

# Assessment against Planning Scheme



File Number: DA8193  
Planning Application No. P016/24  
Responsible Officers: Nicole Embling, Coordinator Statutory Planning

## Mansfield Planning Scheme and Context Assessment

Mansfield Planning Scheme seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

### Municipal Planning Strategy (MPS)

#### **Clause 02.03-1 – Settlement**

*The settlement pattern in the Shire is characterised by Mansfield Township as the major urban centre, with a number of surrounding smaller settlements, significant areas for rural living and a number of isolated 'legacy' settlements principally located around the shores of Lake Eildon. The 4 major valleys: Upper Delatite, Upper Goulburn, Howqua and Jamieson provide a distinctive and valued landscape setting for all settlements.*

*The future growth of all towns will depend upon the provision of infrastructure, particularly reticulated sewerage. Mansfield Township, Bonnie Doon, Merrijig, Sawmill Settlement and Alpine Ridge are the only towns with reticulated sewerage. Development in other towns will be restricted to infill development provided wastewater can be managed on site.*

#### Mansfield Township

*The Hume Regional Growth Plan 2014 considers Mansfield Township a sub-regional moderate growth centre in the Central Hume sub-region that is serviced by larger regional towns further west and north. It is the only urban centre with significant growth potential in the Shire and provides all major services and infrastructure for the community. Commercial and retail growth will occur within and around the shopping centre. There is a need for more industrial land to service demand. Existing infrastructure is capable of servicing growth however there is a need to increase water storage capacity.*

#### **Clause 02.03-5 – Built Environment and Heritage**

### Township and neighbourhood character

Mansfield Township's residential areas are characterised by wide streets with on street parking, large lots and street trees. Infill and medium density development will challenge the urban character of some areas in town but key attributes such as their spacious garden settings and identified heritage buildings should remain and be protected.

### **Clause 02.03-6 – Housing**

Council's strategic directions for the built environment and heritage are to:

- Provide for housing needs to be met within townships and designated rural living areas.
- Maintain housing affordability and increase the diversity of housing choices, including opportunities for rural living.

### Officer response:

The subject land is in the General Residential Zone (GRZ), which serves to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. The current proposal provides for two new allotments and two additional dwellings in an area serviced by reticulated services.

### **Planning Policy Framework (PPF)**

#### **Clause 11.01-1S – Settlement**

##### **Objective**

- To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

#### **Clause 11.01-1L – Settlement (Mansfield Township)**

##### **Objective**

- To support the growth of Mansfield township as the focus of development in the Shire.

##### **Housing strategies**

- Contain and intensify residential development within existing residentially zoned land.
- Encourage the redevelopment of key strategic sites, infill sites and currently vacant General Residential land.
- Discourage any proposed Low Density Residential rezonings in the short term (0-5 years).
- Discourage any proposed Rural Living rezonings in the medium to long term (10-20 years).
- Ensure land (zoned Rural Living) south of Stoneleigh Road is protected for a long-term residential growth corridor.

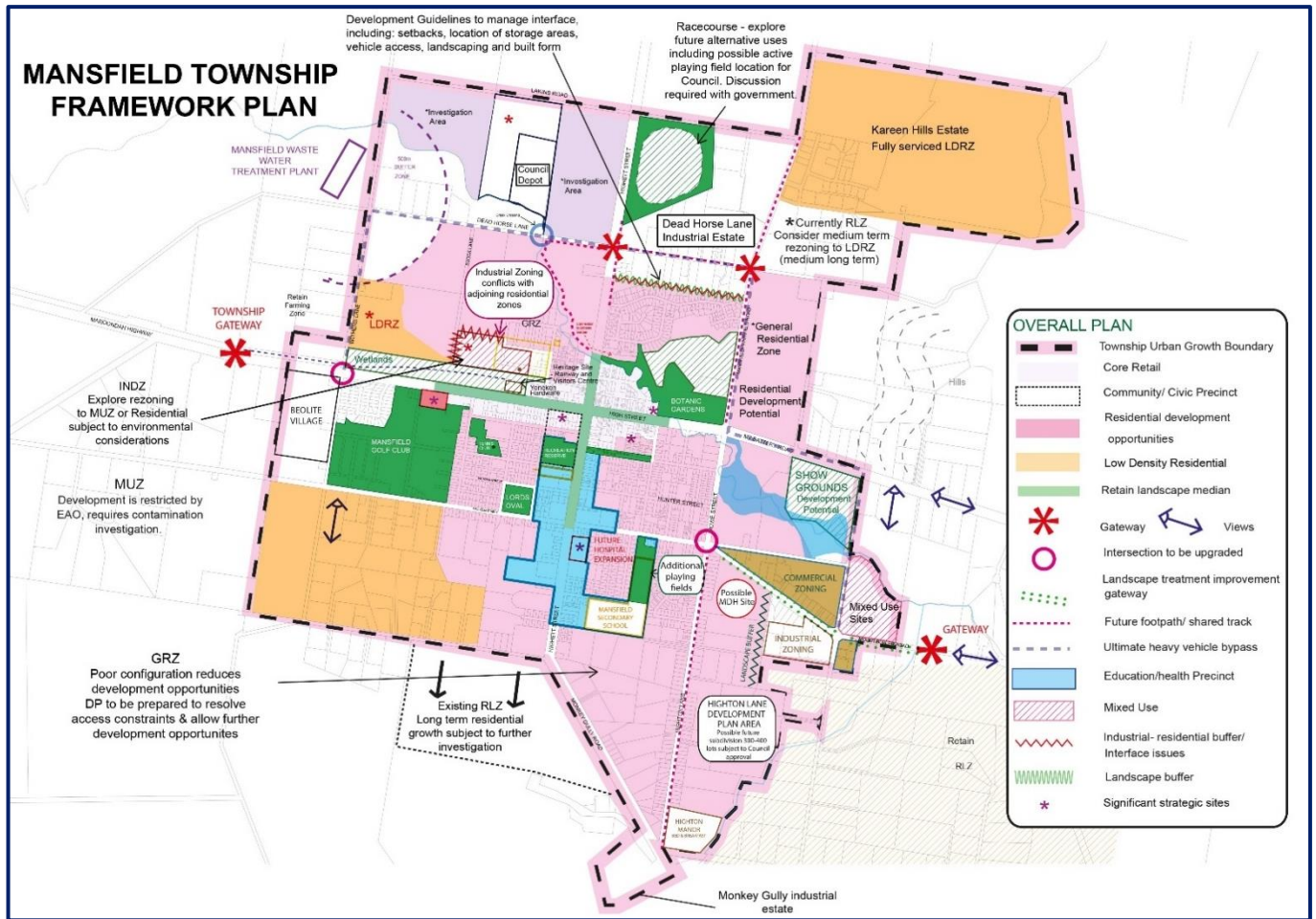


Figure 1: Mansfield Township Framework Plan. Source: Mansfield Planning Scheme.

**Officer response:**

The subject land is identified in the Mansfield Township Framework Plan as being within an area for residential development opportunities. The proposed development maximises this opportunity for development on the subject land whilst remaining consistent with the intent of the zoning and reasonable expectations for development. The proposal would provide for infill urban consolidation within the urban settlement area and proximate to the town centre and other smaller activity centres. This is generally supported by the relevant state and local policy direction at Clause 11.01-1S, 11.01-1L, 11.02-2S and 11.03-1S of the Mansfield Planning Scheme.

