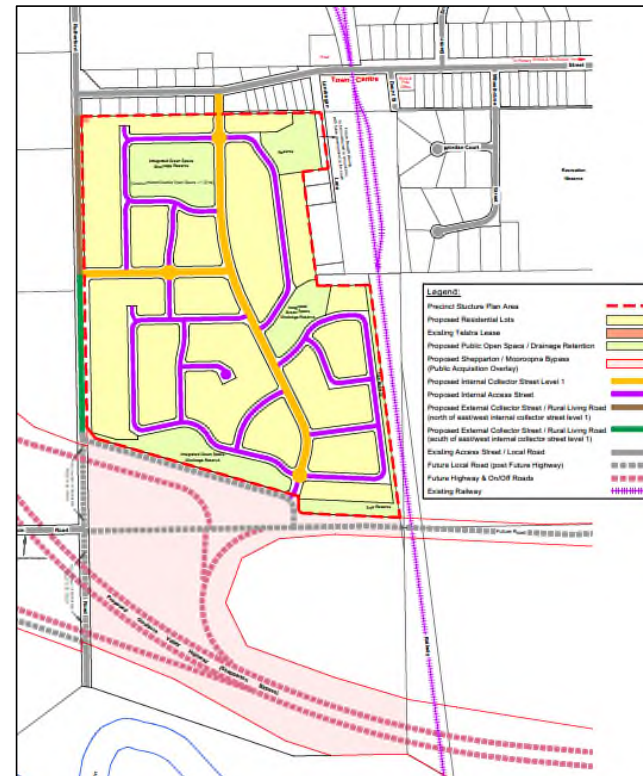
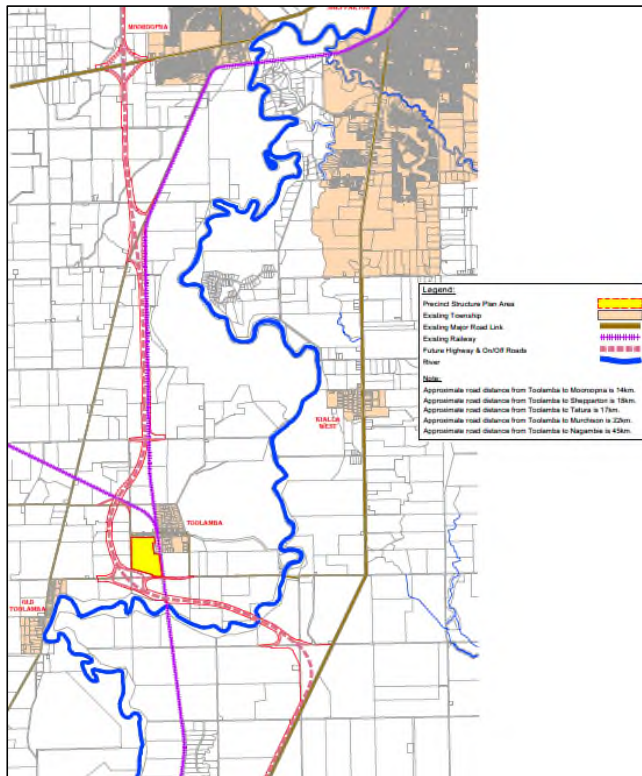


# Amendments C168gshe and C224gshe to the Greater Shepparton Planning Scheme

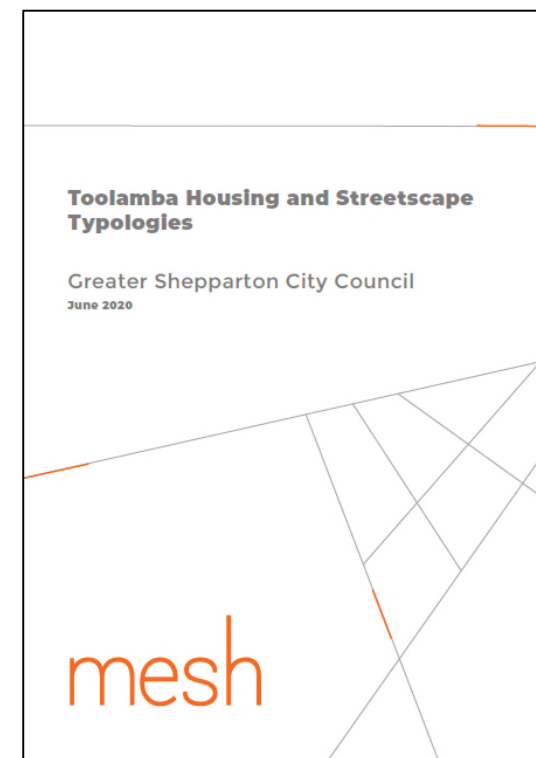
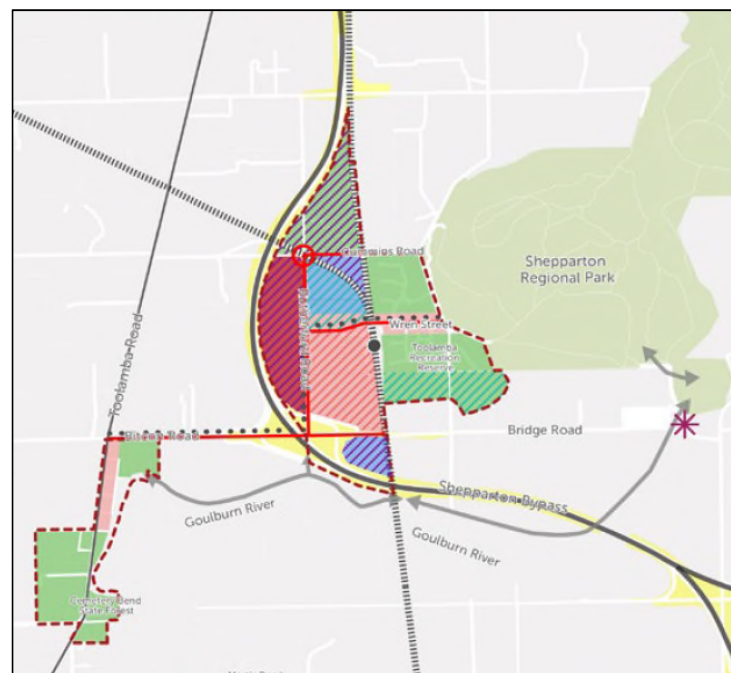
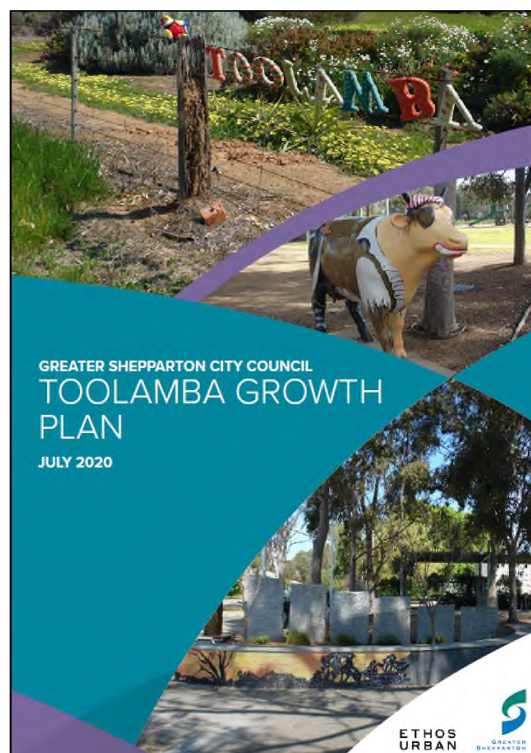
Presentation accompanying Council's Part B Submission to the Planning Panel

