

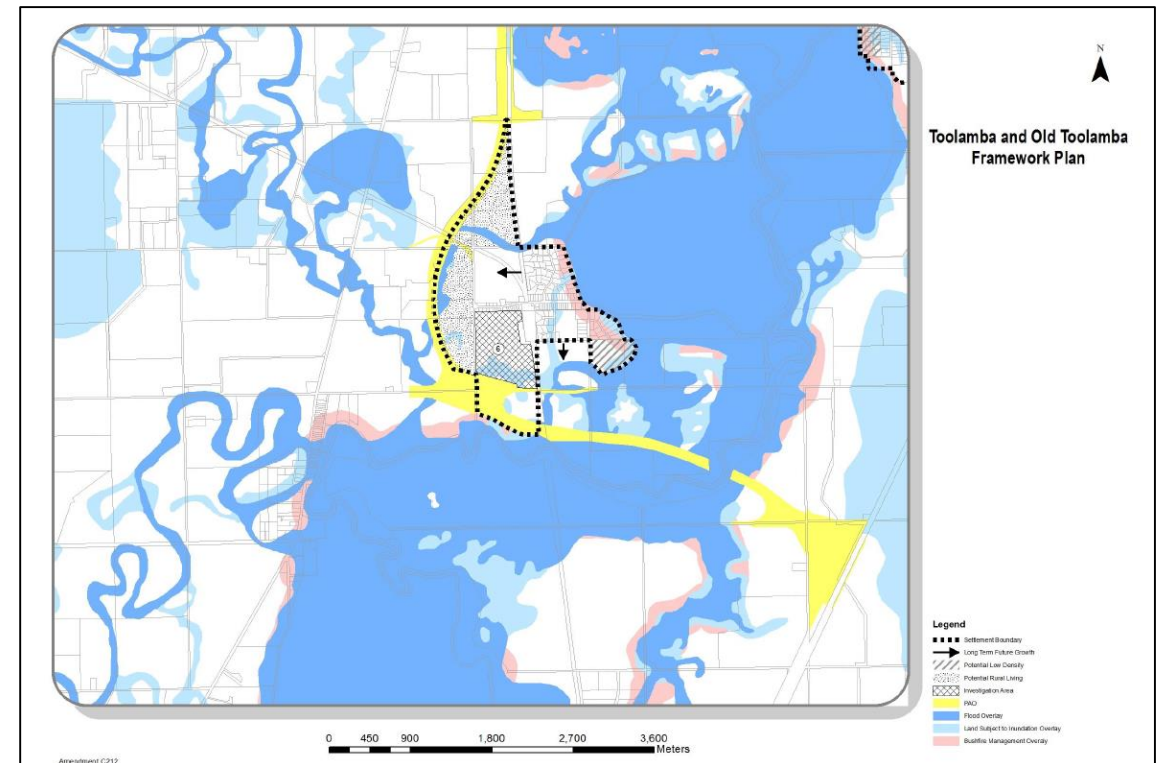
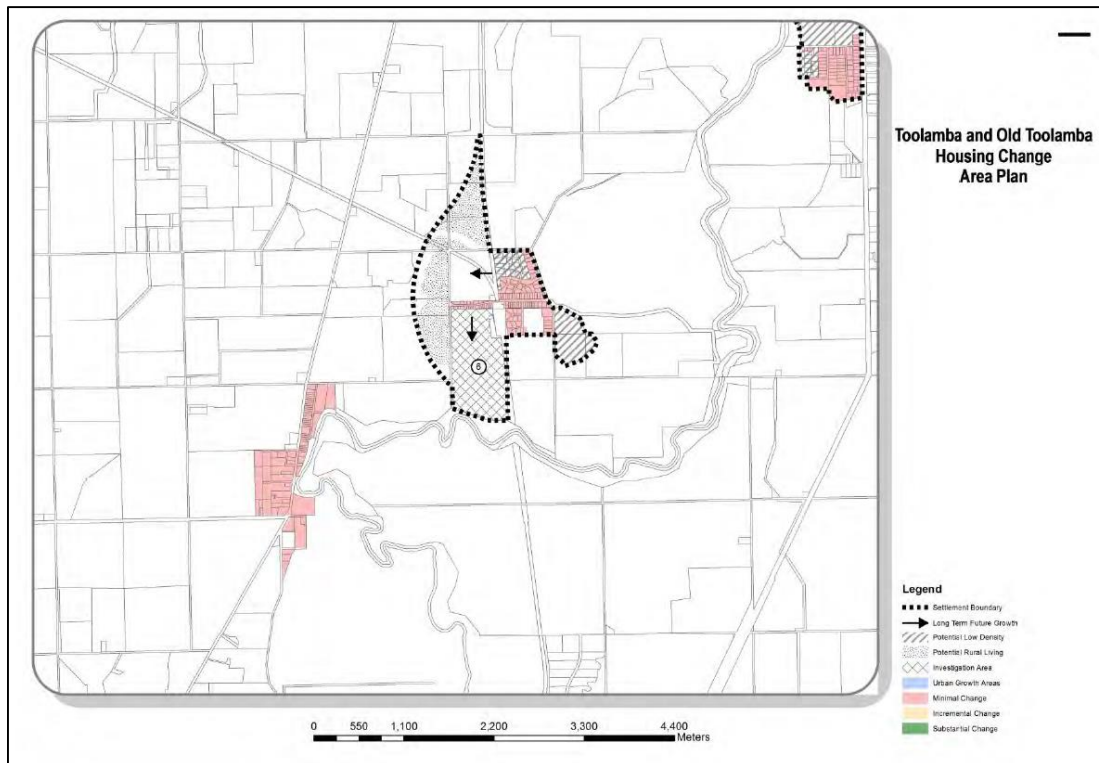
Amendments C168gshe and C224gshe to the Greater Shepparton Planning Scheme

