

ALLOCATED OFFICER	Barbara Noelker		
DATE RECEIVED	31-Aug-2015		
PROPERTY NUMBER	74580		
PROPERTY ADDRESS	69B HARVEY ST ANGLESEA, VIC 3230		
LOT SIZE			
TITLE DETAILS	Has a complete and current copy of title/s been submitted?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Are there any restrictions, covenants, s173 agreements on title?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Details:		
	Does the application contravene any of the requirements?		Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
	Does the application site plan and subdivision plan (if relevant) correspond with the title plan/s? <i>If no, include in FI request</i>		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
APPLICANT	TGM Group Pty Ltd		
OWNER	BARWON REGION WATER CORPORATION		
PROPOSAL	Resubdivision of the Land into 10 Lots and Removal of Native Vegetation		

ZONE	General Residential Zone Schedule 1 (GRZ1) Clause 32.08		
ABUTTING RDZ	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
OVERLAY/S	Significant Landscape - Schedule 3, Design and Development Overlay – Schedule 19, Neighbourhood Character Overlay – Schedule 3		
PARTICULAR PROVISIONS	Public Open Space Contribution and Subdivision Clause 52.01 and Schedule Native Vegetation Clause 52.17 Residential Subdivision Clause 56		
VICSMART	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
INCORPORATED PLAN	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
HERITAGE	Is the site listed in the Shire's Heritage Significance Study? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

FEES	Amount: \$1188.50	Paid: Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Pt <input type="checkbox"/>	Outstanding: \$ 0.00
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PRE-APPLICATION	Has there been any pre-application consultation?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	Details: Officer/Councillor/proponent meetings held.			
RELEVANT HISTORY	App No:		Decision:	
	Proposal:			
	Comments:			

CULTURAL HERITAGE	Is the site within the cultural sensitive mapped area on GIS?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Is the proposal defined as a high impact activity?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Is a Cultural Heritage Management Plan required? Check online at http://www.aav.nrms.net.au/aavQuestion1.aspx		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Provided <input checked="" type="checkbox"/>
	Is referral/notice to AAV considered appropriate?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
CROWN LAND	Yes <input type="checkbox"/> No <input type="checkbox"/>	If Yes, is Coastal Management Act consent required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

REFERRALS

Subdivision Referrals Clause 66.01

Type	Sec	Authority	Clause triggering referral	Types of applications to be referred	Referral required
D	55	Barwon Region Water Corporation	Clause 66.01 Subdivision Referrals	To subdivide land other than: - A boundary realignment. - The subdivision of an existing building already connected to services. - A two lot subdivision. - The subdivision of land into lots each containing an existing dwelling or car parking space.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Clause 66.01 exemption with 66.01-1 conditions
D	55	Powercor	Clause 66.01 Subdivision Referrals	To subdivide land other than: - A boundary realignment. - The subdivision of an existing building already connected to services. - A two lot subdivision. - The subdivision of land into lots each containing an existing dwelling or car parking space.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Clause 66.01 exemption with 66.01-1 conditions

Internal Referrals

■ Infrastructure	<input checked="" type="checkbox"/>	Comm. Emerg. Man	<input checked="" type="checkbox"/>	Open Space Planning	<input checked="" type="checkbox"/>
Environmental Health	<input type="checkbox"/>	Dev. Compliance & Local Laws	<input type="checkbox"/>	Parks & Open Space	<input checked="" type="checkbox"/>
Heritage Advisor	<input type="checkbox"/>	Env. & Climate Change	<input checked="" type="checkbox"/>		

