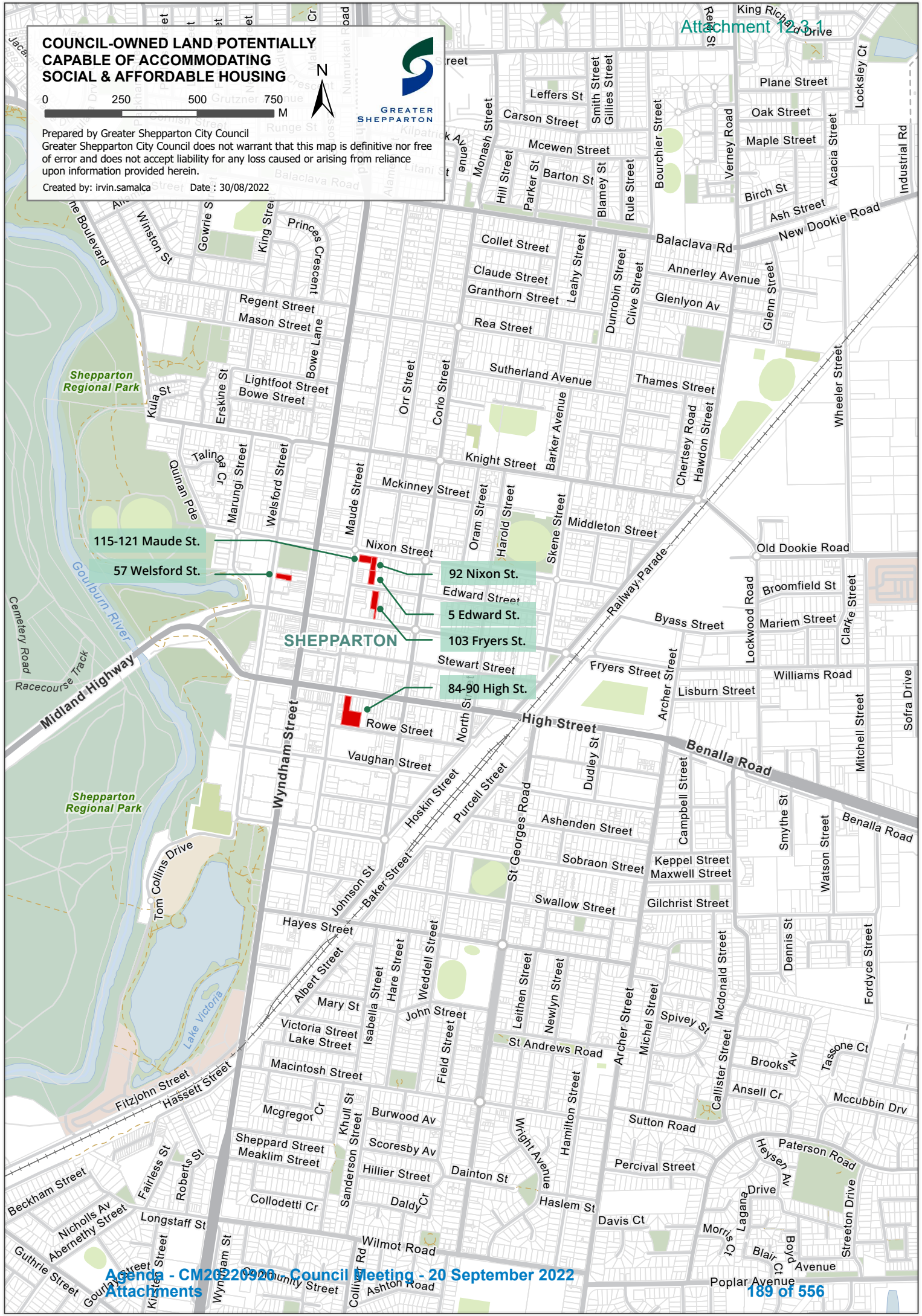


COUNCIL-OWNED LAND POTENTIALLY CAPABLE OF ACCOMMODATING SOCIAL & AFFORDABLE HOUSING



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Created by: irvin.samalca Date: 30/08/2022



115-121 Maude St.

57 Welsford St.

92 Nixon St.

Edward Street

5 Edward St.

103 Fryers St.

84-90 High St.

SHEPPARTON

Greater Shepparton City Council Social Housing - Site Options Assessment

June 2022

Version Control
***PUBLIC FINAL REPORT –
SEMZ v02***

SEMZ
PROPERTY ADVISORY &
PROJECT MANAGEMENT

**GREATER
SHEPPARTON**



Contents

1. Executive Summary		
• Project Background & Objective	3	
• Project Methodology	4	
• Evaluation Criteria & Weighting	5	
• Evaluation Scoring Guide	5	
• Key Project Assumptions	6	
• Evaluation Outcomes	7	
• Key Conclusions	8	
2. Property Profiles		
• Map of Assessed Properties	9	
• Property #1: Nixon/Maude St Car Park	10	
• Property #2: Rowe/High St Car Park	11	
• Property #3: Edward Fryers Car Park	12	
• Property #4: Mooroopna West Growth Corridor	13	
• Property #5: Parkside Gardens	14	
2. Property Profiles (cont.)		
• Property #6: Marungi St Car Park	15	
• Property #7: Karibok Park	16	
• Property #8: Mason Street	17	
• Property #9: Shepparton Railway Station Precinct	18	
• Property #10: Former CFA Site	19	
• Property #11: Former Mooroopna Secondary College	20	
• Property #12: Welsford St Car Park	21	
• Property #13: Wyndham/Sobraon St	22	
• Property #14: Former Pizza Hut	23	
• Property #15: Hoskin St, Shepparton Railway Station Precinct	24	
• Property #16: Maude/Vaughan St Car Park	25	
3. Information Sources & Disclaimer		26

Executive Summary

PROJECT BACKGROUND & OBJECTIVE

We understand that:

- Council, having received and considered a proposal from Registered Housing Associations, *Beyond Housing* and *Wintringham* (**Applicants**), has advertised its intent to sell or gift (in effect) the airspace above the Council-owned and operated car park being at 5 Edward Street, 115-121 Maude Street and 92 Nixon Street (**Subject Site**), so that the Applicants can develop social housing
- The **Applicants' Development Proposal** for the Subject Site comprises ~30 one and two-bedroom units over two levels of accommodation, plus one level of resident car parking - this type of development is often referred to as a '**Cluster Model**' and, according to the Applicants, it is favored because it allows them to (better):
 - *foster a community environment through the tenancy and support services they provide*
 - *assess the support needs of various residents in a discreet and non-direct way*
 - *resolve issues and disputes when they arise*
 - *achieve greater efficiencies in service delivery (more time on site, less travelling between smaller locations)*
- The requisite consultation process completed by Council resulted in significant feedback, including concerns/suggestions that there were many alternate sites available that were more suitable for this use
- While Council and other government stakeholders, particularly *Homes Victoria*, have already assessed the suitability/availability of multiple alternate sites, these assessments have not been formally documented
- SEMZ Property Advisory & Project Management (**SEMZ**) has been engaged by Council to undertake/document a **high-level, independent assessment and evaluation** of the 16 sites identified (by Council and through the abovementioned consultation) as being potentially suitable for the purpose of accommodating the Applicants' proposal, including the Subject Site
- Council's objective is to use this document, together with other resources and advice procured, to inform decision-making with respect to the Applicant's proposal for the Subject Site.

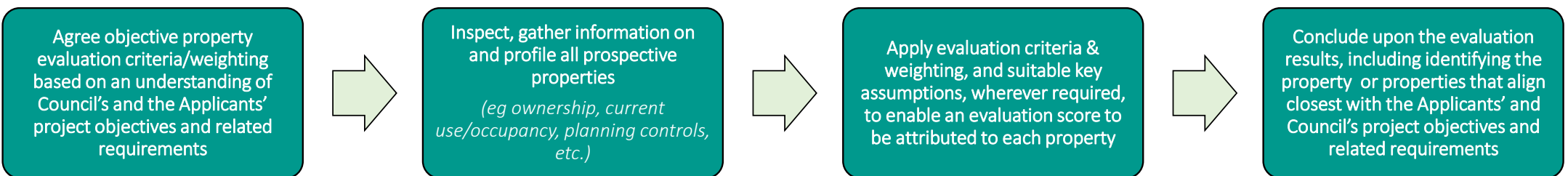
Executive Summary

PROJECT METHODOLOGY

The methodology adopted for this project focuses specifically upon assessing, at a high level only, each site's capacity, capability and suitability to accommodate/allow for commencement of construction of a social housing development that is the same (or similar to) the Applicants' Development Proposal (ie a Cluster Model^{***}) within the next 12-18 months¹, including but not limited to assessing each site's:

- current ownership / availability
- value / cost
- context within the statutory planning framework
- locational and physical characteristics, opportunities and constraints (whether known, potential or perceived)
- likely highest and best use.

*(^{***}in other words, we have only evaluated each site based on its ability to accommodate a three-level residential building that comprises one and two-bed apartments and is to be used for social housing purposes, given that is the development outcome and land use proposed/sought in the Applicants Development Proposal – and, by extension, we have not considered the suitability of the sites for any alternate of social housing development or model eg a townhouse or conventional housing development^{***})*



¹ This time period aligns with qualifying requirements for funding potentially available for new Social Housing developments that are completed by Registered Housing Associations under the Social Housing Growth Fund (refer Key Assumptions overleaf for further details)

Executive Summary

EVALUATION CRITERIA & WEIGHTING

Consistent with the adopted methodology, the *Evaluation Criteria and Weighting* are as follows:

- **Ownership, Value & Availability (35% weighting)** *i.e., who is the current owner of the site, what is it currently being used for and/or who is it currently occupied by? And, on that basis, can it (or when may it) be made available to be used for the stated purpose of social housing*
- **Site Characteristics & Planning (25% weighting)** *i.e., does the current zoning, planning controls and (any) known, associated planning strategies support or otherwise the stated purpose of social housing? Is there adequate access and services? Are there any site encumbrances that may constrain its use for the stated purpose? May social housing represent the site's highest and best use?*
- **Location, Site Amenities & Transport (25% weighting)** *i.e., will the site meet the needs of the housing association and its intended residents, including access to amenities, employment, community/social infrastructure and public transport*
- **Financial Feasibility & Development Delivery Timing (15%)** *i.e., if the site needs to be acquired or rezoned, who is responsible for the associated costs? Are there any site-specific construction, planning or other development-related issues identified that may materially impact the financial feasibility and/or delivery timing of a social housing development?*

EVALUATION SCORING GUIDE (5 = High / 1 = Low)

Score	EC1 - Ownership, Value & Availability
5	Council-owned, low value, vacant/development-ready land
4	Council-owned, low value land with minor encumbrances
3	Council-owned, high value land
2	Low value, third-party owned land, or land requiring rezoning
1	Crown Land, or high value, third-party owned land

Score	EC2 - Site Characteristics & Planning
5	Complimentary zoning and minimal, if any encumbrances & overlays
4	Complimentary or suitable zoning, with known/potential encumbrances
3	Material site encumbrances or issues
2	Requires rezoning and/or has material site encumbrances or issues
1	Does not and/or cannot accommodate social housing development

Score	EC3 - Location, Site Amenities & Transport
5	Prime CBD location, immediate to amenities and transport links
4	Central location, <u>not</u> immediate to amenities and transport links
3	Sub-optimal location at peripheries of CBD
2	Located away from key amenities but with accessible transport links
1	Not close to amenities or transport links

Score	EC4 - Financial Feasibility & Development Delivery Timing
5	Lower cost of land and development, no likely time impediments
4	Medium cost of land and development, no/minimal time impediments
3	High cost of land and/or development, potential time impediments
2	High cost of land and/or development, and known time impediments
1	High cost of land and development, and significant time impediments

Executive Summary

KEY PROJECT ASSUMPTIONS

In addition to the site inspections completed and the information reviewed (eg project and site-specific information provided by Council, such as titles, land values, and other publicly-available resources, such as mapping tools and statutory planning information), the site evaluations completed and documented herein have been informed by the following key assumptions, which have been developed by SEMZ in conjunction with Council, based on their respective, relevant knowledge and experience:

Key Assumption	Rationale / Reference / Source
The ideal site area is assumed to be between ~1,000 and ~3,000 sqm	<i>Based, primarily, upon the Applicants' Development Proposal for the ~2,500 sqm Subject Site (but, also, the potential cost of land to the developer and/or land contributor (eg Council) and the Applicants' ability to deliver built form density may be increased or decreased on a land parcel, as required, to achieve the desired development yield and financial outcome)</i>
Site should ideally be located close to amenities, services, employment and transport	<i>To afford the development and its residents the optimal opportunity to thrive</i>
The Applicants require land to be 'low or no cost' for their social housing developments to be feasible and to help secure funding for them	<i>The Applicants have emphasised that 'co-contribution of land' is an essential element of their funding model/s; "for Homes Victoria to fund projects, they require a co-contribution.....this can be in the form of land or cash.....some agencies provide cash through debt funding.....due to our focus on supporting older singles who's only source of income is typically the aged pension, we do not collect sufficient rent to allow debt to be serviced, let alone repaid. Hence the land co-contribution, in the manner proposed for the Maude / Nixon St proposal is critical. Without this co-contribution, the project could not proceed"</i>
Construction on the site must be able to commence within the next 12-18 months (max.)	<i>To enable the Applicants to (potentially) qualify for funding through The Social Housing Growth Fund (ie timing of commencement of construction is a condition of any application for funding)</i>
Council is committed to promoting and facilitating an increase in the supply of social housing	<i>Based on Council planning documents and strategies promoting the need for Social and Affordable Housing, and increased residential development in urban centres across Greater Shepparton, particularly the Shepparton CBD¹</i>
A social housing development broadly similar to the Applicants' Development Proposal would generally be a permitted (and encouraged) use in Residential Zones and the Activity Centre Zone	<i>The scope of the Applicants' Development Proposal (as developed to date) responds favourably to the objectives of the ACZ to: (i) attract more people to live in the CBD, and greatly increase the vibrancy and foot traffic throughout the area and to (ii) encourage innovative and sustainable contemporary design that will promote the principle of environmentally sustainable design. (ii) meets the ACZ's built form guidelines of higher-scaled built form making a more efficient use of the land in close proximity to the Maude Street Mall² Meanwhile, apartment development is also permitted in most residential zones, albeit subject to their respective requirements, such as height limits, setbacks, density, design and open space requirements</i>
Crown Land or land requiring rezoning to a suitable zone is <u>unsuitable</u> for the Applicants' Development Proposal	<i>Based on the likely timeframes required to (1) effect a sale/grant, lease and/or change of reservation/use designation and/or (2) achieve a rezoning (both are assumed to require approximately 18 months) (note: it is understood from Council that representatives of the State Government may also have assessed these same sites and concluded similarly)</i>

¹ Proposed sale of land (Maude/Nixon and Edward Streets Car Park) for Social Housing Purposes <https://shaping.greatershepparton.com.au/edward-st-affordable-housing>

² Agenda – Greater Shepparton City Council - Council Meeting – Item 12.8 Sale of Land – at 5 Edward Street, 115-121 Maude Street and 92 Nixon Street, Shepparton – Affordable Housing Proposal https://greatershepparton.com.au/assets/files/documents/governance/meetings/2021/12/Agenda_-_Council_Meeting_-_21_December_2021.pdf

Executive Summary

EVALUATION OUTCOMES

Evaluation of the 16 prospective sites using the evaluation criteria, weighting and scoring guide referenced herein delivered the outcomes shown in the table below, while further key conclusions are discussed overleaf:

EVALUATION CRITERIA			PROPERTY NUMBER															
No.	Description	Weighting	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16
			Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score
EC1	Ownership, Value & Availability	0.35	4	3	4	3	4	1	1	2	1	2	N/A	3	2	2	2	2
EC2	Site Characteristics & Planning	0.25	4	3	3	2	3	2	3	1	3	3	N/A	4	4	4	5	3
EC3	Location, Site Amenities & Transport	0.25	5	5	5	2	3	4	4	2	3	5	N/A	4	4	3	4	5
EC4	Financial Feasibility & Development Delivery Timing	0.15	3	3	3	3	3	2	2	1	2	2	N/A	3	2	2	2	2
WEIGHTED TOTAL			4.10	3.50	3.85	2.50	3.35	2.15	2.40	1.60	2.15	3.00	N/A	3.50	3.00	2.75	3.25	3.00
RANKING			1	3	2	11	5	13	12	15	13	7	16	3	7	10	6	7