Council's Further Presentation to the Planning Panel

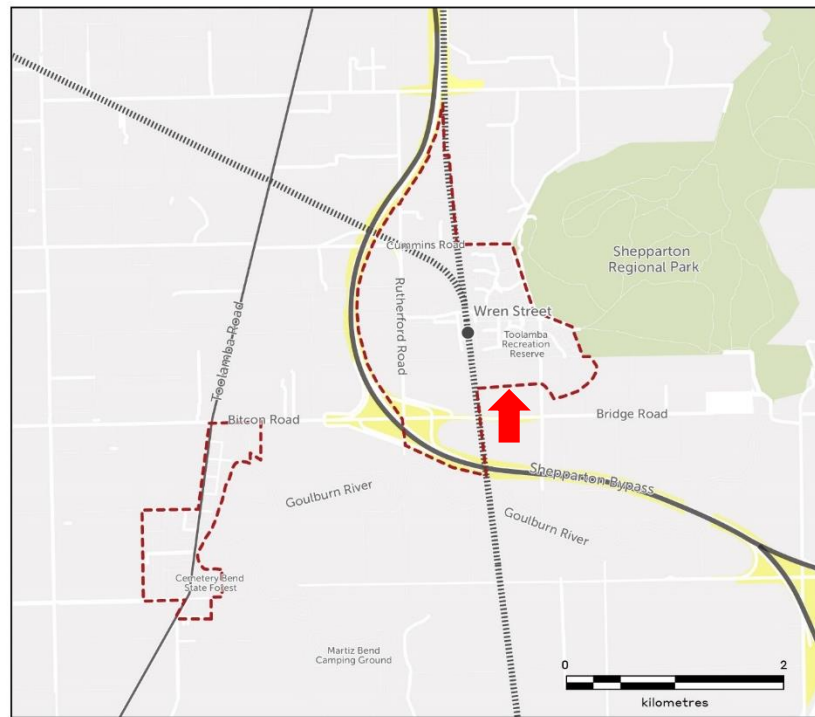
29 June 2021

- Planning Practice Note 90 – *Planning for housing* – December 2019 (PPN90)

