



155 RUTHERFORD ROAD, TOOLAMBA
PLANNING PANEL HEARING FOR AMENDMENT C244GSHE

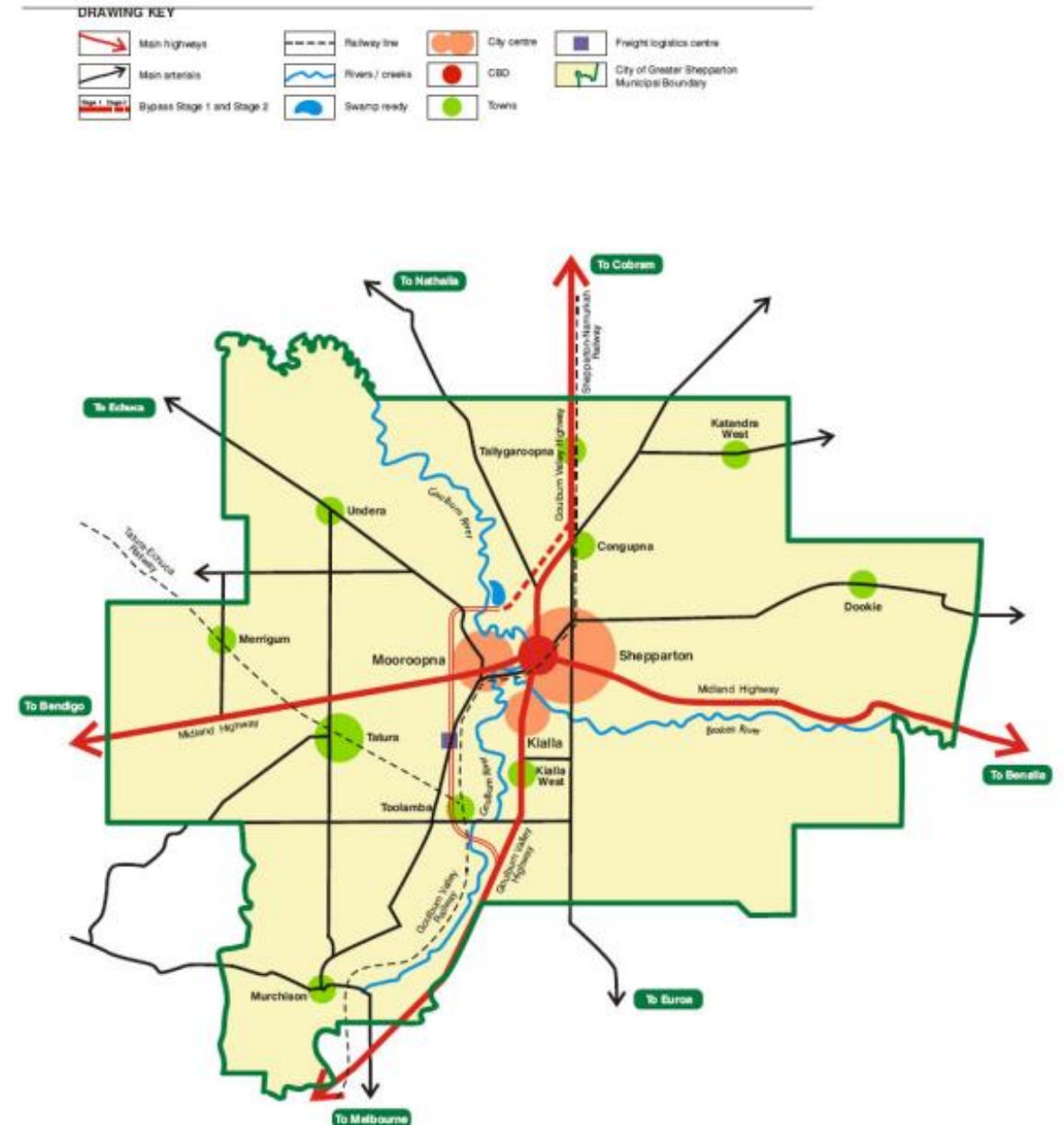
OVERVIEW

- Submission made on behalf of Ray Luscombe (landowner) and Toolamba Corp P/L (development proponents)
- The site is suitable for residential growth.
- Preferred development option is for low density development.
- If the site must connect to reticulated sewer services, the preferred 50 lot development is not feasible.
- A feasible option is to increase lot yield.
- To allow the flexibility for either option, it is requested the Framework Plan be amended to allow the site to be developed with 50% Higher Density and 50% Moderate Density Lots.
- It is further requested the development of subject site be facilitated in the Short Term to provide more than one growth front for Toolamba.

