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TOWN PLANNING REPORT

Development of three dwellings and three lot subdivision

11 Bruce Street, Bell Park

3 June 2026

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File Name	Town Planning Report Development of three dwellings and three lot subdivision
Prepared By	Context Planning Pty Ltd
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Table of Contents

1	APPLICATION SUMMARY	3
2	INTRODUCTION	4
2.1	PURPOSE OF THIS REPORT	5
3	SITE ANALYSIS	6
3.1	SUBJECT SITE	6
4	THE PROPOSAL	9
5	PLANNING CONTROLS.....	11
5.1	GENERAL RESIDENTIAL ZONE	11
5.2	OVERLAYS.....	13
6	GENERAL AND PARTICULAR PROVISIONS	13
6.1	CLAUSE 52.06 – CAR PARKING	13
6.2	CLAUSE 52.37– CANOPY TREES	14
6.3	CLAUSE 55 – TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS.....	15
6.4	CLAUSE 56 – RESIDENTIAL SUBDIVISION	16
6.5	CLAUSE 65.02	17
7	PUBLIC NOTIFICATION	19
8	MUNICIPAL PLANNING STRATEGY AND PLANNING POLICY FRAMEWORK	19
8.1	VISION FOR VICTORIA	19
	THE PEOPLE’S PANEL VISION FOR VICTORIA.....	19
8.2	MUNICIPAL PLANNING STRATEGY (MPS).....	20
8.3	PLANNING POLICY FRAMEWORK.....	21
9	ABORIGINAL HERITAGE	23
10	CONCLUSION	24

1

Application summary

Proposal	Development of three dwellings and three lot subdivision
Location	11 Bruce Street, Bell Park
Applicant	Context Planning Pty Ltd PO Box 787 Torquay Vic 3228
Zone	General Residential Zone – Schedule 4
Overlays	Nil
Existing use	Dwelling
Restrictions	Nil
Permit triggers	- Construction of more than one dwelling on a lot in the General Residential Zone - Subdivision of land in the General Residential Zone

2 Introduction

This report supports an application for the development of three dwellings and a three lot subdivision at 11 Bruce Street, Bell Park.

The well-located, 606 square metre lot is located within an Increased Housing Diversity Area and this application assists Council in achieving its vision for Increased Housing Diversity Areas, which seeks to evolve these areas of the municipality to support more intensive residential development.

The site is zoned General Residential Zone – Schedule 4. No overlays apply to the land.

We understand that a Planning Permit is required for this application under the following clauses:

- Clause 32.08-3 – Subdivision.
- Clause 32.08-7 – Construction of two or more dwellings on a lot.

However, we also understand that Council will consider and determine the permit triggers for this application.

As the redevelopment of the site provides a positive response to the Greater Geelong Planning Scheme, we recommend the issue of a Planning Permit in support of the application.

2.1 Purpose of this Report

The purpose of the report is to:

- Explain the proposal.
- Provide a written response to the planning permit triggers and explain how the proposal meets the purpose statement and relevant decision guidelines identified in the Greater Geelong Planning Scheme.
- Identify and consider any relevant general or particular provisions.
- Provide an assessment of the proposal against the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF) as relevant to this application.

This report demonstrates that the proposal will provide for an acceptable planning outcome for the land, having regard to the direction of planning policy and the permit triggers.

We recommend that the application is supported through the issue of a Planning Permit.

3

Site Analysis

3.1 Subject site

The subject site is addressed as 11 Bruce Street, Bell Park and consists of a single title known as Lot 2 on LP28033.

The regular, rectangular shaped site is located on the southern side of Bruce Street and has a total area of 606 square metres, with a frontage of 15.9 metres to Bruce Street. The site is situated between Almana Street to the east and McClelland Street to the west.

The site is developed with a single storey dwelling and outbuilding, consistent with development in the surrounding area. The site does not contain any canopy trees and there are no street trees in the road reserve in front of the site.

Vehicle access is provided along the site's western boundary and it has been established adjacent to a power pole located in the road reserve. The site can be further understood in the images below.



Aerial image of subject site

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Existing site development

The subject site is located in the General Residential Zone, as is all adjoining land. Surrounding land has been developed for residential purposes and generally contains single storey dwellings with minimal landscaping.



Surrounding development



Surrounding development

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As is anticipated by the planning provisions applying to the site and surrounding area, some lots are being converted to host higher density housing. An example of this can be seen to the north east of the site at 6 Bruce Street, and 13 and 13A Almana Street (below).



The site's Increased Housing Diversity Area classification reflects the fact that it is well serviced by community facilities, schools, recreational land, commercial services, and public transport.

4 The Proposal

This application seeks approval for the development of three single storey dwellings and a three lot subdivision.

The dwellings are designed to use the existing vehicle crossing, with vehicle access provided along the site's western boundary, consistent with the site's current arrangement.

The dwellings are setback 4 metres from the street and are offset from all property boundaries, except for the western wall of the garage provided for Dwelling 3. Each dwelling consists of open living, dining and kitchen areas, and two bedrooms, along with a bathroom. All dwellings are provided with a single garage, and all living areas have a direct connection to secluded private open space areas.

The proposed site layout can be seen in the image below.

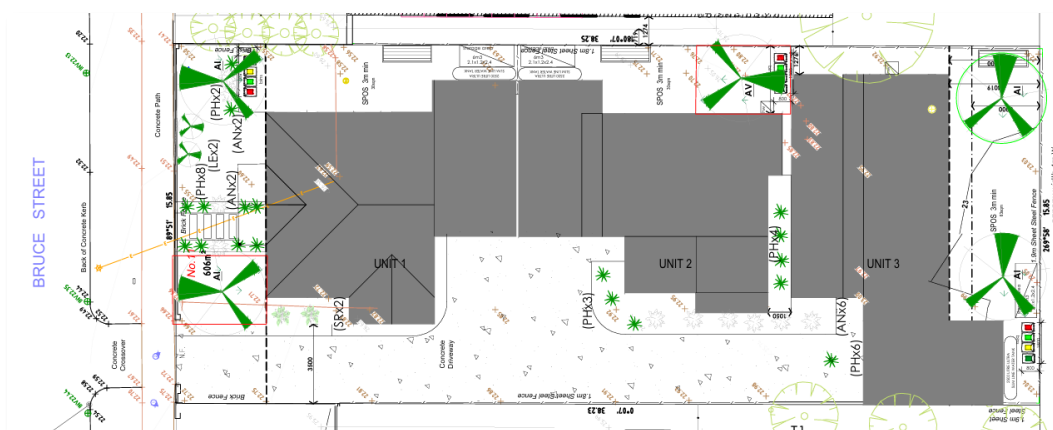


Site layout

The single storey dwellings are a simple, contemporary design and feature a mix of roof forms, including gables, hips, and skillion roof forms. The dwellings will be constructed primarily from Weathertext vertical cladding, and also feature face brick work, colorbond roofing and FC sheeting, as can be seen in the images below.

