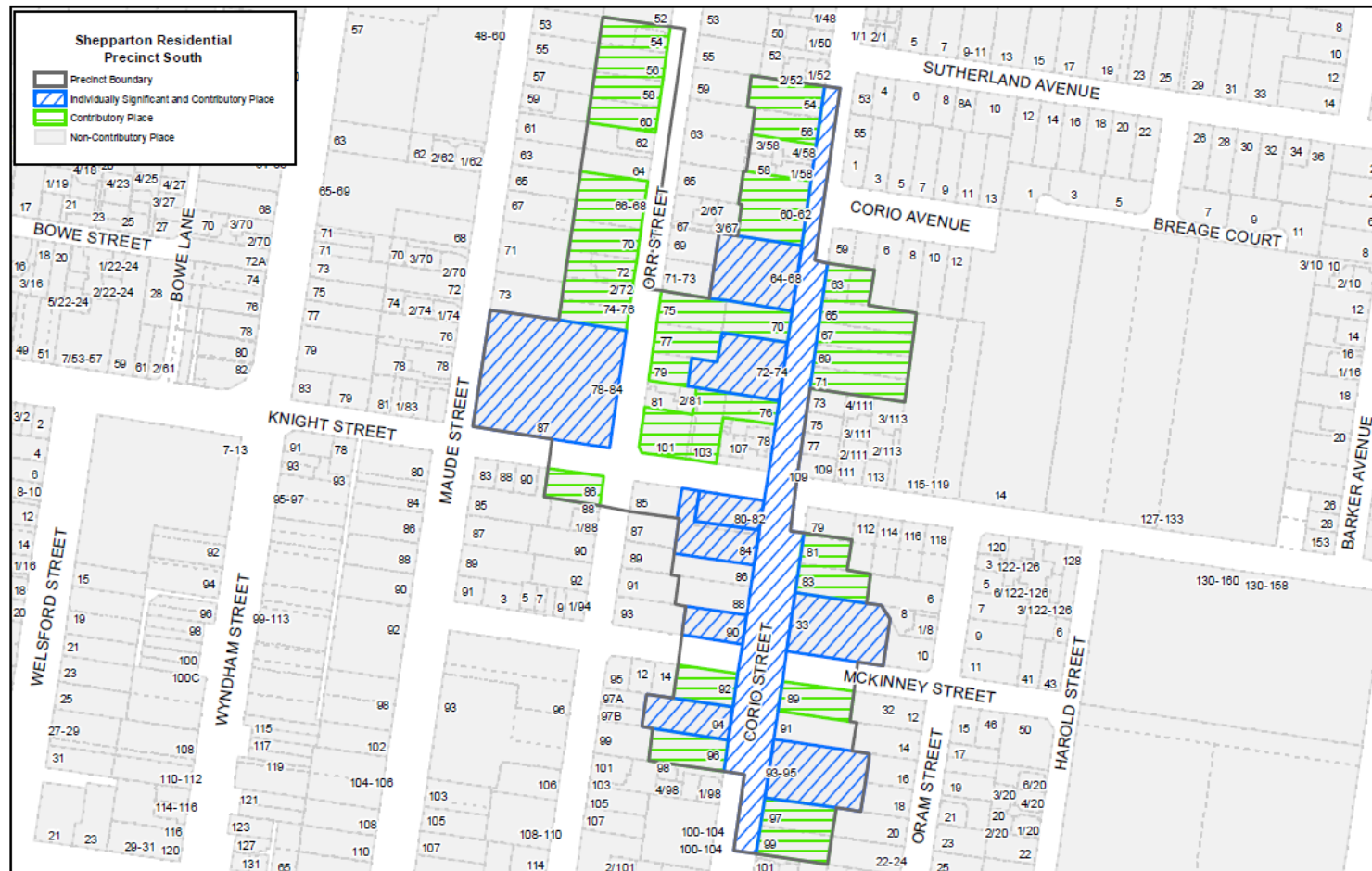
134 Nixon Street, Shepparton



Part of the Nixon Street Group (HO174)

