



GREATER SHEPPARTON CITY COUNCIL CONVERSATION REPORT

Shepparton and Mooroopna 2050:
Regional City Growth Plan - Additional Community Consultation

MARCH 2021



GREATER
SHEPPARTON



Foreword

Greater Shepparton City Council recently undertook additional community consultation relating to the *Shepparton and Mooroopna 2050: Regional City Growth Plan*. This report summarises the approach taken during this consultation, the submissions received and the next steps in the process.

Background

In association with Council, the Victorian Planning Authority (VPA) prepared the *Shepparton and Mooroopna 2050: Regional City Growth Plan* (2050 Growth Plan).

The 2050 Growth Plan is a high-level document that identifies Shepparton and Mooroopna's strengths, addresses key challenges, and sets a vision to guide growth and development up to 2050.

The 2050 Growth Plan:

- sets out the future vision for Shepparton and Mooroopna;
- guides sustainable future growth and development over the next 30 years;
- identifies the steps needed to manage growth;
- defines key projects and infrastructure required to support growth; and
- provides certainty for public and private investment decision-making.

The VPA and Council previously conducted the following consultations to inform the final 2050 Growth Plan:

- Preliminary consultation throughout 2018 with key stakeholders, community organisations, school students, referral agencies and authorities;
- Community consultation in February and March 2019 regarding the *Shepparton and Mooroopna 2050: Regional City Growth Plan – Key Issues and Opportunities Report*; and
- Community consultation in September and October 2019 regarding the *Draft Shepparton and Mooroopna Regional City Growth Plan*.

Substantial feedback was received by the VPA and Council during all previous consultations. To address some concerns raised by land owners within Grahamvale, Orrvale and Shepparton East, Council engaged RMCG Pty Ltd in early 2020 to prepare the *Shepparton East Agricultural Land Use Options Study*. This Study provided advice on the viability of agriculture in the area, commented on possible alternative farm management practices that may be better suited for the land and commented on appropriate planning responses to the existing land use conflicts.

Council considered the *Shepparton and Mooroopna: 2050 Regional City Growth Plan* at the Ordinary Council Meeting held on 18 August 2020 and resolved to defer the adoption of the Growth Plan for six months to allow time for extended consultation with the Greater Shepparton community.



Additional information

RMCG Pty Ltd was re-engaged to prepare an addendum to the *Shepparton East Agricultural Land Use Options Study*. The addendum was prepared in August 2020 and provided additional details on:

- the targeted stakeholder consultation undertaken in early 2020 to inform the Study;
- alignment with the recently finalised [Goulburn Murray Resilience Strategy](#); and
- the regional characteristics of Shepparton East relating to agriculture.

Spatial Economics Pty Ltd was also engaged to assess the adequacy of the areas identified for future residential and industrial development in the 2050 Growth Plan to meet likely future demand. The *Land Supply Review - Shepparton and Mooroopna 2050: Regional City Growth Plan* concluded that:

- regarding residential land, even under a higher growth scenario Shepparton and Mooroopna have sufficient residential land (zoned and unzoned) to satisfy demand until 2050; and
- regarding industrial land, there is between 13 to 20 years of zoned supply. In addition, there is a 20 to 31 year supply of industrial land identified, but not yet zoned, for future industrial use.

Additional community consultation

The purpose of the additional community consultation was to better ensure that any interested stakeholders across Greater Shepparton have had the opportunity to provide informed feedback on the proposed planning outcomes for Shepparton, Mooroopna and Kialla.

Consultation took place from 16 November to 24 December 2020. Council used multiple methods to engage with key stakeholders and the broader Greater Shepparton community during the additional community consultation phase, including:

- Direct emails to all stakeholders consulted with so far;
- The inclusion of a 'subscribe for updates' feature on the 2050 Growth Plan Council website;
- Council's e-newsletter which was sent to approximately 5,500 subscribers;
- Information on Council's website;
- Social media promotion with a link back to Council's website;
- Attendance / presentation to the Mooroopna and Shepparton Community Planning Group meetings, electronic communication with other community planning groups;
- Advertisements in the Shepparton News / Adviser; and
- Direct letters to every registered household address on the Australian Postal System in Greater Shepparton.