Property #1 Nixon/Maude/Edward St Carpark

Property #2 Rowe/High St Carpark

Property #3 Edward Fryers Carpark

Property #4 294 McLennan St, Mooroopna

Property #5 Parkside Gardens

Property #6 Marungi St Carpark

Property #7 Karibok Park

Property #8 34 Mason St

Property #9 18 Purcell St, Shepparton Railway Station Precinct

Property #10 Former CFA Site

Property #11 Former Mooroopna Secondary College

Property #12 Welsford St Carpark

Property #13 Wyndham/Sobraon St

Property #14 Former Pizza Hut

Property #15 20 Hoskin St

Property #16 Maude/Vaughan St Carpark

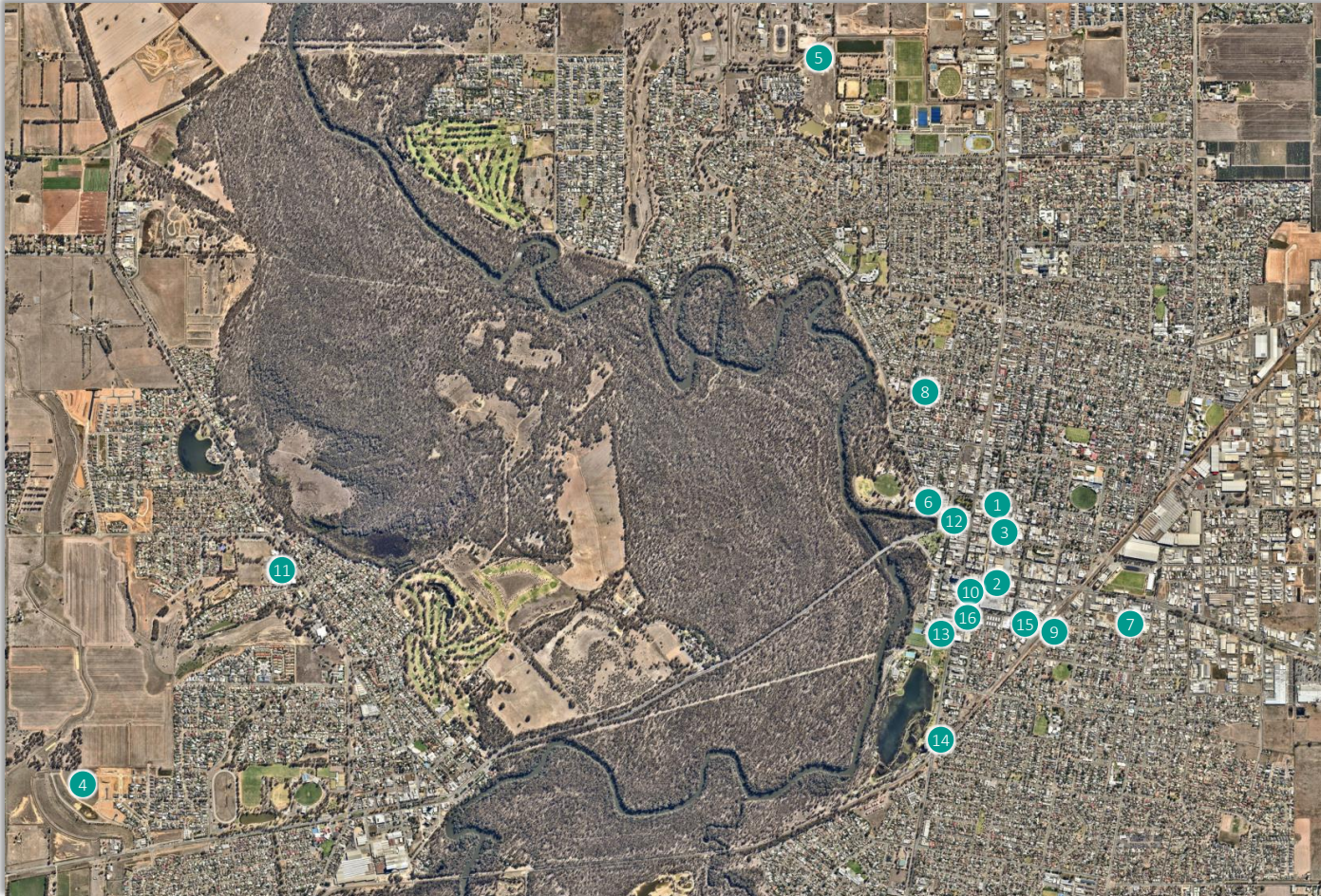
Executive Summary

KEY EVALUATION CONCLUSIONS

The following conclusions may be drawn from the *Evaluation Outcomes*:

- **Of the sites assessed, the Subject Site at 5 Edward Street, 115-121 Maude Street and 92 Nixon Street appears the most suitable to accommodate/allow for commencement of construction of a social housing development, like the Applicants' Development Proposal, within the next 12-18 months, primarily because it:**
 - is Council-owned and therefore (assumed to be) available for development on a timely basis
 - is in a prime location, and currently underdeveloped; and rights to the airspace above the ground level car park are of relatively low value to Council, both financially and strategically (thus, even if they needed to be acquired by the Applicant - not gifted – the requisite cost may not impact the proposed development's feasibility to the extent some of the other sites may)
 - is located within the Activity Centre Zone, the objectives of which would be met by the development
 - appears constrained only by:
 - the need for a built form design that addresses the concerns of the local community and residents, such as overlooking, overshadowing, height, setbacks and landscaping, access (all of which would form part of the requisite planning approval process)
 - the higher delivery cost associated with developing above a ground floor use that is to be retained
- Of the sites considered that have similar features to the Subject Site, (ie CBD sites in the Activity Centre Zone currently occupied by ground level car parks):
 - some may be considered too large (#2 Rowe/High St Carpark, and #16 Maude/Vaughan St Carpark) and others may be too small (#3 Edward Fryers Car Park and Council's owned land at site #12 Welsford St Car Park), based on the development currently proposed
 - those that may be too large are logically of higher financial value (and most likely strategic value) to Council (or in the case of #16, its owner) – that is to say, using them for social housing may not be their highest and best use, or close to that).
- of the other sites deemed unsuitable:
 - most are evaluated that way simply on the basis of their current third-party ownership (private, authority or Crown) and consequent requirement for significant time (>12 months) and/or cost to acquire them and make available
 - some are in sub-optimal or unsuitable locations (distant from amenities, transport, employment).

Map of Assessed Properties



- Property #1** – Nixon/Maude/Edward St Carpark
 - Property #2** – Rowe/High St Carpark
 - Property #3** – Edward Fryers Carpark
 - Property #4** – 294 McLennan St, Mooroopna
 - Property #5** – Parkside Gardens
 - Property #6** – Marungi St Carpark
 - Property #7** – Karibok Park
 - Property #8** – 34 Mason Street
 - Property #9** – 18 Purcell St, SRSP
 - Property #10** – Former CFA Site
 - Property #11** – Former Mooroopna Secondary College
 - Property #12** – Welsford St Carpark
 - Property #13** – Wyndham/Sobraon St
 - Property #14** – Former Pizza Hut
 - Property #15** – 20 Hoskin Street, SRSP
 - Property #16** – Maude/Vaughan St Carpark
- *SRSP – Shepparton Railway Station Precinct*

Property #1: Nixon, Maude, Edward St Car Park (Subject Site)

Overview	
Address(es)	[115-121 Maude St], [92 Nixon St], [5 Edward St], Shepparton VIC 3630
Land Area Information	Land 2,550 sqm
Registered Proprietor	Council
Current Occupancy / Use	Council Car Park
Availability for Social Housing Use	<ul style="list-style-type: none"> Subject to any requirement to relocate/replenish existing council parking Potential use of airspace above car park
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	Bus 75m

Title & Planning	
Zoning	Activity Centre Zone (ACZ1)
Planning Overlays	Parking Overlay - PO1
Encumbrances, Easements & Notices	Right of carriage way over Edward St and roads reserved

Site Description & Location	
<ul style="list-style-type: none"> The site is centrally located in Shepparton CBD at the junction of Nixon & Maude Streets, connecting through to Edward Street to the south Immediate neighbouring land uses include the ACE Secondary College, law offices, healthcare services, a church, and mainly conventional residential dwellings The site is a block (~180m) from Fryers St retail strip, providing easy access to shops and restaurants, and in close proximity to bus routes along Nixon St and Wyndham St. 	



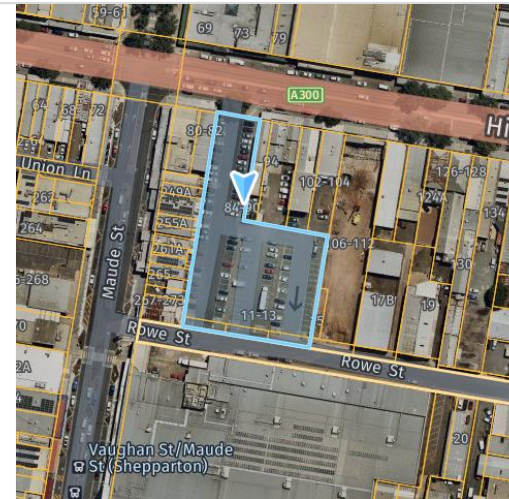
Evaluation Summary Total Weighted Score = 4.1/5	
<p>OWNERSHIP, VALUE & AVAILABILITY (35%) SCORE: 4/5 <i>Subject to resolution on any requirement to relocate or otherwise replenish the existing car park provision, Council's unencumbered ownership and its relatively low value indicate its timely availability and likely suitability for development of social housing.</i></p>	<p>SITE'S CHARACTERISTICS & PLANNING (25%) SCORE: 4/5 <i>Its smaller size, zoning and lack of planning and/or title encumbrances respond well to the project requirements, while the use of CBD air rights aligns with broader Council strategy. However, built form design will need to carefully consider and integrate with surrounding uses.</i></p>
<p>LOCATION, SITE AMENITIES & TRANSPORT (25%) SCORE: 5/5 <i>Prime location in the heart of the CBD, with immediate access to amenities, transport and employments, as is sought by the Applicants.</i></p>	<p>FINANCIAL FEASIBILITY & DEVELOPMENT DELIVERY TIMING (15%) SCORE: 3/5 <i>Design and delivery of built form within airspace and within the CBD network would typically attract additional costs (eg access, traffic management) and carry greater risk (eg program/timing).</i></p>

Property #2: Rowe/High St Car Park

Overview	
Address(es)	84-90 High St, Shepparton VIC 3630
Land Area Information	Land 3,913sqm
Registered Proprietor	Council
Current Occupancy / Use	Council Car Park
Availability for Social Housing Use	<ul style="list-style-type: none"> Subject to any requirement to relocate/replenish existing council parking Potential use of airspace above car park
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	Bus 200m

Title & Planning	
Zoning	Activity Centre Zone (ACZ1)
Planning Overlays	Parking Overlay – PO1
Encumbrances, Easements & Notices	Carriageway 6m & 4.8m in width; Pipeline/Ancillary easement (Goulburn Valley Region Water Authority)

Site Description & Location	
<ul style="list-style-type: none"> Significant site located in the southern boundary of central Shepparton, close to the junction of commercial precincts, High St & Maude St The site neighbours and has direct access to key retail amenities, such as Coles, Kmart, Target, Telstra Buildings to the western boundary benefit from immediate rear access to parking and the site, although no carriageway easement for this area of the site appears to exist 3-storey police office building with basement parking under construction immediately to the east. Close proximity to amenities in central Shepparton, and bus links. 	



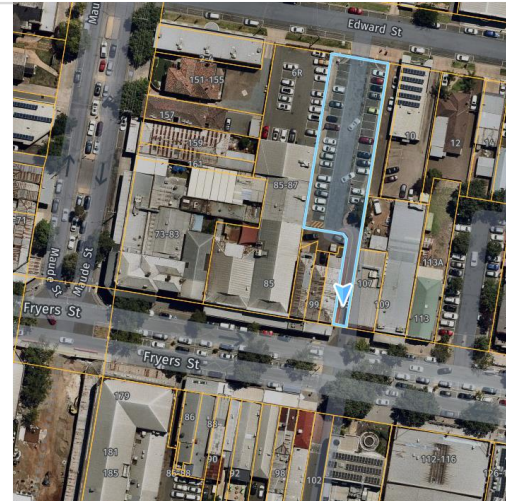
Evaluation Summary Total Weighted Score = 3.5/5	
<p>OWNERSHIP, VALUE & AVAILABILITY (35%) SCORE: 3/5 <i>Whilst currently underutilised, its high financial and strategic value to Council, coupled with its significant size and prominent location, suggest developing it only for social housing would represent undercapitalisation.</i></p>	<p>SITE'S CHARACTERISTICS & PLANNING (25%) SCORE: 3/5 <i>While site's scale and planning controls offer a range of options (subject to dealing with the existing use) and using its airspace would align with Council strategy for the zone, limiting/dedicating its use to social housing would compromise its future potential/opportunity.</i></p>
<p>LOCATION, SITE AMENITIES & TRANSPORT (25%) SCORE: 5/5 <i>Prime location in the heart of the CBD, with immediate access to amenities, transport and employments, as is sought by the Applicants.</i></p>	<p>FINANCIAL FEASIBILITY & DEVELOPMENT DELIVERY TIMING (15%) SCORE: 3/5 <i>Design and delivery of built form within airspace and within the CBD network would typically attract additional costs (eg access, traffic management) and carry greater risk (eg program/timing).</i></p>

Property #3: Edward Fryers Car Park

Overview	
Address(es)	103 Fryers St, Shepparton VIC 3630
Land Area Information	Land 1,359sqm
Registered Proprietor	Council
Current Occupancy / Use	Council Car Park
Availability for Social Housing Use	<ul style="list-style-type: none"> Subject to any requirement to relocate/replenish existing council parking Potential use of airspace above car park
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	Bus 200m

Title & Planning	
Zoning	Activity Centre Zone (ACZ1)
Planning Overlays	Heritage Overlay – HO160 on Fryers entrance strip; Parking Overlay – PO1
Encumbrances, Easements & Notices	None identified

Site Description & Location	
<ul style="list-style-type: none"> Located in central Shepparton along the Fryers St retail strip, providing convenient access to retail, health and other amenities, community/public outdoor spaces on the pedestrianised portion of Maude St, the Fryers St Market and GO TAFE The site is located a ~two-block walk, or a one stop bus trip away from Target and Kmart department stores, and a Coles supermarket Bus links on Corio St, Fryers St & Wyndham St 	



Evaluation Summary | Total Weighted Score = 3.85/5

OWNERSHIP, VALUE & AVAILABILITY (35%)
SCORE: 4/5
 Council's ownership of the site is assumed to allow for timely availability for development purposes, subject to requirement for relocation/replenishment of existing council parking & use of air rights.

SITE'S CHARACTERISTICS & PLANNING (25%)
SCORE: 3/5
 While the site's planning/title context and potential for use of airspace align to project requirements, Council strategy, its likely (but unproven) the site's developable area and dimensions may not accommodate a feasible low-rise development in its airspace.

LOCATION, SITE AMENITIES & TRANSPORT (25%)
SCORE: 5/5
 Prime location in the heart of the CBD, with immediate access to amenities, transport and employments, as is sought by the Applicants.

FINANCIAL FEASIBILITY & DEVELOPMENT DELIVERY TIMING (15%)
SCORE: 3/5
 Design and delivery of built form within airspace and within the CBD network would typically attract additional costs (eg access, traffic management) and carry greater risk (eg program/timing).

Property #4: 294 McLennan Street, Mooroopna

Overview	
Address(es)	294 McLennan St, Mooroopna VIC 3629
Land Area Information	Land ~41,000sqm
Registered Proprietor	Council
Current Occupancy / Use	Vacant
Availability for Social Housing Use	Subject to rezoning
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	Bus ~1.5km (currently)

Title & Planning	
Zoning	Farming Zone (FZ1)
Planning Overlays	Development Contributors Plan Overlay (DCPO3); Development Plan Overlay (DPO14); Land Subject to Inundation Overlay (LSIO); Specific Controls Overlay (SCO3)
Encumbrances, Easements & Notices	Water supply and drainage easements

Site Description & Location	
<ul style="list-style-type: none"> Currently an englobo greenfield site located on the outskirts of Mooroopna on the northern side of the McLennan St/Midland Highway Farming Zone, but a planning scheme amendment/rezoning is currently being prepared (which is assumed to require 18 months, potentially longer) ~25-min walk/ 5-min drive to central Mooroopna and the closest amenities; nearest public transport link is understood to be a bus stop ~1.5km south within an existing residential area (ie. access to which necessitates crossing the Midland Highway, where there is no safe crossing nearby). 	



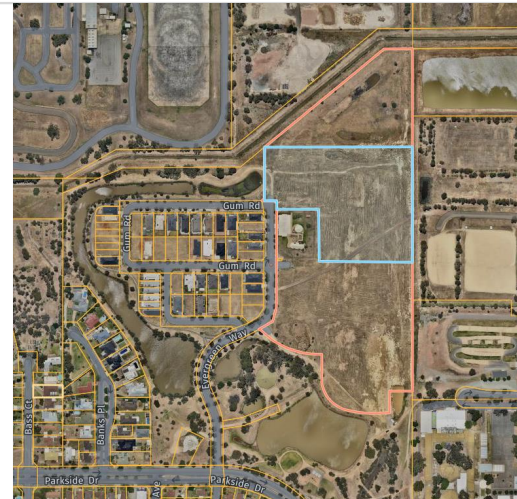
Evaluation Summary Total Weighted Score = 2.5/5	
<p>OWNERSHIP, VALUE & AVAILABILITY (35%) SCORE: 3/5 <i>While Council owns the site, the timing of its availability for development purposes and its value to Council upon rezoning (and, by extension, the costs/value attributable to the portion of land that would be required for the development of social housing) is uncertain.</i></p>	<p>SITE'S CHARACTERISTICS & PLANNING (25%) SCORE: 2/5 <i>Rezoning (eg to General Residential Zone) is required to enable social housing as a development option for this site, which is unlikely to be completed within the next 12 months. The site is more suitable for traditional house & land offerings, rather than the type of apartment development proposed by the Applicants</i></p>
<p>LOCATION, SITE AMENITIES & TRANSPORT (25%) SCORE: 2/5 <i>Outlying location that does not currently provide convenient access to amenities, transport - while it is assumed these will be progressively developed with the accompanying new housing, delivery timing is unknown.</i></p>	<p>FINANCIAL FEASIBILITY & DEVELOPMENT DELIVERY TIMING (15%) SCORE: 3/5 <i>It is unclear if any of the significant costs associated with the rezoning and required servicing of this site would need to be passed on to an incoming developer.</i></p>

Property #5: Parkside Gardens

Overview	
Address(es)	45 Parkside Drive, Shepparton VIC 3630
Land Area Information	Land ~30,000sqm
Registered Proprietor	Council
Current Occupancy / Use	Vacant
Availability for Social Housing Use	Subject to an agreement with Council (as the landowner), noting that the site was always envisaged for a general residential use
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	Bus 500m

Title & Planning	
Zoning	General Residential Zone (GRZ1)
Planning Overlays	Development Plan Overlay (DPO7); Land Subject to Inundation Overlay (LSIO); Specific Controls Overlay (SCO1 & SCO3)
Encumbrances, Easements & Notices	Encumbering easements (electricity supply, sewerage, pipeline/ancillary, powerline) along eastern border

Site Description & Location	
<ul style="list-style-type: none"> Englobo greenfield site located to the north-west of central Shepparton, which neighbours the Bangerang Cultural Centre, a residential cluster, and former Wanganui High School (earmarked to remain as a school site) The site forms part of a larger undeveloped parcel of land (~4ha) Nearest supermarket and complimentary retail amenity is ~2.5km east on Goulburn Valley Highway ~7-min walk to the nearest bus stop on Parkside Dr, which provides access to North Shepparton Community and Learning centre, sports facilities and bus exchange options into central Shepparton. 	



