Delegate Report

Mansfield Shire

Attachment A: Clause 55 Assessment

The head clause of Clause 55 provides that:

A development:

- *Must meet all of the objectives of this clause that apply to the application.*
- *Should meet all of the standards of this clause that apply to the application.*

If a development meets standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32, it is deemed to meet the objective for that standard.

Where standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32 is met, the decision guidelines for that standard do not apply to the application.

55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE				
55.02-1 Neighbourhood Character	**Met?**	***Standard B1***	**Met?**	**Comments**
To ensure that the design respects the existing neighbourhood character or contributes to neighbourhood character. *To ensure that development responds to the features of the site and the surrounding area*	Yes	*The design response must be appropriate to the neighbourhood and the site.*	Yes	The Mansfield Planning Scheme does not specify a preferred neighbourhood character for this area (although it is noted that the site is proximate to the Mansfield Town Centre, where redevelopment of land is generally supported). The typology of the area generally comprises single storey dwellings of weatherboard and brick construction/cladding. Sizeable native street trees are found in front of most dwellings, from the median strip and spread on private property. Dwellings have varied setbacks between 15-20 metres, however the dwelling type
		The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site	Yes	

				and treed character ensures that such structures are nestled into the streetscape. The application is considered to be consistent with policies relating to residential land development and urban consolidation.
55.02-2 Residential Policy	**Met?**	***Standard B3***	**Met?**	**Comments**
To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. *To support medium densities in areas where development can take advantage of public transport and community infrastructure and services*	Yes	*An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.*	Yes	The requisite statement has been provided with the application.
55.02-3 Dwelling Diversity	**Met?**	***Standard B3***	**Met?**	**Comments**
To encourage a range of dwelling sizes and types in developments of ten or more dwellings	N/A	*Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:* • *Dwellings with a different number of bedrooms.* • *At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.*	N/A	The development is for two (2) dwellings and as such, this standard is not required to be met.
55.02-4 Infrastructure	**Met?**	***Standard B4***	**Met?**	**Comments**

To ensure development is provided with appropriate utility services and infrastructure. *To ensure development does not unreasonably overload the capacity of utility services and infrastructure.*	Yes	*Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.*	Yes	All reticulated services are available to the land and will be connected per the requirements of the relevant authority.
		Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	Yes	The development will not unreasonably impact service capacity. The applicant would be required to install appropriate drainage infrastructure to slow flows from the development to that of a single dwelling.
		In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	Yes	As above.
55.02-5 Integration With The Street	**Met?**	***Standard B5***	**Met?**	**Comments**
To integrate the layout of development with the street	Yes	*Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.*	Yes	Each dwelling is provided with appropriate vehicular and pedestrian access. Existing driveway cross-overs will be maintained for Lot 1 and an additional cross-over will be implemented for Lot 2 on Western side of the existing site.
		Development should be oriented to front existing and proposed streets	Yes	Dwellings are orientated towards Stoneleigh Road.
		High fencing in front of dwellings should be avoided if practicable	Yes	No front fencing proposed.
		Development next to existing public open space should be laid out to complement the open space.	Yes	There is no public space abutting the site, however noting that the dwellings have alfresco areas facing to the north.

55.03 SITE LAYOUT AND BUILDING MASSING				
55.03-1 Street Setback	**Met?**	***Standard B6***	**Met?**	**Comments**
To ensure that the setbacks of	Yes	*Walls of buildings should be set back from streets the distance specified*	Yes	At Stoneleigh Rd, street setbacks for the proposed dwelling at Lot 1 will be within the average front set

buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site		*below:* *There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.* • *The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.* *There is an existing building on one abutting allotment facing the same street and no existing building on the* *other abutting allotment facing the same street, and the site is not on a corner:* ▪ *The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.* *There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.* • *6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.* *The site is on a corner.* • *Min front setback if there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.* ▸ • *Min front setback if there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.* • *Front walls of new development*		back from the existing dwellings on the respective abutting lots.

		fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. ▸ • *Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.*		
		Porches, pergolas and verandahs that are < 3.6m high and eaves may encroach ≤ 2.5m into the setbacks of this standard	N/A	N/A
55.03-2 Building Height	**Met?**	***Standard B7***	**Met?**	**Comments**
To ensure that the height of buildings respects the existing or preferred neighbourhood character	Yes	*The maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.*	Yes	**Complies** Overall maximum building height would be 5.50m.
55.03-3 Site Coverage	**Met?**	***Standard B8***	**Met?**	**Comments**
To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site	Yes	*The site area covered by buildings should not exceed 60 per cent*	Yes	**Complies** Proposed Site coverage areas: Lot 1: 14.92% Lot 2: 14.07% Parent Site: 14.52%
55.03-4 Permeability	**Met?**	***Standard B9***	**Met?**	**Comments**