**Clause 15.01-1S – Urban Design**

**Objective**

- To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity

Relevant strategies are:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure the interface between the private and public realm protects and enhances personal safety.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- *Promote good urban design along and abutting transport corridors.*

### **Clause 15.01-1L – Urban Design in Mansfield Township CBD**

Relevant strategies are:

- *Site and design development to respond to the existing built form character of the centre.*
- *Retain the predominant single storey built form and structure and consistency of front setbacks in High Street and Highett Street.*
- *Protect existing environmental features, including large stands of trees, remnant River Red Gums, native vegetation, native animal habitat and movement corridors, high points, watercourses and drainage lines as part of residential development.*
- *Maintain a sense of character and provide for pedestrian amenity as part of commercial development, including through the use of verandahs extending to the kerb.*
- *Design access to parking to minimise impacts on active frontages and preferably be provided via a secondary streets, laneways or other parking areas.*
- *Design signs to be proportionate to the building facade and directed to the verandah and below verandah.*

### **Clause 15.01-2S – Building Design**

#### **Objective**

- *To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.*

## **Strategies**

- *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.*
- *Ensure development responds and contributes to the strategic and cultural context of its location.*
- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
- *Improve the energy performance of buildings through siting and design measures that encourage:*
  - *Passive design responses that minimise the need for heating, cooling and lighting.*
  - *On-site renewable energy generation and storage technology.*
  - *Use of low embodied energy materials.*
- *Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.*
- *Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.*
- *Encourage water efficiency and the use of rainwater, stormwater and recycled water.*
- *Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.*
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
- *Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.*
- *Encourage development to retain existing vegetation.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.*

## **Clause 15.01-3S – Subdivision Design**

### **Objective**

*To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.*

### **Officer response:**

The proposed subdivision follows the proposed development design, enabling the future dwellings to be sold individually.

## **Clause 15.01-5S – Neighbourhood Character**

### **Objective**

- *To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

### **Officer response:**

Planning policy relating to urban design and building design seeks to, among other things, foster attractive urban environments that interact with their surroundings, contribute positively to the local context and achieve best practice in environmentally sustainable development. It would not be overly visible from the public realm/streetscape given that any massing and height is sited to the rear of the lot and behind the proposed single-storey dwelling, that is proposed as Unit 1. Likewise, the proposed development does not pose any impact to neighbourhood character. It seeks to satisfactorily incorporate the new development with the existing surrounding development and does not seek to create an outcome that is overly discordant with the surrounding development forms. It is considered that the dwellings would not pose substantive change in the character of the area. Overall, the proposed development in this regard is considered to be consistent with the relevant state and local policy direction at Clauses 15.01-1S, 15.01-1L, 15.01-2S and 15.01-5S of the Mansfield Planning Scheme.

## **Clause 16.01-1S – Housing Supply**

### **Objective**

- *To facilitate well-located, integrated and diverse housing that meets community needs.*

### **Strategies**

- *Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.*
- *Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*
- *Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.*
- *Encourage the development of well-designed housing that:*
  - *Provides a high level of internal and external amenity.*

- Incorporates universal design and adaptable internal dwelling design.
- *Support opportunities for a range of income groups to choose housing in well-serviced locations.*
- *Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.*

### **Clause 16.01-1L – Housing Supply in Mansfield Township**

#### **Strategies**

- *Encourage higher density development in areas that can capitalise on existing physical and social infrastructure in proximity to the Mansfield town centre.*
- *Support smaller housing options and retirement and aged care accommodation close to town centres and areas with existing social and physical infrastructure.*
- *Encourage opportunities to increase the supply of affordable housing to cater for lower income households, older people and young people.*

### **Clause 16.01-2S – Housing Affordability**

#### **Objective**

- *To deliver more affordable housing closer to jobs, transport and services.*

#### **Strategies**

- *Improve housing affordability by:*
  - *Ensuring land supply continues to be sufficient to meet demand.*
  - *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.*
  - *Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.*
  - *Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.*
- *Increase the supply of well-located affordable housing by:*
  - *Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.*
  - *Ensuring the redevelopment and renewal of public housing stock better meets community needs.*
  - *Facilitate the delivery of social housing by identifying surplus government land suitable for housing.*

#### **Comment:**

The proposal would result in a net increase to housing stock in Mansfield. It would provide sufficient internal amenity for the occupant(s) and improved diversity in housing options for the area, that is within reasonable proximity to the Mansfield township CBD and the touristic

attributes of the municipality. Furthermore, it would provide for an affordable housing option, consistent with overarching state, regional and local policies for housing and, particularly, in addressing the housing affordability crisis. Generally, this would provide a positive housing supply outcome that is, overall, consistent with state-led policy at Clauses 16.01-1S and 16.01-2S of the Mansfield Planning Scheme.

### **Clause 19.03-1L – Development and Infrastructure Contributions Plans**

#### **Strategies**

*Ensure that the cost of new infrastructure required to serve a specific development is met by the developer.*

#### Officer response:

Mansfield Shire Council does not have a formal development or infrastructure contribution plan. However, the scale of proposed development and subdivision warrants some infrastructure development associated with the land. As such, the officer recommendation includes a requirement for the developer to construct a new concrete footpath along the frontage of the property in accordance with the Mansfield Shire Council Footpath Strategy.

#### **Zoning**

### **Clause 32.08 – General Residential Zone – GRZ**

#### Purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

#### Permit Triggers:

- *A permit is required to subdivide land.*
- *A permit is required to construct more than one dwelling.*

#### Minimum garden area requirement

*An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:*

<b>Lot size</b>	<b>Minimum percentage of a lot set aside as garden area</b>
400 – 500 m <sup>2</sup>	25 %
Above 500 – 650 m <sup>2</sup>	30 %
<b>Above 650 m<sup>2</sup></b>	<b>35 %</b>



**Maximum building height requirement for a dwelling or residential building**

A building must not be constructed for use as a dwelling or a residential building that:

- exceeds the maximum building height specified in a schedule to this zone; or
- contains more than the maximum number of storeys specified in a schedule to this zone.

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- the building height must not exceed 11 metres; and
- the building must contain no more than 3 storeys at any point.

**Decision Guidelines**

**General**

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

**Dwellings and residential buildings**

*For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.*

**Subdivision**

*An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:*

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
3 – 15 lots	All except:



Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.

**Officer response:**

It is considered that the subdivision is consistent with the Municipal Planning Strategy and the Planning Policy Framework in relation to neighbourhood character. The pattern of subdivision and its effect on the spacing of residential land presents acceptable land use planning outcome. The objectives and standards of Clause 56 have been adequately assessed.

Key considerations applying to this application and the application of policy relate to the level of intensity of development in the GRZ, with the overwhelming policy direction being to intensify use and development in such areas in close proximity to jobs, transport and services.

There are no objectives or decision guidelines specific to Schedule 1 to Clause 32.08.

A minimum garden area of 35.3% would be provided. Likewise, the maximum building height requirement would not be exceeded as the proposed development would not exceed a height of 7.006 metres.

The scale and height of the proposed development – being below the mandatory maximum building height – is nominal and unlikely to have any impact built form wise. The proposed development would not unreasonably overshadow existing rooftop solar energy systems on dwellings on adjoining lots in the GRZ or private open spaces. It is considered that the proposed use of the site would not compromise neighbourhood character and that the proposal is well suited to fulfil some housing needs. The proposed landscaping would be generally sufficient for all dwellings.

The application provides for the statutory car parking requirement, being one space per dwelling as each dwelling is proposed to have two-bedrooms.

The proposal is considered to generally accord with Clauses 55 and 56 of the Mansfield Planning Scheme. An assessment of the proposal against the relevant objectives and standards of Clauses 55 and 56 is appended to this report.

For these reasons, the proposal is considered to generally accord with the purpose and decision guidelines of the zone.

**Overlays**

No Overlays apply to the land.

**Particular Provisions**

**Clause 52.06 – Car parking**

***Purpose***

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

### Scope

Clause 52.06 applies to:

- *a new use; or*
- *an increase in the floor area or site area of an existing use.*

A permit is triggered under this Clause to reduce the car parking requirement for a place of assembly.

