

# **Munarra Centre for Regional Excellence and Shepparton Sports and Events Centre**

## **INCORPORATED DOCUMENT**

**September 2019**

This document is an incorporated document pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.

## 1. INTRODUCTION

This document is an incorporated document in the Schedule to Clause 45.12 *Specific Controls Overlay* and Schedule to Clause 72.04 *Table of Documents Incorporated in this Scheme* of the Greater Shepparton Planning Scheme.

The land identified in this document may be used and developed in accordance with the specific controls in this document.

## 2. PURPOSE

To facilitate development of the Munarra Centre for Regional Excellence (**Munarra**), Rumbalara Re-life (**Rumba Re-life**), Shepparton Sports and Events Centre (**SSEC**) and associated drainage infrastructure.

## 3. LAND

The document applies to land marked as SCO1 on Greater Shepparton Planning Scheme Map 13SCO and 14SCO, including:

- access road from Wanganui Road to 47 and 55 Wanganui Road, Shepparton;
- part of the Brauman Street road reserve;
- part of 10-20 Evergreen Way, Shepparton;
- part of the Goulburn-Murray Water Drain No.3;
- 20 and 20A Mercury Drive, Shepparton;
- part of 120-174 Numurkah Road, Shepparton;
- part of 85 Packham Street and part of 110 Packham Street, Shepparton;
- part of 45 Parkside Drive, Shepparton; and
- part of 55 and 75 Wanganui Road, Shepparton.

## 4. APPLICATION OF PLANNING SCHEME PROVISIONS

Despite any provision to the contrary or any inconsistent provision in the Greater Shepparton Planning Scheme, no planning permit is required for, and nothing in the planning scheme operates to prohibit, control or restrict the use and development of the Land if it is in accordance with the specific controls in this document.

The use and development of the Land for the purposes of Munarra, Rumba Re-life and the SSEC includes, but is not limited to:

- demolition of existing buildings;
- the use of the land for sporting facilities, including grandstand, netball courts, sporting fields, lighting and other associated uses;
- the use of the land for educational programs and a cultural and arts hub;
- the use of the land for residential accommodation associated with the educational facilities on the land;
- the use of the land for a place of assembly, office, food and drink premises and licensed premises;
- buildings and works associated with Munarra, Rumba Re-life and the SSEC;

- signs;
- removal of vegetation including trees;
- construction or alteration of drainage infrastructure;
- car parking;
- events and temporary buildings or works required for such events;
- creating or altering access; and
- any traffic treatment works.

This control is subject to the conditions in Clause 5 of this document.

If there is any inconsistency between the specific controls in this document and the general provisions of the Greater Shepparton Planning Scheme, the specific controls in this document will prevail.

## 5. CONDITIONS

The use and development of the Land permitted by this document must be carried out in accordance with the following conditions:

- I. Prior to buildings and works being carried out, the following plans must be prepared and submitted for approval to the satisfaction of the responsible authority and relevant authorities.
  - a) An **Existing Conditions Plan** drawn to scale that shows the location, height, and purpose of existing buildings on the site.
  - b) A **Design Plan** for the site, drawn to scale, that shows the following:
    - boundaries and dimensions;
    - the location, height, size and purpose of buildings;
    - elevations, including colours and materials;
    - ground levels;
    - driveways, vehicle parking areas, loading and unloading areas, and waste treatment areas;
    - landscaped areas;
    - details of proposed signs for new buildings/structures; and
    - adjoining roads and location of any future connection to Wanganui Road.
  - c) A **Flood Management Report** must be prepared to the satisfaction of the relevant floodplain management authority that provides details on:
    - the location of the proposed development in relation to flood affected land;
    - the susceptibility of the development to flooding and flood damage;
    - the effect of the development on redirecting or obstructing floodwater; and
    - stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities and any mitigating measures as required.

- d) A **Landscape Plan** that describes:
- any vegetation removal proposed;
  - the vegetation species to be planted;
  - the number and size of trees at maturity and other proposed vegetation; and
  - planting formations, surface treatments and the method of preparing; and draining, watering and maintenance of landscaping areas.
- e) An **Integrated Water Management Plan** must be approved by the responsible authority, that provides details on:
- the provision, location, quantity and treatment of drainage infrastructure on the site; and
  - details of how stormwater runoff will be treated, retained and conveyed to existing drainage in accordance with the Infrastructure Design Manual (*as revised*).
- f) A **Traffic Impact Assessment Report** must be prepared to the satisfaction of the relevant roads authority that provides details on:
- the impacts of Munarra, Rumba Re-life and the SSEC on the operation and function of the transport network and identify how to avoid, reduce, manage and mitigate these impacts on the arterial road network;
  - the provision, location, layout and treatment of all vehicle and bicycle parking areas including end-of-trip-facilities, loading and unloading areas within the site, driveways and other access ways within and abutting the site; and
  - road treatments to and from Numurkah Road (Goulburn Valley Highway), Brauman Street and Packham Street, including details on the alteration or creation of any accesses to a road in the Road Zone Category 1 and any traffic treatment works or installations.
- g) A **Construction Management Plan** specifying the measures proposed to ensure the construction activity has minimal impact on surrounding areas and trees.
- h) An **Environmental Management Plan** (EMP) showing the measures proposed to satisfy all relevant environment requirements including soil contamination and noise. The EMP must include all relevant monitoring, auditing, reporting and mitigation measures that are relevant to the development and use of the land.
- i) A **Utility Services Plan** detailing the existing services and proposed connections to utility infrastructure.
- j) A **Carparking Plan** that shows the number of spaces to be provided on the Land for Munarra, Rumba Re-life and the SSEC.
- II. The development of the Land must be generally in accordance with the endorsed plans to the satisfaction of the responsible authority. The use and development as

shown on the endorsed plans must not be altered or modified in any way without the prior written consent of the responsible authority.

- III. The use permitted by this incorporated document must not, in the opinion of the responsible authority, adversely affect the amenity of the locality by reason of the activities carried on, including through the transport of materials; appearance of any buildings, works or materials; emission of noise, artificial light, traffic, waste products; or otherwise.

## **6. EXPIRY**

The use and development permitted by this incorporated document will expire if one of the following circumstances applies:

- a) The development is not commenced within five years of the date of gazettal of this incorporated document; or
- b) The development is not completed within seven years of commencement.

The responsible authority may extend the periods referred to if a request is made in writing before expiry or within six months afterwards.

Figure 1 – Munarra Centre for Regional Excellence and Shepparton Sports and Events Centre Site Plan