28 June 2021

# Proposed Amendment C168gshe



# Proposed Amendment C224gshe

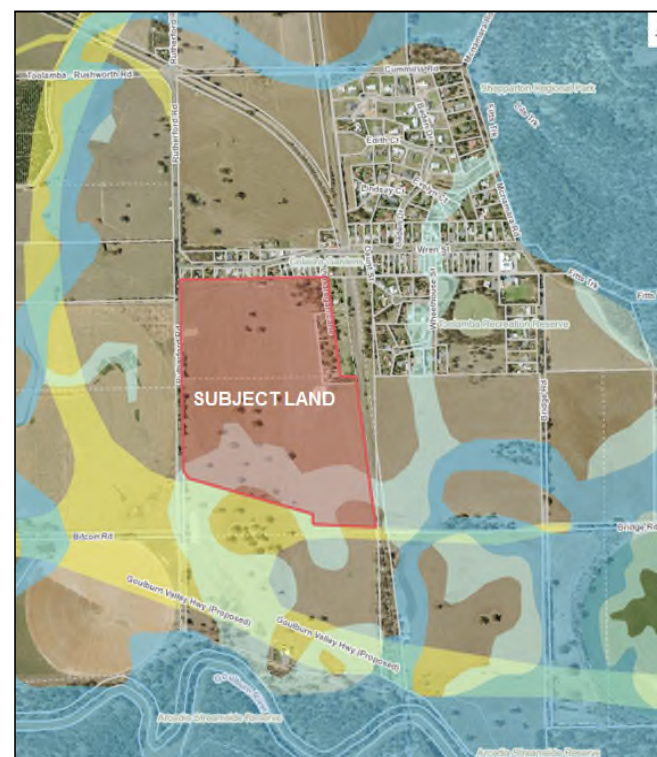
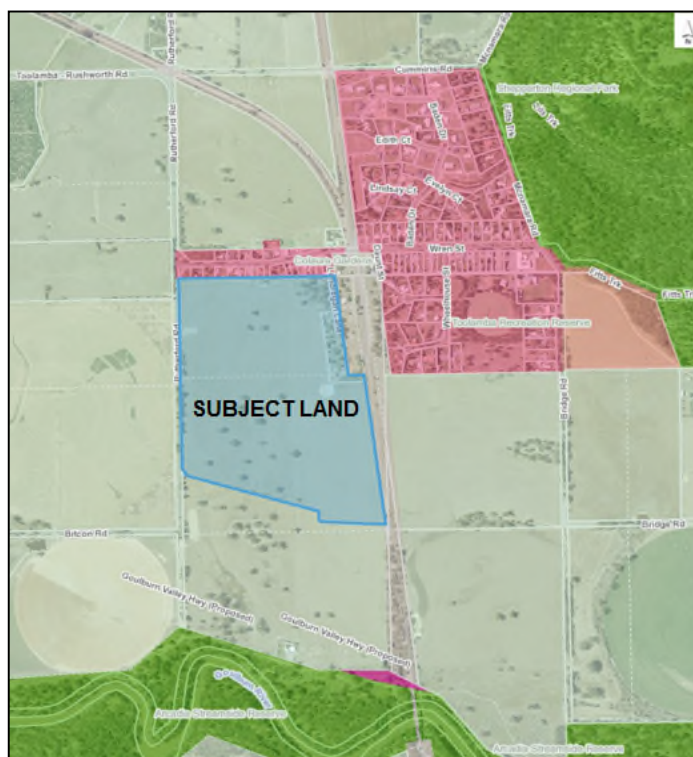


