

**Clause 56 – Residential Subdivision (60 + Lots)
Assessment**



Multi-Lot Residential Subdivision
130-150 Forest Road South, Lara

CLAUSE	COMMENT
<p>56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE</p>	<p>Complies – Please refer to the attached Planning Report that provides a detailed description of the subdivision and design response.</p>
<p>56.02-1 STRATEGIC IMPLEMENTATION OBJECTIVE</p> <p>To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme.</p>	<p>Complies – Please refer to the attached Planning Report and Plan of Subdivision for details of compliance with relevant objectives and policies of the Planning Scheme.</p>
<p>56.03-1 COMPACT AND WALKABLE NEIGHBOURHOODS OBJECTIVES</p> <p>To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport.</p> <p>To allow easy movement through and between neighbourhoods for all people.</p>	<p>Complies – The site is ideally located for subdivision and each lot will be within close walking distance to commercial, community, educational and public transport services. The proposed plan of subdivision includes substantial areas of open space, all within easy walking distance to residential lots. The road network design and open space network will facilitate easy walking access, both within the subject land and to adjoining future neighbourhoods.</p>
<p>56.03-2 ACTIVITY CENTRE OBJECTIVE</p> <p>To provide for mixed-use activity centres, including neighbourhood activity centres of appropriate area and location.</p>	<p>N/A – An activity centre is not proposed as part of this subdivision, however the site is located within walking distance of central Lara, and is in close proximity to a full range of commercial and community services in Geelong.</p>
<p>56.03-3 PLANNING FOR COMMUNITY FACILITIES OBJECTIVE</p> <p>To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.</p>	<p>Complies – The proposed subdivision will establish significant recreation opportunities as indicated in the landscape concept plan as part of this application.</p>
<p>56.03-4 BUILT ENVIRONMENT OBJECTIVE</p> <p>To create urban places with identity and character.</p>	<p>Complies – The proposal will create a vibrant, landscaped residential environment that is integrated with a substantial recreational facility and wetlands area, as demonstrated by the proposed Plan of Subdivision and the Landscape Concept Plan.</p>
<p>56.03-5 NEIGHBOURHOOD CHARACTER OBJECTIVE</p> <p>To design subdivisions that respond to neighbourhood character.</p>	<p>Complies – Refer to the Planning Report for further details.</p>
<p>56.04-1 LOT DIVERSITY AND DISTRIBUTION OBJECTIVES</p> <p>To achieve housing densities that support compact and</p>	<p>Complies – Lot sizes vary throughout the subdivision which will facilitate</p>

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<p>walkable neighbourhoods and the efficient provision of public transport services.</p> <p>To provide higher housing densities within walking distance of neighbourhood centres.</p> <p>To achieve increased housing densities in designated growth areas.</p> <p>To provide a range of lot sizes to suit a variety of dwelling and household types.</p>	<p>housing diversity and choice.</p> <p>Lots are appropriately orientated and are of adequate size to accommodate the future construction of dwellings and associated outbuildings. All lots are accessible to a range of existing services and facilities including public transport, schools and other commercial and recreational facilities throughout Lara.</p> <p>The subdivision will achieve a lot density of approximately 12 lots per hectare, consistent with achieving a compact and walkable neighbourhood within the Lara Settlement Boundary.</p>
<p>56.04-2 LOT AREA AND BUILDING ENVELOPES OBJECTIVE</p> <p>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.</p>	<p>Complies – Refer to the plan of subdivision which provides details of proposed lot sizes. The majority of lots are orientated north-south to maximise solar access. All lots are sufficiently sized to accommodate a future dwelling, outbuildings, vehicle access and private open space. There is no significant vegetation on the site and site features have been incorporated into the public open space areas.</p>
<p>56.04-3 SOLAR ORIENTATION OF LOTS OBJECTIVE</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Complies – Lots are appropriately orientated with the majority of lots being orientated north-south to maximise solar access.</p>
<p>56.04-4 STREET ORIENTATION OBJECTIVE</p> <p>To provide a lot layout that contributes to community social interaction, personal safety and property security.</p>	<p>Complies – All lots will have frontage to a proposed new road or Canterbury Road West to achieve a high standard of social interaction, personal safety and property security.</p>
<p>56.04-5 COMMON AREA OBJECTIVES</p> <p>To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p>	<p>N/A – There are no common areas proposed as part this subdivision.</p>
<p>56.05-1 INTEGRATED URBAN LANDSCAPE OBJECTIVES</p> <p>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.</p> <p>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</p> <p>To protect and enhance native habitat and discourage</p>	<p>Complies – A Landscape Concept Plan and Landscape Perspective (see attached) have been prepared for this subdivision, demonstrating how native plantings will contribute to the developing character of the area. Street planting will be undertaken in accordance with current Council Policy using species native to the area which will be of appropriate height and width once mature. In addition, areas of native trees will be planted to the perimeter of the site and significant landscaping and stands of native vegetation are also proposed to be incorporated in the major open space reserves on the southern portion of the site.</p>

