

GREATER SHEPPARTON PLANNING SCHEME

AMENDMENT C193 PLANNING PERMIT APPLICATION 2016-269

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Greater Shepparton City Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Debra Butcher Consulting Pty Ltd on behalf of Lascorp Development Group Pty Ltd.

Land affected by the Amendment

The proposed Amendment rezones land at 221-229 Numurkah Road and 10 Ford Road, Shepparton, as shown Figure 1 – *Land proposed to be rezoned*. The land is approximately 3.8 hectares, with frontages to Ford Road (north) and Numurkah Road (west).

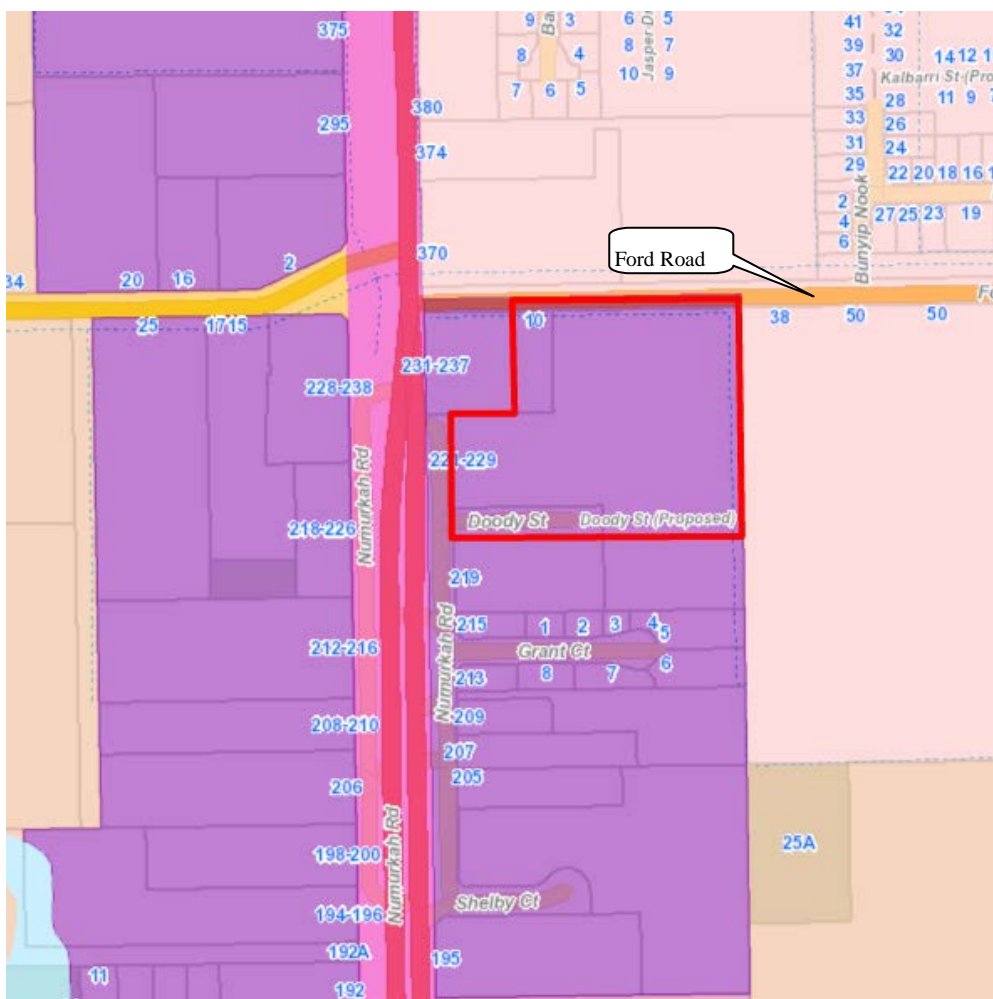


Figure 1 – Land proposed to be rezoned

The proposed Amendment also applies a Public Acquisition Overlay to part of 221-229 Numurkah Road, part of 38-50 Ford Road and part of 25 Hawkins Road, as shown Figure 2 – Land affected by proposed Public Acquisition Overlay.

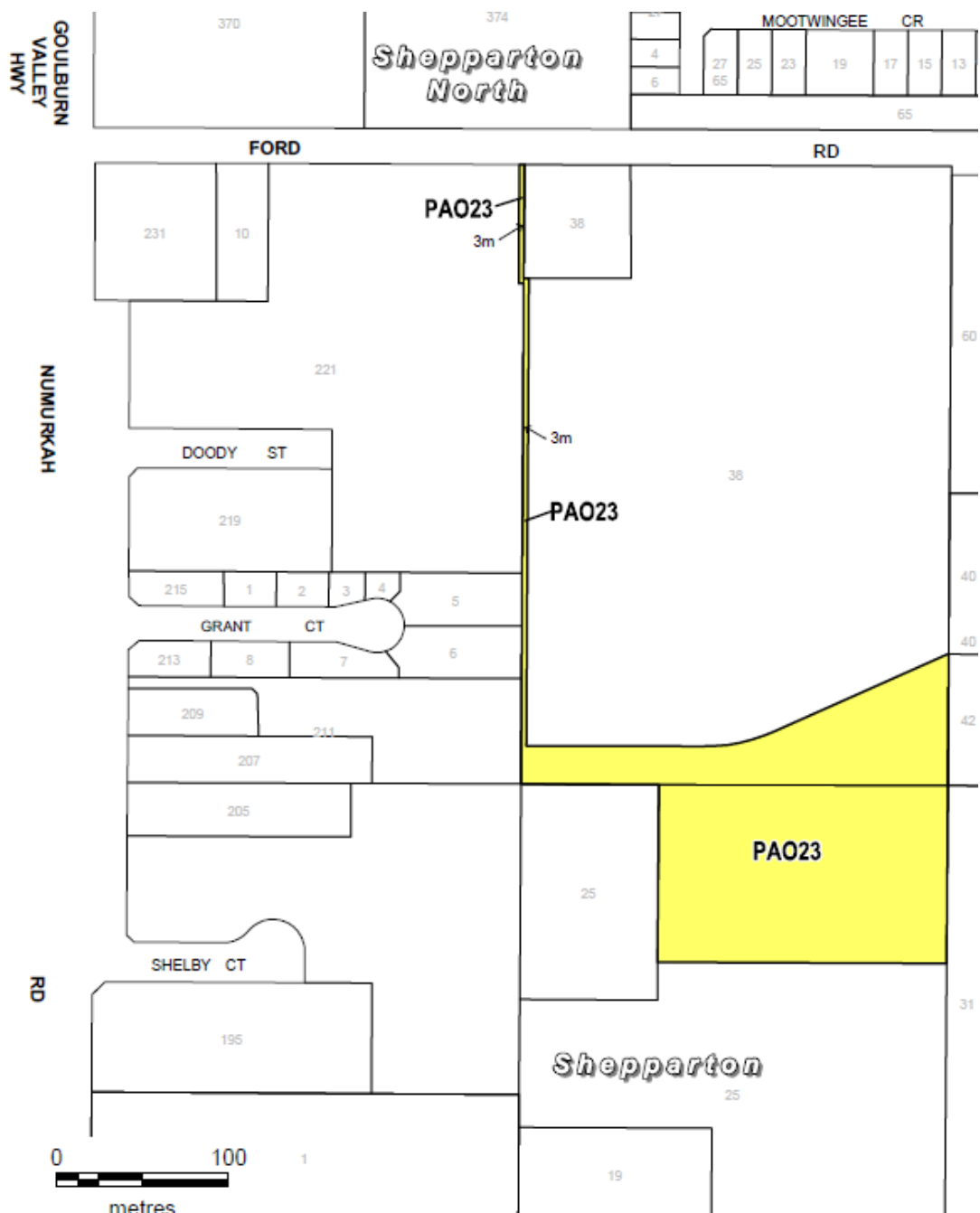


Figure 2– Land affected by proposed Public Acquisition Overlay

The Amendment is a combined planning permit application and planning scheme amendment under section 96A of the Act.

The planning permit application applies to land at 221-229 Numurkah Road and 10 Ford Road.

What the amendment does

The proposed Amendment rezones land at 221-229 Numurkah Road and 10 Ford Road, Shepparton, from the Commercial 2 Zone to Commercial 1 Zone and applies a Public Acquisition Overlay to part of 221-229 Numurkah Road, part of 38-50 Ford Road and part of 25 Hawkins Road.

Concurrent with the planning scheme amendment is a planning permit made pursuant to Section 96A (1) of the *Planning and Environment Act 1987*.

The planning permit is for the use of land for a community meeting space, buildings and works in the Commercial 1 Zone, erection and display of advertising signs, a packaged liquor licence and creation of access to a Road Zone Category 1.