Architectural elevation drawing of a proposed building. The drawing shows a long, low-profile structure with multiple gabled roof sections. The building is divided into several sections with different materials and colors. The main body is green with vertical siding. The roof is dark grey. The gables are white. The building has several windows and doors. The drawing includes labels for various materials and colors, such as 'SELECTED COLOURBOND ROOFING AT 22.5°', 'SELECTED COLOURBOND GUTTER & FUSION', 'SELECTED COLOURBOND ROOFING AT 1°', 'SELECTED COLOURBOND ROOFING AT 18°', 'SELECTED WEATHER TEST ANTI-ALUMINUM', 'SELECTED ALUMINUM WINDOW', 'SELECTED DOUBLE-HUNG WINDOW', 'SELECTED ALUMINUM WINDOW', and 'SELECTED ALUMINUM WINDOW'. The drawing also includes a scale bar and a north arrow.

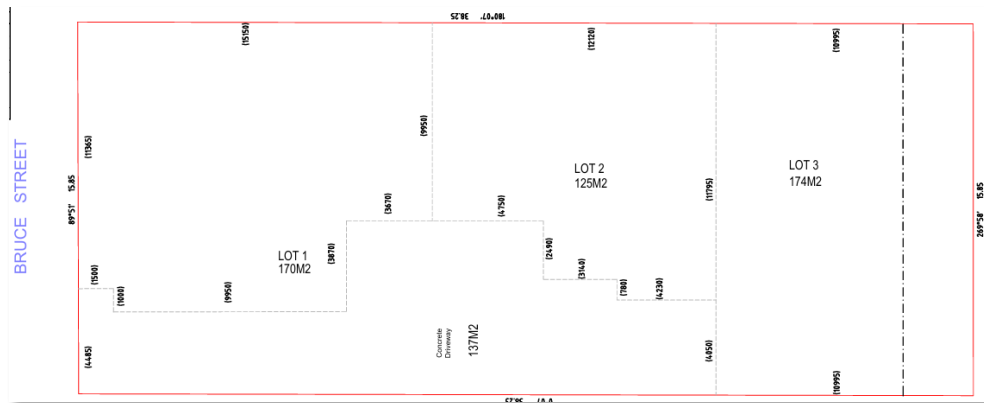
The development proposes the planting of five canopy trees and associated landscaping.



The proposed three lot subdivision sees each dwelling located on a separate lot, and the common accessway created as common property, as seen in the image below.

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Subdivision

5 Planning Controls

5.1 General Residential Zone

The subject site is located within the General Residential Zone – Schedule 4. The purpose of the General Zone is:

*To implement the Municipal Planning Strategy and the Planning Policy Framework.
To encourage development that is responsive to the neighbourhood character of the area.
To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Schedule 4 to the General Residential Zone applies to Urban Increased Housing Diversity Areas and it provides a number of variations to the Clause 55 standards.



Image 4 - Zone Map

5.1.1 Response to the General Residential Zone

Permit triggers

A Planning Permit is required under the zone to construct two or more dwellings on a lot and to subdivide land.

Response to the zone

This proposal is aligned with the built form objectives of the zone and the relevant decision guidelines as demonstrated in Section 9 of this report.

Garden area

The garden area requirements of Clause 32.08-4 are **not relevant** to the consideration of this application as the site is designated as a medium density housing site in an approved equivalent strategic plan, as it is included in an Increased Housing Diversity Area through policy document *City of Greater Geelong Housing Diversity Strategy, alpha Plan, David Lock and City of Greater Geelong, 2007*. The Increased Housing Diversity Areas contained within the Housing Diversity Strategy are now included in Clause 16.01-1L-02.

Amendment VC143, through its explanatory report, details that the exemption from the garden area is designed to *create exemptions where significant strategic planning has been undertaken and areas or sites have been identified for more intensive housing outcomes on smaller lots or designated medium density housing sites. This includes, precinct structure plans, incorporated plans and development plans.*

Numerous VCAT decisions have determined that the garden area requirements are not relevant in this type of situation including, for example, in *Barnes Capital Pty Ltd v Surf Coast Shire Council* where it was found that a Structure Plan, which is listed in the Planning Scheme as a reference/ policy document, and which was referenced in policy, is an approved equivalent strategic plan.

Clause 55

An assessment against the Standards of Clause 55 is included as an appendix to this report. The assessment demonstrates that this application complies with all of the Clause 55 standards.

Clause 56

An assessment against the standards of Clause 65 is included as an appendix to this report. This assessment demonstrates that this application complies with all of the Clause 56 standards.

Building height

The single storey scale of development complies with the maximum building height provisions of the zone.

5.2 Overlays

No overlays apply to the land.

6 General and Particular Provisions

6.1 Clause 52.06 – Car parking

The purpose of Clause 52.06 is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The site is subject to Category 1 and Category 2 controls, therefore the Category 2 controls apply, with Clause 52.06-5 detailing:

If the land is shown in two or more categories on the CPR maps, the car parking requirements for the higher category applies to all of the land.

Table 1 details the following car parking requirement for the use:

Table 1: Car parking requirement					
Land use	Measure	Category 1 (Minimum Requirement)	Category 2 (Minimum Requirement)	Category 3 (Minimum and Maximum Requirement)	Category 4 (Maximum Requirement)
Dwelling	To each dwelling	1.2	1	0 - minimum 2 - maximum	2

6.1.1

Response to Clause 52.06*Permit triggers*

A Planning Permit is not triggered by Clause 52.06, as the requirements of Table 1 are met with three car parking spaces provided on the land; one car parking space per dwelling.