### Number of car parking spaces required under Table 1 (Clause 52.06-5)

<b>Use</b>	<b>Rate Column A</b>	<b>Rate Column B</b>	<b>Car Parking Measure Column C</b>
<b>Dwelling</b>	1	1	<i>To each one or two bedroom dwelling</i>
	2	2	<i>To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as bedrooms), plus</i>
	1	0	<i>For visitors to every five dwellings for developments of five or more dwellings</i>

### Decision guidelines

*Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:*

- *The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.*
- *The ease and safety with which vehicles access and circulate within the parking area.*
- *The provision for pedestrian movement within and around the parking area.*
- *The provision of parking facilities for cyclists and disabled people.*
- *The protection and enhancement of the streetscape.*
- *The provisions of landscaping for screening and shade.*
- *The measures proposed to enhance the security of people using the parking area particularly at night.*
- *The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.*
- *The workability and allocation of spaces of any mechanical parking arrangement.*
- *The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.*
- *The type and size of vehicle likely to use the parking area.*
- *Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.*
- *The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.*
- *Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).*
- *The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings.*
- *Any other matter specified in a schedule to the Parking Overlay.*

Comment:

The proposal comprises three two-bedroom dwellings. This generates a statutory car parking requirement as follows:

<b>Dwelling</b>	<b>Statutory requirement</b>	<b>Proposed</b>
<b>1</b>	<b>1</b>	<b>1</b>
<b>2</b>	<b>1</b>	<b>1</b>
<b>3</b>	<b>1</b>	<b>1</b>
<b>Total</b>	<b>3</b>	<b>3</b>

There is no requirement warranting the provision of visitor car parking in this instance.

The provision for car parking is satisfactory.

The application satisfies the relevant design standards for car parking at Clause 52.06-9, subject to appropriate conditions on permit.

Design Standard	Compliance
<b><i>Design Standard 1 – Accessways</i></b>	<p><b>Does not wholly comply</b></p> <p>Vehicles would be able to enter and exit the site in a forward direction.</p> <p>The accessway would provide a minimum trafficable width of 3 metres for a length of 33.2 metres (approx.), not requiring a passing area.</p> <p>The plans demonstrate that pedestrian sight line / corner splay requirements have been met.</p>
<b><i>Design Standard 2 – Car parking spaces</i></b>	<p><b>Complies</b></p> <p>The proposed car parking space dimensions and associated accessway widths are satisfactory.</p>
<b><i>Design Standard 3 – Gradients</i></b>	<p><b>Not applicable</b></p>
<b><i>Design Standard 4 – Mechanical Parking</i></b>	<p><b>Not applicable</b></p> <p>No mechanical parking is proposed.</p>
<b><i>Design Standard 5 – Urban Design</i></b>	<p><b>Complies</b></p> <p>The design and layout of the car parking areas is not visually dominant, which is considered to be a positive urban design outcome.</p> <p>The onsite car parking would be within the garages.</p>
<b><i>Design Standard 6 – Safety</i></b>	<p><b>Complies</b></p> <p>The design and layout of the car parking areas would allow for passive surveillance to be generally achieved whilst also recessing it from the streetscape – which is considered to be a positive safety outcome.</p>
<b><i>Design Standard 7 – Landscaping</i></b>	<p><b>Complies</b></p> <p>Sufficient landscaping would be afforded to the entire site, including the accessway areas.</p>

Council's Engineering team have reviewed the application and determined that it satisfies the relevant considerations subject to permit conditions.

For the reasons above it is considered that the proposal provides an acceptable response to this Clause.

### **Clause 53.01 Public Open Space Contribution and Subdivision**

Purpose:

*A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.*

Officer response:

The Schedule to Clause 53.01 does not stipulate a mandatory public open space contribution to apply to the subdivision of residential, commercial or industrial land. Therefore the relevant tests for the application of POS are found in Section 18 of the Subdivision Act 1988.

Section 18(1A) states (*inter alia*):

*The Council may only make a public open space requirement if it considers that, as a result of the subdivision, there will be a need for more open space, having regard to—*

- a) the existing and proposed use or development of the land;*
- b) any likelihood that existing open space will be more intensively used after than before the subdivision;*
- c) any existing or likely population density in the area of the subdivision and the effect of the subdivision on this;*
- d) whether there are existing places of public resort or recreation in the neighbourhood of the subdivision, and the adequacy of these;*
- e) how much of the land in the subdivision is likely to be used for places of resort and recreation for lot owners;*
- f) any policies of the Council concerning the provision of places of public resort and recreation.*

It is considered that the subdivision of the land warrants an open space contribution as there is a likelihood that existing open spaces in the area would be more intensively used.

Consequently, if a permit were to be issued, a condition will be imposed requiring a payment for a public open space contribution in accordance with Section 18 of the *Subdivision Act 1988*, prior to the issue of a Statement of Compliance.

### **Clause 53.18 – Stormwater Management in Urban Development**

Purpose:

*To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

Officer response:

Councils Engineering Team have reviewed the application to determine appropriate permit conditions.

The Engineering response provides for a requirement of detailed stormwater designs to ensure the development and subdivision maintain pre-development flows.

The site is connected to reticulated services, including drainage to the legal point of discharge. Moreover, the site provides ample permeable space and landscaping to ensure that any residual stormwater could be harvested, stored and re-used on the site without adverse impacts to other land. Furthermore, Council's Engineering team have reviewed the application and determined that it satisfies the relevant considerations subject to permit conditions. Overall, the proposal is considered to be generally in accordance with the requirements of this provision.

### **Clause 55 – Two or more dwellings on a lot and residential buildings**

Officer response:

The application seeks to development the land with three (3) dwellings, each with two-bedrooms and single car garages. An assessment against the relevant provisions of Clause 55 is appended to this report including discussion comments in relation to the proposal and the relevant standards.

### **Clause 56 – Residential Subdivision**

Officer response:

The application seeks to subdivide the land into three (3) allotments. An assessment against the relevant provisions of Clause 56 is appended to this report including discussion comments in relation to the proposal and the relevant standards.

### **General Provisions**

#### **Clause 65.01 – Approval of an Application or Plan**

*Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:*

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*

- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

Comment:

The matters set out at Section 60 of the Act have been considered.

The MPS and PPF have been addressed under separate heading in the body of this report.

As discussed in this report, the proposed development is considered to be generally accordant with the purpose and decision guidelines of the zone.

The proposed development comprises an appropriate expansion of site coverage and density to the site owing to the new dwellings.

It is not considered to have any impact on waterway and catchment health. The land is sufficiently sized and serviced so that stormwater runoff can be managed effectively.

The proposal would not introduce a new use to the land and maintains the existing use of the land (for a dwelling) which is consistent with the intent of the zone and for the site. It would provide for marginally higher density development proximate to the activity centre, in accordance with the Mansfield Township Framework Plan and general expectations for the site and surrounds.

The proposed development is not likely to affect solar energy systems or neighbourhood character. It would be a valuable initiative to addressing the ongoing housing affordability crisis.

Matters regarding car parking have been sufficiently addressed in accordance with the Planning Scheme. Likewise, the scale of the development proposed is unlikely to impact the current and future operation of the transport system.

The proposed dwellings will not cause or contribute to land degradation, salinity or reduce water quality as stormwater and wastewater will be appropriately managed in accordance with Council requirements.



No non-exempt native vegetation removal is proposed.

For the purposes of this Clause, the proposal provides an acceptable planning outcome for the site and surrounds.

**Clause 65.02 – Approval of an application to subdivide land**

*Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:*

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The effect of development on the use or development of other land which has a common means of drainage.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The density of the proposed development.*
- *The area and dimensions of each lot in the subdivision.*
- *The layout of roads having regard to their function and relationship to existing roads.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*
- *The provision and location of reserves for public open space and other community facilities.*
- *The staging of the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The provision of off-street parking.*
- *The provision and location of common property.*
- *The functions of any body corporate.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*
- *The impact the development will have on the current and future development and operation of the transport system.*

**Officer response:**

As discussed throughout this report, the proposal is considered to reflect a satisfactory planning outcome, that is in keeping and relevant to the existing Planning Policy in the Mansfield Planning Scheme. The proposal is consistent with the prevailing character of the area, meets the Standards of Clause 56.