Evaluation Summary Total Weighted Score = 3.35/5	
<p>OWNERSHIP, VALUE & AVAILABILITY (35%) SCORE: 4/5 <i>While Council's ownership of the site is assumed to allow for its timely availability for development purposes, the costs/value attributable to the portion of land that would be required for social housing is uncertain.</i></p>	<p>SITE'S CHARACTERISTICS & PLANNING (25%) SCORE: 3/5 <i>While the site's zoning generally requires the delivery of housing, its mandatory height limits and other controls promote traditional house & land offerings, rather than high-density apartment development.</i></p>
<p>LOCATION, SITE AMENITIES & TRANSPORT (25%) SCORE: 3/5 <i>Outlying location that does not currently provide convenient access to amenities but has transport links within a 7-min walk - while it is assumed these will be progressively developed with the accompanying new housing, delivery timing is unknown.</i></p>	<p>FINANCIAL FEASIBILITY & DEVELOPMENT DELIVERY TIMING (15%) SCORE: 3/5 <i>In addition to the unknown cost of the land that may be apportioned to social housing, it is not known which of and how much the planning overlays may materially impact the feasibility of any development on the site.</i></p>

Property #6: Marungi St Car Park

Overview	
Address(es)	36-50 Marungi St, Shepparton VIC 3630 Crown Allot. 1E Sec. R TOWNSHIP OF SHEPPARTON
Land Area Information	Land 5,260sqm
Registered Proprietor	CROWN LAND – Reservation: Temporary Public Purposes (Car Park) Crown Land Administrator: Greater Shepparton City Council
Current Occupancy / Use	Council Car Park
Availability for Social Housing Use	Subject to an agreement (eg Crown Grant, Long Term Lease, etc.) being reached to transfer the land, and subject to its rezoning
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	Bus 450m
Title & Planning	
Zoning	Public Use-Local Government (PUZ6)
Planning Overlays	Bushfire Management Overlay (BMO); Land Subject to Inundation Overlay (LSIO); Identified as an area of Aboriginal Cultural Heritage Sensitivity
Encumbrances, Easements & Notices	None identified
Site Description & Location	
<ul style="list-style-type: none"> Located to the west of central Shepparton behind council offices, servicing Princess Park and neighbouring the Shepparton Library to the east and a mix of residential dwellings and low scale commercial uses to the north Walking distance (~6-min walk) to Wyndham & Fryers St for services and amenities Bus links along Wyndham St/Goulburn Valley Highway 	



Evaluation Summary | Total Weighted Score = 2.15/5

**OWNERSHIP, VALUE & AVAILABILITY (35%)
SCORE: 1/5**

Given its current: use, high \$ value, prominent civic location zoning and ownership (as well as its various planning controls, which may constrain any form of development), we consider this site is highly unlikely to be available for social housing within the foreseeable future.

**SITE'S CHARACTERISTICS & PLANNING (25%)
SCORE: 2/5**

Refer comments opposite regarding zoning and planning controls.

**LOCATION, SITE AMENITIES & TRANSPORT (25%)
SCORE: 4/5**

Good location in central Shepparton, with convenient access to amenities, community infrastructure and public transport.

**FINANCIAL FEASIBILITY & DEVELOPMENT DELIVERY TIMING (15%)
SCORE: 2/5**

As outlined above, aside from recognising the land's current value, there would be significant cost associated with seeking to enable the site to be made available and used for social housing purposes.

Property #7: Karibok Park

Overview	
Address(es)	131 Vaughan St, Shepparton VIC 3630 <i>Crown Allot. 3 Sec. 28B TOWNSHIP OF SHEPPARTON</i>
Land Area Information	Land ~5,380sqm
Registered Proprietor	CROWN LAND – <i>Reservation: Temporary - Park and Recreation</i> Crown Land Administrator: Greater Shepparton City Council
Current Occupancy / Use	Drainage Basin
Availability for Social Housing Use	Subject to an agreement (eg Crown Grant, Long Term Lease, etc.) being reached to transfer the land
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	Bus 300m / Train 450m

Title & Planning	
Zoning	Activity Centre Zone (ACZ1)
Planning Overlays	None identified
Encumbrances, Easements & Notices	None identified

Site Description & Location	
<ul style="list-style-type: none"> Located in the eastern side of Shepparton, in an area of both semi-industrial and residential precincts The site has close access to amenities such as a supermarket, bus routes along Archer St, and walking distance to Shepparton Railway Station There are multiple proposed social housing projects close to this site The specific area of the land identified for assessment comprises its vacant western portion, which features (what we understand is) a deep drainage basin (refer picture), which was left exposed following demolition of the previous improvements. 	



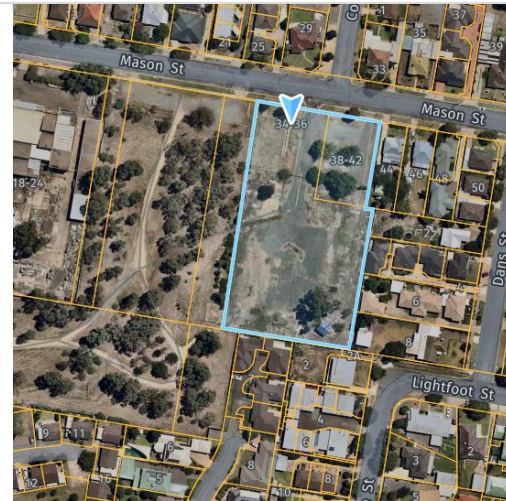
Evaluation Summary Total Weighted Score = 2.4/5	
<p>OWNERSHIP, VALUE & AVAILABILITY (35%) SCORE: 1/5</p> <p><i>On account of its current ownership/reservation and drainage basin, this site is unlikely to be available for social housing purposes at any time within the next 2-3 years.</i></p>	<p>SITE'S CHARACTERISTICS & PLANNING (25%) SCORE: 3/5</p> <p><i>While the zoning would support social housing and there are no known planning controls or encumbrances constraining its development, due diligence on the site may be required to assess the opportunity, risk and cost of building above, or on top of the drainage basin.</i></p>
<p>LOCATION, SITE AMENITIES & TRANSPORT (25%) SCORE: 4/5</p> <p><i>Suitable site for social housing, with good access to amenities, public transport and employment.</i></p>	<p>FINANCIAL FEASIBILITY & DEVELOPMENT DELIVERY TIMING (15%) SCORE: 2/5</p> <p><i>Aside from recognising the land's current value, there would be significant cost associated with changing site ownership and, as above, there may higher than normal costs associated with developing it.</i></p>

Property #8: Mason Street

Overview	
Address(es)	34-42 Mason St, Shepparton VIC 3630
Land Area Information	Land ~8,075sqm
Registered Proprietor	Authority
Current Occupancy / Use	Vacant across majority of the lot; Water Tank at south-east corner
Availability for Social Housing Use	Subject to agreement with current owner
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	Bus 350m

Title & Planning	
Zoning	Residential Growth Zone (RGZ1)
Planning Overlays	Identified as a designated Bushfire Prone Area
Encumbrances, Easements & Notices	Significant encumbering easements for (what we understand is) pipelines/ancillary purposes

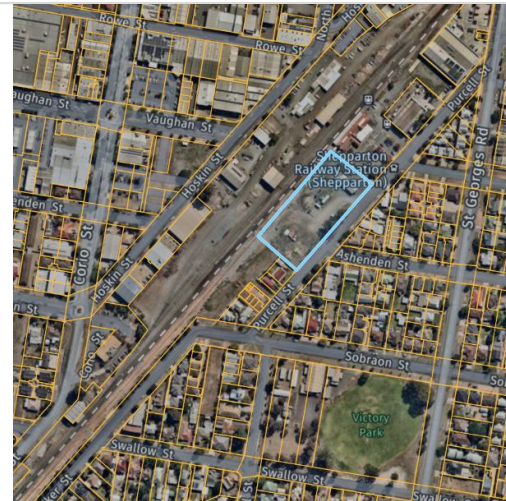
Site Description & Location	
<ul style="list-style-type: none"> Located north-east of central Shepparton, in a predominantly residential neighbourhood A water pump station occupies the south-east corner of the lot, with a significant easement registered on title for associated pipelines (assumed still to be active, but this is not confirmed). Existing trees could also potentially inhibit any development The site to the west was a former tip (now a reserve), indicating potential risk in ground conditions (eg soil quality, contamination) Closest bus route runs along nearby The Boulevard (~5-min walk) 	



Evaluation Summary Total Weighted Score = 1.6/5	
<p>OWNERSHIP, VALUE & AVAILABILITY (35%) SCORE: 2/5 Assumed unavailable unless/until an agreement could be reached with the owner.</p>	<p>SITE'S CHARACTERISTICS & PLANNING (25%) SCORE: 1/5 While the zoning may support social housing, a more detailed assessment of the site would be required to ascertain the status of/requirements in relation to the pump station, the associated pipelines/easements, in-ground and bushfire risks.</p>
<p>LOCATION, SITE AMENITIES & TRANSPORT (25%) SCORE: 2/5 The location of the site is somewhat isolated from key amenities, which would necessitate the public transport services situated ~5 mins from the site.</p>	<p>FINANCIAL FEASIBILITY & DEVELOPMENT DELIVERY TIMING (15%) SCORE: 1/5 Potential for significant incremental development costs considering the findings noted above, and potential costs associated with transfer/acquisition.</p>

Property #9: Shepparton Railway Station Precinct

Overview	
Address(es)	12 Purcell St, Shepparton VIC 3630
Land Area Information	Land ~8,060sqm
Registered Proprietor	Authority
Current Occupancy / Use	Not specified (but understood to be reserved for car parking)
Availability for Social Housing Use	<ul style="list-style-type: none"> Subject to agreement with owner/ current tenancy Subject to finalisation/implementation of the Shepparton Railway Precinct Master Plan (May 2017)
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	Bus 50m / Train 50m
Title & Planning	
Zoning	Mixed Use Zone (MUZ) and/or Transport Zone (TRZ1) <i>(site boundaries subject to finalisation of masterplan)</i>
Planning Overlays	Development Plan Overlay (DPO17), Environment Audit Overlay (EAO), Heritage Overlay (HO91 & HO362), Parking Overlay (PO1), Specific Controls Overlay (SCO14)
Encumbrances, Easements & Notices	None identified
Site Description & Location	
<ul style="list-style-type: none"> Authority-owned site that forms part of the railway station precinct, which is located to the south-east of central Shepparton, and backs on to a residential area ~7-min walk to amenities, such as Woolworths supermarket and other retail offerings Immediate access to both bus (Purcell St bus stop) and Train 	



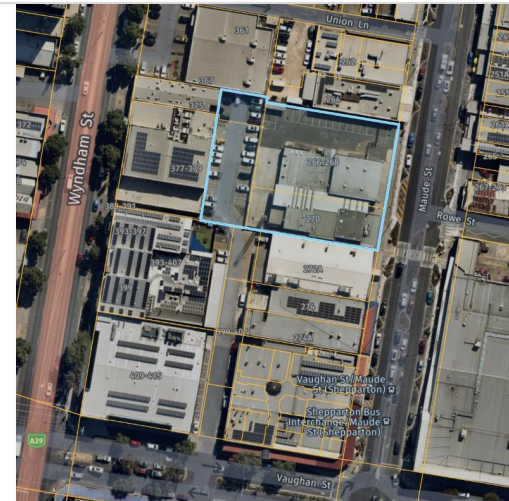
Evaluation Summary Total Weighted Score = 2.15/5	
<p>OWNERSHIP, VALUE & AVAILABILITY (35%) SCORE: 1/5</p> <p><i>Assumed unavailable unless/until an agreement could be reached with the owning authority, noting it may also already be earmarked to be reserved/allocated for Car Parking purposes.</i></p>	<p>SITE'S CHARACTERISTICS & PLANNING (25%) SCORE: 3/5</p> <p><i>While the zoning may support social housing, its immediate proximity to train lines makes this use unlikely. A variety of planning overlays present complexity for design and development planning.</i></p>
<p>LOCATION, SITE AMENITIES & TRANSPORT (25%) SCORE: 3/5</p> <p><i>The site is within short walking distance to amenities, transport and employment.</i></p>	<p>FINANCIAL FEASIBILITY & DEVELOPMENT DELIVERY TIMING (15%) SCORE: 2/5</p> <p><i>Despite its low value, there is the potential for significant incremental development costs when considering the planning controls, associated risks, and potential costs associated with any transfer/acquisition.</i></p>

Property #10: Former CFA Site

Overview	
Address(es)	266-270 Maude St, Shepparton VIC 3630
Land Area Information	Land ~3,350sqm
Registered Proprietor	Authority
Current Occupancy / Use	Former CFA station, current use not specified
Availability for Social Housing Use	Subject to agreement with the current owner/ occupier
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	Bus 120m

Title & Planning	
Zoning	Activity Centre Zone (ACZ1)
Planning Overlays	Parking Overlay (PO1) Identified as a designated bushfire prone area
Encumbrances, Easements & Notices	None identified

Site Description & Location	
<ul style="list-style-type: none"> Located within central Shepparton on Maude St, with car parking to the west of the property accessible via laneway Immediate neighbouring uses include retail shops and eateries. Further amenities, including Kmart and Coles stores, and social services, are located within ~300m Former/recent use as a fire station indicates potential risk of PFAS contamination (but unknown at this time) The site has access to several bus routes along Maude Street, with the nearest stop ~1-min walk. 	



Evaluation Summary Total Weighted Score = 3/5	
<p>OWNERSHIP, VALUE & AVAILABILITY (35%) SCORE: 2/5 <i>Assumed unavailable for social housing or any other Council-led development unless/until an agreement is reached with the owning authority. The site represents a significant strategic holding within the CBD.</i></p>	<p>SITE'S CHARACTERISTICS & PLANNING (25%) SCORE: 3/5 <i>While the zoning may support social housing and the existing buildings may also be able to be repurposed, further site due diligence is required to assess this and the potential PFAS-related risks.</i></p>
<p>LOCATION, SITE AMENITIES & TRANSPORT (25%) SCORE: 5/5 <i>Prominent location within walking distance to amenities, transport and employment.</i></p>	<p>FINANCIAL FEASIBILITY & DEVELOPMENT DELIVERY TIMING (15%) SCORE: 2/5 <i>Despite its relatively low value, as above, there is potential risk of significant incremental development costs, over and above the costs associated with any transfer/acquisition of the land from the current owner.</i></p>

Property #11: Former Mooroopna Secondary College

Overview	
Address(es)	141-179 Echuca Rd, Mooroopna VIC 3629
Land Area Information	101,200 sqm
Registered Proprietor	State Government
Current Occupancy / Use	Reserved
Availability for Social Housing Use	Not available – reserved for school purposes
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	-

Title & Planning	
Zoning	Urban Floodway Zone (UFZ), Public Use Zone – Education (PUZ2)
Planning Overlays	Floodway Overlay (FO), Land Subject to Inundation Overlay (LSIO), Specific Controls Overlay (SCO3)
Encumbrances, Easements & Notices	Easements to Shire of Rodney & Mooroopna Waterboard

Site Description & Location	
SITE IS NO LONGER CONSIDERED AVAILABLE FOLLOWING RECENT ANNOUNCEMENT THAT IT IS TO BE USED FOR EDUCATION PURPOSES	



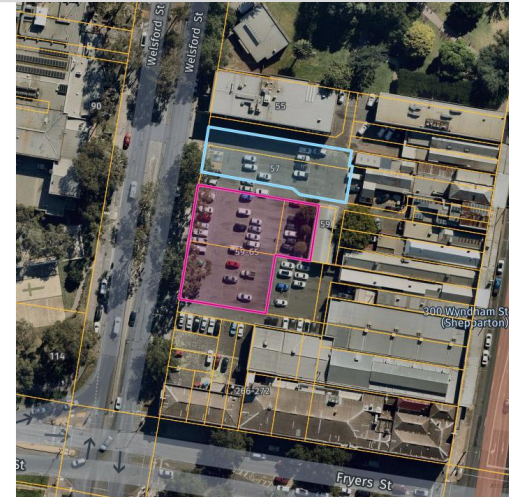
Evaluation Summary Total Weighted Score = N/A	
<ul style="list-style-type: none"> ▪ SITE IS NO LONGER CONSIDERED AVAILABLE FOLLOWING RECENT ANNOUNCEMENT THAT IT IS TO BE USED FOR EDUCATION PURPOSES. ▪ PLEASE REFER TO THIS ARTICLE: https://www.sheppnews.com.au/news/merlino-flags-future-plans-for-former-school-sites/ 	

Property #12: Welsford St Car Park

Overview	
Address(es)	56-59 & 57 Welsford St, Shepparton VIC 3630
Land Area Information	<ul style="list-style-type: none"> 57 (Blue Outline) → Land 840sqm 56-59 (Pink Outline) → Land 1,430sqm
Registered Proprietor	<ul style="list-style-type: none"> 57 (Blue Outline) → Council 56-59 (Pink Outline) → Private Owner
Current Occupancy / Use	Council Car Park
Availability for Social Housing Use	<ul style="list-style-type: none"> Potentially subject to an agreement with adjoining owner/ current joint occupier of car park Potential use of airspace
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	Bus 350m

Title & Planning	
Zoning	Activity Centre Zone (ACZ1)
Planning Overlays	Bushfire Management Overlay (BMO1), Parking Overlay (PO1), Identified as an area of Aboriginal culture heritage sensitivity
Encumbrances, Easements & Notices	Easement & Right of Carriageway

Site Description & Location	
<ul style="list-style-type: none"> Located in the north-east of Shepparton CBD, opposite the Council's offices The impacts, if any, of the easement/s registered on these titles requires clarification Main commercial strips of Fryers St and Wyndham St to the south-east, making the site within walking distance to key amenities. The site is also situated two public green spaces, Gardens and Monash Park. The closest bus stop is on Wyndham St, a ~5-min walk from the site. 	



