

- the Goulburn River.

The framework created different precincts for urban design purposes:

- Central business and entertainment core, mall
- TAFE
- Northern and railway fringe
- North and southern residential areas
- Civic area – Municipal, art gallery and Queens Gardens
- Wyndham Street environs
- River corridor and open spaces

Major applications are tested against these design guidelines, for example the imminent redevelopment of the Bonlac site at the entrance to the CBD.

5.2.5 Toolamba Urban Design Framework, Urban Initiatives (June 2002)

This role of Toolamba is considered to be a satellite residential area to the larger Shepparton-Mooroopna urban area. The character of the town is based on its setting in natural woodland adjacent to the Goulburn River.

Future development is constrained, as Toolamba is unlikely to be connected to reticulated sewerage, and therefore lot size is determined by the requirements of septic systems. There is a limited supply of about 20 residential lots in future.

The authors of the Urban Design Framework consulted with residents about the degree of change that they would accept for Toolamba. The majority of respondents were open minded about the degree of change, but did not favour rapid expansion or no change.

The framework plan for Toolamba shows:

- current zones
- opportunities for suburban density housing
- medium density housing
- commercial development
- setbacks from the proposed Goulburn Valley Highway Bypass required by VicRoads

Strategic action plans are also developed for: the town centre; the sports and primary school precinct; town entrances; Wren Street improvement; improvement of new residential areas; and laneway upgrades.

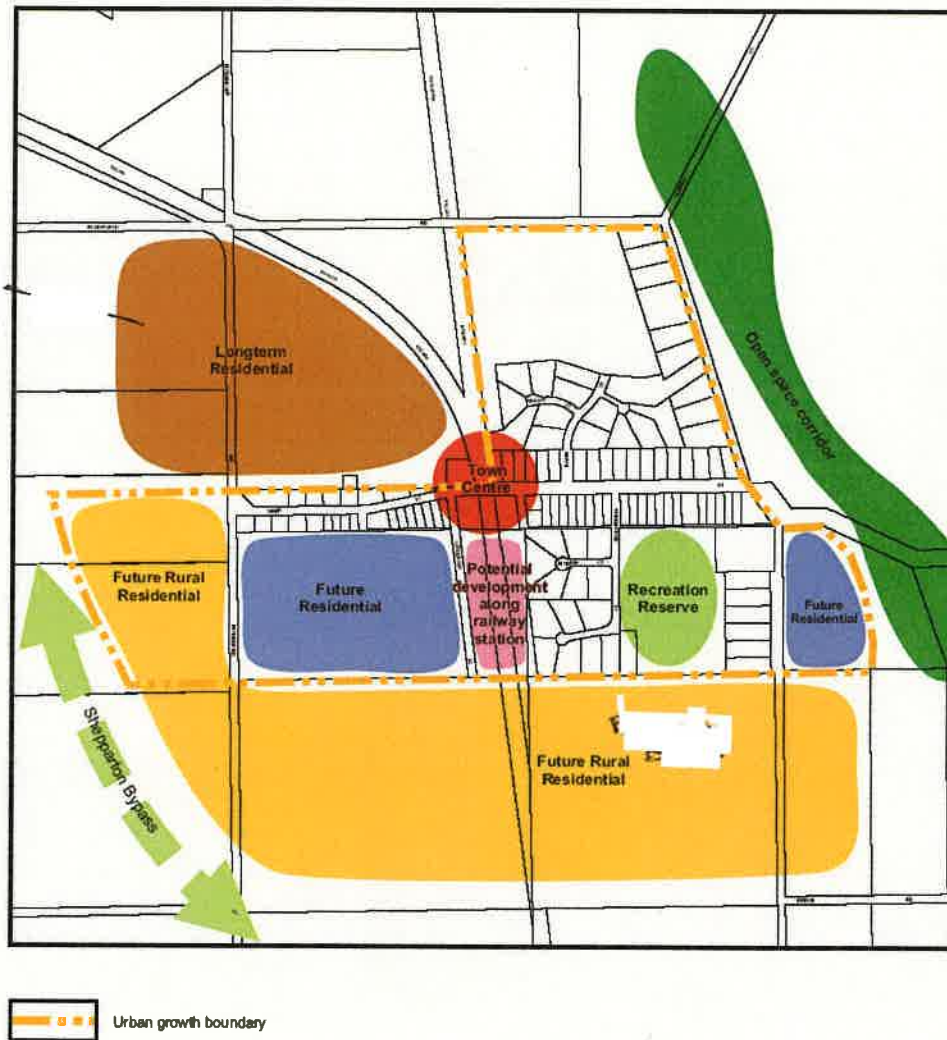
5.2.6 Katandra West Urban Design Framework, Urban Initiatives (Jan 2003)

Katandra West is considered to be a desirable commuter town near the larger Shepparton-Mooroopna urban area. It also contains a higher than average socio-economic group of residents. The function of the town is to provide local services only, and it is not a through route along the Katamatite- Shepparton Main Road.

The town is uniquely planned, with a central octagonal subdivision creating a public facilities precinct. In terms of expansion there has been a 13 lot subdivision at the end of Burgman Street. There are limited rural residential lots as another character

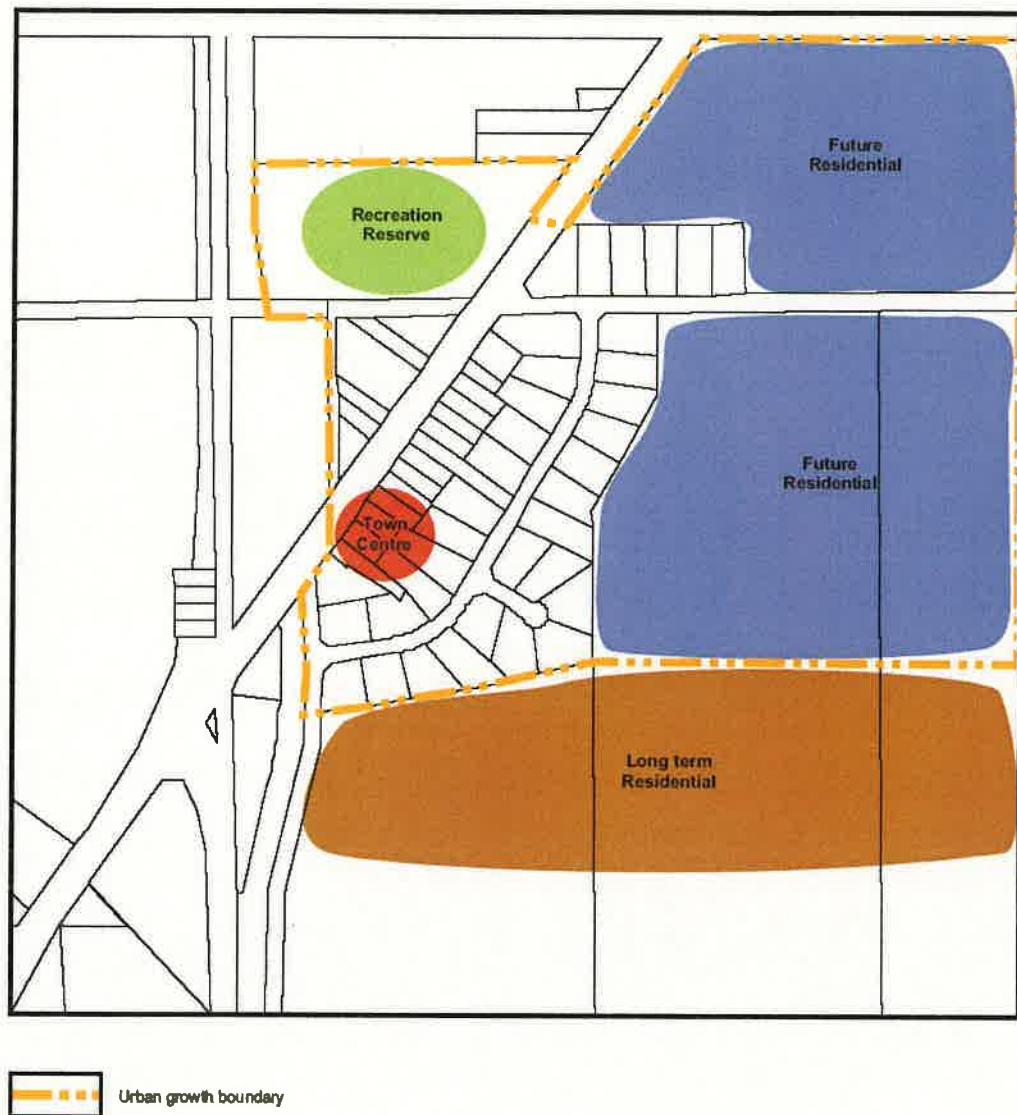
Table 13: Functions and Roles of Urban Settlements, Greater Shepparton

Settlement type	Location	Function	Future
Central Business & Activity Centre	Central Shepparton	Primary business & entertainment focus	<ul style="list-style-type: none"> Reinforce role as the centre for services and facilities Specialist precincts for entertainment and tourism
City	Shepparton Mooroopna Kialla	Major regional centre	<ul style="list-style-type: none"> Consolidation and growth within designated boundaries Diversity of functions: retail, business, civic, industrial, and higher density living. Future expansions to match demand.
Township	Tatura Dookie Murchison	Self sustaining townships	<ul style="list-style-type: none"> Some growth potential when matched by demand.
Village	Tallygaroopna Katandra West Congupna Undera Merrigum Toolamba Kialla West	A local service provider	<ul style="list-style-type: none"> Retain size and role as villages Limited growth potential Consolidation Lacking such as sewerage, services and unlikely to be developed



GREATER SHEPPARTON **2030** TOOLAMBA TOWNSHIP





GREATER SHEPPARTON **2030** CONGUPNA TOWNSHIP





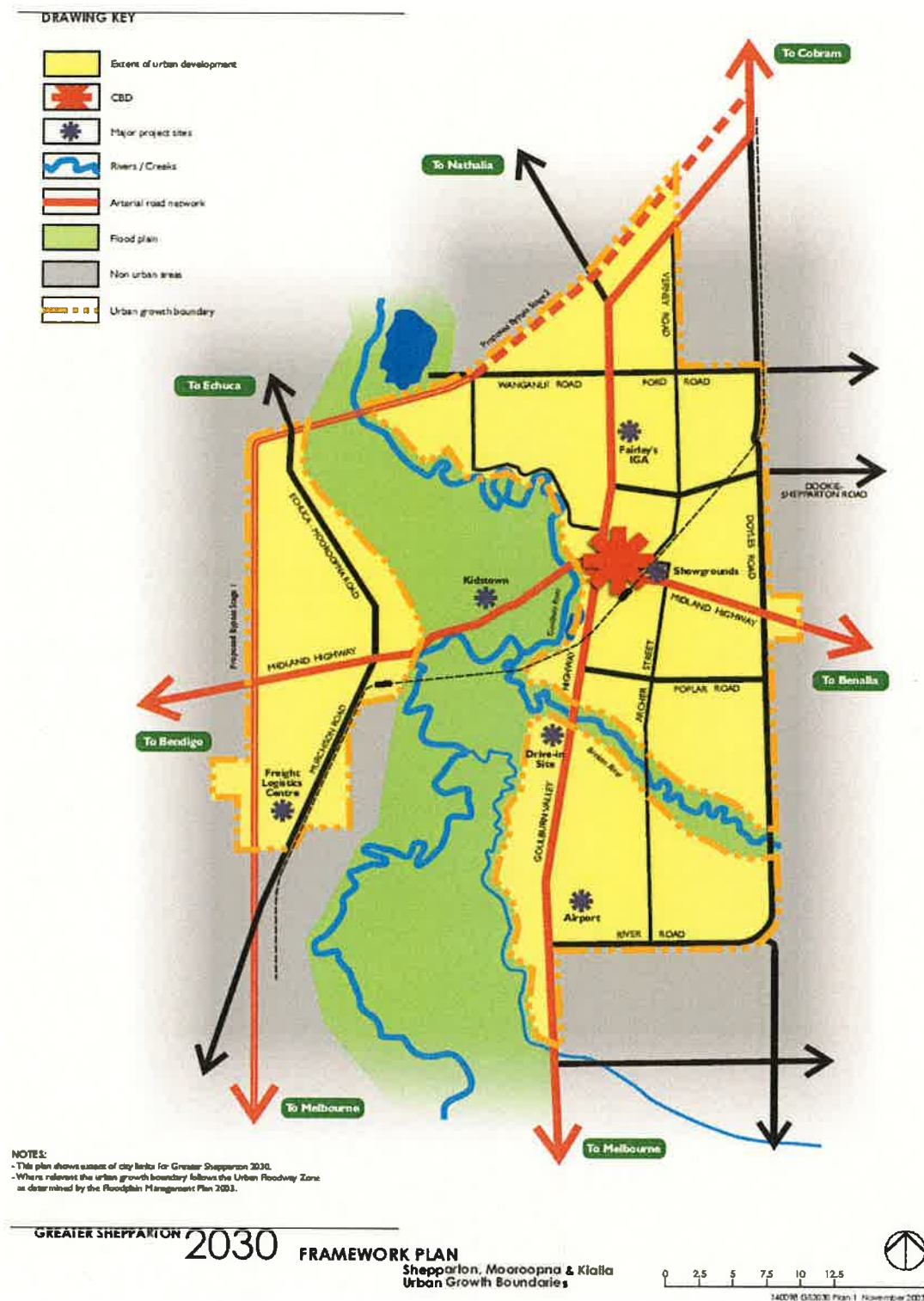


Figure 5: Shepparton, Mooroopna & Kialla- Urban Growth Boundary

27 July 2005

The Planning Manager
City of Greater Shepparton
Locked Bag 1000
SHEPPARTON, 3632

Att Greg Hughes

**Possible Residential Development
Crown Allotments 7 & 59; Parish of Toolamba
(Rutherford Road, Toolamba)**

Our Ref. **2005086**

Earth Tech acts on behalf of Stuart & Suzie Rea in relation to their property located on the southeastern fringe of the township of Toolamba, as described above.

The land abuts the rear of residential properties located on the southern side of Wren Street, has frontage to Rutherford Road along its western boundary and abuts the Goulburn Valley Railway to the east. The site is made up of two Crown Allotments, which form part of the land described on Certificate of Title Vol.05499, Fol.735 – a copy of which is attached.

There is a reoccurring theme throughout the Municipal Strategic Statement of the Greater Shepparton Planning Scheme supporting and promoting the continuance of small community townships. Clauses 21.04 & 21.05-1 refer to townships such as Toolamba as providing important service centres for surrounding rural areas while also supplying an alternative style of living to those found in Shepparton, Mooroopna or Tatura. The current scheme however does not provide mechanisms to implement these strategic policies. The land is currently within the Rural Zone, however it is highlighted within the draft Greater Shepparton 2030 Framework Plan for Toolamba as *Future Residential* and *Future Rural Residential*.

A major concern in planning for the development of the Greater Shepparton area is the loss of highly productive agricultural land. The subject land is not located within, *Intensive agricultural land*, as outlined in the, *Map to Schedule to the Rural Zone*, contained within the Greater Shepparton Planning Scheme. Therefore the development of the subject land will not detract from the region's stock of highly productive land, but will provide residentially zoned land in a highly sought after location which provides a township lifestyle.

Earth Tech believes that the subject land is suitable for residential development, based on the following:

- It is recognised within the Greater Shepparton 2030 as a future residential growth area and is contiguous with existing residential development. Therefore promotes the continuance of Toolamba.
- The Land Subject to Inundation Overlay (LSIO) affects only a small portion of the site, which in the Greater Shepparton area is a rare and important factor when considering land for development. A site responsive design could incorporate the LSIO into a linear open space, effectively providing greater connectivity between the township and the nearby Goulburn River to the south.

- The site has been previously used for agriculture and does not support a large area of significant habitat. The scattered box trees located on site will be incorporated into the design to ensure that existing biodiversity values are retained and enhanced.
- It has good access to all expectant retail, educational, recreation and community facilities within Toolamba and to the larger regional centres of Shepparton and Mooroopna via an established road network. The future construction of the Shepparton/ Mooroopna Bypass will establish Toolamba as a sought after satellite township of Shepparton within easy access to the main transport routes to Melbourne, Brisbane, or Bendigo (via the Midland Highway).

We now seek any comment Council may have in relation to rezoning the subject land for residential purposes. We would be more than happy to meet with you to further discuss the proposal; please contact me by one of the means provided below if you require any further information.

Yours faithfully
Earth Tech Engineering Pty Ltd



Gary Steigenberger
Planning Manager

T 03 5823 4371
F 03 5831 2228
M 0428 694 011
E gary.steigenberger@earthtech.com.au

CC
PROJECT NO 2005086
DOC NO 0586_I_COGS_260705.doc



GREATER
SHEPPARTON

21 June 2006

Gary Steigenberger
Earth Tech Pty Ltd
PO Box 777
SHEPPARTON 3632

EARTH TECH	
Date Received 26 JUN 2006	
Project No.	
Forward To/	
Action Required	
GJS	
AS	AS 30/6-06

Dear Gary

**GREATER SHEPPARTON PLANNING SCHEME
AMENDMENT C69
SUBMISSION FOR S & S REA**

I refer to our recent correspondence and meeting in relation to the above Amendment, and I wish to confirm that the Council supports your submission and has made appropriate changes to the exhibited document.

I now enclose the amended 'Greater Shepparton 2030 Toolamba plan in response to your submission, which now shows your client's land as 'Investigation for future residential if sewered'.

The Council will recommend to the Panel that the above changes be supported.