The webpage for the Growth Plan was updated with further information for the additional community consultation phase, including uploading of all relevant background reports and documentation, a Frequently Asked Questions sections answering the common recurring questions received regarding the 2050 Growth Plan, and information about how to make a submission or how to contact Council officers. In addition to this, a dedicated webpage was created for the duration of this community consultation phase on the community consultation section of Council's website with a direct hyperlink from the main home page.

Council officers also conducted 20 minute one-on-one engagement sessions with interested individuals or small groups to the 2050 Growth Plan. The following dates were made available:

- Wednesday, 18 November 2020
- Friday, 20 November 2020
- Tuesday, 24 November 2020
- Thursday, 26 November 2020
- Monday, 30 November 2020
- Wednesday, 2 December 2020

Two additional dates were added on Monday, 14 December and Wednesday, 16 December 2020.

A total of 24 one-on-one engagement sessions were held with individuals and groups.

An email was sent to key stakeholder groups, local community planning groups, government agencies and referral authorities, and subscribers and submitters to the Growth Plan informing them of the additional community consultation phase and inviting them to provide additional comments or submissions.

The additional community consultation phase was promoted across Greater Shepparton through advertisements and notifications in the Shepparton News and the Shepparton Adviser newspapers. Online promotion was conducted using promotional links on Council's Facebook page, through Council's e-newsletter and the uploading of media releases on Council's website, which resulted in additional media attention.

An A4 flyer was also sent to every household in Greater Shepparton inviting them to engage with Council and provide comment on the 2050 Growth Plan.

A total of **79** submissions were received at the time of preparing this report.

Verbal Briefing to Council

Council officers provided all submitters with an opportunity to address Council regarding the contents of their submissions. This took place on 9.00am to 12.00pm and 2.00pm to 3.30pm on Tuesday, 19 January 2021 at the Eastbank Centre at 70 Welsford Street, Shepparton.

Briefings were limited to a speaking time of six minutes per submitter (ten minutes in total) or a longer time was allocated if a small group (maximum of three persons) wished to make a joint presentation.

22 submitters chose to present to Council.

What did we hear?

Through these forums, Council heard a wide range of comments, queries and concerns. Below is a list of the main themes that emerged:

1. Supply and demand;
2. Land east of Doyles Road and the north-south expansion of Shepparton;
3. Former Radio Australia site;
4. Mooroopna – Rezoning land to the Rural Living Zone;
5. Kialla Central Growth Corridor;
6. Kialla Raceway Development;
7. Kialla West Growth Corridor;
8. Rezoning requests;
9. Former Mooroopna Hospital site;
10. Funding / staging for arterial road upgrades;
11. Greater Shepparton Secondary College (GSSC);
12. Shepparton North Activity Centre (SNAC); and
13. Flood controls.



The following table summarises Council officers' response to these themes:

Submission number/s	Feedback received	Council officers' response
33, 37, 38, 42, 46, 49, 50, 53, 68 and 69	The supply of residential land in Shepparton, Mooroopna and Kialla is underestimated and more residential land is required in the short term.	<p>Council engaged Spatial Economics Pty Ltd to prepare the <i>Land Supply Review, Shepparton-Mooroopna 2050: Regional City Growth Plan, November 2020</i> to assess the adequacy to meet likely future demand of the areas identified for future residential and industrial development in the 2050 Growth Plan. This analysis concluded that even under a "higher growth" scenario, Shepparton and Mooroopna have sufficient identified residential land (zoned and unzoned) to satisfy demand until 2050.</p> <p>Supply and demand assessments are a snapshot used to analyse land availability against projected growth at a certain moment in time. Council officers acknowledge that these assessments can only be as accurate as the inputs used. Given the constantly changing nature of supply and demand, particularly in regional cities and rural areas due to COVID-19, Council officers are consistently monitoring land supply and demand to ensure Greater Shepparton's residential and industrial land supply needs can be met.</p> <p>Recommendation: No changes required.</p>
4, 6, 10, 12, 14, 16, 18, 19, 20, 21, 22, 23, 27, 28, 29, 30, 31, 32, 38, 47, 48, 49, 50, 51, 54, 55, 56, 57, 64, 69, 70, 71, 73, 74, 77 and 78	The north-south expansion of Shepparton should not be continued and land east of Doyles Road should be rezoned for residential purposes.	<p>Council officers acknowledge the concerns raised regarding the north-south expansion of the urban areas. It is noted that the distance from the western-most extent of urban Mooroopna (Excelsior Avenue) to the eastern-most extent of urban Shepparton (Doyles Road) is approximately 9km. Comparatively, the distance from the northern-most extent of Shepparton (Verney Road/ Goulburn Valley Highway intersection) to the southern-most extent of urban Kialla (River Road) is approximately 13km. Regardless, the "shape" of an urban area is guided by various inputs into appropriate and orderly development.</p> <p>Shepparton's residential development largely aligns with the Goulburn River, which runs in a north-south alignment. The availability of infrastructure and services, physical and environmental constraints, community, recreation, health and education facilities, land use conflicts, productive agricultural land, flooding and market availability are just some of the many other inputs that influence residential growth locations.</p> <p>The 2050 Growth Plan and accompanying reports indicate that the land east of Doyles Road should remain in the Farming Zone at this stage (aside from areas identified for industrial expansion at Lemnos), rather than being rezoned for residential purposes.</p> <p>Land to the north and south has been identified as more suitable for residential growth in the short-medium term.</p> <p>Recommendation: No changes required.</p>
2, 41, 44, 45 and 52	Generally supports the ongoing use of the land east of Doyles Road for agricultural purposes or alternate uses other than future residential.	<p>Council officers broadly agree with the ongoing use of the land east of Doyles Road for agricultural purposes. This view is supported by the Department of Transport (DoT), Goulburn-Murray Water (G-MW) and the VPA.</p> <p>Some land east of Doyles Road is identified for future industrial uses at Lemnos.</p> <p>Recommendation: No changes required.</p>

Submission number/s	Feedback received	Council officers' response
23, 25, 39, 42 and 79	Concerns regarding the prioritisation of the former Radio Australia site over other development fronts.	<p>The former Radio Australia site presents a large greenfield area in Shepparton's north with good access to services and no agricultural productivity due to the presence of the decommissioned broadcasting infrastructure. It is prudent to consider the future of this land in the consideration of Shepparton's growth to 2050.</p> <p>The site is unique due to the land being in a single ownership without the fragmentation seen in other growth areas. This means that the site represents a significant development opportunity without the large cost and time delays inherent in the preparation of a Precinct Structure Plan and Development Contributions Plan for fragmented land.</p> <p>The land between the former Radio Australia site and the Shepparton North East Growth Corridor is currently in the Farming Zone. This area is not required to meet projected residential land supply needs until beyond the 2050 growth horizon. However, the land will likely realise some residential development in the longer term. A Precinct Structure Plan and Development Contributions Plan would be required to support residential development. This land should not be progressed ahead of other identified growth areas. It will remain in the Farming Zone until land supply needs indicate a requirement for the provision of additional residential land, and agricultural investment and expansion should be supported in the medium to long term. However this cannot be included in the 2050 Growth Plan as it is outside of the scope of the 2050 Growth Plan. In addition, it is not supported by G-MW and the VPA.</p> <p>The timeframes for development across Greater Shepparton will be reviewed as land is developed as part of Council's regular monitoring and review to ensure sufficient supply of residential land. If other growth locations are required to satisfy short to medium term demand, consideration will be given to other areas as required.</p> <p>Recommendation: No changes required.</p>
37, 42 and 60	The identification of Kialla Central in the 2050 Growth Plan is welcomed, but the block of land bounded by Archer, Central Kialla, Mitchell and River Roads should be given the same designation as the former Radio Australia site in the north of Shepparton. The timeframe for development of the Kialla Central area should be brought forward to medium term, rather than long term.	<p>Council officers broadly agree with the identification of the Kialla Central area as a future growth area. The 2050 Growth Plan acknowledges the future role of this land and recommends that a Structure Plan be completed to guide development in the Kialla Central area in the future. Kialla Central is identified in the <i>Greater Shepparton Housing Strategy 2011</i> and is already included within the settlement boundary of the Greater Shepparton Planning Scheme (Planning Scheme).</p> <p>The former Radio Australia site is unique due to the land being in a single ownership without the fragmentation seen in other growth areas. The different designation provided to the Kialla Central area recognises and responds to the fragmentation of this land, and reflects the most appropriate management of this area to assist in its transition over time to residential land.</p> <p>The timeframes for development across Greater Shepparton will be reviewed as land is developed as part of Council's regular monitoring and review to ensure sufficient supply of residential land.</p> <p>Recommendation: No changes required.</p>

