City of Greater Geelong, Statutory Planning - Date Received 27/04/2026

Clause 56 Assessment – 16-59 Lots

Multi-Lot Subdivision
10 & 20 Bath Street, Lara

CLAUSE	COMMENT
56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE	Complies – Refer to the attached Feature Survey Plan and design response documentation
56.02-1 STRATEGIC IMPLEMENTATION OBJECTIVE To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme.	Complies – Refer to Section 10 of the attached Planning Report for further details.
56.03-4 BUILT ENVIRONMENT OBJECTIVE To create urban places with identity and character.	Complies – The development will be similar in style and appearance to other recently subdivided parcels within the vicinity. The development will provide for made road, kerb and channel, footpaths and underground power.
56.04-1 LOT DIVERSITY AND DISTRIBUTION OBJECTIVES To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services. To provide higher housing densities within walking distance of neighbourhood centres. To achieve increased housing densities in designated growth areas. To provide a range of lot sizes to suit a variety of dwelling and household types.	Complies – Lot sizes vary providing housing diversity and choice. Lots are appropriately orientated and are of adequate size to allow for the construction of dwellings and associated outbuildings. Lots are reasonably accessible to all required facilities such as public transport, neighbourhood centres and the like.
56.04-2 LOT AREA AND BUILDING ENVELOPES OBJECTIVE To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.	Complies – Lots range in area from 306m^2 to 588m^2 and are suitably dimensioned to allow for the construction of future dwellings. Refer Indicative Building Envelope Plan for further details.
56.04-3 SOLAR ORIENTATION OF LOTS OBJECTIVE To provide good solar orientation of lots and solar access for future dwellings.	Complies – Lots are appropriately orientated to maximise solar efficiency.

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56.04-4 STREET ORIENTATION OBJECTIVE To provide a lot layout that contributes to community social interaction, personal safety and property security.	Complies – All lots will have frontage to a proposed new road or an existing road.
56.04-5 COMMON AREA OBJECTIVES To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.	N/A – There are no common areas proposed as part this subdivision.
56.05-1 INTEGRATED URBAN LANDSCAPE OBJECTIVES To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas. To incorporate natural and cultural features in the design of streets and public open space where appropriate. To protect and enhance native habitat and discourage the planting and spread of noxious weeds. To provide for integrated water management systems and contribute to drinking water conservation.	Complies – Street planting will be undertaken in accordance with current Council Policy using species native to the area which will be of appropriate height and width once mature.
56.05-2 PUBLIC OPEN SPACE PROVISION OBJECTIVES To provide a variety of open spaces with links to other open spaces and regional parks where possible. To ensure that public open space of appropriate quality and quantity is provided in convenient locations to meet the recreational and social needs of the community. To support active and healthy communities.	Complies – No Public Open Space will be provided within this development. The site has access to open space in the form of Lara Lake Reserve to east.

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56.06-2 WALKING AND CYCLING NETWORK OBJECTIVES To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution.	Complies – Provision has been made for road connections to existing and proposed road networks. Footpaths will be constructed, as required, in accordance with Council requirements and specifications.
56.06-4 NEIGHBOURHOOD STREET NETWORK OBJECTIVE To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.	Complies – Provision has been made for road connections to existing road networks. Footpaths will be constructed, as required, in accordance with Council requirements and specifications.
56.06-5 WALKING AND CYCLING NETWORK DETAIL OBJECTIVES To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities. To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.	Complies – Road pavements and footpaths will be constructed to Council's current standards in relation to width, materials and specifications in order that the facilities be safely used by pedestrians and cyclists.
56.06-6 PUBLIC TRANSPORT NETWORK DETAIL OBJECTIVES To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users. To provide public transport stops that are accessible to people with disabilities.	Complies – It is not envisaged that public transport in the form of buses will use the proposed new roads. Access to public transport in the form of a bus service is available in Bath Street itself, with a bus stop situated 40 metres to the south of the site.
56.06-7 NEIGHBOURHOOD STREET NETWORK DETAIL OBJECTIVE To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.	Complies – The new road will be designed in accordance with Council's requirements as contained in this Clause with kerb and channel and footpaths as required.

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56.06-8 LOT ACCESS OBJECTIVE To provide for safe vehicle access between roads and lots.	Complies – All lots will be provided with vehicle crossovers to Council's required specifications.
56.07-1 DRINKING WATER SUPPLY OBJECTIVES To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.	Complies – Water supply will be provided to the requirements of the relevant Water Authority.
56.07-2 REUSED AND RECYCLED WATER OBJECTIVE To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.	N/A – The use of recycled water is not proposed as part of this development.
56.07-3 WASTE WATER MANAGEMENT OBJECTIVE To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.	Complies – The site will be connected to a reticulated waste water system to the requirements of the relevant Water Authority.
56.07-4 STORMWATER MANAGEMENT OBJECTIVES To minimise damage to properties and inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater. To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.	Complies – Site drainage will be consistent with current best practice design principles to reduce stormwater runoff from the sites. Assessments have been undertaken by Venant Solutions and Loetis to ascertain the appropriateness of the stormwater and drainage proposed for the site. Refer Attachment 6 for further details.

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56.08-1 SITE MANAGEMENT OBJECTIVES To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the reuse of materials from the site and recycled materials in the construction of subdivisions where practical.	Complies – Appropriate measures will be undertaken during construction works to ensure that the site and surrounding area, including drainage infrastructure and receiving waters, are protected from degradation, sedimentation and contamination to Council's satisfaction. Materials will be reused and recycled where appropriate.
56.09-1 SHARED TRENCHING OBJECTIVES To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves.	Complies – Trenching will be shared where possible.
56.09-2 ELECTRICITY AND TELECOMMUNICATIONS OBJECTIVES To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.	Complies – The lots will be connected to electricity and telecommunications in accordance with the relevant requirements of the supply/servicing agency.
56.09-3 FIRE HYDRANTS OBJECTIVE To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.	Complies – Fire hydrant/s will be provided to the requirements as specified by the CFA.
56.09-4 PUBLIC LIGHTING OBJECTIVE To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians with a sense of personal safety at night. To contribute to reducing greenhouse gas emissions and to saving energy.	Complies – Street lighting will be provided to the relevant Council specifications.