

# **ATTACHMENT TO AGENDA ITEM**

**Ordinary Meeting**

**18 August 2015**

**Agenda Item 9.6      Amendment C181 to the Greater Shepparton Planning  
Scheme - Consideration of Submissions**

**Attachment 1      Submissions Recorder ..... 790**

Amendment C181  
Submission closing date: 29 June 2015  
Trim: M15/39093

Sub No.	Submitter Name	Content of Submission	Officers' Recommendation
1	Environment Protection Authority (Victoria)	No objection	No action required.
2	Goulburn Broken Catchment Management Authority	No objection	No action required.
3	Goulburn Valley Water	No objection	No action required.
4	Public Transport Victoria	No objection	No action required.
5	Goulburn-Murray Water	No objection	No action required.
6	Land owner: Intercontinental Spares Pty Ltd	<p>Objection:</p> <ol style="list-style-type: none"> <li>1. Other options for stormwater management.</li> <li>2. Developer contributions and what this money has been used for.</li> <li>3. Requirements for stormwater and drainage management.</li> <li>4 &amp; 6. The location of the ultimate stormwater drainage infrastructure.</li> <li>5. Potential impacts on the submitters' land (neighbouring the subject site).</li> <li>7. Impacts on local businesses and job creation.</li> </ol>	<ol style="list-style-type: none"> <li>1. The ultimate stormwater drainage infrastructure works proposed will be in accordance with the approved Outline Development Plan and Development Contributions Plan prepared for the North Growth Corridor approved by Amendment C11 to the Greater Shepparton Planning Scheme.</li> <li>2. Development contributions have been received and are being spent on infrastructure in accordance with Schedule 1 to the Development Contributions Plan Overlay for the Corridor.</li> <li>3. The ultimate stormwater drainage infrastructure works proposed will be in accordance with the approved Outline Development Plan and Development Contributions Plan prepared for the North Growth Corridor.</li> <li>4 &amp; 6. A number of options were considered in arriving at the preferred Drainage Strategy for the Corridor. It was considered that a 'consolidated drainage detention scheme' was deemed to be the most appropriate solution that made use of the easement for the transmission lines that traverse the Corridor. This approach made efficient use of land that was, in effect, sterilised for development.</li> <li>5. The approved Drainage Strategy will not have any impact on land outside of the Corridor.</li> <li>7. The North Growth Corridor has been identified for residential purposes. The future acquisition of the land will compensate the land owners for any impact on their business.</li> </ol> <p>Refer to Panel.</p>
7	Department of Environment, Land, Water & Planning	No objection	No action required.
8	Land owner: Adornato Sand & Gravel Supplies Pty Ltd	<p>Objection:</p> <ol style="list-style-type: none"> <li>1. The amount of land to be acquired - the submission states that this land is currently being used for ongoing operations of the business.</li> <li>2. There is already a stormwater retention basin - the proposed acquisition is not necessary for stormwater management.</li> <li>3. The existing stormwater issues are outside of the subject land.</li> <li>4. The use of the land for open parks and space would not be utilised by the general public.</li> <li>5. Impacts on the ongoing operations of the business.</li> <li>6. Maintenance of adjacent public land.</li> </ol>	<ol style="list-style-type: none"> <li>1. The ultimate stormwater drainage infrastructure works proposed will be in accordance with the approved Outline Development Plan and Development Contributions Plan prepared for the North Growth Corridor.</li> <li>2. A temporary stormwater basin has been constructed on the land. The acquisition of the land will facilitate the realisation of the ultimate stormwater ad drainage infrastructure required to service existing and proposed residential developments in the Corridor. The Drainage Strategy for the Corridor was approved by Amendment C11.</li> <li>3. The ultimate stormwater and drainage infrastructure are required to serve the southern portions of the Corridor.</li> <li>4. The North Growth Corridor provides for a central public open space and drainage corridor aligned in an east-west orientation under the existing transmission lines. This area is intended to be used for the purpose of passive recreation, drainage, and the storage and treatment of stormwater. These complementary uses make an efficient use of land sterilised from development by the presence of the transmission lines. The land will be available for public access.</li> <li>5. The North Growth Corridor has been identified for residential purposes. The future acquisition of the land will compensate the land owners for any impact on their business.</li> <li>6. This issue is outside of the scope of the amendment.</li> </ol> <p>Refer to Panel.</p>

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<p>9 Land owners</p>	<p>Objection:</p> <ol style="list-style-type: none"> <li>1. Objects to the inclusion of their land in the amendment.</li> <li>2. What other options has Council considered for the ultimate stormwater drainage infrastructure?</li> <li>3. Developer contributions and what this money has been used for?</li> <li>4. What will the land be used for if it's acquired?</li> <li>5. Compensation.</li> <li>6. How is the land valued?</li> <li>7. Contesting the "price" that is decided on.</li> <li>8. Impacts on retirement and superannuation returns.</li> <li>9. Impact on the development potential of the land.</li> </ol>	<ol style="list-style-type: none"> <li>1. Outline Development Plans for Shepparton North and South Growth Corridors were included in the Planning Scheme as part of Amendment C11. The lands cannot be removed from the Amendment.</li> <li>2. The ultimate stormwater drainage infrastructure works proposed will be in accordance with the approved Outline Development Plan and Development Contributions Plan prepared for the North Growth Corridor. A number of options were considered in arriving at the preferred Drainage Strategy for the Corridor. It was considered that a 'consolidated drainage detention scheme' was deemed to be the most appropriate solution that made use of the easement for the transmission lines that traverse the Corridor. This approach made efficient use of land that was, in effect, sterilised for development.</li> <li>3. Development contributions have been received and are being spent on infrastructure in accordance with Schedule 1 to the Development Contributions Plan Overlay for the Corridor.</li> <li>4. The North Growth Corridor provides for a central public open space and drainage corridor aligned in an east-west orientation under the existing transmission lines. This area is intended to be used for the purpose of passive recreation, drainage, and the storage and treatment of stormwater.</li> <li>5, 6, 7 &amp; 8. All aspects of acquisition and compensation, including valuation, will be undertaken in accordance with the <i>Land Acquisition and Compensation Act 1986</i>.</li> <li>9. The land has been identified for residential development to the south. The northern half of the land located underneath the transmission lines has been identified to provide stormwater drainage infrastructure and open space. This will not change as a result of the Amendment.</li> </ol> <p>Refer to Panel.</p>
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