

Assessment against Planning Scheme



Mansfield Shire

File Number: DA8088
Planning Application No. P092/23
Responsible Officers: Claire Wilkinson & Dominic Corradini

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 02.03-2 – Environmental and landscape values

Landscapes

The scenic value of the mountains, foothills, valleys and cleared grazing country is characteristic of the municipality and of intrinsic importance to its landscape.

Rural areas are acknowledged as one of the Shire's and the region's greatest assets.

Significant for rural production as well as from a natural landscape perspective promoting tourism and attracting visitors to the Shire, many of the rural valleys are recognised as having significant landscape qualities unique to the State and worthy of protection.

Significant landscape and natural features include Mounts Buller, Stirling, Terrible and the Great Dividing Range, and parts of the Eildon and Alpine National Parks. Mount Buller and Mount Stirling are in the Alpine National Park.

Development along ridgelines or highly visible slopes can impact the landscape character of the area. Approaches to the mountains also need to be protected for their significance and high visual amenity, particularly the state significant Mount Buller and Mount Stirling alpine vista.

Officer response:

The Significant Landscape Overlay covers the site. The Mansfield Planning Scheme identifies that the area has significant visual value as part of the alpine approach to Mt Buller. The current proposal is for the creation of a new lot and, there is no immediate impact on the area from buildings and works. The lot will allow for additional infill development at some time. While a new lot implies the eventual construction/intensification on that lot, the impact of that can be

assessed as part of a separate application as any buildings and works would likely trigger a separate permit requirement under the Significant Landscape Overlay.

Clause 02.03-3 – Environmental risks and amenity

Bushfire

Bushfires are a risk to life, property and community infrastructure. Risk is most significant in and around forested areas in mountainous topography. Other hazardous areas include extensive grassland areas, particularly along the urban and rural interface of existing settlements.

Development pressure near forested land, often in locations where there is only one access road is a major risk. The bushfire risk is increasing in areas that are popular for residential and rural residential development, areas where there is a high number of non-resident landowners and where property maintenance can be variable, and in areas that may introduce vulnerable people to a location close to bushfire hazards.

Officer response:

The Bushfire Management Overlay (BMO) covers the whole site. A Bushfire Management Statement and Plan (BMP) consisting of a list of bushfire protection measures has been submitted as part of this subdivision application to demonstrate that the new lot can accommodate a building area that meets Bushfire Planning requirements. The plan has been submitted to CFA for their review and they have given their conditional consent to the application.

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 a new allotment in an area serviced by reticulated services.

Planning Policy Framework (PPF)

Clause 11.01-1L-02 – Other local areas

Sawmill Settlement, Alpine Ridge and Pinnacle Valley strategies

- *Encourage a variety of uses on existing sites that have commercial uses.*
- *Support rezoning the General Residential Zone land to Township Zone for Pinnacle*

Valley, to reflect the lack of infrastructure to support more intensive development.

- Develop a walking trail network in the open space corridor along the Delatite River.

Officer response:

The proposal will create an additional lot within Alpine Ridge and in a General Residential Zone which can facilitate further development in an area where development is anticipated under the Sawmill Settlement and Alpine Ridge Framework Plan (refer Figure 7).