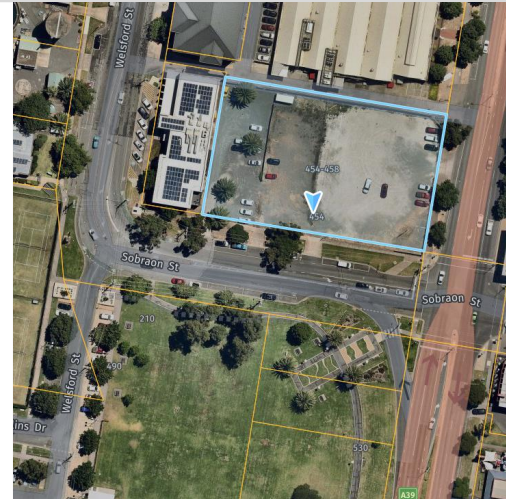
Evaluation Summary Total Weighted Score = 3.5/5	
<p>OWNERSHIP, VALUE & AVAILABILITY (35%) SCORE: 3/5 <i>As noted/shown, Council owns only the smaller of the two sites that comprise this car park, hence further assessment may be required to assess the value, availability and overall suitability of this site for social housing purposes.</i></p>	<p>SITE'S CHARACTERISTICS & PLANNING (25%) SCORE: 4/5 <i>While the zoning may support social housing, the Council site on its own may be too small and the potential impact of carriageway easement/s requires clarification. Additionally, we note the immediate adjacency of a gaming venue may deter housing providers and compromise planning/Govt funding opportunities</i></p>
<p>LOCATION, SITE AMENITIES & TRANSPORT (25%) SCORE: 4/5 <i>Good location in central Shepparton, with convenient access to amenities, employment and transport.</i></p>	<p>FINANCIAL FEASIBILITY & DEVELOPMENT DELIVERY TIMING (15%) SCORE: 3/5 <i>Acquisition of some or all of the adjoining site may be necessary for Council to establish a sufficient land area.</i></p>

Property #13: Wyndham/Sobraon St

Overview	
Address(es)	454-458 Wyndham St, Shepparton VIC 3630
Land Area Information	Land 3,840sqm
Registered Proprietor	Private Owner
Current Occupancy / Use	Unmarked Car Park
Availability for Social Housing Use	Subject to agreement with owner/ current tenancy
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	Bus 350m

Title & Planning	
Zoning	Activity Centre Zone (ACZ1)
Planning Overlays	Floodway Overlay (FO), Land Subject to Inundation (LSIO), Parking Overlay (PO1)
Encumbrances, Easements & Notices	None identified

Site Description & Location	
<ul style="list-style-type: none"> Located to the south of Shepparton CBD, the site is situated at the junction of Wyndham & Sobraon St The site neighbours markets/supermarkets to the north, hotel accommodation to the west, and directly opposite to the east is an entertainment facility, the Shepparton which contains pokies, a TAB To the south of the site is an open community area with vast green spaces and recreational amenities Bus routes are a block away on Maude St, with the closest bus stop within a 5-min walk It is understood the site has a planning approval for a ~5,000sqm (2-storey) office + 5,000sqm (2-storey) apartment block. 	



Evaluation Summary Total Weighted Score = 3/5	
<p>OWNERSHIP, VALUE & AVAILABILITY (35%) SCORE: 2/5 <i>Enabling this large, high value site for social housing purposes would necessitate acquiring some or all of the land through agreement with the current owner. Given its current value, this is highly unlikely.</i></p>	<p>SITE'S CHARACTERISTICS & PLANNING (25%) SCORE: 4/5 <i>The zoning should support social housing and the planning controls are unlikely to constrain development of it. However, we note the immediate proximity of a gaming venue may deter housing providers and compromise planning/Govt funding opportunities.</i></p>
<p>LOCATION, SITE AMENITIES & TRANSPORT (25%) SCORE: 4/5 <i>The site is well located in central Shepparton with good access to amenities, transport, employment and recreation.</i></p>	<p>FINANCIAL FEASIBILITY & DEVELOPMENT DELIVERY TIMING (15%) SCORE: 2/5 <i>Delivery of social housing on the site by acquiring an interest in the land or partnering with the landowner on its approved development is assumed to be unfeasible for the Applicants due to the current land value.</i></p>

Property #14: Former Pizza Hut

Overview	
Address(es)	525-535 Wyndham St, Shepparton VIC 3630
Land Area Information	Land 3,925sqm
Registered Proprietor	Private Owner
Current Occupancy / Use	Vacant (former building recently demolished)
Availability for Social Housing Use	Subject to Agreement w owner/ current tenancy
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	Bus 500m

Title & Planning	
Zoning	Activity Centre Zone (ACZ1)
Planning Overlays	Land Subject to Inundation Overlay (LSIO), Parking Overlay (PO), Specific Controls Overlay (SCO14)
Encumbrances, Easements & Notices	Removed from Public Version due to privacy

Site Description & Location	
<ul style="list-style-type: none"> Located to the south of central Shepparton, the site sits on a triangular plot on the confluence of Wyndham St and Goulburn Valley rail tracks (railway crossing present) Neighbouring land uses are predominantly recreational, with Lake Victoria Park and Shepparton Art Museum adjacent to the site, as well as tourist accommodation Lacks direct access to key amenities, and the nearest bus stop is on Maude Street, a ~6-min walk. 	



Evaluation Summary Total Weighted Score = 2.75/5	
<p>OWNERSHIP, VALUE & AVAILABILITY (35%) SCORE: 2/5 <i>The site is currently available for lease, with the owner proposing to marketing a willingness to consider all proposals for land use and development. However, assuming ownership at a value that could support a social housing development is highly unlikely.</i></p>	<p>SITE'S CHARACTERISTICS & PLANNING (25%) SCORE: 4/5 <i>The zoning should support social housing and the planning controls are unlikely to significantly constrain development of it. However, given its proximity to the rail line and to significant civic/community assets, its use for housing is unlikely to be its highest and best use.</i></p>
<p>LOCATION, SITE AMENITIES & TRANSPORT (25%) SCORE: 3/5 <i>Despite being close to a prominent residential neighbourhood, the site lacks in walkability to amenities, thus the bus service may be necessary to access them.</i></p>	<p>FINANCIAL FEASIBILITY & DEVELOPMENT DELIVERY TIMING (15%) SCORE: 2/5 <i>The opportunity to deliver social housing on the site by acquiring an interest in the site, or leasing it, is assumed to be unfeasible for the Applicants due to the current land value.</i></p>

Property #15: Hoskin Street, Shep Railway Stn. Pct.

Overview	
Address(es)	20 Hoskin St, Shepparton VIC 3630
Land Area Information	Land 4,165sqm
Registered Proprietor	Private Owner
Current Occupancy / Use	Development Ongoing
Availability for Social Housing Use	Subject to negotiation
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	Bus 220m

Title & Planning	
Zoning	Activity Centre Zone (ACZ1)
Planning Overlays	Parking Overlay (PO1)
Encumbrances, Easements & Notices	Easement Identified but purpose and status unknown/unclear

Site Description & Location	
<ul style="list-style-type: none"> Located to the south of central Shepparton, close to the western side of the city's railway station. Immediate neighbouring land uses are predominantly service workshops and supply stores The site is a convenient ~4-min walk along Vaughn St to amenities that include Kmart and Coles stores Bus routes are available to the west on Corio St, and another block away on Maude St, with the nearest bus stop within a ~3-min walk It is understood that a community housing provider may be in discussions with the landowner over a proposed partnership to develop social and/or affordable housing. 	



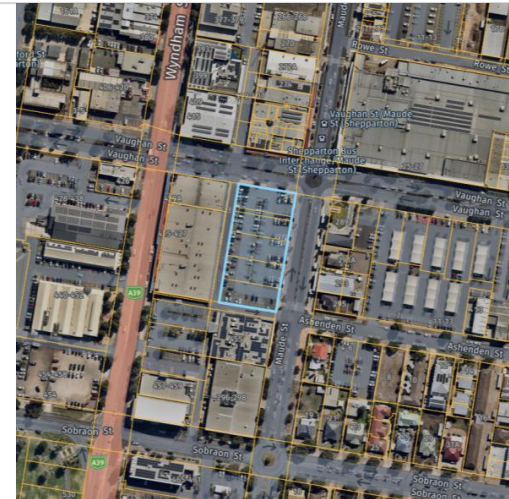
Evaluation Summary Total Weighted Score = 3.25/5	
<p>OWNERSHIP, VALUE & AVAILABILITY (35%) SCORE: 2/5 <i>Enabling this site for social housing purposes would necessitate acquiring some or all of the land through agreement with the current owner. Given its current value, this is highly unlikely.</i></p>	<p>SITE'S CHARACTERISTICS & PLANNING (25%) SCORE: 5/5 <i>The zoning should support social housing and the planning controls are unlikely to significantly constrain development of it. However, a better understanding of the easements registered on title and their potential impact on development would be required.</i></p>
<p>LOCATION, SITE AMENITIES & TRANSPORT (25%) SCORE: 4/5 <i>The site is well located, providing convenient access to amenities, employment, and public transport.</i></p>	<p>FINANCIAL FEASIBILITY & DEVELOPMENT DELIVERY TIMING (15%) SCORE: 2/5 <i>The opportunity to deliver social housing on the site by acquiring an interest in the site, or leasing it, is assumed to be unfeasible for the Applicants due to the current land value.</i></p>

Property #16: Maude/Vaughan St Carpark

Overview	
Address(es)	25-31 Vaughan St, Shepparton VIC 3630
Land Area Information	Land 4,610sqm
Registered Proprietor	Private Owner
Current Occupancy / Use	Maude/Vaughan St Carpark (third party owned and operated)
Availability for Social Housing Use	<ul style="list-style-type: none"> Subject to any requirement to relocate/replenish existing parking, which we understand is provided pursuant to a s173 Agreement registered on title, noting this as a prominent car park adjacent to the Shepparton Bus Interchange Potential use of Air rights
Ratable Value	Removed from Public Version due to privacy
Proximity to Public Transport	Bus 5m

Title & Planning	
Zoning	Activity Centre Zone (ACZ1)
Planning Overlays	Parking Overlay (PO1), Identified as a Designated Bushfire prone area
Encumbrances, Easements & Notices	Removed from Public Version due to privacy

Site Description & Location	
<ul style="list-style-type: none"> Located within central Shepparton along Maude St, with entry via Vaughan St Immediate neighbouring land uses are retail shops and eateries, including Chemist Warehouse and JB Hi-Fi, Farm Fresh supermarket and a complex housing Kmart and Coles Other amenities and social services, such as Centrelink and disability services (APM) are located along the same street, ~100m away The site has access to multiple bus routes along Maude Street, with the Shepparton Bus Interchange (ie. 4 bus stops) located at the site's boundary. 	



Evaluation Summary Total Weighted Score = 3/5	
<p>OWNERSHIP, VALUE & AVAILABILITY (35%) SCORE: 2/5 <i>Enabling this site for social housing purposes would necessitate acquiring some or all of the land through agreement with the current owner. Given its current value, this is highly unlikely.</i></p>	<p>SITE'S CHARACTERISTICS & PLANNING (25%) SCORE: 3/5 <i>While site's scale and planning controls offer a range of options (subject to dealing with the existing use) and using its airspace would align with Council strategy for the zone, limiting/dedicating its use to social housing would compromise its future potential/opportunity.</i></p>
<p>LOCATION, SITE AMENITIES & TRANSPORT (25%) SCORE: 5/5 <i>Prime location in the heart of the CBD, with immediate access to amenities, transport and employments, as is sought by the Applicants.</i></p>	<p>FINANCIAL FEASIBILITY & DEVELOPMENT DELIVERY TIMING (15%) SCORE: 2/5 <i>The opportunity to deliver social housing on the site by acquiring an interest in the site, or leasing it, is assumed to be unfeasible for the Applicants due to the current land value.</i></p>

Information Sources & Disclaimer

Information Sources

In addition to our physical site inspections, key information sources relied upon by SEMZ to enable/support completion of this report include:

- Documentation provided to SEMZ by Council, including:
 - Addresses, Indicative Land Areas (ie for englobo land sites yet to be subdivided), Title Searches, Title Plans and Rateable Values
 - A summary of consultation outcomes (eg submissions, objections received)
 - Correspondence between Council and the Applicants (outlining the Applicants' general requirements for social housing development projects)
- Information available through Council's website, including with respect to:
 - The Applicants' Development Proposal
 - The submissions received by Council following consultation
 - Relevant Council planning documents and strategies, such as:
 - *Greater Shepparton Affordable Housing Strategy: Houses for People 2020*
 - *Greater Shepparton Housing Strategy 2011*
 - *Greater Shepparton CBD Strategy 2008*
 - *Shepparton and Mooroopna 2050: Regional City Growth Plan 2021*
 - *Greater Shepparton Planning Scheme*
- Other publicly-available information, including:
 - *Planning Property Reports* (<https://www.planning.vic.gov.au/schemes-and-amendments/planning-report-search>)
 - Various mapping tools, such as *Google Maps*, *Google Earth*, *Nearmap*

Disclaimer

Although every care has been taken in the preparation of the information, key findings and opinions contained in this report, we stress that is for Council's information only and that it should not be relied upon by any other party. The accuracy of any information obtained from a third-party source (including Council) used in the preparation of this report cannot be guaranteed by SEMZ, although we believe it to be accurate as at the date of issue of this report. No responsibility can or will be taken by SEMZ for any errors or omissions in any information obtained from a third-party source. We also wish to highlight that the Rateable Values referenced herein are not a guarantee or an estimate of worth – rather, they are intended to be a capture of public record only.

SEMZ is not liable to any person or entity for any damage or loss that has occurred, or may occur in relation to that person or entity taking or not taking action in respect of any representation, statement, opinion or advice provided herein.

Audit of Council-owned Land in Shepparton, Mooroopna and Kialla

August 2022

Prepared by Greater Shepparton City Council



Contents

1.0	Background	3
2.0	Scope for this Audit	3
3.0	Methodology of identifying Council-owned Land	4
4.0	Sites investigated as part of this Audit	4
5.0	Findings of the Audit of ‘Vacant’ Council-owned Land	4
6.0	Underutilised Council-owned land potentially capable of accommodating Affordable Housing	5
7.0	Conclusion	6
	Appendices	7
	Appendix 1: List of all Council-owned Land in Shepparton, Mooroopna and Kialla, and its current use	7
	Appendix 2: Maps of all Council-owned land in Shepparton, Mooroopna and Kialla	28
	Appendix 3: Summary of ‘Vacant’ Council-owned sites	29

1.0 Background

Following extensive consultation, Council resolved to adopt the *Greater Shepparton Affordable Housing Strategy: Houses for People 2020* (the Affordable Housing Strategy) at the Ordinary Council Meeting (OCM) held in April 2020. The Strategy demonstrated an undeniable need for Affordable Housing across Greater Shepparton.

Amongst other things, the Affordable Housing Strategy recommended that Council undertake an audit of Council owned assets to identify potential Council land holdings, underutilised buildings and air-right opportunities (i.e. above at-grade car parking) to determine sites that may be suitable for Affordable Housing purposes.

In late 2021, Council received a request from Beyond Housing Ltd and Wintringham Ltd (both Registered Housing Associations) to sell land to realise the construction of 31 one- and two-bedroom apartments for Social Housing purposes. The land at 5 Edward Street, 115-121 Maude Street and 92 Nixon Street, Shepparton (the Edward, Maude and Nixon Streets Car Park) is owned by Council. The land measures 2,500m², and is used as a car park for approximately 60 vehicles.

Following extensive community consultation, the proposal was considered at the OCM held in June 2022 where a recommendation to sell the land was not supported by Council.

During the community consultation period for the proposal, a number of submissions suggested that alternative sites should be considered by Council and these were preferable to a development at Nixon/Maude Street. Some suggested actual alternative sites. While Council and other government stakeholders, particularly Homes Victoria, have already assessed the suitability/availability of multiple alternate sites, these assessments have not been formally documented.

Council engaged SEMZ Property Advisory and Project Management Pty Ltd to undertake/document a high-level, independent assessment and evaluation of these 16 sites for their suitability for Affordable Housing purposes (including the Edward, Maude and Nixon Streets Car Park site) (the SEMZ Report). The SEMZ Report was prepared to evaluate alternative properties suggested in submissions to the proposed sale Edward, Maude and Nixon Streets Car Park. However, it did not constitute an audit of all Council-owned land within the Shepparton, Mooroopna and Kialla urban areas.

2.0 Scope for this Audit

Following the outcome of the OCM held in June 2022 and in addition to the SEMZ Report, Council officers have prepared this Report identifying all Council's land assets in the Kialla, Mooroopna and Shepparton urban areas. It identifies all land owned by Council and outlines its current use (e.g. open space, flood plain, stormwater drainage, vacant, car parking, etc.).

This Audit Report was prepared in response to Action L2.1 in the Affordable Housing Strategy which was to “*Conduct an audit of Council owned assets to identify potential Council land holdings, underutilised buildings and air-right opportunities (i.e. above car parking) to determine sites that may be suitable for Affordable Housing purposes*” (see page 33 of the Affordable Housing Strategy, a link to the Affordable Housing Strategy can be found online here: https://greater-shepparton.com.au/assets/files/documents/planning/housing-strategy/Affordable_Housing_Strategy_Houses_for_People_2020.PDF).

3.0 Methodology of identifying Council-owned Land

Council officers collated a list of all Council-owned properties on Council's internal property administration system (Pathway).

Following this, Council officers reviewed the existing use of the land against its intended purpose to ensure each description is up-to-date. This latter process was confirmed using a combination of local knowledge, aerial maps and site visits. Council officers then undertook an investigation into whether the 'vacant' sites were suitable of accommodating Affordable Housing in some capacity.

4.0 Sites investigated as part of this Audit

It is important to reiterate that this exercise is an audit of all Council-owned land within the Shepparton, Mooroopna and Kialla urban areas, and is not an exercise in identifying other public or private-owned land.

This does not preclude these sites from being investigated for Affordable Housing purposes by those land owners. However, this will be undertaken as part of separate process with minimal involvement from Council.

Broadly speaking, Council-owned are unable to accommodate any development proposals:

- sites with an existing used building (e.g. community facility, day care, etc.);
- community open space and parkland;
- floodway and stormwater drainage reserves; and
- halls and indoor sports centres.