Public notice

The application is required to be assessed against Clause 52.06-9, however there is no ability for objections to be lodged in relation to car parking and access design, as the design is required to be to the satisfaction of the Responsible Authority.

*Assessment*Design standards | Accessways

All accessways are at least 3 metres wide and include the required internal radius of at least 4 metres at changes in direction.

There is no requirement for vehicles to exit the site in a forward direction as the accessway does not serve four or more car parking spaces.

There is no requirement for a passing area as the accessway does not serve ten or more car parking spaces.

The corner splay requirements are met.

Design standards | Car parking spaces

The three car parking spaces which are provided are all within garaging, which meets the minimum dimension requirements of 6 metres in length and 3.5 metres in width.

Design standards | Gradients

The site has a gentle slope of less than 10% and accessway grades are therefore not steeper than 10%.

No ramps are provided.

It is demonstrated that this application complies with the relevant requirements of Clause 52.06-9 and the requirements of Table 1.

6.2

Clause 52.37– Canopy trees

The purpose of Clause 52.37 is:

To protect and enhance canopy tree cover to support greener and cooler residential areas.

To maximise the retention of existing canopy tree cover where no development is proposed.

To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.

To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.

To encourage canopy tree cover that is site and climate responsive and supports the local environment.

6.2.1 Response to Clause 52.37*Permit triggers*

A Planning Permit is not required under Clause 52.37 as there is no proposal to remove, destroy or lop a boundary canopy tree.

6.3 Clause 55 – Two or more dwellings on a lot and residential buildings

The purpose of Clause 55 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that responds to the site and the surrounding area.*

Operation

The provisions of this clause contain:

- *Objectives. An objective describes the outcome to be achieved in the completed development.*
- *Standards. A standard contains the requirements to meet the corresponding objective.*

If a zone or a schedule to a zone specifies a standard that modifies the standard set out in this clause, the modified standard in the zone or a schedule to the zone applies.

If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.

If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.

- *Decision guidelines. If a standard is not met, the decision guidelines set out the matters that the responsible authority must consider before deciding if the corresponding objective is met.*

Exemptions

Despite any other provision of this planning scheme, in determining applications to which this clause applies, the responsible authority is exempt from and is not required to consider:

- *The Municipal Planning Strategy and Planning Policy Framework, unless an applicable decision guideline specifies otherwise.*
- *The purpose or decision guidelines of the relevant zone, unless an applicable decision guideline specifies otherwise.*
- *The decision guidelines in Clause 65, unless an applicable decision guideline specifies otherwise.*

If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.

An application to which this clause applies is exempt from the requirements of:

- *Section 60(1)(b), (e), (f), (1A) and (1B) of the Act; and*
- *Section 84B(2)(b) to (jb) of the Act.*

6.3.1**Response to Clause 55**

The development complies with all of the standards of Clause 55 as detailed in the appendix.

Exemption from appeal

Given the compliance with all of the deemed to comply standards of Clause 55, this application is exempt from review, as detailed in Clause 32.08-13.

6.4**Clause 56 – Residential subdivision**

The purpose of Clause 56 is:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

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:

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- *Policy implementation.*
- *Liveable and sustainable communities.*
- *Residential lot design.*
- *Urban landscape.*
- *Access and mobility management.*
- *Integrated water management.*
- *Site management.*
- *Utilities.*

Operation

The provisions of this clause contain:

- *Objectives. An objective describes the desired outcome to be achieved in the completed subdivision.*
- *Standards. A standard contains the requirements to meet the objective.*

A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered

6.4.1 Response to Clause 56

The development complies with all of the required standards of Clause 56 as detailed in the appendix.

6.5 Clause 65.02

Approval of an application to subdivide land includes the following includes the following matters which are relevant to the consideration of this application.

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The density of the proposed development.*
- *The area and dimensions of each lot in the subdivision.*
- *The provision of off-street parking.*
- *The provision and location of common property.*
- *The functions of any owners corporation.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity, and, where the subdivision is not a residential subdivision, gas.*

6.5.1 Response to Clause 65.02

Given the provisions of the Greater Geelong Planning Scheme, Clause 65.01 is not a relevant consideration for this application. We provide a response to Clause 65.02 given that this application proposes a concurrent development and subdivision.

The proposed subdivision is linked to the development of the land, with the three dwellings designed to comply with Clause 55 and therefore provide an appropriate response to neighbourhood character to the extent that it is required to be considered. As such, it is demonstrated that the land is suitable for subdivision and the dimensions and areas of each lot are appropriate.

Each lot will be provided with a dwelling which is provided with a car parking space within garage, consistent with the requirements of the planning scheme.

The common property area which has nominated is clearly delineated and will be easily managed by future owners.

The subdivision, and associated development, makes good use of the existing infrastructure which is available to the site. As the site is located in an area nominated for increased housing diversity and density, it is clear that the creation of additional lots in this area is supported by the planning scheme.

It is demonstrated that this application **provides an acceptable outcome** when considered against the relevant decision guidelines of Clause 65.02.

7 Public notification

As detailed above, this application is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Many planning permit triggers in Victoria's planning schemes include exemptions from third party notice and review rights, meaning those permit triggers do not need to be notified and third parties do not have the right to appeal the decision. It is important to note that the following elements of this application are exempt from notice and review:

- Clause 52.06-9.

We highlight this for information during any public notification process to ensure an awareness that objections cannot be considered where they relate to the exemptions from notice identified above. Any objections lodged in relation to these issues have no standing.

The *Planning and Environment Act 1987* requires Council to consider all objections which it has received, before making its decision. However, where the Act or the Planning Scheme does not require notice, Council is not required to consider an objection received on that matter.

8 Municipal Planning Strategy and Planning Policy Framework

8.1 Vision for Victoria

The People's Panel vision for Victoria

By 2050 Victoria will be a vibrant, accessible and connected community, valued for its diverse cultures, sustainable environmental practices and respect for the First Peoples of Victoria.

Building a state which provides choices and opportunities for current and future generations of Victorians in quality housing, transport, employment, environment and connectivity, will require input from community, government, local businesses and industry alike.