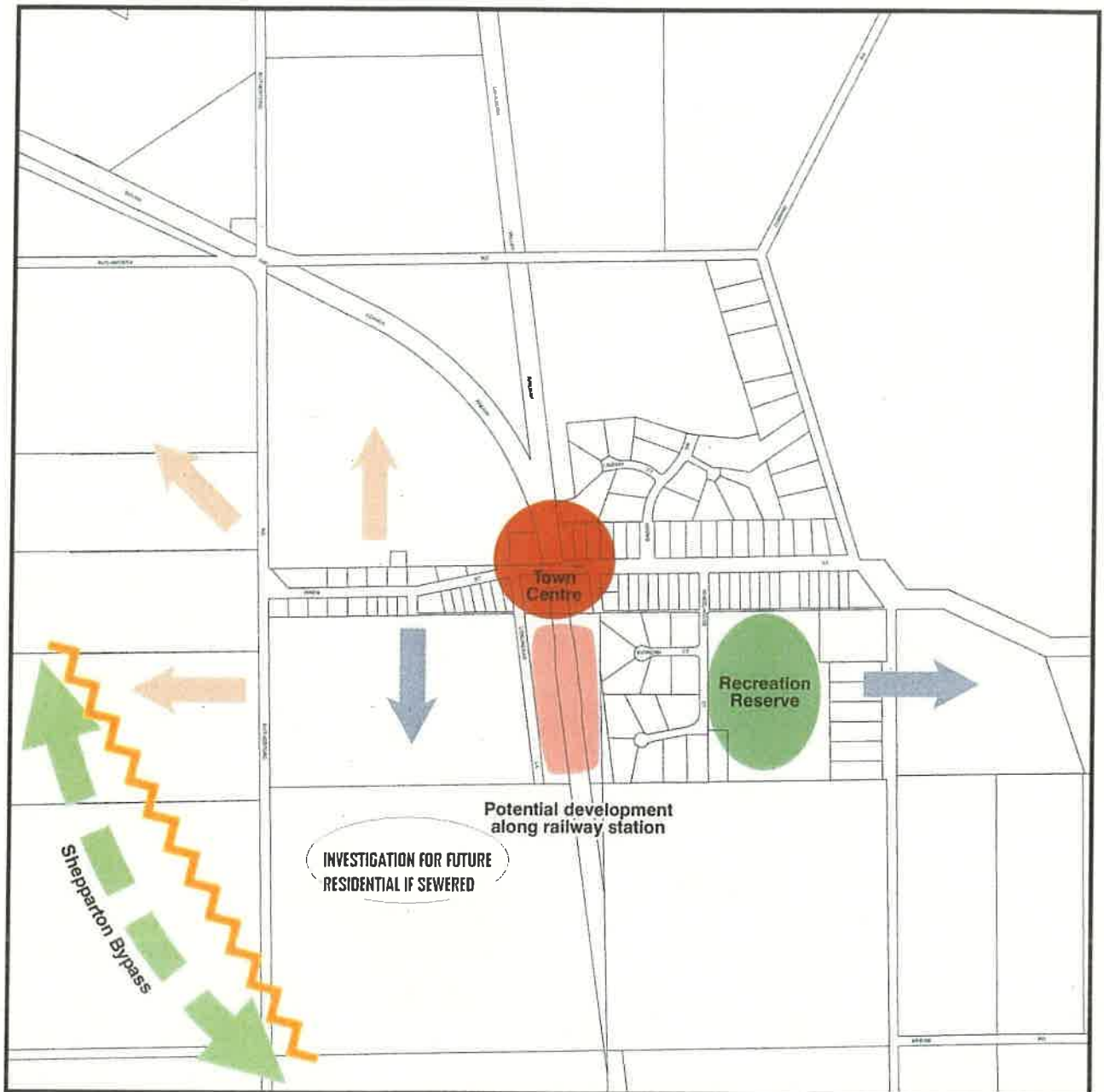
I have also attached a pro-forma letter for withdrawal of your submission should the changes satisfy the issues you have raised. Would you please advise me by **Friday 8th July 2006** of your response to this change.







If you have any queries regarding this matter please contact me by telephoning (03) 58329730.

Yours faithfully,

**Greg Hughes
SENIOR STRATEGIC PLANNER**

Encl.



- | | | | |
|---|--|---|--|
|  | Recreation reserve |  | Direction for future township expansion |
|  | Town centre |  | Direction for long term township expansion |
|  | Potential for re-development along railway station |  | Buffer to Bypass Route |

GREATER SHEPPARTON **2030** TOOLAMBA TOWNSHIP



**GREATER SHEPPARTON PLANNING SCHEME
AMENDMENT 69**

I / we

as owners of land / submitters in relation to land at

.....

1. Withdraw any objection to Amendment C69 on the basis of the information submitted to me by Greater Shepparton City Council on

(delete if not applicable)

OR:

2. Confirm that I have a remaining objection to Amendment C69 on the basis of the information submitted to me by Greater Shepparton City Council on

(delete if not applicable)

I understand that if I have no remaining objection to the amendment outlined in the enclosed letter that Amendment C69 will be reported to Greater Shepparton City Council for adoption in the proposed new format and may be forwarded to the Minister for Planning for approval on this basis.

.....

Name/s (Block letters)

.....

(Signature/s)

Contact phone number:

Additional comments in relation to any remaining objection to Amendment C69:

Please return this form and any additional comments by Friday, 8 July to:

Greg Hughes
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON VIC 3632.

Chris Smith

ASSOCIATES

SPECIALISING IN SUBDIVISION PROJECT MANAGEMENT AND DESIGN

atf Subdivision Management & Design Unit Trust ABN: 14 627 882 064
116 Corio Street, Shepparton, Vic, 3630
Phone (03) 5820 7700 Fax (03) 5822 4878

15 March 2007

Our Ref: 06011

The Strategic Planning Co-ordinator
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, VIC 3632

Attention: Greg Hughes

Dear Greg,

**Submission in support of request to amend the Greater Shepparton Planning Scheme
335 Rutherford Road, Toolamba
Herdstown Pty Ltd (Stuart & Suzie Rea)**

Chris Smith & Associates act on behalf of Stuart & Suzie Rea, the proprietors of land located at 335 Rutherford Road, Toolamba.

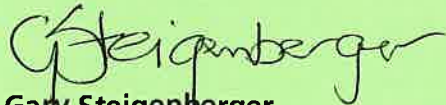
Further to the recent Gazettal of Greater Shepparton Planning Scheme Amendment C-69, please find attached the following documents in support of a request to rezone the abovementioned land from the Farming Zone (FZ) to the Township Zone (TZ):

- Preliminary Planning Report
- Draft Explanatory Report
- Certificate of Title

We will arrange for the landholder to make the prescribed payment of \$734 directly to your office in the near future. In accordance with Section 9 (2) of the Planning and Environment Act 1987, could you please forward the above documents to the Minister for Planning seeking authorisation to prepare the amendment.

Please contact the undersigned if you require any further information.

Yours Sincerely,



Gary Steigenberger
Director
Manager Planning

gary.steigenberger@csmith.com.au
Direct: (03) 5820 7709

cc:
enc:

As listed

Chris Smith

& ASSOCIATES

SPECIALISING IN SUBDIVISION PROJECT MANAGEMENT AND DESIGN

atf Subdivision Management & Design Unit Trust ABN: 14 627 882 064
116 Corio Street, Shepparton, Vic, 3630
Phone (03) 5820 7700 Fax (03) 5822 4878

30 March 2007
Our Ref: 06011

The Strategic Planning Co-ordinator
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON, VIC 3632

Attention: Greg Hughes

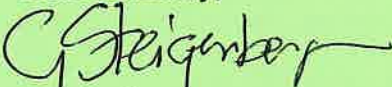
Dear Greg,

**Submission in support of request to amend the Greater Shepparton Planning Scheme
335 Rutherford Road, Toolamba
Herdstown Pty Ltd (Stuart & Suzie Rea)**

Further to our submission of 15 March 2007

Please contact the undersigned if you require any further information.

Yours Sincerely,



Gary Steigenberger
Director
Manager Planning

gary.steigenberger@csmith.com.au
Direct: (03) 5820 7709

cc:
enc: cheque



National Australia Bank Limited

Tatura - 143 Hogan Street Vic

004909

Date 30 / 3 / 07

Secure-CHEQUE 3 - SEE REVERSE

Pay	COGS	Not negotiable	or bearer
the sum of	SEVEN HUNDRED + THIRTY FOUR		
	DOLLARS ONLY		

\$ 734 —

HERDSTOWN PTY LTD AS TRUSTEE
FOR THE REA FAMILY TRUST
ABN 79 079 708 624

Mua Rea

004909 0830876169142007766

Chris Smith

& ASSOCIATES

SPECIALISING IN SUBDIVISION PROJECT MANAGEMENT AND DESIGN

ABN 14 627 887 024

PTY LTD

115 Lind Street, Shepparton, Vic 3639
(Corner Lind & Nixon Streets)

Phone (03) 5820 7700 Fax (03) 5822 4878

Web: www.csmith.com.au

5 September 2007

Our Ref: 06011 cws/js

Mr Les Goudie
Manager Development & Planning
Goulburn Valley Water
PO Box 185
SHEPPARTON VIC 3632

Dear Les,

Re: Toolamba Township

Further to our meeting on Tuesday 4th September to discuss the servicing issues associated with Toolamba Township, we seek comment from the Corporation in relation to their position regarding the provision of infrastructure to service future residential development.

It is our opinion that in recent years, development in Toolamba has been constrained; mostly due to a lack of availability of suitably zoned land and reluctance on Council's behalf to facilitate further residential development due to perceived environmental issues associated with on-site effluent disposal. The Toolamba community were consulted as part of the Greater Shepparton 2030 Strategy Plan; they articulated that they would prefer to see controlled continued growth in Toolamba. Such growth would aid the retention and improvement of community facilities such as the primary school and sporting facilities. These issues were aired with Planning Panels Victoria at the hearing in relation to Council's most recent planning scheme review (Amendment C69). Accordingly, the Municipal Strategic Statement of the Greater Shepparton Planning Scheme now recognises the propensity for Toolamba to grow, subject to the provision of sewer.

Please note that our client is Mr Stuart Rea who is the principal proponent of an application for re-zoning of his current rural land holding on the south western periphery of the Toolamba township.

We understand that sewerage treatment is available at the Tatura plant located approximately 12kms by road to the west but there is no current plan, long term or otherwise, for the Corporation to provide sewerage to Toolamba.

We also understand that in recent times the water supply to Toolamba has been upgraded by the Corporation to supply the town from the Mooroopna system via a pipeline constructed within the railway freehold. The capacity of the existing water supply system would almost certainly not be capable of servicing any significant development in Toolamba. Furthermore, modelling of any proposed development demand (at the Developer's expense) would be required to determine the trigger point and extent of any upgrades.

We also understand that the Corporation is currently not obliged under Essential Services Commission (or other) guidelines to commit to funding of any infrastructure to facilitate development of land that is consequential to short term changes to the planning scheme, for which the Corporation can not be reasonably expected to have forecast in their corporate plan.

We note also that the Corporation is most unlikely to oppose the concept of infrastructure provisions that are fully funded by the Developer.

During our meeting you mentioned certain "key indicators" that the Corporation would ordinarily use to determine the warrant or otherwise for servicing (e.g. Council's Wastewater Management Plan) and Government Funding Sources that are available for sewerage should certain criteria be met.

We would appreciate if you could provide a simple summary of the criteria that our client's land would have to meet and funding sources that are available for his information and further pursuit of this matter.

We look forward to your written response. Please don't hesitate to contact the undersigned should you need to discuss any issue.

Yours faithfully,

Chris Smith
DIRECTOR

chris.smith@csmith.com.au
Direct: (03) 5820 7708

Doc No.: 06011_L_GVW_Toolambatownship_050907.Doc

Memorandum

COPIES

Attention: Les Goudie

c.c.

From: Daniel Hughes

Subject: Toolamba Water Supply Capacity Assessment

Date: 23 April 2008

Background

A request has been received from a Land Development Consultant for information on the water infrastructure requirements to service additional residential properties in Toolamba.

The information provided by the Consultant indicates that up to 570 new residential properties need to be considered.

The following report outlines infrastructure that is expected to be required to service additional water customers in Toolamba.

Existing Water Supply System

The Toolamba water supply system receives treated water from a pipeline from Mooroopna.

Water is supplied by a combination of gravity flow and pumped flow (Mooroopna Transfer Pumps) during peak times. The maximum pumped transfer rate from Mooroopna is currently 8l/s.

The pipeline from the Mooroopna Transfer Pumps to Toolamba consists of 4.3 kilometres of 150mm diameter water main and 5.8 kilometres of 100mm diameter water main.

The pipeline from Mooroopna discharges into a 300KL ground level storage tank at Toolamba. From this tank water is pumped (Toolamba High Lift Pump Station - HLPS) to a 90KL elevated tank. The Toolamba HLPS has an existing capacity of 10l/s.

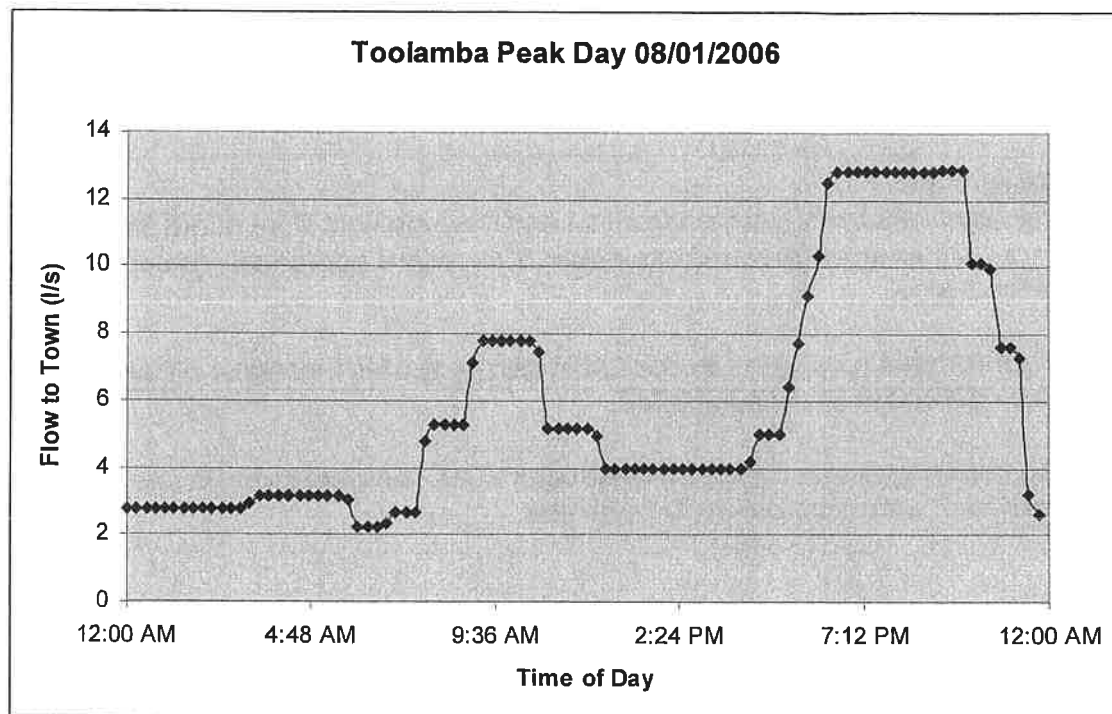
A booster pump station (Toolamba Town Booster Pumps) is located on the outlet of the elevated tank which supplies water to Toolamba customers. The booster pump station has an existing capacity of 15l/s.

Existing Demand

Peak daily demand for Toolamba is currently estimated at 0.51ML/day.

A peak daily demand of 0.51ML/day was recorded on SCADA on 08/01/2006.

The demand pattern for the peak day was as follow.



Peak hourly demand for Toolamba is currently estimated at 13l/s.

A total of 54% of peak daily demand occurs in an 8 hour period on the peak day. This represents the total volume required for storage at Toolamba.

Future Demand

The information provided on the proposed development indicates that a total of 570 new residential lots may be created.

New residential properties in the Northern area of GVW are forecast to use on average 343KL of water per year.

The ratio of peak daily demand to average daily demand for Toolamba is 2.4.

Each new residential property in Toolamba is expected to increase water usage by an additional 2.26KL on a peak day.

The following table displays expected demand for increased numbers of residential properties in Toolamba.

Additional Properties	Peak Day Demand (ML/day)	Peak Hourly Demand (l/s)	Minimum Storage Required (KL)
Existing	0.51	13.0	275
10	0.53	13.6	288
20	0.56	14.1	300
50	0.62	15.9	336
100	0.74	18.7	397
200	0.96	24.5	519
570	1.80	45.8	970

Infrastructure Required to Service Future Development

An assessment of infrastructure that is required to service additional water connections in Toolamba has been completed using the Shepparton-Mooroopna water network model.

Note that the assessment does not consider the pipelines required to distribute water from the Town Booster Pumps to the location of new connections.

The results of the assessment are summarised below.

0 – 50 Additional Residential Connections

The Mooroopna Transfer Pumps, Mooroopna to Toolamba Pipeline, Toolamba Storage and Toolamba Town Booster Pumps currently have capacity for an additional 50 connections.

The capacity of the Toolamba HLPS is currently exceeded. Draw down of the elevated tank currently occurs at peak hourly demand. It has been assumed that GVW will upgrade this pump station. Based on current growth forecasts for Toolamba, a GVW upgrade to this pump station would cater for an additional 50 connections.

50 – 100 Additional Residential Connections

The capacity of the Mooroopna transfer pumps will be exceeded after an additional 50 connections. Upgrading the pumps to 10l/s capacity would provide for up to 100 new connections (based on 22 hours of operation for the pumps on a peak day).