Specifically, the planning scheme amendment proposes to make the following changes:

- Rezone land at 221-229 Numurkah Road and 10 Ford Road, Shepparton North from Commercial 2 Zone to Commercial 1 Zone;
- Apply a Public Acquisition Overlay to part of 221-229 Numurkah Road, part of 38-50 Ford Road and part of 25 Hawkins Road, in favour of Council, to provide for drainage infrastructure for the broader catchment via the Yakka Basin; and
- Amend Schedule to Clause 45.01; and
- Amend planning scheme map nos. 14 and 14PAO.

Specifically, the planning permit allows the following permissions:

- Buildings and works for a supermarket and additional retail space, medical centre and community meeting space;
- Use of the land for a community meeting space;
- Packaged liquor licence (bottle shop);
- The creation and alteration of access points to a road in a Road Zone Category 1; and
- Erection and display of advertising signs.

The development will comprise of the following key elements:

- A 'full-line' supermarket comprising 3,960 square metres which includes an area for the sale of liquor. The west facing main entry to the supermarket will be access via a town square area with seating and outdoor dining options proposed in conjunction with the west facing tenancies located to the north of the entry. The loading dock to the supermarket will be located on the east side of the building with access via Ford Road and egress provided via Doody Street;
- Specialty retail tenancies wrapping around the supermarket building along its west and north sides with a total floor area of 2030 square metres. The specialty retail tenancies are expected to comprise a variety of uses including shops, cafes, takeaway food premises and other retail uses. Delivery areas for the specialty retail tenancies are proposed to the north east and south west corners of the supermarket;
- A chemist and medical centre is proposed adjacent to the south west corner of the supermarket. This tenancy will have a floor area of 560 square metres of which approximately 300 square metres will be used for the medical centre and 260 square metres for the chemist;
- A space to be used for community purposes is also proposed to be located in one of the tenancies along the north side of the centre;
- Bicycle facilities are proposed adjacent to the south west corner of the supermarket including change room facilities and internal bike lockers. Additional external bicycle parking is also proposed adjacent to the north west corner of the building.
- Convenient pedestrian access is proposed throughout the development. This includes along the frontage of all the specialty stores, with a direct pedestrian connection through to Numurkah Road from the town square and supermarket entry and additional connections along Doody Street and to the south, providing access to the recently approved child care centre and the future residential development to the east;
- One pylon sign is proposed to be located along Numurkah Road and one located along Ford Road, both extending to a height of approximately 11.5 metres; and

- Council has identified that the proposed development triggers an upgrade to Council's drainage infrastructure for the catchment. A PAO will be placed over a portion of the land adjacent to the existing Yakka Basin south east of the subject site, to ensure the availability and accessibility of this drainage infrastructure for the broader catchment. Access and development of this Basin can be undertaken in stages as each land parcel in the catchment is developed, however the PAO will be placed over the entire portion of the site servicing the commercial areas, to ensure consistency.

Strategic assessment of the Amendment

Why is the Amendment required?

The proposed combined amendment/ permit will rezone the land to allow for the proposed commercial development on the site. Under the provisions of the Commercial 2 Zone, the use of the land for a supermarket with a floor area of greater than 1800 square metres is prohibited. Therefore, the land must be rezoned to Commercial 1 Zone to facilitate the proposed development.

The community facility would also require a planning permit in a Commercial 2 Zone, as would the erection and display of signs.

The proposed combined amendment/ permit is required to implement the findings and recommendations of the *Commercial Activity Centres Strategy, November 2015* (the Strategy) in relation to Shepparton North.

Commercial Activity Centres Strategy November 2015

The proposed rezoning and permit proposal has strong support in the *Commercial Activity Centres Strategy November 2015* (the Strategy). The Strategy was adopted by Council at an Ordinary Council Meeting on 15 February 2016 and:

- *Provides a clear understanding of the role and function of urban and rural activity centres in Greater Shepparton;*
- *Identifies future retail/commercial floor space requirements for activity centres; and*
- *Identifies the relationship between economic activity, population levels, demographics, and social sustainability of activity centres.*

The Strategy defines an activity centre hierarchy for Greater Shepparton, and designates Shepparton North as a subregional centre. The Strategy notes the centre lies within the Gateway North Enterprise Corridor but does not form part of the Corridor.

The Strategy includes the permit granted to the Fairley's IGA site for an additional 4000 square metres retail space in its baseline assessment of available retail floor space, noting there is a current floor space cap of 8,000 square metres retail. It further states that the opportunity for expansion within the vacant Commercial 1 Zoned land has not been realised and while it is identified as a sub-regional centre in the hierarchy, the Strategy identifies it is currently functioning in a more limited role. The centre is dominated by a single use (supermarket) and a lack of diversity in the retail and commercial activities when compared to the other sub-regional centres of Riverside Plaza and Mooroopna. For the centre to realise its expected sub-regional service role, it must contain a broader range of retail and commercial functions.

The Strategy recommends six actions in relation to the Shepparton North Activity Centre, five of which relate to this proposal. Action 1 encourages the expansion of retail and commercial facilities in the existing Commercial 1 Zone area. However, Action 3 states that retail and commercial development may be appropriate outside the existing Commercial 1 Zone specifically to accommodate a second supermarket, and that an appropriate site in the area fronting the Goulburn Valley Highway between Ford Road in the north and Hawkins Street in the south can be endorsed for this extension to the Commercial 1 Zone. The proposed combined amendment/ permit therefore aligns with this action.

The proposed amendment/ permit also aligns with Action 2, providing a range of retail and non retail facilities consistent with sub-regional status, including a second full line

supermarket. A provision in C192 ensures this will not include a major non-food retail anchor.

Similarly, C192 incorporates the recommendation to discourage discount department stores and other major non-food based anchor tenants in the Shepparton North Centre.

Action 5 states that once the location of an expanded Commercial 1 Zone in Shepparton North is identified Council should develop an urban design framework or similar assessment that provides appropriate guidance on how the centre can develop in a manner that provides a high-level of amenity to shoppers and is consistent with best-practice activity centre development guidelines. The Amendment is accompanied by a planning permit, which ensures the development of the centre can be assessed as part of any approval. The existing *Urban Design Framework – Shepparton North and South Business Areas July 2006* is also currently being expanded to include design guidelines in relation to this land and land further South in Kialla, to ensure the land continues to be developed in an appropriate manner.

The Strategy provides *Planning and Assessment Criteria* for considerations in the assessment of planning applications. These include Accessibility and Urban Design, Retail Demand/ Need and Retail Supply. Council is satisfied the *Shepparton North Neighbourhood Centre Economic Impact Assessment January 2017*, accompanying the amendment/ permit, provides sufficient information to allow for an accurate assessment of the economic impact of the proposal. This matter is further discussed in the *Economic Effects* section of this Explanatory Report.

In relation to Accessibility and Urban Design, Council has undertaken an assessment against the relevant sections of State and Local Policy, the Strategy and State Government Urban Design Guidelines, which is detailed elsewhere in this report.

Council is satisfied the amendment/ permit is consistent with the suggested guidelines for assessing relevant applications as provided in the Strategy for the following reasons/;

1. The proposal is consistent with the guidance for developing additional retail floor space as provided in the Strategy and with the draft *Urban Design Framework: Shepparton North and South Business Areas Addendum, 2017*, as prepared by Planisphere. The combined permit/ amendment allows for a thorough consideration of the proposed design and layout of the development, to ensure it integrates architecturally and functionally into the surrounding areas.
2. The proposal provides sufficient articulation and activation along the eastern elevation (frontage), with the inclusion of landscaping to create a town square, fenestration to provide surveillance of the street/ car parking area and provision of seating for cafes. The northern elevation provides access from all retail onto the street, with identification for each frontage. The western elevation is a long wall, however it is considered appropriate given it is primarily for loading and heavy vehicle access. Landscaping, and a drainage easement setting back the building from the boundary will ameliorate the impact of this wall to the west. The southern boundary will be sufficiently articulated given its primary function is access to the click and collect bay and loading for the medical centre. The building will be articular via fenestration to the front of the building provided by the medical centre and a green wall along the central element, as well as landscaping, softening the appearance from the street. Pedestrian access will be provided along the southern boundary of the site, separated via a landscaped nature strip, which is considered an appropriate measure to protect the safety of pedestrians given the road will be used by heavy vehicles.
3. The proposal provides pedestrian access and cycling connections to the proposed residential developments to the north east and east of the site and permit conditions will require provision for public transport infrastructure at the site.
4. The proposal integrates with a range on non-retail commercial and community facilities, including a medical centre and community facility, with easy access to the recently approved childcare centre to the south.

The drainage requirements for this site trigger an upgrade to the regional drainage structure (Yakka Basin) servicing this catchment. As such, a Public Acquisition Overlay will be applied

to part of the land adjacent to the eastern boundary of the site and over the northern portion of land at 25 Hawkins Road, to ensure appropriate drainage infrastructure is provided to this site and continues to be available for the broader catchment via the Yakka Basin.