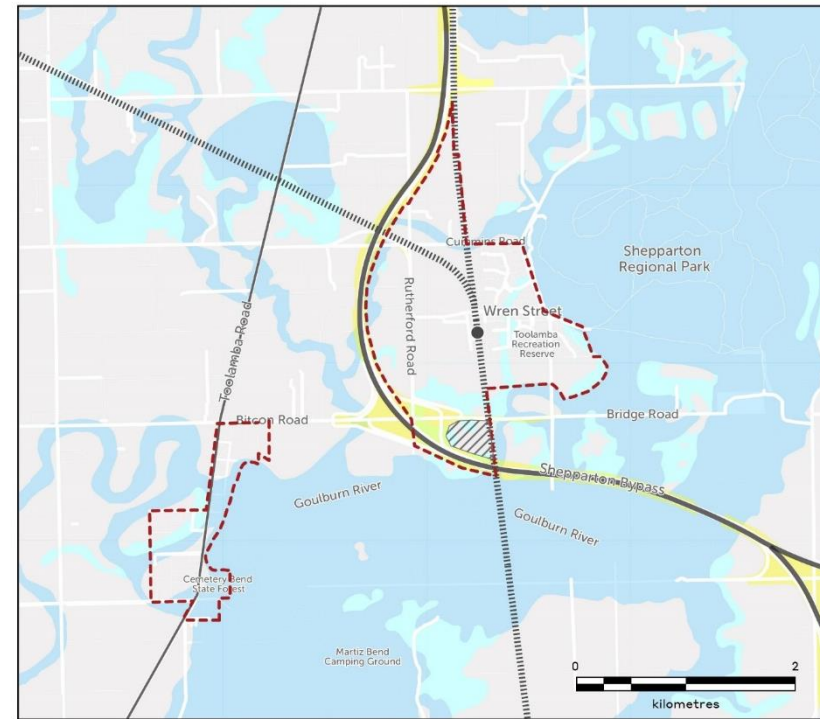
Greater Shepparton Housing Strategy 2011



Settlement Boundary



- Legend**
- Township Boundary/Toolamba Study Area
 - Proposed Shepparton Bypass
 - ||||| Trainline
 - Decommissioned Train Station
 - Public Acquisition Overlay

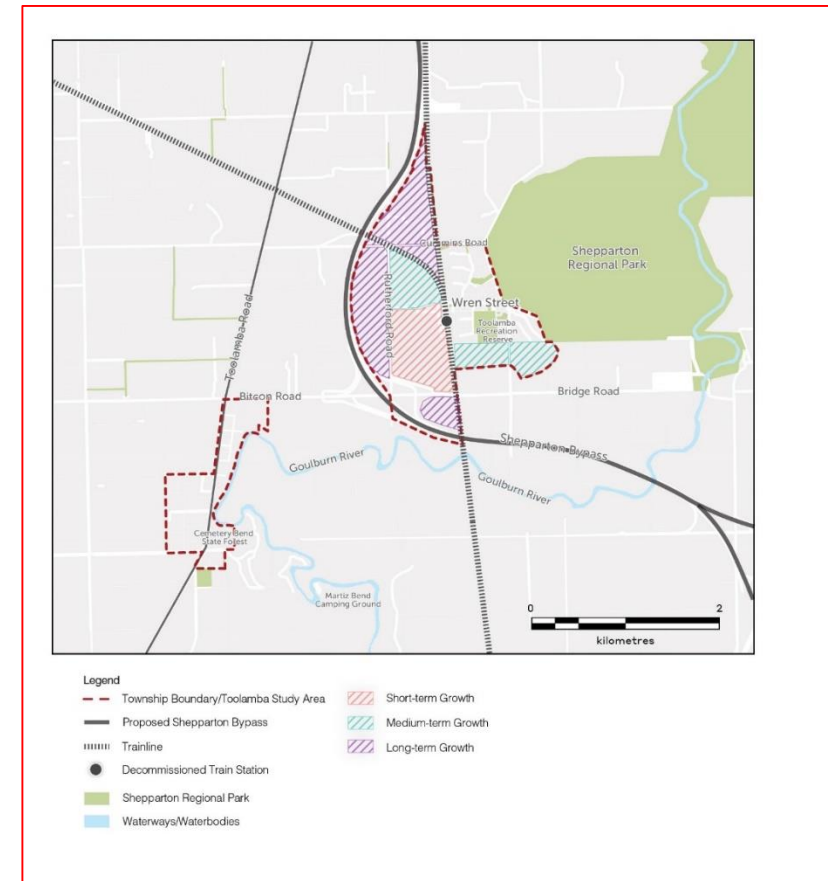
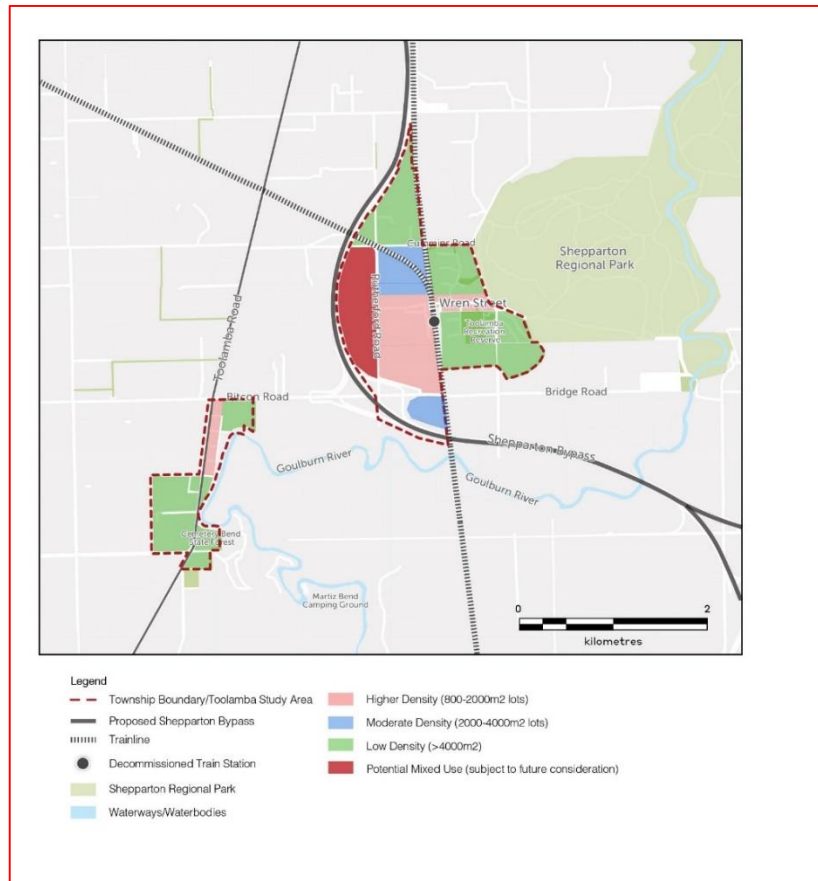