PUBLIC NOTICE

Notice of amendment, application and permit Section 96C of the Act

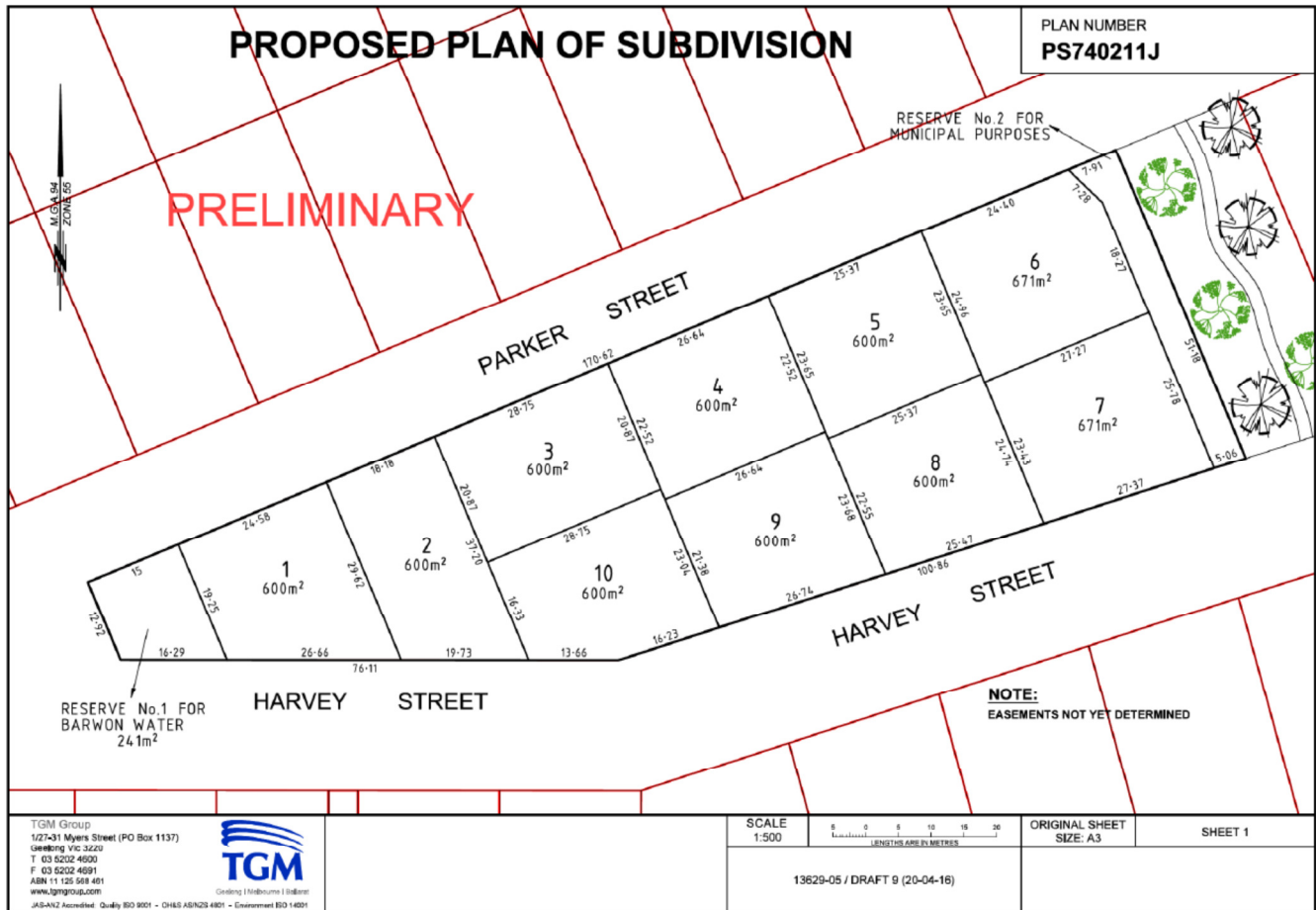
Is the land owned, occupied or managed by Council?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Advertising required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, <i>why not?</i>

PROPOSAL

Current application

The application seeks approval for Resubdivision of the Land into 10 Lots and Removal of Native Vegetation. The application is being considered in conjunction with a planning scheme amendment (Amendment C108) which seeks to rezone the subject site to General Residential Schedule 1 under Section 96A of the Act.

The plans considered as part of the application were submitted on 20th April 2016.



The proposal would comprise the following characteristics:

- Re subdivision of the existing 7 titles into 10 lots (creating 3 additional lots)
- Proposed future closure of Sparrow Avenue and it's rehabilitation into a small park
- A lot range of 600sqm – 671sqm
- Building envelopes that stipulate front and side building setbacks

The application involves removal of native vegetation. A flora and fauna assessment has been submitted as part of the application which recommends vegetation to be removed be off set. The site is mostly cleared as the land has historically been used as a water basin. The periphery of the site contains small patches of indigenous ground covers with sporadic trees generally located within the street reservation abutting the site.