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<p>the planting and spread of noxious weeds.</p> <p>To provide for integrated water management systems and contribute to drinking water conservation.</p>	<p>The subdivision will also be connected to recycled water.</p>
<p>56.05-2 PUBLIC OPEN SPACE PROVISION OBJECTIVES</p> <p>To provide a variety of open spaces with links to other open spaces and regional parks where possible.</p> <p>To ensure that public open space of appropriate quality and quantity is provided in convenient locations to meet the recreational and social needs of the community.</p> <p>To support active and healthy communities.</p>	<p>Complies – The proposed subdivision seeks to establish significant open space reserves as reflected in the attached Landscape Concept Plan. The reserves will provide for active and passive uses. The open space will be conveniently located within walking distance to the proposed lots and surrounding residential land. These areas will meet the recreational and social needs of future residents, consistent with promoting active and healthy communities. Council has requested the addition of a .5 hectare park which is included in the application.</p>
<p>56.06-1 INTEGRATED MOBILITY OBJECTIVES</p> <p>To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.</p> <p>To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner.</p> <p>To contribute to reduced car dependence, improved energy efficiency, reduced greenhouse gas emissions and reduced air pollution.</p>	<p>Complies – The proposal will create a compact and accessible neighbourhood where walking and cycling are facilitated. Walking paths will be constructed as part of the broader road network and public reserves will be appropriately landscaped.</p> <p>Public transport is available in close proximity to the site, along Forest Road South and Canterbury Road East. Bus Route No. 12 provides a public transport link to Lara and Geelong.</p>
<p>56.06-2 WALKING AND CYCLING NETWORK OBJECTIVES</p> <p>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</p> <p>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p> <p>To reduce car use, greenhouse gas emissions and air pollution.</p>	<p>Complies – As discussed above, the subdivision will facilitate walking and cycling, thereby potentially reducing car dependence and air pollution. Footpaths will be constructed, as required, in accordance with Council requirements and specifications. The proposed road network will provide safe access for cyclists and pedestrians.</p>
<p>56.06-3 PUBLIC TRANSPORT NETWORK OBJECTIVES</p> <p>To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system.</p> <p>To encourage maximum use of public transport.</p>	<p>Complies – As discussed above, public transport (Bus Route No. 12) is available in close proximity to the site, along Forest Road South and Canterbury Road East.</p>
<p>56.06-4 NEIGHBOURHOOD STREET NETWORK OBJECTIVE</p> <p>To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists,</p>	<p>Complies – Provision has been made for road connections to existing and proposed road networks for direct and safe access. Footpaths will be</p>

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<p>public transport and other motor vehicles using the neighbourhood street network.</p>	<p>constructed, as required, in accordance with Council requirements and specifications.</p>
<p>56.06-5 WALKING AND CYCLING NETWORK DETAIL OBJECTIVES</p> <p>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</p> <p>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	<p>Complies – Road pavements and footpaths will be constructed to Council current standards in relation to width, materials and specifications in order that the facilities can be safely used by both pedestrians and cyclists.</p>
<p>56.06-6 PUBLIC TRANSPORT NETWORK DETAIL OBJECTIVES</p> <p>To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users.</p> <p>To provide public transport stops that are accessible to people with disabilities.</p>	<p>Complies – The site is located in close proximity to existing public transport services along Forest Road South and Canterbury Road East. This route (No. 12) provides a direct link to Lara and Geelong.</p>
<p>56.06-7 NEIGHBOURHOOD STREET NETWORK DETAIL OBJECTIVE</p> <p>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.</p>	<p>Complies – The new road network will be designed in accordance with Council's requirements as contained in this Clause, with kerb and channel and footpaths, as required. The development will include an appropriate local road network design.</p>
<p>56.06-8 LOT ACCESS OBJECTIVE</p> <p>To provide for safe vehicle access between roads and lots.</p>	<p>Complies – All lots will be provided with vehicle crossovers to Council's required specifications.</p>
<p>56.07-1 DRINKING WATER SUPPLY OBJECTIVES</p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p>Complies – Water supply and sewerage will be provided to the requirements of the relevant Water Authority.</p>
<p>56.07-2 REUSED AND RECYCLED WATER OBJECTIVE</p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>Complies – A recycled water system is not available in this area.</p>
<p>56.07-3 WASTE WATER MANAGEMENT OBJECTIVE</p> <p>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.</p>	<p>Complies – The site will be connected to a reticulated wastewater system to the requirements of the relevant Water Authority.</p>

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<p>56.07-4 URBAN RUN-OFF MANAGEMENT OBJECTIVES</p> <p>To minimise damage to properties and inconvenience to residents from urban run-off.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</p>	<p>Complies – Site drainage will be consistent with current best practice design principles. Future dwellings are likely to have installed rainwater tanks in line with current Building Regulations to further reduce stormwater runoff from the sites. A combined stormwater management and detention basin will be designed to manage stormwater flows.</p>
<p>56.08-1 SITE MANAGEMENT OBJECTIVES</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the reuse of materials from the site and recycled materials in the construction of subdivisions where practical.</p>	<p>Complies – Appropriate measures will be undertaken during construction works to ensure that the site and surrounding area, including drainage infrastructure and receiving waters, are protected from degradation, sedimentation and contamination to Council's satisfaction. Materials will be reused and recycled where appropriate.</p>
<p>56.09-1 SHARED TRENCHING OBJECTIVES</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Complies – Trenching will be shared where possible.</p>
<p>56.09-2 ELECTRICITY, TELECOMMUNICATIONS AND GAS OBJECTIVES</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>Complies – The lots will be connected to electricity, telecommunications and gas services in a timely and cost effective manner, in accordance with the relevant requirements of the supply/servicing agency.</p>
<p>56.09-3 FIRE HYDRANTS OBJECTIVE</p> <p>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</p>	<p>Complies – Fire hydrants will be provided to the requirements as specified by the CFA, consistent with this objective.</p>
<p>56.09-4 PUBLIC LIGHTING OBJECTIVE</p> <p>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</p> <p>To provide pedestrians with a sense of personal safety at night.</p>	<p>Complies – Street lighting will be provided to the relevant Council specifications, to ensure the safety of pedestrians, cyclists and vehicles.</p>

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To contribute to reducing greenhouse gas emissions and to saving energy.	