We will create a society that caters to the unique needs of all Victorians, nurturing individual health through physical and cultural recreation.

8.2 Municipal Planning Strategy (MPS)

The most relevant sections of the MPS are included below.

Clause 02.01 – Context

The City of Greater Geelong is Victoria's largest regional municipality. Located 75 kilometres south west of Melbourne, the municipality covers an area of 1247 square kilometres comprising suburban, coastal, and country areas. Greater Geelong is bounded by the Moorabool Shire in the north, Wyndham City Council and the Borough of Queenscliffe in the east, Surf Coast Shire and Golden Plains Shire in the west, and Bass Strait to the south.

Geelong is the largest regional city in Victoria and the primary service and employment hub for the G21 Geelong Region Alliance.

Clause 02.02 – Vision

Council's overarching vision for Greater Geelong is:

Geelong, coast, country and suburbs, is the best place to live through prosperity and cohesive communities in an exceptional environment.

Clause 02.03-1 – Settlement

Geelong is expected to grow by an additional 152,000 people by 2036 based on an average annual growth rate of 2.5 per cent. This growth will create demand for over 73,400 additional dwellings which can be met under the City's identified planned growth. While the City is keen to take advantage of Geelong's proximity to Melbourne it is important to the community that the unique identity and character of the municipality is retained.

Clause 02.03-5 – Built environment and sustainability

Geelong's sense of place and identity is valued by its community. Council seeks to balance growth in the municipality while maintaining its identity by identifying areas for varying levels of change and by balancing the need for conservation and renewal. Medium density housing can have a greater impact on neighbourhood character than traditional detached housing. As housing density intensifies, it is important that housing makes a positive contribution to the neighbourhood. The protection of amenity and facilitation of environmentally sustainable and healthy development that will benefit and improve the community's quality of life is at the forefront of Council's built environment goals.

Clause 02.03-6 – Housing

Strategic directions

- *Facilitate infill development to increase its housing supply contribution.*
- *Support residential development where the density, mass and scale is complementary to the location, role and character of the specific IHDA or housing change area identified in the Bellarine Peninsula Statement of Planning Policy (Victorian Government, 2023).*

8.3 Planning Policy Framework

The most relevant sections of the Planning Policy Framework (PPF) are included below

Clause 11.01-1R – Settlement - Geelong G21

Support the role of Central Geelong as a major regional city and revitalise and strengthen its role as Victoria's second city.

Clause 11.01-1S - Settlement

Objective

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Clause 15.01-3S – Subdivision design

Objective

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Clause 16.01-1L-02 – Increased housing diversity areas

Strategies

To evolve the character of Increased Housing Diversity Areas (IHDA) through more intensive development.

To support development that makes a positive architectural and urban design contribution to the IHDA.

To maintain streetscape character in heritage areas.

To promote pedestrian safety within the IHDA.

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Planning

Clause 02.03-1 identifies the importance of infill development to deliver the required housing, and this application will provide for two new lots in a well established residential area, making good use of hard and soft infrastructure, as is encouraged by policy. It will also assist in delivering housing choice, as encouraged by Clause 11.01-S.

Council has undertaken significant work to identify areas of the municipality which can accommodate more intensive development, and Clause 16.01-1L-02 sees the site located within an Increased Housing Diversity Area, specifically the Bell Park – Separation Street Housing Diversity Area. Policy seeks to evolve the characters of these areas through more intensive development, and the subdivision assists in achieving this outcome.

Clause 15.01-3S includes an objective to *ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods* and as this application is associated with the development of three dwellings on the lot, it ensures that a good urban design outcome is achieved with opportunities for passive surveillance, and a design response which fits in with the character of the area.

Ultimately, this application is consistent with Council's vision for the municipality, assisting in ensuring that Bell Park is a great place to live, providing for the housing needs of the community in a considered way, consistent with the People's Panel vision for Victoria.

9 Aboriginal Heritage

The *Aboriginal Heritage Regulations, 2007* which specify the circumstances in which a Cultural Heritage Management Plan (CHMP) is required for an activity or class of activity. Part 2 - Division 2 of the *Aboriginal Heritage Regulations 2007* specifies exempt activities which do not require a Cultural Heritage Management Plan.

A CHMP is not required for this application, as the site is not located within an area of Aboriginal cultural heritage significance.

10 Conclusion

This report demonstrates that an appropriate response to the requirements of the Greater Geelong Planning Scheme is achieved, confirming:

- The application, as it relates to subdivision, is supported by the MPS and PPF and is consistent with the People's Panel vision for Victoria.
- The three dwellings are designed to comply with all of the standards of Clause 55, ensuring an appropriate response to neighbourhood character, liveability, external amenity, and sustainability.
- The subdivision complies with all of the standards of Clause 56.
- The development provides for an appropriate number of car parking spaces, consistent with the requirements of the Planning Scheme, designed to comply with the requirements of Clause 52.06-9.
- An acceptable outcome is achieved.

We recommend that a Planning Permit is issued in support of the proposal.

Clause 55 Assessment | 11 Bruce Street, Bell Park

Clause 32.08-13 – Exemption from notice and review details that *an application under Clause 32.08-7 is exempt from the review rights of Section 82(1) of the Planning and Environment Act, 1987 if all the applicable standards under Clause 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 are met.*

These are known as ‘deemed to comply standards.’

Deemed to comply standards are highlighted in green. The development complies with all of the deemed to comply standards as detailed in this assessment, and is therefore exempt from review rights in relation to Clause 55 as detailed above.

Requirements

A development must meet all of the applicable objectives contained in this clause. If a development meets a standard:

- *The corresponding objective is deemed to be met;*
- *The responsible authority is not required to consider the corresponding decision guidelines.*

If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

Exemptions

Despite any other provision of this planning scheme, in determining applications to which this clause applies, the responsible authority is exempt from and is not required to consider:

- *The Municipal Planning Strategy and Planning Policy Framework, unless an applicable decision guideline specifies otherwise.*
- *The purpose or decision guidelines of the relevant zone, unless an applicable decision guideline specifies otherwise.*
- *The decision guidelines in Clause 65, unless an applicable decision guideline specifies otherwise. If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.*

If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.