Submission number/s	Feedback received	Council officers' response
63 and 68	<p>The name of the Kialla Raceway Development is inappropriate and should be changed to Archer Road Development to better reflect the area.</p> <p>The presence of the high pressure gas pipeline in the Kialla Raceway Development and future development requirements related to this infrastructure should be noted.</p>	<p>Council officers acknowledge the concerns raised regarding the name of the Kialla Raceway Development area (former Investigation Area 1). Renaming this area is supported, particularly to a title that moves away from the former investigation area naming.</p> <p>Council officers agree that the location of the high pressure gas pipeline and any related requirements should be noted in the 2050 Growth Plan.</p> <p>Recommendation: Change the name of the Kialla Raceway Development area to the Kialla South Growth Corridor.</p> <p>Recommendation: Acknowledge the concerns raised by the APA regarding the high pressure gas pipeline in the Kialla South Growth Corridor (Kialla Raceway Development).</p>
24, 36, 43, 61, 63, 72, 75 and 76	<p>The boundaries of the Kialla West Growth Corridor should be adjusted to include land between the existing Arcadia Downs development and the current extent of Kialla West Growth Corridor.</p> <p>The Country Fire Authority has concerns regarding the bushfire risk for land within the Kialla West Growth Corridor.</p> <p>The presence of the high pressure gas pipeline in the Kialla West Growth Corridor and future development requirements related to this infrastructure should be noted.</p>	<p>Council officers generally agree with the comments regarding development of land within the Kialla West Growth Corridor (Investigation Area 2) and surrounds. The 2050 Growth Plan recognises the future role of this land and earmarks it for future development, following the preparation of a Precinct Structure Plan and Development Contributions Plan.</p> <p>The actual boundary of this growth corridor will be resolved through detailed design, however, Council officers generally support the inclusion of the land between the existing Arcadia Downs development and the current extent of the Kialla West Growth Corridor. The actual boundary of this growth corridor will require resolution of any bushfire hazard concerns and agreement from the Country Fire Authority.</p> <p>Recommendation: Note that land between Raftery Road and the existing Arcadia Downs development may provide some rural residential opportunities, subject to detailed design, and this land may not be included in the Precinct Structure Plan area.</p> <p>Recommendation: Acknowledge the concerns raised by the Country Fire Authority regarding bushfire risk.</p> <p>Recommendation: Acknowledge the concerns raised by the APA regarding the high pressure gas pipeline in the Kialla West Growth Corridor.</p>
34 and 62	<p>Land not being utilised for tourism purposes at the Emerald Bank site in Kialla should be rezoned for residential purposes.</p> <p>Land to the west of the Shepparton East township should be included in the Township Framework Plan for future development.</p>	<p>Council officers consider individual rezoning requests to be outside of the scope of the 2050 Growth Plan. These requests can be considered by Council through the normal planning scheme amendment process.</p> <p>The 2050 Growth Plan includes a strategy to immediately review the Shepparton East Framework Plan.</p> <p>Recommendation: No changes required.</p> <p>Note: The Shepparton East Framework Plan review is being drafted and should be implemented immediately following community and agency consultation.</p>

