

# Written Report: Clause 56 of the Moyne Planning Scheme

## 46 William Street Port Fairy 3284

Reference to:

- Clause 56: Of the Moyne Shire Planning Scheme, Residential Subdivision.
- ResCode C Standards

### 56.01

#### SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

##### 56.01-1

###### Subdivision site and context description

The subject site is located at number 46 William Street Port Fairy. This 991m<sup>2</sup> allotment contains a 1923 weatherboard cottage with an iron roof and detached shed. This site is located on the west side of William Street and is within the GRZ1, DDO10 and HO73 areas of the Moyne Planning Scheme maps. The subject site is reasonable flat with some well-established mature trees.

William street consists mainly of single story dwellings with pitched corrugated iron roofs.

William Street is a grand avenue of Norfolk Island Pines.

The property to the south (No 44) is of similar construction being weatherboard cottage with a corrugated iron hip roof.

The first property to the north (48) contains a renovated bluestone building with a newly built weatherboard front extension with a corrugated iron roof.

The second property to the north (48A) contains a brick veneer house with a corrugated iron roof.

The property to the west is single storey weatherboard, with a corrugated iron roof and detached garage.

Additional information can be found on the architectural drawing set.

##### 56.01-2

###### Subdivision design response

The property is centrally located to all the facilities and features that Port Fairy has to offer, including schools, shops, hospital and beaches.

This proposed subdivision will consist of 2 lots in excess of 400m<sup>2</sup> each, with ample driveway access for lots 1&2.

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### 56.03

### LIVEABLE AND SUSTAINABLE COMMUNITIES

#### 56.03-5

#### Neighbourhood character objectives

To design subdivisions that respond to neighbourhood character.

#### C6 Standard

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 environment.
- Protect significant vegetation and site features.

#### *Response*

*The existing dwelling (lot 1) is proposed to remain and is well within the character guidelines of the area.*

*The proposed new dwelling on Lot 2 will not be visible from the street. The newly proposed dwelling will be clad in painted weatherboards in keeping with the character of the neighbourhood. All significant vegetation will be retained.*

*Complies with standard C6.*

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### 56.04 LOT DESIGN

#### 56.04-2

##### **Lot area and building envelopes objectives.**

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.

##### **Standard C8**

An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:

That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or

That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.

Lots of between 300 square metres and 500 square metres should:

Contain a building envelope that is consistent with a development of the lot approved under this scheme, or

If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.

If lots of 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 unless there are significant physical constraints that make this difficult to achieve.

Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres and may contain a building envelope.

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.

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:

- The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and
- The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement.

Lot dimensions and building envelopes should protect:

- Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations.
- Existing or proposed easements on lots.
- Significant vegetation and site features.

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### *Response*

*Proposed lots to be between 300m<sup>2</sup> and 500m<sup>2</sup>.*

*Lot 1 has a proposed 28m long east/west axis.*

*Lot 2 has a proposed 20m long east/west axis.*

*Complies with standard C8.*

### **56.04-3**

#### **Solar orientation of lot objectives**

To provide good solar orientation of lots and solar access for future dwellings.

#### **Standard 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 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.

### *Response*

*Both proposed lots are suitable orientated, with excellent northerly aspects.*

*Complies with standard C9.*

### **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.

#### **Standard 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.

### *Response*

*The identified common area will be the access driveway for lots 1&2.*

*This will be the most practical solution.*

*Both lots to form a body corporate.*

*Complies with standard C11.*

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### 56.06-8

#### Lot access objectives

To provide for safe vehicle access between roads and lots.

#### Standard C21

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.

Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.

The design and construction of a crossover should meet the requirements of the relevant road authority.

#### *Response*

*The proposed driveway access for lots 1&2 will be 4 metres wide allowing efficient and safe access.*

*Complies with standard C21.*

### 56.07

## INTERGRATED WATER MANAGEMENT

### 56.07-1

#### Drinking water supply objectives

To reduce the use of drinking water.

To provide an adequate, cost-effective supply of drinking water.

#### Standard 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.

#### *Response*

*Lot 1 is connected to the Town water supply.*

*Lot 2 will be connected to town water as this will be a condition setout by the relevant water authority.*

*Complies with standard C22.*

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### 56.07-2

#### Reused and recycled water objectives

To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.

#### Standard 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.

#### *Response*

*N/A. Reused and recycled water supply system is not available in this area.*

### 56.07-3

#### Waste water management objectives

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.

#### Standard 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 any relevant approved domestic waste water management plan.
- Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.

#### *Response*

*Lot 1 is connected to the sewer.*

*Lot 2 will be connected to the sewer as this will be a requirement to satisfy the relevant water authority.*

*Complies with standard C24.*

### 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.

#### Standard 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.

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- 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 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  $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$  (where,  $d_a$  = average depth in metres and  $V_{ave}$  = average velocity in metres per second).

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.

### *Response*

- *Please refer to attached SWMP by PM Design Group*

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### 56.08

#### SITE MANAGEMENT

##### 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.

###### Standard 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.

###### *Response*

*Site management procedures are the responsibility of the contractor doing the works and must provide a site management plan.*

### 56.09

#### UTILITIES

##### 56.09-1

###### Shared trenching objectives

To maximise the opportunities for shared trenching.

To minimise constraints on landscaping within street reserves.

###### Standard 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.

###### *Response*

*All reticulated services will be provided in shared trenches via the common area. Complies with standard C27.*



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### 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.

#### **Standard 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 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.

#### *Response*

*Lot 1 is existing and is connect to all the above utilities.*

*Lot 2 is proposed to be connected to all of the above utilities via the common trenches.*

*Complies with standard C28.*