



## **PLANNING PERMIT APPLICATION DESIGN RESPONSE REPORT**

PROPOSED 2-LOT SUBDIVISION & CONSTRUCTION OF TWO NEW RESIDENTIAL DWELLINGS

AT

28 STONELEIGH ROAD, MANSFIELD, VIC 3722

24/01/2024

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Prepared by: OMG ARCHITECTS PTY LTD

## INTRODUCTION

This report has been prepared by OMG Architects Pty Ltd to provide an assessment of the proposed development against relevant clauses of the Mansfield Shire Planning Scheme and against Clause 55 (Two or more Dwellings on a Lot)

### Site Description

The subject site is a 4,062m<sup>2</sup> rectangular shaped site situated within an established residential area of Mansfield. The site is currently occupied by a single storey mud brick dwelling. The dwelling sits toward the southern end of the site, with existing site access from Stoneleigh Road. The northern, eastern and southern site boundaries abut sites with single dwellings. Star picket & wire fences run along the western, northern and eastern boundary.

The site is located within walking distance of Saint Marys Primary School and Mansfield Secondary College, it is within 1.5km of Mansfield town centre.

Local architectural style is predominantly a mix of a variety of construction eras ranging from Federation-era weatherboard dwellings with hipped and gabled iron roofs, to mid- and late-20th Century brick dwellings with tiled hipped roof forms.

The site is located within GRZ (Schedule 1) planning zone and is not affected by any Overlays.



## PLANNING CONTROLS

The subject site is subject to the following Planning Zones & Overlays:

Clause 32.08 General Residential Zone (Schedule 1)

Clause 55 – Two or more dwellings on a lot.

Clause 56 Residential Subdivision

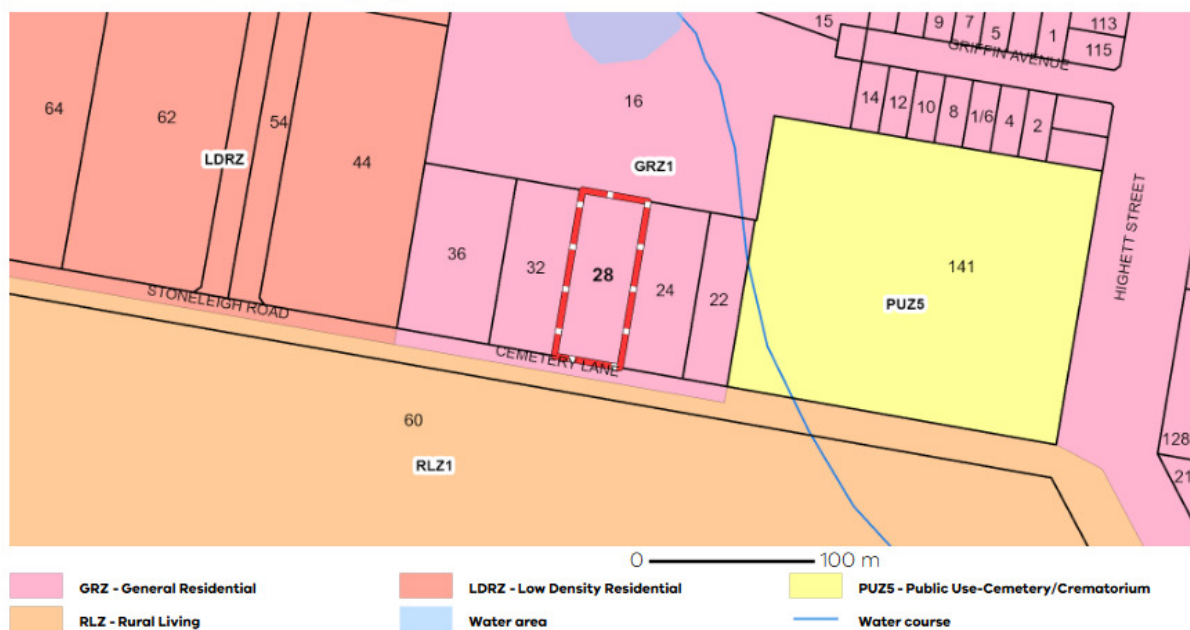
The application is subject to public notice requirements.

To ensure compliance with Planning controls, Lot 1 (containing existing dwelling to be demolished) has been assessed under the same the same criteria as the proposed new dwelling on the Lot 2 subdivision. Furthermore, the overall Parent Site has also been assessed against those same requirements.

This information should be read in conjunction with the Architectural drawings

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.



### Site Photographs (Street Context)



View looking toward subject site 28 Stoneleigh Road from SE corner from Stoneleigh Road.



View looking toward subject site 28 Stoneleigh Road from SW corner from Stoneleigh Road.



## Site Photographs (Within site)



View looking north toward centre of subject site 28 Stoneleigh Road western boundary



View looking south toward centre of subject site 28 Stoneleigh Road western boundary

## Proposed Development

The proposal is to subdivide the existing 4062m<sup>2</sup> Lot into two relatively equal lots as well as demolition of the existing dwelling on the site that is in poor state of repair. Each lot will accommodate generously proportioned 3-bed family homes with excellent internal and external amenity whilst maintaining existing established vegetation on the site and imposing minimal adverse impact on adjacent properties. Both lots would have their own crossovers, sewer connection, water and electricity without the need for easements. A construction estimate for the connection to sewer mains provided by Kim Rhodes of Bundalagwah Engineering who is GVW accredited consultant.

