

Appendix G - Clause 56 Assessment (3-15 Lots)

Requirement	Response
<p>Clause 56.03-5</p> <p>Neighborhood Character</p> <p>Objective</p> <p>To design subdivisions that respond to neighbourhood character.</p> <p>Standard C6</p> <p>Subdivision should:</p> <ul style="list-style-type: none"> - Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. - Respond to and integrate with the surrounding urban environment. - Protect significant vegetation and site features. 	<p>Requirement / Performance Standard compliant</p> <p>The attached planning report and appendices highlight the features and conditions of the site which have driven the design response.</p> <p>Full descriptions of the site and site context have been incorporated within the report demonstrating how the proposed subdivision responds to its surrounds and neighbourhood character.</p> <p>The proposed six-lot subdivision provides for lot sizes of approximately 2,000-4,000.</p> <p>Lots 1-4 comprise lot frontages of approximately 23-24 metres and a depth of approximately 80 metres.</p> <p>Lots 5 & 6 comprise lots with approximately 52 metres in width and a depth of 78 metres, plus a 'pan handle' with an additional depth of 80 metres.</p> <p>The proposed lot size and frontages are consistent with the range of lot patterns in the street and surrounding area.</p>



Requirement	Response
<p data-bbox="185 215 373 244">Clause 56.04-2</p> <p data-bbox="185 277 571 306">Lot area and building envelopes</p> <p data-bbox="185 340 304 369">Objective</p> <p data-bbox="185 403 903 629">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 data-bbox="185 663 336 692">Standard C8</p> <p data-bbox="185 725 903 801">Lots of between 300 square metres and 500 square metres should:</p> <ul data-bbox="209 835 903 1155" style="list-style-type: none"> - 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 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope. <p data-bbox="185 1189 802 1218">Lot dimensions and building envelopes should protect:</p> <ul data-bbox="209 1252 903 1469" 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 data-bbox="927 215 1394 291">Requirement / Performance Standard compliant</p> <p data-bbox="927 324 1394 595">The proposed lots are over 500 square metres and contain appropriately generous dimensions for an unsewered residential lot. In this instance it is not deemed necessary to provide for an indicative building envelope.</p> <p data-bbox="927 629 1394 752">Each of the proposed lots are sufficiently sized to contain a 10-metre x 15 metre envelope.</p>

Requirement	Response
<p>Clause 56.04-3</p> <p>Solar orientation of lots</p> <p>Objective</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p> <p>Standard C9</p> <p>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. - 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>Requirement / Performance Standard compliant</p> <p>The proposed lots contain good solar orientation.</p> <p>With competent building design, all lots will enable the development of future dwellings with private open space and living room windows to be north facing.</p> <p>The objective can be considered to have been adequately met on the basis that any future building can be assessed on its merits having regard to solar access.</p> <p>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.</p>
<p>Clause 56.04-4</p> <p>Street orientation</p> <p>Objective</p> <p>To provide a lot layout that contributes to community social interaction, personal safety and property security.</p> <p>Standard C10</p> <p>Subdivision should increase visibility and surveillance by:</p> <ul style="list-style-type: none"> - Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. - Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space. - Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. 	<p>Requirement / Performance Standard not applicable</p> <p>No new streets are to be proposed. All lots front the Aire Street road reserve.</p>



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<p>Clause 56.04-5</p> <p>Common area</p> <p>Objectives</p> <ul style="list-style-type: none"> - 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. <p>Standard C11</p> <p>An application to subdivide land that creates common land must be accompanied by a plan and a report in accordance with the criteria within the Standard.</p>	<p>Requirement / Performance Standard not applicable</p> <p>No common property proposed.</p>



Requirement	Response
<p>Clause 56.05-1</p> <p>Integrated urban landscape</p> <p>Objective</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>Standard C12</p> <p>An application for subdivision that creates streets or public open space should be accompanied by a landscape design, as outlined within the Standard.</p>	<p>Requirement / Performance Standard not applicable</p> <p>No streets or public open spaces are proposed as part of the subdivision.</p>
<p>Clause 56.06-2</p> <p>Walking and cycling network</p> <p>Objective</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>Standard C15</p>	<p>Requirement / Performance Standard not applicable</p> <p>No streets or public open spaces are proposed as part of the subdivision.</p>



Requirement	Response
<p>Clause 56.06-4</p> <p>Neighbourhood street network</p> <p>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>Standard C17</p>	<p>Requirement / Performance Standard not applicable</p> <p>No streets or public open spaces are proposed as part of the subdivision.</p>
<p>Clause 56.06-7</p> <p>Neighbourhood street network detail</p> <p>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>Standard C20</p>	<p>Requirement / Performance Standard not applicable</p> <p>No streets or public open spaces are proposed as part of the subdivision</p>
<p>Clause 56.06-8</p> <p>Lot access</p> <p>Objective</p> <p>To provide for safe vehicle access between roads and lots.</p> <p>Standard C21</p> <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>The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	<p>Requirement / Performance Standard met</p> <p>The proposed Lot 1 and Lots 3-6 will rely on access from Aire Street via the construction of crossovers compliant with Council's Infrastructure Design Manual. Lot 2 contains an existing vehicle access to the existing dwelling situated on the proposed Lot 2. Proposed access / crossovers will be constructed in accordance with Council's Infrastructure Design Manual.</p>



