

Clause 56 – Residential Subdivision  
Assessment



Staged Multi-Lot Subdivision  
321-399 Ibbotson Street, St Leonards

CLAUSE	COMMENT
<p><b>56.01</b> SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE</p>	<p>Complies – A full description of the site and context, and how the proposed subdivision responds to the surrounds, are addressed in the attached Planning Report.</p>
<p><b>56.02-1</b> 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 – The proposal is consistent with all relevant objectives, policies, strategies and plans as demonstrated in Section 11 of the attached Planning Report.</p>
<p><b>56.03-1</b> 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 subdivision will create a compact neighbourhood with appropriate connectivity to facilitate pedestrian and cycle traffic. The design provides for easy movement through the subdivision and public open space areas, and the town centre comprising a range of commercial and community facilities is within 1 km of the site. The beach and foreshore area are just over 1 km east of the site.</p>
<p><b>56.03-2</b> ACTIVITY CENTRE OBJECTIVE</p> <p>To provide for mixed-use activity centres, including neighbourhood activity centres, of appropriate area and location.</p>	<p>Complies – No activity centre is proposed as part of this subdivision. Due to the site being within close proximity to the town centre, it is considered that sufficient facilities are currently available.</p>
<p><b>56.03-3</b> 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 development will have access to all existing services and facilities which this established township currently offers.</p>
<p><b>56.03-4</b> BUILT ENVIRONMENT OBJECTIVE</p> <p>To create urban places with identity and character.</p>	<p>Complies – The design and layout of the subdivision is appropriate to the developing coastal character of the area. It will create a high quality, landscaped residential environment that will be integrated with existing development to the south and east.</p>
<p><b>56.04-1</b> LOT DIVERSITY AND DISTRIBUTION OBJECTIVES</p> <p>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</p>	<p>Complies – Lot sizes vary between 383sqm and 652sqm, providing housing diversity and choice. All lots are appropriately orientated and are of adequate size to allow for the construction of future dwellings and associated outbuildings. Lots will be reasonably accessible to all existing facilities such as shops, schools, community facilities and open space areas.</p>

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<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><b>56.04-2</b> 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 – Lots range in area from 383sqm to 652sqm and are suitably dimensioned to allow for the future construction of a dwelling, private open space area, vehicle access and parking.</p>
<p><b>56.04-3</b> 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 generally orientated east-west or north-south to maximise energy efficiency.</p>
<p><b>56.04-4</b> 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 a frontage to Ibbotson Street, Old St Leonards Road or proposed new roads. This will provide good surveillance for social interaction, personal safety and property security.</p>
<p><b>56.04-5</b> 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 with the exception of the roadways and public open space areas.</p>
<p><b>56.05-1</b> 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>Complies – Street planting will be undertaken in accordance with current Council Policy using species native to the area which will be of appropriate height and width once mature. In addition, the existing waterway will be rehabilitated and landscaped to form a natural feature of the public open space reserve.</p>

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<p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p> <p>To provide for integrated water management systems and contribute to drinking water conservation.</p>	
<p><b>56.05-2</b> 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 – Public open space is proposed with provision of a linear park along the west boundary which will provide a connection between the St Leonards Golf Course to the north and a large reserve proposed in the southern portion of the site which surrounds the creek. The layout will provide integrated, useful recreation areas whilst the existing waterway will be protected and enhanced.</p>
<p><b>56.06-1</b> 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 development will create a compact and walkable neighbourhood and provide for appropriate integrated mobility, consistent with this Clause. The town centre of St Leonard is approximately 1 km to the east and the beach and foreshore area are just over 1km in the same direction. The layout will provide connectivity for walking and cycling via the road and open space network, thereby reducing car dependency and improving energy efficiency.</p>
<p><b>56.06-2</b> 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 – Provision has been made for walking and cycling connections via the existing and proposed road network. Footpaths will be constructed, as required, in accordance with Council requirements and specifications. In addition, provision will be made for pedestrian links through proposed public open space reserves.</p>
<p><b>56.06-3</b> 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 – Public transport, in the form of a bus service, is proposed along Ibbotson Street to service the entire subdivision. Bus services are also currently available along Murradoc Road to the southeast of the site.</p>

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<p><b>56.06-4</b> NEIGHBOURHOOD STREET NETWORK OBJECTIVE</p> <p>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.</p>	<p>Complies – Provision has been made for road connections to the existing road network to the east and south, and footpaths will be constructed, as required, in accordance with Council requirements and specifications. The layout will provide direct, safe and easy movement through the subdivision.</p>
<p><b>56.06-5</b> 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 to provide safe use by both pedestrians and cyclists alike.</p>
<p><b>56.06-6</b> 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 – A bus route is proposed along Ibbotson Street to service the entire subdivision. Public transport is also available along Murradoc Road to the southeast of the site.</p>
<p><b>56.06-7</b> 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 roads will accord with Council's Road Network Guidelines and Infrastructure Design Manual with kerb, channel and footpaths as required.</p>
<p><b>56.06-8</b> 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 specifications.</p>
<p><b>56.07-1</b> 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 will be provided to the development to the requirements of Barwon Water.</p>

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<p><b>56.07-2</b> 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>N/A – The use of recycled water is not proposed as part of this development.</p>
<p><b>56.07-3</b> 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 the existing reticulated wastewater system to the requirements of Barwon Water.</p>
<p><b>56.07-4</b> 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 and any additional Council requirements. Refer to the attached Stormwater Management Plan.</p>
<p><b>56.08-1</b> 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><b>56.09-1</b> 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><b>56.09-2</b> ELECTRICITY, TELECOMMUNICATIONS AND GAS OBJECTIVES</p> <p>To provide public utilities to each lot in a timely, efficient</p>	<p>Complies – The lots will be connected to electricity and telecommunications in accordance with the requirements of the relevant supply agencies.</p>

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<p>and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	
<p><b>56.09-3</b> 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 requirements as specified by the CFA.</p>