The maximum flow rate that can be transferred in the Mooroopna to Toolamba pipeline without exceeding 120 metres pressure (assuming class 12 pipes) in the pipeline is 10l/s.

The capacity of the Toolamba HLPS and Town Booster Pumps would need to be upgraded to 20l/s to provide for up to 100 new connections.

Additional storage of 50KL would need to be provided at Toolamba for up to 100 new connections. This is based on the assumption that the existing storages (300KL and 90KL nominal sizes) have a 'useable' total volume of 350KL.

100 – 200 Additional Residential Connections

To provide capacity for up to 200 new connections, the Mooroopna Transfer Pumps would need to be upgraded to 13l/s.

To enable 13l/s to be transferred from Mooroopna to Toolamba, a 3.6 kilometre section of the 100mm diameter main between the towns would need to be augmented with a 150mm diameter main.

The capacity of the Toolamba HLPS and Town Booster Pumps would need to be upgraded to 25l/s to provide for up to 200 new connections.

Additional storage of 170KL would need to be provided at Toolamba for up to 200 new connections.

200 – 570 Additional Residential Connections

To provide capacity for up to 570 new connections, the Mooroopna Transfer Pumps would need to be upgraded to 25l/s.

To enable 25l/s to be transferred from Mooroopna to Toolamba, the 5.8 kilometre section of 100mm diameter main between the towns would need to be augmented with a 150mm diameter main.

A 0.8 kilometre section of 150mm diameter main upstream of the Mooroopna Transfer Pumps would also need to be augmented with a 225mm diameter main to reduce head loss on the suction side of the pumps and to prevent the pumps impacting on water pressure received by Mooroopna customers.

The capacity of the Toolamba HLPS and Town Booster Pumps would need to be upgraded to 50l/s to provide for up to 570 new connections.

Additional storage of 620KL would need to be provided at Toolamba for up to 570 new connections.

Impact of Raw Water for Outdoor Water Usage

The information submitted relating to the proposed development indicates that water supply modelling should consider the possibility of new properties being serviced by a raw water supply for outdoor water usage.

An assessment of the impact of a raw water supply for outdoor water usage has been undertaken. The assessment has been based on the following assumptions;

- Outdoor water usage accounts for 50% of total water usage for new properties.
- The ratio of potable water (for in-house use only) peak day demand to average day demand for new properties is 1.5.

A summary of projected treated water demand for additional properties is displayed in the following table.

Additional Properties	Peak Day Demand (ML/day)	Peak Hourly Demand (l/s)	Minimum Storage Required (KL)
Existing	0.51	13.0	275
10	0.52	13.2	279
20	0.52	13.4	283
50	0.55	13.9	294
100	0.58	14.8	313
200	0.65	16.6	352
570	0.91	23.2	492

The augmentation works to service additional properties based on treated water supply for in-house water usage only are summarised in the next section of this report.

Summary of Augmentation Works for Future Development

The following table displays the augmentation works that are expected to be required to service additional residential connections in Toolamba.

No. of Additional Connections	Augmentation Works Required	
	Full Treated Water Supply for New Connections	Treated Water Supply for In-house water usage only
0 – 50	No Augmentation works	No Augmentation works
50 – 100	<ul style="list-style-type: none"> Upgrade Mooroopna Transfer Pumps to 10l/s Upgrade Toolamba HLPS to 20l/s Upgrade Toolamba Town Booster Pumps to 20l/s Increase Storage at Toolamba by 50KL 	No Augmentation works
100 – 200	<ul style="list-style-type: none"> Upgrade Mooroopna Transfer Pumps to 13l/s Upgrade Toolamba HLPS to 25l/s Upgrade Toolamba Town Booster Pumps to 25l/s Increase Storage at Toolamba by 120KL Construct 3.6 kilometres of 150mm diameter water main 	<ul style="list-style-type: none"> Upgrade Mooroopna Transfer Pumps to 10l/s Upgrade Toolamba HLPS to 20l/s Upgrade Toolamba Town Booster Pumps to 20l/s
200 - 570	<ul style="list-style-type: none"> Upgrade Mooroopna Transfer Pumps to 25l/s Upgrade Toolamba HLPS to 50l/s Upgrade Toolamba Town Booster Pumps to 50l/s Increase Storage at Toolamba by 620KL Construct 5.8 kilometres of 150mm diameter water main Construct 0.8 kilometres of 225mm diameter water main from Hall Street to the Mooroopna Transfer Pumps 	<ul style="list-style-type: none"> Upgrade Mooroopna Transfer Pumps to 13l/s Upgrade Toolamba HLPS to 25l/s Upgrade Toolamba Town Booster Pumps to 25l/s Increase Storage at Toolamba by 150KL Construct 3.6 kilometres of 150mm diameter water main

Augmentation Works Cost Estimate

Preliminary cost estimates have been developed for augmentation works to supply 100 and 570 new residential properties for comparison purposes. The preliminary cost estimates are located in Attachment 1 to this report.

The estimated cost for augmentation works to supply 100 new residential properties in Toolamba is in the order of \$0.8M.

The estimated cost for augmentation works to supply 570 new residential properties in Toolamba is in the order of \$3.1M.

The estimated cost for augmentation works to supply 570 new residential properties in Toolamba that have a raw water supply for outdoor water usage, is in the order of \$1.8M.

Alternative Treated Water Supply Source

An alternative augmentation option for the supply of treated water to Toolamba would be the construction of a stand alone Water Treatment Plant at Toolamba.

The Toolamba Township has been supplied in the past from a raw water pump station on the Goulburn River. This raw water system is now owned and operated by Greater Shepparton City Council. The condition and capacity of the raw water infrastructure is not known, however at the time of transfer to Greater Shepparton City Council the raw water assets had minimal residual asset value.

The estimated cost to construct infrastructure for a stand alone Water Treatment Plant at Toolamba to supply existing customers plus an additional 570 new residential connections is in the order of \$4.6M. A breakdown of this cost estimate is included in Attachment 2.

It would also be expected that treatment of water at Toolamba would incur operating costs in the order of \$50,000 per year above the current cost for treatment at the Shepparton WTP.

Supply of treated water to Toolamba from the Mooroopna water supply system remains the preferred source of supply to meet future growth.

Discussion

The augmentation works and costs identified in this report to service future growth in residential water connections in Toolamba should be used at a concept planning level only.

It is likely that augmentation works can be further optimised through additional modelling, and a number of assumptions have been made which would need to be verified.


Daniel Hughes
Senior Engineer

ATTACHMENT 1 – COST ESTIMATES

Total Augmentation Cost to Supply 100 New Residential Connections

Item No.	Description	Cost Estimate (\$'000)
	<u>Mooroopna Transfer Pumps - Upgrade to 10l/s</u>	
1	New Pumps	20
2	Variable Speed Drive	40
3	New Switchboard	40
4	Pipework	5
5	Installation & Commissioning	10
	<u>Toolamba High Lift Pump Station - Upgrade to 20l/s</u>	
6	New Pumps	40
7	Variable Speed Drive	40
8	New Switchboard	40
9	Pipework	5
10	Pump Station Cover	10
11	Installation & Commissioning	20
	<u>Toolamba Town Booster Pumps - Upgrade to 20l/s</u>	
12	New Pumps	40
13	Variable Speed Drive	40
14	New Switchboard	40
15	Pipework	5
16	Pump Station Cover	10
17	Installation & Commissioning	20
	<u>Toolamba Storage - Additional 50KL</u>	
18	Land acquisition	50
19	50KL Tank	50
20	Pipework	10
21	Installation & Commissioning	15
22	SCADA	5
	Subtotal	555
	Engineering (15%)	80
	Contingencies (25%)	140
	Total	775

Total Augmentation Cost to Supply 570 New Residential Connections

Item No.	Description	Cost Estimate (\$'000)
	<u>Mooroopna Transfer Pumps - Upgrade to 25l/s</u>	
1	New Pumps	50
2	Variable Speed Drive	45
3	New Switchboard	45
4	Pipework	10
5	Installation & Commissioning	20
	<u>Toolamba High Lift Pump Station - Upgrade to 50l/s</u>	
6	New Pumps	80
7	Variable Speed Drive	60
8	New Switchboard	60
9	Pipework	10
10	Pump Station Cover	20
11	Installation & Commissioning	30
	<u>Toolamba Town Booster Pumps - Upgrade to 50l/s</u>	
12	New Pumps	80
13	Variable Speed Drive	60
14	New Switchboard	60
15	Pipework	10
16	Pump Station Cover	20
17	Installation & Commissioning	30
	<u>Toolamba Storage - Additional 620KL</u>	
18	Land acquisition	100
19	620KL Tank	250
20	Pipework	20
21	Installation & Commissioning	25
22	SCADA	5
	<u>Pipelines</u>	
23	5.8km x 150mm diameter augmentation (\$150/m)	870
24	0.8km x 225mm diameter augmentation (\$300/m)	240
	Subtotal	2,200
	Engineering (15%)	330
	Contingencies (25%)	550
	Total	3,080

**Total Augmentation Cost to Supply 570 New Residential Connections
(Supply of Treated Water for in-house use only)**

Item No.	Description	Cost Estimate (\$'000)
	<u>Mooroopna Transfer Pumps - Upgrade to 13l/s</u>	
1	New Pumps	30
2	Variable Speed Drive	40
3	New Switchboard	40
4	Pipework	10
5	Installation & Commissioning	15
	<u>Toolamba High Lift Pump Station - Upgrade to 25l/s</u>	
6	New Pumps	50
7	Variable Speed Drive	45
8	New Switchboard	45
9	Pipework	10
10	Pump Station Cover	15
11	Installation & Commissioning	25
	<u>Toolamba Town Booster Pumps - Upgrade to 25l/s</u>	
12	New Pumps	50
13	Variable Speed Drive	45
14	New Switchboard	45
15	Pipework	10
16	Pump Station Cover	15
17	Installation & Commissioning	25
	<u>Toolamba Storage - Additional 150KL</u>	
18	Land acquisition	70
19	150KL Tank	150
20	Pipework	15
21	Installation & Commissioning	15
22	SCADA	5
	<u>Pipelines</u>	
23	3.6km x 150mm diameter augmentation (\$150/m)	540
	Subtotal	1,310
	Engineering (15%)	200
	Contingencies (25%)	330
	Total	1,840

ATTACHMENT 2 – TOOLAMBA WTP COST ESTIMATE

Total Augmentation Cost to Supply Existing Customers plus 570 New Connections from a Water Treatment Plant at Toolamba

Item No.	Description	Cost Estimate (\$'000)
	<u>Raw Water Supply</u>	
1	Raw Water Pump Station	300
2	1.6km x 150mm diameter Raw Water Pipeline (\$150/m)	240
	<u>1.8ML/day Water Treatment Plant</u>	
3	WTP Land Acquisition	200
	<i>WTP - Civil & Structural</i>	
4	Buildings	150
5	Pipework	150
6	Sludge Lagoons	200
	<i>WTP - Electrical, Instrumentation & Control</i>	
7	Electrical	250
8	Flowmeters	30
9	SCADA	50
	<i>WTP - Process & Mechanical Equipment</i>	
10	DAFF Unit	750
11	Backwash Pumps	50
	<i>WTP - Chemical Dosing</i>	
12	Chemical Storage	100
	<u>Toolamba High Lift Pump Station - Upgrade to 50l/s</u>	
13	New Pumps	80
14	Variable Speed Drive	60
15	New Switchboard	60
16	Pipework	10
17	Pump Station Cover	20
18	Installation & Commissioning	30
	<u>Toolamba Town Booster Pumps - Upgrade to 50l/s</u>	
19	New Pumps	80
20	Variable Speed Drive	60
21	New Switchboard	60
22	Pipework	10
23	Pump Station Cover	20
24	Installation & Commissioning	30
	<u>Toolamba Storage - Additional 620KL</u>	
25	620KL Tank	250
26	Pipework	20
27	Installation & Commissioning	25
	Subtotal	3,285
	Engineering (15%)	490
	Contingencies (25%)	820
	Total	4,595

Chris Smith

& ASSOCIATES

SPECIALISING IN SUBDIVISION PROJECT MANAGEMENT AND DESIGN

ABN 11 582 770 000

PTF LTD

11 Edward Street, Shepparton, Vic. 3630

Phone (03) 5820 7700 Fax (03) 5822 4878

Web: www.csmith.com.au

15 December 2008

Our Ref: 06011

Greg Hughes- Strategic Planning Coordinator
Planning Department
Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON VIC 3632

Dear Greg,

**Submission in support of request to amend the Greater Shepparton Planning Scheme
335 Rutherford Road, Toolamba
Herdstown Pty Ltd (Stuart & Suzie Rea)**

Chris Smith & Associates act on behalf of Stuart & Suzie Rea, the proprietors of land located at 335 Rutherford Road, Toolamba.

Further to our recent submission to the Housing Strategy, please find attached the following documents in support of a request to rezone the abovementioned land from the Farming Zone (FZ) to the Township Zone (TZ):

- Preliminary Planning Report
- Draft Explanatory Report
- Certificate of Title

We will arrange for the landholder to make the prescribed payment of \$775 directly to your office in the near future. In accordance with Section 9 (2) of the Planning and Environment Act 1987, could you please forward the above documents to the Minister for Planning seeking authorisation to prepare the amendment.

Please contact the undersigned if you require any further information.

Yours sincerely,


Andrea Noren
Urban & Regional Planner

andrea.noren@csmith.com.au
Direct: (03) 5820 7704

cc:

enc:

Doc No.: 06011_L_Cogs_Amendment_151208

Chris Smith

& ASSOCIATES

11 Edward Street, Shepparton, Vic, 3630
Phone (03) 5820 7700 Fax (03) 5822 4878
Web: www.csmith.com.au

1 April 2009
Our Ref: 06011

Mr Trevor Anderson
Powercor Australia
PO Box 6141
SHEPPARTON VIC 3632

Dear Trevor,

**Proposed rezoning of land for residential purposes
335 Rutherford Road, Toolamba
Mr Stuart Rea**

We refer to your recent conversation with Mr Gary Steigenberger of our office in relation to the abovementioned project.

We understand that Powercor is considering undertaking upgrading of 'backbone' infrastructure in the Toolamba area and, in the interests of providing the appropriate level of infrastructure in an efficient manner, eventualities that may influence future electricity demand are of interest.

As discussed, our client has submitted to the Council an application to rezone approximately 70 hectares of land located south of Toolamba for township purposes. Attached for your attention is a locality map showing the subject land. The urban design process has not yet begun, thus we do not have an internal layout for the development. However, the rezoning would enable subdivision of the land into approximately 400 residential allotments with areas in the vicinity of 1200sqm. We anticipate that development would begin from the north, where the land abuts the existing township, and proceed in stages (over time) southwards to the river.

Based on the above, we would be pleased to receive comment as to Powercor's ability and preparedness to supply residential lots in this location.

Please do not hesitate to contact the undersigned or Mr Gary Steigenberger of our office, should you have any queries or require additional information.

Yours sincerely,



Andrea Henderson
Urban & Regional Planner

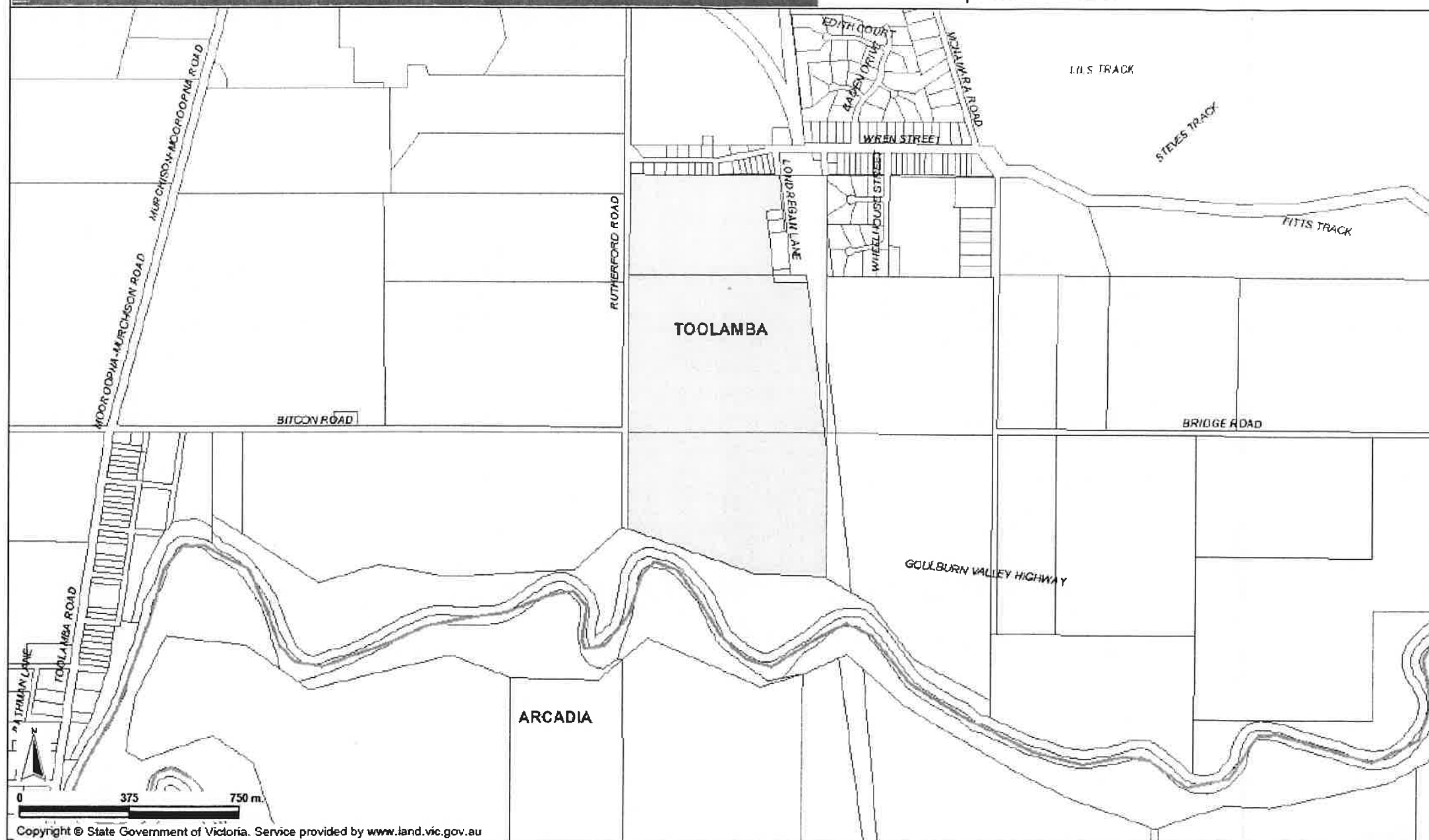
andrea.henderson@csmith.com.au
Direct: (03) 5820 7704

cc:
enc:
Doc No.: 06011_L_Powercor_010409

Land

.vic.gov.au

Centre of Map - Vicroads 32 G9



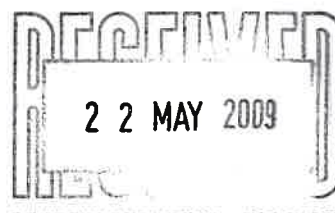
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Scale 1:17,365

Printed: April 2, 2009





21 May 2009

Ms Andrea Henderson
Urban and Regional Planner
Chris Smith and Associates
11 Edward Street
SHEPPARTON VIC 3630

Dear Andrea

PROPOSED REZONING OF LAND – 355 RUTHERFORD ROAD, TOOLAMBA

I refer to your request for rezoning dated 17 December 2008 and your submission to the Greater Shepparton Housing Strategy and wish to advise that the Council is unable to support your request at the present time. I have outlined some of the key issues that will influence the timing of this proposal below.