Requirement	Response
<p>Clause 56.07-1</p> <p>Drinking water supply objectives</p> <p>Objective</p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effectives supply of drinking water.</p> <p>Standard C22</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>Requirement / Performance Standard met</p> <p>Potable water supply will be provided to lots via rainwater harvesting tanks.</p>
<p>Clause 56.07-2</p> <p>Reused and recycled water objective</p> <p>Objective</p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p> <p>Standard C23</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 Health. - Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	<p>Requirement / Performance Standard not applicable</p> <p>The use of recycled water is not proposed as part of this development.</p>



Requirement	Response
<p data-bbox="185 215 371 244">Clause 56.07-3</p> <p data-bbox="185 277 619 306">Waste water management objective</p> <p data-bbox="185 340 304 369">Objective</p> <p data-bbox="185 403 903 533">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 data-bbox="185 566 352 595">Standard C24</p> <p data-bbox="185 629 536 658">Waste water systems must be:</p> <ul data-bbox="209 692 903 981" 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 a domestic waste water management plan adopted by the relevant council. <p data-bbox="185 1014 903 1137">Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p data-bbox="927 215 1398 293">Requirement / Performance Standard met</p> <p data-bbox="927 327 1398 645">The geometry of the proposed lots is sufficient for the purposes of installing a compliant on-site domestic wastewater treatment facility. All lots will be able to be connected to a wastewater treatment facility at the time the lot is developed for residential purposes.</p>



Requirement	Response
<p>Clause 56.07-4</p> <p>Stormwater management</p> <p>Objective</p> <p>To minimise damage to properties and inconvenience to residents from stormwater.</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 and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p> <p>Standard C25</p> <p>The urban stormwater management system must be designed and managed in accordance with the requirements of the relevant drainage authority, water authority and best practice guidelines, and should be integrated with street and public open space networks and landscape design.</p>	<p>Requirement / Performance Standard met</p> <p>Site drainage will be consistent with the requirements of Council and best practice guidelines as detailed in the Stormwater Management Strategy contained at Appendix F. Specifically:</p> <ul style="list-style-type: none"> - 20,000ltr stormwater tanks on each lot, followed by appropriately sized swale drains at the low side of each lot to enable WSUD treatment to occur. - In a stormwater event that generates flows greater than the predevelopment flow rate, excess flow will be stored in the tanks. - The development flows will be restricted to predevelopment level by an appropriately sized pipe acting as an orifice on the outfall of the stormwater tanks. - Overland flows will not inundate the development or properties in the 1% AEP storm event as the swales will be appropriately designed to cater for this event. <p>A standard stormwater condition is expected to accompany any permit to be granted.</p>



Requirement	Response
<p>Clause 56.08-1</p> <p>Site management objectives</p> <p>Objective</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 re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p> <p>Standard C26</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>Requirement / Performance Standard met</p> <p>Appropriate measures will be undertaken during construction to manage site construction and any potential off-site impacts.</p> <p>A standard construction management condition is expected to accompany any permit to be granted.</p>



Requirement	Response
<p>Clause 56.09-1</p> <p>Shared trenching objectives</p> <p>Objective</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p> <p>Standard C27</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>Requirement / Performance Standard met</p> <p>Shared trenching will be utilised, where possible, for new service connections.</p>
<p>Clause 56.09-2</p> <p>Electricity, telecommunications and gas</p> <p>Objective</p> <ul style="list-style-type: none"> - To provide public utilities to each lot in a timely, efficient and cost effective manner. - To reduce greenhouse gas emissions by supporting - generation and use of electricity from renewable sources. <p>Standard C28</p> <p>Electricity supply systems must be designed in accordance with the relevant electricity supply agency, and provided to the boundary of all lots within the subdivision.</p> <p>Telecommunications systems must be designed in accordance with the requirements of the relevant telecommunications agency, and provided to the boundary of all lots within the subdivision.</p> <p>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency, and provided to the boundary of all lots within the subdivision.</p>	<p>Requirement / Performance Standard met</p> <p>The proposed lots will be connected to electricity and telecommunications in accordance with the requirements of the relevant servicing authorities.</p>



Requirement	Response
<p>Clause 56.09-3</p> <p>Fire hydrants</p> <p>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>Standard C28</p> <p>Fire hydrants should be provided:</p> <ul style="list-style-type: none"> - A maximum distance of 120 metres from the rear of each lot. - No more than 200 metres apart. <p>Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.</p>	<p>Requirement / Performance Standard met</p> <p>Fire-fighting infrastructure will be available on each lot and permit conditions following referral will detail the specific requirements to be met.</p>



Requirement	Response
<p data-bbox="185 215 373 244">Clause 56.09-4</p> <p data-bbox="185 277 360 306">Public lighting</p> <p data-bbox="185 340 304 369">Objective</p> <p data-bbox="185 403 903 483">To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</p> <p data-bbox="185 517 903 546">To provide pedestrians with a sense of personal safety at night.</p> <p data-bbox="185 580 903 660">To contribute to reducing greenhouse gas emissions and to saving energy.</p> <p data-bbox="185 694 349 723">Standard C30</p> <p data-bbox="185 757 903 976">Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.</p> <p data-bbox="185 1010 903 1090">Public lighting should be designed in accordance with the relevant Australian Standards.</p> <p data-bbox="185 1124 903 1249">Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.</p>	<p data-bbox="927 215 1402 295">Requirement / Performance Standard met</p> <p data-bbox="927 329 1402 499">Public lighting should be designed in accordance with the relevant Australian Standards and will be detailed as required by Permit Conditions following referrals.</p>