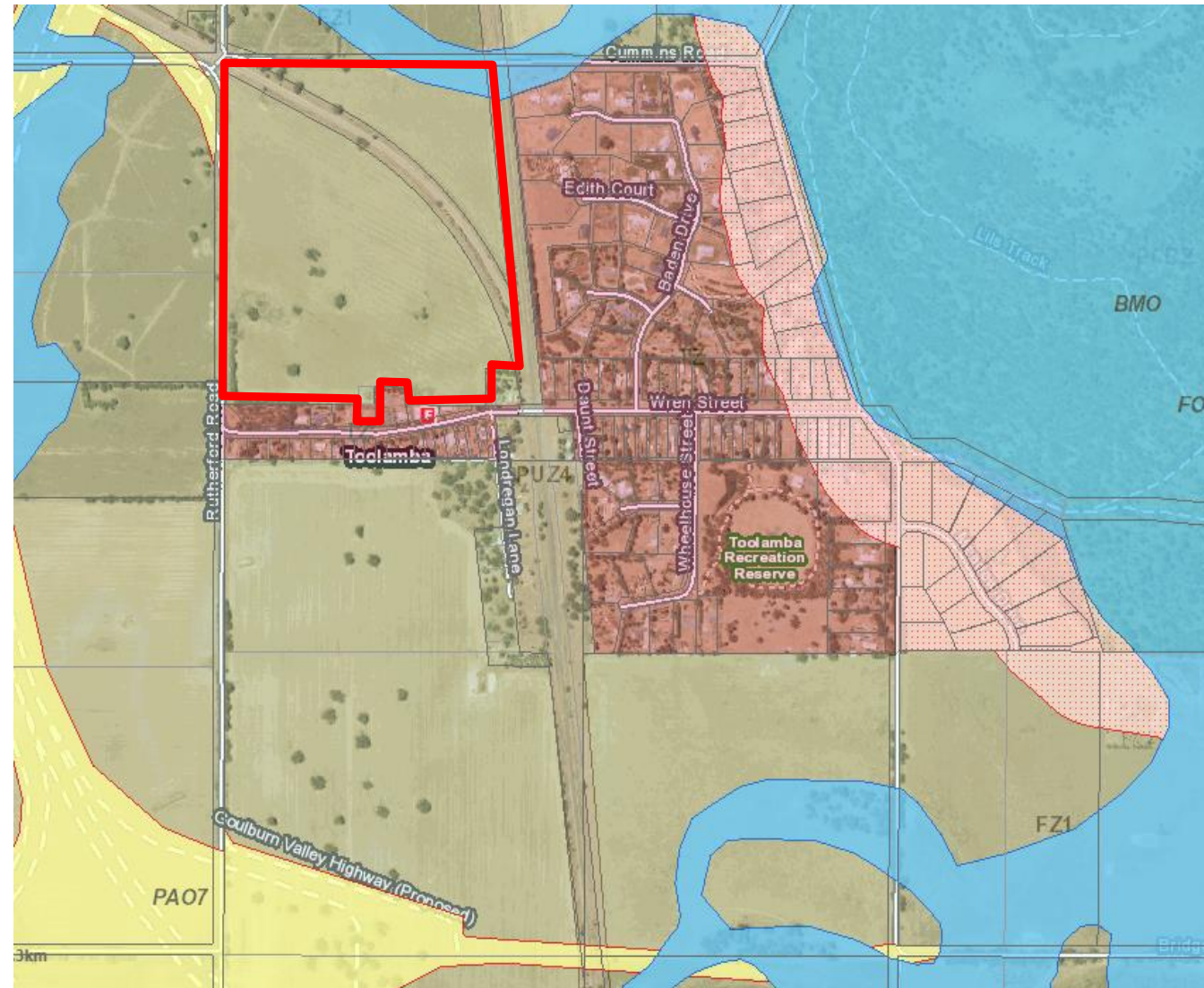
2030 SETTLEMENT

Table 3: Functions and Roles of Urban Settlements, Greater Shepparton

Settlement type	Location	Function	Future
Central Business District	Central Shepparton	Primary business & entertainment focus	<ul style="list-style-type: none"> Reinforce role as the centre for services and facilities Specialist precincts for entertainment and tourism
City	Shepparton Mooroopna Kialla	Major regional centre	<ul style="list-style-type: none"> Consolidation and growth within designated boundaries Diversity of functions: retail, business, civic, industrial, and higher density living. Future expansions to match demand.
Town (Medium)	Tatura Murchison	Self sustaining towns	<ul style="list-style-type: none"> Some growth potential when matched by demand.
Town (small)	Congupna Dookie Katandra West Kialla West Merrigum Tallygaroopna Toolamba Undera	A local service provider	<ul style="list-style-type: none"> Retain size and role as towns Limited growth potential Consolidation Lacking such as sewerage, services and unlikely to be developed