- Legend**
- Township Boundary/Toolamba Study Area
 - Proposed Shepparton Bypass
 - ||||| Trainline
 - Decommissioned Train Station
 - Public Acquisition Overlay
 - Floodway Overlay
 - Land Subject to Inundation Overlay

Environmental Health Team

- In general terms the septic tank issues in Toolamba and Old Toolamba are no different to other satellite towns without sewerage.
- Houses built prior to 1980s generally have greywater/sullage discharge to the kerb/stormwater drain.
- Disposal of sullage to the kerb/stormwater drain causes odour problems and obvious pollution of waterways.
- The size of allotments can inhibit/limit owners from any further development/house extensions due to requirements to upgrade septic tank systems.

Framework Plan



Urban Development Program

Table 12: Land Supply and Demand Profile – Toolamba & Old Toolamba

| | |
|---|------|
| Population 2016 | 352 |
| Population Change % (2011 to 2016), avg annual | 3.9% |
| Population Change # (2011 to 2016) | 61 |
| Dwelling Stock (2016) | 122 |
| Dwelling Change % (2011 to 2016), avg annual | 4.7% |
| Dwelling Change # (2011 to 2016) | 25 |
| Lot Construction (total) 2018 to 2019 | 24 |
| Vacant Lot Stock - urban | 5 |
| Broadhectare - Zoned (area - hectares) | 46 |
| Potential Residential (unzoned)- area/hectares | 0 |
| Vacant Lot Stock -rural residential (area/hectares) | 10 |
| Potential LDRZ (hectares) | 15 |
| Potential RLZ (hectares) | 70 |



Impacts of COVID-19 on Land Supply/Demand

- Significant demand for lots in the short term (1-5 years) due to increases in migration from Melbourne to Regional Victoria.
- Shepparton has seen significant demand for greenfield lots in the absence of overseas migration. It will likely remain higher compared to other regional centres.
- Demand is for greenfield type housing and small lot rural lifestyle.
- Price accordingly has increased for retail lots due to demand and limited supply.

- Planning Practice Note 91 – *Using the Residential Zones* – December 2019 (PPN91)

PPF Translation – Amendment C210gshe