

11. SUSTAINABLE DEVELOPMENT DIRECTORATE

11.2 Amendment C168 (Toolamba Township Expansion)

Disclosures of conflicts of interest in relation to advice provided in this report

Under section 80C of the *Local Government Act 1989* officers and persons engaged under a contract providing advice to Council must disclose any conflicts of interests, including the type and nature of interest.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Council Officers involved in producing this report

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Approved by: Director Sustainable Development

Executive Summary

A rezoning request has been received for approximately 54 hectares of land located immediately southwest of the existing Toolamba township. The land is generally bounded by existing township properties along Wren Street to the north, the railway line to the east, Rutherford Road to the west and the Public Acquisition Overlay for the Goulburn Valley Highway – Shepparton Bypass to the south. The site is known as Investigation Area 6 in the Greater Shepparton Planning Scheme.

An investigation has been completed by the proponent and it is considered appropriate to rezone the land to the Urban Growth Zone with a Precinct Structure Plan (PSP).

The Toolamba PSP will allow the township to grow and become a community that will be supported by a local town centre, community facilities including a primary school and kindergarten, commercial facilities including a general store and post office, and sports ground.

The proposed amendment implements the objectives of planning in Victoria and supports relevant state and local policy. The proposal will not result in any negative environmental, social or economic impacts.

Moved by Cr Patterson

Seconded by Cr Oroszvary

That the Council:

1. note the completion of the investigation for Investigation Area 6 in Toolamba; and
2. Prepare and exhibit a planning scheme amendment to rezone land within Investigation Area 6 to the Urban Growth Zone.

CARRIED UNOPPOSED.

Background

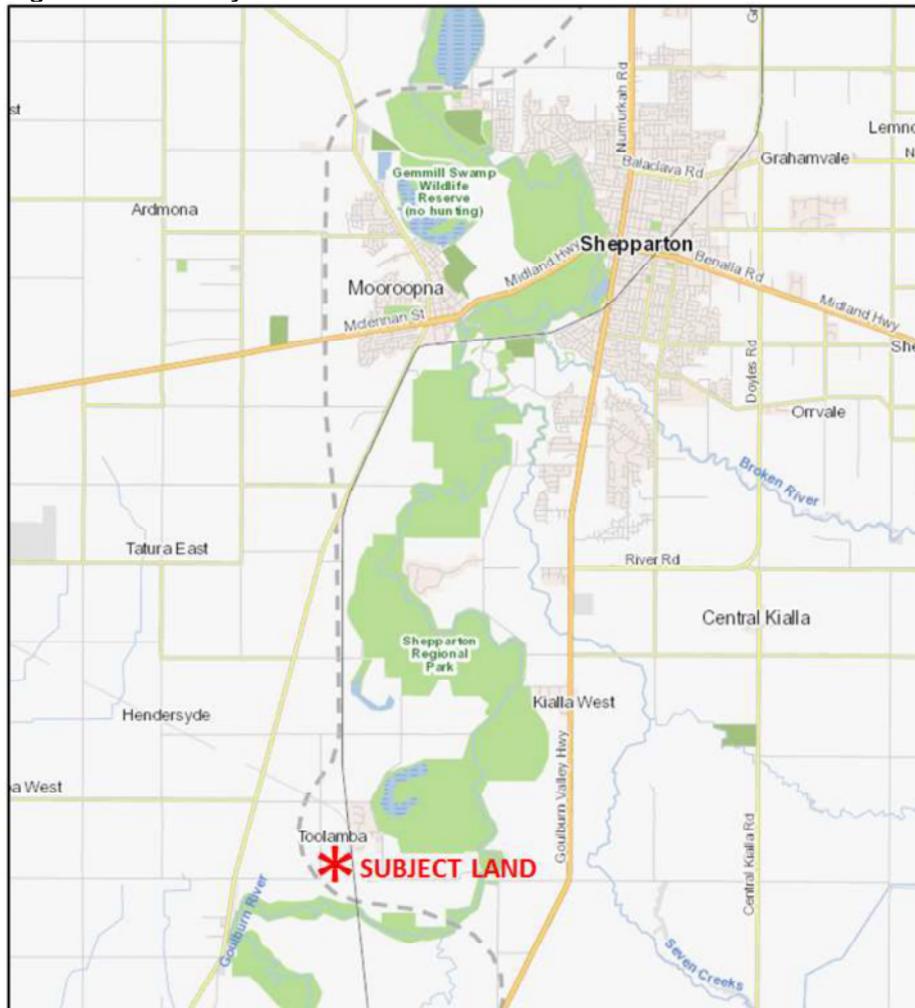
A rezoning request was received for approximately 54 hectares of land located immediately southwest of the existing Toolamba township, to be known as the Toolamba Precinct Structure Plan (PSP) area (see *Figure 1 – Locality Plan*). The Toolamba PSP area is located directly south of Toolamba's main street (Wren Street), and approximately 250 metres west of the hotel and general store.

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The land is generally bounded by existing township properties along Wren Street to the north, the railway line to the east, Rutherford Road to the west and the Public Acquisition Overlay for the Goulburn Valley Highway – Shepparton Bypass to the south.

Figure 1 – Locality Plan



The land is currently within the Farming Zone and is partially affected by the Land Subject to Inundation Overlay (see *Figure 2 – Zone and Overlay Map*). The land is known as Investigation Area 6 in the Greater Shepparton Planning Scheme.