Submission 28

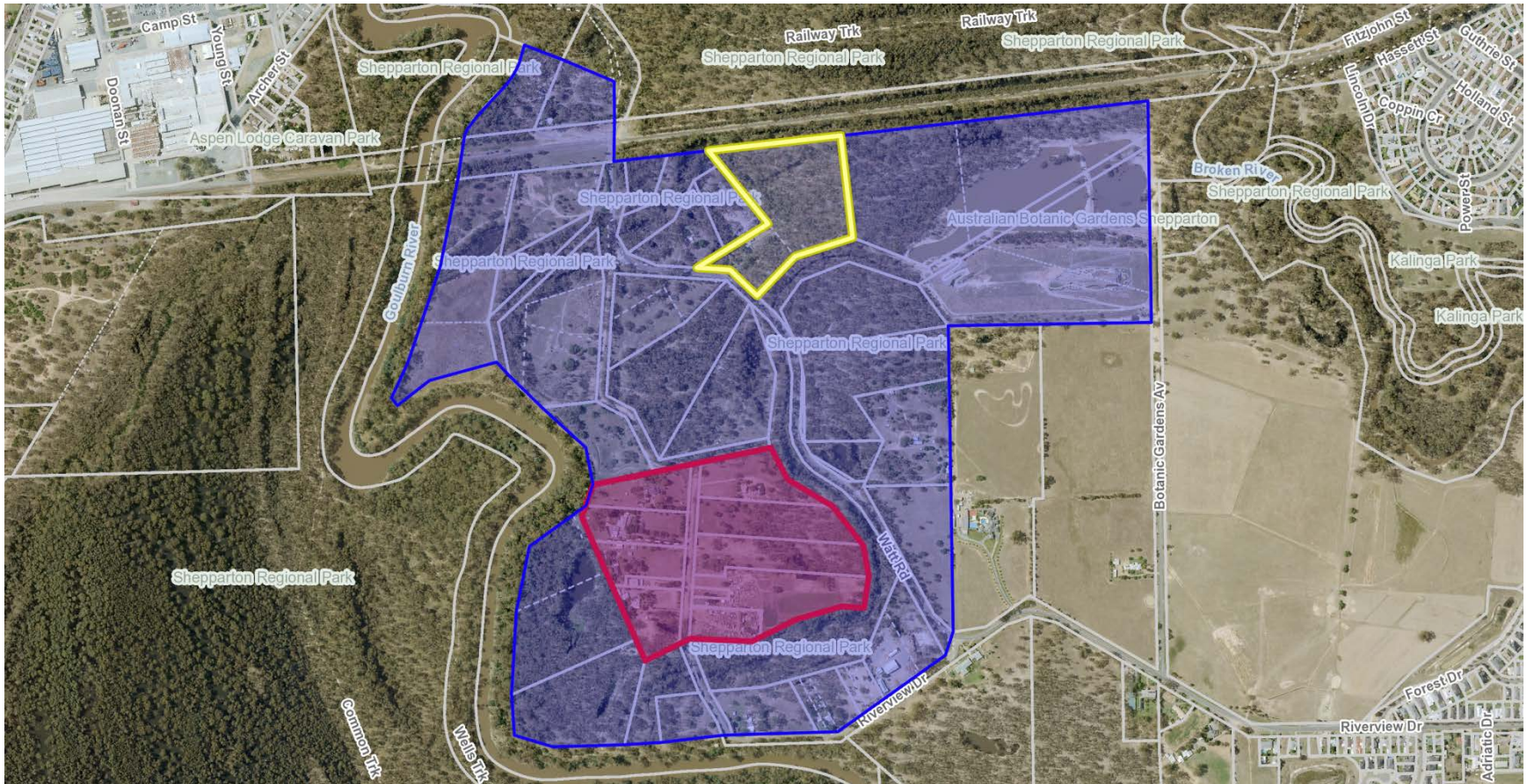
No address provided



Shepparton Residential Precinct South (HO141)

Submission 29

90 Watt Road, Kialla



Part of the Kialla Village Settlement (HO276)

Submission 30

725 Byrneside-Kyabram Road, Merrigum



Greenwood's House (HO286)

Submission 30

725 Byrneside-Kyabram Road, Merrigum



Mud Brick (adobe) cool store (HO286)

Submission 31

65 Doyles Road, Grahamvale



Harris House (HO263)

Submission 32

31 Welsford Street, Shepparton



House (HO364)

Submission 33

201 Hogan Street, Tatura



Shop (HO218)

Submission 34

730 Dhurringile Road, Tatura



Homestead (HO385)

Submission 35

209-231 McLennan Street, Mooroopna



Turkish Mosque (HO310)