The proposed development comprises the following:

- Two lot subdivision of the site to create a new 2086m<sup>2</sup> lot (Lot 2) on the vacant portion of the site to the north, with the remaining land area forming the 1976 m<sup>2</sup> Lot 1.
- Construction of two new single storey dwellings with double garage.
- Opportunities for ecologically sustainable design including maximising roof area for solar power generation, limiting unshaded southerly and west facing glazing, creating ample opportunity for natural cross ventilation, maximising daylight access.
- An addition access lane to the rear Lot 2 from Stoneleigh Road.
- Retention of soft landscaping, introduction of new soft landscape around each new dwelling.

The internal layout arrangement of the proposed new dwellings on Lot 1 and Lot 2 has been designed with Living areas, Kitchen and bedrooms focused around a northerly-oriented courtyard.

Large areas of openable glazing around the living areas provides plentiful north-facing aspect and visual connection between internal spaces and the main private open space. Views extend through to a new garden and tree canopies of neighbouring existing landscape.

North windows at both will be shaded by deep overhangs will provide shade in summer months yet allow winter sun to penetrate deep into the floor plan. South and west facing windows have been included only at locations where the dwelling can take advantages of breezes for cross-ventilation purposes.

The material pattern is consistent with local patterns. Face brick, weatherboard, grooved painted panels and feature natural timber elements combine to provide a contemporary interpretation of local vernacular.

## Development Summary

<b>TOTAL SITE AREA</b>	4062.0 m <sup>2</sup>	
<b>LOT 1</b>	m <sup>2</sup>	%
Proposed Site Area	1976	
Total Building Coverage	295	14.9
Terraces / Decking	71	3.5
Permeable Driveways & Paths	146	7.4
Soft Landscaping Area	1464	74.4
<b>LOT 2</b>	m <sup>2</sup>	%
Proposed Site Area	2086	
Total Building Coverage	295	14.1
Terraces / Decking	60	2.8
Permeable Driveways & Paths	294	14.1
Soft Landscaping Area	1437	68.9
<b>OVERALL</b>	m <sup>2</sup>	%
Site Area	4062	
Total Building Coverage	590	14.5
Terraces / Decking	131	3.2
Permeable Driveways & Paths	440	10.8
Soft Landscaping Area	2901	71.0



## Architectural Illustrations



View to LOT 1 Proposal from Stoneleigh Road (south) side



View to LOT 1 Proposal from rear looking East.

## CLAUSE 55 ASSESSMENT

### Clause 55 Two or More Dwellings on a Lot and Residential Buildings

The following is an assessment of the proposed development against Clause 55 of the Mansfield Shire Planning Scheme:

<p><b>Clause 55.02-1</b></p> <p><b>Neighbourhood character objectives</b></p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that the design responds to the features of the site and the surrounding area.</p> <p><b>Standard B1</b></p> <p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p><b><u>COMPLIES</u></b></p> <p>The local neighbourhood is an established area with a relatively flat, semi-rural treed garden landscape. Buildings are characterised by one storey dwellings with low (usually open chain mesh or timber), or no front fencing. There are a variety of construction eras ranging from Federation-era weatherboard dwellings with hipped and gabled iron roofs, to mid- and late-20th Century brick dwellings that have tiled hipped roof forms.</p> <p>The proposed development references the architectural styles common to this area, particularly its formal massing, street setbacks and materiality. The proposed development features living spaces focused around central courtyards providing connection to internal gardens and excellent internal amenity.</p>
<p><b>Clause 55.02-2</b></p> <p><b>Residential policy objectives</b></p> <p>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p> <p><b>Standard B2</b></p> <p>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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p>	<p><b><u>COMPLIES</u></b></p> <p>The proposed development is consistent with relevant policies of the SPPF and LPPF.</p>
<p><b>Clause 55.02-3</b></p> <p><b>Dwelling diversity objective</b></p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p> <p><b>Standard B3</b></p> <p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> <li>▪ Dwellings with a different number of bedrooms.</li> <li>▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</li> </ul>	<p><b><u>NOT APPLICABLE</u></b></p> <p>The proposed development is less than 10 dwellings</p>
<p><b>Clause 55.02-4</b></p>	<p><b><u>COMPLIES</u></b></p>



<p><b>Infrastructure objectives</b></p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p> <p><b>Standard B4</b></p> <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>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.</p>	<p>It is unlikely the proposed development will overload capacity of utilities or infrastructure.</p>
<p><b>Clause 55.02-5</b></p> <p><b>Integration with the street objectives</b></p> <p>To integrate the layout of development with the street.</p> <p><b>Standard B5</b></p> <p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	<p><b><u>COMPLIES</u></b></p> <p>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.</p>
<p><b>Clause 55.03-1</b></p> <p><b>Street setback objective</b></p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p> <p><b>Standard B6</b></p> <p>Walls of buildings should be set back from streets the distance specified in Table B1.</p> <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>	<p><b><u>COMPLIES</u></b></p> <p>At Stoneleigh Rd, street setbacks for the proposed dwelling at Lot 1 will be within the average front set back from the existing dwellings on the respective abutting lots.</p>
<p><b>Clause 55.03-2</b></p> <p><b>Building height objectives</b></p> <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p> <p><b>Standard B7</b></p> <p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, 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.</p>	<p><b><u>COMPLIES</u></b></p> <p><i>GRZ states that building height must not exceed 11 metres; and the building must contain no more than 3 storeys at any point.</i></p> <p>The proposed buildings on both lots do not exceed 11 metres.</p>