Greater Shepparton Housing Strategy

As you are aware the Council is currently working on the Housing Strategy which is a priority project. It is important that the strategy supports your client's proposal.

We are currently considering all the submissions that have been received to the Housing Strategy including the one submitted on your client's behalf. These submissions have been incorporated into the revised strategy which is likely to be presented to the Council for adoption at the August 2009 Council meeting.

Following adoption of the strategy, an amendment will be prepared and sent to the Minister for Planning for authorisation. As we have discussed with you previously, we will need to discuss the timing of this amendment alongside a number of other rezoning requests.

Proposed amendment

The amendment application proposes to rezone the subject land from the Farming Zone (FZ) to the Township Zone (TZ).

Whilst justification for the proposed amendment is provided in the Municipal Strategic Statement (MSS) of the Greater Shepparton Planning Scheme and the consultation draft of the Housing Strategy, more background work would be required prior to seeking authorisation from the Department of Planning and Community Development (the Department).

Greater Shepparton City Council

Planning and Development Department

Locked Bag 1000, Shepparton 3632

Central Office: 90 Welsford Street, Shepparton 3630

Ph: (03) 5832 9730 Fax: (03) 5831 1987 Email: council@shepparton.vic.gov.au

ABN 59 835 329 843

- 2 -

From our initial assessment of the proposed amendment, the following items are likely to be required when the amendment proceeds to the authorisation stage:

- It is advisable that an indicative concept plan showing lot sizes and yields, road layouts, landscape buffers and other key features of the proposed residential development be prepared, as this will provide further direction as to the long term use of the subject land.
- The proposal comments that initial discussions have been held with Goulburn Valley Water (GVW) in regards to connecting the site to sewer; it is preferable that a formal response from GVW concerning both sewer and water supply be obtained prior to seeking authorisation.
- As the subject land abuts a Public Use Zone 4 (PUZ4) and the Public Acquisition Overlay 7 (PAO7), it will be a requirement that a formal response from VicTrack and Vic Roads be obtained as these authorities will have buffer distances and other requirements which will impact on any concept plan for the development.
- The proposal will also need to address the requirements of Ministerial Direction No. 1 - Potentially Contaminated Land, including undertaking preliminary soil tests to determine if the land is suitable for a "sensitive use".

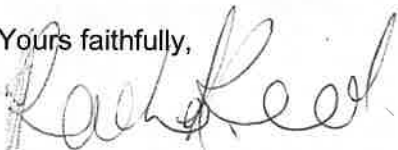
Meeting

Prior to undertaking the above background work, we suggest a meeting with you, your clients and representatives from the Council's Strategic Planning, Community Development, Social Planning, and Economic Development Departments to discuss how the Council can assist with the proposal. Toolamba has been identified as one of the small towns within the municipality with potential for growth and several Council departments have been working with the Toolamba community in recent times.

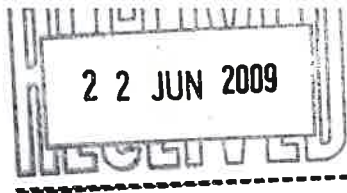
The proposal including the timing of an amendment will also be discussed with representatives of the Department at the next available opportunity.

Should you have any queries regarding this matter, please contact Rachel Reed, Strategic Planner on rachel.reed@shepparton.vic.gov.au or (03) 5832 9733.

Yours faithfully,



Rachel Reed
STRATEGIC PLANNER



Powercor Australia Ltd
ABN 89 064 651 109

General Enquiries 132 206
Service Difficulties 132 412

Shepparton Business Centre
8-10 Wheeler Street Shepparton
Address all correspondence to
PO Box 6141
Shepparton Victoria 3632
Facsimile 03) 5820 2695

www.powercor.com.au



19 June 2009

Our Reference: 500000150009

Your Reference:

Mr Stuart Rea
C/- Chris Smith and Associates
11 Edward Street
Shepparton Vic 3630

Attention Andrea Henderson

PLAN NO:

**APPLICANT & DESCRIPTION OF LAND: STUART REA – 335 RUTHERFORD
ROAD TOOLAMBA – LAND REZONING SUBMISSION
REA RES S/D, RUTHERFORD RD TOOLAMBA**

CONDITIONAL CONSENT TO LAND REZONING

Powercor Australia Ltd does not object to the rezoning of this land for residential development in respect of the above-mentioned application if the permit is subject to the following conditions:

The conditions indicated below are typical for this type of development.

CONDITIONS REQUIRED BY POWERCOR AUSTRALIA LTD

1. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.
2. The applicant shall:-
 - Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.
 - Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.
 - Set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision.

Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.

- Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of "Powercor Australia Ltd" for "Powerline Purposes" pursuant to Section 88 of the Electricity Industry Act 2000.
- Obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.
- Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.
- Obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.
- Provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

***** END OF CONDITIONS *****

In addition to the above standard conditions we can advise that some augmentation of our existing high voltage line into the area will be required.

Existing aerial high voltage lines enter the site along Rutherford Road and progressively get further into the site as the line proceeds south and then in a south easterly direction. Ultimately this line may need to be progressively retired or progressively relocated.

It is recommended that, at an early date, the applicant commences negotiations with Powercor for supply of electricity in order that supply arrangements can be worked out in detail.

Prospective purchasers of lots in this subdivision should contact Powercor Australia Ltd to determine the availability of a supply of electricity. Financial contributions may be required.

From our knowledge the Shepparton Bypass is proposed to come within close proximity to this land so any development proposed would need to be considerate of the impact of the bypass.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'David Hedley', with a stylized, flowing script.

David Hedley

Customer Projects Manager

Telephone: (03) 5820 2603

(Office Use Only: CR 301981064)

7.4 Summary & Beneficial Uses

Overall, it is considered that the site assessment indicates the site would likely be suitable for the proposed use of a residential type development and no further assessment works are currently deemed necessary.

In particular, with respect to protection of beneficial uses, it is noted that assessment results indicate that the concentrations of the potential chemicals of concern were less than the criteria for each of the beneficial uses, including:

- Protection of Human Health;
- Buildings and Structures; and
- Aesthetics.

As discussed previously, it is considered unlikely that groundwater is contaminated from site pollution.

8 CONCLUSIONS

Based on the site history review, field observations made during this assessment, noted sub-surface conditions and soil analysis program the following conclusions are made regarding the subject site located at 335 Rutherford Road in Toolamba, Victoria.

- It is apparent that there has been no significant development of the subject site and the site has been primarily used for agricultural and grazing purposes since at least the 1940s;
- Based on observations made by Vantage personnel no evidence of significant contamination was identified and the site is considered to exhibit a low contamination potential;
- As part of the assessment program a total of 35 boreholes were completed across the subject site to assess soil quality;
- The results of laboratory analysis of soil samples collected from across the site as part of the current assessment indicated that all sampling locations exhibited contaminant concentration at less than the nominated site contamination criteria (primarily Health Investigation Levels [HILs] for residential land use settings);
- Based on the results of the assessment program the need for further assessment and/or site remediation is not currently considered necessary and it is considered that the site would likely be suitable for the future intended use (i.e. a proposed residential-type subdivision); and
- During redevelopment, if any materials of concern (such as odorous and/or discoloured soils that may be potentially contaminated) are encountered they should be reported to the development manager and assessed in accordance with industry accepted standards.

9 REFERENCES

- Edwards, J. & Slater, K.R. (compilers) 2001. *"Bendigo 1:250 000 geological map"*. Geological Survey of Victoria.
- NEPC (1999). *"National Environment Protection Measure (Assessment of Site Contamination)"*. National Environment Protection Council.

- New South Wales EPA (1994). *"Guidelines for Assessing Service Station Sites"*. Publication 94/119
- Standards Australia (2005). *"AS4482.1: Guide to Investigation and Sampling of Sites with Potentially Contaminated Soil; Part 1: Non-Volatile and Semi-Volatile Compounds"*.
- Standards Australia (1999). *"AS4482.2: Guide to the Sampling and Investigation of Potentially Contaminated Soil; Part 2: Volatile Substances"*.
- Victorian EPA (September 2007). *"Environmental Auditor (Contaminated Land) – Guidelines for Issue of Certificates and Statements of Environmental Audit"*.

10 LIMITATIONS

The sampling methodologies used during completion of this project were undertaken in general accordance with normal practices and standards. Please note however, that under no circumstances do these findings represent the actual state of the site at all points. Further, while all reasonable attempts have been made to ensure the accuracy of the content of this report, Vantage Environmental Management Pty Ltd accepts no responsibility for any damage or loss that may occur through either the use or reliance of the content of this document.

The assessment program discussed in this report was not scoped to meet every Victorian Environmental Protection Authority and National guideline regarding the assessment of potentially contaminated sites. This report does not represent a *Statutory Environmental Audit* of the site.

This report should be considered in its entirety and not relied on, released to, or duplicated by third parties in whole or in part without the permission of Vantage Environmental Management Pty Ltd and the client for whom the project was completed.

Submission 8

Submitter: Chris Smith & Associates (for S & S Rea)

Land: 335 Rutherford Road, Toolamba (land adjoins southwestern side of town)

Submission summary:

1. Seeks rezoning from Farming to Township (TZ).
2. Submitted planning report and background information with request.
3. Submitted draft planning scheme amendment with request.
4. Submission notes that:
 - Although proposed rezoning may appear to be an oversupply of residential land, there is pent up demand for land in Toolamba which has potential for growth due to the nearby Freight Logistics Centre.
 - Investigations are being undertaken with Goulburn Valley Water to determine whether sewer can be provided and, if not, a land capability assessment to be prepared at a later stage.
 - The Greater Shepparton Planning Scheme review (C69) amended the Municipal Strategic Statement to include that Toolamba has opportunities for further residential development, subject to a land capability assessment and supply and demand analysis.
 - The land includes remnant native vegetation, which is intended to be retained.
 - Development Plan Overlays should be used for future township expansion.

Greater Shepparton Housing Strategy (GSHS) compliance:

1. *Location:* Complies in part. Subject land is indicated as an 'investigation area' for the next 5-10 year period. The land is adjacent to and west of the existing established residential area, zoned Township, being separated from this area by the existing railway line.
2. *Density:* Requires further assessment and clarification. The Greater Shepparton Housing Strategy ("GSHS") does not give any recommended minimum subdivision size or anticipated yield estimates for the land as an 'investigation area'. Density, zoning and ultimate form of development is dependent on potential provision of sewerage and water by Goulburn Valley Water.

2. Finalise land use directions and future potential zoning for the whole Toolamba township based on the Goulburn Valley Water response regarding potential sewer provision to the town.
3. On the basis of no sewer being envisaged in the foreseeable future, request a detailed land capability assessment to establish the general capability of the land for potential rezoning to Low Density Residential.
4. Request further strategic assessment for the whole Toolamba township environs in accordance with GSHS criteria outlined in Section 5.4 (Minister's Direction No 6 assessment, demand and supply, water supply, land capability / constraints, etc) and to meet Minister's Direction No 11.
5. Request assessment of potentially contaminated land prior to rezoning to meet Minister's Direction No 1.

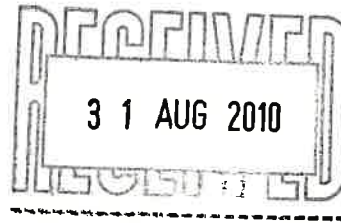
NOTE:

Reference should be made to accompanying maps indicating submission no / area and recommended GSHS area. Queries on GSHS / Amendment C93 structure plans should be resolved prior to any further assessment or preparation of potential planning scheme amendments.



GREATER
SHEPPARTON

27 August 2010



Chris Smith and Associates
11 Edward Street
SHEPPARTON VIC 3630

**GREATER SHEPPARTON HOUSING STRATEGY IMPLEMENTATION
335 RUTHERFORD ROAD, TOOLAMBA**

I refer to your submission to the *Greater Shepparton Housing Strategy* ("GSHS") made in relation to the land at 335 Rutherford Road, Toolamba.

This letter is to advise you of progress that is being made in relation to the implementation of the strategy since its adoption by the Council at the August 17 2009 Special Council Meeting and how you may be further involved in this process.

Your submission:

To assist in the assessment of your submission, an issues paper has been prepared outlining the content of the submission, an officer assessment of any issues raised, recommendations and the likely means of progressing the rezoning or planning scheme change that you have sought. For your information, I have enclosed a copy of the relevant pages of the issues paper that relate to your submission.

Your submission will be implemented through both Amendment C93 and a more specific amendment to the Greater Shepparton Planning Scheme, as follows:

Amendment C93 to the Greater Shepparton Planning Scheme:

Amendment C93 ("C93") has been prepared to include the following changes to the planning scheme:

- Broad strategic directions of the strategy,
- Framework Plans for Shepparton, Mooroopna, Tatura and the municipality's smaller towns, guiding general directions and areas of future residential and rural living growth,
- Inclusion of the strategy as a reference document to the planning scheme, to be used to guide the Council's future decision making.

The Council has now received full authorisation from the Minister for Planning to prepare and exhibit this amendment. The exhibition period will start in the second half of September 2010 and will run for two months. The Council will seek submissions to the Amendment during this time. Following the conclusion of the exhibition period, the Council will consider submissions received, and will either refer any submission that cannot be met to an independent panel for consideration, or consider the adoption of the amendment, with or without changes.

As proposed, C93 implements the findings of the *Greater Shepparton Housing Strategy* and does not include any specific rezoning of land as requested in submissions. Any rezoning of land as a consequence of C93 is proposed to occur through individual amendments as described below.

Various amendments to the Greater Shepparton Planning Scheme:

The actual rezoning of land to implement the strategy will take place following the approval of C93 through a series of amendments. Rather than rezoning individual parcels of land, it is anticipated that the following seven separate amendments will be prepared and/or investigated to implement the adopted recommendations for rezoning in the strategy:

- Amendment 1: Corrective amendment to implement changes to the existing Rural Living Zone in Archer Road, Kialla and the minor extension to the south east of Dobsons Estate, Grahamvale.
- Amendment 2: A proposed comprehensive rezoning of various parcels of land around Kialla Central to either Low Density Residential Zone or Rural Living Zone, including developed areas such as Laws Drive.
- Amendment 3: A proposed comprehensive Low Density Residential rezoning to the north of Goulburn Valley Highway and south of the proposed route of the Shepparton Bypass in Shepparton North.
- Amendment 4: Shepparton South area (land west of the Goulburn Valley Highway).
- Amendment 5: Unsewered townships (i.e. Congupna, Dookie, Katandra West, Tallygaroopna and Undera).
- Amendment 6: Sewered townships (i.e. Tatura, Merrigum and Murchison, with potential in Toolamba).
- Amendment 7: Archer and Adams Road area, Kialla.

The land to which your submission relates would be affected by proposed Amendment 6.

What will happen next?

Amendment C93:

As a submitter to the *Greater Shepparton Housing Strategy*, you will be directly notified when C93 is exhibited. It is advised that when notified, you carefully examine C93 and make a submission either to support or comment on how it affects your proposal.

Individual planning scheme amendment:

It is anticipated that the preparation of these individual amendments will commence in early 2011 with higher priority amendments being exhibited as soon as possible when all information is compiled for them and after C93 is either substantially progressed or approved. In the meantime, the Council will discuss these proposals further with the Department of Planning and Community Development and will update you in due course.

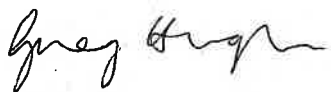
We advise that any additional work being carried out to advance your proposal should occur within a framework and timeline as agreed with the Council, DPCD and landowners to avoid undue costs to landholders and/or developers.

Conclusion:

I look forward to progressing the implementation of the *Greater Shepparton Housing Strategy* and your individual submission in partnership with you.