Submission number/s	Feedback received	Council officers' response
33 and 40	<p>Mooroopna has a shortage of land designated for rural residential development. Land to the west of the Goulburn Valley Highway Shepparton Bypass alignment (Excelsior Avenue) in Mooroopna should be identified for future rural residential purposes.</p>	<p><i>The Urban Development Program 2019 - Residential and Industrial Land Supply Assessments</i> provided an analysis of the supply and demand for residential and industrial land across Greater Shepparton. This review noted that are significant stocks of land identified for future rural residential use.</p> <p>Excelsior Avenue forms part of the Goulburn Valley Highway Shepparton Bypass and is a logical boundary between urban and agricultural areas.</p> <p>The land to the west of the Goulburn Valley Highway Shepparton Bypass at Mooroopna is outside of the settlement boundary. This boundary is not proposed to change through the 2050 Growth Plan.</p> <p>In addition, designating the land for rural residential development is not supported by the DoT and does not meet the objectives of the Minister for Planning's <i>Planning Practice Note: Rural Residential Development</i> (PPN37).</p> <p>The supply of rural residential land across Greater Shepparton will be reviewed as land is developed as part of Council's regular monitoring and review to ensure sufficient supply.</p> <p>Recommendation: No changes required.</p>
1, 5, 17 and 26	<p>The former Mooroopna Hospital site should be redeveloped.</p>	<p>Council officers broadly agree that the former Mooroopna Hospital site represents a redevelopment opportunity. The <i>City of Greater Shepparton Commercial Activity Centres Strategy, November 2015</i> and the 2050 Growth Plan recognise the significant opportunity presented by future renewal of the former Mooroopna Hospital site.</p> <p>Some submissions mention an opportunity for affordable housing on this site. Development applications can be considered on a case-by-case basis.</p> <p>Recommendation: No changes required.</p>
3, 9, 25, 27, 50 and 73	<p>Raises safety concerns regarding arterial roads in Mooroopna.</p> <p>Highlights the need for improved north-south traffic connections.</p> <p>Queried the funding arrangements / staging for arterial road upgrades.</p> <p>Queried the funding arrangements / staging for road upgrades to facilitate the Greater Shepparton Secondary College (GSSC).</p>	<p>The 2050 Growth Plan addresses the future investment in transport infrastructure and improving traffic outcomes, including the realisation of the Goulburn Valley Highway Shepparton Bypass, the realisation of an east-west link along Ford and Wanganui Roads, and the upgrade of Shepparton Alternative Route (Strategy 4.1). The identification, design, standards (including safety standards), timing and funding of major transport infrastructure is outside of the scope of the 2050 Growth Plan, particularly for items managed by Regional Roads Victoria.</p> <p>The 2050 Growth Plan notes the transport network challenges that the GSSC may present, (Strategy 4.1). The cost of upgrading all transport infrastructure is not yet known, nor is the apportionment of these costs; this exercise is outside of the scope of the 2050 Growth Plan.</p> <p>Recommendation: No changes required.</p>

