

Clause 56 Residential Subdivision Report, 267 Torquay Road Grovedale

(4 Lots)

The development of 4 dwellings is sought to be subdivided into individual lots for each dwelling. Refer to the proposed sub-division plan.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To create liveable and sustainable neighbourhoods and urban places with character and identity.

To achieve residential subdivision outcomes that appropriately respond to the site and its context for:

- Metropolitan Melbourne growth areas
- Infill sites within established residential areas
- Regional cities and towns

To ensure residential subdivision design appropriately provides for:

- Policy implementation
- Liveable and sustainable communities
- Residential lot design
- Urban landscape
- Access and mobility management

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- Integrated water management
- Site management
- Utilities

Pursuant to Clause 32.08-2 of the General Residential Zone an application for subdivision must meet the applicable requirements of Clause 56 of the Planning Scheme and: Must meet all of the objectives and should meet all of the standards.

GRZ – General Residential Zone

Objectives and Standards:

3 – 15 lots All except clauses 56.02-1, 56.03-1 to 56.03-4, 56.03-5 (unless the land is in the Neighbourhood Character Overlay), 56.05-2, 56.06-1, 56.06-3 and 56.06-6.

CLAUSE 56 ASSESSMENT

Refer to the development application written report and plans for all site context and design response. The development of the 4 dwellings is detailed within the plan set, with proposed subdivision of that dwelling and site layout being sought to match the proposed development.

LOT DESIGN				
56.04-1 Lot Diversity and Distribution <i>Does not apply to 2 lot subdivision</i>	Met ?	Standard C7	Met ?	Comments
<i>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services</i>	Yes	<i>A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.</i>	Yes	The proposal is located in an existing built-up area of dense residential area adjacent transport zones and existing public transport routes. Footpaths and electronic safety crossings are existing to the immediate area.
<i>To provide higher housing densities within walking distance of activity centres.</i>	Yes	<i>Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.</i>	Yes	4 Lot sizes match the development plan layout of dwellings to the low rise code. Refer Plan Set
<i>To achieve increased housing densities in designated growth areas.</i>	Yes	<i>A range and mix of lot sizes should be provided including lots suitable for the development of:</i> • <i>Single dwellings</i> • <i>Two dwellings or more.</i>	Yes	4 Lot sizes match the development plan layout of dwellings to the low rise code. Refer Plan Set

		• <i>Higher density housing.</i> • <i>Residential buildings and Retirement Villages</i>		
<i>To provide a range of lot sizes to suit a variety of dwelling and household types.</i>	Yes	<i>Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.</i>	Yes	4 Lot sizes match the development plan layout of dwellings to the low rise code. Refer Plan Set
		<i>Lots of 300sqm or less in area, lots suitable for development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.</i>	Yes	4 Lot sizes match the development plan layout of dwellings to the low rise code. Refer Plan Set

56.04-2 Lot Area and Building Envelopes	Met ?	Standard C8	Met ?	Comments
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.	Yes	An application to subdivide land that creates lots of less than 300sqm should be accompanied by information that shows: • That the lots are consistent or contain a building envelope that is consistent with a development approved under this scheme, or • That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.	Yes	4 Lot sizes match the development plan layout of dwellings to the low rise code. Refer Plan Set
		Lots of between 300sqm and 500sqm should: • Contain a building envelope that is consistent with a development of the lot approved under this scheme, or • If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10m x 15m, or 9m x 15m if	N/A	

		<i>a boundary wall is nominated as part of the building envelope</i>		
		<i>If lots of between 300sqm and 500sqm are proposed to contain buildings that are built to the boundary, the long axis of the lots should be within 30°E and 20°W of N unless there are significant physical constraints that make this difficult to achieve.</i>	N/A	
		<i>Lots greater than 500sqm in area should be able to contain a rectangle measuring 10m x 15m, and may contain a building envelope.</i>	N/A	
		<i>A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</i> <i>• The objectives of the relevant standard are met, and</i> <i>• The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act</i>	Yes	4 Lot sizes match the development plan layout of dwellings to the low rise code. Refer Plan Set

		<i>1988, or is specified as a covenant in an agreement under Section 173 of the Act.</i>		
		<i>Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:</i> <i>The building envelope must meet Standards A10 and A11 and Clause 54 in relation to the adjoining lot, and</i> <i>The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement.</i>	Yes	4 Lot sizes match the development plan layout of dwellings to the low rise code. Refer Plan Set
		<i>Lot dimensions and building envelopes should protect:</i> <i>Solar access for future dwellings and support the siting and design of dwellings that achieve the energy</i>	Yes	4 Lot sizes match the development plan layout of dwellings to the low rise code. Refer Plan Set