# Presentation Outline

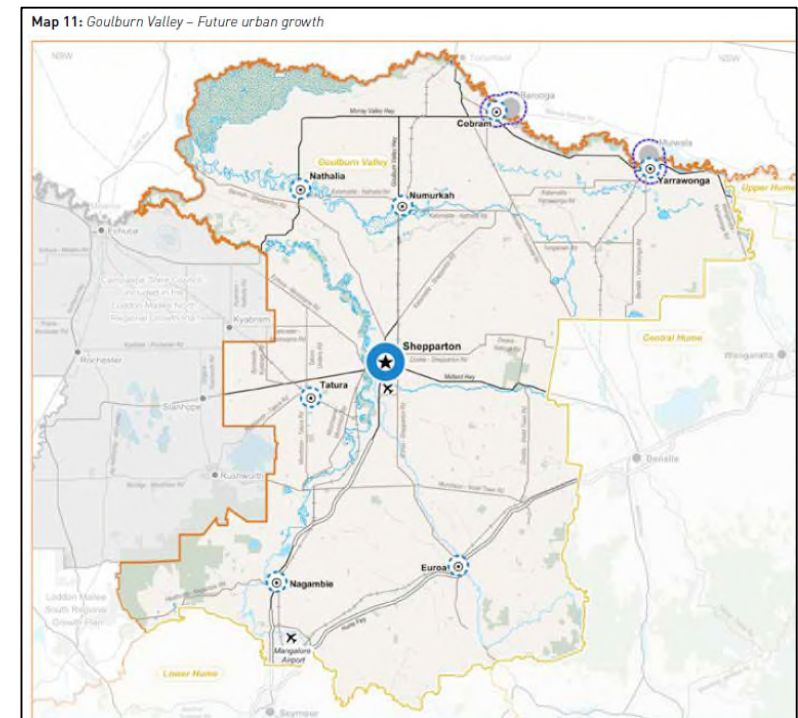
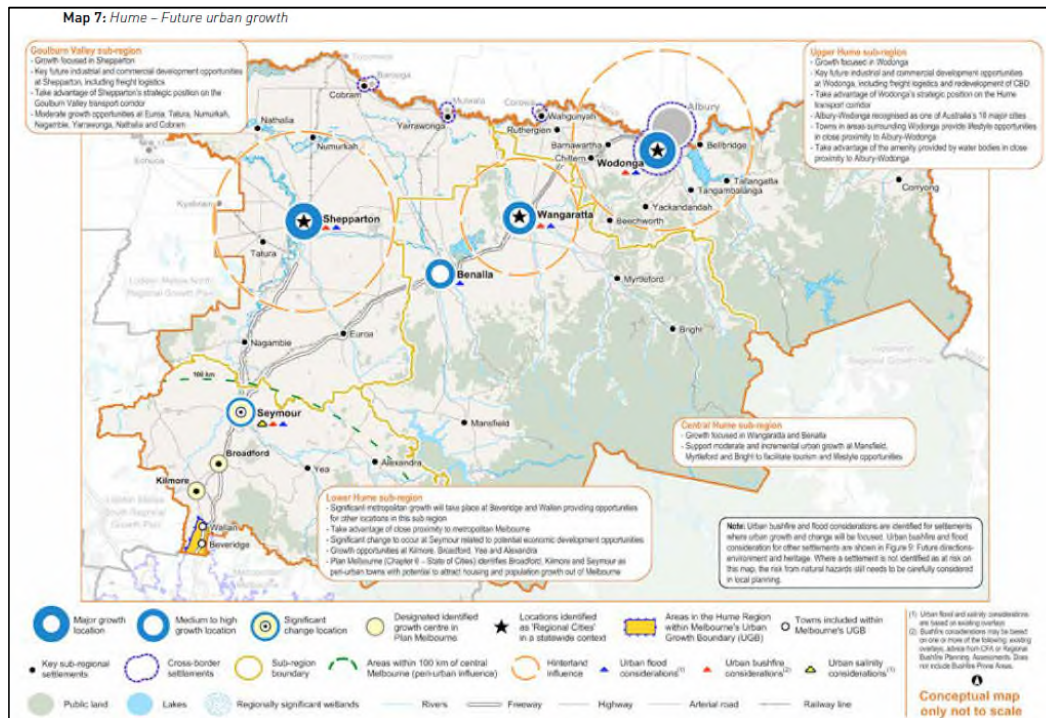
- Background work / chronology of strategic planning;
- Seven items raised in the Panel's direction dated 7 June 2021;
- Themes raised in submissions;
- Proposed post-exhibition changes; and
- Council officers' position on the Amendments.



