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Ref: 15018

Submission to the Panel Amendment C224 -Toolamba Growth Plan

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1. Schedule 10 to the Design & Development Overlay

Reticulated Sewer

The permit trigger for a dwelling on a lot below 4,000m² is inoperative as it includes no requirements for a permit application, should a permit be triggered under the Overlay. For this reason it should be deleted.

A requirement to provide reticulated sewer will be determined at subdivision stage. We have previously submitted that it should be mandatory for all lots below 4,000m² to be connected to reticulated sewer (delete "if available"). If sewer is not available lots should be greater than 4,000m², which is consistent with requirements of the Low Density Residential Zone and standard requirements of the Shepparton Council's Environmental Health Department.

Garages

We suggest the following amendment to the requirement for garages:

Garages must not dominate the streetscape. The front wall of the garage ~~should be set back a minimum of 1 metre behind the main house façade and~~ must comprise less than 50% of the overall dwelling façade width.

We previously submitted the requirement to have garages set back from main house façade may stifle design options and exclude many housing company products, making house design unreasonably difficult and costly or requiring home builders to obtain a planning permit, which is an unnecessary process and cost.

Overpage is an example of a dwelling with the garage set well forward of the front house façade, that we consider provides an improved streetscape amenity, including an increased front setback with landscaping.



Building Setbacks

We acknowledge and agree with the Council's suggestion to amend the front setback requirement for buildings from a range to a specified distance. However, we are still concerned that the requirements for a side setback that "Enables rear access" is not measurable and therefore open to interpretation.

We consider that there should be no side setback requirement for lots of 800 – 2,000m². We consider allowing a garage to be built to the boundary (as is allowable under the building regulations and Clause 54) does not necessarily detract from streetscape or neighbourhood amenity and allows for more efficient dwelling siting that allows for improved on-site amenity outcomes.

Similarly, if it is the Council's desire to mandate minimum side setbacks for larger lots, they should be measurable, for example:

2000 - 4000m² – 1 metre minimum; with 3 metres minimum along one side, to provide vehicle access.

40001m² – 2ha - XX metre minimum; with 3 metres minimum along one side, to provide vehicle access.

Fences

The following requirement creates uncertainty for of lot of exactly 1,200m²

On lots smaller than 1200m², Colorbond or similar materials may be used for side or rear fencing. On lots larger than 1,200m², a permit is required to use Colorbond or similar materials for side or rear fencing.

Further, we believe the requirement for solid fencing (for privacy and visual separation) is strongly preferred for lots up to 2,000m². Therefore we consider this provision could be amended to allow solid fencing on side and rear boundaries of lots of 2,000m² and smaller; and require a permit for lots greater than 2,000m².

Subdivision

The requirement separation distances for driveways do not correspond with current practice, where a gap of less than 9 metres is not allowed. Providing a separate single driveway for every lot in a residential street will greatly affect the capacity for on-street car parking, which has the propensity to cause amenity impacts in the neighbourhood.

We agree with the Council's suggestion to amend the requirement for lots of 800 – 2,000m² from "barrier kerbs on both sides" to "semi mountable" to be consistent with the IDM for access streets.