To reduce the impact of increased stormwater run-off on the drainage system *To facilitate on-site stormwater infiltration*	Yes	*The site area covered by the pervious surfaces should be at least 20% of the site*	Yes	Permeable area is greater than 20%
		The stormwater management system should be 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).* • *Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.*	Yes	Stormwater to be managed in accordance with the requirements of Council's Engineering unit and/or the relevant water and drainage authority.
55.03-5 Energy Efficiency	**Met?**	***Standard B10***	**Met?**	**Comments**
To achieve and protect energy efficient dwellings and residential buildings *To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy*	Yes	*Buildings should be:* • *Orientated to make appropriate use of solar energy* • *Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.* • *Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.*	Yes	- Main roof angled provides sufficient space for Photovoltaic Panels to adequately service each dwelling. There are no abutting solar energy systems that will be unreasonably affected by the development.
		Living areas and private open space should be located on the north side of the development if practicable	Yes	The following are key energy efficiency features of the proposed development: - Majority of windows are north facing. Living spaces located toward the northern side of floor plan.

				- Shading over windows provides summer shading yet full solar access in winter months - Windows to the south and west are minimised to avoid heat loss/gain but are openable to maximise cross ventilation from southerly winds and sea breezes.
		Developments should be designed so that solar access to north-facing windows is maximised	Yes	As above.
55.03-6 Open Space	**Met?**	***Standard B11***	**Met?**	**Comments**
To integrate the layout of the development with any public and communal open space provided in or adjacent to the development	N/A	*If any public or communal open space is provided on site, it should:* • *Be substantially fronted by dwellings, where appropriate* • *Provide outlook for as many dwellings as practicable* • *Be designed to protect any natural features on the site* • *Be accessible and useable*	N/A	No public or communal open space is proposed.
55.03-7 Safety	**Met?**	***Standard B12***	**Met?**	**Comments**
To ensure the layout of development provides for the safety and security of residents and property	Yes	*Entrances to dwellings should not be obscured or isolated from the street and internal accessways*	Yes	Dwellings 1 & 2 have main etrances that are set back from the main dwelling facace and obscured from the street by other dwelling elements and car parking garages. The design is not considered of an extent that would isolate from the street or create an unsafe environment for visitors to the site
		Planting which creates unsafe spaces along streets and accessways should be avoided	Yes	No such plantings proposed.
		Developments should be designed to provided good lighting, visibility and surveillance of car parks and internal accessways	Yes	There is sufficient passive surveillance opportunities afforded by the design of the internal accessway and car parking areas.
		Private spaces within developments should be protected from inappropriate use as public thoroughfares	Yes	The development does not present opportunity for inappropriate use as a public thoroughfare.

55.03-8 Landscaping	**Met?**	***Standard B13***	**Met?**	**Comments**
To encourage development that respects the landscape character of the neighbourhood *To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance* *To provide appropriate landscaping* *To encourage the retention of mature vegetation on the site*	Yes	*The landscape layout and design should:* • *Protect any predominant landscape features of the neighbourhood* • *Take into account the soil type and drainage patterns of the site* • *Allow for intended vegetation growth and structural protection of buildings* • *In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals* • *Provide a safe, attractive and functional environment for residents* *Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood* *Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made* *The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.*	Yes	Sufficient area is provided for landscaping for each dwelling. Existing landscape Complimentary landscaping can be provided within the front setback, private courtyards and around the perimeter of the site on both Lot 1 and Lot 2.
55.03-9 Access	**Met?**	***Standard B14***	**Met?**	**Comments**
	Yes	*The width of accessways or car spaces should not exceed:* • *33% of the street frontage, or* • *if the width of the street frontage is less than 20m, 40% of the street frontage*	Yes	Complies

To ensure the number and design of vehicle crossovers respects the neighbourhood character		*No more than one single-width crossover should be provided for each dwelling fronting a street*	Yes	Complies.
		The location of crossovers should maximize the retention of on-street car parking spaces	Yes	The crossover locations have no unreasonable impact on on-street car parking.
		The number of access point to a road in a Transport Zone 2 should be minimised	N/A	No abuttals to TRZ2
		Developments must provide access for service, emergency and delivery vehicles	Yes	Access is available to service, emergency and delivery vehicles,.
55.03-10 Parking Location	**Met?**	***Standard B15***	**Met?**	**Comments**
To provide convenient parking for resident and visitor vehicles *To protect residents from vehicular noise within developments*	Yes	*Car parking facilities should:* • *Be reasonably close and convenient to dwellings and residential buildings* • *Be secure* • *Be well ventilated if enclosed*	Yes	Complies. Each dwelling has an enclosed double garage for safe, secure and convenient car parking.
		Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5m from the windows of habitable rooms. This setback may be reduced to 1m where there is a fence at least 1.5m high or where window sills are at least 1.4m above the accessway	N/A	Not applicable.

