

CLAUSE 56 RESIDENTIAL SUBDIVISION (2 LOTS)

Purpose

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

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

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

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

To ensure residential subdivision design appropriately provides for:

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

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

- Must be accompanied by a site and context description and a design response.
- Must meet all of the objectives included in the clauses specified in the zone.
- Should meet all of the standards included in the clauses specified in the zone.

Clause & Objective	Standard	Assessment (Must meet objective. Should meet standard)
56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE		
56.01-1 Subdivision site and context description	Site and context description may use a site plan, photographs or other techniques and must accurately describe: <ul style="list-style-type: none"> • In relation to site: <ul style="list-style-type: none"> – Site shape, size, dimensions and orientation. – Levels and contours of the site. – Natural features including trees and other significant vegetation, drainage lines, 	Complies – refer to plan of features and re-establishment survey and Planning Report

	<p>water courses, wetlands, ridgelines and hill tops.</p> <ul style="list-style-type: none"> - The siting and use of existing buildings and structures. - Street frontage features such as poles, street trees and kerb crossovers. - Access points. - Location of drainage and other utilities. - Easements. - Any identified natural and cultural features of the site. - Significant views to and from the site. - Noise and odour sources or other external influences. - Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill. - Any other notable features or characteristics of the site. - Adjacent uses. - Any other factor affecting the capacity to develop the site including whether the site is affected by inundation. <ul style="list-style-type: none"> • An application for subdivision of 3 or more lots must also describe in relation to the surrounding area: <ul style="list-style-type: none"> - The pattern of subdivision. - Existing land uses. - The location and use of existing buildings on adjacent land. - Abutting street and path widths, materials and detailing. - The location and type of significant vegetation. <p>If in the opinion of the responsible authority a requirement of the site and context description is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.</p>	
<p>56.01-2 Subdivision design response</p>	<p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> • Derives from and responds to the site and context description. • Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay. • Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme. • Meets the relevant objectives of Clause 56. <p>The design response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area. If in the opinion of the responsible authority this requirement is not relevant to the assessment of an application, it may waive or reduce the requirement.</p>	<p>Complies – refer to plan of features and re-establishment survey, plan of subdivision and Planning Report</p>

	<p>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:</p> <ul style="list-style-type: none"> • The building envelope must meet Standards A10 and A11 of 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. <p>Lot dimensions and building envelopes should protect:</p> <ul style="list-style-type: none"> • 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. 	
<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>Standard C9 Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</p> <p>Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> • The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. • Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. • 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. 	<p>Complies – the long axis of all lots lie within the specified ranges</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 and street network</p>	<p>Standard C11 An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> • 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. 	<p>N/A – no common property proposed to be created</p>

56.06 ACCESS AND MOBILITY MANAGEMENT		
56.06-8 Lot access objective	Standard C21	N/A – no lot access to arterial roads proposed
To provide for safe vehicle access between roads and lots.	<p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</p> <p>Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.</p> <p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	
56.07 INTERGRATED WATER MANAGEMENT		
56.07-1 Drinking water supply objectives	Standard C22	Complies
<p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p>The supply of drinking water must be:</p> <ul style="list-style-type: none"> Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. 	<p>Potable drinking water will be reticulated to the boundary of all lots within the subdivision to the satisfaction of Barwon Region Water Corporation</p>
56.07-2 Reused and recycled water objectives	Standard C23	Complies
<p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	<p>Recycled water will be reticulated to the boundary of all lots within the subdivision to the satisfaction of Barwon Region Water Corporation</p>
56.07-3 Waste water management objective	Standard C24	Complies
<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>Waste water systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. Consistent with any relevant approved domestic waste water management plan. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant sewerage authority.</p>	<p>A reticulated waste water system will be provided to ensure connection to sewer is available for all lots within the subdivision to the satisfaction of Barwon Region Water Corporation</p>

<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>Standard C25</p> <p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> • 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 urban run-off 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) as amended. • Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. <p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design. For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</p> <ul style="list-style-type: none"> • Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. • Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. <p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> • Provision must be made for the safe and effective passage of stormwater flows. • All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. • Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second). <p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> • Ensure run-off is retarded to a standard required by the responsible drainage authority. • Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. • 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. • Include water sensitive urban design features to manage run-off in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>	<p>Complies</p> <p>Addressing storm water quality requires that site runoff is treated to achieve current best practice pollutant removal targets. It is anticipated that these requirements of council will be able to be met through making a contribution payment directly towards council's local treatment schemes.</p> <p>Addressing storm water quantity requires that site runoff is detained to the predevelopment runoff for a nominal 5 year storm frequency. It is anticipated that this would be provided in the form of a detention volume and can take a number of forms including installation of a below ground tank, oversized pipe or the provision of a rainwater tank to any dwelling constructed on the lots.</p>
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56.08 SITE MANAGEMENT		
56.08-1 Site management objectives	Standard C26	Complies
<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>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:</p> <ul style="list-style-type: none"> • Erosion and sediment. • Dust. • Run-off • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p>It is anticipated that any Planning Permit granted will include conditions requiring the preparation and compliance with a Construction Management Plan, detailing how the site will be managed prior to and during the construction period</p>
56.09 UTILITIES		
56.09-1 Shared trenching objective	Standard C27	Complies
<p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>Where appropriate services will be run through shared trenching</p>
56.09-2 Electricity, telecommunications and gas objectives	Standard C28	Complies
<p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p>	<p>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.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p>	<p>A point of supply for reticulation of electricity to each lot within the subdivision will be provided to the satisfaction of Powercor Australia Limited.</p> <p>N/A</p>

<p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>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.</p> <p>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</p>	<p>Telecommunications systems will be provided to the requirements of Telstra</p> <p>Reticulated gas will be provided in accordance with the requirements of the relevant gas supply agency</p>
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