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

The proposed amendment meets the objectives of planning in Victoria under section 4(1) of the *Planning and Environment Act 1987* by providing for the fair, orderly, economic and sustainable use and development of land in commercial areas throughout Shepparton, and protecting the primacy of the CBD.

The changes to local policy, particularly Clause 21.06 *Economic Development*, addressing objectives and strategies for the growth and hierarchy of commercial areas, will consolidate and strengthen the retail and commercial role of the Shepparton CBD, and provide a pleasant, efficient and safe working, living and recreational environment for all residents, business operators, employees and visitors to Shepparton.

Objective (a) *‘to provide for the fair, orderly, economic and sustainable use and development of land’*

Objective (c) *‘to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria’*

Objective (g) *‘to balance the present and future interest of all Victorians’*

The proposal meets objectives (a), (c) and (g) of planning in Victoria by providing for the orderly, economic and sustainable use and development of land in the municipality. The amendment helps to strengthen the existing businesses and the economy of the region through the provision of the proposed development in an area designated for a larger Sub-regional Activity Centre. The development is located in an area of considerable growth, with an identified need for additional retail services.

The amendment proposes to balance the interests of the community through the provision of a high quality, supermarket centre with community facilities that will not detract from, nor be detrimental to, the CBD shopping precinct. The amendment will also ensure a pleasant, efficient and safe working, living and recreational environment by generating regional benefits through additional employment and service provision.

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

Environmental

The proposed combined amendment/ permit is not expected to result in any significant environmental effects. The site is currently used for grazing and contains primarily grassed land. Any development proposal will require adequate landscaping as well as stormwater drainage and strategies to limit off site impacts.

Social

The proposed combined amendment/ permit will provide a larger activity centre with improved access to a diverse range of services for the wider community. The combined amendment/ permit includes an area for community meeting space and a childcare centre, with proposed connections to residential areas to the east and south of the site.

The proposed combined amendment/ permit will achieve a positive social outcome, resulting in the development of a larger neighbourhood activity centre with improved access to a diverse range of services for the wider community. The proposal will provide additional childcare and community space options for residents in the region.

It is not expected that there will be any negative social impacts on adjoining land as a result of this proposed combined amendment/ permit. The proposal will result in a net community benefit by providing a pleasant and safe working and recreational environment in the northern corridor of the city.

Economic

At the Ordinary Council Meeting on 16 February 2016, Council resolved to:

Discourage the allocation of additional retail floor space in the Shepparton North Activity Centre until there is evidence that this will not have a detrimental effect on the CBD, in accordance with Appendix A of the Commercial Activity Centres Strategy.

The *Shepparton North Neighbourhood Centre Economic Impact Assessment January 2017* (the Report), prepared by MacroPlan Dimasi, accompanies the proposed combined amendment/ permit, providing an assessment of the impacts that may result from the proposal on the existing retail base in Shepparton North and the CBD.

The Report acknowledges that the provision of a second full line supermarket in Shepparton North is likely to have trading impacts on existing facilities, however these impacts will not be such as to threaten any existing facility's ability to continue operating successfully.

The proposed development will provide a supermarket and associated retail shops to serve the convenience shopping needs of local residents, and as such will not adversely impact retailers within the Shepparton CBD. The Report states the Shepparton CBD will remain a regular destination for the bulk of shopping needs.

The Report was reviewed on Council's behalf by PDA Hill in January 2017. PDA Hill found that the impact assessment undertaken by MacroPlan Dimasi was broadly acceptable. It is likely that the supermarket will have a degree of impact on the existing IGA and CBD supermarkets, while the scale of the impact of the associated speciality shops is capable of being comfortably absorbed by the CBD. Importantly, the assessment supported MacroPlan Dimasi's finding that the scale of possible impact is considered acceptable and will not present a real risk of closure of the IGA or CBD stores.

The proposal will provide additional supermarket floor space in the North, which has been identified as a requirement in the *Commercial Activity Centres Strategy November 2015*. The supermarket will provide an additional 252 ongoing jobs and cost approximately \$10 million to develop.

The provision of an additional supermarket in Shepparton North will also ensure that the area continues to serve a sub-regional function with the Shepparton Activity Centre hierarchy, servicing the wider northern region.

Amendment C192

Council officers have currently prepared a planning scheme amendment to implement the general recommendations of the Strategy. This will include rezoning commercially zoned land along the Benalla Road Enterprise Corridor, Wyndham Street North and the Shepparton Marketplace to the Activity Centre Zone and strengthening support for certain uses to be established within the Shepparton CBD. This Amendment will also seek additional supporting information for planning scheme amendments rezoning land for commercial uses outside of the CBD.

In relation to Shepparton North, the Amendment will implement the recommendations from the Strategy, amending the Municipal Strategic Statement relating to the Shepparton North Activity Centre to state the following, 'encourage expansion of retail and commercial convenience facilities in Shepparton North, subject to detailed planning and development assessment criteria'.

Amendment C192 was placed on exhibition from 7 July 2016 to 8 August 2016.

Does the Amendment address relevant bushfire risk?

The land is not within the Bushfire Management Overlay, nor a designated bushfire prone area (BPA) under the Building Code of Australia. The landscape setting of the land – within an area of open (cleared) farmland surrounded by Commercial properties, does not pose an unacceptable risk to life (as a priority), property, community infrastructure or the natural environment from bushfire.

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

The proposed combined amendment/ permit is consistent with the Ministerial Direction on the Form and Content of Planning Schemes pursuant to section 7(5) of the Act.

The proposed combined amendment/ permit is consistent with the Minister's Direction No. 11 on Strategic Assessment of Amendments under section 12(2) of the *Planning and Environment Act 1987*.

The proposed combined amendment/ permit is consistent with the Minister's Direction No. 15 on the Planning Scheme Amendment Process under section 12(2) of the *Planning and Environment Act 1987*.

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

The State Planning Policy Framework (SPPF) of the Scheme seeks to ensure that land use and development planning policies in Victoria meet the objectives of planning in Victoria as set out in the *Planning and Environment Act 1987*.

The proposed amendment supports and implements Clause 11 *Settlement*, Clause 15 *Urban Design*, Clause 16 *Housing*, Clause 17 *Economic Development* and Clause 18 *Transport* of the State Planning Policy Framework by guiding major retail, commercial, administrative, entertainment, residential and community uses and development into a designated sub-regional activity centre.

The proposed combined amendment/ permit supports:

- Clause 11 *Settlement* as it provides a retail development that, responds to the needs of existing future communities and provides an activity centre of a size and function that is a focus for shopping and community. The proposal will provide a variety of land uses highly accessible to the community.
- Clause 15 *Built Environment and Heritage* creating an urban environment that is safe, functional and of good quality.
- Clause 15.01 *Urban environment* as it provides a development that responds to the urban character and takes into account Council's design policies (draft Urban Design Framework) for this location. The site is located on a corner allotment fronting Ford Road to the north and Numurkah Road to the west. Council has considered the *Activity Centre Design Guidelines*, in particular *Element 6: Malls and Large Stores*, and is satisfied the proposal response to the design requirements, integrating pedestrian and cycling access from the proposed residential growth area to the east/ north east, and providing a footpath around the entire site.
- In addition, there is an existing business located to the north west of this parcel, impacting the layout and design of the proposal. The proposed development seeks to provide adequate setbacks from this business via landscaped car parking, and provides activation along the frontage of the supermarket, including areas for seating, windows along the western elevation, a range of materials and colours to provide articulation and a landscaped 'town square' to create an entry to the supermarket. Proposed shops along the northern elevation will have access from the car park, while it is considered acceptable that the southern and eastern elevation are not activated, given their function as a loading area/ click and collect bay, and not a residential street.
- Clause 15.01-2 as the architectural and urban design contributes positively to the local urban character and enhances the public realm while minimising detrimental impact on neighbouring properties.
- Clause 17 *Economic Development* as it provides a development that meets the communities' need for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.
- The proposed combined amendment/ permit responds to the Clause 17 locating, 'commercial facilities in existing or planning activity centres' and 'provides new convenience shopping facilities to provide for the needs of the local population in new residential areas within, or immediately adjacent to, existing commercial centres'.

- Clause 18 *Sustainable Personal Transport* as it encourage opportunities for sustainable transport options such as walking, cycling and public transport and will comply with Clause 18.02-5 *Car Parking* to 'ensure an adequate supply of car parking that is appropriately designed and located' to ensure that residential amenity is protected from the 'effects of road congestion created by on-street parking'.
- Clause 19 *Infrastructure*, planning for the appropriate provision of such infrastructure and services.

Hume Regional Growth Plan

The Hume Regional Growth Plan, 2014 shows Shepparton as a major growth location, while the proposal is located within a designated 'key residential growth front' in the northern growth corridor. The proposal will provide opportunities for employment and community facilities to people in this growing residential area, and the broader catchment area.

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

The proposed amendment is consistent with the policies and controls of the Greater Shepparton Planning Scheme, including the Municipal Strategic Statement outlined within the Local Planning Policy Framework.