55.04 AMENITY IMPACTS				
55.04-1 Side And Rear Setback	**Met?**	***Standard B17***	**Met?**	**Comments**
	Yes	*A new building not on or within 200mm of a boundary should be set back from side or rear boundaries 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.*	Yes	Side and rear setbacks comply with setbacks defined by the standard. .

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings		*Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5m into the setbacks of this standard*	Yes	Complies.
		Landings having an area of not more than 2sqm and less than 1m high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard	Yes	No landings encroach within the required side and rear setbacks.
55.04-2 Wall On Boundaries	**Met?**	***Standard B18***	**Met?**	**Comments**
To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings	Yes	*A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary for a length of more than:* • *10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or* • *Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports,* *whichever is the greater.*	Yes	Complies – No walls on existing boundaries.
		A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.	N/A	Not applicable to this development.
		The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres	N/A	Not applicable to this development.

		with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.		
55.04-3 Daylight To Existing Windows	**Met?**	**Standard B19**	**Met?**	**Comments**
To allow adequate daylight into existing habitable room windows	Yes	*Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3sqm and minimum dimensions of 1m clear to the sky. The calculation of the area may include land on the abutting lot*	Yes	All existing habitable room windows will have access to the requisite light court.
		Walls or carports more than 3m in height opposite an existing habitable room window should be set back from the window at least 50% of the height of the new wall if the wall is within a 55^{o} arc from the centre of the existing window. The arc may be swung to within 35^{o} of the plane of the wall containing the existing window *Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window* *Refer to Diagram B2*	Yes	Complies.
55.04-4 North Facing Windows	**Met?**	**Standard B20**	**Met?**	**Comments**
To allow adequate solar access to existing north-facing habitable room windows	Yes	*If a north-facing habitable window of an existing dwelling is within 3m of a boundary on an abutting lot, a building should be setback from the boundary 1m, plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m, for a distance of 3m from the edge of each side of the window.* *A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.*	Yes	The proposed development does not overshadow any neighbouring property's habitable room windows

		Refer to Diagram B3		
55.04-5 Overshadow Open Space	**Met?**	**Standard B21**	**Met?**	**Comments**
To ensure buildings do not significantly overshadow existing secluded private open space	Yes	*Where sunlight to secluded private open space of an existing dwelling is reduced, at least 75%, or 40sqm with minimum dimension of 3m, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 September*	Yes	The proposed development does not overshadow any neighbouring property's private open space. Note: no new development is proposed in proximity to existing development on abutting land.
		If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced	N/A	Not applicable.
55.04-6 Overlooking	**Met?**	***Standard B22***	**Met?**	**Comments**
To limit views into existing secluded private open space and habitable room windows	Yes	*A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45º angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7m above the floor level*	Yes	The proposed development does not have overlooking views into existing seclude private open space.
		A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio should be either: • *offset a minimum of 1.5m from the edge of one window to the edge of the other*	Yes	As above.

		• *have sill heights of at least 1.7m above floor level* • *have fixed, obscure glazing in any part of the window below 1.7m above floor level* • *have permanently fixed external screens to at least 1.7m above floor level and be no more than 25% transparent*		
		Obscure glazing in any part of the window below 1.7m above floor level may be openable provided that there are no direct views as specified in this standard	Yes	As above.
		Screens used to obscure a view should be: • *perforated panels or trellis with a maximum of 25% openings or solid translucent panels* • *permanent, fixed and durable* • *designed and coloured to blend with the development*	Yes	As above.
55.04-7 Internal Views	**Met?**	***Standard B23***	**Met?**	**Comments**
To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development	N/A	*Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development*	N/A	The proposed development does not have overlooking views into existing seclude private open space.
55.04-8 Noise Impacts Objective	**Met?**	***Standard B24***	**Met?**	**Comments**
To contain noise sources in developments that may affect existing dwellings	Yes	*Noise sources, such as mechanical plant, should not be located near boundaries of immediately adjacent existing dwellings*	Yes	Standard domestic services such as air conditioners, and hot water tanks are not expected to emit noise that would cause nuisance to the adjacent dwellings.
		Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise	Yes	The site is located in a typical residential area with typical noise sources and emissions.