Background

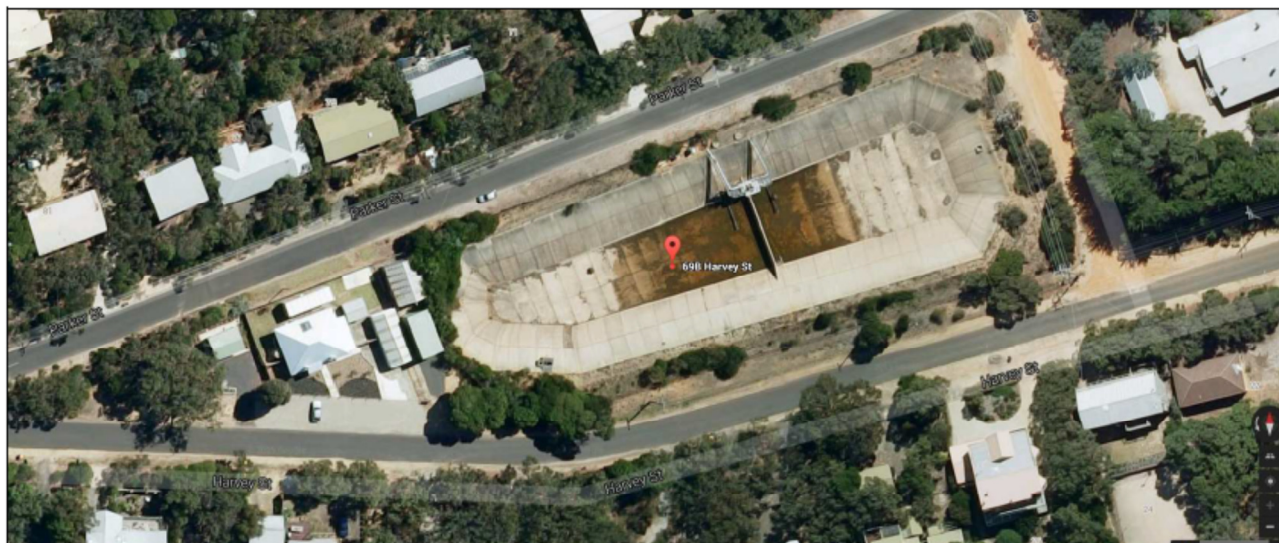
Following lodgement of the application Barwon Water were advised verbally and in writing on 13-11-15 that the application wouldn't be supported in the form submitted. A meeting with Barwon Water and ward Councillors in response to this letter urged Barwon Water to test the proposed rezoning and re subdivision in the community.

Barwon Water held two community information sessions, one at the riverbank market in 10th January 2016 and the other on the subject site on 6th February 2016. Community response identified general support for a rezoning of the site from a utility to residential but general opposition to increasing the number of lots from the current seven titles.

In response to community feedback the subdivision design was modified on 1-3-16 and resubmitted to Council for consideration. The modified layout reduced the number of lots from 11 to 10. Council resolved at the meeting held on 22nd March 2016 to seek Authorisation from the Minister for Planning to proceed with the Amendment and planning permit application based on the changes.

The application was amended on 1-3-16 as outlined above to reduce the number of lots sought through the planning permit from 11 lots to 10 lots.

SITE AND SURROUNDING AREA



A site inspection was undertaken on 30-9-2015.

The lot has an area of 6,650sqm, with a frontage of approximately 170m on Parker and approximately 177m on Harvey Street. Parker Street abuts the site to the north and Harvey Street is located to the south. Sparrow Avenue is situated to the east with a frontage of approximately 51m. Parker and Harvey are both sealed and Sparrow Avenue has a gravel surface. Describe vegetation, topography, views and any other natural characteristics.

The site is currently a disused water supply basin and office that formed part of Barwon Water's water supply infrastructure to service the needs of Anglesea residents. The basin hasn't been used for this purpose for 20 years.

The properties adjoining the site are residential characterised by large lots that are visually recessive in the streetscape due to the cover of native vegetation both within the street reservations and within the front setbacks of each property.

SURF COAST PLANNING SCHEME PROVISIONS

The site is currently zoned Public Use Zone but the combined rezoning application (being considered under Amendment C108) seeks to rezone the subject site to General Residential 1 Zone. The application assessment has been undertaken against the proposed zoning.

General Residential Zone – Schedule 1 (GRZ1)

Surf Coast General Residential Areas as at VC116

Clause	Requirement	Proposal	Permit required
Clause 32.08-2 Subdivision	<i>A permit is required to subdivide land. An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling and car space, must meet the relevant requirements of Clause 56.</i>	Subdivision	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Significant Landscape Overlay – Schedule 3 (SLO3)

Anglesea as at C79

Clause	Requirement	Proposal	Permit required
Schedule 3: 3.0 Vegetation	A permit is required to remove, destroy or lop any native vegetation. This does not apply to native vegetation that is: <ul style="list-style-type: none"> • Dead; • Less than 2m in height and is not a species of Grass Tree (<i>Xanthorrhoea</i>); • On the building side of a vertical line 2m from the outer edge of the roof of an existing or approved building; or 	Barwon Water are in the process of filling the basin in order for residential development to occur in the future. The vegetation of the highest quality on the site forms	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