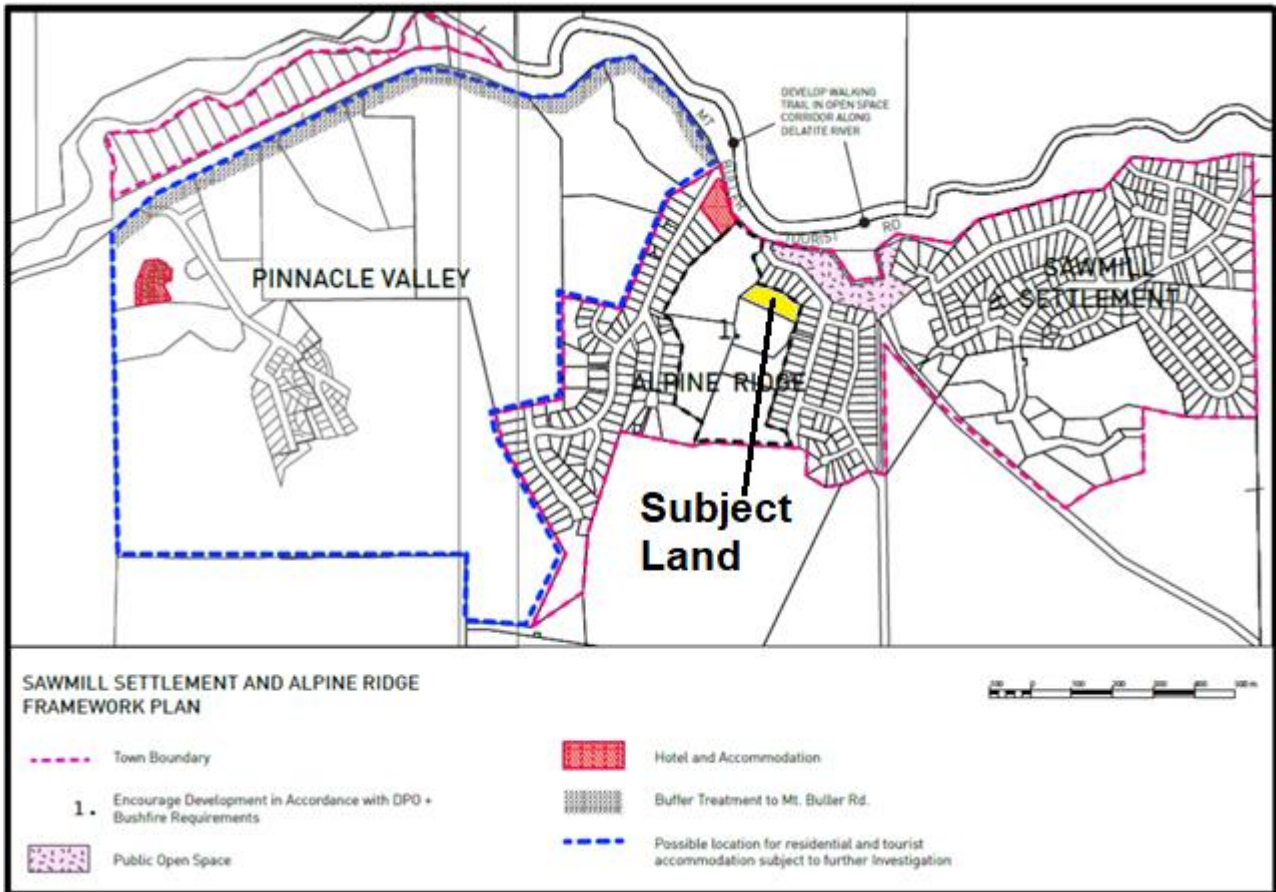


Figure 1: Sawmill Settlement and Alpine Ridge Framework Plan

Clause 12.05-2L Significant Landscapes, Ridgelines and Alpine Approaches

Objective

- To protect the environmental, landscape and visual significance of landscapes, alpine approaches and significant ridgelines, particularly in areas of high visual amenity.

Officer response:

The current proposal is to subdivide an existing lot. The generous curtilage and size of the subject allotment allows for an infill site that is responsive to the topography of the land and unobtrusive if the landscape. The impact of any new development on the new lot can be addressed when an application for that development is submitted. The new allotment is not on a visually exposed ridgeline.

Clause 13.02-1S – Bushfire planning

Objective

- *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

Officer response:

The subject land is situated within the Bushfire Management Overlay and in an area of elevated risk from bushfire. A Bushfire Management Plan was submitted and reviewed by CFA. Conditional consent has been provided requiring a revised Bushfire Management Plan, registration of a Section 173 Agreement on title, Construction of vehicle access, implementation of defendable space, and hydrant provision.