Submission number/s	Feedback received	Council officers' response
16, 25, 27, 31, 50 and 73	<p>Raises concerns about the lack of consultation regarding the GSSC, the impact of the amalgamation of four secondary schools into one, the impact on the transport network of amalgamating all four schools onto one site, the inability of the site to expand in the future, whether Council will need to fund the transport upgrades in the immediate area to facilitate the GSSC, the need to provide effective bus routes and infrastructure to cater for students and recommends that a second secondary school site be identified in Shepparton.</p>	<p>The 2050 Growth Plan includes the GSSC as an input and notes the transport network challenges that this may present, see Strategy 4.1. The costs of upgrading transport infrastructure is not yet known, nor is the apportionment of these costs – this exercise is outside of the scope of the 2050 Growth Plan.</p> <p>The Shepparton Education Plan is the responsibility of Department of Education and Training (DET), and not Council. This includes the identification of future school sites.</p> <p>Providing direction on the future uses of the redundant school sites is outside of the scope of the 2050 Growth Plan. This will be subject to a separate process once DET's interest in the sites has ceased.</p> <p>Recommendation: Add the GSSC to Plan 2.</p>
59 and 66	<p>Requests the immediate preparation of a structure plan for Shepparton North and expresses concerns about the location of a future additional full line supermarket in the area.</p>	<p>The 2050 Growth Plan includes Strategy 1.4.3 to prepare a structure plan for the Shepparton North Sub-regional Centre with a short term timeframe. This seems to align with the comments in submissions regarding the need for a structure plan and Council officers believe that this short term timeframe is reasonable. Changing the timeframe to immediate would create unrealistic expectations and should be avoided.</p> <p>Council officers expect that structure planning for the Shepparton North Sub-regional Activity Centre will include consideration of surrounded land uses and connections.</p> <p>Comments regarding the location and extent of the Shepparton North Sub-regional Centre, as well as concerns regarding the creation of any new retail centres, are outside of the scope of the 2050 Growth Plan. The implementation of the <i>City of Greater Shepparton, Commercial Activity Centres Strategy, 2015</i> has updated the retail hierarchy across Greater Shepparton.</p> <p>Recommendation: No changes required.</p>
14, 30, 47, 66 and 68	<p>Expressed concerns about the accuracy of existing and proposed flood controls.</p>	<p>Concerns regarding flooding are noted but are outside of the scope of the 2050 Growth Plan and should be addressed through the implementation of the <i>Shepparton Mooroopna Flood Mapping and Flood Intelligence Project 2019</i> and the <i>Shepparton East Overland Flow Urban Flood Study 2017</i> via amendment/s to the Planning Scheme.</p> <p>Recommendation: No changes required.</p>
7, 8, 13, 44, 46, 52, 58, 63 and 65	<p>Generally supports or does not object to the general content of the 2050 Growth Plan.</p>	<p>Recommendation: No changes required.</p>



Three submissions were received that could not be grouped into the above themes, the content of these submissions are summarised below:

Submission 11 – noted a number of comments regarding Greater Shepparton’s outlying townships. The importance of the townships is acknowledged, however, all of the townships (except Shepparton East) are assessed in the *Greater Shepparton Townships Framework Plan Review 2019*, which has already been implemented. Monitoring and review will continue to occur.

Submission 12 – raises concerns regarding increasing land use conflicts in the area east of Doyles Road. This submission did not request a land use change, but highlighted various pressures impacting the ongoing use of land for agriculture due to the location of dwellings and other uses.

Submission 15 – raised concerns regarding sustainable development and environmental impacts, including greening urban areas, promoting active transport, waste management and environmentally sustainable design. The 2050 Growth Plan is a land-use plan and not a whole of Council document like the *Greater Shepparton 2030 Strategy 2006*. Objective 6 on page 56 outlines a variety of strategies to address these concerns through the planning process.

These concerns are acknowledged and will play a key role in the sustainable development of Shepparton, Mooroopna and Kialla. Council officers believe that these ideas already underpin Council’s current strategic land use planning documents (*Shepparton CBD Strategy 2008 and Activity Centre Zone, Greater Shepparton Cycling Strategy, ESD/SDAPP Project, Urban Forest Strategy*, etc.), as well as the 2050 Growth Plan.

In addition, some submissions raised general concerns regarding the timing of this additional community consultation and queried the reason for Council “rushing” the consideration of the 2050 Growth Plan, particularly given that the Land Supply Review - *Shepparton and Mooroopna 2050: Regional City Growth Plan* concluded that there is sufficient identified residential land.

What happens next?

