

## GREATER SHEPPARTON PLANNING SCHEME

### AMENDMENT C204

#### EXPLANATORY REPORT

##### Who is the planning authority?

This Amendment was prepared by the Minister for Planning, who is the planning authority for this Amendment.

The Amendment was made at the request of Greater Shepparton City Council.

##### Land affected by the Amendment

The Amendment applies to the following parcels of land within the City of Greater Shepparton listed in Table 1:

Table 1

HO Number	Properties affected by the Amendment
	<b>Arcadia</b>
HO229	200 Ross Road, Arcadia
	<b>Ardmona</b>
HO230	50 Ardmona Road, Ardmona
HO231	170 Ardmona Road, Ardmona
HO232	705 Echuca Road, Ardmona
HO233	155 Excelsior Avenue, Ardmona
HO234	380 MacIsaac Road, Ardmona
HO235	6455 Midland Highway, Ardmona
	<b>Boxwood</b>
HO236	406 Boxwood Road, Boxwood
	<b>Bunbartha</b>
HO237	4950 Barmah-Shepparton Road, Bunbartha
HO238	70 Lord Road, Bunbartha
HO239	145 Maneroo Road, Bunbartha
HO240	150 Maneroo Road, Bunbartha
HO241	185 Medland Road, Bunbartha
HO242	186 Medland Road, Bunbartha
HO243	825 Tallygaroopna West-Bunbartha Road, Bunbartha
	<b>Caniambo</b>
HO244	1112 Cemetery Road, Caniambo
	<b>Congupna</b>
HO245	380 Thompsons Road, Congupna
	<b>Cooma</b>
HO246	170 Kilmartin Road, Cooma
HO247	840 Kyabram-Cooma Road, Cooma
	<b>Cosgrove</b>
HO248	2040 New Dookie Road, Cosgrove
	<b>Cosgrove South</b>
HO249	2195 Midland Highway, Cosgrove South
HO250	2680 Midland Highway, Cosgrove South
HO251	2415 River Road, Cosgrove South

	<b>Dhurringile</b>
HO252	1252 Baulch Road, Dhurringile
HO253	870 Murchison-Tatura Road, Dhurringile
HO254	1065 Murchison Tatura Road, Dhurringile
	<b>Dookie</b>
HO255	7 Baldock Street, Dookie
HO261	7 Baldock Street, Dookie
HO256	38-48 Baldock Street, Dookie
HO261	Railway Siding Baldock Street, Dookie
HO261	2 and 12 Curtain Street, Dookie
HO257	2 Dookie-Devenish Road, Dookie
HO261	1, 5 and 17 Gladstone Street, Dookie
HO261	26, 30, 34, 36, 44 (and HO17), 48, 54, 60, 64 (and HO16), 66, 89, 89a, 90 and 92 Mary Street, Dookie
HO258	65,67-71 and part of 89 Mary Street, Dookie
HO259	2365 New Dookie Road and Used Government Road, Dookie
HO260	75 Quarry-Dookie Road, Dookie
HO261	21 and 27 Turnley Street, Dookie
	<b>Girgarre East</b>
HO262	4180 Midland Highway, Girgarre East
	<b>Grahamvale</b>
HO263	65 Doyles Road, Grahamvale
HO264	197 Ford Road, Grahamvale
HO265	65 Grahamvale Road, Grahamvale
HO266	133 Grahamvale Road, Grahamvale
	<b>Harston</b>
HO267	720 Girgarre East Road, Harston
HO268	310 Heath Road, Harston
	<b>Karramomus</b>
HO269	810 Karramomus Road, Karramomus
HO270	1000 Karramomus Road, Karramomus
HO271	1035 Karramomus Road, Karramomus
	<b>Katandra</b>
HO272	716 Lane Road, Katandra
HO273	965 Katandra Main Road, Katandra
	<b>Katandra West</b>
HO274	17-27 Bankin Street, Katandra West
HO275	248-250 Hickey Road, Katandra West
	<b>Kialla</b>
HO276	230, 242, 244, 250, 253, and 254 Riverview Drive, Kialla
	<b>Kialla East</b>
HO277 and HO278	1070 River Road, Kialla East
	<b>Kyabram</b>
HO279	750 Andrews Road, Kyabram
HO280	588 Dunbar Road, Kyabram
	<b>Major Plains</b>
HO281	195 Major Plains Road, Major Plains
	<b>Merrigum</b>
HO282	1090 Byrneside-Kyabram Road, Merrigum
HO283	595 Dunbar Road, Merrigum
HO145 and HO284	745 Dunbar Road, Merrigum