Clause 14.02-1S Catchment planning and management

Objective

To assist the protection and restoration of catchments, water bodies, groundwater, and the marine environment.

Officer response:

The subject site has access to reticulated services. The application was referred to Goulburn Valley Water for their referral comment. Conditional consent has been provided including ten requirements relating to the provision of new water and sewer connections to the existing reticulated network.

Clause 14.02-2S Water Quality

Objective

To protect water quality.

Officer response:

The proposed new lot will facilitate development in an area serviced by reticulated water and sewerage, minimising potential negative water quality impacts associated with any future development in a designated special water supply catchment area.

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 existing pattern of development providing for a single infill allotment in a residential subdivision with high amenity appeal.

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:

As part of the proposed subdivision, the applicant is proposing to upgrade the access within the carriageway easement to serve the new lot and the existing properties who rely on that road for access. Council will conditionally require that the subject site formalise the existing access with drainage and upgraded surface, as well as a Y-turning area.

Clause 19.03-3S – Integrated water management

Strategies

Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:

- Minimising stormwater quality and quantity related impacts.
- Filtering sediment and waste from stormwater prior to discharge from a site.

Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.

Officer response:

As part of the subdivision, the applicant is proposing to upgrade the road within the existing carriageway easement to serve the new lot and the existing properties who rely on that road for access. This will include the provision of a widened turning circle and Y-intersection. As part of this, Council will conditionally require that appropriate drainage provisions are incorporated into the functional layout of the new subdivision including the access.

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 Trigger:

Clause 32.08-3 – Subdivision

- *Permit Requirement:*
 - *A permit is required to subdivide land.*

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.

Overlays

Clause 42.01 - Environmental Significance Overlay – Schedule 2 - Catchments at Medium Risk of Water Quality Impacts – ESO2

Purpose:

- *To identify areas where the development of land may be affected by environmental constraints.*
- *To ensure that development is compatible with identified environmental values.*
- *To discourage development and works that contribute to the degradation of water quality and quantity.*

Officer response:

The subject site is located in the catchments at medium risk of water quality impacts. A permit is not required to subdivide land if each lot is connected to a reticulated sewerage system. This applies to the subject site.

Clause 42.03 Significant Landscape Overlay – Schedule 1 – Alpine Approach – SLO1

Purpose:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

Officer response:

No development is proposed as part of the two lot subdivision. A planning permit is not triggered under the Significant Landscape Overlay.

Clause 44.06 Bushfire Management Overlay

Purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*

Officer response:

The applicant has submitted a Bushfire Management Statement and Plan (BMP) as part of this application. The BMP has been referred to CFA who have given their conditional consent to the application. CFA conditionally require a revised Bushfire Management Plan, registration of a Section 173 Agreement on title, Construction of vehicle access, implementation of defendable space, and hydrant provision.

Particular Provisions

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. The face sheet of both lots indicates that a Public Open Space contribution has not previously been paid for the 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 does not meet the listed exemption at Clause 53.01-1 for subdivision of land into two lots with it unlikely that each lot will be further subdivided. The curtilage of each of the proposed subdivided allotments is generous and would reasonably allow for further subdivision.

Consequently, if a permit were to be issued, a condition will be imposed requiring a payment of up to 5% of the land value as POS in accordance with Section 18 of the *Subdivision Act 1988*, prior to the issue of a Statement of Compliance.

Clause 53.02 Bushfire planning

Purpose:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.*
- *To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
- *To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.*

Officer response:

The proposal included a Bushfire Management Plan which had been sent to CFA for their referral who have given their conditional consent.

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 and undertook a site inspection to determine appropriate permit conditions. As the proposal is for subdivision only any future dwelling would need to address stormwater management separately.

The Engineering response provides for detailed stormwater designs to improve the existing shared vehicle access within the Carriageway Easement, this has been suitably conditioned in the Officer Recommendation.

Clause 56 – Residential Subdivision

Officer response:

The application seeks to subdivide the land into two 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 65.02 – 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.