	<ul style="list-style-type: none"> Listed as an environmental weed in 'Environmental Weeds – Invaders of our Surf Coast'. Listed as an exemption in the table at Clause 42.03-3 	<p>part of patches of indigenous understorey which do not require a permit for their removal under the SLO3 (being less than 2m in height). An Otway Grey Gum of state significance is located within the Harvey Street road reserve which is to be retained. The filling may impact on Acacia and Eucalyptus sp. of local significance.</p>
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Design and Development Overlay - Schedule 19 (DDO19)

Anglesea Residential Areas as at C79

Clause	Requirement	Proposal	Permit required
Clause 43.02-3 combined with Schedule 19: 3.0 Subdivision	A permit is required to subdivide land.	The proposal seeks to re-subdivide seven existing titles into 10 lots creating 3 additional lots.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Schedule 19: 3.0 Subdivision	<p>Subdivision must meet the following requirements:</p> <ul style="list-style-type: none"> A lot must have a 'site area' of at least: <ul style="list-style-type: none"> 800m² in Precinct A as shown on Map 2 to this schedule; 550m² in Precinct B as shown on Map 2 to this schedule, except for corner sites where the minimum area should be 600m²; 400m² in Precinct C as shown on Map 2 to this schedule, except for corner sites where the minimum area should be 450m². <p>Where 'site area':</p> <ul style="list-style-type: none"> excludes land common to more than one dwelling or land providing vehicular access to a rear dwelling such as in a battle-axe lot; and is not to be averaged across multiple dwellings. <ul style="list-style-type: none"> Each lot created must be capable of containing an existing dwelling, or supporting a new dwelling, that will meet the relevant buildings and works requirements of Schedule 3 to the Neighbourhood Character Overlay (Clause 43.05). For the creation of lots less than 550m², or for sites that contain a medium to high cover of mature native vegetation, be the subdivision of existing dwellings or be accompanied by an application to develop more than one dwelling. <p>The minimum site area requirement can only be</p>	<p>The site is within Precinct A (on Map 2) and proposes lots ranging from 600sqm – 671. Amendment C108 proposes to apply the DDO19 to the subject site and introduces a variation for the subject site enabling lots smaller than 800sqm.</p> <p>The subject site has a double frontage (to Parker and Harvey Street) and the proposed subdivision layout removes the joint street access (apart from 2 lots). The subdivision results in an improved urban design layout albeit on smaller lots.</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

	<p><i>varied with a permit where:</i></p> <ul style="list-style-type: none"> • <i>The subdivision is to create lots each containing an existing dwelling or accords with a permit that has been granted for development of the land for more than one dwelling; or</i> • <i>All of the following apply:</i> <ul style="list-style-type: none"> • <i>The land is within Precinct C as shown on Map 2 to this schedule; and</i> • <i>The creation of lots less than 400m² increases dwelling diversity by providing smaller dwelling types (in floor area and number of bedrooms).</i> 		
Clause 43.02-4 Advertising signs	<i>Advertising sign requirements are at Clause 52.05-8, Category 4</i>		Yes <input type="checkbox"/> No <input type="checkbox"/>

Neighbourhood Character Overlay Schedule 3 (NCO3)

Anglesea Residential Areas as at VC116

Clause	Requirement	Proposal	Permit required
<i>Clause 43.05-2 combined with Schedule 3: 3.0</i> Buildings and works	<p><i>A permit is required to construct a building or to construct or carry out works, including</i></p> <ul style="list-style-type: none"> ▪ <i>The construction of an outdoor swimming pool associated with a dwelling.</i> ▪ <i>The construction or extension of an outbuilding normal to a dwelling.</i> 	Subdivision (no permit required)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>Clause 43.05-2 combined with Schedule 1: 3.0</i> Trees	<i>A permit is NOT required to Remove, destroy or lop trees</i>		No permit required

Particular Provisions

The following particular provisions are considered in respect to this application:

Provision	Permit triggers/Requirements	Permit Required/ Applicable
52.01 Public open space contribution and subdivision	<p><i>1 additional lot created – no POS contribution</i></p> <p><i>2-4 additional lots created – 1% per additional lot</i></p> <p><i>5 or more additional lots – 5% POS contribution</i></p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
52.17 Native vegetation	<i>No permit required to remove, destroy or lop native vegetation on land which, together with all contiguous land in one ownership, has an area of less than 0.4 hectare.</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
56 Residential subdivision	Refer to the Clause 56 assessment attached to this report.	Yes <input type="checkbox"/> No <input type="checkbox"/>