HO285	33-39 Judd Avenue, Merrigum
HO286	725 Kyabram-Byrneside Road, Merrigum
HO287	102 Morrissey Street, Merrigum
HO288	104-108 Morrissey Street, Merrigum
HO289	113-117 Morrissey Street, Merrigum
HO290	13 Pearce Street, Merrigum
HO291	82 Waverly Avenue, Merrigum
HO292	111-113 Waverly Avenue, Merrigum
HO293	114-120 Waverly Avenue, Merrigum
HO294	122 Waverley Avenue, Merrigum
	<b>Moorilim</b>
HO295	35 Flynns Road, Moorilim
HO296	5470 Goulburn Valley Highway, Moorilim
HO297	5475 Goulburn Valley Highway, Moorilim
	<b>Mooroopna</b>
HO298	4 Alexandra Street, Mooroopna
HO299	10 Alexandra Street, Mooroopna
HO300	13 Alexandra Street, Mooroopna
HO301	14 Alexandra Street, Mooroopna
HO302	16 Alexandra Street, Mooroopna
HO303	23 Camp Street, Mooroopna
HO304	24 Camp Street, Mooroopna
HO305	440 Echuca Road, Mooroopna
HO306	90 McFarlane Road, Mooroopna
HO307	1 and 1A McLennan Street, Mooroopna
HO308	35 McLennan Street, Mooroopna
HO309	162 McLennan Street, Mooroopna
HO310	209-231 McLennan Street, Mooroopna
HO311	Mooroopna Memorial Gates Recreation Reserve, Midland Highway and Echuca Road, Mooroopna
HO312	Mooroopna Flats, Part of Shepparton Regional Park, Midland Highway, Mooroopna
HO313	29 Northgate Street, Mooroopna
HO314	10 Morrell Street, Mooroopna
HO315	20 Rumbalara Road, Mooroopna
HO316	Railway Bridge/Viaduct, Mooroopna-Shepparton section of the Goulburn Valley railway-line, Mooroopna
HO317	2-26 Toolamba Road, Mooroopna
HO318	Mooroopna-Kialla Bridge, Road over Goulburn River, Watt Road, Mooroopna
HO319	5 Young Street, Mooroopna
HO320	15 Young Street, Mooroopna
HO321	16 Young Street and 6 Donovan Street, Mooroopna
	<b>Mooroopna North West</b>
HO322	605 Hooper Road, Mooroopna North West
HO323	230 Manley Road, Mooroopna North West
	<b>Mount Major</b>
HO324	305 Dookie-Gowangardie Road, Mount Major
	<b>Murchison</b>
HO325	90 Baynes Road, Murchison
HO326	890 Hammond Road, Murchison
HO336	2, 4, 6, 7, 8 (and HO61), 13, 15 and 28 Impey Street, Murchison
HO336	4 and 14-16 McKenzie Street, Murchison
HO327	435 and 470 Murchison-Goulburn Weir Road, Murchison

