

CONVERSATION REPORT

Waterbird Creek Precinct

Pre-draft

November 2022



GREATER
SHEPPARTON

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1 Background

The *Greater Shepparton Housing Strategy 2011* (GSHS) guides the long term identification and provision of residential land within Greater Shepparton. The implementation of the GSHS included framework plans and identified residential Investigation Areas in the Greater Shepparton Planning Scheme (Planning Scheme) to guide future residential development, subject to further investigations.

In the GSHS, land to the north of Waterbird Creek in Kialla was identified for Low Density residential purposes, subject to the preparation of all necessary background reports, and land to the south of the Creek was identified for Rural Living purposes. Undeveloped parcels to the north and south of the Creek are currently zoned Rural Living Zone with a minimum subdivision size of 8 hectares.

With the development of the Kialla Lakes residential estate to the north, Council is reviewing the identification of the land in the GSHS for Low Density and Rural Living purposes. Council now intends to prepare a structure plan, which would apply to approximately 93 hectares of land bounded by the Goulburn Valley Highway to the West, Archer Road to the East and River Road to the south, see Figure 1. The Structure Plan will guide the future development of the land on both sides of Waterbird Creek for residential / rural residential purposes.



Figure 1: Waterbird Creek Precinct outlined in red.

Several background reports are required to inform the preparation of a structure plan for the Waterbird Creek Precinct. These background studies include: Aboriginal cultural heritage, Aerodrome, bushfire, ecological, flooding and soil contamination assessments. The preparation of these studies commenced in early-mid 2022 and they are expected to be complete in late 2022.

Prior to the preparation of the assessments, Council wished to engage with all landowners and occupiers of land within the study area to inform them of the commencement of this project, the background assessments being undertaken and to understand their development aspirations for the land. This was undertaken as part of a pre-draft community consultation process.

2 Summary of consultation

Community consultation commenced on 10 January 2022 and concluded on 7 February 2022.

Council sent letters to all landowners and occupiers of land within the Waterbird Creek Precinct as outlined in Figure 1. Submissions were invited via email and by post.

3 Who did we hear from?

A total of six submissions were received by Council during the consultation process. All submissions were received by landowners and residents within the Waterbird Creek Precinct.

4 What we heard

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

1. vehicular access into the Waterbird Creek Precinct;
2. more open greenspace with designated bicycle pathways;
3. density levels remain at an average of 800sqm sized blocks;
4. current flood controls are inaccurate and impede potential development; and
5. there is a lack of residential land in the Shepparton and Kialla areas and further residential development in the Waterbird Creek Precinct should be encouraged.

Submission numbers	Feedback received	Council officers' responses
1, 3, 4	Vehicular access into Waterbird Creek and connections with Archer Road.	<p>Submitter 1 noted that they did not wish to see direct vehicular access realised from Archer Street via Serpentine Way or Wendouree Drive due to traffic noise.</p> <p>Submitter 3 suggested establishing a road connection(s) from Sanctuary Drive into the Waterbird Creek Precinct.</p> <p>Submitter 4 outlined that Council already has a mechanism to ensure the orderly funding and realisation of an extension of Wendouree Drive through to Archer Road.</p> <p>The contents of these submissions will inform the final structure plan process.</p>
1	More open greenspace with designated bicycle pathways.	<p>Noted. Adequate open space provision, and dedicated on and off-road cycle paths are important for residential amenity.</p> <p>The contents of these submissions will inform the final structure plan process.</p>
1	Density of the lots should remain at an average of 800sqm.	<p>Noted. The finalisation of all background assessments assessing the development potential of the land and a future servicing strategy will determine an appropriate density for any future subdivision of the land.</p>

2, 3, 5	Current Urban Floodway Zone/flood controls are inaccurate and impede development potential.	<p>Noted. It is envisaged that the flood controls within the precinct will be amended shortly based on the recommendations of the <i>Shepparton Mooroopna 1% AEP Flood Mapping Project 2021</i>.</p> <p>The model of flood behaviour, one of the suite of background reports being prepared, will use the hydraulic model calibration data from the <i>Shepparton Mooroopna 1% AEP Flood Mapping Project 2021</i> and will determine an appropriate development footprint that ensures that there will not be any detrimental effects on surrounding land in a 1% AEP flood event.</p>
2	Lack of residential land in Shepparton/Kialla.	<p>Noted. <i>The Urban Development Program 2021 – Residential and Industrial Land Supply Assessments</i> showed that there was insufficient future zoned land for residential purposes in Greater Shepparton. The Assessment recommended that there should be 15 years of supply zoned residential land. The Assessment found that there is a remaining adequacy of around five years of zoned supply in Greater Shepparton.</p> <p>As a result of this, Council has provided significant strategic planning funding over three financial years to realise additional residential zoned land in Kialla, Mooroopna, Shepparton, Tatura and Toolamba. All of these projects are underway and they will assist in addressing this shortfall.</p>

5 What happens next?

The contents of submissions have been provided to the consultants preparing the background assessments.

Council will consider the submissions received during the pre-draft community consultation and a final structure plan in early 2023. A planning scheme amendment will then be prepared to implement the findings of the structure plan in the Planning Scheme.