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

NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE				
<b>Clause 55.02.1</b>				
<b>Neighbourhood character objectives</b>	<b>Met?</b>	<b>Standard B1</b>	<b>Met?</b>	<b>Comments</b>
<p><i>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</i></p> <p><i>To ensure that development responds to the features of the site and the surrounding area.</i></p>	Yes	<p><i>The design response must be appropriate to the neighbourhood and the site.</i></p> <p><i>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</i></p>	Yes	<p><b>Complies</b></p> <p>For the reasons discussed throughout the assessment, the application is considered to be consistent with policies relating to residential land development and urban consolidation.</p>
<b>Clause 55.02-2</b>				
<b>Residential policy objectives</b>	<b>Met?</b>	<b>Standard B2</b>	<b>Met?</b>	<b>Comments</b>
<p><i>To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</i></p> <p><i>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</i></p>	Yes	<p><i>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</i></p>	Yes	<p><b>Complies</b></p>

Clause 55.02-3 Dwelling diversity objective	Met?	Standard B3	Met?	Comments
<p><i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</i></p>	N/A	<p><i>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</i></p> <ul style="list-style-type: none"> <li><i>• Dwellings with a different number of bedrooms.</i></li> <li><i>• At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</i></li> </ul>	N/A	<b>N/A</b>
Clause 55.02-4 Infrastructure objectives	Met?	Standard B4	Met?	Comments
<p><i>To ensure development is provided with appropriate utility services and infrastructure.</i></p> <p><i>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</i></p>	Yes	<p><i>Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Connection to a reticulated gas service is optional.</i></p> <p><i>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</i></p> <p><i>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.</i></p>	Yes	<p><b>Complies</b></p> <p>The site has access to utility services. The proposed development would cause a nominally higher demand on utility services, which is anticipated for a site within Mansfield township.</p>
Clause 55.02-5 Integration with the street objective	Met?	Standard B5	Met?	Comments

<p><i>To integrate the layout of development with the street</i></p>	<p>Yes</p>	<p><i>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</i></p> <p><i>Development should be oriented to front existing and proposed streets.</i></p> <p><i>High fencing in front of dwellings should be avoided if practicable.</i></p> <p><i>Development next to existing public open space should be laid out to complement the open space.</i></p>	<p>Yes</p>	<p><b>Complies</b></p> <p>The new development would be generally oriented to face Victoria Street and would utilise existing access provided to that frontage and facilitate any necessary upgrades to that access.</p> <p>New front fencing is proposed, although this would be generally consistent with existing fencing on along Victoria Street.</p>
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**SITE LAYOUT AND BUILDING MASSING**

<p>Clause 55.03-1 Street setback objective</p>	<p>Met?</p>	<p>Standard B6</p>	<p>Met?</p>	<p>Comments</p>
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<p><i>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</i></p>	<p>Yes</p>	<p><i>Walls of buildings should be set back from streets:</i></p> <ul style="list-style-type: none"> <li>• <i>At least the distance specified in a schedule to the zone, or</i></li> <li>• <b><i>If no distance is specified in a schedule to the zone, the distance specified in Table B1.</i></b></li> </ul> <p><i>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.</i></p> <p><i>Table B1: There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner –</i></p> <div style="background-color: #e1f5fe; padding: 5px; margin: 5px 0;"> <p><i>Minimum setback from front street</i></p> </div> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px 0;"> <p><i>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</i></p> </div>	<p>No</p>	<p><b>Varied</b></p> <p>The proposed front dwelling (Unit 1) would have a setback of 6 metres. The adjoining dwelling to the west at 8 Victoria Street is setback approximately 11 metres and the adjoining dwelling to the east at 12 Victoria Street is setback approximately 7 metres.</p> <p>The average of the two abutting dwelling setbacks would be 9 metres. This Standard is being varied by a 3 metre reduced setback.</p> <p>The reduced setback is considered reasonable in this development as the articulation of the front dwelling and location of the garages and access restrict any parking of vehicle in front of the dwelling. Additionally, the Landscaping between the front dwelling and the front boundary will be in keeping with</p>
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				the character of the street.
<b>Clause 55.03-2 Building height objective</b>	<b>Met?</b>	<b>Standard B7</b>	<b>Met?</b>	<b>Comments</b>
<i>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</i>	Yes	<p><i>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.</i></p> <p><b><i>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.</i></b></p>	Yes	<p><b>Complies</b></p> <p>Overall maximum building height would be 7.006 m.</p>
<b>Clause 55.03-3 Site coverage objective</b>	<b>Met?</b>	<b>Standard B8</b>	<b>Met?</b>	<b>Comments</b>
<i>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</i>	Yes	<p><i>The site area covered by buildings should not exceed:</i></p> <ul style="list-style-type: none"> <li><i>The maximum site coverage specified in a schedule to the zone, or</i></li> <li><b><i>If no maximum site coverage is specified in a schedule to the zone, 60 per cent.</i></b></li> </ul>	Yes	<p><b>Complies</b></p> <p>Subject land size – 859 sqm</p> <p>Proposed built area (site coverage) – 402.05 sqm</p> <p>Site coverage = <b>46.8%</b></p>
<b>Clause 55.03-4 Permeability and stormwater management objective</b>	<b>Met?</b>	<b>Standard B9</b>	<b>Met?</b>	<b>Comments</b>

<p><i>To reduce the impact of increased stormwater run-off on the drainage system.</i></p> <p><i>To facilitate on-site stormwater infiltration.</i></p> <p><i>To encourage stormwater management that maximises the retention and reuse of stormwater.</i></p>	<p>Yes</p>	<p><i>The site area covered by the pervious surfaces should be at least:</i></p> <ul style="list-style-type: none"> <li>• <i>The minimum area specified in a schedule to the zone, or</i></li> <li>• <i>If no minimum is specified in a schedule to the zone, 20 percent of the site.</i></li> </ul> <p><i>The stormwater management system should be designed to:</i></p> <ul style="list-style-type: none"> <li>• <i>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).</i></li> <li>• <i>Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</i></li> </ul>	<p>Yes</p>	<p><b>Complies</b></p> <p>Permeability 35.12% (approx.)</p> <p>Stormwater to be managed in accordance with the requirements of Council's Engineering unit and/or the relevant water and drainage authority.</p>
<p>Clause 55.03-5 Energy efficiency objectives</p>	<p>Met?</p>	<p>Standard B10</p>	<p>Met?</p>	<p>Comments</p>
<p><i>To achieve and protect energy efficient dwellings and residential buildings.</i></p> <p><i>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i></p>	<p>Yes</p>	<p><i>Buildings should be:</i></p> <ul style="list-style-type: none"> <li>• <i>Oriented to make appropriate use of solar energy.</i></li> <li>• <i>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</i></li> <li>• <i>Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.</i></li> </ul> <p><i>Living areas and private open space should be located on the north side of the development, if practicable.</i></p> <p><i>Developments should be designed so that solar access to north-facing windows is maximised.</i></p>	<p>Yes</p>	<p><b>Complies</b></p> <p>Units 2 and 3 rely on west facing windows into living areas and bedrooms.</p> <p>The development is sufficiently sited that sufficient solar gains and energy efficiency can be achieved.</p>