Assessment

55.02 Neighbourhood character		
55.02-1 Street setback objectives	Standard B2-1	Assessment
To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.	Standard B2-1 In all other areas, the same distance as the lesser front wall setback of an existing building on the abutting allotments facing the front street or 4 metres, whichever is the lesser. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.	Complies Standard B2-1 requires a front setback of 4 metres and this is met. The porch projects 1.24 meters into the front setback area and it is not more than 3.6 metres in height and is an allowable encroachment.
55.02-2 Building height objective	Standard B2-2	Assessment
To ensure that the height of buildings respond to the existing or preferred neighbourhood character.	The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height does not exceed 10 metres.	Complies The new dwellings are single storey in scale with a maximum height of 4.605 metres.
55.02-3 Side and rear setbacks objective	Standard B2-3	Assessment
To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.	A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2. Standard B2-3 is met if the building is setback in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions: • B2-3.1: The building is setback at least 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. • B2-3.2:	Complies The setback requirements are met, with the smallest side setback being 1.276 metres for a 4.466 metre high wall

	If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks. Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.	
55.02-4 Walls on boundaries objective	Standard B2-4	Assessment
To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.	A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances: • 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or • The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200mm from a boundary. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	Complies The garage wall for Dwelling 3 has a maximum height of 2.713 metres, and a maximum length of 6 metres

55.02-5 Site coverage objective	Standard B2-5	Assessment								
To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.	Maximum site coverage 70 per cent	Complies Table B2-5 allows 70% site coverage, while the development proposes a site coverage of approximately 53%.								
55.02-6 Access objective	Standard B2-6	Assessment								
To ensure the number and design of vehicle crossovers responds to the neighbourhood character.	The width of accessways or car spaces (other than to a rear lane) does not exceed: 33 per cent of the street frontage; or 40 per cent of the street frontage if the width of the street frontage is less than 20 metres. The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased. The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.	Complies One single width accessway is provided, taking up 2.817 metres of the frontage, equating to 17% of the site frontage								
55.02-7 Tree canopy objectives	Standard B2-7	Assessment								
To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.	Provide a minimum canopy cover as specified in Table B2-7.1. <table><tr><th colspan="2">Table B2-7.1 Canopy cover</th></tr><tr><th>Site area</th><th>Canopy cover</th></tr><tr><td>1000 square metres or less</td><td>10% of site area</td></tr><tr><td>More than 1000 square metres</td><td>20% of site area</td></tr></table> Existing trees to be retained meet all of the following: - Has a height of at least 5 metres, - Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, - Has a trunk that is located at least 4 metres from proposed buildings. The minimum canopy cover is met using any combination of trees specified in Table B2-7.2. Existing trees that are retained can be used in calculating canopy cover. Provide at least one new or retained tree in the front setback and the rear setback. Trees are located in either: - An area of deep soil as specified in Table B2-7.2; or - A planter as specified in Table B2-7.2.	Table B2-7.1 Canopy cover		Site area	Canopy cover	1000 square metres or less	10% of site area	More than 1000 square metres	20% of site area	Complies The standard requires 60.6 square metres of tree canopy cover and this requirement is exceeded by the planting of five Type A trees, four Light Wood Trees and one Black She Oak, which results in 125.8 square metres of canopy coverage.
Table B2-7.1 Canopy cover										
Site area	Canopy cover									
1000 square metres or less	10% of site area									
More than 1000 square metres	20% of site area									

	Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.									
55.02-8 Front fences objective	Standard B2-8	Assessment								
To encourage front fence design that responds to the existing or preferred neighbourhood character.	A front fence within 3 metres of a street is: • The maximum height specified in a schedule to the zone, or • If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8. <table><tr><th colspan="2">Table B2-8 Maximum front fence height</th></tr><tr><th>Street context</th><th>Maximum front fence height</th></tr><tr><td>Streets in a Transport Zone 2</td><td>2 metres</td></tr><tr><td>Other streets</td><td>1.5 metres</td></tr></table>	Table B2-8 Maximum front fence height		Street context	Maximum front fence height	Streets in a Transport Zone 2	2 metres	Other streets	1.5 metres	Not applicable The existing fence is retained
Table B2-8 Maximum front fence height										
Street context	Maximum front fence height									
Streets in a Transport Zone 2	2 metres									
Other streets	1.5 metres									
55.03 Liveability										
55.03-1 Dwelling diversity objective	Standard B3-1	Assessment								
To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Developments include at least: • One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings. • One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. • One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.	Not applicable								
55.03-2 Parking location objective	Standard B3-2	Assessment								
To minimise the impact of vehicular noise within developments on residents.	Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: • 1.5 metres; or • If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or • 1 metre where window sills are at least 1.5 metres above ground level. This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.	Complies								
55.03-3 Street integration objective	Standard B3-3	Assessment								
To integrate the layout of development with the street to support the safety	Where a development fronts a street, a vehicle accessway or abuts public open space: • Passive surveillance is provided by a direct view from a balcony or a habitable room window to	Complies All entries to dwellings are provided with opportunities for the passive surveillance of								

and amenity of residents.	each street, vehicle accessway and public open space. The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency. Lighting is provided to all external accessways and paths. Mailboxes are provided for each dwelling and can be communally located.	the vehicle accessways/ street. The location of mailboxes is shown on plan, and site services only take up a small part of the site frontage
55.03-4 Entry objectives	Standard B3-4	Assessment
To provide each dwelling, apartment development or residential building with its own sense of identity. To provide entries with weather protection, safe design, natural light and ventilation.	Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings Each dwelling and each residential building has a ground level entry door that: - Has a direct line of sight from a street, accessway or shared walkway. - Is not accessed through a garage. - Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.	Complies Each dwelling has its own sense of identity, all have a direct line of sight to the street and are provided with porches which are a minimum of 1.2 metre by 1.2 metres, ie 1.44 square metres in area, the porch area for Dwelling 1 is larger
	Apartment development and residential building with a shared entry An apartment development and each residential building has: - A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway. - An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building. - Shared corridors and common areas have at least one source of natural light and natural ventilation.	Not applicable
55.03-5 Private open space objectives	Standard B3-5	Assessment
To provide adequate private open space for the reasonable recreation and	A dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:	Complies All dwellings have ground level secluded open space which is more than 20 square