The proposed combined amendment/ permit aims to incorporate the objectives of the *Commercial Activity Centres Strategy November 2015* to provide a sub-regional activity centre servicing Shepparton North, in accordance with the proposed hierarchy of activity centres.

The proposed combined amendment/ permit responds to the following objectives of the Municipal Strategic Statement:

- Clause 21.04-4 *Urban Design*, promoting high quality architecture, urban design and sustainable development.
- Clause 21.05 *Environment*, particularly in relation to floodplain and drainage management. The proposal is supported by a strategy responding to floodplains and drainage ensuring that new development maintains the free passage and temporary storage of floodwater and encouraging the development of surface water management systems with run-off into natural systems or into reuse storage for irrigation.
- Clause 21.06-5 *Commercial/ Activity Centres*, providing employment diversity, economic growth and business development. It also provides additional retail space in a growth area of Shepparton North, in accordance with the retail hierarchy.

Clause 21.06-5 identifies an Activity Centre Hierarchy based on the findings of the *Greater Shepparton 2030 Economic Development Report*. The hierarchy identifies 'Fairley's Numurkah Road' as a Neighbourhood/Township Centre. The proposed amendment/ permit implements a number of strategies for Commercial/Activity Centres which including:

- *'Support a hierarchy of retail centres that promotes the primacy of the Shepparton CBD as a multi-function centre complemented by local centres for convenience shopping.'*
- *Identify lower order neighbourhood retail and community centres to serve convenience needs of north Shepparton, Mooroopna and Kialla.*
- *Facilitate the expansion of the neighbourhood centre in the north at the Fairley's supermarket site subject to an Economic Impact Assessment.*
- *Encourage shops to front the road, be built in line with other buildings, and have regard to the location of car parking, landscaping and pedestrian areas.*

The proposed amendment/ permit provides an activity centre in the north in close proximity to the Fairley's supermarket site.

The 'Shepparton Business Framework Plan' which shows the subject site within a 'Highway/Business – Consolidate and Redevelopment' area adjacent to a 'future/ expanded neighbourhood centres'.

While the Scheme identifies the location for expansion as the Fairley's supermarket site, the Commercial Activity Centres Strategy provides further guidance, identifying that further expansion maybe located to the north of this site, between Hawkins and Ford Road, and this is reflected by proposed changes to Amendment C192, as discussed previously in the explanatory report.

The proposed combined amendment/ permit responds to the objectives of Clause 21.07 *Infrastructure* including:

- *Support new facilities such as community centres, neighbourhood centres, sporting facilities, entertainment and health services to be located in proximity to public transport routes and/or bicycle paths.*
- *Provide cost efficient physical and social infrastructure to support growth.*
- *To maintain and enhance stormwater quality throughout the municipality.*
- *To ensure that new development complies with the Infrastructure Design Manual.*

The proposal will also include application of a PAO over land adjacent to the Yakka Basin, to ensure this land and the broader development area to the east has an adequate drainage infrastructure into the future.

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

The proposed amendment makes proper use of the VPPs by implementing the appropriate strategic work to enable better administration of the Greater Shepparton Planning Scheme. The proposed amendment applies the C1Z to a specific area in Shepparton North to facilitate the development of a supermarket centre as encouraged in the Municipal Strategic Statement and the *Commercial Activity Centres Strategy*.

The Commercial Activity Centres Strategy identifies the possible expansion of the Commercial 1 Zone to support an indicative 6,000 square metres of shop floorspace may be supported on land outside the existing Commercial 1 Zone. This is sufficient to accommodate a second supermarket and supporting retail.

The proposed application of the PAO will reserve appropriate land to ensure the provision of adequate drainage infrastructure for a broader residential development area.

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

The proposed planning permit has been referred to a number of agencies including VicRoads, Public Transport Victoria, Goulburn Broken Catchment Management Authority and Goulburn Valley Water for comment and incorporated any comments/ conditions into the draft feedback and the assessment on the proposal. There will be an opportunity for relevant authorities and departments to formally comment on the amendment as part of the exhibition period.

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

The purpose of the *Transport Integration Act 2010* is to create a new framework for the provision of an integrated and sustainable transport system in Victoria. The vision statement recognises the aspirations of Victorians for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible state.

The objectives of the *Transport Integration Act 2010* relate to social and economic inclusion, economic prosperity, environmental sustainability, integration of transport and land use, efficiency, coordination and reliability, and safety and health and wellbeing.

The proposed combined amendment/permit will impact the transport system at a local level, requiring upgrades to nearby parts of the road network to enable connectivity to the site.

The proposed amendment and permit will meet transport system objectives by:

- Ensuring that transport will be appropriately planned and designed. The provision of footpaths and connectivity to proposed residential areas to the north and east will allow permeability through the site for pedestrians and cyclists, while active street interfaces and open space will improve personal safety through increased surveillance and activity.
- Providing pedestrian and cycling opportunities for future residents, which supports the social and economic inclusion objectives of the *Transport Integration Act 2010*.
- Involving relevant government bodies responsible in the provision of transport infrastructure and services in the decision making process of the amendment.

The proposed amendment supports the decision making principles of the *Transport Integration Act 2010* – it demonstrates integrated decision making as it has been prepared by Council in accordance with state and local policy, and in consultation with VicRoads and PTV. There will be an opportunity for further consultation with the community and relevant referral agencies during exhibition.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The proposed amendment will have minimal impact on the resources or administrative costs of the Council. Any costs associated with a Planning Panel, if required, will be funded out of the Sustainable Development (Planning) Department's general budget.

Where you may inspect this Amendment

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

Greater Shepparton City Council, 90 Welsford Street, Shepparton or online at the Greater Shepparton City Council website at www.greatershepparton.com.au.

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at <https://www.planning.vic.gov.au/planning-schemes/amending-a-planning-scheme/planning-documents-on-exhibition>

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by **23 May 2017**.

A submission must be sent to:

Greater Shepparton City Council
Locked Bag 1000
Shepparton VIC 3632.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: 5 June 2017
- panel hearing: 26 June 2017

DRAFT PLANNING PERMIT

GRANTED UNDER SECTION 96I OF THE
PLANNING AND ENVIRONMENT ACT 1987

Permit No.: 2016-269

Planning Scheme: Greater Shepparton

Responsible Authority: Greater Shepparton
City Council

ADDRESS OF THE LAND:

221-229 Numurkah Road and 10 Ford Road
SHEPPARTON VIC 3630

THE PERMIT ALLOWS:

Use of land for a (place of assembly) community meeting space, buildings and works in the Commercial 1 Zone, erection and display of business identification signs, a packaged liquor licence and creation of access to a Road Zone Category 1

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Amended Plans Required

Before development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and a minimum of two copies (or as specified) must be provided. Such plan must be generally in accordance with the plan submitted with the application but modified to show:

- a) Elevations and site context plan detailing how the development responds to the *Activity Centre Design Guidelines*, to the satisfaction of the responsible authority;
- b) Survey to locate sewers under the land and all structures to be setback one metre from any Goulburn Valley Water asset as required by Goulburn Valley Water;
- c) Location of public transport stops including bus stops and taxi bays;

Date Issued:

**Date Permit comes into
operation:**

(or if no date is specified, the permit
comes into operation on the same
day as the amendment to which the
permit applies comes into operation)

**Signature for the
Responsible Authority**

- d) Location and size of the bottle shop;
- e) 2m wide footpaths along the lands frontage to Ford Road, Numurkah Road and the northern side of Doody Street;
- f) Location and screening of all roof plant and air-conditioning equipment;
- g) Notation acknowledging that road works to Numurkah Road are subject to Vic Roads approval;
- h) Correction of reference of Ford Street to Ford Road;
- i) Correction of the location of the left turn arrow on Ford Road to the entries eastern most vehicle access to the land.

2. **Layout Not Altered**

The development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

3. **Civil Construction Requirements**

Before any of the development starts, detailed plans with computations to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The information submitted must show the details listed in Council's Infrastructure Design Manual (IDM) and be designed in accordance with the requirements of that manual as well as show:

Drainage

- a) details (and computations) of how the buildings and works on the land is to be drained including underground pipe drains conveying stormwater to the legal point of discharge;
- b) a litter trap at the drainage outfall from the site to prevent any litter from entering Councils drainage system;
- c) documentation demonstrating how drainage will be designed so neighbouring properties are not adversely affected by the development, including water flow to and from neighbouring properties;

Car Parking

- d) detailed plan of the car park with no less than 309 on site car parking spaces,

Date Issued:	Date Permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the Responsible Authority
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including eight disabled bays and long vehicle parking bays unless a lesser number of car parking spaces is approved in writing by the responsible authority on account of accommodating landscaping pursuant to the landscape plan requirements under this permit;

- e) provision of at least 29 bicycle spaces on the land and one end of trip facility for employee use including a change room and showers;
- f) carparking areas, circulation lanes and access shall be designed and constructed to the satisfaction of the responsible authority;
- g) all areas associated with car parking, circulation lanes and access be surfaced with an all-weather seal coat, line marked to indicate each car space and access lane and traffic control signs installed including signage directing drivers to the area(s) set aside for car parking;
- h) provision of a signage and line marking plan for the internal accessways;
- i) location of trolley bays and rubbish bins within the car park;
- j) proper illumination with lighting designed, baffled and located to the satisfaction of the responsible authority to prevent any adverse effect on adjoining land;
- k) detailed intersection layout of the cross intersection at the lands entry from the Numurkah Road service road.