5.0 Findings of the Audit of 'Vacant' Council-owned Land

Statistically speaking, Council is a large owner of land with approximately 1,602ha of land or 6.6% of the entire municipal area (24,214ha) in its ownership. The Audit found that there are **353** Council-owned properties within the Shepparton, Mooroopna and Kialla urban areas. However, much of this land is currently being used as a stormwater drainage reserves or open space and parklands; therefore, it is considered unsuitable to accommodate any development.

A list of all Council-owned properties within the Shepparton, Mooroopna and Kialla urban areas including their address, the property name and the current use is included in Appendix 1: *List of all Council-owned Land in Shepparton, Mooroopna and Kialla and its current use*. A map displaying all Council land can be found in Appendix 2: *Maps of all Council-owned land in Shepparton, Mooroopna and Kialla*.

Of the 353 Council-owned properties, only 15 are considered to be 'vacant' and these are listed in Table 1 below. Even though these properties are considered 'vacant', most of these sites already have a *de facto* use/are unable to accommodate urban development. A list of all Council-owned sites and a description of their feasibility to accommodate Affordable Housing is included in Appendix 3: *Summary of 'Vacant' Council-owned sites*.

Table 1: 'Vacant' Council-owned sites and a summary of the development potential for Affordable Housing

Address	Summary of potential for Affordable Housing
Part of 45 Parkside Drive, Shepparton	Feasibility assessment required to investigate appropriate use for remainder of the site prior to any future development.
Part of 294 McLennan Street, Mooroopna	Rezoning required to a residential zone prior to any redevelopment; potential medium-term (~5 years) development site for Affordable Housing.
345-349 Archer Street, Shepparton (Bundara Reserve)	Council's Property Department has confirmed that the site is likely to be developed to accommodate a Child Care Facility on the western portion of the site; currently subject to formal Expression of Interest process under Section 114 of the <i>Local Government Act 2020</i> .
155 McFarlane Road, Mooroopna	Forms part of the Shepparton Regional Park. Planning controls render the land undevelopable for urban purposes.
67 Canterbury Avenue, Shepparton	Land currently used as a community park.
90 McFarlane Road, Mooroopna	Forms part of the Shepparton Regional Park. Planning controls render the land undevelopable for urban purposes.
23A Nightingale Way, Shepparton	Land currently used as a reserve.
400 Echuca Road, Mooroopna	Zoned Industrial 1 Zone; a residential use is not supported within the zone.
116A New Dookie Road, Shepparton	Zoned Industrial 1 Zone; a residential use is not supported within the zone.
22 Huggard Drive, Mooroopna	Planning controls render the land undevelopable for urban purposes.
20 Enterprise Drive, Shepparton	Zoned Industrial 1 Zone; a residential use is not supported within the zone.
5-19 Westview Drive, Mooroopna	Floodways or stands of significant native vegetation.
154 MacIsaac Road, Mooroopna	Floodway
459A River Road, Kialla	Floodway or stands of significant native vegetation.
365 River Road, Kialla	Required for upgrade of the Shepparton Alternative Route.

In conclusion, there are only two 'vacant' parcels of land (part of 45 Parkside Drive, Shepparton and part of 294 McLennan Street, Mooroopna) that may be suitable for accommodating Affordable Housing in the medium-term (~5 years).

6.0 Underutilised Council-owned land potentially capable of accommodating Affordable Housing

This Audit Report has identified that there is no vacant Council-owned land capable of accommodating Affordable Housing (at least within a short-term timeframe).

The SEMZ Report identified three Council-owned sites in the Shepparton CBD as potentially capable of accommodating Affordable Housing proposals, including:

- 5 Edward Street, 115-121 Maude Street and 92 Nixon Street, Shepparton (Edward, Maude and Nixon Streets Car Park);
- 84-90 High Street, Shepparton (High and Rowe Streets Car Park);
- 119-123 Fryers Street, Shepparton (Edward and Fryers Streets Car Park); and
- 57 Welsford Street, Shepparton (part of the Welsford Street Car Park).

All four sites are currently used for at-grade off-street car parking.

Given the lack of 'vacant' Council-owned land in the Shepparton, Mooroopna and Kialla urban area, Council should now investigate the sites' ability to accommodate Affordable Housing as part of a future community engagement process.

7.0 Conclusion

Statistically speaking, Council is a large owner of land with approximately 1,602ha of land or 6.6% of the entire municipal area (24,214ha) in its ownership. However, much of this land is currently being used as a stormwater drainage purposes, reserves or open space and parklands. For these reasons, it is not considered suitable for any future urban development.

The Audit Report found that there is no 'vacant' Council-owned land available in the short-term that is capable of accommodating Affordable Housing.

It further emphasises the importance of the existing surface car parks (specifically, the air space above them) within activity centres in the Shepparton CBD in providing a dual function – retaining public parking at ground level and accommodating residential apartments above.

Appendices

Appendix 1: List of all Council-owned Land in Shepparton, Mooroopna and Kialla, and its current use

Address	Suburb	Property Name	Land Use Description
Hangar 5/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	HANGAR 4	Aero Club Facility
Terminal 1A/7810 Goulburn Valley Highway KIALLA V	KIALLA	Aerodrome (Kialla)	Aero Club Facility
Terminal 1B/7810 Goulburn Valley Highway KIALLA V	KIALLA	Aerodrome (Kialla)	Airport Hangar Building
Hangar 14/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	HANGAR 14	Airport Hangar Building
Hangar 6/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	HANGAR 5	Airport Hangar Building
South 1/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	Hangar	Airport Hangar Building
Hangar 10/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	HANGAR 10	Airport Hangar Building
South 2/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	Hangar	Airport Hangar Building
Hangar 15/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	Hangar	Airport Hangar Building
Hangar 12/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	HANGAR 12	Airport Hangar Building
Hangar 8/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	HANGAR 8	Airport Hangar Building
Hangar 7/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	HANGAR 6-7	Airport Hangar Building
Hangar 2/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	HANGAR 2	Airport Hangar Building
7810 Goulburn Valley Highway KIALLA VIC 3631	KIALLA	Aerodrome (Kialla)	Airport Hangar Building

Hangar 13/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	HANGAR 13	Airport Hangar Building
Hangar 11/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	HANGAR 11	Airport Hangar Building
Hangar 9/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	HANGAR 9	Airport Hangar Building
Hangar 3/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	HANGAR 3	Airport Hangar Building
South 3/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	Hangar	Airport Hangar Building
HNGR 1 & Pt Term 7810 Goulburn Valley Hwy, KIALLA	KIALLA	HANGAR 1	Airport Hangar Building
South 5/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	Aerodrome (Kialla)	Airport Hangar Building
South 8/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	Aerodrome (Kialla)	Airport Hangar Building
South 7/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	Aerodrome (Kialla)	Airport Hangar Building
South 6/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	Aerodrome (Kialla)	Airport Hangar Building
South 4/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	Aerodrome (Kialla)	Airport Hangar Building
1/32 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Ambulance Station Facility	Ambulance Station Facility
237A Echuca Road MOORoopna VIC 3629	MOORoopna	Lakeview Place Reserve	Bike Track/Walking Trails
7 Kittles Road SHEPPARTON VIC 3630	SHEPPARTON	Kittles Road Access	Bike Track/Walking Trails
Ranier Court SHEPPARTON VIC 3630	SHEPPARTON	Ranier Court Access	Bike Track/Walking Trails
7A Donmaria Court SHEPPARTON VIC 3630	SHEPPARTON	Donmaria Court Access	Bike Track/Walking Trails
Pelican Court SHEPPARTON VIC 3630	SHEPPARTON	Pelican Court Access	Bike Track/Walking Trails
7287 Midland Highway MOORoopna VIC 3629	MOORoopna	KidsTown - The Connection	Cafe

14 Esson Street SHEPPARTON VIC 3630	SHEPPARTON	Goulburn Valley U3A	Community Facility
10-14 Parkside Drive SHEPPARTON VIC 3630	SHEPPARTON	North Shepparton Community Hub	Community Facility
34 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	GEM CLUB	Community Facility
9-11 Morrell Street MOORoopNA VIC 3629	MOORoopNA	Mooroopna Hub	Community Facility
32 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Parkland	Community Health Centre
154 Welsford Street SHEPPARTON VIC 3630	SHEPPARTON	FORRESTERS HALL MUSEUM	Cultural Heritage Centre
7285 Midland Highway MOORoopNA VIC 3629	MOORoopNA	SPCA KIDSTOWN	Culture, recreation and sport
104-106 Maude Street SHEPPARTON VIC 3630	SHEPPARTON	Arthur Dickman Kindergarten	Day Care Centre for Children
18 Edward Street SHEPPARTON VIC 3630	SHEPPARTON	Nancy Vibert Occasional Care	Day Care Centre for Children
168 Echuca Road MOORoopNA VIC 3629	MOORoopNA	Frank Pullar Children's Centre (Day Care)	Day Care Centre for Children
25 Alexandra Street MOORoopNA VIC 3629	MOORoopNA	Mooroopna Mens Shed	Detached Dwelling Non-Conforming Use-Commercial
4/32 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	TOY LIBRARY	Detached Home (existing)
21 Colliver Road SHEPPARTON VIC 3630	SHEPPARTON	Colliver Road Kindergarten (Pre-School)	Early Childhood Development Centre - Kindergarten
135-137 Balaclava Road SHEPPARTON VIC 3630	SHEPPARTON	Dolena Young Kindergarten	Early Childhood Development Centre - Kindergarten
9-13 Westmorland Crescent SHEPPARTON VIC 3630	SHEPPARTON	Leslie Gribble Kindergarten	Early Childhood Development Centre - Kindergarten
160 Echuca Road MOORoopNA VIC 3629	MOORoopNA	Echuca Road Kindergarten	Early Childhood Development Centre - Kindergarten
36-38 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Patricia Smith Kindergarten	Early Childhood Development Centre - Kindergarten

18 Reserve Street KIALLA VIC 3631	KIALLA	Kialla Childrens Centre	Early Childhood Development Centre - Kindergarten
38-54 Kittles Road SHEPPARTON VIC 3630	SHEPPARTON	Kittles Road Drainage Reserve	Floodway Reserve
22-36 Kittles Road SHEPPARTON VIC 3630	SHEPPARTON	Kittles Road	Floodway Reserve
1-3 The Boulevard SHEPPARTON VIC 3630	SHEPPARTON	TASSICKER RESERVE	Floodway Reserve
205 Wanganui Road SHEPPARTON VIC 3630	SHEPPARTON	Wanganui Rd Drainage Res	Floodway Reserve
2-20 Kittles Road SHEPPARTON VIC 3630	SHEPPARTON	Kittles Road Drainage Reserve2	Floodway Reserve
56 Furphy Avenue KIALLA VIC 3631	KIALLA	Furphy Avenue Reserve 2	Floodway Reserve
260 Cemetery Road MOORoopna VIC 3629	MOORoopna	The Sand Hills	Floodway Reserve
8-12 Cardinia Court KIALLA VIC 3631	KIALLA	Kerang Avenue Reserve	Floodway Reserve
7147 Midland Highway MOORoopna VIC 3629	MOORoopna	7147 Midland Highway	Floodway Reserve
85A Raftery Road KIALLA VIC 3631	KIALLA	Sevens Creek Reserve	Floodway Reserve
The Boulevard SHEPPARTON VIC 3630	SHEPPARTON	The Boulevard River Reserve	Floodway Reserve
24-50 Settlers Drive KIALLA VIC 3631	KIALLA	24-50 Settlers Road Reserve	Floodway Reserve
178-198 Echuca Road MOORoopna VIC 3629	MOORoopna	James Douglass Reserve	Floodway Reserve
45-49 Kialla Lakes Drive KIALLA VIC 3631	KIALLA	ALL RESERVES IN KIALLA LAKES DEVELOPMENT	Floodway Reserve
112 River Road West KIALLA VIC 3631	KIALLA	River Road West Reserve 2	Floodway Reserve
2 Broken River Drive SHEPPARTON VIC 3630	SHEPPARTON	JACKSON PARK	Floodway Reserve
4-102 Broken River Drive SHEPPARTON VIC 3630	SHEPPARTON	Ross Edwards Reserve	Floodway Reserve
12 Seven Creeks Drive KIALLA VIC 3631	KIALLA	Sevens Creek Reserve	Floodway Reserve

8053 Goulburn Valley Highway KIALLA VIC 3631	KIALLA	Goulburn Valley Highway Reserve Kialla 3	Floodway Reserve
104 River Road West KIALLA VIC 3631	KIALLA	River Road West Reserve 3	Floodway Reserve
2-100 Lincoln Drive SHEPPARTON VIC 3630	SHEPPARTON	KALINGA PARK	Floodway Reserve
Fitzjohn Road SHEPPARTON VIC 3630	SHEPPARTON	Fitzjohn Road River Reserve	Floodway Reserve
47 Toolamba Road MOOROOPNA VIC 3629	MOOROOPNA	47A Toolamba Road	Forest Reserves - Public
225 Verney Road SHEPPARTON VIC 3630	SHEPPARTON	TREE RESERVE	Forest Reserves - Public
Hangar 4A/7810 Goulburn Valley Highway KIALLA VIC	KIALLA	FUEL SITE 4A	Gas or Fuel Storage
103 Fryers Street SHEPPARTON VIC 3630	SHEPPARTON	Fryers/Edward Streets Carpark	Ground Level Parking
115-121 Maude Street SHEPPARTON VIC 3630	SHEPPARTON	Maude Street Carpark	Ground Level Parking
119-123 Fryers Street SHEPPARTON VIC 3630	SHEPPARTON	Fryers Street Carpark	Ground Level Parking
5 Edward Street SHEPPARTON VIC 3630	SHEPPARTON	Edwards Street Carpark	Ground Level Parking
57 Welsford Street SHEPPARTON VIC 3630	SHEPPARTON	57 Welsford St Carpark(16)	Ground Level Parking
92 Nixon Street SHEPPARTON VIC 3630	SHEPPARTON	Edward Maude Nixon St Carpark (no 6)	Ground Level Parking
23-27 Stewart Street SHEPPARTON VIC 3630	SHEPPARTON	Stewart Street Carpark	Ground Level Parking
103-107 Welsford Street SHEPPARTON VIC 3630	SHEPPARTON	Wyndham Mall	Ground Level Parking
84-90 High Street SHEPPARTON VIC 3630	SHEPPARTON	High / Rowe Streets Carpark	Ground Level Parking
7-9 Hoskin Street SHEPPARTON VIC 3630	SHEPPARTON	5 Hoskin Street Carpark (no18)	Ground Level Parking
2A Mill Street MOOROOPNA VIC 3629	MOOROOPNA	2A Mill Street Carpark	Ground Level Parking

2A Morrell Street MOORoopNA VIC 3629	MOORoopNA	2A Morrell Street Carpark	Ground Level Parking
200 Echuca Road MOORoopNA VIC 3629	MOORoopNA	Mooroopna Guides & Scouts Complex	Halls and Service Clubrooms
10-20 Evergreen Way SHEPPARTON VIC 3630	SHEPPARTON	Philippine House	Halls and Service Clubrooms
41 Morrish Road SHEPPARTON VIC 3630	SHEPPARTON	South Shepparton Guide Hall	Halls and Service Clubrooms
120-174 Numurkah Road SHEPPARTON VIC 3630	SHEPPARTON	Shepparton Sports Stadium	Indoor Sports Centre
120-174 Numurkah Road SHEPPARTON VIC 3630	SHEPPARTON	Shepparton Sports Stadium	Indoor Sports Centre
59 Williams Road SHEPPARTON VIC 3630	SHEPPARTON	BYHAM PARK	Industrial Development Site
75 Wanganui Road SHEPPARTON VIC 3630	SHEPPARTON	Wanganui Road - Industrial 1	Industrial Development Site
35 Zurcas Lane SHEPPARTON VIC 3630	SHEPPARTON	Zurcas Lane Drainage Reserve	Industrial Development Site
125A Wanganui Road SHEPPARTON VIC 3630	SHEPPARTON	Animal Shelter	Kennel / Cattery
41-43 Marungi Street SHEPPARTON VIC 3630	SHEPPARTON	Shepparton Library	Library/Archives
90 Welsford Street SHEPPARTON VIC 3630	SHEPPARTON	MUNICIPAL OFFICES	Local Government
125 Wanganui Road SHEPPARTON VIC 3630	SHEPPARTON	Shepparton Landfill/Transfer Station	Major Industrial Complex - Special Purpose Improve
7275D Midland Highway MOORoopNA VIC 3629	MOORoopNA	KidsTown	Miscellaneous Buildings on Residential Land
250 Toolamba Road MOORoopNA VIC 3629	MOORoopNA	GV Link Freight Logistics Centre	Mixed farming and grazing
75 Little Road MOORoopNA VIC 3629	MOORoopNA	Shepparton and District Car Club	Motor Racing Tracks/Speedways
70 Welsford Street SHEPPARTON VIC 3630	SHEPPARTON	Art Gallery	Museum/Art Gallery

50 Welsford Street SHEPPARTON VIC 3630	SHEPPARTON	Eastbank Centre	Museum/Art Gallery
530 Wyndham Street SHEPPARTON VIC 3630	SHEPPARTON	Shepparton Art Museum	Museum/Art Gallery
21A Rudd Road SHEPPARTON VIC 3630	SHEPPARTON	Rudd Road Tree Reserve 1	Nature Reserve
11-15 Coorong Court KIALLA VIC 3631	KIALLA	Kerang Avenue Reserve (Kialla)	Nature Reserve
70 New Dookie Road SHEPPARTON VIC 3630	SHEPPARTON	Greater Shepparton Business Centre	Office Premises
37-49 Winston Street SHEPPARTON VIC 3630	SHEPPARTON	Shepparton Croquet Club	Outdoor Sports Grounds town or suburban facilities
21-35 Winston Street SHEPPARTON VIC 3630	SHEPPARTON	Fairley Park	Outdoor Sports Grounds town or suburban facilities
St Andrews Road Tennis Club St Andrews Road SHEPPA	SHEPPARTON	St Andrews Road Tennis Club	Outdoor Sports Grounds town or suburban facilities
Ross Deane Reserve St Andrews Road SHEPPARTON VIC	SHEPPARTON	Ross Deane Reserve	Outdoor Sports Grounds town or suburban facilities
6A Kingfisher Drive SHEPPARTON VIC 3630	SHEPPARTON	Kingfisher Drive Reserve	Outdoor Sports Grounds town or suburban facilities
165 McFarlane Road MOORoopna VIC 3629	MOORoopna	Gutusso Land	Outdoor Sports Grounds town or suburban facilities
53 Furphy Avenue KIALLA VIC 3631	KIALLA	Furphy Avenue Reserve 1	Outdoor Sports Grounds town or suburban facilities
50 Raftery Road KIALLA VIC 3631	KIALLA	50 Raftery Road	Outdoor Sports Grounds town or suburban facilities
22 Reserve Street KIALLA VIC 3631	KIALLA	Kialla Park Tennis Club	Outdoor Sports Grounds town or suburban facilities
135 Central Kialla Road KIALLA VIC 3631	KIALLA	KIALLA CENTRAL RESERVE	Outdoor Sports Grounds town or suburban facilities
7570 Goulburn Valley Highway KIALLA VIC 3631	KIALLA	Shepparton Pony Club	Outdoor Sports Grounds town or suburban facilities
110 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	W.B Hunter Reserve	Outdoor Sports Grounds town or suburban facilities