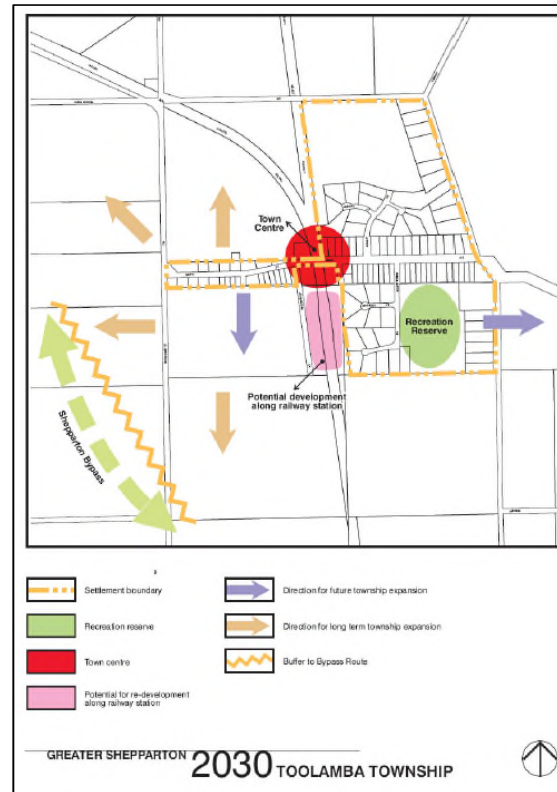
# Toolamba: Zone and Overlay Maps



# Hume Regional Growth Plan 2014

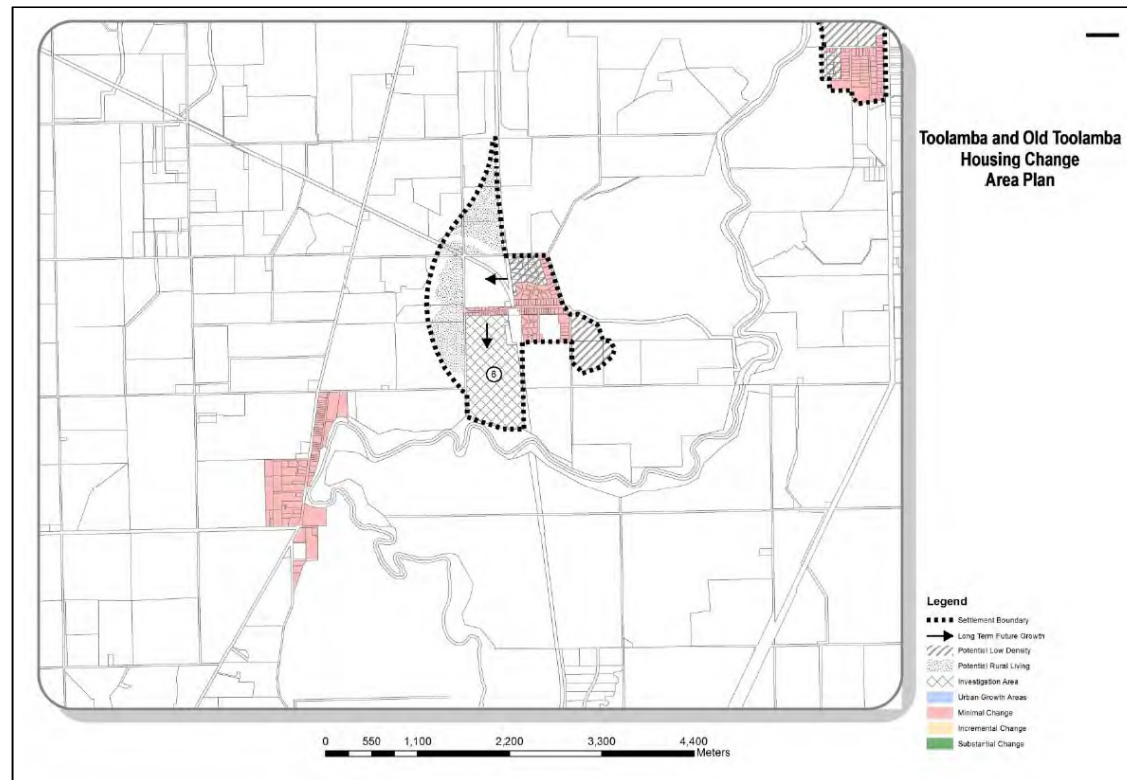


# Greater Shepparton 2030 Strategy 