If you have any questions about this matter, please contact me at the Greater Shepparton City Council's Strategic Planning Department on greg.hughes@shepparton.vic.gov.au or (03) 5832 9730.

Yours sincerely



Greg Hughes
PRINCIPAL STRATEGIC PLANNER – MAJOR PROJECTS

Encl.

Submission 8

Submitter: Chris Smith & Associates (for S & S Rea)

Land: 335 Rutherford Road, Toolamba (land adjoins southwestern side of town)

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 - The land includes remnant native vegetation, which is intended to be retained.
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Greater Shepparton Housing Strategy (GSHS) compliance:

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2. *Density:* Requires further assessment and clarification. The Greater Shepparton Housing Strategy ("GSHS") does not give any recommended minimum subdivision size or anticipated yield estimates for the land as an 'investigation area'. Density, zoning and ultimate form of development is dependent on potential provision of sewerage and water by Goulburn Valley Water.

2. Finalise land use directions and future potential zoning for the whole Toolamba township based on the Goulburn Valley Water response regarding potential sewer provision to the town.
3. On the basis of no sewer being envisaged in the foreseeable future, request a detailed land capability assessment to establish the general capability of the land for potential rezoning to Low Density Residential.
4. Request further strategic assessment for the whole Toolamba township environs in accordance with GSHS criteria outlined in Section 5.4 (Minister's Direction No 6 assessment, demand and supply, water supply, land capability / constraints, etc) and to meet Minister's Direction No 11.
5. Request assessment of potentially contaminated land prior to rezoning to meet Minister's Direction No 1.

NOTE:

Reference should be made to accompanying maps indicating submission no / area and recommended GSHS area. Queries on GSHS / Amendment C93 structure plans should be resolved prior to any further assessment or preparation of potential planning scheme amendments.

Toolamba Sewerage

Community Information Night

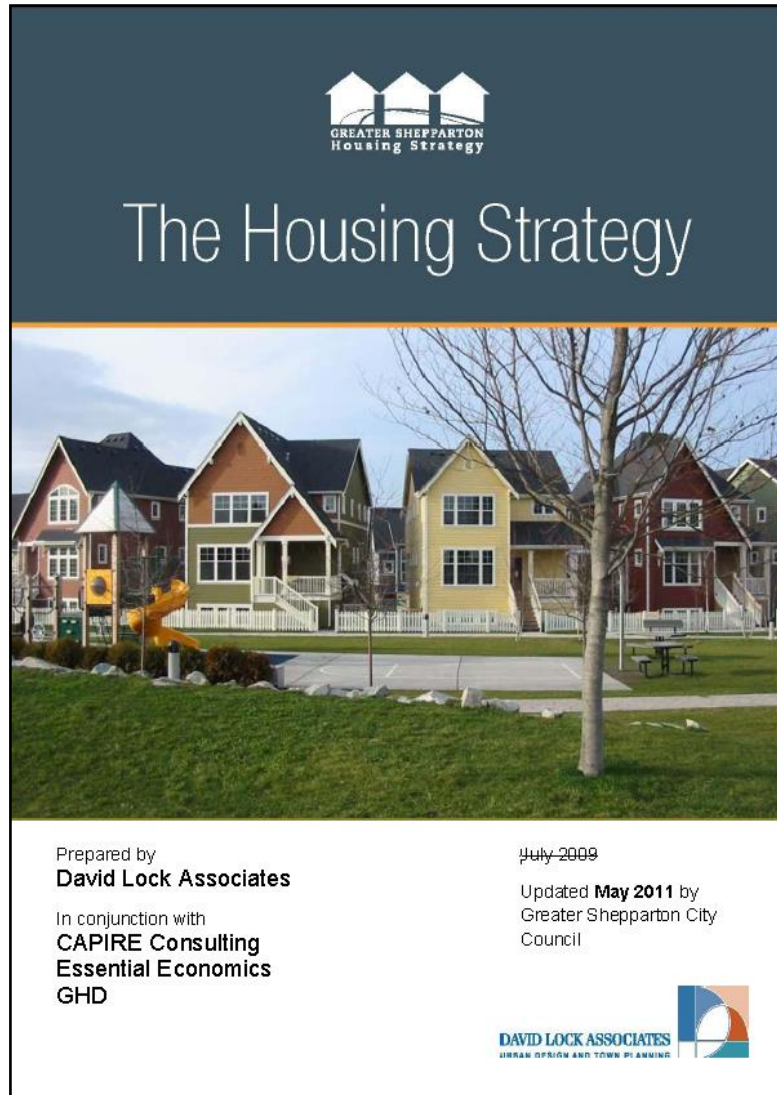
- Welcome
- Introduction of Special Guests & Speakers
- Format of Information Session
 - Intention of information session- Chris
 - Strategic planning background- Jeremy
 - Status of Rea development proposal- Gary
 - The sewer concept for Rea development- Chris
 - Waste Water Management Strategy- Lisa
 - Township Sewerage Schemes- Bruce
 - Further Questions and Answers
 - Tea & Coffee

– Intention of this information session

- The Pathway to Future Sewerage Reticulation of The Existing Township.
 - Tonight you will be given an update on the strategic planning that Council has undertaken in relation to Toolamba and the proposed development by Stuart Rea that will be sewerred.
 - Stuart Rea recognises and accepts that Toolamba is not high on either Council's or GVW's priority list in terms of being "ready to go" as a candidate for funding from sources such as "Small Town Water Quality Fund".
 - However, given the significant commitment by the Developer to fund the sewerage infrastructure for his own development, it is considered that it is important for the Toolamba Community to be informed about and understand the accepted pathway to be considered for future funding assistance to enable the existing Township, should they so decide, to also become sewerred.
 - **This Information Night is intended to inform you about the pathway for the existing Township to become considered for future funding assistance for sewerage.**

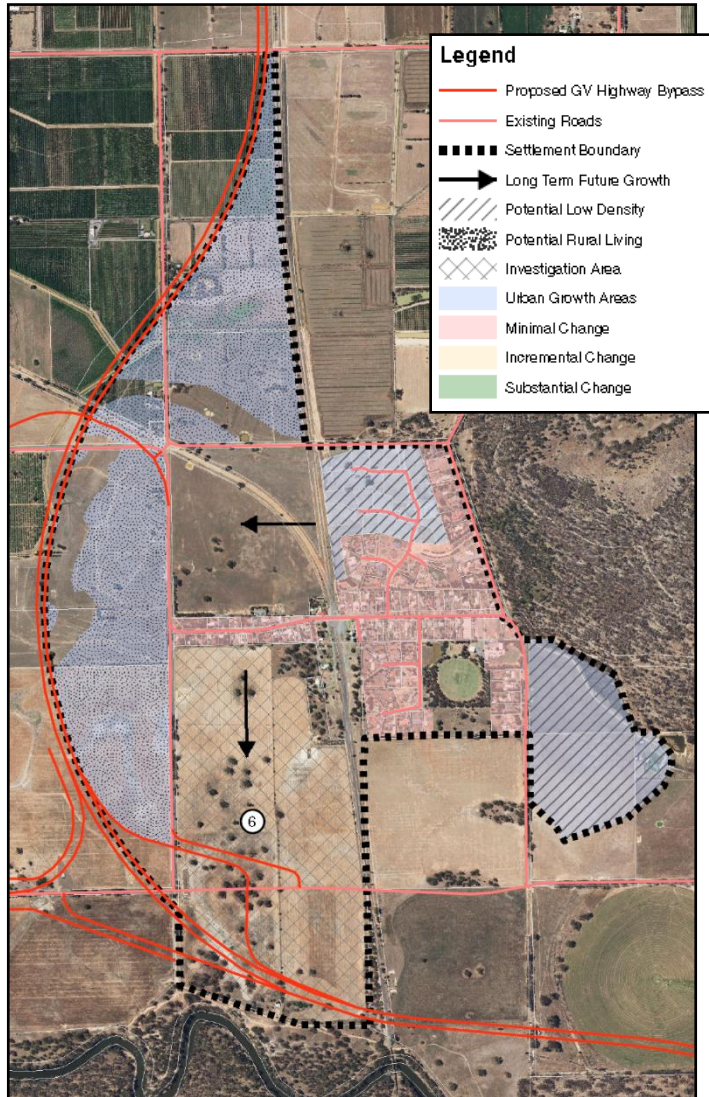
- Jeremy Addison from Council's Planning Department to talk about the Strategic Planning to date in relation to the future development of Toolamba.

Greater Shepparton Housing Strategy



- Completed May 2011
- Currently being incorporated into Planning Scheme
- Guiding housing development to 2031:
 - Settlement Boundary
 - Location of different types of housing
 - Timing of new development
 - Providing other needs of residents (open space, transport, community facilities, etc)

Greater Shepparton Housing Strategy



Toolamba

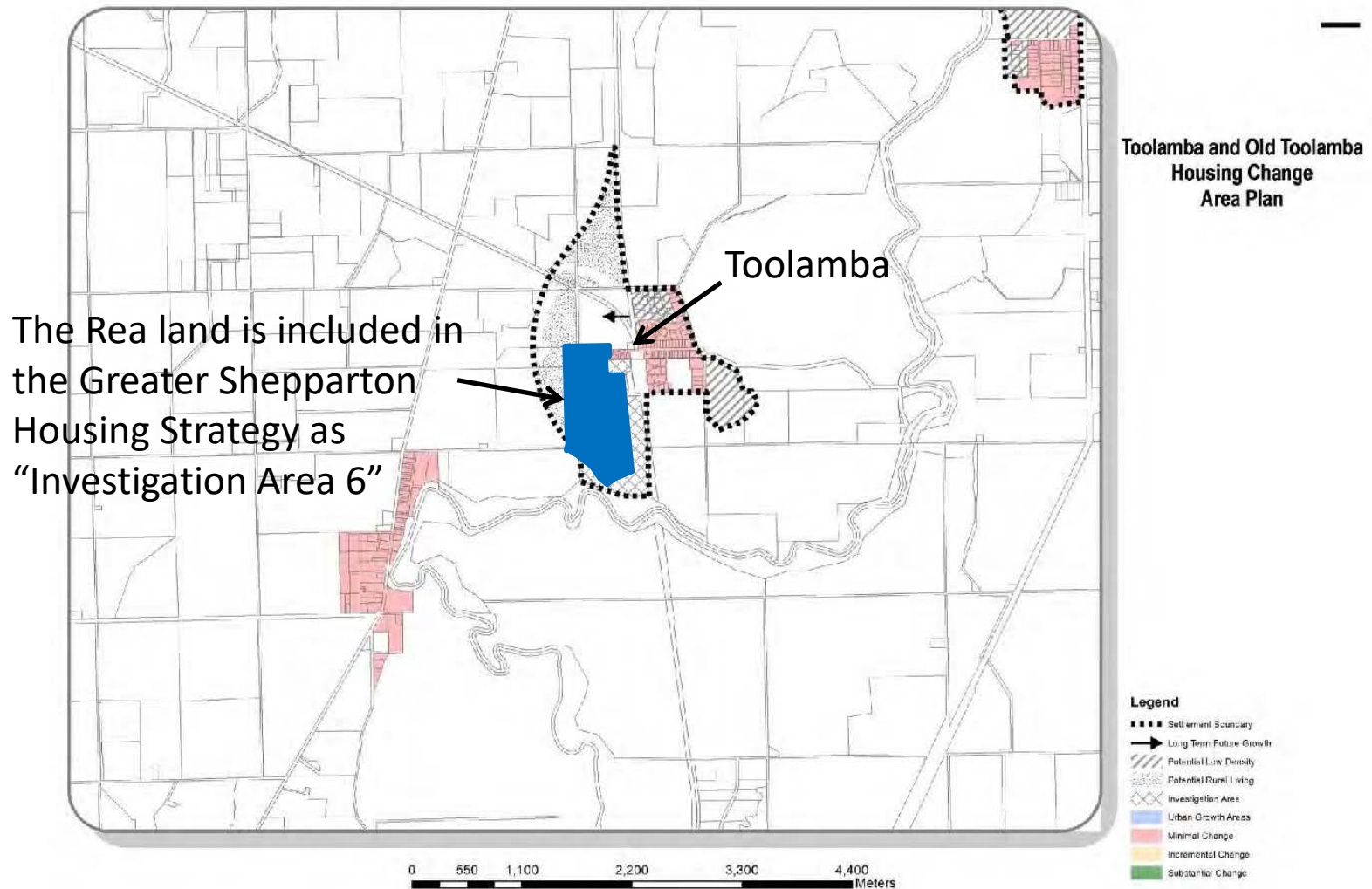
- Currently 109 houses – town & acre lots
- Current potential for 16 more houses
- Existing character & facilities
- New Settlement Boundary:
 - Potential Low Density
 - Potential Rural Living
 - Investigation Area No. 6
 - Long Term Future Growth
- Planned for 200+ more houses (no sewer). More with sewer

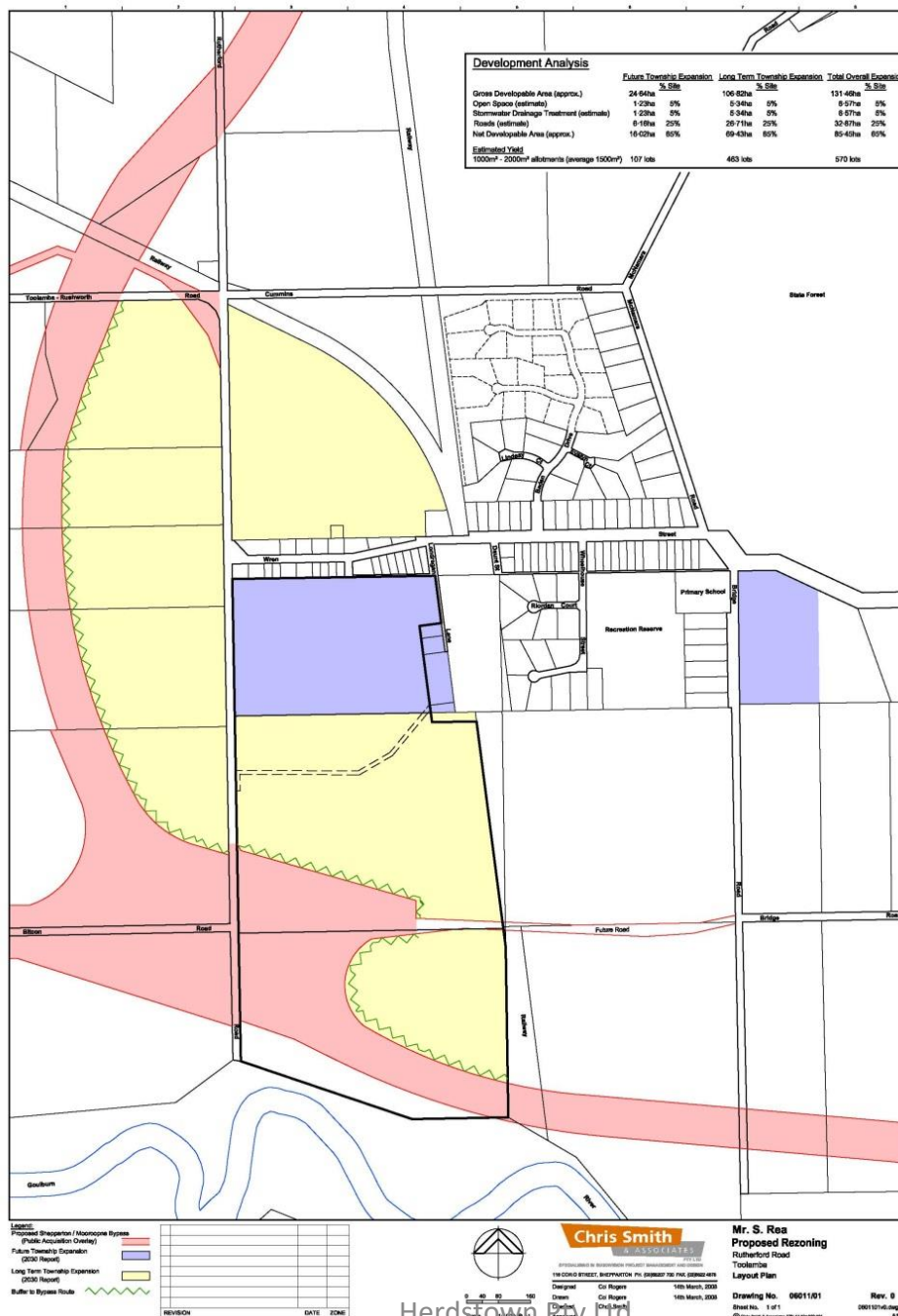
- Gary Steigenberger from Chris Smith & Associates to talk about the planning status of Stuart Rea's proposed development.

