

Clause 56 – Residential Subdivision (3-15 Lots)
Assessment
69B Harvey Street, Anglesea
Multi-Lot Subdivision



CLAUSE	COMMENT
<p>56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE</p>	<p>Complies – A full description of the site and context, and how the proposed subdivision responds to the surrounds, are addressed in the attached Planning Report.</p>
<p>56.04-1 LOT DIVERSITY AND DISTRIBUTION OBJECTIVES</p> <p>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</p> <p>To provide higher housing densities within walking distance of neighbourhood centres.</p> <p>To achieve increased housing densities in designated growth areas.</p> <p>To provide a range of lot sizes to suit a variety of dwelling and household types.</p>	<p>Complies – The proposed subdivision will create 10 lots with lot sizes ranging from 600sqm to 671sqm, and an average lot size of 614sqm. The overall lot sizes are indicated on the attached Plan of Subdivision. The lots will facilitate housing diversity and choice.</p> <p>The proposed lots are appropriately orientated and are of ample size to accommodate a future dwelling, associated private open space, parking and access.</p> <p>The proposed subdivision is also located within walking distance to the Great Ocean Road, the Anglesea River, the beach, open space reserves along the coast, and existing shops located approximately 1km to the east.</p>
<p>56.04-2 LOT AREA AND BUILDING ENVELOPES OBJECTIVE</p> <p>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.</p>	<p>Complies – Each lot will be suitably dimensioned to allow for the construction of a future dwelling, private open space and parking, satisfying Clause 54 requirements.</p>
<p>56.04-3 SOLAR ORIENTATION OF LOTS OBJECTIVE</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Complies – The lots are appropriately orientated and of ample size to ensure maximum solar access to reduce the carbon footprint of this subdivision. Whilst governed by the aspect of the site, lots are generally orientated east-west or north-south to maximise energy efficiency consistent with Standard C9.</p>
<p>56.04-4 STREET ORIENTATION OBJECTIVE</p> <p>To provide a lot layout that contributes to community social interaction, personal safety and property security.</p>	<p>Complies – All lots will have a frontage to Harvey or Parker Street. The proposed configuration will provide good surveillance for social interaction, personal safety and property security.</p>
<p>56.04-5 COMMON AREA OBJECTIVES</p> <p>To identify common areas and the purpose for which the area is commonly held.</p>	<p>N/A – No common property areas are proposed.</p>

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<p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p>	
<p>56.05-1 INTEGRATED URBAN LANDSCAPE OBJECTIVES</p> <p>To provide attractive and continuous landscaping in streets and public open spaces that contributes to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.</p> <p>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</p> <p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p> <p>To provide for integrated water management systems and contribute to drinking water conservation.</p>	<p>Complies – Appropriate street plantings will be undertaken to Council specifications, to contribute to the character and identity of the existing treed, coastal neighbourhood. An Anglesea Grey Gum in Harvey Street will be retained, as will trees along the Sparrow Avenue frontage to assist with establishing a landscaped passive open space reserve at the north eastern end of the site.</p>
<p>56.06-2 WALKING AND CYCLING NETWORK OBJECTIVES</p> <p>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</p> <p>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p> <p>To reduce car use, greenhouse gas emissions and air pollution.</p>	<p>Complies – The subdivision design facilitates safe and direct walking and cycling to shops, community services, and open space facilities including the river, beach, the SurfCoast Walk and coastal recreation reserves. Cycling and pedestrian links will be provided via the existing road network and a footpath proposed along Harvey Street and through the open space reserve. The walking and cycling network will have good surveillance and accommodate people with disabilities consistent with Standard C15.</p>
<p>56.06-4 NEIGHBOURHOOD STREET NETWORK OBJECTIVE</p> <p>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.</p>	<p>Complies – Direct, safe and easy movement will be provided using the existing road network. The new footpath will be designed to provide direct and safe access in accordance with Standard C17.</p>
<p>56.06-5 WALKING AND CYCLING NETWORK DETAIL OBJECTIVES</p> <p>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</p>	<p>Complies – Cycling will be accommodated on existing roads. The new footpath will be constructed to Council's current standards in relation to width, materials and specifications, in order to ensure safe use by pedestrians and people with disabilities.</p>

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<p>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	
<p>56.06-7 NEIGHBOURHOOD STREET NETWORK DETAIL OBJECTIVE</p> <p>To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</p>	<p>N.A – Access will be provided to the subdivision using the existing road network.</p>
<p>56.06-8 LOT ACCESS OBJECTIVE</p> <p>To provide for safe vehicle access between roads and lots.</p>	<p>Complies – Safe vehicle access will be provided between the roads and each lot, consistent with Standard C21 and to Council's required specifications.</p>
<p>56.07-1 DRINKING WATER SUPPLY OBJECTIVES</p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p>Complies – Water supply will meet the requirements of the Barwon Water.</p>
<p>56.07-2 REUSED AND RECYCLED WATER OBJECTIVE</p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>N.A – A third pipe to provide recycled water is not proposed as part of the development of this subdivision.</p>
<p>56.07-3 WASTE WATER MANAGEMENT OBJECTIVE</p> <p>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.</p>	<p>Complies – The site will be connected to a reticulated waste water system as approved and maintained by Barwon Water.</p>
<p>56.07-4 URBAN RUN-OFF MANAGEMENT OBJECTIVES</p> <p>To minimise damage to properties and inconvenience to residents from urban run-off.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</p>	<p>Complies – The management of stormwater will be undertaken in accordance with current best practise design principles.</p>

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<p>56.08-1 SITE MANAGEMENT OBJECTIVES</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the reuse of materials from the site and recycled materials in the construction of subdivisions where practical.</p>	<p>Complies – A detailed site management plan as outlined in Standard C26 will be not available until such time as the civil works are put out to tender and the successful tenderer provides full details of site management and containment plans. Such information will be provided to Council when available prior to the commencement of construction works.</p>
<p>56.09-1 SHARED TRENCHING OBJECTIVES</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Complies – Trenching will be shared where possible, consistent with this Objective and Standard C27.</p>
<p>56.09-2 ELECTRICITY, TELECOMMUNICATIONS AND GAS OBJECTIVES</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>Complies – The lots will be connected to reticulated electricity and telecommunications in accordance with the relevant requirements of the supply/servicing agency. Services will be provided in an efficient and cost effective manner.</p>
<p>56.09-3 FIRE HYDRANTS OBJECTIVE</p> <p>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</p>	<p>Complies – The requirements for fire management infrastructure as determined by the CFA will be adhered to as required.</p>
<p>56.09-4 PUBLIC LIGHTING OBJECTIVE</p> <p>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</p> <p>To provide pedestrians with a sense of personal safety at night.</p> <p>To contribute to reducing greenhouse gas emissions and to saving energy.</p>	<p>Complies – There is currently no street lighting along Harvey or Parker Streets. Lighting will be provided to Council’s specifications, if required, to ensure safety of vehicles, pedestrians and cyclists, providing an outcome consistent with this Objective and Standard C30.</p>