100 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Velodrome & BMX Club	Outdoor Sports Grounds town or suburban facilities
26 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Greater Valley Calisthenics Club Inc	Outdoor Sports Grounds town or suburban facilities
1-57 Balaclava Road SHEPPARTON VIC 3630	SHEPPARTON	CHAS JOHNSON RESERVE	Outdoor Sports Grounds town or suburban facilities
85 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	McEwen Reserve Tennis Club	Outdoor Sports Grounds town or suburban facilities
85 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	McEwen Reserve Tennis Club	Outdoor Sports Grounds town or suburban facilities
290-300 Archer Street SHEPPARTON VIC 3630	SHEPPARTON	VIBERT RESERVE	Outdoor Sports Grounds town or suburban facilities
22 Reserve Street KIALLA VIC 3631	KIALLA	Kialla Park Tennis Club	Outdoor Sports Grounds town or suburban facilities
24 Reserve Street KIALLA VIC 3631	KIALLA	Shepparton Park Bowls Club	Outdoor Sports Grounds town or suburban facilities
20 Reserve Street KIALLA VIC 3631	KIALLA	KIALLA PARK RESERVE	Outdoor Sports Grounds town or suburban facilities
490-520 Wyndham Street SHEPPARTON VIC 3630	SHEPPARTON	CON PALING RESERVE	Outdoor Sports Grounds town or suburban facilities
55 Wanganui Road SHEPPARTON VIC 3630	SHEPPARTON	Wanganui Road - Industrial 2	Outdoor Sports Grounds town or suburban facilities
11-21 Canterbury Avenue SHEPPARTON VIC 3630	SHEPPARTON	Canterbury Avenue Park	Parks and Gardens
61 Orchard Circuit SHEPPARTON VIC 3630	SHEPPARTON	DODGSHUN RESERVE (PART)	Parks and Gardens
6A Page Court SHEPPARTON VIC 3630	SHEPPARTON	Page Court Reserve	Parks and Gardens
16 Protea Court SHEPPARTON VIC 3630	SHEPPARTON	Centennial Park	Parks and Gardens
21-23 Sabri Drive SHEPPARTON VIC 3630	SHEPPARTON	Sabri Drive Reserve	Parks and Gardens
41A Dunlop Street SHEPPARTON VIC 3630	SHEPPARTON	DODSHUN RESERVE	Parks and Gardens

9-15 Reid Street SHEPPARTON VIC 3630	SHEPPARTON	ALFRED KLEINERT PARK	Parks and Gardens
9A King Richard Drive SHEPPARTON VIC 3630	SHEPPARTON	McCorkell Park	Parks and Gardens
15-17 Romney Crescent SHEPPARTON VIC 3630	SHEPPARTON	Romney Crescent Reserve	Parks and Gardens
4 Deane Court SHEPPARTON VIC 3630	SHEPPARTON	HARRINGTON PARK	Parks and Gardens
6-8 Ryeland Drive SHEPPARTON VIC 3630	SHEPPARTON	Hawkins Heights Reserve	Parks and Gardens
3-5 Dunstan Court SHEPPARTON VIC 3630	SHEPPARTON	Baldwyn Park	Parks and Gardens
7 Corriedale Court SHEPPARTON VIC 3630	SHEPPARTON	Corriedale Court Reserve	Parks and Gardens
6 Banks Place SHEPPARTON VIC 3630	SHEPPARTON	Banks Place Reserve	Parks and Gardens
124 Parkside Drive SHEPPARTON VIC 3630	SHEPPARTON	Parkview Park	Parks and Gardens
25-27 Sabri Drive SHEPPARTON VIC 3630	SHEPPARTON	Sabri Drive Reserve	Parks and Gardens
26 King Richard Drive SHEPPARTON VIC 3630	SHEPPARTON	Gough Court Reserve	Parks and Gardens
8 Wilma Court MOOROOPNA VIC 3629	MOOROOPNA	Wilma Court Drainage Reserve	Parks and Gardens
13 MacKellar Crescent MOOROOPNA VIC 3629	MOOROOPNA	G & D HOWE PARK	Parks and Gardens
2-8 Oxbow Avenue SHEPPARTON VIC 3630	SHEPPARTON	River Rise Reserve	Parks and Gardens
10-16 Mills Street SHEPPARTON VIC 3630	SHEPPARTON	LEEMBRUGGEN PARK	Parks and Gardens
Melrose Circuit Reserve Melrose Circuit SHEPPARTON	SHEPPARTON	Melrose Circuit Reserve	Parks and Gardens
22 Leahy Street SHEPPARTON VIC 3630	SHEPPARTON	LEAHY PARK	Parks and Gardens

1-5 Little Street SHEPPARTON VIC 3630	SHEPPARTON	LITTLE PARK	Parks and Gardens
7 McLean Court SHEPPARTON VIC 3630	SHEPPARTON	McLean Park	Parks and Gardens
73-77 Paterson Road SHEPPARTON VIC 3630	SHEPPARTON	Ducat Reserve	Parks and Gardens
5 Duncan Court SHEPPARTON VIC 3630	SHEPPARTON	Duncan Coates Reserve	Parks and Gardens
10 Davis Court SHEPPARTON VIC 3630	SHEPPARTON	GRAHAM PARK	Parks and Gardens
69-85 Wilmot Road SHEPPARTON VIC 3630	SHEPPARTON	TUTTLE PARK	Parks and Gardens
10-12 Nightingale Way SHEPPARTON VIC 3630	SHEPPARTON	Alfred Kleinhart Park	Parks and Gardens
7A Ross Alan Drive SHEPPARTON VIC 3630	SHEPPARTON	McCorkell Park - Ivanhoe Park	Parks and Gardens
27-29 Arcadia Downs Drive KIALLA VIC 3631	KIALLA	Teasdale Reserve Arcadia Downs	Parks and Gardens
25-27 Windsor Avenue SHEPPARTON VIC 3630	SHEPPARTON	Rudd Road Tree Reserve 1	Parks and Gardens
15A Oak Street SHEPPARTON VIC 3630	SHEPPARTON	BAILEY PARK	Parks and Gardens
13 Longstaff Street SHEPPARTON VIC 3630	SHEPPARTON	WAUCHOPE PARK	Parks and Gardens
10-12 Sarsfield Street SHEPPARTON VIC 3630	SHEPPARTON	BILLINGHAM PARK	Parks and Gardens
2-26 Hovell Crescent SHEPPARTON VIC 3630	SHEPPARTON	Flinders Park	Parks and Gardens
2 Shropshire Place SHEPPARTON VIC 3630	SHEPPARTON	Shropshire Place Reserve	Parks and Gardens
39-81 The Boulevard SHEPPARTON VIC 3630	SHEPPARTON	Gerrard Reserve	Parks and Gardens
16A Oak Street SHEPPARTON VIC 3630	SHEPPARTON	BAILEY PARK (PART)	Parks and Gardens

Pine Road SHEPPARTON VIC 3630	SHEPPARTON	Pine Road Drainage Reserve	Parks and Gardens
17-19 Glory Way SHEPPARTON VIC 3630	SHEPPARTON	Roche Reserve	Parks and Gardens
8 Pontiac Avenue SHEPPARTON VIC 3630	SHEPPARTON	Arthur Park	Parks and Gardens
10 Fahey Street SHEPPARTON VIC 3630	SHEPPARTON	Peg Curtis Park	Parks and Gardens
20-34 Teasdale Crescent KIALLA VIC 3631	KIALLA	Teasdale Reserve - Central	Parks and Gardens
7A Jindabyne Court KIALLA VIC 3631	KIALLA	Lowanna Waters	Parks and Gardens
41-51 Macintosh Street SHEPPARTON VIC 3630	SHEPPARTON	FURPHY PARK	Parks and Gardens
225 The Boulevard SHEPPARTON VIC 3630	SHEPPARTON	Brickworks Park	Parks and Gardens
40 Sheppard Street SHEPPARTON VIC 3630	SHEPPARTON	HILLIER PARK (PART)	Parks and Gardens
18-20 Lions Court SHEPPARTON VIC 3630	SHEPPARTON	Shepparton Lions Park	Parks and Gardens
43-59 Colliver Road SHEPPARTON VIC 3630	SHEPPARTON	Kittle Park	Parks and Gardens
20-22 Perrivale Drive SHEPPARTON VIC 3630	SHEPPARTON	Perrivale Drive Reserve	Parks and Gardens
25 Sutton Road SHEPPARTON VIC 3630	SHEPPARTON	Wilson Park	Parks and Gardens
39 Meaklim Street SHEPPARTON VIC 3630	SHEPPARTON	HILLIER PARK (PART)	Parks and Gardens
11 Michel Street SHEPPARTON VIC 3630	SHEPPARTON	Coldwell Park	Parks and Gardens
23A Gilchrist Street SHEPPARTON VIC 3630	SHEPPARTON	DARBY PARK	Parks and Gardens
5 Bennett Court MOOROOPNA VIC 3629	MOOROOPNA	Stevens Crescent Park	Parks and Gardens
2 Ayrshire Way SHEPPARTON VIC 3630	SHEPPARTON	Hereford Park	Parks and Gardens

7 Wintersun Court SHEPPARTON VIC 3630	SHEPPARTON	Allinga Park	Parks and Gardens
42 Graeme Street MOOROOPNA VIC 3629	MOOROOPNA	Graeme Street Park	Parks and Gardens
3 Sunray Court SHEPPARTON VIC 3630	SHEPPARTON	ALLINGA PARK (PART)	Parks and Gardens
14 Tyquin Street SHEPPARTON VIC 3630	SHEPPARTON	Grace Edwards Park	Parks and Gardens
152 Swallow Street SHEPPARTON VIC 3630	SHEPPARTON	O'Connor Park	Parks and Gardens
22-30 Wright Avenue SHEPPARTON VIC 3630	SHEPPARTON	HANLON PARK	Parks and Gardens
39 Gange Street MOOROOPNA VIC 3629	MOOROOPNA	Gange Street Park	Parks and Gardens
7 Drysdale Court SHEPPARTON VIC 3630	SHEPPARTON	Drysdale Court Reserve	Parks and Gardens
3A Essex Court SHEPPARTON VIC 3630	SHEPPARTON	RIGG RESERVE	Parks and Gardens
3A Oxford Court SHEPPARTON VIC 3630	SHEPPARTON	MOSS PARK	Parks and Gardens
3A Somerset Court SHEPPARTON VIC 3630	SHEPPARTON	GASKIN RESERVE	Parks and Gardens
32-54 Kialla Lakes Drive KIALLA VIC 3631	KIALLA	Village Green	Parks and Gardens
2 Forest Drive KIALLA VIC 3631	KIALLA	Forest Drive Reserve	Parks and Gardens
19 Dean Drive KIALLA VIC 3631	KIALLA	Dean Drive Park	Parks and Gardens
25 Archer Street MOOROOPNA VIC 3629	MOOROOPNA	KALIETHEBAN PARK	Parks and Gardens
29-39 Norton Drive MOOROOPNA VIC 3629	MOOROOPNA	NORTON PARK	Parks and Gardens
29 John Gray Avenue MOOROOPNA VIC 3629	MOOROOPNA	McKenzie Court Reserve	Parks and Gardens
2-8 John Gray Avenue MOOROOPNA VIC 3629	MOOROOPNA	COLONIAL PARK	Parks and Gardens

RODNEY PARK RESERVE Rodney Park Avenue MOOROOPNA	MOOROOPNA	RODNEY PARK RESERVE	Parks and Gardens
29 Teasdale Crescent KIALLA VIC 3631	KIALLA	Teasdale Reserve	Parks and Gardens
16 Westwood Drive MOOROOPNA VIC 3629	MOOROOPNA	Westwood Drive Park	Parks and Gardens
1 Montana Court MOOROOPNA VIC 3629	MOOROOPNA	Montana Court Park	Parks and Gardens
63-67 Orchard Circuit SHEPPARTON VIC 3630	SHEPPARTON	Dodgshun Reserve (Part)	Parks and Gardens
460 Wyndham Street SHEPPARTON VIC 3630	SHEPPARTON	JOHN PICK RESERVE	Parks and Gardens
17 Aspendale Crescent SHEPPARTON VIC 3630	SHEPPARTON	Beaumaris Street Walkway	Parks and Gardens
52 Settlers Drive KIALLA VIC 3631	KIALLA	52 Settlers Drive Reserve	Parks and Gardens
54 Sanctuary Drive KIALLA VIC 3631	KIALLA	Falcon Park	Parks and Gardens
25 Wheller Road SHEPPARTON VIC 3630	SHEPPARTON	Wheller Rd Tree Reserve	Parks and Gardens
91 Sanctuary Drive KIALLA VIC 3631	KIALLA	Waterbird Park	Parks and Gardens
126 Waranga Drive KIALLA VIC 3631	KIALLA	Linear Park	Parks and Gardens
30 Cimmaron Way KIALLA VIC 3631	KIALLA	Cimmaron Way Access	Parks and Gardens
16 Arrowsmith Crescent MOOROOPNA VIC 3629	MOOROOPNA	Arrowsmith Crescent Reserve	Parks and Gardens
18A Reserve Street KIALLA VIC 3631	KIALLA	Kialla Park Community Centre	Parks and Gardens
11 Grenache Drive SHEPPARTON VIC 3630	SHEPPARTON	Southdown Street - North Basin	Parks and Gardens
29 Sanctuary Drive KIALLA VIC 3631	KIALLA	Sanctuary Park	Parks and Gardens
39 Cormorant Boulevard KIALLA VIC 3631	KIALLA	39 Cormorant Boulevard	Parks and Gardens
12A Homewood Drive MOOROOPNA VIC 3629	MOOROOPNA	Homewood Park Res	Parks and Gardens
37 Zurcas Lane SHEPPARTON VIC 3630	SHEPPARTON	Zurcas Lane Drainage Reserve (Shepp)	Parks and Gardens

6 Jones Court SHEPPARTON VIC 3630	SHEPPARTON	Jones Park	Parks and Gardens
19 Buckingham Street SHEPPARTON VIC 3630	SHEPPARTON	Hillsborough Avenue Reserve	Parks and Gardens
289 Maude Street SHEPPARTON VIC 3630	SHEPPARTON	289 Maude Street	Public Conveniences
160-180 Verney Road SHEPPARTON VIC 3630	SHEPPARTON	Verney Road Tree Reserve 3	Reserve for Drainage or Sewerage Purposes
35 Sali Drive SHEPPARTON VIC 3630	SHEPPARTON	Sali Drive Tree Reserve	Reserve for Drainage or Sewerage Purposes
Southdown Street SHEPPARTON VIC 3630	SHEPPARTON	Southdown Street Drainage Reserve	Reserve for Drainage or Sewerage Purposes
17 Ross Alan Drive SHEPPARTON VIC 3630	SHEPPARTON	Ross Alan Drive Drainage Reserve	Reserve for Drainage or Sewerage Purposes
16-30 Hawkins Street SHEPPARTON VIC 3630	SHEPPARTON	Hawkins Street Tree Reserve 1	Reserve for Drainage or Sewerage Purposes
6A Heysen Avenue SHEPPARTON VIC 3630	SHEPPARTON	Ducat Reserve Access	Reserve for Drainage or Sewerage Purposes
34 Blair Court SHEPPARTON VIC 3630	SHEPPARTON	Blair Court Tree Reserve	Reserve for Drainage or Sewerage Purposes
27A Nillahcootie Crescent KIALLA VIC 3631	KIALLA	Lowanna Waters Access	Reserve for Drainage or Sewerage Purposes
16 Botany Crescent SHEPPARTON VIC 3630	SHEPPARTON	Botany Crescent Drainage Reserve	Reserve for Drainage or Sewerage Purposes
29-49 Verney Road SHEPPARTON VIC 3630	SHEPPARTON	Tree Reserves	Reserve for Drainage or Sewerage Purposes
18A Banks Place SHEPPARTON VIC 3630	SHEPPARTON	Banks Place Tree Reserve 2	Reserve for Drainage or Sewerage Purposes
14-30 Hawkins Street SHEPPARTON VIC 3630	SHEPPARTON	Hawkins Street Tree Reserve	Reserve for Drainage or Sewerage Purposes
16 Sabri Drive SHEPPARTON VIC 3630	SHEPPARTON	Sabri Drive Drainage Reserve	Reserve for Drainage or Sewerage Purposes
152 Verney Road SHEPPARTON VIC 3630	SHEPPARTON	Verney Road Tree Reserve 4	Reserve for Drainage or Sewerage Purposes