Changes of building height between existing buildings and new buildings should be graduated.	
<p><b>Clause 55.03-3</b></p> <p><b>Site coverage objective</b></p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage the retention of significant trees on the site.</p> <p><b>Standard B8</b></p> <p>The site area covered by buildings should not exceed 60 per cent.</p>	<p><b><u>COMPLIES</u></b></p> <p>Proposed Site coverage areas:</p> <p>Lot 1: 14.92%</p> <p>Lot 2: 14.07%</p> <p>Parent Site: 14.52%</p> <p>Refer to drawing <i>TP-005</i></p>
<p><b>Clause 55.03-4</b></p> <p><b>Permeability objectives</b></p> <p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p><b>Standard B9</b></p> <p>At least 20 per cent of the site should not be covered by impervious surfaces.</p>	<p><b><u>COMPLIES</u></b></p> <p>The following permeable surface areas are proposed:</p> <p>Lot 1: 74.08%</p> <p>Lot 2: 68.88%</p> <p>Parent Site: 71.41%</p>
<p><b>Clause 55.03-5</b></p> <p><b>Energy efficiency objectives</b></p> <p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p> <p><b>Standard B10</b></p> <p>Buildings should be:</p> <ul style="list-style-type: none"> <li>▪ Oriented to make appropriate use of solar energy.</li> <li>▪ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> </ul> <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p>	<p><b><u>COMPLIES</u></b></p> <p>The following are key energy efficiency features of the proposed development:</p> <ul style="list-style-type: none"> <li>- Majority of windows are north facing. Living spaces located toward the northern side of floor plan.</li> <li>- Shading over windows provides summer shading yet full solar access in winter months</li> <li>- 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</li> <li>- Main roof angled toward provides sufficient space for Photovoltaic Panels to adequately service each dwelling</li> </ul>
<p><b>Clause 55.03-6</b></p> <p><b>Open space objective</b></p> <p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p> <p><b>Standard B11</b></p> <p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> <li>▪ Be substantially fronted by dwellings, where appropriate.</li> <li>▪ Provide outlook for as many dwellings as practicable.</li> </ul>	<p><b><u>NOT APPLICABLE</u></b></p> <p>The proposed development does not have communal areas.</p>



<ul style="list-style-type: none"> <li>▪ Be designed to protect any natural features on the site.</li> <li>▪ Be accessible and useable.</li> </ul>	
<p><b>Clause 55.03-7</b></p> <p><b>Safety objective</b></p> <p>To ensure the layout of development provides for the safety and security of residents and property.</p> <p><b>Standard B12</b></p> <p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p><b><u>COMPLIES</u></b></p> <p>Existing crossover will be maintained to Stoneleigh Road for Lot 1 and an additional crossover will be implemented to the Western side of the existing site to serve Lot 2.</p> <p>The proposed development at Lot 2 does not inhibit the pedestrian or vehicle access to Lot 1.</p>
<p><b>Clause 55.03-8</b></p> <p><b>Landscaping objectives</b></p> <ul style="list-style-type: none"> <li>▪ To encourage development that respects the landscape character of the neighbourhood.</li> <li>▪ To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</li> <li>▪ To provide appropriate landscaping.</li> <li>▪ To encourage the retention of mature vegetation on the site.</li> </ul> <p><b>Standard B13</b></p> <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>▪ Protect any predominant landscape features of the neighbourhood.</li> <li>▪ Take into account the soil type and drainage patterns of the site.</li> <li>▪ Allow for intended vegetation growth and structural protection of buildings.</li> <li>▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>▪ Provide a safe, attractive and functional environment for residents.</li> </ul> <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>	<p><b><u>COMPLIES</u></b></p> <p>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</p>
<p><b>Clause 55.03-9</b></p> <p><b>Access objectives</b></p> <p>To ensure vehicle access to and from a development is safe, manageable and convenient.</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p> <p><b>Standard B14</b></p> <p>Accessways should:</p>	<p><b><u>COMPLIES</u></b></p> <p>Lot 1 will utilize the existing crossover onto Stoneleigh Road</p> <p>Lot 2 will has a new crossover on the Western side of the site on Stoneleigh Road.</p> <p>Both driveways are/will be min 3.0m wide.</p>

<ul style="list-style-type: none"> <li>▪ Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network.</li> <li>▪ Be designed to ensure vehicles can exit a development in a forwards direction if the access way serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone.</li> <li>▪ Be at least 3 metres wide.</li> <li>▪ Have an internal radius of at least 4 metres at changes of direction.</li> <li>▪ Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the access way serves ten or more spaces and connects to a road in a Road Zone.</li> </ul> <p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>▪ 33 per cent of the street frontage, or</li> <li>▪ if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul> <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles</p>	
<p><b>Clause 55.03-10</b></p> <p><b>Parking location objectives</b></p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To avoid parking and traffic difficulties in the development and the neighbourhood.</p> <p>To protect residents from vehicular noise within developments.</p> <p><b>Standard B15</b></p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> <li>▪ Be reasonably close and convenient to dwellings and residential buildings.</li> <li>▪ Be secure.</li> <li>▪ Be designed to allow safe and efficient movements within the development.</li> <li>▪ Be well ventilated if enclosed.</li> </ul> <p>Large parking areas should be broken up with trees, buildings or different surface treatments.</p> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p><b><u>COMPLIES</u></b></p> <p>Both dwellings will have enclosed double garages with direct internal access to the dwelling.</p>
<p><b>Clause 55.04-1</b></p> <p><b>Side and rear setbacks objective</b></p> <p>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.</p> <p><b>Standard B17</b></p>	<p><b><u>COMPLIES</u></b></p> <p>Refer TP-005 &amp; TP-006 Site Section</p> <p>Side and rear setbacks comply with setbacks defined by the standard.</p> <p>No part of the new building shall be any closer than 1.4m of a boundary.</p>