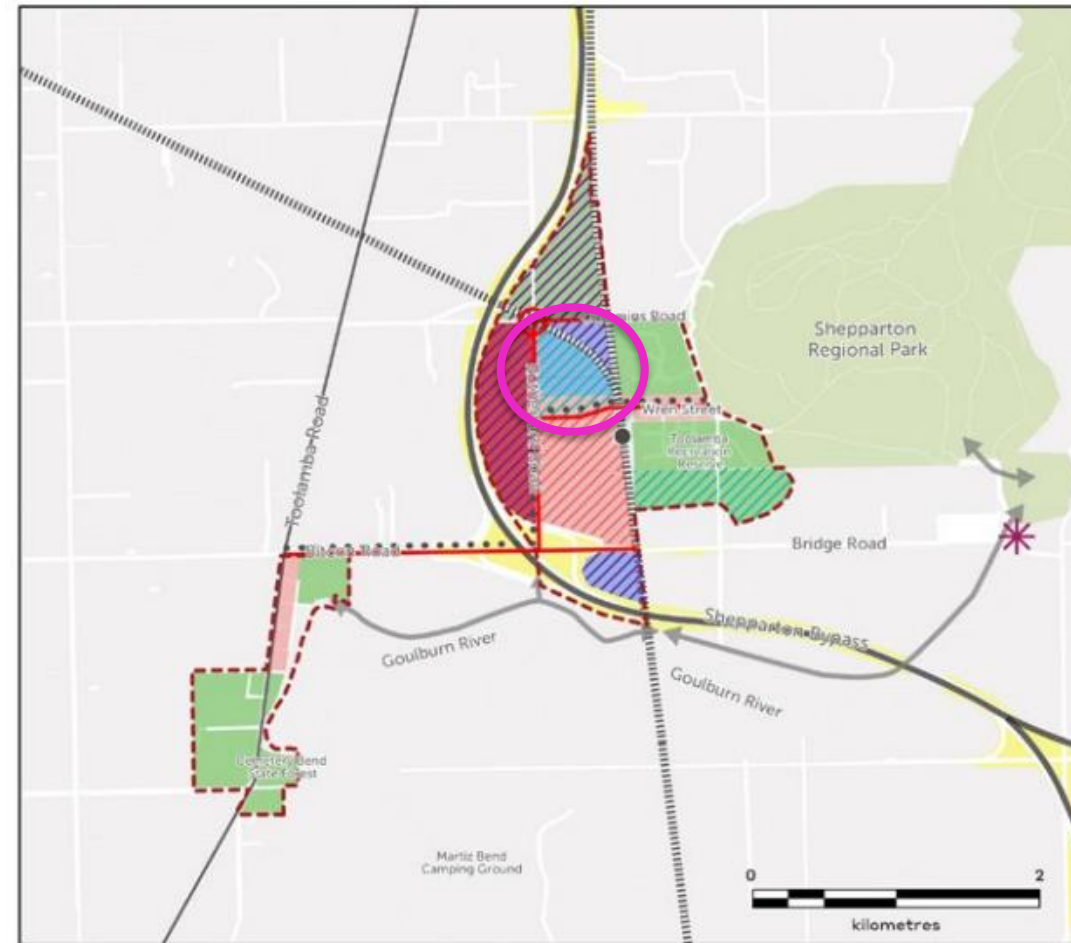


LOCATION OF SUBJECT SITE



GROWTH PLAN

- Medium Term Moderate Density (2,000m² to 4,000m² lots).
- All new development west of the railway line must connect to reticulated sewer services once the infrastructure is in place.