service needs of residents.	- An area of 20 square metres of secluded private open space with a minimum dimension of 3 metres; or - An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or - A balcony with at least the area and dimensions specified in Table B3-5; or - An area on a roof of at least 10 square metres, with a dimension of 2 metres width. If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres. Where ground level private open space is provided an area for clothes drying is provided.	metres in area with a minimum dimension of at least 3 metres Clothes drying areas are nominated.																		
55.03-6 Solar access to open space objective	Standard B3-6	Assessment																		
To allow solar access into the secluded private open space of new dwellings and residential buildings.	The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.	Not applicable There is no north facing secluded private open space in the development																		
55.03-7 Functional layout objective	Standard B3-7	Assessment																		
To ensure dwellings provide functional areas that meet the needs of residents.	Bedrooms: - Meet the minimum internal room dimensions specified in Table B3-7.1; and - Provide an additional area of at least 0.8 square metres to accommodate a wardrobe. Table B3-7.1 Bedroom dimensions <table> <tr> <th>Bedroom type</th><th>Minimum width</th><th>Minimum depth</th></tr> <tr> <td>Main bedroom</td><td>3 metres</td><td>3.4 metres</td></tr> <tr> <td>All other bedrooms</td><td>3 metres</td><td>3 metres</td></tr> </table> Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2. Table B3-7.2 Living area dimensions <table> <tr> <th>Dwelling type</th><th>Minimum width</th><th>Minimum area</th></tr> <tr> <td>Studio and 1 bedroom dwelling</td><td>3.3 metres</td><td>10 metres</td></tr> <tr> <td>2 or more bedroom dwelling</td><td>3.6 metres</td><td>12 metres</td></tr> </table>	Bedroom type	Minimum width	Minimum depth	Main bedroom	3 metres	3.4 metres	All other bedrooms	3 metres	3 metres	Dwelling type	Minimum width	Minimum area	Studio and 1 bedroom dwelling	3.3 metres	10 metres	2 or more bedroom dwelling	3.6 metres	12 metres	Complies The main bedrooms are all at least 3 metres by 3.6 metres in dimension. All other bedrooms are at least 3m x 3m in dimension and all include built in wardrobes.
Bedroom type	Minimum width	Minimum depth																		
Main bedroom	3 metres	3.4 metres																		
All other bedrooms	3 metres	3 metres																		
Dwelling type	Minimum width	Minimum area																		
Studio and 1 bedroom dwelling	3.3 metres	10 metres																		
2 or more bedroom dwelling	3.6 metres	12 metres																		

55.03-8 Room depth objective	Standard B3-8	Assessment
To allow adequate daylight into single aspect habitable rooms.	The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: • The room combines the living area, dining area and kitchen; and • The kitchen is located furthest from the window; and • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and • An overhang extends no more than 2m beyond the window of the single aspect habitable room. In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.	Complies The standard allows for a room depth of 6.25 metres and all single aspect habitable rooms are less than this depth.
55.03-9 Daylight to new windows objective	Standard B3-9	Assessment
To allow adequate daylight into new habitable room windows.	Dwelling (other than a dwelling in or forming part of an apartment development) A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces: • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and • minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or • A verandah provided it is open for at least one third of its perimeter; or • A carport provided it has two or more open sides and is open for at least one third of its perimeter.	Complies All habitable rooms are provided with windows on external walls. The light court requirements are met for all rooms.
	Dwelling in or forming part of an apartment development A window in an external wall of the building is provided to all habitable rooms. Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the	Not applicable

	secondary area is to have: • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window. • A window clear to the sky.	
55.03-10 Natural ventilation objectives	Standard B3-10	Assessment
To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.	Dwelling (other than a dwelling in or forming part of an apartment development) Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	Complies All windows provided in the dwellings are openable windows, ensuring that breeze path requirements are met, this is demonstrated on the plans
	Dwelling in or forming part of an apartment development At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: A maximum breeze path through the dwelling of 18 metres. A minimum breeze path through the dwelling of 5 metres. Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	Not applicable
55.03-11 Storage objective	Standard B3-11	Assessment
To provide adequate storage facilities for each dwelling.	Dwelling (other than a dwelling in or forming part of an apartment development) Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.	Complies The dwellings are all provided with external storage sheds of at least 6 cubic metres in area.

	Dwelling in or forming part of an apartment development Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.	Not applicable
55.03-12 Accessibility for apartment developments objective	Standard B3-12	Assessment
To ensure the design of dwellings meets the needs of people with limited mobility.	At least 50 per cent of dwellings in or forming part of an apartment development have: • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. • A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom. • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.	Not applicable
55.04 External amenity		
55.04-1 Daylight to existing windows objective	Standard B4-1	Assessment
To allow adequate daylight into existing habitable room windows.	Buildings opposite an existing habitable room window provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. Walls or carports more than 3 metres in height opposite an existing habitable room window are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	Complies

55.04-2 Existing north-facing windows objective	Standard B4-2	Assessment
To allow adequate solar access to existing north-facing habitable room windows.	Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot: • A new building is to be set back from the boundary by at least 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. • This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. • For new buildings that meet the Standard B2-3.2 setback, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.	Not applicable
Clause 55.04-3 Overshadowing secluded open space objective	Standard B4-3	Assessment
To ensure buildings do not significantly overshadow existing secluded private open space.	The area of secluded private open space that is not overshadowed by the new development is greater than: • 50 per cent, or • 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.	Complies The shadow diagrams provided with the application demonstrate that the standard is met.