HO328	5 Murchison-Tatura Road, Murchison
HO63 and HO329	21 Old Weir Road, Murchison
HO330	10 Pretty John Road, Murchison
HO331	Railway Bridge/Viaduct, Murchison East-Murchison Rail Bridge, Murchison
HO332	Flume, Reserve adjacent to Murchison-Goulburn Weir Road, Murchison
HO336	4, 6 and 8 River Road, Murchison
HO337	10, 12, 14, 16, 26, 30, 64, 66, 76, 86, 88 and 94 River Road, Murchison
HO137	80 River Road, Murchison
HO336	12 and 20 Robinson Street, Murchison
HO336	Roderick Square Reserve (intersection of Mackenzie and Watson Streets)
HO338	1, 3, 3a, 5-7, 9, 11, 12, 13, 15, 25 and 27 Rushworth Road, Murchison
HO339	39, 48, 52, 54, 56, 58 and 60 Station Street, Murchison
HO336	1, 3, 5, 7, 17, 21, 29, 33-37 (and HO69), 39, 43-45 (and HO70), 47 (and HO71), 65, 69, 71 and 71a Stevenson Street, Murchison
HO336	2, 4 Part of 6-38, and 40 Stevenson Street, Murchison Public Gardens, War Memorials and Bills Water Trough Murchison
HO333	40 Stevenson Street, Murchison
HO336	15 and 21 Watson Street, Murchison
HO334	2-23 Willoughby Street, Murchison
HO335	44 Willoughby Street, Murchison
	<b>Murchison North</b>
HO340	1030 River Road, Murchison North
	<b>Nalinga</b>
HO341	3390 Midland Highway, Nalinga
	<b>Orrvale</b>
HO342	325 Popular Avenue, Orrvale
	<b>Pine Lodge</b>
HO343	275 Cosgrove-Lemnos Road, Pine Lodge
HO344	110 Pine Lodge North Road, Pine Lodge
	<b>Shepparton</b>
HO345	8 Acacia Street, Shepparton
HO346	139 Archer Street, Shepparton
HO185	80-82 Corio Street, Shepparton
HO347	100-104 Corio Street, Shepparton
HO348	192 Corio Street, Shepparton
HO349	196 Corio Street, Shepparton
HO350	215 Corio Street, Shepparton
HO351	7 Edward Street, Shepparton
HO352	9 Edward Street, Shepparton
HO353	13 Edward Street, Shepparton
HO354	18-22 Hamilton Street, Shepparton
HO355	127 Hayes Street, Shepparton
HO356	130-160 Knight Street, Shepparton
HO357	162 Knight Street, Shepparton
HO358	192 Knight Street, Shepparton
HO359	2-16 Mason Street, Shepparton
HO360	102 Nixon Street, Shepparton
HO361	7 Nugent Street, Shepparton
HO362	2 Purcell Street, Shepparton
HO406	63, 65 and 67 Rea Street, Shepparton
HO363	5 Rudd Road, Shepparton
HO364	31 Welsford Street, Shepparton

HO365	30 Wyndham Street, Shepparton
HO366	39 Wyndham Street, Shepparton
	<b>Shepparton East</b>
HO367	375 Midland Highway, Shepparton East
HO368	703 Benalla Road, Shepparton East
HO369	715 Midland Highway, Shepparton East
	<b>Tallygaroopna</b>
HO370	Victoria Street, Tallygaroopna
HO371	2A and 2B Victoria Street, Tallygaroopna
HO372	25 Victoria Street, Tallygaroopna
	<b>Tatura</b>
HO373	525 Bayunga Road, Tatura
HO374	1730 Bitcon Road, Tatura
HO375	110 Craven Road, Tatura
HO376	110 Craven Road, Tatura
HO377	815 Crawford Road, Tatura
HO378	80 Gowrie Park Road, Tatura
HO379	17 Hogan Street, Tatura
HO380	21 Hogan Street, Tatura
HO381	202-218 Hogan Street, Tatura
HO382	5735 Midland Highway, Tatura
HO146, HO383 and HO384	5855 Midland Highway, Tatura
HO385	1340 Murchison-Tatura Road, Tatura
HO386	490 Tatura-Undera Road, Tatura
HO143	1040 Tatura-Undera Road, Tatura
HO387	1655 Toolamba-Rushworth Road, Tatura
HO388	145 Winter Road, Tatura
	<b>Toolamba</b>
HO389	180 Bitcon Road, Toolamba
HO390	1, 3, 5, 7, 9, and 11 Londregan Lane, Toolamba
HO391	195 Pogue Road, Toolamba
HO392	490 Pogue Road, Toolamba
HO393	1270 River Road, Toolamba
HO394	1350 River Road, Toolamba
HO395	1620 River Road, Toolamba
HO396	190 Toolamba-Rushworth Road, Toolamba
HO397	825 Toolamba Road, Toolamba
	<b>Toolamba West</b>
HO398	760 Bayunga Road, Toolamba West
HO399	740 Craven Road, Toolamba West
	<b>Undera</b>
HO400	45-55 Anderson Street, Undera
HO401	720 Madill Road, Undera
HO402	820 Hutchison Road, Undera
	<b>Zeerust</b>
HO403	390 Zeerust Road, Zeerust
HO404	210 Zeerust School Road, Zeerust
HO405	235 Zeerust School Road, Zeerust