Clause 55.03-6 Open space objective	Met?	Standard B11	Met?	Comments
<i>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</i>	N/A	<p><i>If any public or communal open space is provided on site, it should:</i></p> <ul style="list-style-type: none"> <li><i>• Be substantially fronted by dwellings, where appropriate.</i></li> <li><i>• Provide outlook for as many dwellings as practicable.</i></li> <li><i>• Be designed to protect any natural features on the site.</i></li> <li><i>• Be accessible and useable.</i></li> </ul>	N/A	<b>N/A</b>
Clause 55.03-7 Safety objective	Met?	Standard B12	Met?	Comments
<i>To ensure the layout of development provides for the safety and security of residents and property.</i>	Yes	<p><i>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</i></p> <p><i>Planting which creates unsafe spaces along streets and accessways should be avoided.</i></p> <p><i>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</i></p> <p><i>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</i></p>	Yes	<p><b>Complies</b></p> <p>The pedestrian access to Unit 1 has direct frontage to Victoria Street and is not proposed to be screened by any vegetation. The pedestrian access for Units 2 and 3 is appropriately gained from the internal access. The proposed landscaping and canopy trees will allow for passive surveillance to Victoria Street from Unit 1 and the shared access.</p>
Clause 55.03-8 Landscaping objectives	Met?	Standard B13	Met?	Comments



<p><i>To encourage development that respects the landscape character of the neighbourhood.</i></p> <p><i>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</i></p> <p><i>To provide appropriate landscaping.</i></p> <p><i>To encourage the retention of mature vegetation on the site.</i></p>	<p>Yes</p>	<p><i>The landscape layout and design should:</i></p> <ul style="list-style-type: none"> <li>• <i>Protect any predominant landscape features of the neighbourhood.</i></li> <li>• <i>Take into account the soil type and drainage patterns of the site.</i></li> <li>• <i>Allow for intended vegetation growth and structural protection of buildings.</i></li> <li>• <i>In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</i></li> <li>• <i>Provide a safe, attractive and functional environment for residents.</i></li> </ul> <p><i>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</i></p> <p><i>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</i></p> <p><i>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</i></p> <p><i>Development should meet any additional landscape requirements specified in a schedule to the zone.</i></p>	<p>Yes</p>	<p><b>Complies</b></p> <p>There would be sufficient room for landscaping onsite to satisfy this objective. A Landscaping Plan has been provided which sufficiently demonstrates an appropriate response for the site and surrounds.</p>
<p>Clause 55.03-9 Access objective</p>	<p>Met?</p>	<p>Standard B14</p>	<p>Met?</p>	<p>Comments</p>

<p><i>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</i></p>	<p>Yes</p>	<p><i>The width of accessways or car spaces should not exceed:</i></p> <ul style="list-style-type: none"> <li>• <i>33 per cent of the street frontage, or</i></li> <li>• <i>if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</i></li> </ul> <p><i>No more than one single-width crossover should be provided for each dwelling fronting a street.</i></p> <p><i>The location of crossovers should maximise the retention of on-street car parking spaces.</i></p> <p><i>The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised.</i></p> <p><i>Developments must provide for access for service, emergency and delivery vehicles.</i></p>	<p>Yes</p>	<p><b>Complies</b></p> <p>There are no changes to existing crossover, which remains compliant with this requirement.</p> <p>The design of the access and car parking areas accords with the design standards for car parking prescribed at Clause 52.06-9 of the Scheme and therefore meets access requirements, including for emergency and delivery vehicles.</p>
<p>Clause 55.03-10 Parking location objectives</p>	<p>Met?</p>	<p>Standard B15</p>	<p>Met?</p>	<p>Comments</p>



<p><i>To provide convenient parking for resident and visitor vehicles.</i></p> <p><i>To protect residents from vehicular noise within developments.</i></p>	<p>Yes</p>	<p><i>Car parking facilities should:</i></p> <ul style="list-style-type: none"> <li>• <i>Be reasonably close and convenient to dwellings and residential buildings.</i></li> <li>• <i>Be secure.</i></li> <li>• <i>Be well ventilated if enclosed.</i></li> </ul> <p><i>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.</i></p>	<p>No</p>	<p><b>Varied</b></p> <p>Car parking spaces are conveniently located and sufficient to meet the needs of the occupier(s) of the dwellings.</p> <p>Shared accessways and car parks of other dwellings are located at least 1.5 m from all bedroom windows. However, the shared accessway is less than 1.5 metres from a habitable room (living area) of Unit 2. This reduced setback is considered reasonable as there is proposed landscaping in front of the window and the vehicle levels will be low.</p>
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**AMENITY IMPACTS**

Clause 55.04-1 Side and rear setbacks objective

Met? Standard B17

Met? Comments



<p><i>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.</i></p>	<p>Yes</p>	<p><i>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</i></p> <ul style="list-style-type: none"> <li><i>• At least the distance specified in a schedule to the zone, or</i></li> <li><i>• 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.</i></li> </ul> <p><i>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.</i></p> <p><i>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.</i></p>	<p>Yes</p>	<p><b>Complies</b></p> <p>The proposed maximum building height is 7.006 m.</p> <p>The east wall of Unit 1 (Bedrooms 1 and 2) is proposed to be 8.62 metres and is setback 0.278 metres from the side boundary. Unit 1 is single storey.</p> <p>The proposed development complies with this Standard, as is shown on the submitted Elevation Plans.</p>	
<p>Clause 55.04-2 Walls on boundaries objective</p>		<p>Met?</p>	<p>Standard B18</p>	<p>Met?</p>	<p>Comments</p>



<p><i>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.</i></p>	<p>N/A</p>	<p><i>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:</i></p> <ul style="list-style-type: none"> <li><i>• For a length of more than the distance specified in a schedule to the zone; or</i></li> <li><i>• If no distance is specified in a schedule to the zone, for a length of more than:                     <ul style="list-style-type: none"> <li><i>- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</i></li> <li><i>- Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater.</i></li> </ul> </i></li> </ul> <p><i>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.</i></p> <p><i>A building on a boundary includes a building set back up to 200mm from a boundary.</i></p> <p><i>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</i></p>	<p>N/A</p>	<p><b>N/A</b></p>
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<p>Clause 55.04-3 Daylight to existing windows objective</p>	<p>Met?</p>	<p>Standard B19</p>	<p>Met?</p>	<p>Comments</p>
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<p><i>To allow adequate daylight into existing habitable room windows.</i></p>	<p>Yes</p>	<p><i>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</i></p> <p><i>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.</i></p> <p><i>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</i></p>	<p>Yes</p>	<p><b>Complies</b></p> <p>Sufficient light courts are maintained to existing habitable room windows.</p> <p>East wall of Unit 1 is close to the side boundary and the dwelling at 8 Victoria Street, as this dwelling is single storey and has a maximum wall height not greater than 3 metres, the proposed development complies with this Standard.</p>
<p>Clause 55.04-4 North facing windows objective      Met?      Standard B20      Met?      Comments</p>				
<p><i>To allow adequate solar access to existing north-facing habitable room windows.</i></p>	<p>N/A</p>	<p><i>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.</i></p>	<p>N/A</p>	<p><b>N/A</b></p> <p>No new development is proposed in proximity to an existing north facing habitable window on abutting land.</p>
<p>Clause 55.04-5 Overshadowing open space objective      Met?      Standard B21      Met?      Comments</p>				

<p><i>To ensure buildings do not significantly overshadow existing secluded private open space.</i></p>	<p>Yes</p>	<p><i>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.</i></p> <p><i>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.</i></p>	<p>Yes</p>	<p><b>Complies</b></p> <p>The proposed development would not unreasonably overshadow existing SPOS, as demonstrated by the shadow diagrams provided, and applying the considerations of Planning Practice Note 27.</p>
<p>Clause 55.04-6 Overlooking objective</p>	<p>Met?</p>	<p>Standard B22</p>	<p>Met?</p>	<p>Comments</p>