		<i>rating requirements of the Building Regulations.</i> • <i>Existing or proposed easements on lots.</i> • <i>Significant vegetation and site features.</i>		
56.04-3 Solar Orientation	Met ?	Standard C9	Met ?	Comments
<i>To provide good solar orientation of lots and solar access for future dwellings</i>	Yes	<i>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</i>	Yes	4 Lot sizes match the development plan layout of dwellings to the low rise code. Refer Plan Set
		<i>Lots have appropriate solar orientation when:</i> • <i>The long axes of lots are within the range N20°W to N30°E, or E20°N to E30°S.</i> • <i>Lots between 300sqm and 500sqm are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within N20°W to N30°E.</i>	N/A	4 Lot sizes match the development plan layout of dwellings to the low rise code. Refer Plan Set

		• <i>Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.</i>		
56.04-4 Street Orientation <i>Does not apply to 2 lot subdivision</i>	Met ?	Standard C10	Met ?	Comments
<i>To provide a lot layout that contributes to community social interaction, person safety and property security.</i>	Yes	<i>Subdivision should increase visibility and surveillance by:</i> • <i>Ensuring lots front all roads and streets and avoid the side and rear lots being orientated to connector streets and arterial roads.</i> • <i>Providing lots of 300sqm or less in area and lots for 2 or more dwellings around activity centres and public open space.</i> • <i>Ensuring streets and houses look onto public open space and avoiding</i>	Yes	Complies – Refer Plan Set. All lots face a street with a dwelling looking onto public space.

		<i>sides and rears of lot along public open space boundaries.</i>		
56.04-5 Common Area	Met ?	Standard C11	Met ?	Comments
<i>To identify common areas and the purpose for which the area is commonly held.</i>	N/A	<i>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</i>	N/A	No common area proposed Refer Plan Set
<i>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</i>	N/A	<i>The common area to be owned by the body corporate, including any streets and open space.</i> <i>The reasons why the area should be commonly held.</i> <i>Lots participating in the body corporate.</i>		
<i>To maintain direct public access throughout the neighbourhood street network.</i>	N/A	<i>The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.</i>		

URBAN LANDSCAPE				
56.05-1 Integrated Urban Landscape <i>Does not apply to 2 lot subdivision</i>	Met ?	Standard C12	Met ?	Comments
<i>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.</i>	N/A	<i>An application for subdivision that creates streets or public open space should be accompanied by a landscape design.</i>	N/A	No streets or public open space is being created. Refer Plan Set Infill Development is proposed to the existing built up area.

<i>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</i>	N/A	<i>The landscape design should:</i> • <i>Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme.</i> • <i>Create attractive landscapes that visually emphasise streets and public spaces.</i> • <i>Respond to the site and context description for the site and surrounding area.</i> • <i>Maintain significant vegetation where possible within an urban context.</i>	N/A	No streets or public open space is being created. Refer Plan Set Infill Development is proposed to the existing built up area.
<i>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</i>	N/A	• <i>Take account of the physical features of the land including landform, soil and climate.</i> • <i>Protect and enhance any significant natural and cultural features.</i> • <i>Protect and link areas of significant local habitat where appropriate.</i>		

		• <i>Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space.</i> • <i>Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread to the surrounding environment.</i> • <i>Ensure landscaping supports surveillance and provides shade in streets, parks and public open space.</i> • <i>Develop appropriate landscape for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.</i>		
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		• Provide for walking and cycling networks that link with community facilities. • Provide appropriate pathways, signage, fencing, public lighting and street furniture. • Create low maintenance, durable landscapes that are capable of a long life.		
To provide integrated water management systems and contribute to drinking water conservation.	N/A	The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.	N/A	

ACCESS AND MOBILITY MANAGEMENT				
56.06-2 Walking and Cycling Network <i>Does not apply to 2 lot subdivision</i>	Met ?	Standard C15	Met ?	Comments

<i>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</i>	N/A	<i>The walking and cycling network should be designed to:</i> <i>Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.</i> <i>Link to any existing pedestrian and cycling networks.</i>	N/A	No walking and cycling network or streets or public open space is being created. Refer Plan Set Infill Development utilises and makes use of the existing surrounding pedestrian and cycle networks within the existing built-up area as infill development
<i>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</i>	N/A	<i>Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.</i> <i>Provide an interconnected and continuous network of safe and efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhoods streets and regional public open spaces.</i>		
<i>To reduce car use, greenhouse gas emissions and air pollution.</i>	N/A	<i>Provide direct cycling routes for regional journeys to major activity centres, community facilities, public</i>		