Road Works

- l) construction plans of the extension of Doody Street in accordance with the IDM;
- m) construction details of the intersection treatments to Ford Road including right, left and through lanes, swept path movements for single articulated vehicles and intersection lighting;
- n) construction details of kerb and channel incorporating underground drainage along the lands frontage to Ford Road;
- o) removal of all redundant vehicle crossings and replacement with concrete kerb and channel along the sites frontage;
- p) traffic details including swept paths to show that the revised access arrangements to the Numurkah Road service road continue to provide for over size heavy vehicle movements that access 219 Numurkah Road;
- q) lighting of the intersections of Ford Road and entries to the land;
- r) no standing signs abutting the site on the southern side of Ford Road;
- s) construction details of the loading area and Click and Collect bays abutting Doody Street including measures to manage conflicts between vehicles and pedestrians;
- t) construction details of the vehicle access from the land to Doody Street;

Date Issued:	Date Permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the Responsible Authority
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Footpath Works

- u) a 2 metre wide footpath on the northern side of the street);
- v) a 2 metre wide footpath along the lands frontage to Ford Road and across the frontage of 231 Numurkah Road to the western boundary of 231 Numurkah Road;

Noise Control

- w) design details of acoustic treatments as recommended in the Acoustic Consulting Australia Pty Ltd report dated 23 January 2017 including:
 - o an acoustic fence along the entire eastern boundary of the land with a height of 2.8 metre above the roadway height;
 - o acoustic screening of the condenser platform;
 - o supermarket refrigeration compressors be located inside a dedicated and acoustically treated plant room;
 - o the supermarket loading dock acoustically treated.

Other

- x) underground power connection to the buildings and screened electrical substation;
- y) fencing design of the common boundaries with 231 - 237 Numurkah Road, Shepparton;
- z) construction details of the proposed shade sails.

to the satisfaction of the responsible authority.

Before the occupation of the development all civil works as shown on the endorsed plans must be constructed and be in accordance with the endorsed plans to the satisfaction of the responsible authority.

Before the occupation of the development, the extension to Doody Street must be vested to Council as a Road.

Within two months of the development being occupied a full set of as constructed plans must be provided to Council of the completed civil works.

Date Issued:	Date Permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the Responsible Authority
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4. **Loading and Unloading Times and Operation**

The loading and unloading of goods from delivery vehicles must only be carried out in the allocated loading and unloading bays and must only be made:

- **7:00am to 10:00pm** on Monday to Saturday;
- **9:00am to 10:00pm** on Sundays and public holidays;

to the satisfaction of the responsible authority, unless otherwise agreed to in writing by the responsible authority. These requirements do not apply to the Click and Connect loading bays.

Waste collection must only be carried out in the allocated waste collection areas and waste collection must only be made during the following times:

- **7:00am to 6:00pm** on Monday to Friday;
- **7:00am to 1:00pm** on Saturdays;

No waste collection on Sunday or public holidays.

to the satisfaction of the responsible authority, unless otherwise agreed to in writing.

5. **Landscaping Plan**

Before construction works commence (or as otherwise agreed in writing by the responsible authority) a revised landscape plan must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The revised plan must be drawn to scale with dimensions and two copies must be provided and show:

- a) a schedule of all proposed trees, shrubs and ground cover in accordance with the Draft Landscape Plan Guide for Developments in the Shire of Campaspe, City of Greater Shepparton and Moira Shire Council, including the location, number and size at maturity of all plants, the botanical names and the location of areas to be covered by grass, lawn or other surface materials;
- b) increased areas of landscaping within the car park to allow for understorey and canopy plantings and shade and canopy plantings to the outdoor dining area;
- c) the method of preparing, draining, watering and maintaining the landscaped area;
- d) garden bed heights above car-park surface;
- e) specific details of any filter mediums to be used in associated with water quality treatment facilities;

Date Issued:	Date Permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the Responsible Authority

- f) the provision of street trees in Ford Road and Numurkah Road;
- g) interim landscape treatment of the pad site and future fuel site.

All species selected must be to the satisfaction of the responsible authority.

The landscape plan must be consistent with the endorsed drainage plans associated with the development.

All trees planted as part of the landscape works must be a minimum height of 1.2 metres at the time of planting.

Before the occupation of the buildings or by such a later date as is approved by the responsible authority in writing, landscaping works shown on the endorsed plan must be carried out and completed to the satisfaction of the responsible authority.

The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority. Any dead, diseased or damaged plants and/or trees must be replaced to the satisfaction of the responsible authority.

6. Construction Phase

Before the development starts, a construction management plan shall be submitted to and approved by the responsible authority. The plan must detail measures to be employed for the effective management of matters including, mud on roads, dust generation and erosion and sediment control on the land, during the construction phase. When approved the plan will be endorsed and form part of the permit. The construction management plan must provide contact details of the site manager.

During the construction of buildings and/or works approved by this permit, measures must be employed to minimise mud, crushed rock or other debris being carried onto public roads from the land, to the satisfaction of the responsible authority.

Dust suppression must be undertaken to ensure that dust caused on the land does not cause a nuisance to neighbouring land to the satisfaction of the responsible authority.

Date Issued:	Date Permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the Responsible Authority
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7. Council Assets

Unless identified in a written report, any damage to public infrastructure adjacent to the land at the conclusion of construction on the land will be attributed to the land. The owner/operator of the land must pay for any damage to the Council's assets/Public infrastructure by way of the development.

8. VicRoads Requirements

Prior to the development coming into use the following mitigating works must be undertaken to the satisfaction of and at no cost to Roads Corporation unless otherwise agreed by Roads Corporation as follows:

- a) The construction of traffic signals and street lighting at Numurkah Road/Ford Road/Wanganui Road intersection.
- b) Extend the right turn lane on Numurkah Road and construct an auxiliary left turn lane at the northern entrance to the service road fronting the subject land generally in accordance with Drawing No. G19863-01 prepared by TraffixGroup.
- c) Closure of the entrance to the service road on the eastern side of Numurkah Road located approximately 30 metres north of Grant Court.
- d) The proposed access from the subject land to the service road fronting Numurkah Road must be constructed to the satisfaction of the Responsible Authority (Greater Shepparton City Council) and Roads Corporation.

9. Goulburn Broken Catchment Management Authority Requirements

The finished floor levels of all proposed buildings must be constructed to a level not less than 111.8 metres AHD.

10. Goulburn Valley Region Water Corporation Requirements

- a) Payment of new customer contribution charges for water supply to the development, such amount being determined by the Corporation at the time of payment;
- b) Connection of all sanitary fixtures within the development to reticulated sewerage, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation.

Date Issued:	Date Permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the Responsible Authority
<hr/>	<hr/>	<hr/>

All works required are to be carried out in accordance with AS 3500.2 - 'Sanitary plumbing and drainage', and to the satisfaction of the Corporation's Property Services Section;

- c) Provision of easements in favour of the Goulburn Valley Region Water Corporation over all existing and proposed sewer mains located within private property;

- d) Discharge of trade waste from the development shall be subject to a Trade Waste Consent Agreement

The Owner and or occupier is required to submit a completed Trade Waste Application, and install the required pre-treatment facility to the satisfaction of Goulburn Valley Water's Trade Waste Section, before approval to discharge trade waste from the development into the Corporation's sewer is granted;

- e) The plan of Consolidation to be lodged for certification is to be referred to the Goulburn Valley Region Water Corporation pursuant to Section 8(1) of the Subdivision Act, 1988.

- f) As there are live sewers in the property, any structure to be built must be clear of any easement in favour of the Corporation and one metre laterally clear of any assets of the Corporation. The location of any Corporation assets will need to be proven at the developer's expense.

- g) An upgrade of the Corporation sewer and water infrastructure which may include, but not be limited to the construction of a sewerage pumping station, rising mains, gravity mains and water mains.

- h) The operator under this permit shall be obliged to enter into an Agreement with Goulburn Valley Region Water Corporation relating to the design and construction of any sewerage or water works required. The form of such Agreement shall be to the satisfaction of Goulburn Valley Water. A copy of the format of the Agreement will be provided on request;

- i) Please note, should the applicant wish to subdivide each tenement onto separate titles in the future, provision of appropriate servicing arrangements to facilitate a future subdivision proposal should be investigated as part of this development.