A final Growth Plan seeks to set a vision that will guide growth and development of Shepparton and Mooroopna up to 2050. To achieve this, a planning scheme amendment will be required to implement the findings and recommendations of the Growth Plan into the Planning Scheme.

Council will consider all submissions received during the additional community consultation phase and the final Growth Plan at the Ordinary Council Meeting to be held in March 2021.

Page	Change	Revised wording
Cover	Date	March 2021
All	Date in footers	March 2021
2	Update acknowledgement	“We, Greater Shepparton City Council, acknowledge the Yorta Yorta Peoples of the land which now comprises Greater Shepparton, we pay our respect to their tribal elders, we celebrate their continuing culture and we acknowledge the memory of their ancestors.”
8	Update Plan 2	<ul style="list-style-type: none"> - Add GSSC location - Add Mooroopna Integrated Early Learning Centre location - Extend Kialla West Growth Corridor (“residential future”) further south to align with extent shown on page 34 (Plan 6) - Change designation of Kialla North Growth Corridor to “planning underway”
9	Add additional consultation before “Strategic context”	“Additional Consultation Additional consultation on the Growth Plan following the August 2020 Ordinary Council Meeting occurred from 16 November to 24 December 2020. The purpose of the additional community consultation was to better ensure that any interested stakeholders across Greater Shepparton have had the opportunity to provide informed feedback on the proposed planning outcomes for Shepparton, Mooroopna and Kialla. 79 submissions were received by Council, which are summarised in the Conversation Report – <i>Shepparton and Mooroopna 2050: Regional City Growth Plan – Additional Community Consultation</i> (March 2020).”
10	Update list of documents under “How has the Growth Plan been prepared?”	<ul style="list-style-type: none"> - Shepparton East Agricultural Land Use Options Report March 2020 - <i>Conversation Report – Shepparton and Mooroopna 2050: Regional City Growth Plan – Additional Community Consultation</i> (March 2020)
10	Update flowchart under “Key tasks in the development of the Growth Plan”	<ul style="list-style-type: none"> - Add Growth Plan after Community Engagement - Add additional consultation after Growth Plan (before Final Growth Plan)
17	Amend Objective 6	<ul style="list-style-type: none"> - To ensure adaptation to climate change and a robust economy for continued prosperity in times of change.
22	Update timeframes	<ul style="list-style-type: none"> - Change timeframe to “immediate” for 1.1.1 - Change timeframe to “ongoing” for 1.1.2 - Change timeframe to “medium” for 1.1.3
26	Update Plan 4	Replace Cycling Corridors plan with updated plan from the Department of Transport
27	Update timeframes	<ul style="list-style-type: none"> - Change timeframe to “short” for 2.2.1 - Change timeframe to “ongoing” for 2.2.2
29	Update timeframe	Change timeframe to “immediate” for 2.5.2

Page	Change	Revised wording
32	Add additional wording regarding Investigation Area 4 future use	Before the final sentence above Table 4, add the following text: Land immediately to the east of the Shepparton Alternative Route (Doyles Road) between the Midland Highway and the Shepparton-Dookie Railway Line will remain in the Farming Zone. The Farming Zone provisions facilitate the use of land for rural industrial uses, including transport-related uses, that do not adversely affect the use of land for agriculture and where land use conflicts can be mitigated. Where appropriate, Council will support the use of this land for rural industry, which must be considered through the planning permit process on a case-by-case basis, particularly where such uses rely on proximity to the Principal Freight Network, uses that require a large site or uses related to agriculture that cannot generally be accommodated in the existing industrial zones. It should be noted that direct access to the Shepparton Alternative Route will not generally be supported, and access should be directed to Old Dookie Road and New Dookie Road.
32	Update growth areas in Table 4	<ul style="list-style-type: none"> - Change “Kialla Raceway Development” to “Kialla South Growth Corridor” - Change “Radio Australia Site” to “Former Radio Australia site” - Change timing for Shepparton Airport to “unknown”
33	Fix wording in Kialla North Growth Corridor	Change “It’s” to “It is”
33	Additional wording for the Kialla West Growth Corridor description	<ul style="list-style-type: none"> - Change the second last sentence to read: “The density of this growth corridor must be respectful of the existing context of the area, and development must recognise and be integrated with the existing Kialla West Township.” - Add the following at the end of the existing description: “Development must recognise and mitigate risks associated with bushfire due to the vegetation in the area, as well as the location of the blast zone of the APA High Pressure Gas Pipeline. Land west of Raftery Road, between Raftery Road and the Arcadia Downs Estate, within the Rural Living Zone and Farming Zone may realise some rural residential potential in the short-medium term. The rural residential development of this land will not require a Precinct Structure Plan.”
33	Amend name of Kialla Raceway Development and add wording to the description	<ul style="list-style-type: none"> - Change name to “Kialla South Growth Corridor” - Add the following at the end of the existing description: “Development must recognise and mitigate risks associated with the location of the blast zone of the APA High Pressure Gas Pipeline.”