		<i>transport and other regional activities and for regional recreational cycling.</i> • <i>Ensure safe street and road crossings including the provision for traffic controls where required.</i> • <i>Provide an appropriate level of priority for pedestrians and cyclists.</i> • <i>Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night.</i> • <i>Be accessible to people with disabilities.</i>		
56.06-4 Neighbourhood Street Network <i>Does not apply to 2 lot subdivision</i>	Met ?	Standard C17	Met ?	Comments
<i>To provide for direct, safe and easy movement through and</i>	N/A	<i>The neighbourhood street network must:</i> • <i>Take account of the existing mobility network of arterial roads,</i>	N/A	Refer Plan Set Infill Development utilises and makes use of the existing surrounding built-up area

<i>between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</i>		<i>neighbourhood streets, cycle paths, footpaths and public transport routes.</i> <i>• Provide clear physical distinctions between arterial roads and neighbourhood street types.</i> <i>• Comply with the Roads Corporation's arterial road access management policies.</i> <i>• Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.</i> <i>• Provide safe and efficient access to activity centres for commercial and freight vehicles.</i> <i>• Provide safe and efficient access to all lots for service and emergency vehicles.</i> <i>• Provide safe movement for all vehicles.</i>		
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		• <i>Incorporate any necessary traffic control measures and traffic management infrastructure.</i>		
		<i>The neighbourhood street network should be designed to:</i> • <i>Implement any relevant transport strategy, plan or policy for the area set out in this scheme.</i> • <i>Include arterial roads at intervals of approximately 1.6km that have adequate reservation widths to accommodate long term movement demand.</i> • <i>Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.</i> • <i>Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.</i>	N/A	Refer Plan Set Infill Development utilises and makes use of the existing surrounding built-up area

		• <i>Provide and interconnected and continuous network of street within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.</i> • <i>Provide an appropriate level of local traffic dispersal.</i> • <i>Indicate the appropriate street type.</i> • <i>Provide a speed environment that is appropriate to the street type.</i> • <i>Provide a street environment that appropriately management movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).</i> • <i>Encourage appropriate sharing of access lanes and access places by pedestrians, cyclists and vehicles.</i> • <i>Minimise the provision of culs-de-sac.</i>		
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		• <i>Provide for service and emergency vehicles to safely turn at the end of a dead-end street.</i> • <i>Facilitate solar orientation of lots.</i> • <i>Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.</i> • <i>Contribute to the area's character and identity.</i> • <i>Take account of any identified significant features.</i>		
56.06-5 Walking and Cycling Network detail <i>Does not apply to 2 lot subdivision</i>	Met ?	Standard C18	Met ?	Comments
<i>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well</i>	N/A	<i>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</i> • <i>Be part of a comprehensive design of the road or street reservation.</i>	N/A	Refer Plan Set Infill Development utilises and makes use of the existing surrounding built-up area

<i>constructed and accessible for people with disabilities.</i>		• <i>Be continuous and connect.</i> • <i>Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.</i>		
<i>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</i>	N/A	• <i>Accommodate projected volumes and mix.</i> • <i>Meet the requirements of Table C1.</i> • <i>Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.</i> • <i>Provide appropriate signage.</i> • <i>Be constructed to allow access to lots without damage to footpath or shared path surfaces.</i> • <i>Be constructed with a durable, non-skid surface.</i>		

		• <i>Be of a quality and durability to ensure:</i> ▪ <i>Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.</i> ▪ <i>Discharge of urban run-off.</i> ▪ <i>Preservation of all weather access.</i> ▪ <i>Maintenance of a reasonable, comfortable riding quality.</i> ▪ <i>A minimum 20 year life space.</i> • <i>Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.</i>		
56.06-7 Neighbourhood Street Network Detail <i>Does not apply to 2 lot subdivision</i>	Met ?	Standard C20	Met ?	Comments

