City of Greater Geelong, Statutory Planning - Date Received 11/9/2026

CLAUSE 56 ASSESSMENT | 39 Seaview Avenue and 36-38 Margate Street, Barwon Heads

LOT DESIGN			
56.04-2 Lot Area and Building Envelopes	**Standard C8**	**Met?**	**Comments**
To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.	*Lots of between 300sqm and 500sqm should:* • *Contain a building envelope that is consistent with a development of the lot approved under this scheme, or* • *If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10m x 15m, or 9m x15m if a boundary wall is nominated as part of the building envelope*	Yes	**Complies** This application includes the development of a dwelling on the land at 39 Seaview Avenue, demonstrating that the area and dimensions of the lot are sufficient to provide for the appropriate construction of a dwelling The land at 36-38 Margate Street is already developed with a dwelling and can readily accommodate a rectangle of 10m x 15m
	If lots of between 300sqm and 500sqm are proposed to contain buildings that are built to the boundary, the long axis of the lots should be within 30^0E and 20^0W of N unless there are significant physical constraints that make this difficult to achieve.	N/A	
	Lots greater than 500sqm in area should be able to contain a rectangle measuring 10m x 15m, and may contain a building envelope.	Yes	
	A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless: • *The objectives of the relevant standard are met, and* • *The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.*	N/A	

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	Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope: • *The building envelope must meet Standards A10 and A11 and Clause 54 in relation to the adjoining lot, and* • *The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement.*	N/A	
	Lot dimensions and building envelopes should protect: • *Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations.* • *Existing or proposed easements on lots.* • *Significant vegetation and site features.*	Yes	
56.04-5 Common Area	Standard C11	Met?	Comments
To identify common areas and the purpose for which the area is commonly held. *To ensure the provision of common area is appropriate and that necessary management arrangements are in place.* *To maintain direct public access throughout the neighbourhood street network.*	*An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:* • *The common area to be owned by the body corporate, including any streets and open space.* • *The reasons why the area should be commonly held.* • *Lots participating in the body corporate.* • *The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.*	N/A	No common property is proposed.

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ACCESS AND MOBILITY MANAGEMENT			
56.06-8 Lot Access	**Standard C21**	**Met?**	**Comments**
To provide for safe vehicle access between roads and lots.	*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.*	N/A	**Complies** The site does not have a direct interface with an arterial road.
	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.	N/A	Proposed lots exceed 300 square metres.
	The design and construction of a crossover should meet the requirements of the relevant road authority.	Yes	

INTEGRATED WATER MANAGEMENT			
56.07-4 Stormwater Management	***Standard C25***	**Met?**	**Comments**
To minimise damage to properties and inconvenience to residents from stormwater. *To ensure that the street operates adequately during major storm events and provides for public safety.*	*The urban stormwater management system must be:* • *Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.* • *Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.* • *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).* • *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*	Yes	**Complies** Both lots are already connected to Council's drainage network

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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.	*there are no detrimental downstream impacts.* • *Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.* *The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.*		