**What the amendment does**

The Amendment implements the recommendations of the *Greater Shepparton Heritage Study Stage IIC, December 2017 (Study)* on an interim basis for twelve months. It also corrects errors in the application of the Heritage Overlay.

Specifically, the Amendment makes the following changes to the Greater Shepparton Planning Scheme (Planning Scheme):

1. amends Planning Scheme Map Nos. 1HO, 2HO, 3HO, 4HO, 5HO, 6HO, 7HO, 10HO, 11HO, 12HO, 17HO, 18HO, 20HO, 21HO, 22HO, 23HO, 28HO, 29HO, 31HO, 32HO, 33HO, 34HO, and 37HO to apply a Heritage Overlay to new places identified in the Study, including 5 new heritage precincts listed in Table 2.

**Table 2**

<b>HO Number</b>	<b>Precinct</b>	<b>Contributory Places</b>	<b>Non-Contributory Places</b>
HO261	Dookie Township Precinct	7 Baldock Street, Dookie Railway Siding Baldock Street, Dookie 12 Curtain Street, Dookie 17 Gladstone Street, Dookie 26, 30, 34, 44, 48, 60, 64, 66, part of 89, 89a, 90 and 92 Mary Street, Dookie 21 and 27 Turnley Street, Dookie	2 Curtain Street, Dookie 1 and 5 Gladstone Street, Dookie 36 and 54 Mary Street, Dookie
HO336	Murchison Central Township Precinct	2, 4, 6, 8, 15 and 28 Impey Street, Murchison 4, 14-16 McKenzie Street, Murchison 8 River Road, Murchison 12 and 20 Robinson Street, Murchison Roderick Square Reserve, Murchison 2, 4, Part of 6-38, and 40 Stevenson Street, Murchison Public Gardens, War Memorials and Bills Water Trough, Murchison; 1, 3, 5, 7, 17, 21, 29, 33, 37, 39, 43, 45, 47, 65, 69, 71 and 71a Stevenson Street, Murchison 15 and 21 Watson Street, Murchison	4 and 6 River Road, Murchison 7 and 13 Impey Street, Murchison
HO337	River Road Murchison Residential Precinct	10, 12, 16, 26, 30, 64, 66, 76, 86, 88 and 94 River Road, Murchison	14 River Road, Murchison
HO338	Rushworth Road Murchison Residential Precinct	1, 9, 11, 12, 15, 25 and 27 Rushworth Road, Murchison	3, 3a, 5-7, and 13 Rushworth Road, Murchison
HO339	Station Street Murchison Residential Precinct	39, 48, 52, 54, 56 and 60 Station Street, Murchison	58 Station Street, Murchison

2. amends the Planning Scheme Map No. 18HO based on the recommendations from the Independent Planning Panel report for Greater Shepparton Planning Scheme Amendment C110 to extend the existing Shepparton Residential Precinct North to

include an additional contributory place and two non-contributory places within the precinct listed in Table 3:

**Table 3**

<b>HO Number</b>	<b>Precinct</b>	<b>Contributory Places</b>	<b>Non-Contributory Places</b>
HO406	Shepparton Residential Precinct North Extension	65 Rea Street, Shepparton	63 and 67 Rea Street, Shepparton