State Planning Policy Framework

The following State policies have been considered with respect to this application:

- Clause 11.02 Urban growth
- Clause 11.03 Open space
- Clause 11.05 Regional development
- Clause 11.07 Geelong (G21) regional growth
- Clause 12.02 Coastal areas
- Clause 12.04 Significant environments and landscapes

- Clause 13.05 Bushfire
- Clause 15.01 Urban environment
- Clause 15.02 Sustainable development
- Clause 15.03 Heritage
- Clause 16.01 Residential development
- Clause 18.02 Movement networks
- Clause 19.03 Development infrastructure
- Clause 19.02 Community infrastructure

Local Planning Policy Framework

The following provisions of the LPPF have been considered with respect to this application:

Clause 21.02 Settlement, Built Environment, Heritage and Housing

Clause 21.02-4 Neighbourhood Character

The objective is:

- *To protect the individual coastal township character values of low urban density, recessive built form, vegetated coastal landscapes and ecological values of the natural environment from inappropriate urban development.*

Clause 21.11 Anglesea Strategy

The Strategy outlines:

Anglesea is a small coastal town on the Great Ocean Road between Torquay and Aireys Inlet. It has a low percentage of permanent residents and is a popular holiday destination for families. The town is bordered by environmentally significant Crown land on three sides and by the coastline to the south. It is one of Victoria's 52 high bushfire risk towns. The surrounding Crown land includes the Anglesea Heath which is registered on the National Estate and is of State and National significance.

Key Issues and Influences include:

- *Growth is constrained, with the ocean, environmentally significant vegetation, the coal mine and the high bushfire risk providing barriers to expansion of the town.*
- *Large parts of Anglesea and the surrounding significant natural landscape are visible from the Great Ocean Road and public viewing points.*
- *Recognising the importance of significant native vegetation to Anglesea's character and the following key neighbourhood character attributes:*
 - *The dominance of the indigenous vegetation over the built environment.*
 - *Low profile buildings contained within the tree canopy, with small footprints and screened by vegetation.*
 - *A sense of openness between properties due to the absence of solid fencing, the use of post and wire fences or no fences at all.*
 - *The use of vegetation to achieve a sense of privacy.*
 - *Gravel roads, and roads with an informal appearance, complemented by vegetation in the roadside.*
- *The loss of neighbourhood character as a result of re-subdivision, infill development, replacement of older housing stock by larger and bulkier houses, demand for views and requirements to maintain defendable space for bushfire protection.*

The following local policies are relevant to the proposal:

- Streetscape and Landscaping Policy

Relevant Incorporated and/or Reference Documents

The following relevant documents have been considered during the assessment of this application:

- Surf Coast Housing Policy Project (Planisphere 2006)
- Anglesea Structure Plan (2012)
- Anglesea Neighbourhood Character Study (2003)

OBJECTIONS

The key issues arising from the objections are discussed in the C108 Council report – August 2016.

DISCUSSION OF KEY ISSUES

The application seeks approval for Rezoning of Water Basin from PUZ to GRZ and subdivision of the land, which requires a permit under the GRZ.

Strategic Context

It is considered that the proposal generally meets the objectives and strategies of the relevant state and local planning policies. (Refer Explanatory Report attached to Council report, C108, dated 22 March 2016).

Vegetation Removal

Removal of four small patches of native vegetation is proposed, collectively being 1257sqm. Removal is unavoidable due to technical challenges associated with the filling of the basin. All other native vegetation including an Anglesea Grey Gum, of state conservation significance, located within the Harvey Street reservation is to be retained.

The Biodiversity Assessment demonstrates that remnant vegetation is restricted to the boundary of the site, beyond the water basin. The site also contains exotic and weed species that have self seeded within the site. An offset of 0.005 general biodiversity equivalence units is required.

Subdivision

The application has been considered against the provisions of the Surf Coast Planning Scheme provision –Clause 56. Clause 56 (Residential subdivision) – requires that subdivision meets certain provisions including liveable and sustainable communities, lot design, access and mobility, integrated water management site management and utilities. It is considered that the proposed subdivision layout generally complies with the provisions of Clause 56 by providing;

- an accessible and safe liveable environment within Anglesea's urban boundary. It allows future residents convenient access to existing and proposed facilities.
- lot sizes capable of accommodating a standard urban dwelling.
- lots which are considered compatible with surrounding densities, consistent with local policy
- The site is considered suitable and large enough to accommodate the proposed multi-lot subdivision and is compatible with the identified character of the area.