Conclusions

The proposed two lot subdivision of 24 Changue Road, Merrijig is considered to satisfy the provisions of the Mansfield Planning Scheme under which a planning permit is required, which is the General Residential Zone and Bushfire Management Overlay. It is considered that subject to appropriate planning conditions, the proposal will achieve the desired planning outcomes.

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"> <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> <i>Respond to and integrate with the surrounding urban environment.</i> <i>Protect significant vegetation and site features.</i> 	Yes	<p>The lot sizes and layout of the proposed subdivision will integrate with, and is consistent with nearby character of development.</p> <p>Vegetation and biodiversity will be protected according to state government requirements and the Flora and Fauna Assessment provided.</p>
LOT DESIGN				
56.04-2 Lot Area and Building Envelopes	Met?	Standard C8	Met?	Comments
<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	<p><i>An application to subdivide land that creates lots of less than 300sqm should be accompanied by information that shows:</i></p> <ul style="list-style-type: none"> <i>That the lots are consistent or contain a building envelope that is consistent with a development approved under this scheme, or</i> <i>That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.</i> 	N/A	No such lots created.
		<p><i>Lots of between 300sqm and 500sqm should:</i></p> <ul style="list-style-type: none"> <i>Contain a building envelope that is consistent with a development of the lot approved under this scheme, or</i> <i>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</i> 	N/A	No such lots created.
		<p><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></p>	N/A	No such lots created.

		<p><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></p>	Yes	<p>The size of Lot 1 and Lot 2 at 2820 and 4254 square metres is capable of meeting this objective. It is considered that the allotment area has sufficient capacity to contain an area of minimum size 15 m x 10 m for building purposes.</p>
		<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"> <i>The objectives of the relevant standard are met, and</i> <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> 	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"> <i>The building envelope must meet Standards A10 and A11 and Clause 54 in relation to the adjoining lot, and</i> <i>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.</i> 	N/A	N/A
		<p><i>Lot dimensions and building envelopes should protect:</i></p> <ul style="list-style-type: none"> <i>Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations.</i> <i>Existing or proposed easements on lots.</i> <i>Significant vegetation and site features.</i> 	Yes	Complies
56.04-3 Solar Orientation	Met?	Standard C9	Met?	Comments
<p><i>To provide good solar orientation of lots and solar access for future dwellings</i></p>	Yes	<p><i>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</i></p>	Yes	<p>Appropriate solar access is provided given the site characteristics.</p>
		<p><i>Lots have appropriate solar orientation when:</i></p> <ul style="list-style-type: none"> <i>The long axes of lots are within the range N20°W to N30°E, or E20°N to E30°S.</i> <i>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.</i> <i>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.</i> 	Yes	<p>Both lots provide capacity for good solar orientation of future development and to open space areas.</p>

56.04-5 Common Area	Met?	Standard C11	Met?	Comments
<i>To identify common areas and the purpose for which the area is commonly held.</i>	N/A	<i>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</i>	N/A	The existing carriageway easement will provide access to the proposed new allotment and maintain access existing neighbouring properties, no common area will be created in this subdivision as the carriageway is more akin to a road reserve
<i>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</i>	N/A	<ul style="list-style-type: none"> <i>The common area to be owned by the body corporate, including any streets and open space.</i> <i>The reasons why the area should be commonly held.</i> <i>Lots participating in the body corporate.</i> <i>The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.</i> 		
<i>To maintain direct public access throughout the neighbourhood street network.</i>	N/A			

ACCESS AND MOBILITY MANAGEMENT

56.06-8 Lot Access	Met?	Standard C21	Met?	Comments
<i>To provide for safe vehicle access between roads and lots.</i>	Yes	<i>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</i>	N/A	Crossovers will be provided in accordance with relevant requirements.
		<i>Vehicle access to lots of 300sqm or less in area and lots with frontage of 7.5m or less should be provided via rear or side access lanes, places or streets.</i>	N/A	N/A
		<i>The design and construction of a crossover should meet the requirements of the relevant road authority.</i>	Yes	Access to both lots will be facilitated via an upgraded access road (per engineering conditions and standards) located within the existing carriageway easement.