3. amends Planning Scheme Map Nos. 4HO, 6HO and 32HO to correct errors in the application of the Heritage Overlay by reducing the extent of HO63 and correctly applying HO143, HO145 and HO146 to these places;
4. inserts Planning Scheme Map Nos. 15HO, 16HO, 19HO, 24HO, 25HO, 30HO, 35HO and 36HO to apply a Heritage Overlay to new places identified in the Study;
5. amends Clause 21.05 *Environment* to include the statements of significance for the five new heritage precincts;
6. amends Clause 21.09 *Reference Documents* to include the Study as a reference document;
7. amends the Schedule to Clause 43.01 *Schedule to Clause 43.01 Heritage Overlay* to include 180 places on an interim basis for twelve months, and to ensure that the controls for HO16, HO17, HO61, HO69, HO70, HO71, HO137 and HO146 align with those recommended in the Study;
8. amends the Schedule to Clause 72.03 *What Does This Scheme Consist Of?* to include Planning Scheme Map Nos. 15HO, 16HO, 19HO, 24HO, 25HO, 30HO, 35HO and 36HO; and
9. amends the Schedule to Clause 72.04 *Table of Documents Incorporated in this Scheme* to include the amended *Greater Shepparton Heritage Incorporated Plan April 2018* as an incorporated document in the Planning Scheme. The Plan is amended to implement the Study, and to correct policy neutral errors and grammatical corrections to the Plan.

## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

The Amendment is required to implement the recommendations of the Greater Shepparton Heritage Study Stage IIC, December 2017 (Study) on an interim basis for twelve months.

Greater Shepparton City Council engaged Heritage Concepts Pty Ltd to prepare the Study. The Study identifies 180 places across Greater Shepparton to be of local and state heritage significance including five precincts in Dookie and Murchison. It recommends that these places should be included in the Heritage Overlay of the Planning Scheme to ensure that they are appropriately conserved.

The significance of the individual properties and precincts has been assessed against the standard criteria contained in Practice Note 01 *Applying the Heritage Overlay* (September 2012) and are considered to meet the threshold for local heritage protection under the Heritage Overlay.

Pre-draft consultation on the Draft Study was undertaken with the community, including affected land owners, between July and December 2017. The Draft Study was revised by Heritage Concepts Pty Ltd following consideration of the feedback received. Council adopted the Study and resolved to prepare a planning scheme amendment to give effect to the Study at the Ordinary Council Meeting held on 19 December 2017.

There is a continued risk that places included in the Study could be demolished or unsympathetically altered before permanent heritage controls are introduced through Amendment C205. A number of buildings included in the Draft Study were demolished during the pre-draft consultation period and a number of building permit applications seeking demolition of further properties in the Study were received. In addition, given the length of time required before permanent heritage controls are introduced through Amendment C205, there is a threat to the continued integrity of places included in the Study.

The application of an Interim Heritage Overlay is considered to be the appropriate planning tool for protecting places of local heritage significance. A letter received by Council from the Minister for Planning in October 2017 supports the use of interim heritage controls. Given the length of time required to implement permanent heritage controls, there is a threat to the continued integrity of the places included in the Study providing the strategic justification required to apply interim heritage controls.

The application of the Heritage Overlay on an interim basis for twelve months ensures that these places of local heritage significance are appropriately conserved while permanent heritage controls are considered through Amendment C205. Amendment C205 will also implement a key recommendation of the Independent Planning Panel dated 26 April 2013, which assessed all submissions to Amendment C110, and propose a new incorporated plan containing all of the statements of significance for all places in the Heritage Overlay. This incorporated plan will seek to strengthen the level of protection afforded to these places. This will allow for the statements of significance for the precincts to be removed from the Greater Shepparton Heritage Incorporated Plan April 2018 and allow for this plan to be simplified.

As recommended in the Study, Amendment C205 will also review all controls in the Schedule to Clause 43.01 *Schedule to Clause 43.01 Heritage Overlay* to ensure that they are applied consistently to all places. Amendment C205 will also propose seven new incorporated plans, requested by land owners at part of the draft consultation process, seeking to provide exemptions from the need to obtain a planning permit for some buildings and works under the Heritage Overlay for these places.