(Refer to Attachment 1)

CONCLUSION

The assessment of the planning application is consistent with the relevant provisions in the planning scheme. It is recommended that a permit be granted for subdivision of the subject land with conditions as specified in the draft planning permit. (Refer HPRM D16/35798)

ATTACHMENT – Assessment against Clause 56: Residential Subdivision (up to 15 LOTS) *last updated VC116*

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	Subdivision should <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	

LOT DESIGN				
56.04-1 Lot Diversity and Distribution <i>Does not apply to 2 lot subdivision</i>	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	The subdivision is within walking distance of the shops and beaches and are at a density consistent with local policy.
<i>To provide higher housing densities within walking distance of activity centres.</i>	N/A	<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 policy for the area set out in this scheme.</i>	N/A	The proposal is located beyond the subdivision precinct in Anglesea recommended for higher density housing.
<i>To achieve increased housing densities in designated growth areas.</i>	N/A	<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"> • <i>Single dwellings</i> • <i>Two dwellings or more.</i> • <i>Higher density housing.</i> • <i>Residential buildings and Retirement Villages</i> 	N/A	Torquay & Winchelsea are designated growth areas. The proposal is located in Anglesea
<i>To provide a range of lot sizes to suit a variety of dwelling and household types.</i>	N/A	<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>	N/A	The lot sizes reflect the surrounding character and are larger urban sized lots.
		<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>	N/A	

56.04-2 Lot Area and Building Envelopes	Met?	Standard C8	Met?	Comments
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.	Yes	An application to subdivide land that creates lots of less than 300sqm should be accompanied by information that shows: <ul style="list-style-type: none"> That the lots are consistent or contain a building envelope that is consistent with a development approved under this scheme, or That a dwelling may be constructed on each lot in accordance with the requirements of this scheme. 	N/A	
		Lots of between 300sqm and 500sqm should: <ul style="list-style-type: none"> Contain a building envelope that is consistent with a development of the lot approved under this scheme, or If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10m x 15m, or 9m x 15m if a boundary wall is nominated as part of the building envelope 	Yes No N/A	The lots are greater than 500sqm and are suitably configured to retain significant vegetation and support a future dwelling. Building envelopes have been included to ensure neighbourhood character objectives are met.
		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.	N/A	
		Lots greater than 500sqm in area should be able to contain a rectangle measuring 10m x 15m, and may contain a building envelope.	Yes	
		A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless: <ul style="list-style-type: none"> The objectives of the relevant standard are met, and The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act. 	Yes	
		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: <ul style="list-style-type: none"> The building envelope must meet Standards A10 and A11 and Clause 54 in relation to the adjoining lot, and The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement. 	N/A	
		Lot dimensions and building envelopes should protect: <ul style="list-style-type: none"> Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. Existing or proposed easements on lots. Significant vegetation and site features. 	Yes	
56.04-3 Solar Orientation	Met?	Standard C9	Met?	Comments
To provide good solar orientation of lots and solar access for future dwellings	Yes No N/A	Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.	Yes	

		<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	
56.04-4 Street Orientation <i>Does not apply to 2 lot subdivision</i>	Met?	Standard C10	Met?	Comments
<i>To provide a lot layout that contributes to community social interaction, person safety and property security.</i>	Yes	<p><i>Subdivision should increase visibility and surveillance by:</i></p> <ul style="list-style-type: none"> <i>Ensuring lots front all roads and streets and avoid the side and rear lots being orientated to connector streets and arterial roads.</i> <i>Providing lots of 300sqm or less in area and lots for 2 or more dwellings around activity centres and public open space.</i> <i>Ensuring streets and houses look onto public open space and avoiding sides and rears of lot along public open space boundaries.</i> 	Yes	The subdivision layout removes the double frontages to ensure rear lots front a street are avoided. Fencing controls have been included to provide for surveillance of the Sparrow Street reserve (proposed open space)
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	<p><i>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</i></p> <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> 	N/A	
<i>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</i>	N/A			
<i>To maintain direct public access throughout the neighbourhood street network.</i>	Yes			

URBAN LANDSCAPE

56.05-1 Integrated Urban Landscape <i>Does not apply to 2 lot subdivision</i>	Met?	Standard C12	Met?	Comments
<i>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.</i>	Yes	<i>An application for subdivision that creates streets or public open space should be accompanied by a landscape design.</i>	Yes	A landscape concept plan has been submitted with the application. Street trees are proposed in both Parker and Harvey Street. The proposed open space reserve located in Sparrow Avenue is to be landscaped.