<i>To design and construct street carriageways and verges so that the street geometry and traffic speed provide an accessible and safe neighbourhood street system for all users.</i>	N/A	<i>The design of streets and roads should:</i> • <i>Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met.</i> • <i>Provide street blocks that are generally between 120m and 240m in length and generally between 60m and 120m in width to facilitate pedestrian movement and control traffic speed.</i> • <i>Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs.</i> • <i>Have street geometry appropriate to the street type and function, the physical land characteristics and</i>	N/A	Refer Plan Set Infill Development utilises and makes use of the existing surrounding built-up area
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		<i>achieve a safe environment for all users.</i> • <i>Provide a low-speed environment while allowing all road users to proceed without inconvenience or delay.</i> • <i>Provide a safe environment for all street users applying speed control measures where appropriate.</i> • <i>Ensure intersection layouts clearly indicate the travel path and priority movement for pedestrians, cyclists and vehicles.</i> • <i>Provide a minimum 5m by 5m corner splay at junctions with arterial roads and a minimum 3m by 3m corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.</i> • <i>Ensure street are sufficient strength to:</i> ▪ <i>Enable the carriage of vehicles.</i>		
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		▪ <i>Avoid damage by construction vehicles and equipment.</i> • <i>Ensure street pavements are of sufficient quality and durability for the:</i> ▪ <i>Safe passage of pedestrians, cyclists and vehicles.</i> ▪ <i>Discharge of urban run-off.</i> <i>Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.</i> • <i>Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.</i> • <i>Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.</i> • <i>Provide pavement edges, kerbs, channel and crossover details designed to:</i>		
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		▪ <i>Perform the required integrated water management functions.</i> ▪ <i>Delineate the edge of the carriageway for all street users.</i> ▪ <i>Provide efficient and comfortable access to abutting lots at appropriate locations.</i> ▪ <i>Contribute to streetscape design.</i> • <i>Provide for the safe and efficient collection of waste and recycling materials from lots.</i> • <i>Be accessible to people with disabilities.</i>		
	N/A	<i>A street detail plan should be prepared that shows, as appropriate:</i> • <i>The street hierarchy and typical cross-sections for all street types.</i> • <i>Location of carriageway pavement, parking, bus stops, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices.</i>	N/A	

		• <i>Water sensitive urban design features.</i> • <i>Location and species of proposed street trees and other vegetation.</i> • <i>Location of existing vegetation to be retained and proposed treatment to ensure its health.</i> • <i>Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.</i>		
56.06-8 Lot Access	Met ?	Standard C21	Met ?	Comments
<i>To provide for safe vehicle access between roads and lots.</i>	Yes	<i>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</i>	Yes	Refer Plan Set Felix street utilises existing cross overs reformed as new. Torquay Rd transport zone proposes 1 access crossover with development plan allowing safe forward vehicle entry and exit to Torquay Rd.
		<i>Vehicle access to lots of 300sqm or less in area and lots with frontage of 7.5m or</i>	N/A	Infill development is proposed of existing corner site. Refer Plan Set.

		<i>less should be provided via rear or side access lanes, places or streets.</i>		
		<i>The design and construction of a crossover should meet the requirements of the relevant road authority.</i>	Yes	Design and positions are proposed on the Plan Set, and would be constructed to relevant requirements.

INTEGRATED WATER MANAGEMENT				
56.07-1 Drinking Water Supply	Met ?	Standard C22	Met ?	Comments
<i>To reduce the use of drinking water</i>	Yes	<i>The supply of drinking water must be:</i> <i>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</i> <i>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority</i>	Yes	Existing Water is available to service all lots. Existing water connection to be disconnect and reconnect as required. Dwellings have water tanks for other uses to minimise drinking water usage. Refer Plan Set And STORM report
<i>To provide adequate, cost-effective supply of drinking water</i>	Yes			
56.07-2 Reused and Recycled Water	Met ?	Standard C23	Met ?	Comments

<i>To provide for the substitution of drinking water for non-drinking water purposes with reused and recycled water,</i>	N/A	<i>Reused and recycled water supply systems must be:</i> <i>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services.</i> <i>Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</i>	N/A	Refer Plan Set Infill Development utilises and makes use of the existing surrounding built-up area and services available
56.07-3 Waste Water Management	Met ?	Standard C24	Met ?	Comments
<i>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.</i>	Yes	<i>Waste water systems must be:</i> <i>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environmental Protection Authority.</i> <i>Consistent with any relevant approved domestic waste water management plan.</i>	Yes	All lots are designed to access existing surrounding infrastructure through proposed easements and the infill development design. Refer Plan Set