2006





# Greater Shepparton Housing Strategy 2011

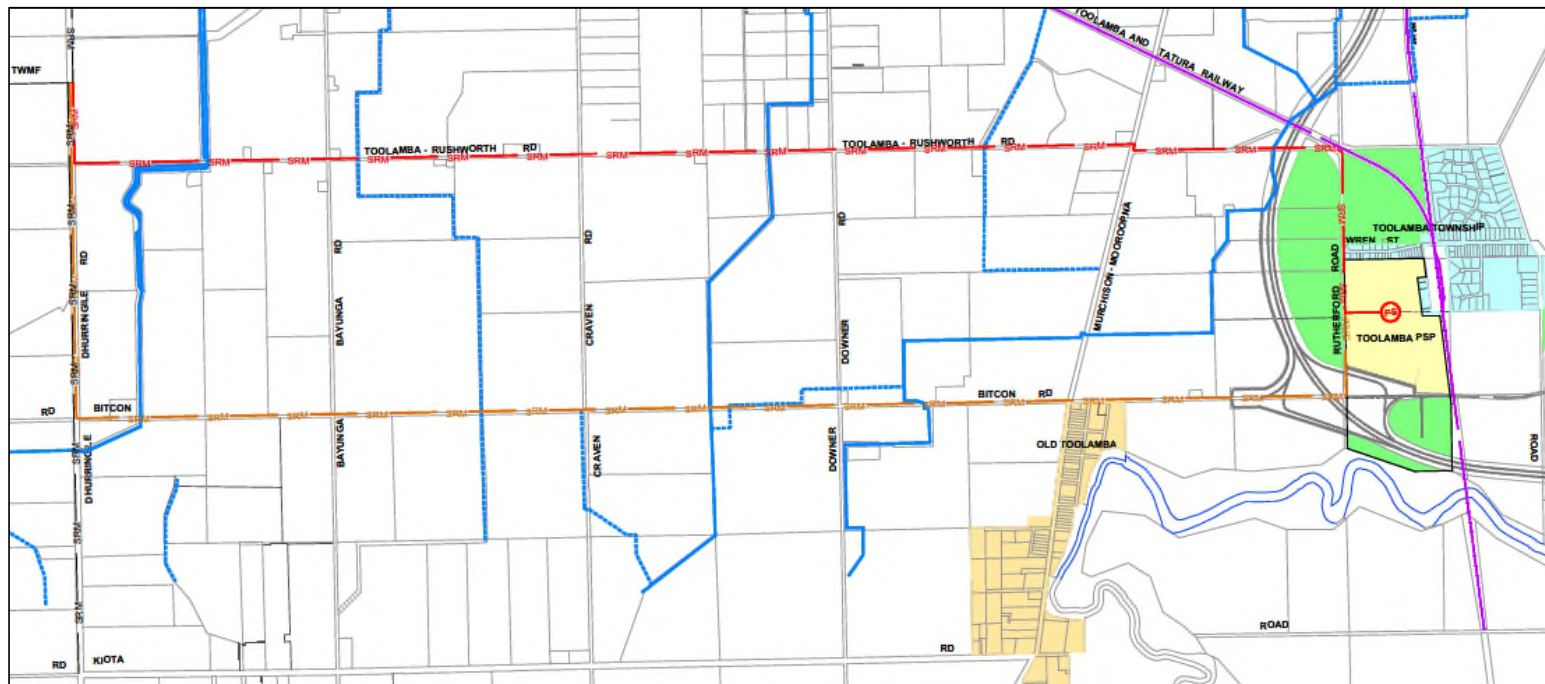




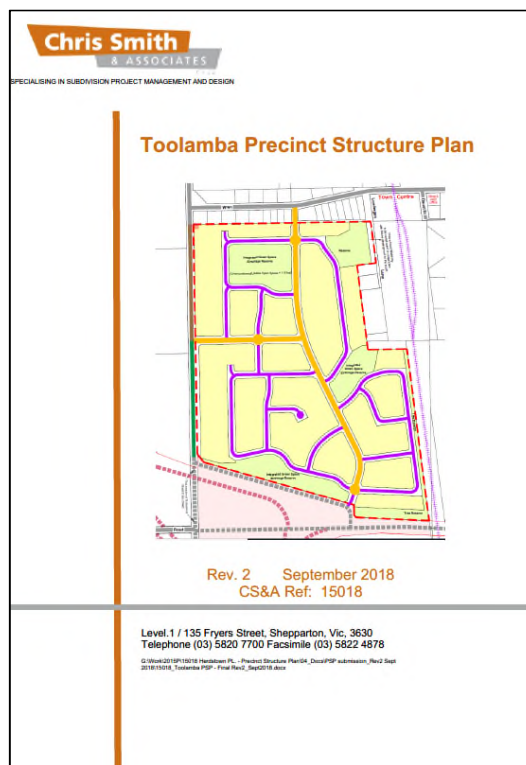
# Greater Shepparton Housing Strategy 2011