<p>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</p>	<p>Yes</p>	<p>The landscape design should:</p> <ul style="list-style-type: none"> • Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme. • Create attractive landscapes that visually emphasise streets and public spaces. • Respond to the site and context description for the site and surrounding area. • Maintain significant vegetation where possible within an urban context. • Take account of the physical features of the land including landform, soil and climate. • Protect and enhance any significant natural and cultural features. • Protect and link areas of significant local habitat where appropriate. • 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. • Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread to the surrounding environment. 	<p>Yes</p>	<p>All significant vegetation included the Otway Grey Gum in Harvey Street is to be retained.</p>
<p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p>	<p>Yes</p>	<ul style="list-style-type: none"> • Ensure landscaping supports surveillance and provides shade in streets, parks and public open space. • 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. • Provide for walking and cycling networks that link with community facilities. • Provide appropriate pathways, signage, fencing, public lighting and street furniture. • Create low maintenance, durable landscapes that are capable of a long life. 		
<p>To provide integrated water management systems and contribute to drinking water conservation.</p>	<p>N/A</p>	<p>The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.</p>	<p>N/A</p>	

ACCESS AND MOBILITY MANAGEMENT				
56.06-2 Walking and Cycling Network <i>Does not apply to 2 lot subdivision</i>	Met?	Standard C15	Met?	Comments
<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>Yes</p>	<p>The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> • Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. • Link to any existing pedestrian and cycling networks. 	<p>Yes</p>	<p>Footpaths are proposed as part of the subdivision, a 1.5m wide footpath on Harvey Street and a shared path within the reserve.</p>
<p>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p>	<p>N/A</p>	<ul style="list-style-type: none"> • Provide safe walkable distances to activity centres, community facilities, public transport 		

<p>To reduce car use, greenhouse gas emissions and air pollution.</p>	<p>N/A</p>	<p>stops and public open spaces.</p> <ul style="list-style-type: none"> • 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, neighbourhood streets and regional public open spaces. • Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling. • Ensure safe street and road crossings including the provision for traffic controls where required. • Provide an appropriate level of priority for pedestrians and cyclists. • Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. • Be accessible to people with disabilities. 		
<p>56.06-4 Neighbourhood Street Network Does not apply to 2 lot subdivision</p>	<p>Met?</p>	<p>Standard C17</p>	<p>Met?</p>	<p>Comments</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>N/A</p>	<p>The neighbourhood street network must:</p> <ul style="list-style-type: none"> • Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, footpaths and public transport routes. • Provide clear physical distinctions between arterial roads and neighbourhood street types. • Comply with the Roads Corporation's arterial road access management policies. • Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport. • Provide safe and efficient access to activity centres for commercial and freight vehicles. • Provide safe and efficient access to all lots for service and emergency vehicles. • Provide safe movement for all vehicles. • Incorporate any necessary traffic control measures and traffic management infrastructure. 	<p>N/A</p>	<p>No new streets are proposed as part of the proposal.</p>

		<p><i>The neighbourhood street network should be designed to:</i></p> <ul style="list-style-type: none"> • <i>Implement any relevant transport strategy, plan or policy for the area set out in this scheme.</i> • <i>Include arterial roads at intervals of approximately 1.6km that have adequate reservation widths to accommodate long term movement demand.</i> • <i>Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.</i> • <i>Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.</i> • <i>Provide and interconnected and continuous network of street within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.</i> • <i>Provide an appropriate level of local traffic dispersal.</i> • <i>Indicate the appropriate street type.</i> • <i>Provide a speed environment that is appropriate to the street type.</i> • <i>Provide a street environment that appropriately management movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).</i> • <i>Encourage appropriate sharing of access lanes and access places by pedestrians, cyclists and vehicles.</i> • <i>Minimise the provision of culs-de-sac.</i> • <i>Provide for service and emergency vehicles to safely turn at the end of a dead-end street.</i> • <i>Facilitate solar orientation of lots.</i> • <i>Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.</i> • <i>Contribute to the area's character and identity.</i> • <i>Take account of any identified significant features.</i> 	N/A	
56.06-5 Walking and Cycling Network detail <i>Does not apply to 2 lot subdivision</i>	Met?	Standard C18	Met?	Comments
<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	<i>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</i> <ul style="list-style-type: none"> • <i>Be part of a comprehensive design of the road or street reservation.</i> • <i>Be continuous and connect.</i> 	Yes	The footpaths are to be exposed aggregate construction to meet neighbourhood character objectives