		<i>Reticulated waste water must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</i>	Yes	All lots are designed to access existing surrounding infrastructure through proposed easements and the infill development design. Refer Plan Set
56.07-4 Stormwater Management	Met ?	Standard C25	Met ?	Comments
<i>To minimise damage to properties and inconvenience to residents from stormwater.</i> <i>To ensure that the street operates adequately during major storm events and provides for public safety.</i> <i>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from</i>	N/A	<i>The urban stormwater management system must be:</i> <i>Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.</i> <i>Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.</i> <i>Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management</i>	N/A	Refer Plan Set Infill Development utilises and makes use of the existing surrounding built-up area and urban infrastructure Also Refer STORM report

<i>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.</i>	<i>Guidelines (Victorian Stormwater Committee, 1999).</i> • <i>Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.</i> • <i>Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</i> <i>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.</i> <i>For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard: Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. Ponding on roads should not occur for longer than 1 hour</i>	
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		<i>after the cessation of rainfall. For storm events greater than 20% AEP and up to and including 1% AEP standard:</i> <i>• Provision must be made for the safe and effective passage of stormwater flows.</i> <i>• All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.</i> <i>• Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second).</i> <i>The design of the local drainage network should:</i> <i>• Ensure stormwater is retarded to a standard required by the responsible drainage authority.</i>		
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		• <i>Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.</i> • <i>Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.</i> • <i>Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.</i>		
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		<i>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</i>		
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SITE MANAGEMENT				
56.08-1 Site Management	Met ?	Standard C26	Met ?	Comments
<i>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</i>	Yes	<i>A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing::</i> <i>Erosion and sedimentation.</i> <i>Dust</i> <i>Run-off</i> <i>Litter, concrete and other construction wastes.</i> <i>Chemical contamination.</i> <i>Vegetation and natural features planned for retention.</i>	Yes	Construction of the dwellings and services to utilise safety fencing of the site, existing stormwater points with filter system prior to entry of the LPOD and 'hay stack' run off perimeter points. Skip Bins would manage construction waste during construction. There are no vegetation features planned for retention.

<i>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</i>	Yes	<i>Recycled materials should be used for the construction of streets, shared paths and other infrastructure where practicable.</i>	Yes	Existing materials from site would be recycled on site where practical. Existing crossovers can be utilised during construction and new reinstated near completion of development
<i>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</i>	Yes			

UTILITIES				
56.09-1 Shared Trenching	Met ?	Standard C27	Met ?	Comments
<i>To maximise the opportunities for shared trenching.</i>	Yes	<i>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching</i>	Yes	Shared trenching will be used where possible. Shared easements are also proposed to facilitate shared trenching.

<i>To minimise constraints on landscaping within street reserves.</i>	Yes	<i>to minimise construction costs and land allocation for underground services.</i>		
56.09-2 Electricity, Telecommunications and Gas	Met ?	Standard C28	Met ?	Comments
<i>To provide public utilities to each lot in a timely, efficient and cost effective manner.</i> <i>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</i>	Yes	<i>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</i>	Yes	Existing electricity service to the site to be disconnected and re-established as for construction use. Individual dwellings to be supplied with new electricity connections to the requirements of the electricity authority / supply agency.
		<i>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</i>	Yes	Refer Plan Set House elevations show provisions for roof top solar positions

		<i>The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</i>	Yes	Existing NBN connection to be disconnected and redirected to link to all proposed dwellings to the requirements of the NBN
		<i>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</i>	N/A	No gas to be connected to new dwellings or is gas permissible to new builds
56.09-3 Fire Hydrants <i>Does not apply to 2 lot subdivision</i>	Met ?	Standard C29	Met ?	Comments

To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.	N/A	Fire hydrants should be provided: • A maximum distance of 120 metres from the rear of each lot. • No more than 200 metres apart	N/A	Refer Plan Set Infill Development utilises and makes use of the existing surrounding built-up area and infrastructure
		Hydrants and fire plugs must be compatible with the relevant fire service authority.		Refer Plan Set Infill Development utilises and makes use of the existing surrounding built-up area and infrastructure
56.09-4 Public Lighting Does not apply to 2 lot subdivision	Met ?	Standard C30	Met ?	Comments
To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.	N/A	Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.	N/A	Refer Plan Set Infill Development utilises and makes use of the existing surrounding built-up area and infrastructure
To provide pedestrians with a sense of personal safety at night.	N/A	Public lighting should be designed in accordance with relevant Australian Standards.	N/A	Refer Plan Set Infill Development utilises and makes use of the existing surrounding built-up area and infrastructure

<i>To contribute to reducing greenhouse emissions and to saving energy</i>	N/A	<i>Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.</i>	N/A	Refer Plan Set Infill Development utilises and makes use of the existing surrounding built-up area and infrastructure
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Thankyou