The applicant should contact the Corporation to discuss current and future proposals for this development.

Date Issued:	Date Permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the Responsible Authority
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11. Goulburn Murray Water Requirements

- a) All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
- b) No works are to be constructed on Goulburn Murray Water easement, freehold or reserve without approval. It is the responsibility of the developer to locate the easement or reserve boundary.

12. Powercor Requirements

The applicant shall:-

- a) Provide an electricity supply to all properties within the development 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 may be required).
- b) Where buildings or other installations exist on the land 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.
- c) Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
- d) Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.
- e) Set aside on the property for the use of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways where an electric substation (e.g. indoor) is required to service the development.

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.

- f) 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 development 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

Date Issued:	Date Permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the Responsible Authority
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easement(s) in favour of "Powercor Australia Ltd" for "Power Line" pursuant to Section 88 of the Electricity Industry Act 2000.

- g) Obtain for the use of Powercor Australia Ltd any other easement external to the development required to service the development.
- h) Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.

13. Time for Starting and Completion

This permit will expire if one of the following circumstances applies:

- a) the development is not started within five years of the date of this permit;
- b) the development is not completed within seven years of the date of this permit.

Date Issued:

Date Permit comes into operation:

(or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)

Signature for the Responsible Authority

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C193 to the Greater Shepparton Planning Scheme.

WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.

Planning and Environment Act 1987

GREATER SHEPPARTON PLANNING SCHEME

AMENDMENT C193

INSTRUCTION SHEET

The planning authority for this amendment is the Greater Shepparton City Council.

The Greater Shepparton Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No. 14 in the manner shown on the 1 attached map sheet marked "Greater Shepparton Planning Scheme, Amendment C193".

Overlay Maps

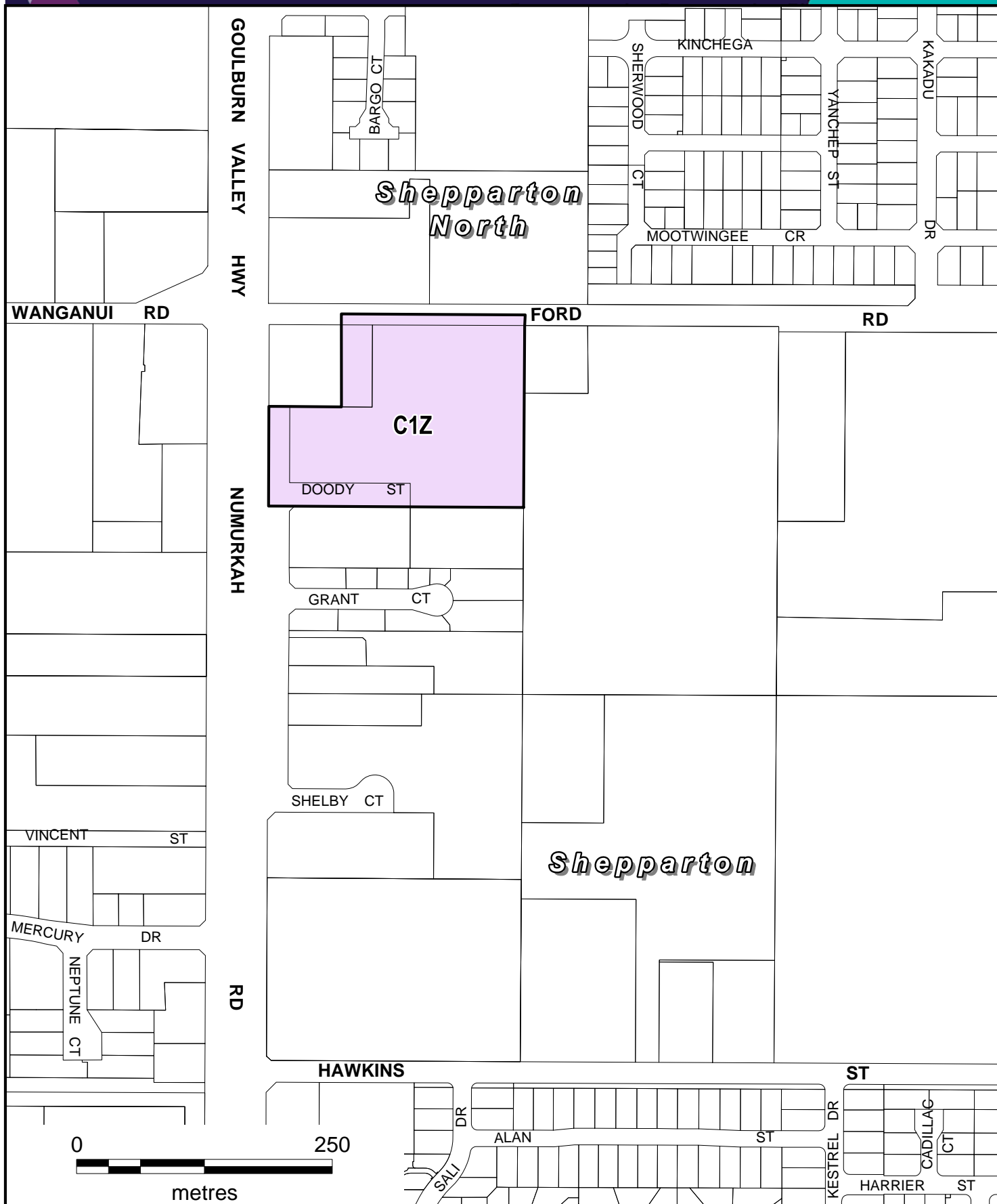
2. Amend Planning Scheme Map No. 14PAO in the manner shown on the 1 attached map marked "Greater Shepparton Planning Scheme, Amendment C193".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In Overlays – Clause 45.01, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

End of document



LEGEND

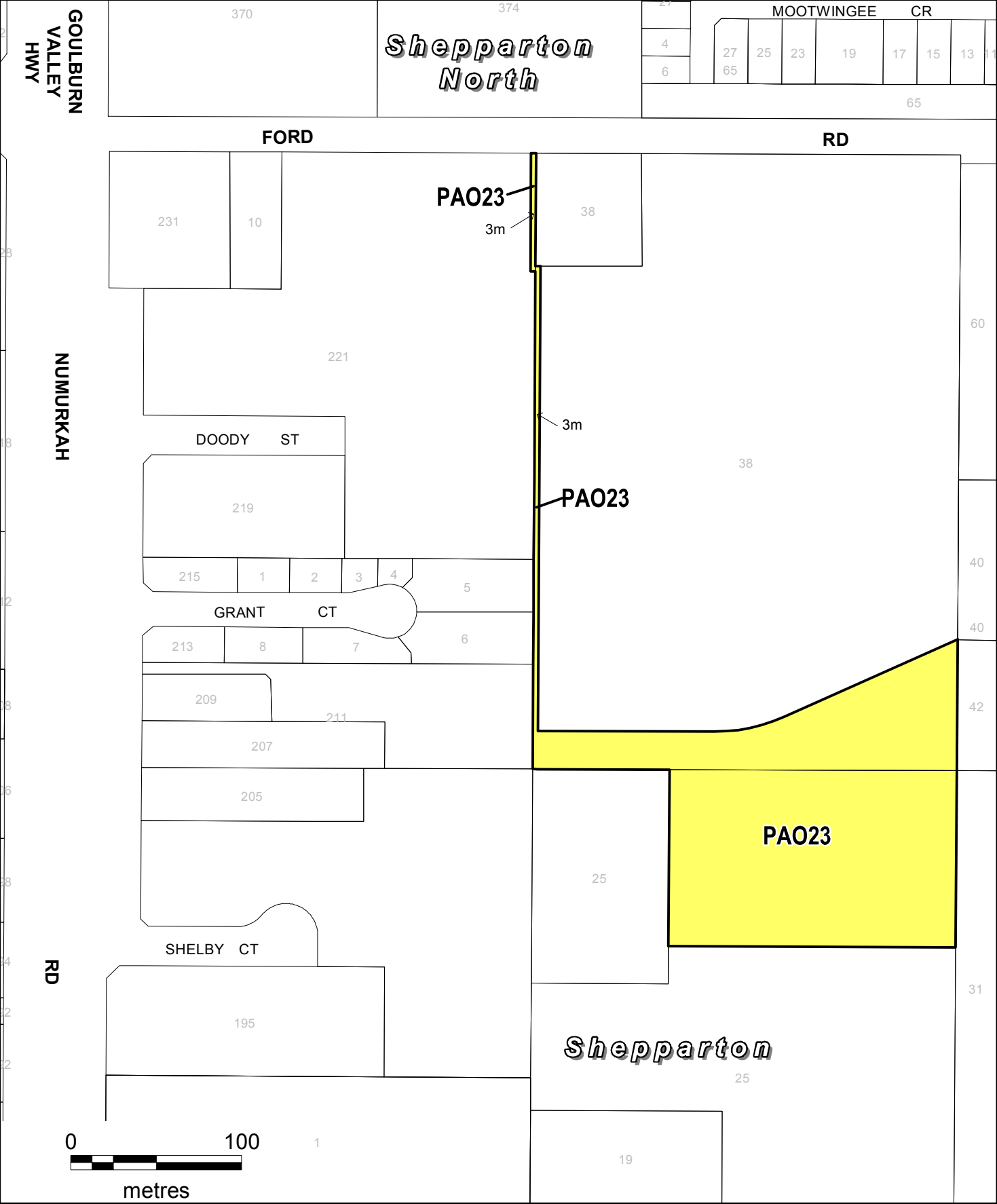
C1Z

Commercial 1 Zone

Part of Planning Scheme Map 14

AMENDMENT C193





LEGEND

PAO23 Public Acquisition Overlay - Schedule 23

Part of Planning Scheme Map 14PAO

AMENDMENT C193



25/02/2016
C184
[Proposed C193](#)