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

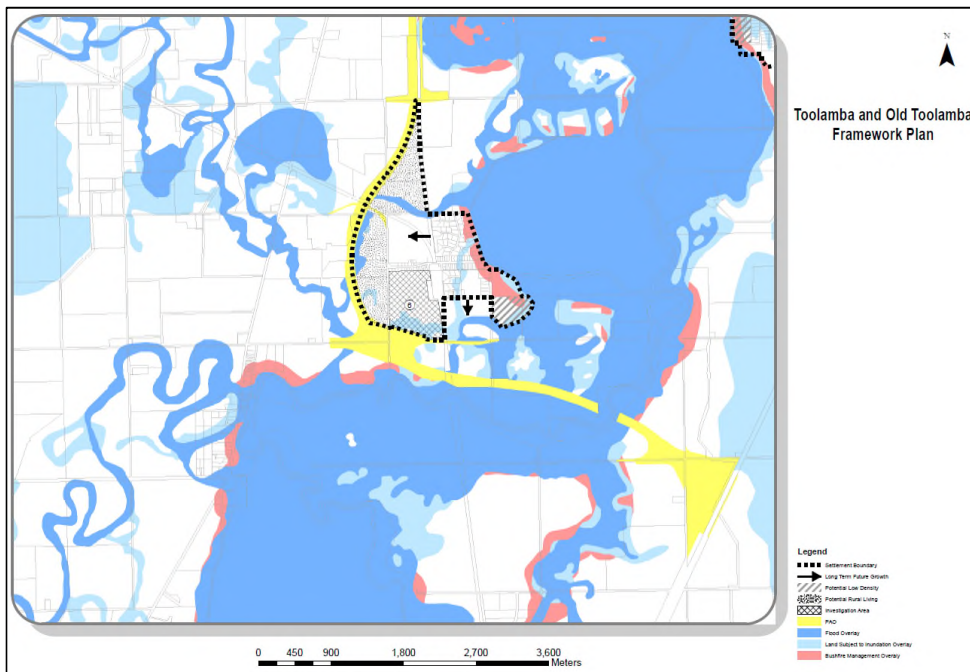
# Investigation Area 6 – Toolamba



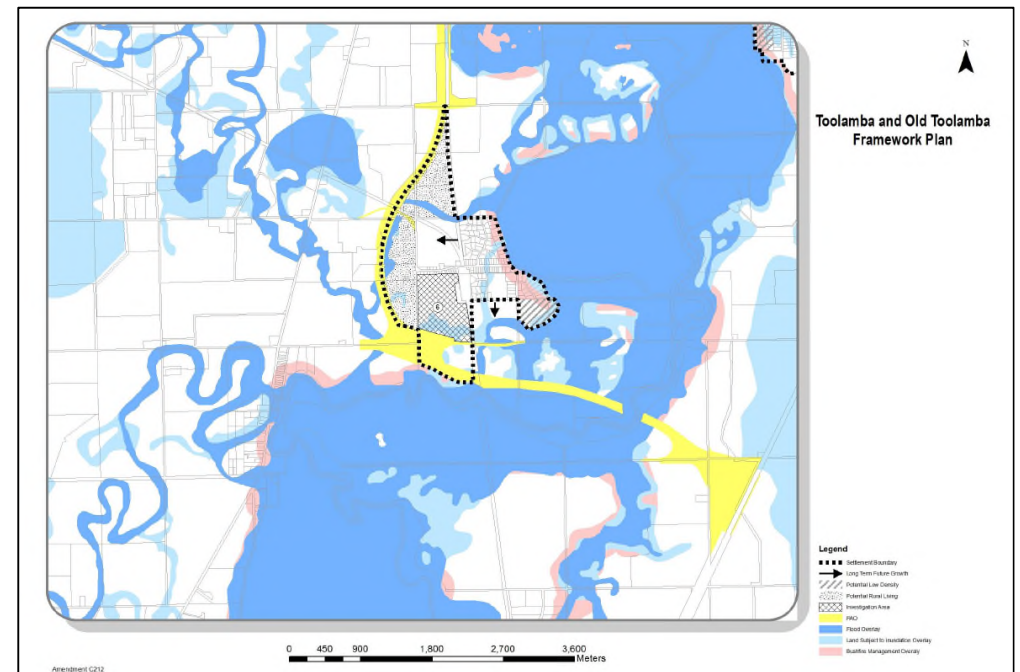
# Toolamba Precinct Structure Plan 2018



# Amendment C212gshe



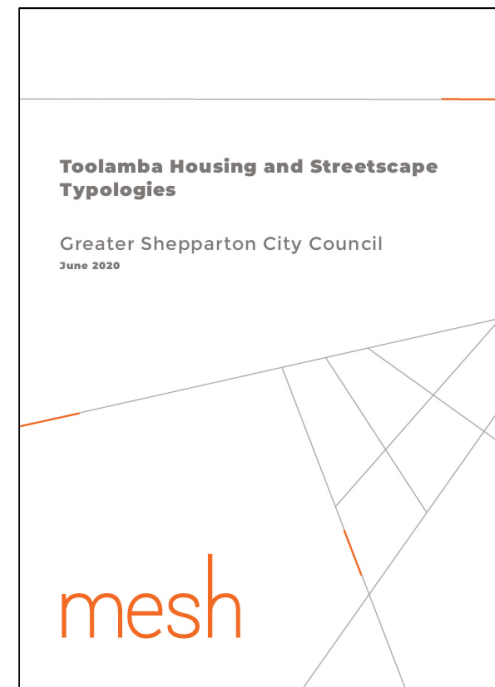
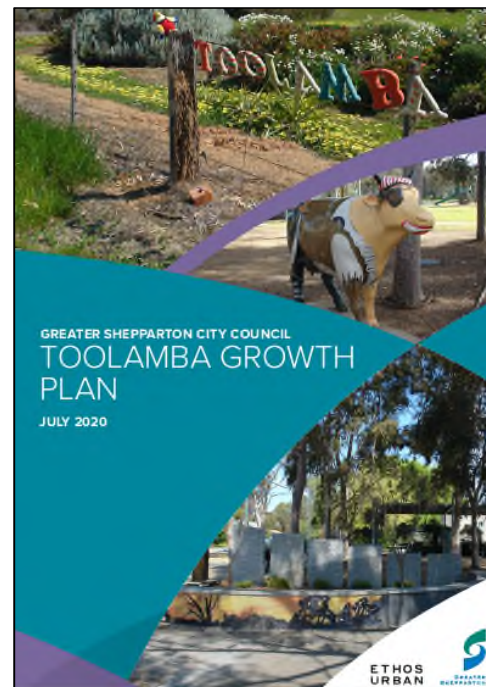
Exhibited



Adopted and Approved



# Toolamba Growth Plan & Housing and Streetscape Typologies



# Background Reports


**VANTAGE**  
ENVIRONMENTAL MANAGEMENT  
Professional solutions for your project

**ENVIRONMENTAL SITE ASSESSMENT**

**335 RUTHERFORD ROAD  
TOOLAMBA VICTORIA**

Herdstown Pty Ltd

Date of Issue: 05 August 2010  
Job Reference: AL10-093


Project Manager:   
Toby Hobbs – Principal

Report No.: AL10-093-18


Vantage Environmental Management Pty Ltd  
ABN 23 788 173 912 Telephone (02) 6021 8655 Facsimile (02) 6021 8666  
4/539-541 Kiwra Street Albury NSW 2640 PO Box 378 Albury NSW 2640 www.vem.com.au

**Chris Smith**  
E-ASSOCIATES


**Rutherford Road Toolamba  
Flora and Fauna Assessment**




**May 2012**

  
WATER TECHNOLOGY  
WATER, LAND, & ENVIRONMENTAL CONSULTANTS

**Cultural Heritage Management Plan**  
Proposed Residential Development, 335 Rutherford Rd,  
Toolamba Victoria: Desktop, Standard and Complex  
Assessments  
AAV Management Plan Identifier: 11389  
Date: 20 July 2012



Sponsor: Herdstown Pty Ltd (ABN 79 079 708 724)  
Cultural Heritage Advisors: Matthew Barker and Maya  
Barker  
Author: Matthew Barker

**Heritage  
Insight** 

Heritage Insight P/L  
1/20 Deen Street, Coleraine VIC 3106  
PO Box 1001 Coleraine VIC 3106  
Ph: 03 9467 4303 Ex: 03 9467 5113 aher@heritageinsight.com.au  
0011 7511478 0011 184 42 90

Pre-Development Agreement Greater Shepparton City Council and Herdstown Pty Ltd

DATED: 22/11/2018

GREATER SHEPPARTON CITY COUNCIL

- and -

HERDSTOWN PTY LTD (ACN 079 708 624)