<p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> <li>At least the distance specified in a schedule to the zone, or</li> <li>If no distance is specified in a schedule to the zone, 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.</li> </ul> <p>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 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard</p>	
<p><b>Clause 55.04-2</b></p> <p><b>Walls on boundaries objective</b></p> <p>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.</p> <p><b>Standard B18</b></p> <p>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 lot should not abut the boundary:</p> <ul style="list-style-type: none"> <li>For a length of more than the distance specified in a schedule to the zone; or</li> <li>If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> <li>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>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,</li> </ul> </li> </ul> <p>whichever is the greater.</p> <p>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.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p>	<p><b><u>NOT APPLICABLE</u></b></p> <p>No walls are proposed on any boundary.</p>
<p><b>Clause 55.04-3</b></p> <p><b>Daylight to windows objective</b></p> <p>To allow adequate daylight into existing habitable room windows.</p> <p><b>Standard B19</b></p> <p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3</p>	<p><b><u>COMPLIES</u></b></p> <p>The proposed development does not overshadow any neighbouring property's habitable room windows</p>

<p>square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	
<p><b>Clause 55.04-4</b></p> <p><b>North facing windows objective</b></p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p> <p><b>Standard B20</b></p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 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, for a distance of 3 metres 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.</p>	<p><b><u>COMPLIES</u></b></p> <p>The proposed development does not overshadow any neighbouring property's habitable room windows</p>
<p><b>Clause 55.04-5</b></p> <p><b>Overshadowing open space objective</b></p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p> <p><b>Standard B21</b></p> <p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>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.</p>	<p><b><u>COMPLIES</u></b></p> <p>The proposed development does not overshadow any neighbouring property's private open space.</p>
<p><b>Clause 55.04-6</b></p> <p><b>Overlooking objective</b></p> <p>To limit views into existing secluded private open space and habitable room windows.</p> <p><b>Standard B22</b></p> <p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private</p>	<p><b><u>COMPLIES</u></b></p> <p>The proposed development does not have overlooking views into existing secluded private open space.</p>



<p>open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> <li>▪ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>▪ Have sill heights of at least 1.7 metres above floor level.</li> <li>▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</li> <li>▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</li> </ul> <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> <li>▪ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>▪ Permanent, fixed and durable.</li> <li>▪ Designed and coloured to blend in with the development.</li> </ul> <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary</p>	
<p><b>Clause 55.04-7</b></p> <p><b>Internal views objective</b></p> <p>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p> <p><b>Standard B23</b></p> <p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>	<p><b><u>COMPLIES</u></b></p> <p>The proposed development does not have overlooking views into existing secluded private open space.</p>
<p><b>Clause 55.04-8</b></p> <p><b>Noise impacts objective</b></p> <p>To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p> <p><b>Standard B24</b></p>	<p><b><u>COMPLIES</u></b></p> <p>Garages to the dwellings at Lot 1 and Lot 2 are located at opposite corners of the site. Private open space of the proposed dwellings also have good separation.</p>

<p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms</p>	
<p><b>Clause 55.05-1</b></p> <p><b>Accessibility objective</b></p> <p>To encourage the consideration of the needs of people with limited mobility in the design of developments.</p> <p><b>Standard B25</b></p> <p>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.</p>	<p><b><u>COMPLIES</u></b></p> <p>The proposed developments have no steps in there floor plan are made to be easily accessible.</p>
<p><b>Clause 55.05-2</b></p> <p><b>Dwelling entry objective</b></p> <p>To provide each dwelling or residential building with its own sense of identity.</p> <p><b>Standard B26</b></p> <p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> <li>▪ Be visible and easily identifiable from streets and other public areas.</li> </ul> <p>Provide shelter, a sense of personal address and a transitional space around the entry.</p>	<p><b><u>COMPLIES</u></b></p> <p>The proposed dwellings have a defined formal covered entry that is a design feature of the proposed architectural composition.</p>
<p><b>Clause 55.05-3</b></p> <p><b>Daylight to new windows objective</b></p> <p>To allow adequate daylight into new habitable room windows.</p> <p><b>Standard B27</b></p> <p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> <li>▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or</li> <li>▪ A verandah provided it is open for at least one third of its perimeter, or</li> </ul> <p>A carport provided it has two or more open sides and is open for at least one third of its perimeter.</p>	<p><b><u>COMPLIES</u></b></p> <p>All habitable rooms at the proposed development at both have generous north facing and will benefit from excellent unobstructed solar access.</p>
<p><b>Clause 55.05-4</b></p> <p><b>Private open space objective</b></p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p> <p><b>Standard B28</b></p> <p>A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone.</p> <p>If no area or dimensions are specified in the schedule to the zone, a dwelling or residential</p>	<p><b><u>COMPLIES</u></b></p> <p>The proposal provides ample secluded private open space to both dwellings</p>