SCHEDULE TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY

PS Map	Acquiring Authority	Purpose of Acquisition
PAO1	Roads Corporation	Goulburn Valley Highway duplication and restoration of local access
PAO2	Greater Shepparton City Council	Public car park
PAO3	Vic Roads	Intersection re-alignment at northwestern intersection of Lockwood Road and Midland Highway, Shepparton
PAO4	Greater Shepparton City Council	Goulburn Valley Freight Logistics Centre
PAO5	Goulburn Valley Region Water Authority	Acquisition of land for Shepparton Wastewater Management Facility
PAO6	Goulburn Murray Water	Construction of the Mosquito Depression Drain – Stage 10
PAO7	Roads Corporation	Goulburn Valley Highway – Shepparton Bypass
PAO9	Goulburn Murray Water	Construction of the Mosquito Depression Drain 40 Surface Water Management System
PAO10	Greater Shepparton City Council	Floodway Acquisition-Mooroopna West Growth Corridor
PAO11	Greater Shepparton City Council	Roadway Acquisition-Mooroopna West Growth Corridor
PAO13	Greater Shepparton City Council	256 Hickey Road, Katandra West
PAO14	Greater Shepparton City Council	Community Facilities Acquisition – Mooroopna West Growth Corridor
PAO15	Greater Shepparton City Council	North-South Floodway-Mooroopna West Growth Corridor
PAO16	Greater Shepparton City Council	Link Road-Mooroopna West Growth Corridor
PAO19	VicRoads	293-295 Benalla Road, Shepparton – road widening
PAO20	Greater Shepparton City Council	289 Maude Street, Shepparton – bus interchange
PAO21	Greater Shepparton City Council	420A Goulburn Valley Highway, Shepparton – stormwater management
PAO22	Greater Shepparton City Council	25 Congupna West Road, Congupna and 226 Old Grahamvale Road, Congupna – stormwater management

[PAO23](#)

[Greater
Shepparton City
Council](#)

[Southdown Street Redevelopment Area –
stormwater management](#)



no.	date	ISSUE / revision	by
A	19-01-17	TOWN PLANNING - REVISED ISSUE	JW

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project - address
NORTH SHEPPARTON
NUMURKAH ROAD,
SHEPPARTON, VIC 3630

drawing title
PROPOSED PLAN

TOWN PLANNING

job no.	drawing no.	issue
2015-050	TP03	A
scale @ A1	drawn	
1 : 200	JWTL	

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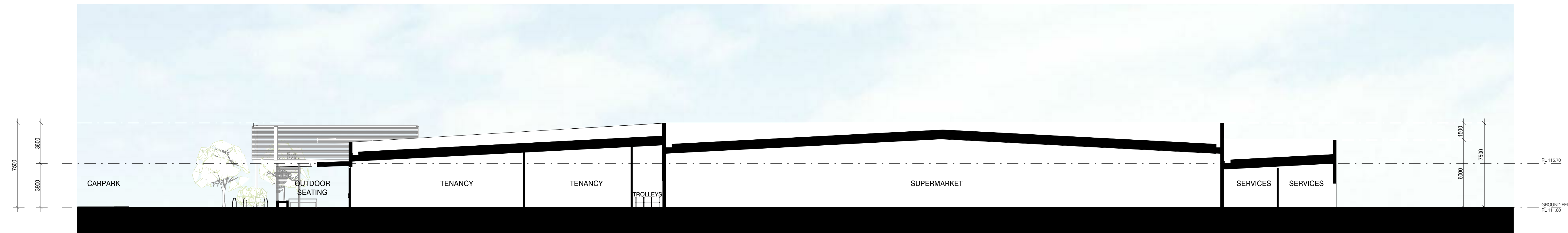
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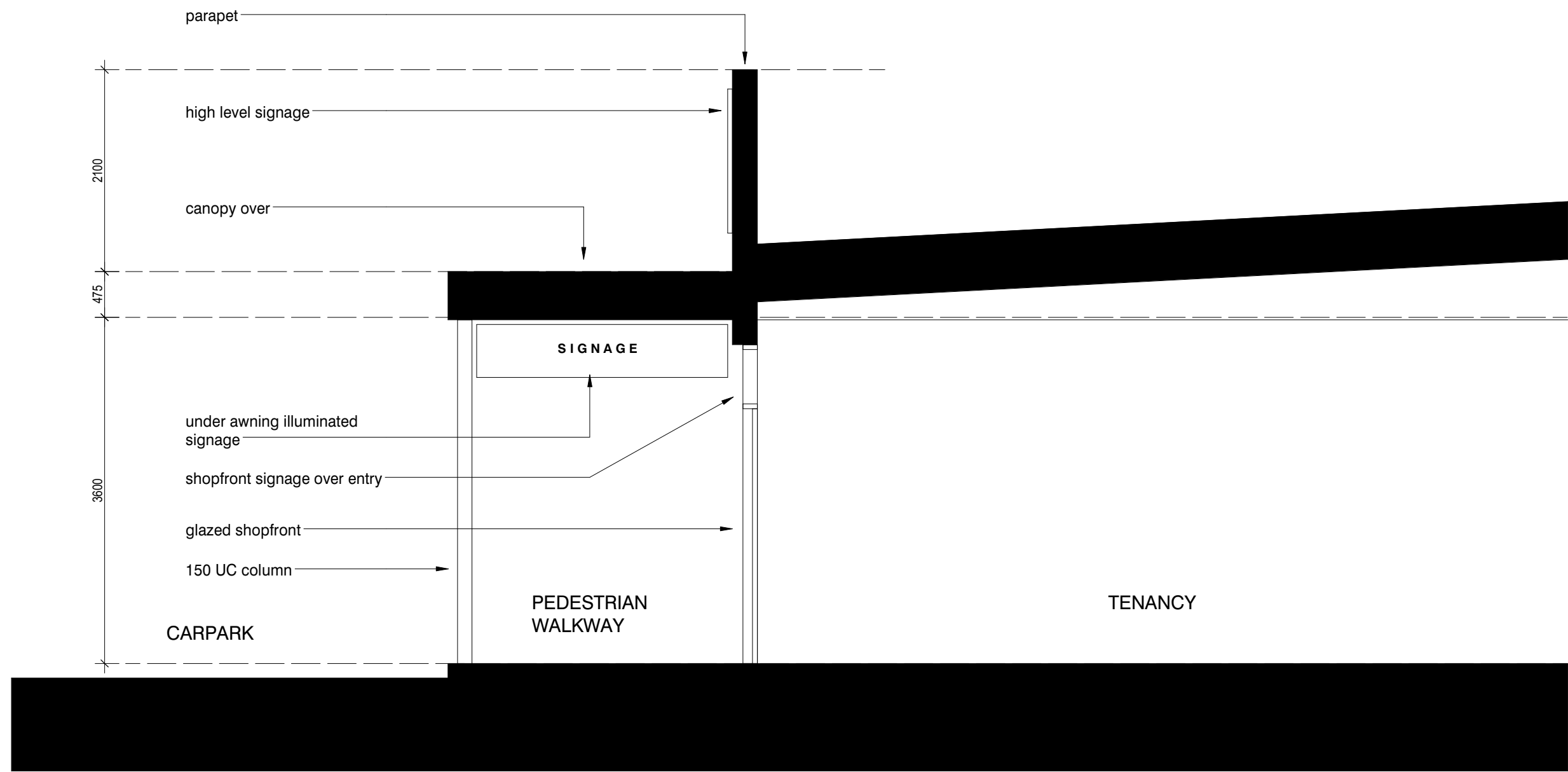
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SECTION A 1:200



SECTION B 1:200



TYPICAL SHOPFRONT SECTION 1:50

no.	date	ISSUE / revision	by
1	21-06-18	TOWN PLANNING	JW
A	17-02-17	TOWN PLANNING - REVISED ISSUE	JW