INTEGRATED WATER MANAGEMENT

56.07-1 Drinking Water Supply	Met?	Standard C22	Met?	Comments
<i>To reduce the use of drinking water</i>	Yes	<i>The supply of drinking water must be:</i> <ul style="list-style-type: none"> <i>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</i> <i>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority</i> 	Yes	Services will be installed in accordance with the requirements of the relevant utility provider.
<i>To provide adequate, cost-effective supply of drinking water</i>	Yes			
56.07-2 Reused and Recycled Water	Met?	Standard C23	Met?	Comments
<i>To provide for the substitution of drinking water for non-drinking water purposes with reused and recycled water,</i>	Yes	<i>Reused and recycled water supply systems must be:</i> <ul style="list-style-type: none"> <i>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment</i> 	Yes	Services will be installed in accordance with the requirements of the relevant utility provider.

		<p><i>Protection Authority and Department of Health and Human Services.</i></p> <ul style="list-style-type: none"> <i>Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</i> 		
56.07-3 Waste Water Management	Met?	Standard C24	Met?	Comments
<p><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></p>	Yes	<p><i>Waste water systems must be:</i></p> <ul style="list-style-type: none"> <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> <i>Consistent with any relevant approved domestic waste water management plan.</i> 	Yes	<p>Services will be installed in accordance with the requirements of the relevant utility provider.</p>
		<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	<p>Services will be installed in accordance with the requirements of the relevant utility provider.</p>
56.07-4 Stormwater Management	Met?	Standard C25	Met?	Comments
<p><i>To minimise damage to properties and inconvenience to residents from urban run-off.</i></p>	Yes	<p><i>The urban stormwater management system must be:</i></p> <ul style="list-style-type: none"> <i>Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.</i> <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> <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> <i>Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.</i> 	Yes	<p>New stormwater infrastructure and connections will be required for inclusion as conditions on the permit.</p>
<p><i>To ensure that the street operates adequately during major storm events and provides for public safety.</i></p>	Yes	<p><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></p>	Yes	<p>As above.</p>
<p><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></p>	Yes	<p><i>For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</i></p> <ul style="list-style-type: none"> <i>Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.</i> <i>Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.</i> 	Yes	<p>As above.</p>
		<p><i>For storm events greater than 20% AEP and up to and including 1% AEP standard:</i></p> <ul style="list-style-type: none"> <i>Provision must be made for the safe and effective passage of stormwater flows.</i> 	Yes	<p>As above.</p>

		<ul style="list-style-type: none"> All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35m^2/s$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second). 		
		<p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> Ensure run-off is retarded to a standard required by the responsible drainage authority. Ensure that every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Where possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. Ensure that inlet and outlet structures take 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. 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. 	Yes	As above.
		Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.	Yes	As above.

SITE MANAGEMENT

56.08-1 Site Management	Met?	Standard C26	Met?	Comments
To protect drainage infrastructure and receiving waters from sedimentation and contamination.	Yes	<p>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::</p> <ul style="list-style-type: none"> Erosion and sedimentation. Dust Run-off Litter, concrete and other construction wastes. Chemical contamination. Vegetation and natural features planned for retention. 	Yes	The site will be managed to address these issues; which will be imposed by permit condition requiring the preparation of a Construction Management Plan.
To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.	Yes	Recycled materials should be used for the construction of streets, shared paths and other infrastructure where practicable.	Yes	Reused/recycled materials will be used where practicable.

<i>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</i>	Yes			
UTILITIES				
56.09-1 Shared Trenching	Met?	Standard C27	Met?	Comments
<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	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			
56.09-2 Electricity, Telecommunications and Gas	Met?	Standard C28	Met?	Comments
<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	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>	N/A	N/A
		<i>The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</i>	Yes	Services will be installed in accordance with the requirements of the relevant utility provider.
		<i>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</i>	Yes	No natural gas is available to the sites.