<p>building should have private open space consisting of:</p> <ul style="list-style-type: none"> <li>▪ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or</li> <li>▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</li> </ul> <p>A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</p>	
<p><b>Clause 55.05-5</b></p> <p><b>Solar Access to Open Space</b></p> <p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p> <p><b>Standard B29</b></p> <p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>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.</p>	<p><b><u>COMPLIES</u></b></p> <p>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.</p>
<p><b>Clause 55.05-6</b></p> <p><b>Storage</b></p> <p>To provide adequate storage facilities for each dwelling.</p> <p><b>Standard B30</b></p> <p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space</p>	<p><b><u>COMPLIES</u></b></p> <p>Dwellings on both lots will contain storage areas for long term and short terms storage</p>
<p><b>Clause 55.06-1</b></p> <p><b>Design Detail</b></p> <p>To encourage design detail that respects the existing or preferred neighbourhood character.</p> <p><b>Standard B31</b></p> <p>The design of buildings, including:</p> <ul style="list-style-type: none"> <li>▪ Façade articulation and detailing,</li> <li>▪ Window and door proportions,</li> <li>▪ Roof form, and</li> <li>▪ Verandahs, eaves and parapets,</li> </ul> <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p><b><u>COMPLIES</u></b></p> <p>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.</p> <p>The material pattern is consistent with local patterns. Brick, weatherboard and feature natural timber elements reference rural vernacular common to Mansfield.</p>
<p><b>Clause 55.06-2</b></p> <p><b>Front Fences</b></p> <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p> <p><b>Standard B32</b></p> <p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p>	<p><b><u>COMPLIES</u></b></p> <p>Existing boundary fences will be maintained at side and rear boundaries.</p> <p>It is proposed to separate the proposed Lots with post-and-rail type farm fencing and screening plants.</p>



<ul style="list-style-type: none"> <li>Streets in a Road Zone, Category 1: 2 metres.</li> </ul> <p>Other streets: 1.5 metres.</p>	
<p><b>Clause 55.06-3</b></p> <p><b>Common Property</b></p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p> <p><b>Standard B33</b></p> <p>Development should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	<p><b><u>COMPLIES</u></b></p> <p>It is proposed to separate the proposed Lots with post-and-rail type farm fencing and screening plants.</p>
<p><b>Clause 55.06-4</b></p> <p><b>Site Services</b></p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p> <p><b>Standard B34</b></p> <p>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.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Bin and recycling enclosures should be located for convenient access by residents.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post</p>	<p><b><u>COMPLIES</u></b></p> <p>Ample 'back of house' zones for services, raintanks and bins is proposed to the side of each dwelling.</p>

## CLAUSE 56 ASSESSMENT

LIVEABLE AND SUSTAINABLE COMMUNITIES				
56.03-5 Neighbourhood Character	Met?	Standard C6	Met?	Comments
<i>To design subdivisions that respond to neighbourhood character</i>	Yes	<i>Subdivision should</i> <ul style="list-style-type: none"> <li>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.</li> <li>Respond to and integrate with the surrounding urban environment.</li> <li>Protect significant vegetation and site features</li> </ul>	Yes	

LOT DESIGN				
56.04-1 Lot Diversity and Distribution	Met?	Standard C7	Met?	Comments
<i>Does not apply to 2 lot subdivision</i>				
<i>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services</i>	N/A	<i>A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.</i>	N/A	
<i>To provide higher housing densities within walking distance of activity centres.</i>	N/A	<i>Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.</i>	N/A	
<i>To achieve increased housing densities in designated growth areas.</i>	N/A	<i>A range and mix of lot sizes should be provided including lots suitable for the development of:</i> <ul style="list-style-type: none"> <li>Single dwellings</li> <li>Two dwellings or more.</li> <li>Higher density housing.</li> <li>Residential buildings and Retirement Villages</li> </ul>	N/A	
<i>To provide a range of lot sizes to suit a variety of dwelling and household types.</i>	N/A	<i>Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.</i>	N/A	
		<i>Lots of 300sqm or less in area, lots suitable for development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.</i>	N/A	

56.04-2 Lot Area and Building Envelopes	Met?	Standard C8	Met?	Comments
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.	Yes	An application to subdivide land that creates lots of less than 300sqm should be accompanied by information that shows: <ul style="list-style-type: none"> <li>That the lots are consistent or contain a building envelope that is consistent with a development approved under this scheme, or</li> <li>That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.</li> </ul>	N/A	
		Lots of between 300sqm and 500sqm should: <ul style="list-style-type: none"> <li>Contain a building envelope that is consistent with a development of the lot approved under this scheme, or</li> <li>If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10m x 15m, or 9m x15m if a boundary wall is nominated as part of the building envelope</li> </ul>	N/A	
		If lots of between 300sqm and 500sqm are proposed to contain buildings that are built to the boundary, the long axis of the lots should be within 30°E and 20°W of N unless there are significant physical constraints that make this difficult to achieve.	N/A	
		Lots greater than 500sqm in area should be able to contain a rectangle measuring 10m x 15m, and may contain a building envelope.	Yes	
		A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless: <ul style="list-style-type: none"> <li>The objectives of the relevant standard are met, and</li> <li>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.</li> </ul>	Yes	
		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: <ul style="list-style-type: none"> <li>The building envelope must meet Standards A10 and A11 and Clause 54 in relation to the adjoining lot, and</li> <li>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.</li> </ul>	N/A	
		Lot dimensions and building envelopes should protect: <ul style="list-style-type: none"> <li>Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations.</li> <li>Existing or proposed easements on lots.</li> <li>Significant vegetation and site features.</li> </ul>	Yes	