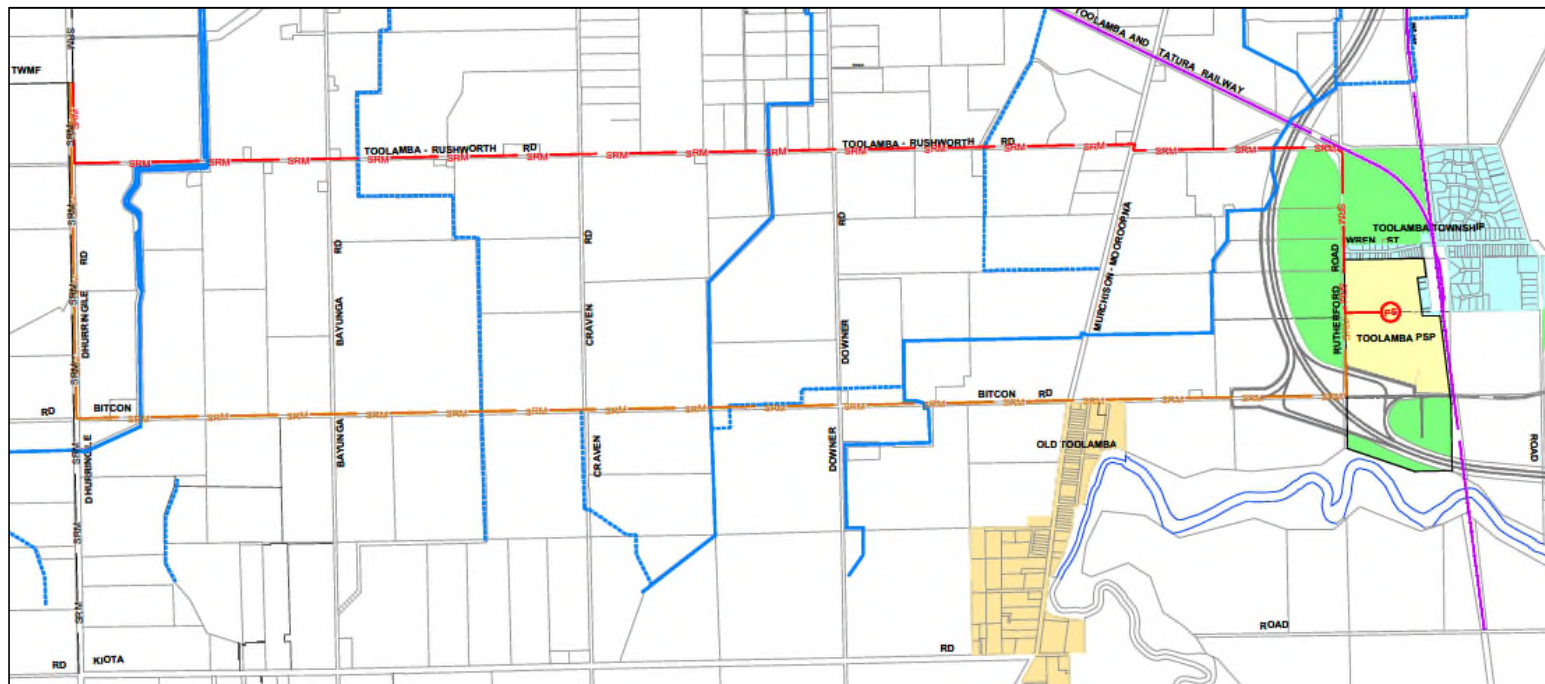
## PRE-DEVELOPMENT AGREEMENT

CROW LEGAL PTY LTD  
Suite 1 / 4 Welsford Street  
Shepparton VIC 3630  
PO Box 905  
Shepparton VIC 3632  
DX 63023 Shepparton  
Ph: (03) 5849 1600  
Fax: (03) 5849 1601  
Our Ref: RMC:hec:18015