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

The Amendment implements the following objectives for planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987*:

- 4(1)(d) – to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
- 4(1)(f) – to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e); and
- 4(1)(g) – to balance the present and future interests of all Victorians.

These objectives are implemented through the application of interim heritage controls to those places identified in the Study. This ensures that the significance of these places can be considered in the assessment of a building and planning permit. The application of interim heritage controls ensures that these places are appropriately conserved.

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

#### **Environmental Effects**

The *Planning and Environment Act 1987* (the Act) seeks to *conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value*. The Amendment meets this objective by

ensuring the individual places and precincts are conserved while permanent heritage controls are considered through a future planning scheme amendment.

The Amendment has no significant effects on the environment. The Amendment provides a mechanism for the protection of the richness and diversity of the built and natural environment.

The Amendment has a positive environmental impact by protecting places of local heritage significance.

#### Social Effects

The Amendment has positive social effects through the conservation of places of local heritage significance for the benefit of current and future generations.

#### Economic Effects

The Amendment is not expected to have significant economic impacts. However, the application of interim heritage controls may trigger the need for a planning permit for some buildings and works that previously did not need a planning permit. This may impose additional costs on the owners or developers of land.

Council offers a free heritage advisory service to all land owners of property within the Heritage Overlay. At pre-planning stage, Council's Heritage Advisor and Council officers provide advice on all planning and heritage issues to assist land owners in the preparation of planning permit applications.

#### **Does the Amendment address relevant bushfire risk?**

The Amendment does not impact upon bushfire risk or the Bushfire Management Overlay.

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

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the *Planning and Environment Act 1987* and was prepared in accordance with the Practice Note, *Strategic Assessment Guidelines – revised August 2004*, which outlines the key strategic considerations that must be evaluated by planning authorities to comply with the requirement of *Minister's Direction No. 11*.

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

The Amendment is supported by Clause 15.03-1 *Heritage Conservation* of the State Planning Policy Framework that seeks to ensure the conservation of places of heritage significance.

It contains a number of strategies to identify, assess and document places of natural or cultural heritage significance as a basis for their inclusion in the Planning Scheme.

By applying interim heritage controls to all properties in the Study, impacts on conservation can be considered as part of the assessment of building and planning permits. The implementation of interim heritage controls allows Council to consider the impacts of development proposals on places of heritage significance while a subsequent planning scheme amendment applies permanent controls to these places.

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

The Municipal Strategic Statement (MSS) recognises that places of *cultural heritage significance are highly valued by the community and are committed to the continued*

*conservation, protection and maintenance of these places (Clause 21.05-4 – Cultural Heritage).*

The following objectives, contained in Clause 21.05-4, are particularly relevant to this Amendment:

- *to ensure that places of cultural heritage significance are conserved or restored;*
- *to discourage the demolition of places of cultural heritage significance that are designated as Individually Significant or Contributory in heritage precincts; and*
- *to ensure that development does not adversely affect places of cultural heritage significance.*

The Amendment better implements the objectives of the MSS by identifying and including places of significance in the Heritage Overlay.

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

The Amendment makes proper use of the Victoria Planning Provisions (VPPs).

The Heritage Overlay is the most effective way of managing and conserving properties of cultural heritage significance. The Heritage Overlay generally requires planning permission for all buildings and works, enabling consideration of the impacts of any proposed development on the cultural heritage significance of a place.

The application of interim heritage controls is required while permanent heritage controls are considered through a subsequent planning scheme amendment. This allows the planning mechanisms contained within the VPPs to be correctly applied.

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

The views of all relevant stakeholders were provided during the preparation of the Study.

The views of all relevant agencies will be addressed during the subsequent planning scheme amendment to apply permanent heritage controls. The Amendment does not revise any existing referral provisions.

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

The Amendment does not have any discernible impact on the transport system and is inconsistent with the transport system objectives and the decision-making principles of the *Transport Integration Act 2010*.

### **Resource and administrative costs**

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

It is not expected that the new planning provisions will have any significant impact on the resource and administrative costs of the responsible authority.

### **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](http://www.greatershepparton.com.au);

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).