<p><i>To limit views into existing secluded private open space and habitable room windows.</i></p>	<p>Yes</p>	<p><i>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 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.</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <li><i>• Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</i></li> <li><i>• Have sill heights of at least 1.7 metres above floor level.</i></li> <li><i>• Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</i></li> <li><i>• Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</i></li> </ul> <p><i>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.</i></p> <p><i>Screens used to obscure a view should be:</i></p> <ul style="list-style-type: none"> <li><i>• Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</i></li> <li><i>• Permanent, fixed and durable.</i></li> <li><i>• Designed and coloured to blend in with the development.</i></li> </ul>	<p>Yes</p>	<p><b>Complies</b></p> <p>There is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio on the ground floor is less than 0.8 metres above ground level at the boundary.</p> <p>Regarding the upper (first floor) level, opaque glass and sill heights are proposed to 1.7 metres to reduce overlooking impacts. This design more than sufficiently meets this Standard.</p>
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		<i>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.</i>		
<b>Clause 55.04-7 Internal views objective</b>	<b>Met?</b>	<b>Standard B23</b>	<b>Met?</b>	<b>Comments</b>
<i>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</i>	Yes	<i>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.</i>	Yes	<b>Complies</b> The second storey habitable room windows will be obscured up to 1.7 metres and would have raised sill heights.
<b>Clause 55.04-8 Noise impacts objectives</b>	<b>Met?</b>	<b>Standard B24</b>	<b>Met?</b>	<b>Comments</b>
<i>To contain noise sources in developments that may affect existing dwellings.</i> <i>To protect residents from external noise.</i>	Yes	<i>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</i> <i>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</i> <i>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</i>	Yes	<b>Complies</b> Note: the use of land for a dwelling is not considered to impose any noise impacts beyond reasonable expectations.
<b>ONSITE AMENITY AND FACILITIES</b>				
<b>Clause 55.05-1 Accessibility objective</b>	<b>Met?</b>	<b>Standard B25</b>	<b>Met?</b>	<b>Comments</b>

<i>To encourage the consideration of the needs of people with limited mobility in the design of developments.</i>	Yes	<i>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.</i>	Yes	<b>Complies</b> All dwelling entries are at ground level. Unit 1 is single storey.
<b>Clause 55.05-2 Dwelling entry objective</b>	<b>Met?</b>	<b>Standard B26</b>	<b>Met?</b>	<b>Comments</b>
<i>To provide each dwelling or residential building with its own sense of identity.</i>	Yes	<i>Entries to dwellings and residential buildings should:</i> <ul style="list-style-type: none"> <li><i>Be visible and easily identifiable from streets and other public areas.</i></li> <li><i>Provide shelter, a sense of personal address and a transitional space around the entry.</i></li> </ul>	Yes	<b>Complies</b> Each dwelling would have their own separate access and entry.
<b>Clause 55.05-3 Daylight to new windows objective</b>	<b>Met?</b>	<b>Standard B27</b>	<b>Met?</b>	<b>Comments</b>
<i>To allow adequate daylight into new habitable room windows.</i>	Yes	<i>A window in a habitable room should be located to face:</i> <ul style="list-style-type: none"> <li><i>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</i></li> <li><i>A verandah provided it is open for at least one third of its perimeter, or</i></li> <li><i>A carport provided it has two or more open sides and is open for at least one third of its perimeter.</i></li> </ul>	Yes	<b>Complies</b> Sufficient light courts are afforded.
<b>Clause 55.05-4 Private open space objective</b>	<b>Met?</b>	<b>Standard B28</b>	<b>Met?</b>	<b>Comments</b>

<p><i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i></p>	<p>Yes</p>	<p><i>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</i></p> <p><b><i>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</i></b></p> <ul style="list-style-type: none"> <li><b><i>• 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</i></b></li> <li><b><i>• A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</i></b></li> <li><b><i>• A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</i></b></li> </ul> <p><i>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</i></p>	<p>Yes</p>	<p><b>Complies</b></p> <p>Unit 1 POS = 58 m<sup>2</sup></p> <p>Unit 2 POS = 41 m<sup>2</sup></p> <p>Unit 3 POS = 100 m<sup>2</sup></p> <p>The plans demonstrate a minimum of 25 sqm able to be utilised for Secluded Private Open Space at the sides of the dwellings and with direct access from a living room.</p>
<p>Clause 55.05-5 Solar access to open space objective</p>	<p>Met?</p>	<p>Standard B29</p>	<p>Met?</p>	<p>Comments</p>
<p><i>To allow solar access into the secluded private open space of new dwellings and residential buildings.</i></p>	<p>No</p>	<p><i>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</i></p> <p><i>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.</i></p>	<p>No</p>	<p><b>Complies</b></p> <p>POS is located with northerly aspects where appropriate.</p>

Clause 55.05-6 Storage objective	Met?	Standard B30	Met?	Comments
<i>To provide adequate storage facilities for each dwelling.</i>	Yes	<i>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</i>	Yes	<p><b>Complies</b></p> <p>A storage shed with a minimum dimension of 6 m<sup>3</sup> is provided to each dwelling.</p> <p>There is storage of 2.6 m<sup>3</sup> under the stairs, accessed from the Garages, of Units 2 and 3. Also, rubbish bin storage areas are provided within each Garage.</p>
<b>DETAILED DESIGN</b>				
Clause 55.06-1 Design detail objective	Met?	Standard B31	Met?	Comments
<i>To encourage design detail that respects the existing or preferred neighbourhood character.</i>	Yes	<p><i>The design of buildings, including:</i></p> <ul style="list-style-type: none"> <li>• <i>Facade articulation and detailing,</i></li> <li>• <i>Window and door proportions,</i></li> <li>• <i>Roof form, and</i></li> <li>• <i>Verandahs, eaves and parapets,</i></li> </ul> <p><i>should respect the existing or preferred neighbourhood character.</i></p> <p><i>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</i></p>	Yes	<p><b>Complies</b></p> <p>The proposed development lends to existing infill development within the township. It is considered that the dwellings would not pose any substantive change in the character of the area beyond what is reasonably expected in the zone and location.</p>
Clause 55.06-2 Front fences objective	Met?	Standard B32	Met?	Comments

<p><i>To encourage front fence design that respects the existing or preferred neighbourhood character.</i></p>	<p>Yes</p>	<p><i>A front fence within 3 metres of a street should not exceed:</i></p> <ul style="list-style-type: none"> <li>• <i>The maximum height specified in a schedule to the zone, or</i></li> <li>• <i>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.</i></li> </ul>	<p>No</p>	<p><b>Varied</b></p> <p>The front fence for the Private Open Space of Unit 1 is setback 2.3 metres from the front boundary and is proposed to be approximately 1.8 metres high. The landscaping in front of the fence will reduce the impact visually from the street.</p> <p>An assessment of Victoria Street has determined that there are varied front fencing, including some 1.8-metre-high front fences on boundary, including the adjoining properties to the east and west.</p> <p>It is therefore considered reasonable to vary this Standard.</p> 
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<p>Clause 55.06-3 Common property objectives</p>	<p>Met?</p>	<p>Standard B33</p>	<p>Met?</p>	<p>Comments</p>
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<p><i>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</i></p> <p><i>To avoid future management difficulties in areas of common ownership.</i></p>	<p>Yes</p>	<p><i>Developments should clearly delineate public, communal and private areas.</i></p> <p><i>Common property, where provided, should be functional and capable of efficient management.</i></p>	<p>Yes</p>	<p><b>Complies</b></p> <p>There are no common open space areas proposed.</p> <p>Private areas are clearly delineated by new internal fencing proposed.</p> <p>Common property access would be functional and capable of efficient management.</p>
<p>Clause 55.06-4 Site services objectives</p>	<p>Met?</p>	<p>Standard B34</p>	<p>Met?</p>	<p>Comments</p>
<p><i>To ensure that site services can be installed and easily maintained.</i></p> <p><i>To ensure that site facilities are accessible, adequate and attractive.</i></p>	<p>Yes</p>	<p><i>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.</i></p> <p><i>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</i></p> <p><i>Bin and recycling enclosures should be located for convenient access by residents.</i></p> <p><i>Mailboxes should be provided and located for convenient access as required by Australia Post.</i></p>	<p>Yes</p>	<p><b>Complies</b></p>

## Assessment against Clause 56: Residential Subdivision

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	<p><i>The subdivision should:</i></p> <ul style="list-style-type: none"> <li><i>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.</i></li> <li><i>Respond to and integrate with the surrounding urban environment.</i></li> <li><i>Protect significant vegetation and site features.</i></li> </ul>	Yes	<p>The lot sizes and layout of the proposed subdivision will integrate with and are consistent with nearby character of development.</p> <p>There is no significant vegetation or site features that require protection.</p>
LOT DESIGN				
56.04-1 Lot Diversity and Distribution	Met?	Standard C7	Met?	Comments
<i>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</i>	Yes	<i>A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.</i>	Yes	<b>Complies</b> No density requirements are specified within the Planning Scheme. The density of the proposed subdivision is appropriate taking into account the proximity of the site to essential services, recreation and education opportunities and public transport.
<i>To provide higher housing densities within walking distance of activity centres.</i>	Yes	<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</i>	Yes	<b>Complies</b> As above.