- The Greater Shepparton Housing Strategy – “the Strategy” - *“recognises that Toolamba is in a unique position as it is the only small town in the municipality which will have a dedicated freeway interchange as part of the Goulburn Valley Highway Bypass. This, together with the development of the Goulburn Valley Freight Logistics Centre at Mooroopna will present a very attractive opportunity for future residential development of the town”*

- The Rea property - on the south western periphery of town - has been identified in the Strategy as a future township expansion ***“investigation area”***. The soon to be Gazetted Planning Scheme states:

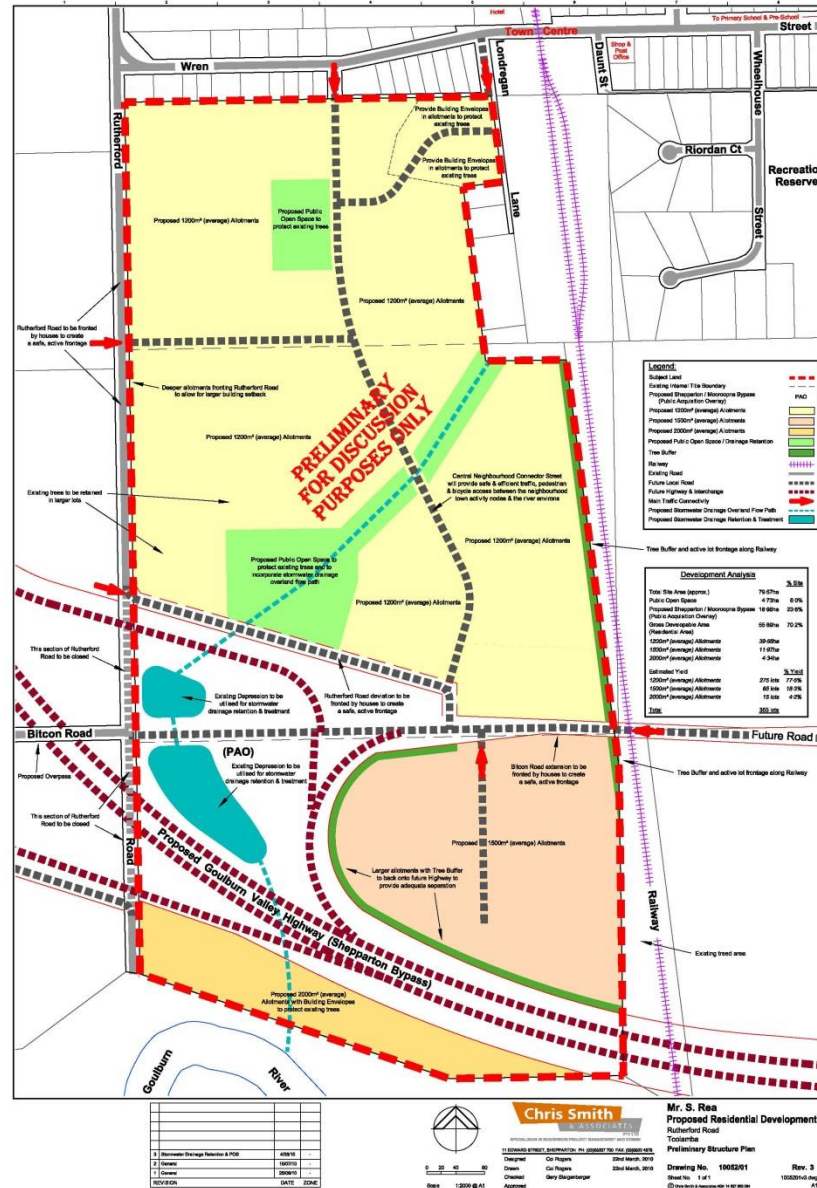
Investigation area 6- Toolamba: *The area is located on the south west of the existing township. The density of residential development will be dependent on the outcome of current investigations into the provision of sewerage to the land. In the absence of sewerage, the density of future development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





- Since the strategy was adopted by the Council, Chris Smith & Associates has been working on preparing a development proposal for the Rea land by carrying out the “specialist/background” studies that are required to support the application, including:
 - Soil contamination assessment to ensure the site is fit for a “sensitive use”
 - Flora & Fauna assessment to identify the ecological values on the site and how they may be retained
 - Cultural Heritage Management Plan to ensure that there are no archaeological sites on the land

- We have also been in discussion with VicRoads to discuss how the proposed development would interface with and make provision for the future freeway.
- We have held preliminary discussions with service provider authorities about how the proposed development could be serviced with utilities such as power, drainage and, of course, we have been in discussion with Goulburn Valley Water about servicing the development with reticulated water and sewerage.



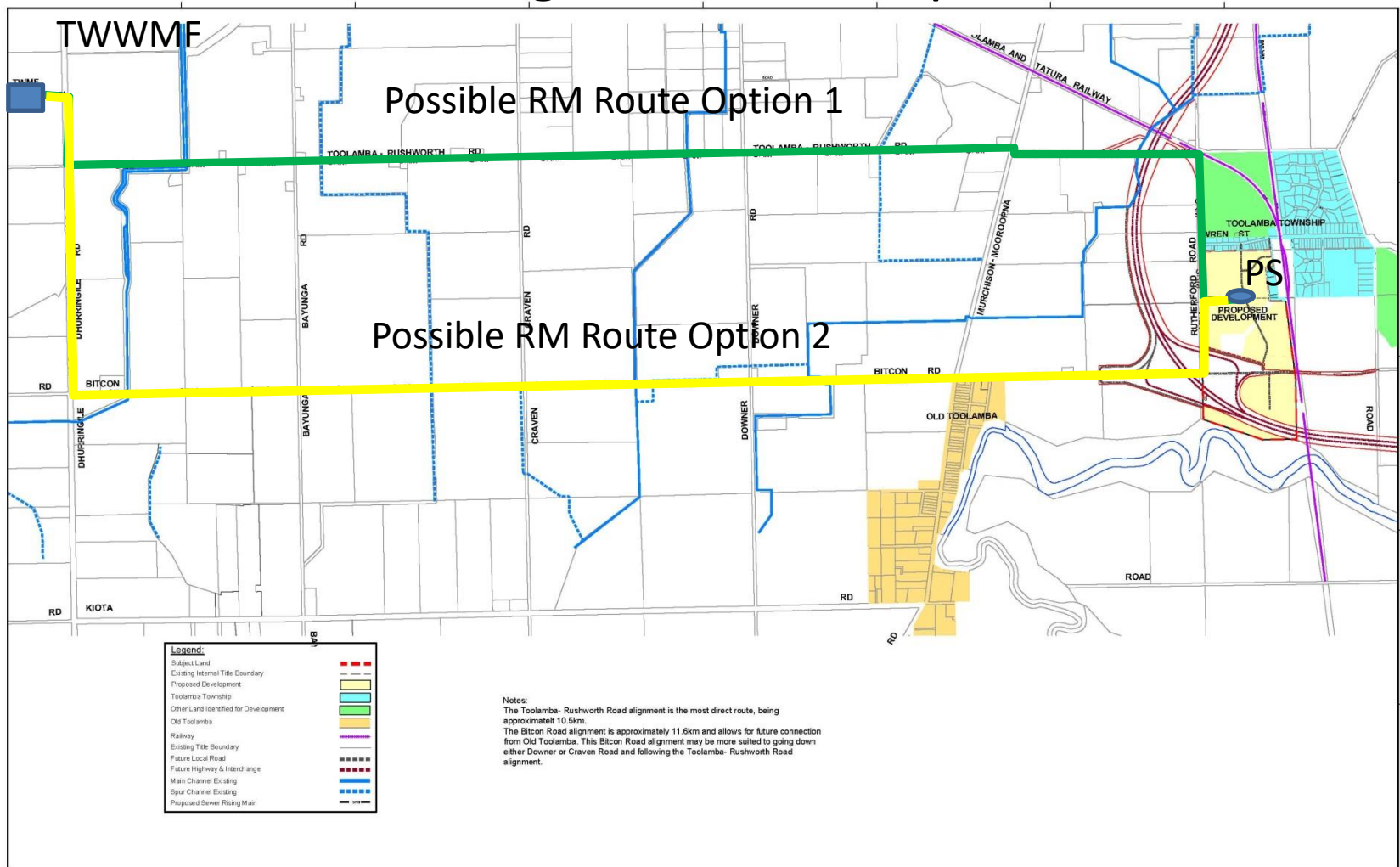
- Our discussions with GVW have determined that it is physically possible to service the land with reticulated sewer by constructing a sewer rising main back to the Tatura Waste Water Management Plant.
- GVW has confirmed that the Tatura Plant has the capacity to accept the additional sewage, thus an “in principle” agreement has been reached.
- However, any proposal would be “developer funded.”
- We have investigated the possible routes for a sewerage rising main and estimated the associated costs. Although it would take a significant investment, Stuart Rea has confirmed that he is prepared to fund bringing sewer to his development site.

- Chris Smith from Chris Smith & Associates to talk about the sewerage concept for Stuart Rea's Proposed development.

- Statement of Commitment and Intent to Proceed
 - Herdstown Pty Ltd (the development entity of which Stuart Rea is the Principal) is committed to developing land in Toolamba.
 - The Developer acknowledges that reticulated sewerage is a fundamental requirement to the success of the project.

- The sewerage strategy involves the construction of a pumping station on the Rea property along with a sewerage rising main that transports the sewage over a distance of approximately 12 kilometres to discharge into the Tatura Waste Water Management Facility.
- The Developer is committed to considerable start-up costs estimated to be in excess of \$2M to construct this infrastructure.

Some Sewer Rising Main Route Options



REVISION	DATE	ZONE



Scale 1:12500

Chris Smith & Associates
 11 EDWARDS STREET, SHEPPARTON, VIC 3630
 Tel: (03) 5922 7700 Fax: (03) 5922 4679

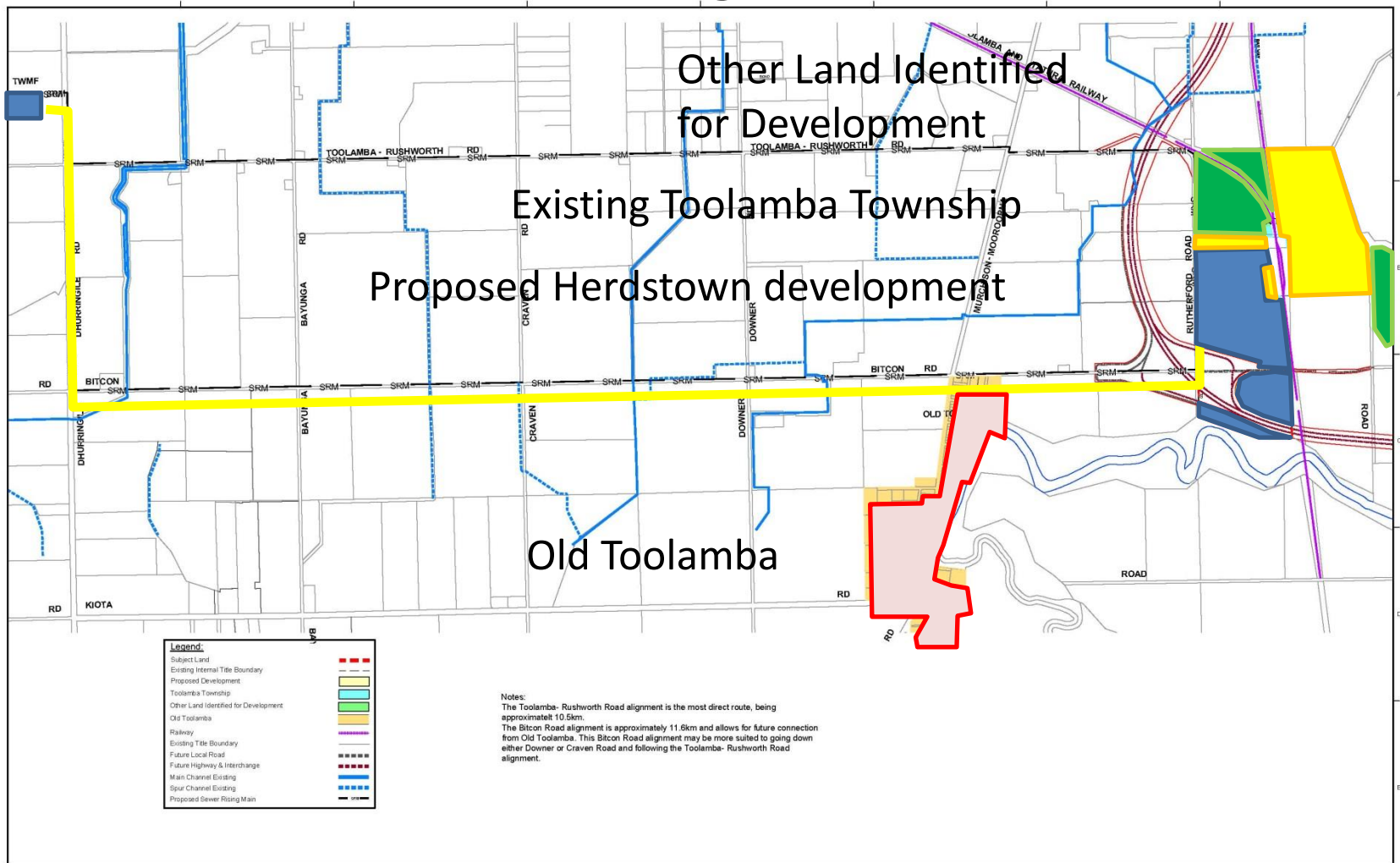
Herdstown Pty Ltd
Proposed Residential Development
 Rutherford Road
 Toolamba
Sewer Rising Main
Possible Alignment Plan
 Drawing No. 11131-1F
 Sheet No. 1 of 1
 Rev. 11131-1F

Designed: Scott O'Leary
 Drawn: Scott O'Leary
 Checked: Chris Smith
 Approved: Scott O'Leary

September 2011
 September 2011
 September 2011

This Draft & Associated Plans are not to be used for construction or any other purpose without the written approval of Chris Smith & Associates Pty Ltd. The user of these plans shall be deemed to have accepted the responsibility for any errors or omissions and shall be liable for any costs incurred in connection with the use of these plans.

Some Possible Benefitting Catchments



REVISION	DATE	ZONE



Scale 1:12500

Chris Smith & Associates
 11 EDWARDS STREET, SHEPPARTON, PH. (08) 8320 7700, FAX (08) 8322 4679
 Designed: Scott Oulghie September 2011
 Drawn: Scott Oulghie September 2011
 Checked: Chris Smith
 Approved:

Herdstown Pty Ltd
Proposed Residential Development
 Rutherford Road
 Toolamba
Sewer Rising Main
Possible Alignment Plan
Drawing No. 11131-1F
 Sheet No. 1 of 1
 Rev. - 11131-1F
 AT

- Lisa Eade from Council's Health Department to talk about Council's Domestic Wastewater Management Plan and how it relates to Toolamba.

Wastewater Management

- Toolamba is listed as one of the 5 priority towns for sewerage needs assessments in Council's Domestic Wastewater Management Plan adopted in 2008.
- This priority is based on:
 - higher density of housing,
 - the number of smaller allotments under 1,000m² and
 - the age of the septic tank systems.
- These factors can increase the chance of off-site wastewater discharges and restrict the opportunities for further development/extensions to existing houses.
- The future direction of the Council's Domestic Wastewater Management Plan is for increased monitoring of septic tank systems. This could lead to maintenance costs to property owners, for example more regular septic tank desludged/ pump-out costs and system upgrade if required.

- Bruce Hammond, General Manager Technical Services from Goulburn Valley Water to talk about Township Sewerage Schemes and some facts about the process.

- Sewerage for Toolamba is not currently in GVW programs
- Herdstown not reliant on the Toolamba Township being sewerred
- Proposed sewerage rising main an opportunity to sewer the existing township in future, but:
 - Need for action still to be considered in detail
 - All viable alternatives need to be considered – Council Domestic Wastewater Management Plan
 - Community to be engaged in the process

If Sewerage Preferred/Required

- Property owners to fund works
 - Partial scheme options could be considered
- Limited Government subsidy opportunities
 - Small Town Water Quality Fund – requires over 70% customer support for scheme
- GVW responsible servicing body
- Scheme by agreement, unless health/environmental imperatives
- Subject to regulatory body approvals

Indicative Scheme Costs (for guidance only)

- Capital cost per property:
 - \$25,000 if rising main provided by Herdstown
 - \$40,000 if rising main included in Toolamba scheme
- Connection (plumber) costs:
 - \$1,000 to \$5,000 depending on fixtures and distance to sewer
- Annual servicing charge (2012/13):
 - \$420 per property



14 May 2013

Mr Gary Steigenberger
Christ Smith & Associates Pty Ltd
11 Edward Street
SHEPPARTON VIC 3630



Dear Gary

**PROPOSED AMENDMENT TO THE GREATER SHEPPARTON PLANNING SCHEME
335 RUTHERFORD ROAD, TOOLAMBA (LOTS 4, 5 & 6 ON TP825016W)
REZONING FROM THE FARMING ZONE TO THE TOWNSHIP ZONE**

I refer to your letter received by the Council on 13 May 2013 including payment of the initial fee to consider a planning scheme amendment as well as a Plan of Proposed Rezoning for the proposed amendment.

In May 2012, the Council received the following documents in support of the proposed rezoning:

- Preliminary Structure Plan (10052/04 Rev.0)
- Draft Cultural Heritage Management Plan (Complex) by Heritage Insight 2010 (pending final approval from Yorta Yorta Nation Aboriginal Corporation)
- Flora & Fauna Assessment by WaterTechnology 2011
- Supply & Demand Analysis by HMC Valuers Opteon 2010
- Environmental Site Assessment by Vantage 2010We

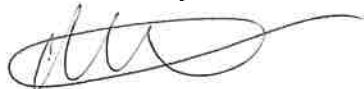
I also note that in December 2008 a Preliminary Planning Report and a Draft Explanatory Report was received by the Council. We now request revised amendment documentation in draft form to ensure the timely progression of this planning scheme amendment. This should include:

- Explanatory Report
- Instruction Sheet
- Authorisation Application Form

Please be advised that if the amendment proceeds and an Independent Planning Panel is required to consider any submissions, you will be required to meet all costs incurred by the Independent Planning Panel in accordance with the provisions of Section 156(3) of the *Planning and Environment Act 1987*.

If you have any questions regarding the above, please contact Grace Docker in the Strategic Planning Department at the Greater Shepparton City Council on (03) 5832 9823.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M MacDonagh', with a long horizontal flourish extending to the right.

