

Clause 56 – Residential Subdivision (16-59 Lots)
Assessment



Multi-Lot Subdivision
143-179 Flinders Avenue, Lara

CLAUSE	COMMENT
<p>56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE</p>	<p>See the attached Planning Report and attachments for full details of the site and surrounds and the proposed 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 – Refer to Section 10 of the attached Planning Report for details of compliance with relevant objectives and policies.</p>
<p>56.03-4 BUILT ENVIRONMENT OBJECTIVE</p> <p>To create urban places with identity and character.</p>	<p>Complies – The subdivision will be similar in density and appearance to adjoining parcels within the vicinity. It will complement, and contribute to the existing character of the area.</p>
<p>56.04-1 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>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>Complies – A variety of lot sizes are proposed to facilitate housing diversity and choice. The overall lot sizes are indicated in the proposed subdivision plan. Lots are appropriately orientated and are of adequate size to allow for the construction of dwellings and associated outbuildings. Lots will also be easily accessible to existing facilities within Lara such as public transport, and commercial and community facilities.</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 – Lots range in area from 522m² to 1,076m² and are suitably dimensioned to allow for the construction of future dwellings and associated works.</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 - The lots are appropriately orientated and of sufficient size to ensure maximum solar access to reduce the carbon footprint of this subdivision. The majority of lots are orientated north-south or east-west, where possible, taking into account the aspect of the site.</p>

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<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 Flinders Avenue or a proposed new road connection. This access will provide for appropriate social interaction, safety and 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. A Barwon Water reserve for a proposed sewerage pump station is located at the south western corner on the land.</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 the planting and spread of noxious weeds.</p> <p>To provide for integrated water management systems and contribute to drinking water conservation.</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.</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 – This subdivision will provide a small extension to the existing Lara Central Estate which has created considerable areas of open space adjacent to the Serendip Creek Reserve. In addition, the site is a short walking distance to existing sporting grounds to the southeast. Given the size and location of this land on the eastern periphery of the Lara Central Estate and its proximity to existing open space areas, it is not considered necessary for open space to be provided at this location.</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>Complies – The layout will accommodate the safe movement of pedestrians and cyclists through the subdivision. Provision has been made for connections through the subdivision to Flinders Avenue for pedestrian and vehicle use. Footpaths will be constructed, as required, in accordance with Council requirements and specifications.</p>

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<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>56.06-4 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 – Two new links are proposed from existing local roads to Flinders Avenue for direct and safe access for pedestrians, cyclists and vehicles. Footpaths will be constructed, as required, in accordance with Council requirements and specifications. Note the extension of Spoonbill Court will be for pedestrian use only.</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's current standards in relation to width, materials and specifications in order that the facilities are safely used by pedestrians, cyclists and people with limited mobility.</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 – Public transport will not use the proposed new roads. Access to public transport in the form of a bus service is available in Flinders Avenue, Curletts Road, Walkers Road and Station Lake Road.</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 roads will be designed in accordance with Council's requirements, with kerbs, channel and footpaths, as required.</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>Complies – Water supply will be provided to the requirements of Barwon Water.</p>

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<p>To provide an adequate, cost-effective supply of drinking water.</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>N/A – The use of recycled water is not proposed as part of this development.</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 Barwon Water.</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>Complies – Site drainage will be consistent with current best practice design principles.</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 – A detailed site management plan will be not available until such time as the civil works are put out to tender and the successful tenderer provides full details of site management and containment plans. Such information will be provided to Council when available prior to the commencement of construction works.</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>

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<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 in accordance with the relevant requirements of the supply/servicing agency. Services will be provided in an efficient and cost effective manner.</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.</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>To contribute to reducing greenhouse gas emissions and to saving energy.</p>	<p>Complies – Street lighting will be provided to the relevant Council specifications to ensure safety of pedestrians, cyclists and vehicles.</p>