Prepared 30 October 2018

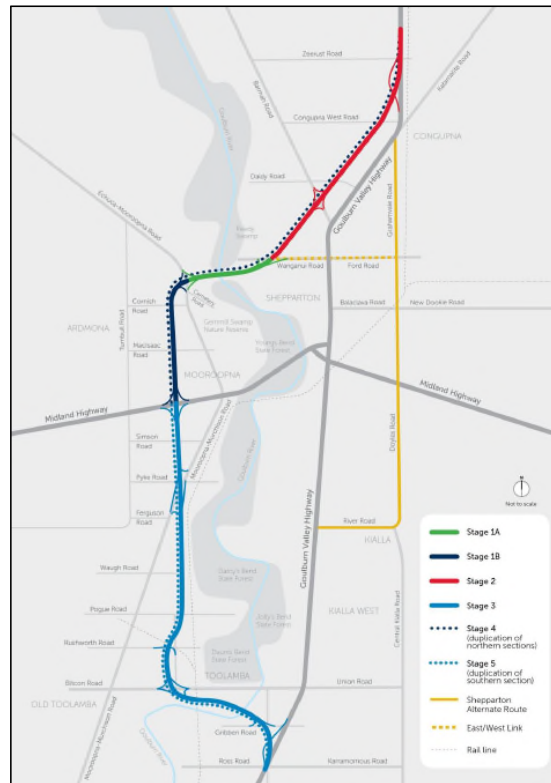
Page 1 of 9

# Reticulated Services

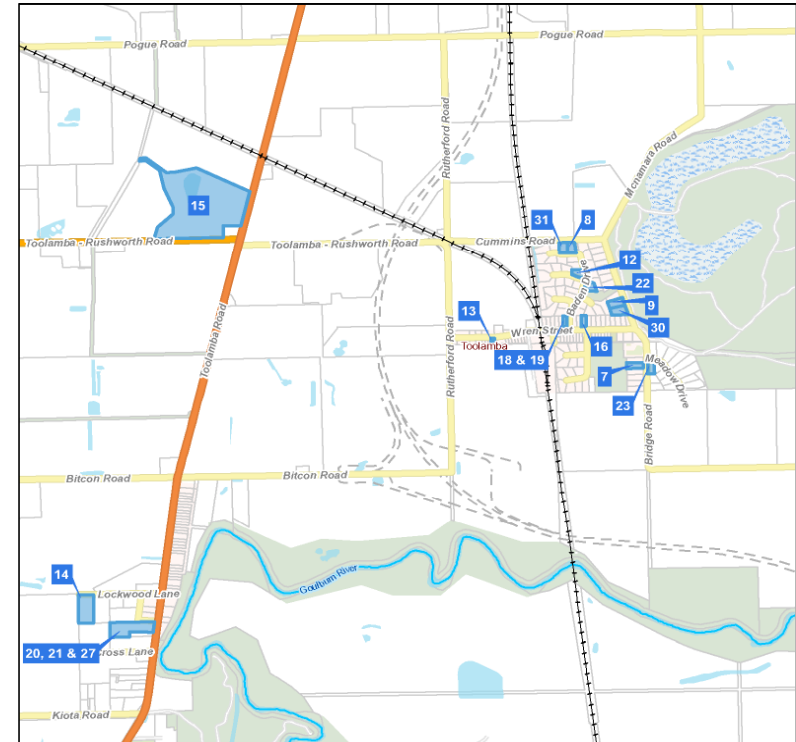




# Goulburn Valley Highway Shepparton Bypass



# Locations of Submitters



# Submissions received

A total of 39 submissions were received in response to notification of the Amendment:

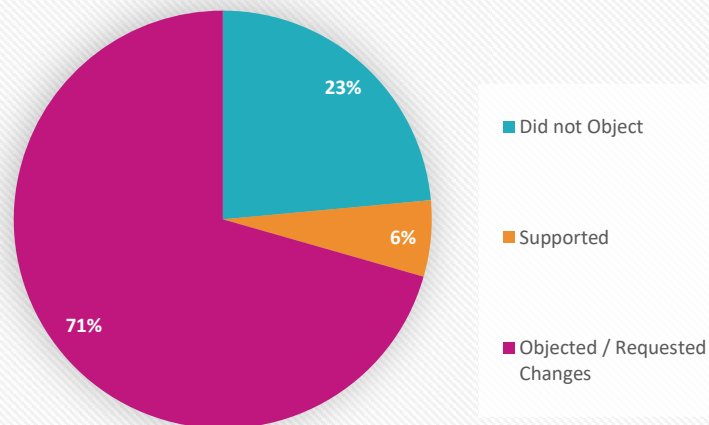
29 submissions addressed both amendments jointly

Five parties provided separate submissions to both amendments (2, 17, 22, 32)

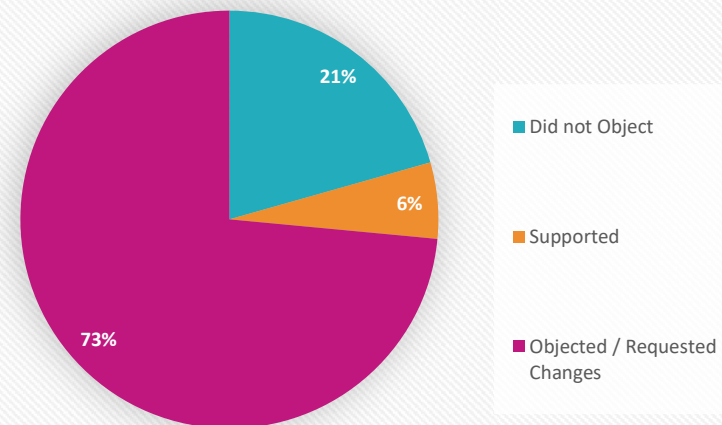
Two parties provided submissions to only one amendment (33)

A total of 34 submissions addressed each amendment.

Submissions received to Amendment C168



Submissions received to Amendment C224



# Submissions received

## Submissions received that did not object

- Powercor (1)
- Goulburn Broken Catchment Management Authority (2)
- Environment Protection Authority (3)
- Department of Environment, Land, Water and Planning (4);
- APA VTS Australia (APA Group) (5)
- Goulburn Valley Water (6)
- Goulburn-Murray Water (33 (C168 only))
- Country Fire Authority (34)

## Submissions received that supported

- Submitter 12
- Chris Smith & Associates Pty Ltd (17)

## Submissions received that objected and/or requested changes

- 7, 8, 9, 10, 11, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32 to both amendments
- Spiire Australia Pty Ltd (33 (C224 only))



# Proposed Post-Exhibition Changes

Lot size	<u>Minimum</u> Front setback	Side setback
800-2000m <sup>2</sup>	5-10 metres	Enables rear access and space for landscaping between dwellings
2000-4000m <sup>2</sup>	8-15 metres	Enables generous space for rear access and landscaping
4000m <sup>2</sup> – 2ha	8-20 metres	Dwellings should be set away from boundaries to provide a sense of space and separation

- Garages must not dominate the streetscape. The front wall of the garage should be set back a minimum of 1 metre behind the main house façade and must comprise less than 50% of the overall dwelling façade width.

OVERLAYS - CLAUSE 43.02 - SCHEDULE 10

PAGE 1 OF 4

GREATER SHEPPARTON PLANNING SCHEME

- **Fences**

- Garages must not dominate the streetscape. The front wall of the garage should be set back a minimum of 1 metre behind the main house façade and must comprise less than 50% of the overall dwelling façade width.

- Proposed Schedule 3 to Clause 37.07 Urban Growth Zone – applied zones; and
- Proposed Clause 53.01 – public open space contribution.