56.04-3 Solar Orientation	Met?	Standard C9	Met?	Comments
To provide good solar orientation of lots and solar access for future dwellings	Yes	Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.	Yes	
		<p>Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> <li>The long axes of lots are within the range N20°W to N30°E, or E20°N to E30°S.</li> <li>Lots between 300sqm and 500sqm are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within N20°W to N30°E.</li> <li>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.</li> </ul>	Yes	
56.04-4 Street Orientation	Met?	Standard C10	Met?	Comments
Does not apply to 2 lot subdivision				
To provide a lot layout that contributes to community social interaction, person safety and property security.	N/A	<p>Subdivision should increase visibility and surveillance by:</p> <ul style="list-style-type: none"> <li>Ensuring lots front all roads and streets and avoid the side and rear lots being orientated to connector streets and arterial roads.</li> <li>Providing lots of 300sqm or less in area and lots for 2 or more dwellings around activity centres and public open space.</li> <li>Ensuring streets and houses look onto public open space and avoiding sides and rears of lot along public open space boundaries.</li> </ul>	N/A	
56.04-5 Common Area	Met?	Standard C11	Met?	Comments
To identify common areas and the purpose for which the area is commonly held.	N/A	An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:	N/A	
To ensure the provision of common area is appropriate and that necessary management arrangements are in place.	N/A	<ul style="list-style-type: none"> <li>The common area to be owned by the body corporate, including any streets and open space.</li> <li>The reasons why the area should be commonly held.</li> <li>Lots participating in the body corporate.</li> <li>The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.</li> </ul>		
To maintain direct public access throughout the neighbourhood street network.	N/A			



URBAN LANDSCAPE				
56.05-1 Integrated Urban Landscape  <i>Does not apply to 2 lot subdivision</i>	Met?	Standard C12	Met?	Comments
<i>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.</i>	N/A	<i>An application for subdivision that creates streets or public open space should be accompanied by a landscape design.</i>	N/A	
<i>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</i>	N/A	<p><i>The landscape design should:</i></p> <ul style="list-style-type: none"> <li>• <i>Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme.</i></li> <li>• <i>Create attractive landscapes that visually emphasise streets and public spaces.</i></li> <li>• <i>Respond to the site and context description for the site and surrounding area.</i></li> <li>• <i>Maintain significant vegetation where possible within an urban context.</i></li> <li>• <i>Take account of the physical features of the land including landform, soil and climate.</i></li> <li>• <i>Protect and enhance any significant natural and cultural features.</i></li> <li>• <i>Protect and link areas of significant local habitat where appropriate.</i></li> <li>• <i>Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space.</i></li> <li>• <i>Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread to the surrounding environment.</i></li> <li>• <i>Ensure landscaping supports surveillance and provides shade in streets, parks and public open space.</i></li> <li>• <i>Develop appropriate landscape for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.</i></li> <li>• <i>Provide for walking and cycling networks that link with community facilities.</i></li> <li>• <i>Provide appropriate pathways, signage, fencing, public lighting and street furniture.</i></li> <li>• <i>Create low maintenance, durable landscapes that are capable of a long life.</i></li> </ul>	N/A	
<i>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</i>	N/A	<ul style="list-style-type: none"> <li>• <i>Develop appropriate landscape for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.</i></li> <li>• <i>Provide for walking and cycling networks that link with community facilities.</i></li> <li>• <i>Provide appropriate pathways, signage, fencing, public lighting and street furniture.</i></li> <li>• <i>Create low maintenance, durable landscapes that are capable of a long life.</i></li> </ul>	N/A	
<i>To provide integrated water management systems and contribute to drinking water conservation.</i>	N/A	<i>The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.</i>	N/A	

ACCESS AND MOBILITY MANAGEMENT				
56.06-2 Walking and Cycling Network  <i>Does not apply to 2 lot subdivision</i>	Met?	Standard C15	Met?	Comments
<i>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</i>	N/A	<i>The walking and cycling network should be designed to:</i> <ul style="list-style-type: none"> <li>Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.</li> <li>Link to any existing pedestrian and cycling networks.</li> <li>Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.</li> <li>Provide an interconnected and continuous network of safe and efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces.</li> <li>Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling.</li> <li>Ensure safe street and road crossings including the provision for traffic controls where required.</li> <li>Provide an appropriate level of priority for pedestrians and cyclists.</li> <li>Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night.</li> <li>Be accessible to people with disabilities.</li> </ul>	N/A	
<i>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</i>	N/A			
<i>To reduce car use, greenhouse gas emissions and air pollution.</i>	N/A			
56.06-4 Neighbourhood Street Network  <i>Does not apply to 2 lot subdivision</i>	Met?	Standard C17	Met?	Comments
<i>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.</i>	N/A	<i>The neighbourhood street network must:</i> <ul style="list-style-type: none"> <li>Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, footpaths and public transport routes.</li> <li>Provide clear physical distinctions between arterial roads and neighbourhood street types.</li> <li>Comply with the Roads Corporation's arterial road access management policies.</li> <li>Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.</li> <li>Provide safe and efficient access to activity centres for commercial and freight vehicles.</li> <li>Provide safe and efficient access to all lots for service and emergency vehicles.</li> <li>Provide safe movement for all vehicles.</li> <li>Incorporate any necessary traffic control measures and traffic management infrastructure.</li> </ul>	N/A	