22 Verney Road SHEPPARTON VIC 3630	SHEPPARTON	Verney Road Tree Reserve 8	Reserve for Drainage or Sewerage Purposes
245 Echuca Road MOORoopna VIC 3629	MOORoopna	Craigmuir Lake	Reserve for Drainage or Sewerage Purposes
25 Waranga Drive KIALLA VIC 3631	KIALLA	Lowanna Waters	Reserve for Drainage or Sewerage Purposes
34 Sali Drive SHEPPARTON VIC 3630	SHEPPARTON	Sali Drive Tree Reserve	Reserve for Drainage or Sewerage Purposes
5A Wartook Court KIALLA VIC 3631	KIALLA	Lowanna Waters Access	Reserve for Drainage or Sewerage Purposes
21 Sofra Drive SHEPPARTON VIC 3630	SHEPPARTON	Sofra Drive Retention Basin	Reserve for Drainage or Sewerage Purposes
3 Curtin Place SHEPPARTON VIC 3630	SHEPPARTON	Curtin Place Floodway	Reserve for Drainage or Sewerage Purposes
2A Hereford Drive SHEPPARTON VIC 3630	SHEPPARTON	Hereford Drv Tree Res	Reserve for Drainage or Sewerage Purposes
17 Perrivale Drive SHEPPARTON VIC 3630	SHEPPARTON	RETARDATION BASIN	Reserve for Drainage or Sewerage Purposes
27 Streeton Drive SHEPPARTON VIC 3630	SHEPPARTON	Streeton Drive Reserve 1	Reserve for Drainage or Sewerage Purposes
1A Hereford Drive SHEPPARTON VIC 3630	SHEPPARTON	Hereford Drv Tree Res	Reserve for Drainage or Sewerage Purposes
30 Channel Road SHEPPARTON VIC 3630	SHEPPARTON	SunValley Estate	Reserve for Drainage or Sewerage Purposes
5 Jonagold Court SHEPPARTON VIC 3630	SHEPPARTON	Jonagold Court Drainage Reserve	Reserve for Drainage or Sewerage Purposes
12C Homewood Drive MOORoopna VIC 3629	MOORoopna	Homewood Park Res (12A Homewood Drive)	Reserve for Drainage or Sewerage Purposes
85 Riverview Drive KIALLA VIC 3631	KIALLA	Riverview Drive Drainage Reserve 3	Reserve for Drainage or Sewerage Purposes
20 Charles Street MOORoopna VIC 3629	MOORoopna	Charles Street Park	Reserve for Drainage or Sewerage Purposes
348 River Road KIALLA VIC 3631	KIALLA	River Road	Reserve for Drainage or Sewerage Purposes

58A Taig Avenue KIALLA VIC 3631	KIALLA	58A Taig Avenue Reserve	Reserve for Drainage or Sewerage Purposes
239 McLennan Street MOORoopNA VIC 3629	MOORoopNA	McLennan Street Drainage Reserve 1	Reserve for Drainage or Sewerage Purposes
14 Sandpiper Ridge SHEPPARTON VIC 3630	SHEPPARTON	Sandpiper Ridge Drainage Reserve	Reserve for Drainage or Sewerage Purposes
83 Riverview Drive KIALLA VIC 3631	KIALLA	Riverview Drive Drainage Reserve 3	Reserve for Drainage or Sewerage Purposes
3 Wallis Link KIALLA VIC 3631	KIALLA	Wallis Link Access	Reserve for Drainage or Sewerage Purposes
237 McLennan Street MOORoopNA VIC 3629	MOORoopNA	McLennan Street Drainage Reserve 2	Reserve for Drainage or Sewerage Purposes
49 Mokoan Avenue KIALLA VIC 3631	KIALLA	Kialla Lakes Park	Reserve for Drainage or Sewerage Purposes
12B Homewood Drive MOORoopNA VIC 3629	MOORoopNA	Homewood Park Res	Reserve for Drainage or Sewerage Purposes
92A Kialla Lakes Drive KIALLA VIC 3631	KIALLA	Kialla Lake	Reserve for Drainage or Sewerage Purposes
48 McFarlane Road MOORoopNA VIC 3629	MOORoopNA	McFarlane Road - Drainage	Reserve for Drainage or Sewerage Purposes
7-10 Mooredge Place MOORoopNA VIC 3629	MOORoopNA	Park Lane Wetland	Reserve for Drainage or Sewerage Purposes
67A Verney Road SHEPPARTON VIC 3630	SHEPPARTON	Verney Road Tree Reserve 5	Reserve for Drainage or Sewerage Purposes
15 Lenne Street MOORoopNA VIC 3629	MOORoopNA	SMYTH RESERVE	Reserve for Drainage or Sewerage Purposes
20A Mercury Drive SHEPPARTON VIC 3630	SHEPPARTON	RETARDATION BASIN	Reserve for Drainage or Sewerage Purposes
Rear 31-45 Drummond Road SHEPPARTON VIC 3630	SHEPPARTON	Retardation Basin	Reserve for Drainage or Sewerage Purposes
69 Verney Road SHEPPARTON VIC 3630	SHEPPARTON	Verney Rd Drainage Res	Reserve for Drainage or Sewerage Purposes
17 Wanganui Road SHEPPARTON VIC 3630	SHEPPARTON	Wanganui Rd Drainage Res	Reserve for Drainage or Sewerage Purposes

170A-180A Verney Road SHEPPARTON VIC 3630	SHEPPARTON	Verney Road Tree Reserve 1	Reserve for Drainage or Sewerage Purposes
Pell Crescent MOOROOPNA VIC 3629	MOOROOPNA	Pell Crescent Drainage Reserve	Reserve for Drainage or Sewerage Purposes
8 Westwood Drive MOOROOPNA VIC 3629	MOOROOPNA	Westwood Drive Drainage Reserve	Reserve for Drainage or Sewerage Purposes
2A Redgum Court SHEPPARTON VIC 3630	SHEPPARTON	Redgum Court Drainage Reserve	Reserve for Drainage or Sewerage Purposes
Walnut Court SHEPPARTON VIC 3630	SHEPPARTON	Walnut Court Tree Reserve	Reserve for Drainage or Sewerage Purposes
15A Telford Drive SHEPPARTON VIC 3630	SHEPPARTON	Telford Drive Drainage Reserve 1	Reserve for Drainage or Sewerage Purposes
60A Doyles Road SHEPPARTON VIC 3630	SHEPPARTON	60A to 80A Doyles Rd Drainage Reserve	Reserve for Drainage or Sewerage Purposes
80A Doyles Road SHEPPARTON VIC 3630	SHEPPARTON	60A to 80A Doyles Rd Drainage Reserve	Reserve for Drainage or Sewerage Purposes
16-20 Verney Road SHEPPARTON VIC 3630	SHEPPARTON	Verney Road Tree Reserve 9	Reserve for Drainage or Sewerage Purposes
13 Serpentine Way KIALLA VIC 3631	KIALLA	Serpentine Way Drainage Retention Basin	Reserve for Drainage or Sewerage Purposes
1 Channel Road SHEPPARTON VIC 3630	SHEPPARTON	BUNDARA RESERVE	Reserve for Drainage or Sewerage Purposes
43 Forest Drive KIALLA VIC 3631	KIALLA	Reserve	Reserve for Drainage or Sewerage Purposes
74 Riverview Drive KIALLA VIC 3631	KIALLA	Riverview Drive Drainage Reserve 2	Reserve for Drainage or Sewerage Purposes
30R Florence Street SHEPPARTON VIC 3630	SHEPPARTON	Enterprise Drive Drainage Basin	Reserve for Drainage or Sewerage Purposes
7765B Goulburn Valley Highway KIALLA VIC 3631	KIALLA	Reserve	Reserve for Drainage or Sewerage Purposes
36 King Richard Drive SHEPPARTON VIC 3630	SHEPPARTON	King Richard Drive Reserve	Reserve for Drainage or Sewerage Purposes
7745A Goulburn Valley Highway KIALLA VIC 3631	KIALLA	Goulburn Valley Highway River Reserve	Reserve for Drainage or Sewerage Purposes

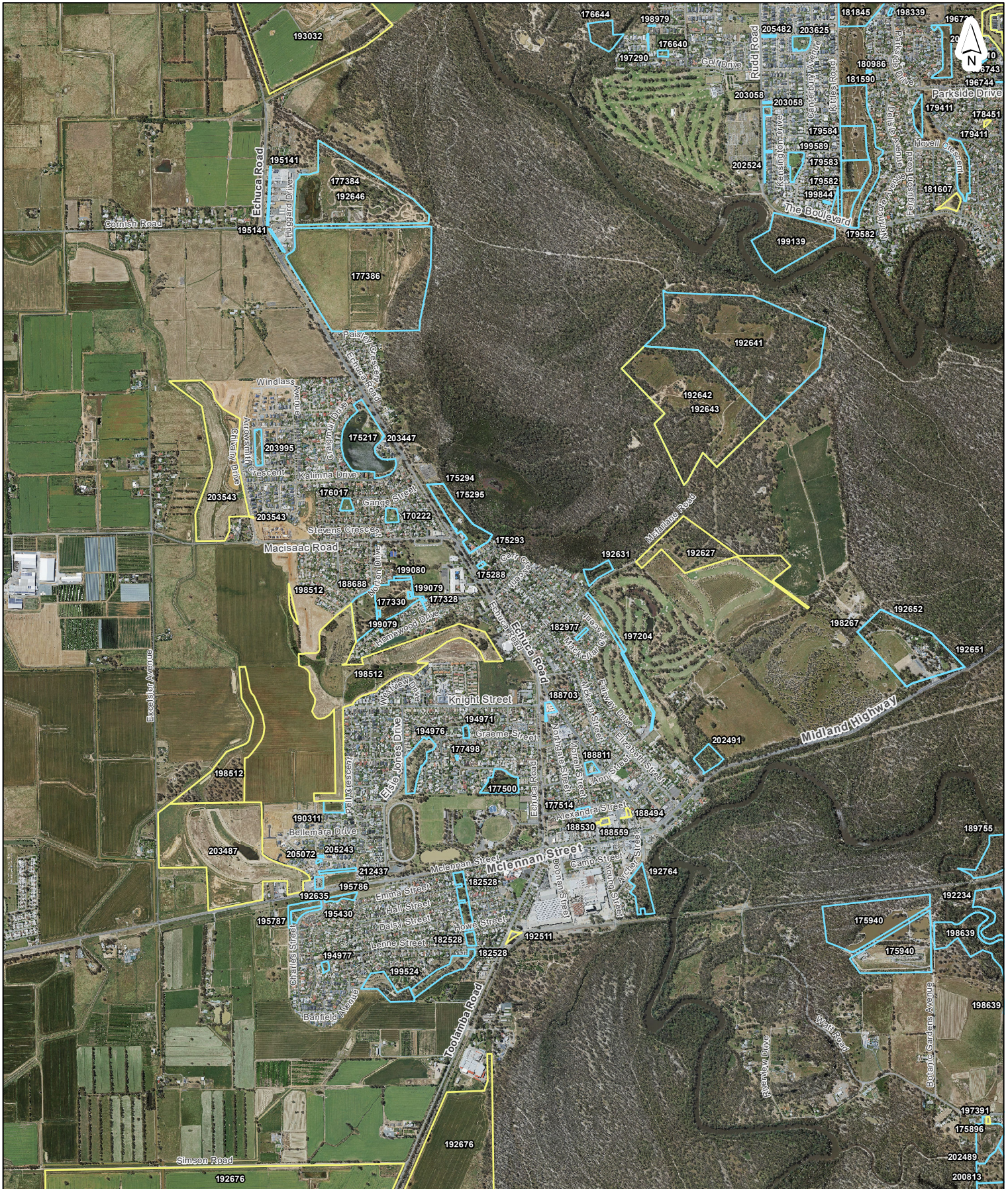
25A Hawkins Street SHEPPARTON VIC 3630	SHEPPARTON	Hawkins Street Drainage Reserve	Reserve for Drainage or Sewerage Purposes
16A Muscat Court KIALLA VIC 3631	KIALLA	Muscat Court Reserve No. 1	Reserve for Drainage or Sewerage Purposes
Rear 27-33 Callister Street SHEPPARTON VIC 3630	SHEPPARTON	Callister Street Drainage Reserve	Reserve for Drainage or Sewerage Purposes
42 Southdown Street SHEPPARTON VIC 3630	SHEPPARTON	Southdown Street - North Basin	Reserve for Drainage or Sewerage Purposes
45A Riverview Drive KIALLA VIC 3631	KIALLA	Riverview Drive Access	Reserve for Drainage or Sewerage Purposes
133 Channel Road SHEPPARTON VIC 3630	SHEPPARTON	Channel Road Retention Basin	Reserve for Drainage or Sewerage Purposes
44 New Dookie Road SHEPPARTON VIC 3630	SHEPPARTON	SALEYARDS CAFE	Retail Premises (single occupancy)
17/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
18/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
16/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
15/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
14/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
13/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
12/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
11/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
10/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
9/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit

8/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
7/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
6/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
5/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
4/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
3/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
2/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
1/28-30 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Packham St Elderly Persons Units	Retirement Village Unit
22A Kingfisher Drive SHEPPARTON VIC 3630	SHEPPARTON	Regional Parkland	River Reserve (fresh water)
Kialla Landfill Kialla Tip Road KIALLA VIC 3631	KIALLA	Kialla Landfill	Sanitary Land Fill
240 McLennan Street MOOROOPNA VIC 3629	MOOROOPNA	240 McLennan Street	Secondary Roads
4/12 Homewood Drive MOOROOPNA VIC 3629	MOOROOPNA	Townhouse	Single Strata Unit/Villa Unit/Townhouse
48 New Dookie Road SHEPPARTON VIC 3630	SHEPPARTON	SHEPPARTON SALEYARDS	Stock sales yards
47-51 O'Brien Street MOOROOPNA VIC 3629	MOOROOPNA	Parkland	Store
102 Fryers Street SHEPPARTON VIC 3630	SHEPPARTON	102 Fryers Street Carpark	Suburban and Rural Roads
2 Conifer Street SHEPPARTON VIC 3630	SHEPPARTON	Conifer Street Tree Reserve	Suburban and Rural Roads
Sherbourne Reserve Balaclava Road SHEPPARTON VIC	SHEPPARTON	Sherbourne Reserve	Suburban and Rural Roads

139A Balaclava Road SHEPPARTON VIC 3630	SHEPPARTON	GEORGE JOHNSON RESERVE	Suburban and Rural Roads
24 Morrell Street MOORoopNA VIC 3629	MOORoopNA	Mooroopna Swimming Pool	Swimming Pools/Aquatic Centres
20A Reserve Street KIALLA VIC 3631	KIALLA	Telstra Tower	Telecommunication Towers and Aerials
4 Fitzjohn Street SHEPPARTON VIC 3630	SHEPPARTON	Victoria Lake Caravan Park	Tourist Park/Caravan Park/Camping Ground
3/32 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Parkland	Unspecified - Public, Education and Health Improve
2/32 Packham Street SHEPPARTON VIC 3630	SHEPPARTON	Parkland	Unspecified - Public, Education and Health Improve
26 Little Road MOORoopNA VIC 3629	MOORoopNA	26 Little Rd Indust Land & Fldway	Unspecified - Transport, Storage, Utilities and Co
45 Parkside Drive SHEPPARTON VIC 3630	SHEPPARTON	PARKSIDE GARDENS	Vacant Englobo Residential Subdivisional Land
155 McFarlane Road MOORoopNA VIC 3629	MOORoopNA	Gutusso Land	Vacant Land
67 Canterbury Avenue SHEPPARTON VIC 3630	SHEPPARTON	Glenferrie Park	Vacant Land
90 McFarlane Road MOORoopNA VIC 3629	MOORoopNA	McFarlane Road - Vacant	Vacant Land
23A Nightingale Way SHEPPARTON VIC 3630	SHEPPARTON	Verney Rd Tree Reserve	Vacant Land
400 Echuca Road MOORoopNA VIC 3629	MOORoopNA	Mooroopna Industrial Estate	Vacant Land
116A New Dookie Road SHEPPARTON VIC 3630	SHEPPARTON	New Dookie Road Retention Basin	Vacant Land
22 Huggard Drive MOORoopNA VIC 3629	MOORoopNA	Indust Land & Floodway (25- 75 Little Rd)	Vacant Land
20 Enterprise Drive SHEPPARTON VIC 3630	SHEPPARTON	Enterprise Drive Drainage Basin	Vacant Land
294 McLennan Street MOORoopNA VIC 3629	MOORoopNA	294 McLennan Street	Vacant Land

5-19 Westview Drive MOORoopna VIC 3629	MOORoopna	Heathmont Park	Vacant Land
154 MacIsaac Road MOORoopna VIC 3629	MOORoopna	154 MacIsaac Road	Vacant Land
459A River Road KIALLA VIC 3631	KIALLA	Broken River Riparian Area	Vacant Land
365 River Road KIALLA VIC 3631	KIALLA	River Road - Vacant 2	Vacant Residential Home Site/Surveyed Lot
345-349 Archer Street SHEPPARTON VIC 3630	SHEPPARTON	Bundara Reserve	Vacant Residential Home Site/Surveyed Lot
55 McFarlane Road MOORoopna VIC 3629	MOORoopna	55 McFarlane Road	Water Storage Dam/Reservoir (Non- Catchment)
Balaclava Rd Infant Welfare Centre Balaclava Road	SHEPPARTON	Balaclava Rd Infant Welfare Centre	Welfare Centre

Appendix 2: Maps of all Council-owned land in Shepparton, Mooroopna and Kialla



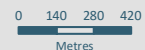
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Agenda - CM202209
 Attachments

