

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

16 August 2016

Agenda Item 8.5	Adoption of Amendment C177 to the Greater Shepparton Planning (Riverside Plaza Anomaly Rezoning)	
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SUBMISSION RECORDER
AMENDMENT C194 (310 Bayunga Road TATURA)
Closing date: 11 July 2016
TRN: M1614487

Sub No.	First Name	Last Name	Organisation	Street Address	Suburb	State	P. Code	Content of Submission	Assessment of submission	Recommendation	Time Lask	Date Submission received	Date Acknowledgement letter sent
1	Carmel	O'Dwyer	DELWP	PO Box 879	Seymour	VIC	3668	No Objection			2016/33448	27/08/2016	28/08/2016

Planning and Environment Act 1987

GREATER SHEPPARTON PLANNING SCHEME

AMENDMENT C177

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 CAF Consulting Pty Ltd on behalf of Citywest Corp Pty Ltd.

Land affected by the Amendment

The Amendment applies to part of the land known as Riverside Plaza located at 8025 Goulburn Valley Highway, Kialla (part of Lot 1 and Lot 2 on PS 633121H; and S2 on PS522431L).

What the amendment does

The Amendment proposes to correct a mapping anomaly at Riverside Plaza, Kialla.

Specifically, the Amendment proposes the following changes:

- Rezone land at 8025 Goulburn Valley Highway, Kialla from the General Residential Zone to the Commercial 1 Zone; and
- Amend Planning Scheme Map No. 26.

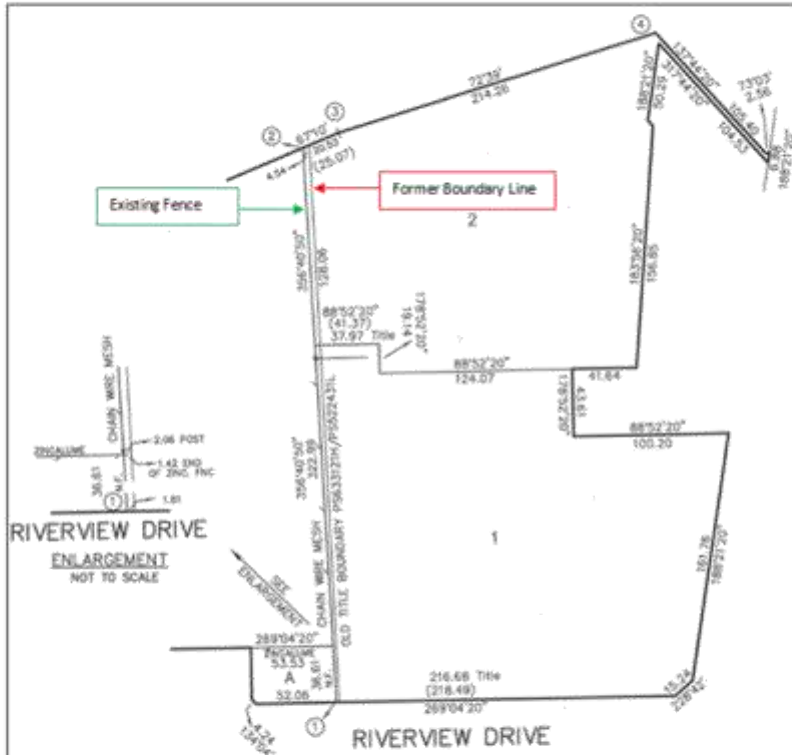
Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to correct a mapping anomaly in the Greater Shepparton Planning Scheme.

A fence was erroneously constructed two metres to the west of the western lot boundary of Riverside Plaza. This boundary separates the vacant land within the General Residential Zone (to the west) from Riverside Plaza (to the east), which is within the Commercial 1 Zone. This Amendment proposes to rezone this two metre strip of land to the Commercial 1 Zone so that the zone boundary and the physical lot boundary (the fence) are consistent (see *Figure 1 – Extract from Plan of Survey*).

Figure One - Extract from Plan of Survey
 (land proposed to be rezoned is the area between the former boundary line and the existing fence)



How does the Amendment implement the objectives of planning in Victoria?

The proposed Amendment will implement the objectives of planning in Victoria by correcting an anomaly in the Greater Shepparton Planning Scheme. This will assist in providing for the fair and orderly use and development of land, which will implement objective (a) of Section 4(1) of the *Planning and Environment Act 1987*.

How does the Amendment address any environmental, social and economic effects?

The Amendment seeks to correct an anomaly in the Greater Shepparton Planning Scheme relating to a two metre strip of land. No adverse environmental, social or economic effects will result from this amendment.

Does the Amendment address relevant bushfire risk?

The changes proposed are to correct an anomaly within the planning scheme mapping and do not have any significant effect on the risk of bushfire.

Does the Amendment comply with the requirements of any Minister’s Direction applicable to the amendment?

The proposed Amendment is not affected by any of the Minister’s Directions under Section 12 of the *Planning and Environment Act 1987*.

The proposed Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

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

The proposed Amendment is supportive of the State Planning Policy Framework and is specifically consistent with the following:

Clause 12 – Goal

The State Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The Amendment seeks to correct an anomaly by rezoning a strip of land to better meet the objectives of planning in Victoria.

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

The proposed Amendment does not conflict with the Local Planning Policy Framework and allows for better implementation of Municipal Strategic Statement objectives by correcting an anomaly in the Greater Shepparton Planning Scheme.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment seeks to correct an anomaly in the planning scheme mapping. This will ensure that the correct land use zone applies to each parcel.

How does the Amendment address the views of any relevant agency?

The Amendment seeks to correct an anomaly in the planning scheme mapping and will not impact on the views of referral authorities.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment seeks to correct an anomaly in the planning scheme mapping and will not impact on the objectives, strategies or decision making principles as detailed in the *Transport Integration Act 2010*.

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 neither require additional resources nor increase administrative costs to Council. The amendment will improve ensure that the correct land use zone applies to the land at Riverside Plaza, Kialla.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at:

Greater Shepparton City Council
90 Welsford Street
Shepparton

The Amendment can also be inspected free of charge at the:

- Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection; and
- Greater Shepparton City Council website at 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 **Monday, 11 July 2016**.

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: Week of 8 August 2016
- panel hearing: Week of 5 September 2016



| Planning Mapping Services |
| Planning Information Services |
| Planning |



Department of
Environment, Land,
Water & Planning **Victoria**

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