

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

Requirement	Response
Clause 56.03-5 Neighborhood Character Objective To design subdivisions that respond to neighbourhood character. Standard 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 environment. - Protect significant vegetation and site features.	Requirement / Performance Standard compliant The attached planning report and appendices highlight the features and conditions of the site which have driven the design response. Full descriptions of the site and site context have been incorporated within the report demonstrating how the proposed subdivision responds to its surrounds and neighbourhood character. The proposed four-lot subdivision provides for lot sizes of approximately 1,000-1,300 square metres. Lots comprise frontages of between approximately 22-28 metres and a depth of approximately 48-65 metres, with normalised rectangular polygon shapes. The proposed lot sizes and frontages are consistent with the pattern of allotments in the street and surrounding area.



Requirement	Response
Clause 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. Standard C8 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. 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.	Requirement / Performance Standard compliant The proposed lots are over 500 square metres and contain appropriately generous dimensions for sewered residential lots. In this instance it is not deemed necessary to provide for an indicative building envelope. Each of the proposed lots are sufficiently sized to contain a 10-metre x 15 metre envelope.

Requirement	Response
Clause 56.04-3 Solar orientation of lots Objective 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. - 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.	Requirement / Performance Standard compliant The proposed lots contain good solar orientation. With competent building design, all proposed vacant lots will enable the development of future dwellings with private open space and living room windows to be north facing. The objective can be considered to have been adequately met on the basis that any future building can be assessed on its merits having regard to solar access. 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.
Clause 56.04-4 Street orientation Objective To provide a lot layout that contributes to community social interaction, personal safety and property security. Standard C10 Subdivision should increase visibility and surveillance by: - Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. - Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space. - Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries.	Requirement / Performance Standard not applicable No new streets are to be proposed. All lots front an existing constructed road reserve.

Requirement	Response
Clause 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 in accordance with the criteria within the Standard.	Requirement / Performance Standard not applicable No common property is proposed.
Clause 56.05-1 Integrated urban landscape Objective 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. To incorporate natural and cultural features in the design of streets and public open space where appropriate. To protect and enhance native habitat and discourage the planting and spread of noxious weeds. To provide for integrated water management systems and contribute to drinking water conservation. Standard C12 An application for subdivision that creates streets or public open space should be accompanied by a landscape design, as outlined within the Standard.	Requirement / Performance Standard not applicable No streets or public open spaces are proposed as part of the subdivision.

Requirement	Response
Clause 56.06-2 Walking and cycling network Objective To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution. Standard C15	Requirement / Performance Standard not applicable No streets or public open spaces are proposed as part of the subdivision.
Clause 56.06-4 Neighbourhood street network Objective 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. Standard C17	Requirement / Performance Standard not applicable No streets or public open spaces are proposed as part of the subdivision.
Clause 56.06-7 Neighbourhood street network detail Objective To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users. Standard C20	Requirement / Performance Standard not applicable No streets or public open spaces are proposed as part of the subdivision

Requirement	Response
Clause 56.06-8 Lot access Objective 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. The design and construction of a crossover should meet the requirements of the relevant road authority.	Requirement / Performance Standard met The proposed Lot 1 and 3 will rely on access from a consolidated access point adjoining the Old Peterborough Road road reserve, and Lots 2 and 4 will rely on access from Halladale Street via the construction of two (2) crossovers compliant with Council's Infrastructure Design Manual. Lot 2 contains an existing vehicle access and a proposed new shared vehicle access will provide rear access to lots with a boundary to the Old Peterborough Road road reserve (proposed Lots 1 and 3). All new / proposed access / crossovers will be constructed in accordance with Council's Infrastructure Design Manual.
Clause 56.07-1 Drinking water supply objectives Objective To reduce the use of drinking water. To provide an adequate, cost-effectives 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.	Requirement / Performance Standard met Potable water supply will be provided to lots via reticulated water service.

Requirement	Response
Clause 56.07-2 Reused and recycled water objective Objective 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. - Provided to the boundary of all lots in the subdivision where required by the relevant water authority. Clause 56.07-3 Waste water management objective 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. 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 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.	Requirement / Performance Standard not applicable The use of recycled water from roof-captured stormwater is for non-drinking purposes (only) as part of the overall Stormwater Management Strategy (i.e. for flushing and irrigation). Requirement / Performance Standard met The geometry of the proposed lots is sufficient for the purpose of facilitating sewer connections. All lots will be able to be connected to the reticulated sewer network at the time the lot is developed for residential purposes.

Requirement	Response
Clause 56.07-4 Stormwater management Objective 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 urban stormwater management system must be designed and managed in accordance with the requirements of the relevant drainage authority, water authority and best practice guidelines, and should be integrated with street and public open space networks and landscape design.	Requirement / Performance Standard met Site drainage will be consistent with the requirements of Council and best practice guidelines as detailed in the Stormwater Management Strategy contained at Appendix F. Specifically: - A stormwater storage tank to service each lot of the subdivision will be 10,000ltr in size which will collect and store the 20% AEP event and release flows at predevelopment levels. - The stormwater stored will be reused throughout the lot for flushing and irrigation. - The post development flows will be restricted to predevelopment level by an appropriately sized pipe connected to the stormwater tanks which will act as an orifice so the designated flows can be released. - Once the stormwater is released from the tanks at predevelopment levels, it will flow through the swale prior to the stormwater entering the Halladale Street road reserve. - Overland flows will not inundate the development or existing establishments in the 1% AEP storm event and will be able to pass through the proposed drainage easement. A standard stormwater condition is expected to accompany any permit to be granted.

Requirement	Response
Clause 56.08-1 Site management objectives Objective 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.	Requirement / Performance Standard met Appropriate measures will be undertaken during construction to manage site construction and any potential off-site impacts. A standard construction or environmental construction management condition is expected to accompany any permit to be granted.

Requirement	Response
Clause 56.09-1 Shared trenching objectives Objective 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.	Requirement / Performance Standard met Shared trenching will be utilised, where possible, for new service connections.
Clause 56.09-2 Electricity, telecommunications and gas Objective - 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 Electricity supply systems must be designed in accordance with the relevant electricity supply agency, and provided to the boundary of all lots within the subdivision. Telecommunications systems must be designed in accordance with the requirements of the relevant telecommunications agency, and provided to the boundary of all lots within the subdivision. Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency, and provided to the boundary of all lots within the subdivision.	Requirement / Performance Standard met The proposed lots will be connected to electricity and telecommunications in accordance with the requirements of the relevant servicing authorities.

Requirement	Response
Clause 56.09-3 Fire hydrants Objective To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently. Standard C28 Fire hydrants should be provided: - A maximum distance of 120 metres from the rear of each lot. - No more than 200 metres apart. Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.	Requirement / Performance Standard met Fire-fighting infrastructure will be available on each lot and permit conditions following referral will detail the specific requirements to be met.

Requirement	Response
Clause 56.09-4 Public lighting Objective To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians with a sense of personal safety at night. To contribute to reducing greenhouse gas emissions and to saving energy. Standard C30 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. Public lighting should be designed in accordance with the relevant Australian Standards. Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.	Requirement / Performance Standard met Public lighting should be designed in accordance with the relevant Australian Standards and will be detailed as required by Permit Conditions following referrals.