Created by: Jeffy Hong
 Location: E:\Administration\Projects\SP 1664 Council

Council Owned Land Mooroopna

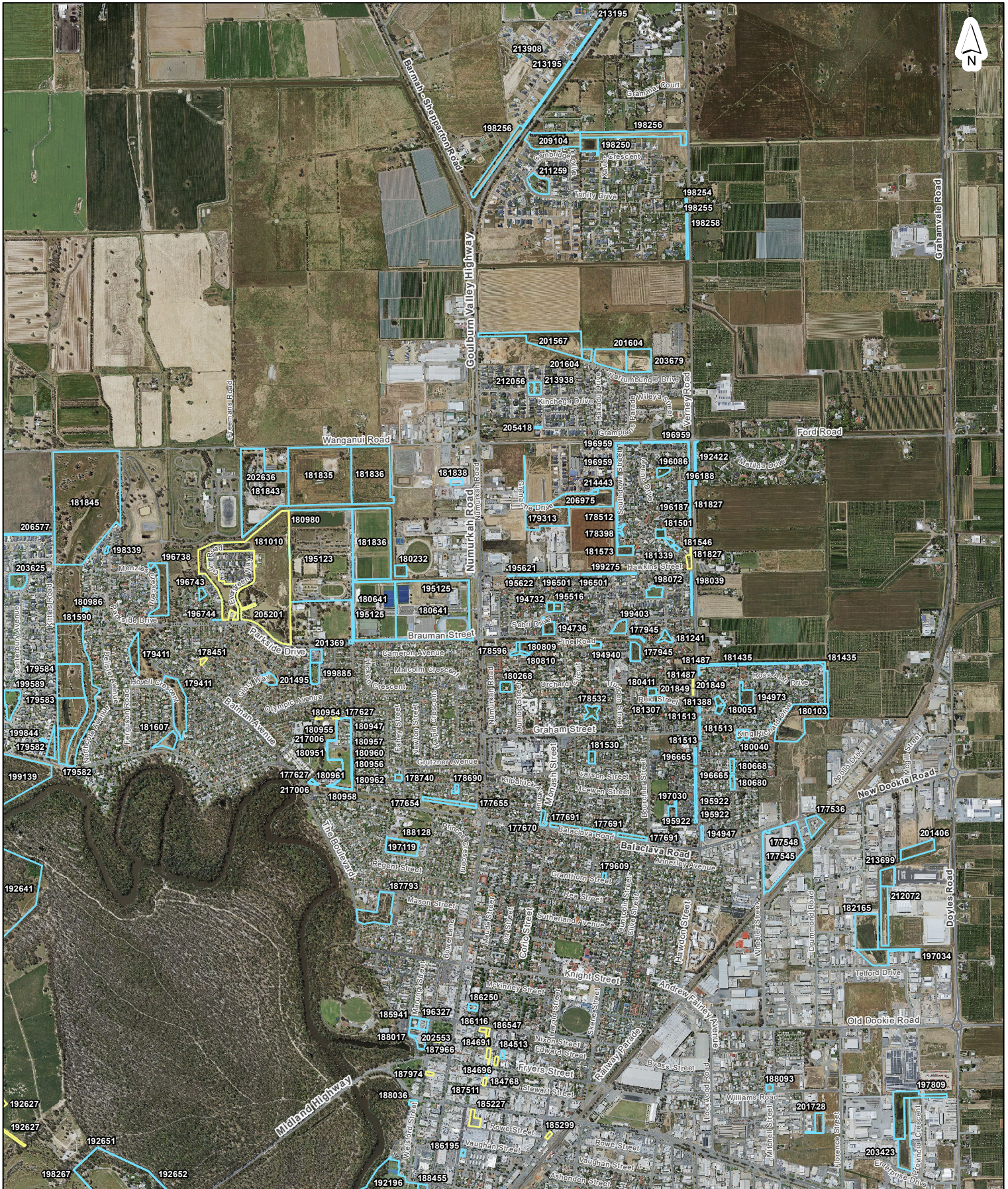
- Vacant Council Land
- Council Land in Use



Scale @ A3
 = 1:20,000

Date Printed:
 10/05/2022





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Agenda - CM202209 Attachments
 Created by: Jeffy Long
 Location: E:\Administration\Projects\SP 1664 Council

**Council Owned Land
 Shepparton North**

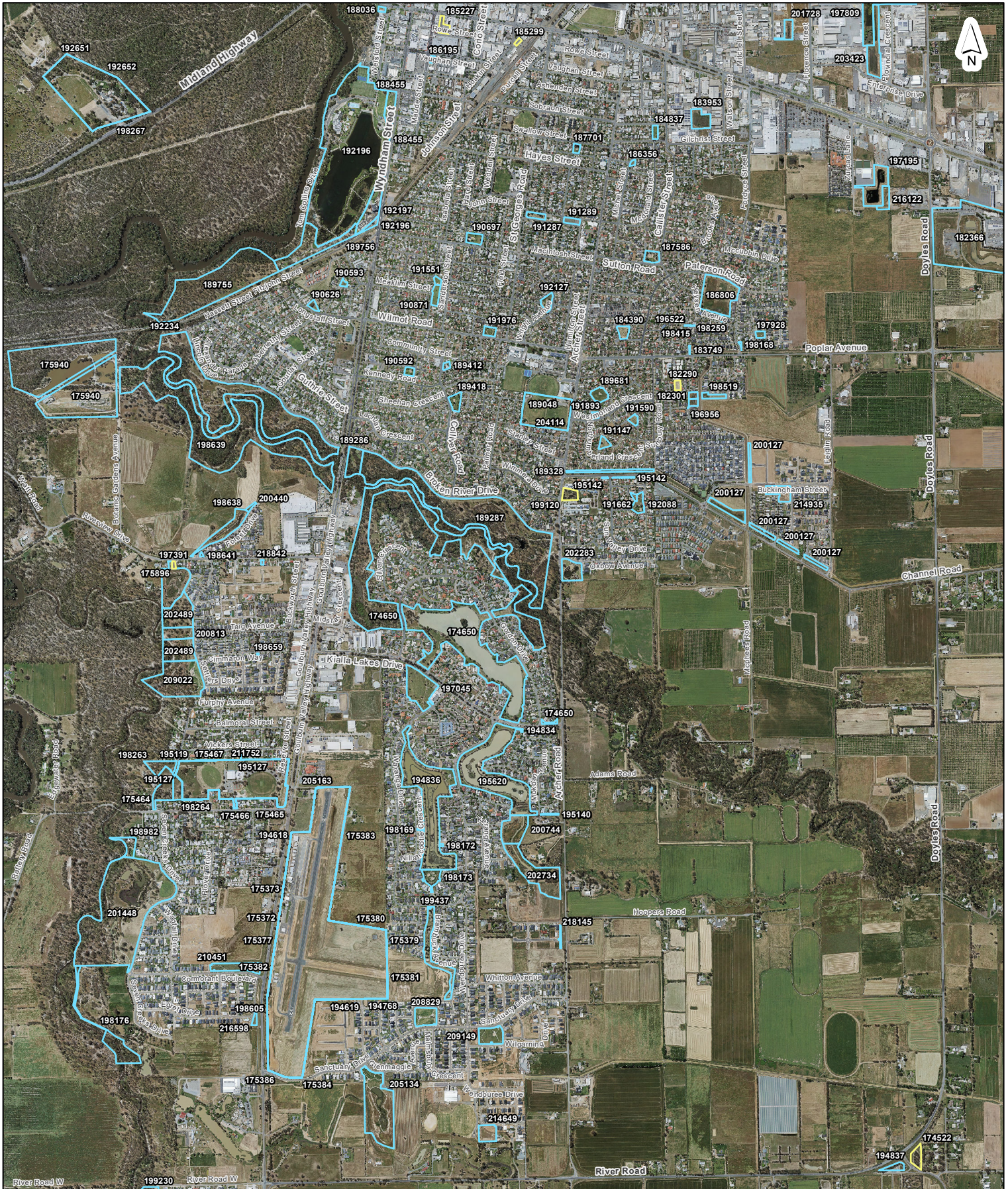
Vacant Council Land
 Council Land in Use

0 140 280 420
 Metres

Scale @ A3
 = 1:20,000

Date Printed:
 11/05/2022





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Agenda - CM202209
 Attachments

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Council Owned Land Shepparton South / Kialla

- Vacant Council Land
- Council Land in Use

0 140 280 420
 Metres

Scale @ A3
 = 1:20,000

Date Printed:
 11/05/2022



Appendix 3: Summary of 'Vacant' Council-owned sites

1. 45 Parkside Drive SHEPPARTON (Parkside Gardens)

The land is predominantly located within the General Residential Zone. At the Ordinary Council Meeting held in June 2022, Council resolved to note the conclusion of the community consultation process on the sale of Council-owned land at part of 45 Parkside Drive, Shepparton, and to sell part of the land to Women's Housing Ltd to facilitate Affordable Housing.

Following the Council decision, Women's Housing Ltd will be seeking project funding and will commence the planning process through the Victorian Government before commencing any development. This planning process will be the subject of further community consultation and will be overseen by the Victorian Government. Council also resolved to undertake a feasibility assessment for the development of the remaining stages of Parkside Gardens Estate, this will be undertaken later in 2022.

A link to the Planning Property Report can be found online here: [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/10-20-Evergreen-Way-Shepparton-\(ID425364444\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/10-20-Evergreen-Way-Shepparton-(ID425364444)-Vicplan-Planning-Property-Report.pdf).

2. 155 McFarlane Road MOOROOPNA

The land is zoned Urban Floodway Zone and Farming Zone – Schedule 1. The Urban Floodway Zone guides land use as well as development, with land use being restricted to low intensity uses such as recreation and agriculture. Development (specifically residential development, in any capacity) is strongly discouraged and would not be supported by the Goulburn Broken Catchment Management Authority. Additionally, the site is wholly located within the Bushfire Management Overlay, any residential development proposal would not be supported by the Country Fire Authority.

A link to the Planning Property Report can be found online here: [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/165-Mcfarlane-Road-Mooroopna-\(ID52775391\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/165-Mcfarlane-Road-Mooroopna-(ID52775391)-Vicplan-Planning-Property-Report.pdf).

3. 67 Canterbury Avenue SHEPPARTON (Glenferrie Park)

The land is zoned General Residential Zone. The land is currently used for parkland and development of the land for Affordable Housing is not supported by Council policies.

A link to the Planning Property Report can be found online here: [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/67-Canterbury-Avenue-Shepparton-\(ID134234077\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/67-Canterbury-Avenue-Shepparton-(ID134234077)-Vicplan-Planning-Property-Report.pdf).

4. 90 McFarlane Road MOOROOPNA

The land is predominantly located within the Urban Floodway Zone and the Farming Zone – Schedule 1. The Urban Floodway Zone guides the land use as well as development, with land use being restricted to low intensity uses such as recreation and agriculture. Development (specifically residential development, in any capacity) is strongly discouraged and would not be supported by the Goulburn Broken Catchment Management Authority.

The site is wholly located within the Bushfire Management Overlay, any residential development proposal would not be supported by the Country Fire Authority. The site is also located within the Heritage Overlay (HO306, Howe's Paddock). The site has a number of uses during the late 19th and early 20th century, and still contains remnant features of these uses.

A link to the Planning Property Report can be found online here: [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/90-Mcfarlane-Road-Mooroopna-\(ID420328865\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/90-Mcfarlane-Road-Mooroopna-(ID420328865)-Vicplan-Planning-Property-Report.pdf).

5. 23A Nightingale Way SHEPPARTON (Verney Road Tree Reserve)

The land is located wholly within the General Residential Zone. Whilst the land is zoned for a residential use, the size of the land far too small to accommodate any residential development.

A link to the Planning Property Report can be found online here: [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/23A-Nightingale-Way-Shepparton-\(ID128265200\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/23A-Nightingale-Way-Shepparton-(ID128265200)-Vicplan-Planning-Property-Report.pdf).

6. 400 Echuca Road MOOROOPNA (Mooroopna Industrial Estate)

The land is located wholly within the Industrial 1 Zone. The land is inappropriately zoned and too small to accommodate any residential development.

A link to the Planning Property Report can be found online here: [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/400-Echuca-Road-Mooroopna-\(ID5377917\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/400-Echuca-Road-Mooroopna-(ID5377917)-Vicplan-Planning-Property-Report.pdf).

7. 116A New Dookie Road SHEPPARTON (New Dookie Road Retention Basin)

The land is located wholly within the Industrial 1 Zone. The land is inappropriately zoned and is currently being utilised for drainage purposes; therefore it is unable to accommodate any residential development.

A link to the Planning Property Report can be found online here: [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/116A-New-Dookie-Road-Shepparton-\(ID129610532\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/116A-New-Dookie-Road-Shepparton-(ID129610532)-Vicplan-Planning-Property-Report.pdf).

8. 22 Huggard Drive MOOROOPNA (Mooroopna Industrial Estate)

The land is predominantly located within the Urban Floodway Zone and the Industrial 1 Zone. The Urban Floodway Zone guides the land use as well as development, with land use being restricted to low intensity uses such as recreation and agriculture. Development (specifically residential development, in any capacity) is strongly discouraged and would not be supported by the Goulburn Broken Catchment Management Authority.

The site is partially located within the Bushfire Management Overlay, any residential development proposal would not be supported by the Country Fire Authority.

A link to the Planning Property Report can be found online here: [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/22-Huggard-Drive-Mooroopna-\(ID427416258\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/22-Huggard-Drive-Mooroopna-(ID427416258)-Vicplan-Planning-Property-Report.pdf).

9. 20 Enterprise Drive SHEPPARTON

The land is located wholly within the Industrial 1 Zone. The land is inappropriately zoned and is currently being utilised for drainage purposes; therefore it is unable to accommodate any residential development.

A link to the Planning Property Report can be found online here: [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/20-Enterprise-Drive-Shepparton-\(ID135793096\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/20-Enterprise-Drive-Shepparton-(ID135793096)-Vicplan-Planning-Property-Report.pdf).

10. 294 McLennan Street MOOROOPNA

The site was investigated as part of the SEMZ Report. The site is currently a greenfield site on the edge of the Mooroopna urban area. Part of the site also hosts a drainage basin, and is located in the Urban Floodway Zone and the Farming Zone – Schedule 1.

Residential development (namely a dwelling or accommodation) under the current planning provisions is not supported. Council officers are currently preparing a planning scheme amendment seeking to rezone the north-east part of the land to a residential zone; it is estimated that this process will take at least 18 months (or longer) to be completed and will involve community consultation. Whilst Council owns the site, the timing of its availability for development purposes and its value to Council upon rezoning (and, by extension, the costs/value attributable to the portion of land that would be required for the development of social housing) is uncertain.

Council officers note that the site has the potential to accommodate affordable housing in some capacity in future. However, the land is currently not able to accommodate Affordable Housing owing to the timeframes associated with a planning scheme amendment to rezone the land.

A link to the Planning Property Report can be found online here: [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/294-Mclennan-Street-Mooroopna-\(ID134601450\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/294-Mclennan-Street-Mooroopna-(ID134601450)-Vicplan-Planning-Property-Report.pdf).

11. 5-19 Westview Drive MOOROOPNA (Heathmont Park)

The land is located within the Urban Floodway Zone and Farming Zone – Schedule 1 and is used for drainage and open space purposes. The existing planning controls prevalent on the site dictate that residential development in any capacity is not supported by both Council and referral authorities.

A link to the Planning Property Report can be found online here: [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/5-19-Westview-Drive-Mooroopna-\(ID135922028\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/5-19-Westview-Drive-Mooroopna-(ID135922028)-Vicplan-Planning-Property-Report.pdf).

12. 154 Macisaac Road MOOROOPNA

The site is predominantly located within the Urban Floodway Zone; a small portion is also located within the General Residential Zone. The land is actively used for drainage purposes. The existing planning controls prevalent on the site dictate that residential development in any capacity is not supported by both Council and referral authorities.

A link to the Planning Property Report can be found online here: [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/154-Macisaac-Road-Mooroopna-\(ID135611783\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/154-Macisaac-Road-Mooroopna-(ID135611783)-Vicplan-Planning-Property-Report.pdf).

13. 459A River Road KIALLA

The site is wholly located within the Rural Living Zone. A planning permit would be required for a dwelling(s) as the site is under 2 hectares. Multiple dwellings on the site for affordable housing purposes is inconsistent Rural Living Zone provisions.

The land is located on the southern side of the Broken River riparian area appears to be a former flow path of the Broken River. The land is wholly located within the Floodway Overlay. Development (specifically residential development, in any capacity) is strongly discouraged and would not be supported by the Goulburn Broken Catchment Management Authority. Additionally, the site is wholly located within the Bushfire Management Overlay, any residential development proposal would not be supported by the Country Fire Authority. The site is also located in the Development Plan Overlay – Schedule 21 and is an area of Aboriginal Cultural Heritage Sensitivity.

A link to the Planning Property Report can be found online here: [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/459A-River-Road-Kialla-\(ID427865145\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/459A-River-Road-Kialla-(ID427865145)-Vicplan-Planning-Property-Report.pdf).

14. 365 River Road KIALLA

The site is wholly located within the Rural Living Zone. A planning permit would be required for a dwelling(s) as the site is under 2 hectares. Multiple dwellings on the site for Affordable Housing purposes is inconsistent with the provisions of the Rural Living Zone.

The site is also located within the Land Subject to Inundation Overlay and the Development Plan Overlay – Schedule 21. The site is also within a designated Bushfire Prone Area. The site also currently hosts a series of established tree plantings.

The site is immediately adjacent to the Shepparton Alternative Route (SAR), a frequently trafficked route by freight vehicles. Amenity impacts generated by the SAR are not conducive to a residential use. Given the site's proximity to a major arterial road, the land use planning constraints and the distance from any services the site would be unsuitable to facilitate Affordable Housing; or any form of residential development.

A link to the Planning Property Report can be found online here: [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/365-River-Road-Kialla-\(ID5371889\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/365-River-Road-Kialla-(ID5371889)-Vicplan-Planning-Property-Report.pdf).

15. 345-349 Archer Street SHEPPARTON (Bundara Reserve)

The site is zoned General Residential Zone. The Land Subject to Inundation Overlay also applies to the land.

Following a review, Council officers have determined that there are a series of easements on the site that restrict development: a channel easement, a drainage easement and various pipelines. A drainage basin is also located on the eastern side of the lot. The removal of these easements could be considered under section 32 of the *Subdivision Act 1988 (Vic)* by a registered plan in accordance with a planning permit.

Council's Property Department has confirmed that the site is likely to be developed to accommodate a Child Care Facility on the western portion of the site; in-lieu of this, a formal Expression of Interest process under Section 114 of the *Local Government Act 2020* is still required to be undertake prior to any development.



A link to the Planning Property Report can be found online here: [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/345-349-Archer-Street-Shepparton-\(ID100230187\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/345-349-Archer-Street-Shepparton-(ID100230187)-Vicplan-Planning-Property-Report.pdf).



CONTACT US

Business hours: 8.15am to 5pm weekdays

Address: 90 Welsford Street, Shepparton

Mail: Locked Bag 1000, Shepparton, VIC, 3632

Phone: (03) 5832 9700

Email: council@shepparton.vic.gov.au

Web: www.greatershepparton.com.au