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NORTH SHEPPARTON
NUMURKAH ROAD,
SHEPPARTON. VIC 3630

drawing title
PROPOSED SECTIONS

TOWN PLANNING

job no.
2015-050

drawing no.	issue
TP07	A
scale @ A1	drawn
As Indicated	JW/TL

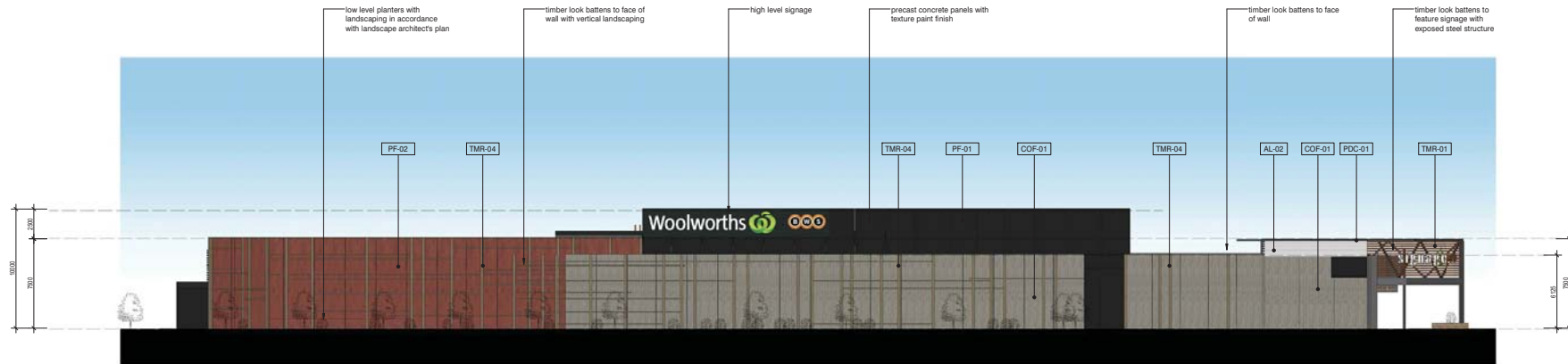
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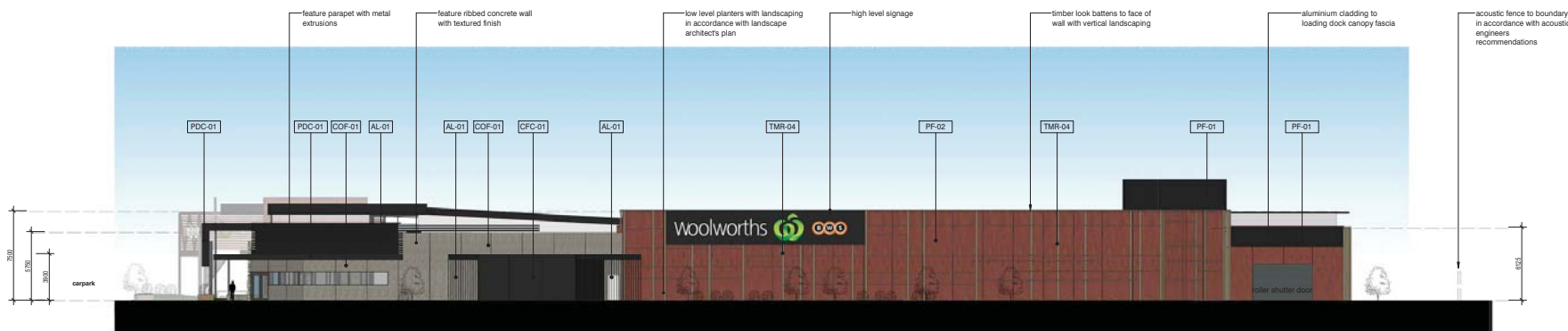
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EAST ELEVATION 1 : 200



SOUTH ELEVATION 1 : 200

MATERIALS SCHEDULE

KEYNOTE	DESCRIPTION	INDICATIVE SAMPLE
AL-01	Anodised aluminium finish - dark grey	
AL-02	Anodised aluminium finish - light grey	
CFC-01	Compressed fibre cement sheet - dark grey	
CFC-02	Compressed fibre cement sheet - light grey	
COF-01	Formliner ribbed concrete finish	
COF-02	Concrete Finish Street Furniture	
PDC-01	Powdercoat finish - dark grey	
PDC-02	Powdercoat finish - light grey	
PF-01	Charcoal paint finish	
PF-02	Textured paint finish	
TMR-01	Timber look battens	
TMR-02	Timber look cladding to columns	
TMR-03	Timber look cladding	
TMR-04	Timber look battens	
MTL-01	Oxidised metal cladding	
STN-01	Gabion mesh box wall	
BK-01	Brick - Black bond in Grey	

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NUMURKAH ROAD,
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PROPOSED ELEVATIONS

TOWN PLANNING

job no.
2015-050

drawing no.
TP06

scale @ A1
As indicated

drawn
JW/TL



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drawn
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check
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Mall Entry / Town Square

MATERIALS SCHEDULE

KEYNOTE	DESCRIPTION	INDICATIVE SAMPLE
AL-01	Anodised aluminium finish - dark grey	
AL-02	Anodised aluminium finish - light grey	
CFC-01	Compressed fibre cement sheet - dark grey	
CFC-02	Compressed fibre cement sheet - light grey	
COF-01	Formliner ribbed concrete finish	
COF-02	Concrete Finish Street Furniture	
PDC-01	Powdercoat finish - dark grey	
PDC-02	Powdercoat finish - light grey	
PF-01	Charcoal paint finish	
PF-02	Textured paint finish	
TMR-01	Timber look battens	
TMR-02	Timber look cladding to columns	
TMR-03	Timber look cladding	
TMR-04	Timber look battens	
MTL-01	Oxidised metal cladding	
STN-01	Gabion mesh box wall	
BK-01	Brick - Stack bond in Grey	



Cafe Tenancy / Town Square



Cafe Tenancy and outdoor dining to town centre

no.	date	ISSUE / revision	by
A	11/11/17	TOWN PLANNING - 10/11/2018 ISSUE	JP

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NUMURKAH ROAD,
SHEPPARTON. VIC 3630

drawing title
PROPOSED PERSPECTIVES +
MATERIALS

TOWN PLANNING

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2015-050

drawing no.
TP08
scale @ A1
As indicated

issue
A



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JW/TL
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VIEW FROM NORTHERN CARPARK

MATERIALS SCHEDULE

KEYNOTE	DESCRIPTION	INDICATIVE SAMPLE
AL-01	Anodised aluminium finish - dark grey	
AL-02	Anodised aluminium finish - light grey	
CFC-01	Compressed fibre cement sheet - dark grey	
CFC-02	Compressed fibre cement sheet - light grey	
COF-01	Formliner ribbed concrete finish	
COF-02	Concrete Finish Street Furniture	
PDC-01	Powdercoat finish - dark grey	
PDC-02	Powdercoat finish - light grey	
PF-01	Charcoal paint finish	
PF-02	Textured paint finish	
TMR-01	Timber look battens	
TMR-02	Timber look cladding to columns	
TMR-03	Timber look cladding	
TMR-04	Timber look battens	
MTL-01	Oxidised metal cladding	
STW-01	Gabion mesh box wall	
BK-01	Brick - Stack bond in Grey	



VIEW FROM NORTHERN CARPARK



VIEW FROM NORTHERN CARPARK



VIEW OF MEDICAL CENTRE CORNER

MATERIALS SCHEDULE		
KEYNOTE	DESCRIPTION	INDICATIVE SAMPLE
AL-01	Anodised aluminium finish - dark grey	
AL-02	Anodised aluminium finish - light grey	
CFC-01	Compressed fibre cement sheet - dark grey	
CFC-02	Compressed fibre cement sheet - light grey	
COF-01	Formliner ribbed concrete finish	
COF-02	Concrete Finish Street Furniture	
PDC-01	Powdercoat finish - dark grey	
PDC-02	Powdercoat finish - light grey	
PF-01	Charcoal paint finish	
PF-02	Textured paint finish	
TMR-01	Timber look battens	
TMR-02	Timber look cladding to columns	
TMR-03	Timber look cladding	
TMR-04	Timber look battens	
MTL-01	Oxidised metal cladding	
STN-01	Gabion mesh box wall	
BK-01	Brick - Stack bond in Grey	



MEDICAL ENTRY / OUTDOOR REST AREA



MEDICAL CORNER / SOUTH ELEVATION LANDSCAPING, PEDESTRIAN WALKWAY AND STAFF CHANGE FACILITIES

no.	date	ISSUE / revision	by
A	11/11/17	TOWN PLANNING - 2015-050	JP

client
LASCORP

project - address
NORTH SHEPPARTON
NUMURKAH ROAD,
SHEPPARTON. VIC 3630

drawing title
PROPOSED PERSPECTIVES +
MATERIALS

TOWN PLANNING

job no.
2015-050

drawing no.
TP10
scale @ A1
As indicated

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