		<i>policy for the area set out in this scheme.</i>		
<i>To achieve increased housing densities in designated growth areas.</i>	Yes	<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>• <i>Single dwellings</i></li> <li>• <i>Two dwellings or more.</i></li> <li>• <i>Higher density housing.</i></li> <li>• <i>Residential buildings and Retirement Villages</i></li> </ul>	Yes	<b>Complies</b> There are a range of lot sizes in the area that can accommodate a variety of house sizes.
<i>To provide a range of lot sizes to suit a variety of dwelling and household types.</i>	Yes	<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>	Yes	<b>Complies</b> The site is proximate to public transport options within Mansfield
		<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>	Yes	<b>Complies</b>
<b>56.04-2 Lot Area and Building Envelopes</b>	<b>Met?</b>	<b>Standard C8</b>	<b>Met?</b>	<b>Comments</b>
<i>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.</i>	Yes	<i>An application to subdivide land that creates lots of less than 300sqm should be accompanied by information that shows:</i> <ul style="list-style-type: none"> <li>• <i>That the lots are consistent or contain a building envelope that is consistent with a development approved under this scheme, or</i></li> <li>• <i>That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.</i></li> </ul>	Yes	<b>Complies</b> The application includes the development of three dwellings, one on each lot.
		<i>Lots of between 300sqm and 500sqm should:</i>	N/A	No such lots created.



	<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 x 15m if a boundary wall is nominated as part of the building envelope</li> </ul>		
	<i>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.</i>	N/A	No such lots created.
	<i>Lots greater than 500sqm in area should be able to contain a rectangle measuring 10m x 15m, and may contain a building envelope.</i>	Yes	No such lots created.
	<p><i>A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</i></p> <ul style="list-style-type: none"> <li><i>The objectives of the relevant standard are met, and</i></li> <li><i>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.</i></li> </ul>	N/A	N/A
	<p><i>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:</i></p> <ul style="list-style-type: none"> <li><i>The building envelope must meet Standards A10 and A11 and Clause 54 in relation to the adjoining lot, and</i></li> </ul>	N/A	N/A

		<ul style="list-style-type: none"> <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>		
		<p>Lot dimensions and building envelopes should protect:</p> <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	<b>Complies</b>
<b>56.04-3 Solar Orientation</b>	<b>Met?</b>	<b>Standard C9</b>	<b>Met?</b>	<b>Comments</b>
<i>To provide good solar orientation of lots and solar access for future dwellings</i>	Yes	<p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</p>	Yes	<b>Complies</b> Appropriate solar access is provided given the site characteristics.
		<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	<b>Complies</b> The proposed dwellings have demonstrated suitable solar orientation, see detail in Clause 55 Assessment.
<b>56.04-4 Street Orientation</b>	<b>Met?</b>	<b>Standard C10</b>	<b>Met?</b>	<b>Comments</b>
<i>To provide a lot layout that contributes to community social interaction, person safety and property security.</i>	Yes	<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> </ul>	Yes	<b>Complies</b>

		<ul style="list-style-type: none"> <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> <li>• Providing roads and streets along public open space boundaries.</li> </ul>		Unit 1 presents to Victoria Street and Units 2 and 3 present to the shared access.	
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	<p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <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>	Yes	<p><b>Complies</b></p> <p>The access is proposed to be a common area and includes some landscaping.</p>	
To ensure the provision of common area is appropriate and that necessary management arrangements are in place.	N/A				
To maintain direct public access throughout the neighbourhood street network.	N/A				
URBAN LANDSCAPE					
56.05-1 Integrated Urban Landscape		Met?	Standard C12	Met?	Comments
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.	N/A		An application for subdivision that creates streets or public open space should be accompanied by a landscape design.	N/A	N/A

<p><i>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</i></p>	<p>N/A</p>	<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> </ul>	<p>N/A</p>	
<p><i>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</i></p>	<p>N/A</p>	<ul style="list-style-type: none"> <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> </ul>		
<p><i>To provide integrated water management systems and contribute to drinking water conservation.</i></p>	<p>N/A</p>	<ul style="list-style-type: none"> <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> </ul>	<p>N/A</p>	<p>N/A</p>

		<ul style="list-style-type: none"> <li>• Create low maintenance, durable landscapes that are capable of a long life.</li> <li>• The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.</li> </ul>		
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**ACCESS AND MOBILITY MANAGEMENT**

<b>56.06-2 Walking and Cycling Network</b>		<b>Met?</b>	<b>Standard C15</b>	<b>Met?</b>	<b>Comments</b>
<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>	Yes	<p><i>The walking and cycling network should be designed to:</i></p> <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, neighbourhoods 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>	Yes	<p><b>Complies</b></p> <p>Appropriate walking and cycling infrastructure will be provided along the frontage with connections to the existing and future street network. Detailed design to be assessed by Engineering as part of the certification process.</p> <p>There is an existing footpath on the north side of Victoria Street which connects to the existing network.</p>	
<i>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</i>					
<i>To reduce car use, greenhouse gas emissions and air pollution.</i>					

56.06-4 Neighbourhood Street Network	Met?	Standard C17	Met?	Comments
<p><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></p>	N/A	<p><i>The neighbourhood street network must:</i></p> <ul style="list-style-type: none"> <li>• <i>Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, footpaths and public transport routes.</i></li> <li>• <i>Provide clear physical distinctions between arterial roads and neighbourhood street types.</i></li> <li>• <i>Comply with the Roads Corporation's arterial road access management policies.</i></li> <li>• <i>Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.</i></li> <li>• <i>Provide safe and efficient access to activity centres for commercial and freight vehicles.</i></li> <li>• <i>Provide safe and efficient access to all lots for service and emergency vehicles.</i></li> <li>• <i>Provide safe movement for all vehicles.</i></li> <li>• <i>Incorporate any necessary traffic control measures and traffic management infrastructure.</i></li> </ul>	N/A	No new streets are proposed.
		<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</i></li> </ul>	N/A	As above.