Clause 55.04-4 Overlooking objective	Standard B4-4	Assessment
To limit views into existing secluded private open space and habitable room windows.	In Clause 55.04-4 a habitable room does not include a bedroom. A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio: • Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or • Has sill heights of at least 1.7 metres above floor level; or • Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or • Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view are: • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio	Complies Boundary fencing is at least 1.8 metres high

	which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	
Clause 55.04-5 Internal views objective	Standard B4-5	Assessment
To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	In Clause 55.04-5 a habitable room does not include a bedroom. Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling: • Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or • Has a sill height of at least 1.7 metres above floor level; or • Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or • Has permanently fixed external screens to at least 1.7 metres above floor level; or. • Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. Direct views are measured at a height of 1.7 metres above floor level and within: • A 45 degree horizontal angle from the edge of the new window or balcony. • A 45 degree angle in the downward direction. Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.	Complies Internal fencing restricts views
55.05 Sustainability		
55.05-1 Permeability and stormwater management objective	Standard B5-1	Assessment
To reduce the impact of increased stormwater run-off on the drainage system and downstream	The site area covered by the pervious surfaces is at least 20 percent of the site. The development includes a stormwater management system designed to:	Complies The 20% requirement is met. A Blue Factor report is provided

waterways. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater. To contribute to urban cooling.	- Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: - Suspended solids 80% reduction in mean annual load. - Total phosphorus and Total Nitrogen 45% reduction in mean annual load. - Litter 70% reduction of mean annual load. Note: A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective- Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met. - Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.	demonstrating that the performance objectives for stormwater quality are met. A 2,500L tank is provided for each dwelling, with water to be used for toilet flushing, irrigation and laundry
55.05-2 Overshadowing domestic solar energy systems objective	Standard B5-2	Assessment
To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.	Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone. In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.	Complies The dwelling to the east includes north and east facing solar energy systems, and these are not impacted by the development. The development is setback from the eastern boundary in compliance with the requirements of the standard

55.05-3 Rooftop solar energy objective	Standard B5-3	Assessment
To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.	In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system. An area on the roof is capable of siting a rooftop solar energy area for each dwelling which: • Has a minimum dimension of 1.7 metres. • Has a minimum area in accordance with Table B5-3. • Is oriented to the north, west or east. • Is positioned on the top two thirds of a pitched roof. • Can be a contiguous area or multiple smaller areas. • Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.	Complies There are adequate appropriately oriented areas on the roof to accommodate a future solar energy facility, this is shown on the Solar Panel Plan.
55.05-4 Solar protection to new north-facing windows objective	Standard B5-4	Assessment
To encourage external shading of north facing windows to minimise summer heat gain.	North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.	Complies The plans show appropriately dimensioned shading devices for the north facing windows of Dwelling 1
55.05-5 Waste and energy recycling objectives	Standard B5-5	Assessment
To ensure dwellings are designed to facilitate waste recycling. To ensure that waste and recycling facilities are	Dwelling (other than a dwelling in or forming part of an apartment development) The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.	Complies Bin storage areas are shown on the plans, no shared facilities are proposed.

accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.	Table B5-5.1 Bin storage				Council’s waste collection service will be used.
	Type of bin storage area	Minimum area	Minimum depth	Minimum height	
	Individual bin storage area for a dwelling.	1.8 square metres	0.8 metre	1.8 metres	
To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.	Shared bin storage area for 3 dwellings or less.	5.4 square metres	0.8 metre	1.8 metres	
	Shared bin storage area for 4 or more dwellings.	1 square metre per dwelling plus 4 square metres	0.8 metre	1.8 metres	
	If the development includes a shared bin storage area: • The shared bin storage area: – Is located within 40 metres of a kerbside collection point. – Includes a tap for bin washing. • There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area. Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction. Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.				
	Dwelling in or forming part of an apartment development				Not applicable
	The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2.				
55.05-6 Noise impacts objective	Standard B5-6				Assessment
To minimise the impact of mechanical plant noise located in the development.	Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.				Complies

55.05-7 Energy efficiency for apartment developments objective	Standard B5-7	Assessment
To achieve energy efficient dwellings and buildings. To ensure dwellings achieve adequate thermal efficiency.	Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load.	Not applicable

CLAUSE 56 ASSESSMENT | 11 Bruce Street, Bell Park

LOT DESIGN			
56.04-1 Lot diversity and distribution	Standard C7	Complies	Comments
<i>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</i> <i>To provide higher housing densities within walking distance of activity centres.</i> <i>To achieve increased housing densities in designated growth areas.</i> <i>To provide a range of lot sizes to suit a variety of dwelling and household types.</i>	<i>A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.</i> <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> <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> <i>• Higher density housing.</i> <i>• Residential buildings and Retirement villages.</i> <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> <i>Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located</i>	Yes	Complies with standard The subdivision implements Council's vision for this increased housing diversity area, achieving a more intensive form of development, as directed by policy. This application seeks approval for a three lot subdivision and therefore there is limited ability to provide a wide range of lot sizes.

	<i>in and within 400 metres street walking distance of an activity centre</i>		
56.04-2 Lot area and building envelopes	Standard C8	Met?	Comments
<i>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.</i>	<i>An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</i> <i>That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or</i> <i>That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.</i>	Yes	Complies with standard Given that this is a combined development and subdivision application, it is demonstrated that the lot areas are sufficient to allow the siting and construction of a dwelling, solar access, private open space, vehicle access and parking for each lot.
	<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 rating requirements of the Building Regulations.</i> <i>Existing or proposed easements on lots.</i> <i>Significant vegetation and site features.</i>	Yes	
56.04-3 Solar Orientation	Standard C9	Met?	Comments
<i>To provide good solar orientation of lots and solar access for future dwellings</i>	<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	Complies with standard The development which is proposed includes good solar access for the dwellings proposed on each lot.
	<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</i>		

	<i>long axis of the lots should be within N20°W to N30°E.</i> <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 objective	Standard C10	Met?	Comments
<i>To provide a lot layout that contributes to community social interaction, personal safety and property security.</i>	<i>Subdivision should increase visibility and surveillance by:</i> <i>Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads.</i> <i>Providing lots of 300 square metres 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 sides and rears of lots along public open space boundaries.</i> <i>Providing roads and streets along public open space boundaries.</i>	Yes	Complies with standard As this is a combined subdivision and development application, Council can readily determine that all lots are designed to provide for safety and security and community interaction, with all dwellings having visibility to Bruce Street and the shared access arrangements
56.04-5 Common Area	Standard C11	Met?	Comments
<i>To identify common areas and the purpose for which the area is commonly held.</i>	<i>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</i> <i>The common area to be owned by the body corporate, including any streets and open space.</i>	Yes	The common property area extends over the shared access arrangements and the Plan of Subdivision will implement a Body Corporate
<i>To ensure the provision of common area is appropriate and that necessary management</i>			

arrangements are in place.	The reasons why the area should be commonly held.		
To maintain direct public access throughout the neighbourhood street network.	- Lots participating in the body corporate. - The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.		