- However, where reticulated sewer services are not available, development must be subject to a LCA.



Legend

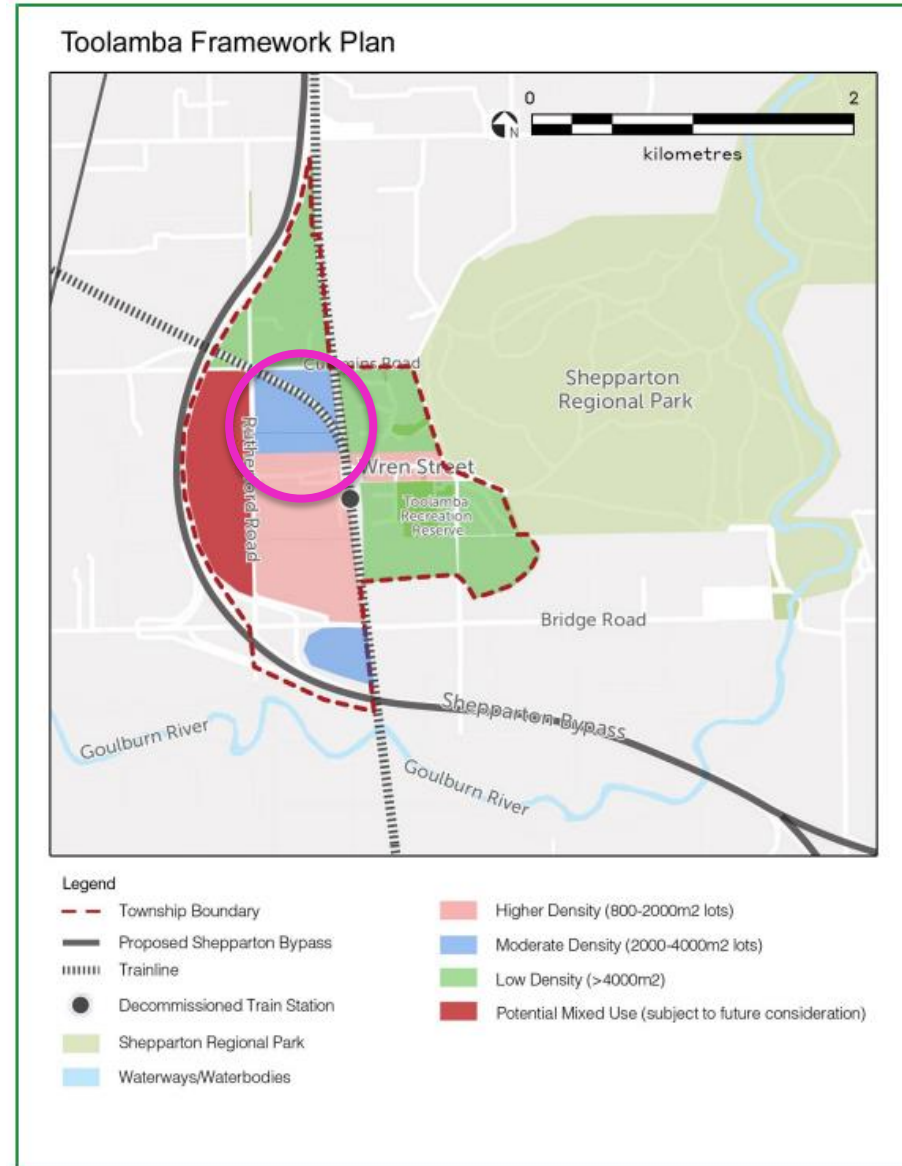
- Township Boundary
- Proposed Shepparton Bypass
- Trainline
- Decommissioned Train Station
- Shepparton Regional Park