Submission 37

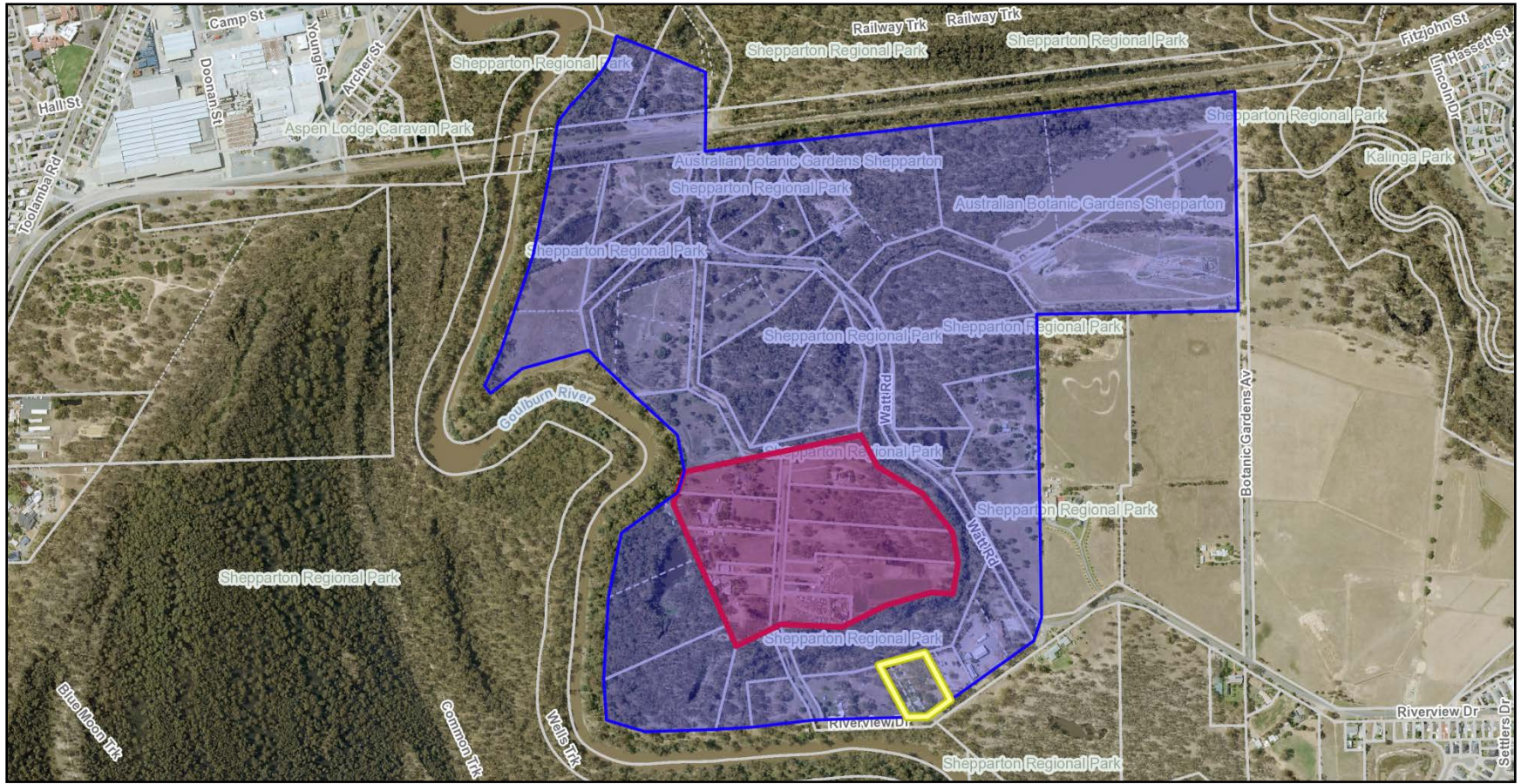
703 Midland Highway, Shepparton East



Former Shepparton East Hall (HO368)

Submission 38

196 Riverview Drive, Kialla



Part of the Kialla Village Settlement (HO276)

Submission 39

75 Quarry-Dookie Road, Dookie



Magennis Cottage (HO260)

Submission 41

575 Toolamba-Rushworth Road, Toolamba West



Former Uniting Church (HO124)

Submission 42

5 Murchison-Tatura Road, Murchison



Waranga Park Homestead (HO328)

Recommendation

Council officers are of the view that Amendment C205 to the Planning Scheme should proceed with the proposed post-exhibition changes outlined in this Part B submission.

This will ensure that appropriate planning controls will apply to guide all future development proposals to respect this significance.