URBAN LANDSCAPE			
56.05-1 Integrated urban landscape	Standard C12	Complies	Comments
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	An application for subdivision that creates streets or public open space should be accompanied by a landscape design. The landscape design should: - Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme. - Create attractive landscapes that visually emphasise streets and public open spaces. - Respond to the site and context description for the site and surrounding area. - Maintain significant vegetation where possible within an urban context. - Take account of the physical features of the land including landform, soil and climate. - Protect and enhance any significant natural and cultural features.	N/a	No new streets or public open space areas are proposed

<i>drinking water conservation.</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 into the surrounding environment.</i> • <i>Ensure landscaping supports surveillance and provides shade in streets, parks and public open space.</i> • <i>Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.</i> • <i>Provide for walking and cycling networks that link with community facilities.</i> • <i>Provide appropriate pathways, signage, fencing, public lighting and street furniture.</i> • <i>Create low maintenance, durable landscapes that are capable of a long life.</i> • <i>The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.</i>		
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ACCESS AND MOBILITY MANAGEMENT			
56.02-2 Walking and cycling network	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> <i>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</i> <i>To reduce car use, greenhouse gas emissions and air pollution.</i> No new streets or changes to the street network are proposed	<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> <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, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces.</i> <i>Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling.</i> <i>Ensure safe street and road crossings including the provision of 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>	N/a	

56.06-4 Neighbourhood street network	Standard C16	Met	Comments
<i>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.</i>	<i>The neighbourhood street network must:</i> <i>Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes.</i> <i>Provide clear physical distinctions between arterial roads and neighbourhood street types.</i> <i>Comply with the Head, Transport for Victoria'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> <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 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand.</i>	N/a	No changes are proposed to the street network

	• <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> • <i>Provide an interconnected and continuous network of streets 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 manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).</i> • <i>Encourage appropriate and safe pedestrian, cyclist and driver behaviour.</i> • <i>Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles.</i> • <i>Minimise the provision of culs-de-sac.</i> • <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>		
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	• <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	Standard C18	Met?	Comments
<i>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</i> <i>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</i>	<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> • <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>Accommodate projected user 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 the 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>	N/a	No changes are proposed to the street network

	○ <i>Maintenance of a reasonable, comfortable riding quality.</i> ○ <i>A minimum 20 year life span.</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	Standard C20	Met?	Comments
<i>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.</i>	<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 120 metres and 240 metres in length and generally between 60 metres to 120 metres 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 achieve a safe environment for all users.</i> • <i>Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay.</i> • <i>Provide a safe environment for all street users applying speed control measures where appropriate.</i>	N/a	No changes are proposed to the street network

	• <i>Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles.</i> • <i>Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.</i> • <i>Ensure streets are of sufficient strength to:</i> ○ <i>Enable the carriage of vehicles.</i> ○ <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> ○ <i>Perform the required integrated water management functions.</i>		
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	○ <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> • <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. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met.</i> <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, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices.</i> • <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>		
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	Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.		
56.06-8 Lot Access	Standard C21	Met?	Comments
<i>To provide for safe vehicle access between roads and lots.</i>	<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>	N/A	The site does not have a direct interface with an arterial road.
	<i>Vehicle access to lots of 300sqm or less in area and lots with frontage of 7.5m or less should be provided via rear or side access lanes, places or streets.</i>	Yes	Complies As approval is not sought for a vacant lot subdivision, Council will manage the lot access arrangements through the associated development application. We note that the application relies on the existing vehicle crossing and provides for safe vehicle access between Bruce Street and the lots
	<i>The design and construction of a crossover should meet the requirements of the relevant road authority.</i>	Yes	A Vehicle Crossing Permit will control this issue.

INTEGRATED WATER MANAGEMENT			
56.07-1 Drinking Water Supply	Standard C22	Met?	Comments
<i>To reduce the use of drinking water</i>	<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	Complies The site will be connected to available services as required by the relevant authority.
<i>To provide adequate, cost-effective supply of drinking water</i>			
56.07-2 Reused and Recycled Water	Standard C23	Met?	Comments
<i>To provide for the substitution of drinking water for non-drinking water purposes with reused and recycled water,</i>	<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>	Yes	Complies The site will be connected to available services as required by the relevant authority.
56.07-3 Waste Water Management	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>	<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	Complies The site will be connected to available services as required by the relevant authority.
	<i>Reticulated waste water must be provided to the boundary of all lots in the subdivision</i>	Yes	

	<i>where required by the relevant water authority.</i>		
56.07-4 Stormwater Management	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 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>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 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</i>	Yes	Complies The site will be connected to Council's drainage network. We anticipate that any particular design requirement for stormwater management will be identified by Council's Engineering Department and reflected by way of conditions on permit.

	<i>contained within the drainage system to the requirements of the relevant authority. Ponding on roads should not occur for longer than 1 hour 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 $daVave < 0.35 \text{ m}^2/\text{s}$ (where, da= average depth in metres and $Vave$= 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> <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</i>		
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	<i>maintenance responsibilities, requirements and costs.</i> <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	Standard C26	Met?	Comments
<i>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</i>	<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	Complies The construction phase will be managed to ensure that drainage infrastructure and receiving waters are protected from sedimentation and contamination, consistent with EPA Publication 1834.1, 12 September 2023.
<i>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</i> <i>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</i>	<i>Recycled materials should be used for the construction of streets, shared paths and other infrastructure where practicable.</i>	N/a	No new streets or other infrastructure proposed.

UTILITIES			
56.09-1 Shared Trenching	Standard C27	Met?	Comments
<i>To maximise the opportunities for shared trenching.</i>	<i>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</i>	Yes	Complies with standard Where available and possible, shared trenching for services will be applied.
<i>To minimise constraints on landscaping within street reserves.</i>			
56.09-2 Electricity, Telecommunications and Gas	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>	<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	Complies with standard The site will be connected to available services as required by the relevant authority.
	<i>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</i>	Yes	
	<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	
	<i>Where available, the reticulated gas supply system must be designed in accordance with</i>	Yes	

	<i>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>		
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