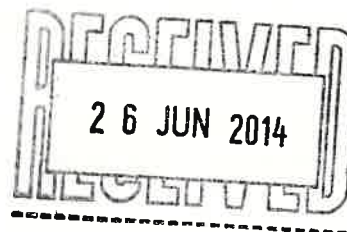
Michael MacDonagh
ACTING TEAM LEADER STRATEGIC PLANNING

TRIM Ref: C13/5889



24 June 2014

Gary Steigenberger
Director/Manager Planning
Chris Smith and Associates
11 Edward Street
SHEPPARTON VIC 3630



Dear Gary

**PLANNING SCHEME AMENDMENT C168
335 RUTHERFORD ROAD, TOOLAMBA**

I refer to your above proposed Planning Scheme Amendment and our meeting of 17 June 2014 and advise that your request and all of the supporting documentation has been reviewed by Council Officers.

As a result of this review, Council Officers are now in a position to provide you with the following advice detailing the matters to be addressed as part of your submission of a complete Planning Scheme Amendment documentation package.

Proposed Planning Controls

Council Officers are not satisfied that the application of the Township Zone to such a broad area of Toolamba is the most appropriate planning outcome.

A more suitable alternative may be to apply the Urban Growth Zone (UGZ) to the land. The rationale for this approach is:

- The UGZ is designed for land in a Farming Zone that is within the Settlement Boundary.
- The UGZ should be applied where a strategy has been prepared that clearly identifies the land is suitable for future urban development, in this case, the Greater Shepparton Housing Strategy.
- A Precinct Structure Plan (PSP) is the key document that facilitates conversion of the non-urban land to urban land. The plans you have currently prepared, along with the background documents, may be able to be translated to form the basis for a Precinct Structure Plan.
- The PSP would identify implementation provisions including requirements relating to native vegetation and Cultural Heritage.

- The UGZ would assist in dealing with issues relating to the extent of land to be placed in an urban zone and the time frame / staging over which this may occur.

Attached is an example of the Urban Growth Zone from the Whittlesea Planning Scheme for your information. Also attached is a copy of the VPP Practice Note relating to the Urban Growth Zone.

Under this approach, a Development Plan Overlay would not be required. However, the comments in relation to the DPO later in this letter would be relevant to the preparation of a Schedule to the Urban Growth Zone and / or the Precinct Structure Plan.

Supply and Demand Analysis – Opteon, 2014

The following matters require clarification:

- The report is based on a yield of 289 lots (page 3). Given that the final lot yield has not been determined and the other reports do not identify a specific lot yield the report should be amended for consistency with other documentation. It is also noted that the plan attached (Appendix 3) is different / more detailed than previous versions of the plan submitted.
- Page 4 of the Report identifies that “there is sufficient land in urban areas of Greater Shepparton to accommodate the expected population growth over the next 10-20 years. However there is a shortage of adequate supply of land to meet this growth in small towns such as Toolamba”. There is little discussion explaining the link between an adequate provision of residential zoned land and any identified need for additional Township / Low Density Residential zoned land.
- Page 4 of the Report identifies that 41 hectares of Township Zoned land is currently available for development, and that a total of 246 ha of Township / Low Density Residential Zoned land is required to accommodate the projected population growth and demand for average 2,000 sqm allotments. However, the report does not identify the extent of Low Density Residential zoned land that is also currently available. This information is required to determine whether there is in fact a shortfall of appropriately zoned land for this form and density of development.
- The report makes definitive statements with respect to a commitment to the provision of reticulated sewer to the development (page 3). Further, it states that the provision of this reticulated sewer is fundamental to the success of the development.

Other reports provided in support of the amendment will need to be updated to reflect any commitment to the provision of reticulated sewer to the development.

With this change in approach resulting in the Urban Growth Zone being applied with a view to future General Residential Zone controls applying to the site, this report will also need to be updated to reflect the impact of the land falling in the General Residential Zone rather than the Township Zone as originally proposed.

Flora and Fauna Report – Water Technology, May 2012

Since the preparation of this report, the native vegetation controls have been updated as part of Amendment VC105 to the Greater Shepparton Planning Scheme.

An updated report to reflect these changes is required.

Note also that the Practice Note for the Urban Growth Zone identifies that where native vegetation is located within a precinct, a native vegetation precinct plan will need to be prepared.

Environmental Site Assessment – Vantage Environmental Management, 5 August 2013

This report addresses the relevant issues and is appropriately current. No changes / updates are required.

Cultural Heritage Management Plan – Matthew Barker and Maya Veres, 11 November 2011

A copy of the CHMP approved by the Yorta Yorta Nation Corporation has been received.

Any recommendations of the Plan could form part of the Schedule to the Urban Growth Zone and the Precinct Structure Plan.

Preliminary Planning Report (December 2008)

According to our records, this report has not been updated since the original December 2008 request to have the site considered for rezoning. This report is required to be updated to address the following:

- Section 3 – Planning Controls – needs to be updated to acknowledge the presence of Public Acquisition Overlay over part of the current title.
- Section 3 – Planning Controls – requires updating to address the findings of the Shepparton Housing Strategy and its status as a Reference Document in the Planning Scheme.
- Section 3.2 – Farming Zone – response is to be updated to reflect current provisions of the Farming Zone.
- Section 6 – Conclusion – requires updating to accurately reflect the approach being taken with the amendment in relation to the extent and timing of site investigations and reports.
- It is recommended that you also consider adding a new section(s) to the report to accurately reflect / identify the other pieces of work that underpin the amendment.

- The section addressing servicing (in your letter of 10 May 2013) should be incorporated into the planning report to provide a holistic report (i.e. consolidate the content of that letter to one of the supporting reports).

Conceptual Plan (11082/01 Rev.0)

The following matters require your attention:

- This plan identifies a likely lot yield of 200-400 lots dependent on the ability to provide sewer. Whilst no exact lot yield is required to be identified, open ended statements in relation to servicing should be avoided.
- The Conceptual Plan should identify any relevant Cultural Heritage features of the site that are to be protected.

Explanatory Report (latest version submitted 6 June 2013)

The following items require your attention:

- Please ensure that the correct / updated template is being used. The template should include the heading "Submissions" outlining opportunities for people to provide comment on the amendment.
- The response to "*Why is the amendment required*" should not use terms such as land banking.
- The response to "*How does the amendment address the environmental effects and any relevant social and economic effects*" states that "...it has not yet been established if it is viable to bring sewer to the proposed Rutherford Road DP area". It then goes on to say "if reticulated sewer cannot be provided, a Land Capability Assessment will be required to ensure that any development that utilises on-site effluent disposal does not cause any environmental impacts". A similar comment relating to LCA's is also provided in your response to the Local Planning Policy Framework.

This conflicts with the supporting information included in the Supply and Demand Analysis that states that the provision of sewer is critical to the success of the project.

Given the clear statements in the supporting documentation confirming that sewer will be provided to the development, the Explanatory Report should be updated to reflect the proposal (i.e. delete the reference to sewer not being provided).

If you are seeking to proceed without committing to the provision of sewer, further supporting information would be required. Based on the outcomes of our meeting of 17 June 2014, we understand that you will provide further information confirming the intention to provide sewer to the development.

The response to "*How does the amendment address the environmental effects and any relevant social and economic effects*" should also use the Environmental, Social and Economic subheadings.

- The response to "*How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement*" needs to address the Greater Shepparton Housing Strategy.
- The response to *Does the amendment address relevant bushfire risk* states that the CFA has "made comment that it is satisfied with the proposed amendment". The latest correspondence on our file from the CFA (dated 8 April 2013) indicates that the CFA has concerns with the development of proposed Stage 24. Stages are not identified on the plans that have been submitted. Further clarification regarding the CFA position is required.
- The response to "*Does the amendment address relevant requirements of the Transport Integration Act*" should reference the required Traffic Impact Assessment (see comments later in this letter) and include any advice from VicRoads.

Development Plan Overlay (latest version submitted 6 June 2013)

The following items require your attention:

- The Schedule should be updated to be generally consistent with the Schedule prepared for the Verney North Growth Corridor (DPO23) due to be exhibited shortly.
- The exemption allowing a permit to be granted for a two lot subdivision or the re-subdivision of existing lots without the requirement for a Development Plan to be prepared is not supported and should be deleted.
- The exemption allowing a permit to be granted for a single dwelling on a lot without the requirement for a Development Plan to be prepared is not supported and should be deleted.
- Clause 2.0 - Conditions and requirements for permits - should be updated to be consistent with the wording of Schedule 23 prepared for the Verney North Growth Corridor.
- The requirement for a Development Plan to be accompanied by "A land capability assessment, unless the development will be connected to reticulated sewer" is redundant (given the commitment to servicing the site by sewer). A requirement that the development be connected to reticulated sewer should then become a requirement under Clause 3.0.
- Wording of the "requirement for a Traffic Impact Assessment" and the "considerations for the Responsible Authority before approving a Development Plan" should be updated to be consistent with the wording of the same section of Schedule 23 prepared for the Verney North Growth Corridor.
- In Section 3.0 – Requirements for development plan – the statement "A Development Plan may be prepared for all or any part of the growth corridor" is not considered appropriate and should be deleted.

- The document should also be reviewed for grammatical / typographical errors and corrected as required.

As discussed with you, the Development Plan Overlay is not required with the proposal to rezone the land to the UGZ. However some of the principles included in the DPO and the comments above will still be relevant in terms of drafting the Schedule to the UGZ and the PSP.

Summary and next steps

The documentation will need to be updated to ensure that it reflects the new approach of applying the Urban Growth Zone and that the other matters detailed in this letter are addressed.

Also, as discussed with you the following items will have not been provided to date and are required to continue the amendment process:

- Traffic Impact Assessment
- Drainage Assessment / information. Note that if drainage is to be offsite (e.g. on the eastern side of the railway line), the land required to be set aside for drainage would need to be included as part of the Amendment. Consent may also be required where drainage infrastructure crosses the infrastructure or land of other authorities (e.g. VicTrack, VicRoads)
- Servicing information (confirming commitment to sewer and written advice from Goulburn Valley Water in relation to sewer provision)
- Proposed Schedule to the Urban Growth Zone
- Precinct Structure Plan (if also proposed to be an incorporated document as part of this amendment)

Upon receipt of a complete set of documentation, Council Officers will undertake a further review of the documentation with a view to continuing the Planning Scheme Amendment process.

If you have any further comments or questions regarding this matter please contact me on (03) 5832 9823 or ian.boyle@shepparton.vic.gov.au.

Yours sincerely



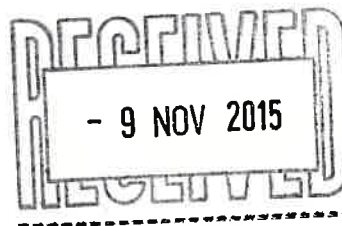
Ian Boyle
TEAM LEADER STRATEGIC PLANNING

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6 November 2015

Gary Steigenberger
Chris Smith & Associates Pty Ltd
11 Edward Street
SHEPPARTON VIC 3632



Dear Gary

**PROPOSED PLANNING SCHEME AMENDMENT
335 RUTHERFORD ROAD, TOOLAMBA
COUNCIL REFERENCE: C168**

I refer to your request dated 11 September 2015 for an amendment to the Greater Shepparton Planning Scheme. The request seeks to rezone land at 335 Rutherford Road, Toolamba from the Farming Zone (FZ) to the Urban Growth Zone (UGZ).

Council officers have referred your proposal to the relevant internal departments for comment. This letter provides a consolidated response to your proposal.

Sustainability and Environment Team

1. The northeast of the land contains a large area of native vegetation. The draft Precinct Structure Plan (PSP) identifies this area as accommodating 1,000sqm – 1,500sqm allotments. This is not supported and Council officers require that this native vegetation be retained and included in an open space reserve or similar such reserve.

Development Engineering and Statutory Planning Teams

1. Layout
 - a) A grid layout is preferable that eliminates the need for court bowls or culs-de-sac;
 - b) Active frontages must be achieved along the entire length of Rutherford Road;
 - c) The native vegetation located to the northeast of the land must be located within a reserve to ensure its continued conservation. A reserve at this location will also provide better connectivity for pedestrians and cyclists to the existing Toolamba Township.
 - d) The draft PSP shows a retention basin located to the east of the site abutting residential land (see notes on the attached Urban Structure Plan).

Greater Shepparton City Council
Planning Department
Locked Bag 1000, Shepparton VIC 3632
Central Office: 90 Welsford Street, Shepparton
Ph: (03) 5832 9730 Fax (03) 5831 1987 Email: council@shepparton.vic.gov.au
ABN 59 835 329 843

This interface must be redesigned to ensure active frontages are achieved along the entire perimeter of the proposed retention basin. The current layout will not be approved.

2. "Proposed 1,500sqm – 2,000sqm Allotment Precinct"

- a) One entrance road to this precinct is insufficient and a minimum of two entrances are required.
- b) The details of the acoustic treatment between residential development and the proposed bypass, off-ramps and railway line are required.

3. Drainage and Public Open Space

- a) The proposed swales system is not supported and underground drainage is required.
- b) More information is required on overland flow paths (direction of notional discharge): in particular, directing into Toolamba Township and onto the railway line.
- c) Information is required on the drainage network, including stages, size and depth of retention basins.
- d) We note that areas identified for public open space have also been designated as retention basins. Retention basins are encumbered land and not considered to be public open space. The PSP must be updated to show encumbered land and unencumbered public open space.

Please note the Schedule to Clause 52.01 (*Public Open Space Contribution and Subdivision*) of the Greater Shepparton Planning Scheme requires a public open space contribution of 5% of site value for land in a residential zone and 3% of site value for land in a low density residential zone.

- e) The PSP shows two retention basins containing native vegetation within the basin. Native vegetation must be retained in unencumbered open space and not in retention basins (see notes on the attached Urban Structure Plan).

4. Roads

- a) Roads are to be constructed in accordance with the *Infrastructure Design Manual* (IDM) and must include provision for a shared footpath on at least one side of proposed connector roads.
- b) Information on intersection treatments and upgrades are required for Wren Street and Rutherford Road.
- c) Clarification on the role of Londregan Lane is required. It is currently identified on the PSP as a "Future Local Road".



Environmental Health Team

1. It is strongly preferred that the proposed subdivision be connected to reticulated sewerage. In the event that the land is connected to reticulated sewerage, the proposed lot sizes are acceptable.
2. In the event that the land is not connected to reticulated sewerage, a Land Capability Assessment (LCA) is required to determine the treatment system and the total amount of effluent disposal area required. The following advice should also be noted:
 - a) The proposed size of the allotments will need to be increased to a minimum of 4,000sqm.
 - b) Effluent disposal areas will be required (possibly measuring 1,000sqm), dependent upon the results of the LCA.
 - c) Before the issue of Statement of Compliance, Section 173 Agreements, pursuant to the *Planning and Environment Act 1987* must be applied to each lot to ensure that the effluent disposal envelopes are in a location to the satisfaction of the responsible authority. Agreements must be registered on the title to the land pursuant to Section 181 of the *Planning and Environment Act 1987*. The owner must pay the reasonable costs of the preparation, execution and registration of any Section 173 Agreement.

Strategic Planning Team

1. Active frontages are required along the entire perimeter of open spaces, retention basins, and any existing or proposed roads. For example, along the entire length of Rutherford Road, which can be achieved by including a service road to the east of the tree reserve (see notes on attached the Urban Structure Plan).
2. Extend the tree reserve along Rutherford Road to connect to the park/retention basin in the southwest corner of the "Proposed 1,000sqm – 1,500sqm Allotment Precinct" (see notes on attached the Urban Structure Plan).
3. For the "Proposed 1,500sqm – 2,000sqm Allotment Precinct", the minimum lot size Council officers would support is 2,000sqm and the underlying zone would be the LDRZ.
4. Show on the Bicycle and Pedestrian Network Plan the context of the wider bicycle and pedestrian infrastructure in the area and how the proposed network connects with it. Some paths appear to be missing on the Bicycle and Pedestrian Network Plan.
5. The subject land is identified in the Greater Shepparton Planning Scheme at Clause 21.04 *Settlement* to be included in Investigation Area 6 – Toolamba. The investigation requires the preparation of a PSP. Council Officers will only consider the rezoning of the land when the PSP is prepared and the UGZ Part B is used. As a result, Council Officers do not support rezoning the land to the UGZ Part A without the preparation of a PSP.

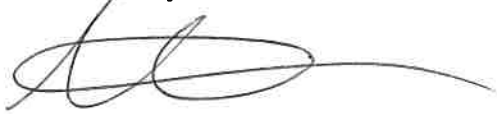


It is noted that this is a preliminary assessment based upon the material provided to the Planning Department. As no lot layout has been provided, it is difficult to assess the relationship between the road network and the proposed allotment configuration. It should also be noted that this is not a comprehensive review of all possible issues, but an indication of what should be considered as part of any revised PSP.

Please be advised that if the amendment proceeds and an Independent Planning Panel is required to consider any submissions, you/your client will be required to meet all costs incurred by the Independent Planning Panel in accordance with the provisions of Section 156(3) of the *Planning and Environment Act 1987*.

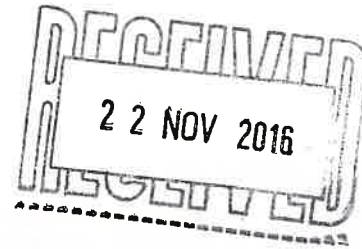
If you have any questions regarding this matter, please contact Sam Kemp, Graduate Strategic Planner, on (03) 5832 9730.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Michael MacDonagh', with a long horizontal flourish extending to the right.

Michael MacDonagh
PRINCIPAL STRATEGIC PLANNER

Trim: M15/74046



16 November 2016

Gary Steigenberger
Chris Smith & Associates Pty Ltd
11 Edward Street
SHEPPARTON VIC 3630

Dear Gary

**PROPOSED PRECINCT STRUCTURE PLAN – RUTHERFORD ROAD, TOOLAMBA
PRELIMINARY COMMENTS FROM REFERRAL AUTHORITIES**

Strategic Planning received draft documents for the proposed Precinct Structure Plan (PSP) at Rutherford Road, Toolamba on 27 May 2016. Further information was received by Strategic Planning on 8 September 2016 responding to advice from Council's internal departments.