To protect residents from external noise		*sources on immediately adjacent properties*		
		Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms	Yes	The subject land is not proximate to industry, busy roads or railway lines that would have an unreasonable effect on future residents.

55.05 ON-SITE AMENITY AND FACILITIES				
55.05-1 Accessibility	**Met?**	***Standard B25***	**Met?**	**Comments**
To encourage the consideration of the needs of people with limited mobility in the design of developments	Yes	*The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.*	Yes	The dwellings are accessible at ground floor to persons with limited mobility.
55.05-2 Dwelling Entry	**Met?**	***Standard B26***	**Met?**	**Comments**
To provide each dwelling or residential building with its own sense of identity	Yes	*Entries to dwellings and residential buildings should:* • *be visible and easily identifiable from streets and other public areas* • *provide shelter, a sense of personal address and a transitional space around the entry*	Yes	Each dwelling would have their own separate access and entry.
55.05-3 Daylight To New Windows	**Met?**	***Standard B27***	**Met?**	**Comments**
To allow adequate daylight into new habitable room windows	Yes	*A window in a habitable room should be located to face:* • *an outdoor space or a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky, not including land on an abutting lot, or* • *a verandah provided it is open for at least one third its perimeter, or* • *a carport provided it has two or more open sides and is open for at least one third of its perimeter*	Yes	All new habitable room windows are provided with the requisite light courts.

55.05-4 Private Open Space	**Met?**	***Standard B28***	**Met?**	**Comments**
To provide adequate private open space for the reasonable recreation and service needs of residents	Yes	*A dwelling or residential building should have private open space:* • *an area of 40sqm, with one part secluded at the side or rear with a min area of 25sqm, a min dimension of 3m and convenient access from a living room, or* • *a balcony of 8sqm with a min width of 1.6m and convenient access from a living room, or* • *a roof-top area of 10sqm with a min width of 2m and convenient access from a living room*	Yes	The plans do not clearly show what areas are relied upon to meet SPOS/POS requirements for each dwelling. However the site layout plans show the proposal provides satisfactory secluded private open space to both dwellings
55.05-5 Solar Access To Open Space	**Met?**	***Standard B29***	**Met?**	**Comments**
To allow solar access into the secluded private open space of new dwellings and residential buildings	Yes	*The private open space should be located on the north side of the dwelling or residential buildings*	Yes	Private Open space of the proposed dwelling is predominantly north facing. Furthermore, private open space is shaded from summer westerly sun by building massing and pergolas.
		The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall Refer to Diagram B29	Yes	Complies.
55.05-6 Storage	**Met?**	**Standard B30**	**Met?**	**Comments**
To provide adequate storage facilities for each dwelling	Yes	*Each dwelling should have convenient access to at least 6m³ of externally accessible, secure storage space*	Yes	Complies. No externally accessible storage space is shown on plans to any dwelling. The generous lot size and curtilage of the new allotments would reasonably be able to satisfy this standard.

55.06 DETAILED DESIGN				
55.06-1 Design Detail	**Met?**	***Standard B31***	**Met?**	**Comments**
To encourage design detail that respects the existing or preferred neighbourhood character	Yes	*The design of buildings, including:* • *Facade articulation and detailing,* • *Window and door proportions,* • *Roof form, and* • *Verandahs, eaves and parapets,* *should respect the existing or preferred neighbourhood character.*	Yes	For the reasons discussed throughout this assessment, it is considered that the proposal provides detailed design elements commensurate with the existing or preferred neighbourhood character of the area. The design detail of the proposed dwelling reflects local architectural character. The formal massing, window proportions, and gable roof form combine to provide a contemporary interpretation of other dwellings within the local neighbourhood. The material pattern is consistent with local patterns. Brick, weatherboard and feature natural timber elements reference rural vernacular common to Mansfield.
		Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character	Yes	It is not ideal that the carparking area and garages to each dwelling are such a dominant part of the front façade. The architectural detailing does mitigate any negative aspects of this orientation and visual presentation. The garages do create a somewhat bland and bulky presentation akin.
55.06-2 Front Fences	**Met?**	***Standard B32***	**Met?**	**Comments**
To encourage front fence design that respects the existing or preferred neighbourhood character	N/A	*The design of front fences should complement the design of the dwelling and any front fences on adjoining properties*	N/A	No front fencing proposed.
		A front fence within 3m of a street should not exceed: • *Streets in a Road Zone – 2m* • *Other Streets – 1.5m*	N/A	As above.