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Figure 2 – Zone and Overlay Map



The Planning Scheme provides the following information regarding Investigation Area 6:

- Investigation Area 6 – Toolamba. The area is located to the south west of the existing township. The density of residential development will be dependent on the outcome of current investigations into the provision of sewerage to the land. In the absence of sewerage, the density of future residential development will be dependent on Land Capability Assessment.

Reticulated sewer is not available in Toolamba, with all existing development utilising septic tank type on-site effluent disposal. An in-principle agreement has been reached with Goulburn Valley Water to provide reticulated sewer the Toolamba PSP area via a rising main to the Tatura treatment plant. Preliminary investigations have established that it is physically possible and that it would not only facilitate a more environmentally responsible development on the subject land, it has potential for future augmentation to remedy existing environmental concerns associated with existing non-sewered development in Toolamba and Old Toolamba townships.

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The investigation was completed by the proponent and it is considered appropriate to rezone the land to the Urban Growth Zone with a Precinct Structure Plan (PSP) (see *Figure 3 – Proposed Urban Structure Plan*).

Figure 3 – Proposed Urban Structure Plan



The Toolamba PSP seeks to facilitate township growth that will be supported by the local town centre, community facilities including a primary school and kindergarten, commercial facilities including a general store and post office, and sports ground.

The proposed amendment implements the objectives of planning in Victoria and supports relevant state and local policy. The proposal will not result in any negative environmental, social or economic impacts.

Council Plan/Key Strategic Activity

Theme: *Built – Provide and support appealing relevant infrastructure that makes Greater Shepparton an attractive, liveable regional city.*

Objective 4.1: *Growth is well planned and managed for the future.*

Objective 4.2: *Urban and rural development is sustainable and prosperous.*

Risk Management

There are no risks to Council associated with the preparation and exhibition of this planning scheme amendment.

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Policy Considerations

The proposed planning scheme amendment does not conflict with any existing adopted Council policy. The proposal complies with the *Greater Shepparton Housing Strategy, 2011* and the Greater Shepparton Planning Scheme.

Financial Implications

All costs associated with the Planning Scheme Amendment process will be met by the proponent. This includes any costs associated with an independent planning panel, if required.

Legal/Statutory Implications

All steps in the planning scheme amendment will be undertaken in accordance with the *Planning and Environment Act 1987* and other relevant legislation.

Environmental/Sustainability Impacts

The amendment site has long ago been largely cleared of native vegetation for agricultural purposes, however a number of mature native trees exist, dotted across the site. A depression runs through the southern portion of the amendment site which abuts the river environs at its most southern part. It is proposed to incorporate these natural assets into public open spaces within the development, together with areas for retention and treatment of urban runoff and possibly water harvesting and re-use.

The land has a long history of agricultural activities, mostly non-irrigated cattle grazing and fodder production. The land has not previously been used for any intensive agricultural uses, as the undulating terrain prevents irrigation. The land contains no dwelling or buildings and the land has not contained sheep dip pits, chemical or fuel storages nor have any other activities with the high-risk potential to cause contamination been carried out on the land. Notwithstanding this, an environmental site assessment has been undertaken to ensure that the land is suitable for residential use.

Due to its proximity to the river the amendment site is included within an area of aboriginal cultural heritage sensitivity. A CHMP was prepared and approved by Yorta Yorta Nation Aboriginal Corporation and registered by Aboriginal Victoria.

Social Implications

The proposed amendment will, by providing additional land to the residential land base, add to the variety of housing opportunities in the township and within the Greater Shepparton municipality. Additional housing opportunities will benefit the township by providing for an increase in population, which provides a larger customer base for local businesses and subsequently create new business opportunities as well as allow the sustained and increased use of existing community services such as the primary school, recreation centre and sporting clubs.

Economic Impacts

A Land Supply and Demand Analysis was prepared by Opteon Pty Ltd in 2014, which demonstrated that there is a strong market demand for the lot sizes proposed to be provided for in the PSP area. The development of land for residential purposes will create additional employment opportunities during the construction phases, and will support existing businesses and facilities within the township of Toolamba.

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Consultation

Preliminary consultation has been undertaken with key referral authorities and agencies, including VicTrack, Regional Roads Victoria, Goulburn Valley Water, Goulburn Broken Catchment Authority, Country Fire Authority and the Department of Environment, Land, Water and Planning. Comments from these authorities have been addressed in the preparation of the PSP.

Council officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

a) Greater Shepparton 2030 Strategy 2006

Topic: Settlement – Commitment to growth within a consolidated and sustainable development framework.

Theme: Growth

Objective 1: To provide for sufficient suitable additional land for urban growth until 2030.

Objective 2: To release land efficiently in terms of location, supply or services and infrastructure.

Theme: Housing

Objective 1: To provide for a broader range of dwelling densities and types of housing to meet current and future community needs and differing lifestyles.

b) Other strategic links

Greater Shepparton Housing Strategy, 2011

Greater Shepparton Townships Framework Plan Review, 2018

Conclusion

It is proposed to rezone land within Investigation Area 6 to the Urban Growth Zone with a Precinct Structure Plan to guide development. The proposed amendment implements the objectives of planning in Victoria and supports relevant state and local policy. The proposal will not result in any negative environmental, social or economic impacts.

Attachments

Nil