The documentation received on 27 May 2016 was issued to relevant referral authorities for preliminary comments regarding the proposed planning scheme amendment. Please see below the information and advice received from the referral authorities.

Country Fire Authority (CFA) provided the following comments:

- The proposed PSP area is designated as a Bushfire Prone Area.
- Growth should be designed and staged to limit gaps between development areas where poorly managed vegetation could increase the fire risk to the community.
- CFA supports the use of perimeter roads and boulevards to buffer grassland, farmland and open space interfaces. Active frontages are encouraged.
- Design areas of public open space, reserves, creeks, railway and freeway easements to provide access for emergency vehicles.
- Design roads to allow access for large emergency vehicles. Road widths that facilitate parking on both sides of roads, provision of off street parking bays and strategic use of traffic calming measures need to be considered. The use of no through roads should be restricted to a minimum.
- Ensure planting, landscaping and vegetation management and offsets or additions along buffer zones, easements and areas of public open space do not increase fire risk and have regard to plant spacing and CFA emergency vehicle access recommendations.

Greater Shepparton City Council

Planning Department

Locked Bag 1000, Shepparton VIC 3632

Central Office: 90 Welsford Street, Shepparton

PH: (03) 5832 9730 Fax: (03) 5831 1987 Email: council@shepparton.vic.gov.au

ADN 59 005 020 040

- Where solid fencing is required or provided, non-combustible fencing should be specified as an additional mitigation measure to provide protection against grassfire and property to property fire spread.
- In relation to the proposed PSP, CFA acknowledges that the Rutherford Road area is a suitable location of lesser risk.

Department of Economic Development, Jobs, Transport and Resources (DEDJTR) and VicRoads provided a combined response with the following comments:

- The term "investigation area" implies that future assessment is needed to determine whether a residential zoning is even appropriate for the land.
- There has been no funding provided to progress the Shepparton Bypass. Therefore, any assumptions regarding the growth of Toolamba based on the future existence of the bypass would be premature.
- Any residential development of the southern section seems inappropriate. The logical boundary to any future development of the investigation area would be the northern alignment of the Public Acquisition Overlay (PAO).
- Plan 3 shows that downstream stormwater runoff will involve the land within the PAO and VicTrack land. Unless agreement has been obtained from both VicRoads and VicTrack, this should be removed.
- Plan 5 shows a "proposed shared path within the railway reserve". Unless agreement has been obtained from VicTrack, the delineation of this path should be removed.
- The PSP indicates that the Melbourne-Shepparton rail line provides a major freight and pedestrian transport link between Melbourne and Shepparton. The word "pedestrian" should be replaced with "passenger".

Goulburn Broken Catchment Management Authority (GBCMA) does not support the proposed amendment and makes the following comments:

- The plans showing ground contours and proposed fill elevations are difficult to read. A plan to demonstrate that any filling is not excessive (i.e. the creation of new lots should only occur where fill is limited to 300mm whilst bringing the lot elevation (or building envelope) to at least flood level) is required.
- A meeting with the applicant/proponent to achieve a satisfactory outcome is preferred.

Goulburn-Murray Water (G-MW) does not raise any objection to a rezoning proposal and reserves the right to review the stormwater management plan (including the MUSIC modelling) and the proposed discharge rates from the pumped outlets during exhibition of the planning scheme amendment.

Resolved

Goulburn Valley Water (GVW) makes the following comments:

- The development is currently outside the GVW water district boundary and can be serviced by extension to the Toolamba water network. The area would potentially be serviced by two existing water mains. However, based on the proposed size of the development, a detailed plan of subdivision including staging of the development is required prior to preparing a water servicing strategy.
- There is no sewer infrastructure in Toolamba. A Sewer Pumping Station and Sewer Gravity Network as well as Sewer Rising Main from the pump station to Tatura Wastewater Management Facility would be required for a sewer network in this area. Further details of the development including the staging of the development are required for preparing an appropriate sewer servicing strategy for this development area.
- All sewer and water infrastructure and services would be funded by the developer.

VicTrack raises some concerns with the proposed amendment as follows:

- Objects to the stormwater management and drainage proposal (section 4.4 of PSP and Maps and Stormwater Strategy), which show downstream stormwater run-off being directed to and along VicTrack land. No agreement has been obtained on this matter and this element should be removed from the PSP. All stormwater should be directed away from rail infrastructure. It should not be assumed that the existing culverts under rail are to support adjoining, new development.
- Part of the PAO exists to facilitate an extension of Bitcon Road to Bridge Road, which requires crossing the rail corridor. In planning for this extension, consideration must be given to State Planning Policy at Clause 18.02-4, which includes a key strategy to *"Provide for grade separation at railway crossings except with the approval of the Minister for Transport"*.
- Objects to Section 4.7 of the PSP and associated Map 5 of 6, which *"shows connection to the rail reserve which includes the existing informal walking track"*. No agreement has been obtained from VicTrack and this delineation of the path on VicTrack land should be removed. It is dangerous to formalise, via the PSP, connection to the rail corridor. The land is legally leased to V/Line rail operators who manage and maintain the land and have exclusive rights over the land. Shared user paths and recreational assets should be first considered to be accommodated on private land. Any use over VicTrack land requires prior agreement.
- VicTrack land should not be used for access without agreement. An access agreement does exist for some residents at Londregan Lane. The review period of this agreement is on a yearly basis. It would be prudent to use the PSP process to widen and formalise Londregan Lane as access instead of VicTrack land.

Strategic Planning can provide the following response to your letter, dated 8 September 2016, regarding the comments from internal Council departments.

- Strategic Planning notes that the matters raised by the Development Engineering Team have now been clarified/resolved. Further comments and review will be sought from the Development Engineering Team during the consideration of the statutory documentation (i.e. explanatory report and draft Schedule to the Urban Growth Zone).
- Strategic Planning understands the intent of providing integrated drainage and open space functions within the reserves. To ensure clarity, the sizes of the areas of unencumbered open space should be shown for each reserve on the relevant plans within the PSP documentation.
- The current design does not provide a good planning outcome regarding the inclusion of land south of the future Bitcon Road extension within the UGZ. The PSP must demonstrate that the southern area can be better integrated into the design of the development and can provide an acceptable amenity outcome. Please also note that the inclusion of this land is subject to consent by VicRoads.

Based on the above response from DEDJTR and VicRoads, Strategic Planning does not believe consent has been received from VicRoads to include the land south of the future Bitcon Road extension within the UGZ.

- Land south of the future Goulburn Valley Highway (denoted as "Proposed Balance Lot" on the draft PSP) should remain in the Farming Zone (Schedule 1) and should not be rezoned to the UGZ.
- The land at 19 Londregan Lane should be included in the UGZ. If appropriate road access can be provided to this land alongside the north-eastern reserve, the required widening of Londregan Lane must be shown on the relevant plans within the PSP documentation. If appropriate road access cannot be provided to this land alongside the north-eastern reserve, alternative road access must be provided through the proposed development.

Please note that Council officers require consent from all relevant referral authorities before Amendment C168 to the Greater Shepparton Planning Scheme can proceed. Council officers are happy to facilitate meetings with the relevant referral authorities to assist with addressing the abovementioned issues and concerns.

If you have any questions regarding this matter, please contact me by e-mail at grace.docker@shepparton.vic.gov.au or by telephone on (03) 5832 9730.

Yours sincerely



Grace Docker
SENIOR STRATEGIC PLANNER

Trim: C16/17875

GBCMA Ref: F-2016-0546
Document No: 8
Council Ref: C168

Date: 27 April 2017



**GOULBURN
BROKEN**

CATCHMENT
MANAGEMENT
AUTHORITY

www.gbcma.vic.gov.au

Ms Grace Docker
Senior Strategic Planner
Greater Shepparton City Council
Locked Bag 1000
Shepparton Vic 3632

Dear Ms Docker

**Planning Scheme Amendment
Rutherford Road, Toolamba**

Further to the Authority's letter of 6 September 2016, the Authority has met with Chris Smith & Associates to better understand the proposal and to ensure that excessive fill, within the Land Subject to Inundation Overlay, is not utilised in the formation of new allotments.

The meeting provided the necessary information and the Goulburn Broken CMA is satisfied that there will be no loss of flood storage. This is essentially because the proposed retardation basin, to be constructed within the Land Subject to Inundation Overlay, will be the borrow source of filling.

The Authority also advises that it has no concerns with the principles of the proposed Stormwater Management Plan.

In the light of the above information, the Goulburn Broken CMA raises no objections to the proposed planning scheme amendment.

If you have any queries, please contact me on (03) 5822 7700. To assist in handling any enquiries please quote **F-2016-0546** in your correspondence. Please note that all electronic correspondence should be directed to planning@gbcma.vic.gov.au.

Yours sincerely



Guy Tierney
Statutory Planning and
Floodplain Manager

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Information contained in this correspondence is subject to the definitions and disclaimers below.

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).
4. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared in response to local government authority notice under Section 19 of the *Planning and Environment Act 1987*, for a proposed **Planning Scheme Amendment**, and is for the use only of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it will appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

DATED:

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

THIS AGREEMENT is made the day of 2018.

B E T W E E N

THE GREATER SHEPPARTON CITY COUNCIL
of 90 Welsford Street, Shepparton, Vic 3630

(**"the Council"**)

- and -

HERDSTOWN PTY LTD (ACN 079 708 624)
255 Toolamba-Rushworth Road, Toolamba, Vic 3614

(**"the Developer"**)

BACKGROUND:

- A. The Council is the responsible authority pursuant to the *Planning & Environment Act 1987* (**"the Act"**) administering the Greater Shepparton Planning Scheme (**"the Scheme"**).
- B. The Developer is the owner of land situated at Rutherford Road Toolamba in the State of Victoria and described as Lots 4 and 5 on Title Plan 825016W, and being part of the land in Certificate of Title Volume 5499 Folio 735 (**"the Land"**).
- C. The Developer has requested the Council to rezone the Land to the Urban Growth Zone (UGZ) and approve a Precinct Structure Plan for the Land, in accordance with the Structure Plan prepared by Chris Smith and Associates, being Drawing No. 15018/03; Rev. 6 (**"the Structure Plan"**).
- D. Council has reviewed the Structure Plan and, following discussions between the Developer and Council, the parties have reached agreement regarding certain matters concerning the proposed development, and now wish to record the terms of that agreement.
- E. To assist interpretation and approval of the Structure Plan, the Developer has provided a Staging Plan (**"the Staging Plan"**) that shows the currently intended staging for the future residential development facilitated by the Structure Plan and is appended to this Agreement as Appendix A. However, both parties acknowledge and accept that the Staging Plan does not mandate the staging for future residential development and the actual staging of development may change at any future point in time, subject to approval by the responsible planning authority under the planning permit approval process.

F. This Agreement has been entered into in order to:

- regulate the use and development of the Land, and make provision for an appropriate contribution by the Developer to the establishment of infrastructure in the Toolamba precinct;
- achieve and advance the objectives of the Scheme and of planning in Victoria in relation to the Land.

G. This Agreement is made under Section 173 of the Act.

IT IS AGREED:

Commencement of Agreement

1. This Agreement shall come into effect immediately it is executed by the parties.

Provision for Sewerage

2. Every residential lot in each stage of the development must be connected to reticulated sewerage, at the Developer's cost, prior to the issue of a Statement of Compliance for that stage.

Public Open Space

3.
 - (a) Prior to Certification of any stage of the development containing an area of public open space, a Landscape Plan must be prepared by the Developer and approved by the Council.
 - (b) Prior to the issue of a Statement of Compliance for any stage of the development containing an area of public open space, the approved Landscape Plan must be implemented to the satisfaction of Council.
 - (c) In addition to clauses 3 (a) and (b), the Landscape Plan for the first stage of the development must include a neighbourhood park with an area of at least one hectare, including an activity node incorporating facilities such as seating and a playground or the like to the reasonable satisfaction of the Council.
 - (d) Subject to compliance with clauses 3(a), (b) and (c) of this Agreement, Council deems that clause 53.01 of the Scheme is satisfied and that no payment for public open space is required under clause 53.01 with respect to the development of the Land.

North-South Connector Road

4. Prior to the issue of a Statement of Compliance for the first stage of the development, the Developer must construct at its cost, to Council requirements, the intersection of the north-south connector road through the development with Wren Street to Council's reasonable requirements.

East-West Connector Road

5. Prior to the issue of a Statement of Compliance for Stage 6 (as shown on the Staging Plan or as otherwise renumbered on any subsequent approved plan), the Developer must construct at its cost, the intersection of the east-west connector road with Rutherford Road, to Council's reasonable requirements.

Rutherford Road Street Lighting and Road Upgrade

6. Prior to the issue of a Statement of Compliance for each of Stages 6 and 11 (as shown on the Staging Plan or as otherwise renumbered on any subsequent approved plan), the Developer must at its cost for each relevant stage:
 - (a) install street lighting on the section of Rutherford Road with residential lots abutting, in accordance with Council's requirements; and
 - (b) upgrade the section of Rutherford Road with residential lots abutting, in accordance with Council's requirements;
 - (c) widen the Rutherford Road reserve by 0.5 metres north of the east-west internal connector road, and by 10 metres south of the east-west internal connector road, in accordance with Drawing Number 10052/TS01 prepared by Chris Smith and Associates Pty Ltd, a copy of which drawing is attached to this Agreement as Appendix "B".

Londregan Lane

7. The Developer must, at its cost, vest in Council, in the Plan of Subdivision for the first stage of the Development, so much of the Developer's land as abuts Londregan Lane (which is currently approximately 8 metres in width) as is required to widen that part of the Londregan Lane road reserve to not less than 16 metres in width.

Shared Path

8. Prior to the issue of a Statement of Compliance for Stage 3 (as shown on the Staging Plan or as otherwise renumbered on any subsequent approved plan), the Developer must, at its cost:
 - (a) construct a 2.5 metre wide concrete "shared path" from Wren Street along Londregan Lane and through the Reserve to be established in that stage to the internal street as generally shown on the Staging Plan, to the Council's reasonable requirements; and
 - (b) install appropriate lighting for the shared path along Londregan Lane and within the internal street at the commencement of the shared path, to the Council's reasonable requirements.

Wren Street Footpath

9. Prior to the issue of a Statement of Compliance for the Stage 6 (as shown on the Staging Plan or as otherwise renumbered on any subsequent approved plan), the Developer must make a contribution to Council of \$80,000.00 (which sum will be increased annually from the date of this Agreement in accordance with the movement in the Consumer Price Index Melbourne All Groups), towards the construction of a footpath along the south side of Wren Street, between Rutherford Road and the railway crossing.

Covenants and Registration

10. The Developer acknowledges that this Agreement is entered into pursuant to Section 173 of the Act and that the obligations and responsibilities which it has assumed under this Agreement on behalf of the owner and/or occupier of the Land for the time being will take effect as separate and severable covenants which will be annexed to and run with the Land pursuant to Section 182 of the Act or otherwise at law or in equity, to bind the Developer and each successor, assignee or transferee of the Developer and the registered proprietor or proprietors for the time being of all and every part of the Land.
11. The Developer further acknowledges that following execution of this Agreement Council will make application pursuant to Section 181 of the Act to register this Agreement under the *Transfer of Land Act 1958*, against the title to the Land, with the intention that the covenants contained in this Agreement will run with the Land and that Council will have the power to enforce those covenants against any person subsequently deriving title to the Land from the Developer.
12. The Developer further acknowledges and covenants that:
 - (a) it is the registered proprietor and beneficial owner of the Land;
 - (b) there are no mortgages, liens, charges or other encumbrances or leases or any rights inherent in any person other than the Developer affecting the Land other than those disclosed by the usual searches or notified to the Council; and
 - (c) it will not sell, transfer, dispose, assign, mortgage or part with possession of the Land or any part thereof, without first disclosing to any intended purchaser, transferee, assignee or mortgagee the existence and nature of this Agreement.

Legal Costs and Expenses

13. The Developer agrees to forthwith pay to Council on demand all legal costs and disbursements reasonably incurred by Council in relation to the preparation, execution and registration of this Agreement and any subsequent amendment, variation or cancellation of this Agreement.

Termination and Cancellation of Agreement

14. (a) This Agreement ends:
 - i. when the Developer (or a subsequent owner of the Land) has complied with its obligations under this Agreement, or earlier by mutual agreement between the parties; and
 - ii. in respect to a Proposed Residential Lot within the development, upon issue of a statement of compliance for a plan of subdivision that includes that Lot.
- (b) As soon as reasonably practical after this Agreement has ended as to the Land, or part of the Land, the Council must, at the request and at the cost of the then owner of the Land, apply to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the Register, as to the Land, or part of the Land, as the case may be.

EXECUTED as a Deed by the parties on the date set out at the commencement of this Agreement.

THE COMMON SEAL of the GREATER)
SHEPPARTON CITY COUNCIL was)
affixed on this day of)
2018 in the)
presence of the Chief Executive Officer)
being a delegated officer pursuant to)
Local Law No 2 of the Council.)

CHIEF EXECUTIVE OFFICER
PETER ANDREW HARRIOTT

EXECUTED in accordance with Section
127 (1) of the Corporations Act 2001 by
HERDSTOWN PTY LTD ACN 079 708 624


Director (signature)

STUART REA
Full Name

CONSENT OF MORTGAGEE

National Australia Bank Mortgage AE312022U - 26/04/2006

Appendix A – Staging Plan



Appendix B – Drawing No. 10052/TS01