Page	Change	Revised wording
33	Amend Kialla Central description	<ul style="list-style-type: none"> - Change second bullet point to read: “Determine the need for additional community infrastructure. New development must ensure connectivity to existing road networks and walkability to existing community facilities, particularly the primary school. Any expansion must have regard to the role and function of the Shepparton Alternative Route and must provide sufficient buffers to this key network. - Change final bullet point to read: “Review the most appropriate zones for the land around the Kialla Central Township, having regard to the development constraints applying at the time. The development of this growth corridor must recognise and be integrated with the existing Kialla Central Township.”
33	Amend name of Radio Australia Site	Change name to “Former Radio Australia site”
33	Amend Shepparton Airport description	Add the following at the end of the existing description: Until the relocation of the Shepparton Airport is confirmed, ongoing investment at the current site should continue to be supported and encouraged in the medium to long term, particularly where that investment ensures that safety standards can be maintained.
34	Update Plan 6	<ul style="list-style-type: none"> - Change name of Radio Australia site to “Former Radio Australia site” - Update designation of Shepparton South East to “short term future residential (standard density)” (same designation as shown for the southern portion of Kialla North Growth Corridor) - Change Shepparton Airport location to be shown as an asterisk in dark/navy rather than a blob - Change designation of dark/navy asterisk in legend to “unknown” - Change Kialla Central asterisk to a small circle (in existing location and the same size as the existing asterisk) with four arrows pointing outwards from the circle and colour to match former Radio Australia site
35	Update wording in strategies	<ul style="list-style-type: none"> - Change Kialla North growth corridor to “Kialla North Growth Corridor” for the Action in section in 3.1.2 - Change name of “Kialla Raceway Development” to “Kialla South Growth Corridor” for the Action in section 3.1.3 - Change the wording of the Action in section 3.1.4 to read “Maintain the current 8-hectare minimum lot size requirement, until a Precinct Structure Plan and Development Contributions Plan for the Kialla West Growth Corridor have been prepared. The land between Raftery Road and the Arcadia Downs estate may realise some rural residential function in the short-medium term and can be considered without the preparation of a Precinct Structure Plan and Development Contributions Plan.” - Change the name of “Radio Australia site” to “former Radio Australia Site” for the Action in section 3.1.7

Page	Change	Revised wording
36	Correct wording under "Heritage"	<ul style="list-style-type: none"> - Change the year of Greater Shepparton Heritage Study II from 2019 to 2020 - Change "20th Century Heritage" to "20th century heritage"
44 and 45	Update funding tables	Update funding tables to align with current known funding.
46	Update Plan 7	Add connection arrows to Shepparton CBD inner eastern link road
51	Fix typo	Remove apostrophe from CBDs in Strategy 5.2.2
56	Update Responsibility in Strategy 6.1.1	Add DELWP to Responsibility

If the Growth Plan is adopted by Council, a planning scheme amendment will be prepared to implement the findings of the Growth Plan into the Planning Scheme. Any planning scheme amendment is expected take 12-18 months to complete and further consultation will occur as part of this process.



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