		<p><i>The neighbourhood street network should be designed to:</i></p> <ul style="list-style-type: none"> <li>• <i>Implement any relevant transport strategy, plan or policy for the area set out in this scheme.</i></li> <li>• <i>Include arterial roads at intervals of approximately 1.6km that have adequate reservation widths to accommodate long term movement demand.</i></li> <li>• <i>Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.</i></li> <li>• <i>Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.</i></li> <li>• <i>Provide an interconnected and continuous network of street within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.</i></li> <li>• <i>Provide an appropriate level of local traffic dispersal.</i></li> <li>• <i>Indicate the appropriate street type.</i></li> <li>• <i>Provide a speed environment that is appropriate to the street type.</i></li> <li>• <i>Provide a street environment that appropriately management movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).</i></li> <li>• <i>Encourage appropriate sharing of access lanes and access places by pedestrians, cyclists and vehicles.</i></li> <li>• <i>Minimise the provision of culs-de-sac.</i></li> <li>• <i>Provide for service and emergency vehicles to safely turn at the end of a dead-end street.</i></li> <li>• <i>Facilitate solar orientation of lots.</i></li> <li>• <i>Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.</i></li> <li>• <i>Contribute to the area's character and identity.</i></li> <li>• <i>Take account of any identified significant features.</i></li> </ul>	N/A	
<b>56.06-5 Walking and Cycling Network detail</b>  <b><i>Does not apply to 2 lot subdivision</i></b>	Met?	<b>Standard C18</b>	Met?	<b>Comments</b>
<i>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</i>	N/A	<p><i>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</i></p> <ul style="list-style-type: none"> <li>• <i>Be part of a comprehensive design of the road or street reservation.</i></li> <li>• <i>Be continuous and connect.</i></li> <li>• <i>Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.</i></li> </ul>	N/A	
<i>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</i>	N/A	<ul style="list-style-type: none"> <li>• <i>Accommodate projected volumes and mix.</i></li> <li>• <i>Meet the requirements of Table C1.</i></li> <li>• <i>Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.</i></li> </ul>		

		<ul style="list-style-type: none"> <li>• Provide appropriate signage.</li> <li>• Be constructed to allow access to lots without damage to footpath or shared path surfaces.</li> <li>• Be constructed with a durable, non-skid surface.</li> <li>• Be of a quality and durability to ensure: <ul style="list-style-type: none"> <li>▪ Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.</li> <li>▪ Discharge of urban run-off.</li> <li>▪ Preservation of all weather access.</li> <li>▪ Maintenance of a reasonable, comfortable riding quality.</li> <li>▪ A minimum 20 year life space.</li> </ul> </li> <li>• Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.</li> </ul>		
<b>56.06-7 Neighbourhood Street Network Detail</b>  <i>Does not apply to 2 lot subdivision</i>	Met?	Standard C20	Met?	Comments
To design and construct street carriageways and verges so that the street geometry and traffic speed provide an accessible and safe neighbourhood street system for all users.	N/A	<p>The design of streets and roads should:</p> <ul style="list-style-type: none"> <li>• Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met.</li> <li>• Provide street blocks that are generally between 120m and 240m in length and generally between 60m and 120m in width to facilitate pedestrian movement and control traffic speed.</li> <li>• Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs.</li> <li>• Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users.</li> <li>• Provide a low-speed environment while allowing all road users to proceed without inconvenience or delay.</li> <li>• Provide a safe environment for all street users applying speed control measures where appropriate.</li> <li>• Ensure intersection layouts clearly indicate the travel path and priority movement for pedestrians, cyclists and vehicles.</li> <li>• Provide a minimum 5m by 5m corner splay at junctions with arterial roads and a minimum 3m by 3m corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.</li> <li>• Ensure street are sufficient strength to: <ul style="list-style-type: none"> <li>▪ Enable the carriage of vehicles.</li> <li>▪ Avoid damage by construction vehicles and equipment.</li> </ul> </li> <li>• Ensure street pavements are of sufficient quality and durability for the: <ul style="list-style-type: none"> <li>▪ Safe passage of pedestrians, cyclists and vehicles.</li> </ul> </li> </ul>	N/A	



		<ul style="list-style-type: none"> <li>▪ <i>Discharge of urban run-off.</i> <i>Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.</i></li> <li>• <i>Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.</i></li> <li>• <i>Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.</i></li> <li>• <i>Provide pavement edges, kerbs, channel and crossover details designed to:</i> <ul style="list-style-type: none"> <li>▪ <i>Perform the required integrated water management functions.</i></li> <li>▪ <i>Delineate the edge of the carriageway for all street users.</i></li> <li>▪ <i>Provide efficient and comfortable access to abutting lots at appropriate locations.</i></li> <li>▪ <i>Contribute to streetscape design.</i></li> </ul> </li> <li>• <i>Provide for the safe and efficient collection of waste and recycling materials from lots.</i></li> <li>• <i>Be accessible to people with disabilities.</i></li> </ul>		
	N/A	<p><i>A street detail plan should be prepared that shows, as appropriate:</i></p> <ul style="list-style-type: none"> <li>• <i>The street hierarchy and typical cross-sections for all street types.</i></li> <li>• <i>Location of carriageway pavement, parking, bus stops, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices.</i></li> <li>• <i>Water sensitive urban design features.</i></li> <li>• <i>Location and species of proposed street trees and other vegetation.</i></li> <li>• <i>Location of existing vegetation to be retained and proposed treatment to ensure its health.</i></li> <li>• <i>Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.</i></li> </ul>	N/A	
<b>56.06-8 Lot Access</b>	<b>Met?</b>	<b>Standard C21</b>	<b>Met?</b>	<b>Comments</b>
<i>To provide for safe vehicle access between roads and lots.</i>	Yes	<i>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</i>	Yes	
		<i>Vehicle access to lots of 300sqm or less in area and lots with frontage of 7.5m or less should be provided via rear or side access lanes, places or streets.</i>	N/A	
		<i>The design and construction of a crossover should meet the requirements of the relevant road authority.</i>	Yes	