		<p><i>and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.</i></p> <ul style="list-style-type: none"> <li>• <i>Provide and 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>		
<b>56.06-5 Walking and Cycling Network detail</b>	<b>Met?</b>	<b>Standard C18</b>	<b>Met?</b>	<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>	Yes	<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> </ul>	Yes	<p><b>Complies</b></p> <p>The Officer Recommendation includes a footpath in the Road Reserve along the frontage of the land to be designed in</p>

<p><i>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</i></p>	<p>Yes</p>	<ul style="list-style-type: none"> <li>• <i>Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.</i></li> <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> <li>• <i>Provide appropriate signage.</i></li> <li>• <i>Be constructed to allow access to lots without damage to footpath or shared path surfaces.</i></li> <li>• <i>Be constructed with a durable, non-skid surface.</i></li> <li>• <i>Be of a quality and durability to ensure:</i> <ul style="list-style-type: none"> <li>▪ <i>Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.</i></li> <li>▪ <i>Discharge of urban run-off.</i></li> <li>▪ <i>Preservation of all weather access.</i></li> <li>▪ <i>Maintenance of a reasonable, comfortable riding quality.</i></li> <li>▪ <i>A minimum 20 year life space.</i></li> </ul> </li> <li>• <i>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.</i></li> </ul>		<p>accordance with Council requirements. Detailed design to be assessed by Engineering as part of the certification process.</p>
<p><b>56.06-7 Neighbourhood Street Network Detail</b></p>	<p><b>Met?</b></p>	<p><b>Standard C20</b></p>	<p><b>Met?</b></p>	<p><b>Comments</b></p>
<p><i>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.</i></p>	<p>N/A</p>	<p><i>The design of streets and roads should:</i></p> <ul style="list-style-type: none"> <li>• <i>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.</i></li> </ul>	<p>N/A</p>	<p>No roads are proposed.</p>



		<ul style="list-style-type: none"> <li>• <i>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.</i></li> <li>• <i>Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs.</i></li> <li>• <i>Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users.</i></li> <li>• <i>Provide a low-speed environment while allowing all road users to proceed without inconvenience or delay.</i></li> <li>• <i>Provide a safe environment for all street users applying speed control measures where appropriate.</i></li> <li>• <i>Ensure intersection layouts clearly indicate the travel path and priority movement for pedestrians, cyclists and vehicles.</i></li> <li>• <i>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.</i></li> <li>• <i>Ensure street are sufficient strength to:</i> <ul style="list-style-type: none"> <li>▪ <i>Enable the carriage of vehicles.</i></li> <li>▪ <i>Avoid damage by construction vehicles and equipment.</i></li> </ul> </li> <li>• <i>Ensure street pavements are of sufficient quality and durability for the:</i> <ul style="list-style-type: none"> <li>▪ <i>Safe passage of pedestrians, cyclists and vehicles.</i></li> <li>▪ <i>Discharge of urban run-off. Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.</i></li> </ul> </li> <li>• <i>Ensure carriageways of planned arterial roads are designed to the</i></li> </ul>		
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		<p><i>requirements of the relevant road authority.</i></p> <ul style="list-style-type: none"> <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> <li>• <i>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. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met.</i></li> </ul>		
	<p>N/A</p>	<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> </ul>	<p>N/A</p>	

		<ul style="list-style-type: none"> <li>Location of existing vegetation to be retained and proposed treatment to ensure its health.</li> <li>Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.</li> </ul>			
56.06-8 Lot Access		Met?	Standard C21	Met?	Comments
To provide for safe vehicle access between roads and lots.	Yes		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.	N/A	
			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.	Yes	<b>Complies</b> Each lot will gain access from the internal shared access.
			The design and construction of a crossover should meet the requirements of the relevant road authority.	Yes	<b>Complies</b> The existing crossover will be utilised for the proposed shared access.
INTEGRATED WATER MANAGEMENT					
56.07-1 Drinking Water Supply		Met?	Standard C22	Met?	Comments
To reduce the use of drinking water	Yes		The supply of drinking water must be: <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>	Yes	<b>Complies</b> Services will be installed in accordance with the requirements of the relevant utility provider.
To provide adequate, cost-effective supply of drinking water	Yes				
56.07-2 Reused and Recycled Water		Met?	Standard C23	Met?	Comments
To provide for the substitution of drinking water for non-drinking water	Yes		Reused and recycled water supply systems must be: <ul style="list-style-type: none"> <li>Designed and constructed in accordance with the requirements</li> </ul>	Yes	<b>Complies</b> Services will be installed in accordance with the

<i>purposes with reused and recycled water,</i>		<p><i>and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services.</i></p> <ul style="list-style-type: none"> <li><i>Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</i></li> </ul>		requirements of the relevant utility provider.
<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><i>Waste water systems must be:</i></p> <ul style="list-style-type: none"> <li><i>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environmental Protection Authority.</i></li> <li><i>Consistent with any relevant approved domestic waste water management plan.</i></li> </ul>	Yes	<b>Complies</b> Services will be installed in accordance with the requirements of the relevant utility provider.
		<p><i>Reticulated waste water must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</i></p>	Yes	Services will be installed in accordance with the requirements of the relevant utility provider.
<b>56.07-4 Stormwater Management</b>	<b>Met?</b>	<b>Standard C25</b>	<b>Met?</b>	<b>Comments</b>
<i>To minimise damage to properties and inconvenience to residents from urban run-off.</i>	Yes	<p><i>The urban stormwater management system must be:</i></p> <ul style="list-style-type: none"> <li><i>Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.</i></li> <li><i>Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed.</i></li> <li><i>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) as amended.</i></li> <li><i>Designed to ensure that flows downstream of the subdivision site</i></li> </ul>	Yes	<b>Complies</b> New stormwater infrastructure and connections will be required for inclusion as conditions on a permit.

		<i>are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.</i>		
<i>To ensure that the street operates adequately during major storm events and provides for public safety.</i>	Yes	<i>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.</i>	Yes	<b>Complies</b> As above.
<i>To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</i>	Yes	<i>For all storm events up to and including the 20% Average Exceedance Probability (AEP) standard:</i> <ul style="list-style-type: none"> <li><i>Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.</i></li> <li><i>Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.</i></li> </ul>	Yes	<b>Complies</b> As above.
		<i>For storm events greater than 20% AEP and up to and including 1% AEP standard:</i> <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>d_a V_{ave} &lt; 0.35m^2/s</math> (where, <math>d_a</math> = average depth in metres and <math>V_{ave}</math> = average velocity in metres per second).</i></li> </ul>	Yes	<b>Complies</b> As above.
		<i>The design of the local drainage network should:</i> <ul style="list-style-type: none"> <li><i>Ensure run-off is retarded to a standard required by the responsible drainage authority.</i></li> <li><i>Ensure that every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Where possible, run-off should be</i></li> </ul>	Yes	<b>Complies</b> As above.

		<p><i>directed to the front of the lot and discharged into the street drainage system or legal point of discharge.</i></p> <ul style="list-style-type: none"> <li>• <i>Ensure that inlet and outlet structures take account of the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overload flow in a safe and predetermined manner.</i></li> <li>• <i>Include water sensitive urban design features to manage run-off 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>	Yes	<p><b>Complies</b> As above.</p>

**SITE MANAGEMENT**

<b>56.08-1 Site Management</b>	<b>Met?</b>	<b>Standard C26</b>	<b>Met?</b>	<b>Comments</b>
<p><i>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</i></p>	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	<p><b>Complies</b> The site will be managed to address these issues through standard construction practices.</p>
<p><i>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</i></p>	Yes	<p><i>Recycled materials should be used for the construction of streets, shared paths and other infrastructure where practicable.</i></p>	Yes	<p><b>Complies</b> Reused/recycled materials will be used where practicable.</p>

<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	<b>Complies</b> Services will be installed in accordance with the requirements of the relevant utility providers, including shared trenching where practicable.
<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	<b>Complies</b> Services will be installed in accordance with the requirements of the relevant utility provider.
		<i>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</i>	Yes	<b>Complies</b>
		<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</i>	Yes	<b>Complies</b> Services will be installed in accordance with the requirements of the relevant utility provider.

		<i>telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</i>		
		<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>	N/A	No natural gas is available to the sites.
<b>56.09-3 Fire Hydrants</b>	<b>Met?</b>	<b>Standard C29</b>	<b>Met?</b>	<b>Comments</b>
<i>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</i>	Yes	<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>	Yes	<b>Complies</b> There is an existing fire hydrant in Victoria Street.
		<i>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.</i>	Yes	<b>Complies</b> As above
<b>56.09-4 Public Lighting</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>	Yes	<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>	Yes	<b>Complies</b> Suitable lighting in the shared common access would be required through conditions of a permit.
<i>To provide pedestrians with a sense of personal safety at night.</i>	Yes	<i>Public lighting should be designed in accordance with relevant Australian Standards.</i>	Yes	<b>Complies</b> As above.
<i>To contribute to reducing greenhouse emissions and to saving energy</i>	Yes	<i>Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.</i>	Yes	<b>Complies</b> As above.