- Higher Density (800-2000m² lots)
- Moderate Density (2000-4000m² lots)
- Low Density (>4000m²)
- Potential Mixed Use (Subject to future consideration)
- Short-term Growth
- Medium-term Growth
- Long-term Growth

- Public Acquisition Overlay
- Road Upgrades
- Intersection Upgrade
- Walking/Cycling Path Upgrades
- Indicative Walking Trail
- Potential New Bridge

EXHIBITED FRAMEWORK PLAN (CLAUSE 21.04)

- Moderate Density (2,000m² to 4,000m² lots).
- No designation of timelines/sequencing for growth/ development.
- The amended Clause 21.04 acknowledges in the absence of reticulated sewer, future residential development be subject to a LCA.



SUITABLE FOR RESIDENTIAL DEVELOPMENT

- Site is strategically located adjoining the town.
- Future development can integrate into existing development along Wren Street.
- Specialist assessments for LCA, ecology and land contamination found no impediments to residential development.
- Development will meet the short term housing needs.
- The site will provide another growth front option to Toolamba rather than relying upon only one development and one growth front.

PREFERRED DEVELOPMENT

- Indicative layout.
- Approx 50 lots of 3,000m² +
- Supported by LCA in absence of reticulated sewer services.
- Reflects community aspirations and valued character.
- Will meet the short-term need for housing.
- Provides another growth front option to Toolamba.
- Will offer the residential market a point of difference to that proposed by C168.
- If reticulated sewer not available this is a feasible development.



COMMENTS ON RETIC. SEWER SERVICES

- Prior to the Panel Hearing there were many uncertainties regarding connection to reticulated sewer services.
- It is Council's intention for the services to cater for the whole town.
- It is now understood the proposed PSP SPS may include our site.
- If so, the preference is to apportion costs between developers.
- This needs to be investigated further between consultants and GVW, including depth constraints and location of the SPS.
- Still uncertainty re: timing and connection of the whole catchment and whether this has implications on development.

DEVELOPMENT OPTION IF MUST CONNECT

If connection to reticulated sewer services is required, the following option is requested.

- 50% for Higher Density (lots 800m² to 2,000m²) north of Wren Street, consistent with the proposed Clause 21.04
“...so conventional density development will be limited and focused on land in proximity to Wren Street.”
- 50% for Moderate Density (lots 2,000m² to 4,000m²), further north also consistent with the proposed Clause 21.04
“....A mix of high, medium and low density development areas is expected to accommodate potential housing demand while retaining the township’s character and amenity.”



CONCLUSION

- The site is suitable for residential growth.
- Preferred development option is for low density development.
- If the site must connect to reticulated sewer services, the preferred 50 lot development is not feasible.
- A feasible option is to increase lot yield.
- To allow the flexibility for either option, it is requested the Framework Plan be amended to allow the site to be developed with 50% Higher Density and 50% Moderate Density Lots.
- It is further requested the development of subject site be facilitated in the Short Term to provide more than one growth front for Toolamba.

THANK YOU