#### INTEGRATED WATER MANAGEMENT

<b>56.07-1 Drinking Water Supply</b>	<b>Met?</b>	<b>Standard C22</b>	<b>Met?</b>	<b>Comments</b>
<i>To reduce the use of drinking water</i>	Yes	<i>The supply of drinking water must be:</i>	Yes	

<i>To provide adequate, cost-effective supply of drinking water</i>	Yes	<ul style="list-style-type: none"> <li>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</li> <li>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority</li> </ul>		
<b>56.07-2 Reused and Recycled Water</b>	<b>Met?</b>	<b>Standard C23</b>	<b>Met?</b>	<b>Comments</b>
<i>To provide for the substitution of drinking water for non-drinking water purposes with reused and recycled water,</i>	Yes	<p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> <li>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services.</li> <li>Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</li> </ul>	Yes	
<b>56.07-3 Waste Water Management</b>	<b>Met?</b>	<b>Standard C24</b>	<b>Met?</b>	<b>Comments</b>
<i>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.</i>	Yes	<p>Waste water systems must be:</p> <ul style="list-style-type: none"> <li>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environmental Protection Authority.</li> <li>Consistent with any relevant approved domestic waste water management plan.</li> </ul>	Yes	
		<i>Reticulated waste water must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</i>	Yes	
<b>56.07-4 Stormwater Management</b>	<b>Met?</b>	<b>Standard C25</b>	<b>Met?</b>	<b>Comments</b>
<p><i>To minimise damage to properties and inconvenience to residents from stormwater.</i></p> <p><i>To ensure that the street operates adequately during major storm events and provides for public safety.</i></p> <p><i>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.</i></p>	Yes	<p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> <li>Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.</li> <li>Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.</li> <li>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).</li> <li>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.</li> <li>Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</li> </ul> <p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.</p>	Yes	

		<p><i>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:</i></p> <ul style="list-style-type: none"> <li><i>Provision must be made for the safe and effective passage of stormwater flows.</i></li> <li><i>All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.</i></li> <li><i>Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria <math>daVave &lt; 0.35 \text{ m}^2/\text{s}</math> (where, <math>da</math>= average depth in metres and <math>Vave</math>= average velocity in metres per second).</i></li> </ul> <p><i>The design of the local drainage network should:</i></p> <ul style="list-style-type: none"> <li><i>Ensure stormwater is retarded to a standard required by the responsible drainage authority.</i></li> <li><i>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.</i></li> <li><i>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.</i></li> <li><i>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.</i></li> </ul> <p><i>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</i></p>		
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SITE MANAGEMENT				
56.08-1 Site Management	Met?	Standard C26	Met?	Comments
<i>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</i>	Yes	<p><i>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::</i></p> <ul style="list-style-type: none"> <li><i>Erosion and sedimentation.</i></li> <li><i>Dust</i></li> <li><i>Run-off</i></li> <li><i>Litter, concrete and other construction wastes.</i></li> <li><i>Chemical contamination.</i></li> <li><i>Vegetation and natural features planned for retention.</i></li> </ul>	Yes	

<i>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</i>	Yes	<i>Recycled materials should be used for the construction of streets, shared paths and other infrastructure where practicable.</i>	Yes	
<i>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</i>	Yes			

<b>UTILITIES</b>				
<b>56.09-1 Shared Trenching</b>	<b>Met?</b>	<b>Standard C27</b>	<b>Met?</b>	<b>Comments</b>
<i>To maximise the opportunities for shared trenching.</i>	Yes	<i>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</i>	Yes	
<i>To minimise constraints on landscaping within street reserves.</i>	Yes			
<b>56.09-2 Electricity, Telecommunications and Gas</b>	<b>Met?</b>	<b>Standard C28</b>	<b>Met?</b>	<b>Comments</b>
<i>To provide public utilities to each lot in a timely, efficient and cost effective manner.</i>  <i>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</i>	Yes	<i>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.</i>	Yes	
		<i>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</i>	Yes	
		<i>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.</i>	Yes	
		<i>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.</i>	Yes	
<b>56.09-3 Fire Hydrants</b>	<b>Met?</b>	<b>Standard C29</b>	<b>Met?</b>	<b>Comments</b>



<b>Does not apply to 2 lot subdivision</b>				
<i>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</i>	N/A	<i>Fire hydrants should be provided:</i> <ul style="list-style-type: none"> <li><i>A maximum distance of 120 metres from the rear of each lot.</i></li> <li><i>No more than 200 metres apart</i></li> </ul>	N/A	
		<i>Hydrants and fire plugs must be compatible with the relevant fire service authority.</i>	N/A	
<b>56.09-4 Public Lighting</b> <b>Does not apply to 2 lot subdivision</b>	<b>Met?</b>	<b>Standard C30</b>	<b>Met?</b>	<b>Comments</b>
<i>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</i>	N/A	<i>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.</i>	N/A	
<i>To provide pedestrians with a sense of personal safety at night.</i>	N/A	<i>Public lighting should be designed in accordance with relevant Australian Standards.</i>	N/A	
<i>To contribute to reducing greenhouse emissions and to saving energy</i>	N/A	<i>Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.</i>	N/A	