55.06-3 Common Property	**Met?**	***Standard B33***	**Met?**	**Comments**
To ensure that communal open space, car parking, access lanes and site facilities are practical, attractive and easily maintained *To avoid future management difficulties in areas of common ownership*	Yes	*Developments should clearly delineate public, communal and private areas*	Yes	The common property areas relate to access and services, which are appropriate and can be appropriately delineated.
		Common property, should be functional and capable of efficient management	N/A	There are no common areas proposed.
55.06-4 Site Service	**Met?**	***Standard B34***	**Met?**	**Comments**
To ensure that site services can be installed and easily maintained *To ensure that site facilities are accessible, adequate and attractive*	Yes	*The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically*	Yes	Services will be installed in accordance with the utility providers requirements. The site is within an established area, as such, infrastructure connections are achievable.
		Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development	Yes	Each dwelling can accomodate their own bins within their respective yards.
		Bin and recycling enclosures should be located for convenient access	Yes	Each dwelling will house their own bins which is considered to be reasonable and convenient for residents of each dwelling.
		Mailboxes should be provided and located for convenient access	Yes	Each dwelling will have its own access for clear civic addressing and mailbox installation.

Attachment B: Clause 56 Assessment

Clause 56 Residential Subdivision

Clause and objective	Standard	Assessment
56.01-1	Subdivision site and context description	Description provided and is considered adequate
56.01-2	Subdivision design response	Provided and is considered adequate
56.02-1 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.	C1 An application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area set out in this scheme.	The layout and design of the subdivision is consistent with GRZ objectives to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
56.03-5 To design subdivisions that respond to neighbourhood character.	C6 Subdivision should: • 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	The proposed subdivision is consistent with neighbourhood character by creating two lots capable of accommodating suitable residential developments.

	environment. • Protect significant vegetation and site features.	
56.04-2 Lot area and building envelopes objective 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.	C8 A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless: • The objectives of the relevant standards are met, and • The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.	The size of Lot 1 and Lot 2 at 1,986 and 2,086 square metres is capable of meeting this objective. It is considered that the allotment area has sufficient capacity to contain an area of minimum size 15 m x 10 m for building purposes enabling required solar access, private open space, vehicle access, parking, water management, etc.
56.04-3 Solar orientation of lots objective To provide good solar orientation of lots and solar access for future dwellings.	C9 Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when: • The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north	Both lots are large and provide capacity for good solar orientation of future dwellings and to open space areas.

	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.	
56.04.5 Common area objectives 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.	C11 • An application to subdivide land that creates common land must be accompanied by a plan and a report identifying: • 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.	No common area will be created in this subdivision.

56.04-8 Lot access objective To provide for safe vehicle access between roads and lots.	Standard 21 • 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. • The design and construction of a crossover should meet the requirements of the relevant road authority.	Both lots will have direct access to the surrounding road/ Stoneleigh Road.
56.07-1 Drinking water supply objectives • To reduce the use of drinking water. • To provide an adequate, cost-effective supply of drinking water.	C22 The supply of drinking water must be: • 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.	The site will be connected to a reticulated water supply system.

56.07-2 Reused and recycled water objective To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.	C23 Reused and recycled water supply systems must be: • 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 and Human Services. • Provided to the boundary of all lots in the subdivision where required by the relevant water authority.	There is no provision for reused or recycled water in relation to GVW.
56.07-3 Waste water management objective 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.	C24 Waste water systems must be: • 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. • Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.	Both lots will be connected to reticulated sewer.

56.07-4 Stormwater management objectives To minimise damage to properties and inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater. To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.	C25 The stormwater management system must be: • 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 stormwater 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). • Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. • Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. The stormwater management system should be integrated with the overall development plan including the street and public	The Applicant has advised that stormwater systems will be designed, constructed and managed in accordance with GVW's requirements. The Applicant is willing to accept appropriate conditions required by GVW/Council.

	open space networks and landscape design. For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard: • 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. • For storm events greater than 20% AEP and up to and including 1% AEP standard: • 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 da Vave < 0.35 m2/s (where, da = average depth in metres and Vave = average velocity in metres per second). The design of the local drainage network should: • Ensure stormwater 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, stormwater 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 stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.	

56.08-1 Site management objectives To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.	**C26** 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: • Erosion and sediment. • Dust. • Run-off. • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.	It is considered that subdivisional works will require some off site impact due to the extension of reticluated services.
56.09-1 Shared trenching objectives To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves.	C27 Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.	The applicant has submitted that shared trenching will be used where any new servicing is required.

56.09-2 Electricity, telecommunications and gas objectives 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.	C28 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. Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged. 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. Where proposed to be connected, a reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency.	The Applicant has advised that electricity, telecommunications and gas systems will be designed in accordance with the relevant authority requirements.