<p>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	<p>Yes</p>	<ul style="list-style-type: none"> • Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots. • Accommodate projected volumes and mix. • Meet the requirements of Table C1. • 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. • Provide appropriate signage. • Be constructed to allow access to lots without damage to footpath or shared path surfaces. • Be constructed with a durable, non-skid surface. • Be of a quality and durability to ensure: <ul style="list-style-type: none"> ▪ Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles. ▪ Discharge of urban run-off. ▪ Preservation of all weather access. ▪ Maintenance of a reasonable, comfortable riding quality. ▪ A minimum 20 year life space. • 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. 		<p>and also for durability and safety.</p>
<p>56.06-7 Neighbourhood Street Network Detail Does not apply to 2 lot subdivision</p>	<p>Met?</p>	<p>Standard C20</p>	<p>Met?</p>	<p>Comments</p>
<p>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.</p>	<p>N/A</p>	<p>The design of streets and roads should:</p> <ul style="list-style-type: none"> • 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. • 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. • Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs. • Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users. • Provide a low-speed environment while allowing all road users to proceed without inconvenience or delay. • Provide a safe environment for all street users applying speed control measures where appropriate. • Ensure intersection layouts clearly indicate the travel path and priority movement for pedestrians, cyclists and vehicles. • 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. • Ensure street are sufficient strength to: <ul style="list-style-type: none"> ▪ Enable the carriage of vehicles. ▪ Avoid damage by construction vehicles and equipment. 	<p>N/A</p>	

		<ul style="list-style-type: none"> • Ensure street pavements are of sufficient quality and durability for the: <ul style="list-style-type: none"> ▪ Safe passage of pedestrians, cyclists and vehicles. ▪ Discharge of urban run-off. • Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality. • Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority. • Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span. • Provide pavement edges, kerbs, channel and crossover details designed to: <ul style="list-style-type: none"> ▪ Perform the required integrated water management functions. ▪ Delineate the edge of the carriageway for all street users. ▪ Provide efficient and comfortable access to abutting lots at appropriate locations. ▪ Contribute to streetscape design. • Provide for the safe and efficient collection of waste and recycling materials from lots. • Be accessible to people with disabilities. 		
	N/A	<p>A street detail plan should be prepared that shows, as appropriate:</p> <ul style="list-style-type: none"> • The street hierarchy and typical cross-sections for all street types. • Location of carriageway pavement, parking, bus stops, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices. • Water sensitive urban design features. • Location and species of proposed street trees and other vegetation. • Location of existing vegetation to be retained and proposed treatment to ensure its health. • Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes. 	N/A	
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.	N/A	
		The design and construction of a crossover should meet the requirements of the relevant road authority.	Yes	

INTEGRATED WATER MANAGEMENT

56.07-1 Drinking Water Supply	Met?	Standard C22	Met?	Comments
To reduce the use of drinking water	N/A	<p>The supply of drinking water must be:</p> <ul style="list-style-type: none"> • Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. • Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority 	Yes	Conditions included on permit.
To provide adequate, cost-effective supply of drinking water	N/A			
56.07-2 Reused and Recycled Water	Met?	Standard C23	Met?	Comments

To provide for the substitution of drinking water for non-drinking water purposes with reused and recycled water,	N/A	<p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services. Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	N/A	
56.07-3 Waste Water Management	Met?	Standard C24	Met?	Comments
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.	N/A	<p>Waste water systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environmental Protection Authority. Consistent with any relevant approved domestic waste water management plan. 	N/A	Conditions included on permit.
		Reticulated waste water must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.	Yes	
56.07-4 Urban Run-Off Management	Met?	Standard C25	Met?	Comments
To minimise damage to properties and inconvenience to residents from urban run-off.	Yes	<p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed. 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. 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. 	Yes	Conditions included on permit.
To ensure that the street operates adequately during major storm events and provides for public safety.	N/A	The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.	N/A	
To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.	N/A	<p>For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</p> <ul style="list-style-type: none"> Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. 	N/A	
		<p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> Provision must be made for the safe and effective passage of stormwater flows. All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35m^2/s$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second). 	N/A	

		<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. 	N/A	
		Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.	N/A	

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	Required as a condition on the permit.
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.	No	
To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.	No			

UTILITIES				
56.09-1 Shared Trenching	Met?	Standard C27	Met?	Comments
To maximise the opportunities for shared trenching.	Yes	Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.	Yes	
To minimise constraints on landscaping within street reserves.	Yes			
56.09-2 Electricity, Telecommunications and Gas	Met?	Standard C28	Met?	Comments
<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>	Yes	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.	Yes	Conditions included on permit.

		<i>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</i>	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	
		<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	
56.09-3 Fire Hydrants Does not apply to 2 lot subdivision	Met?	Standard C29	Met?	Comments
<i>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</i>	N/A	<i>Fire hydrants should be provided:</i> <ul style="list-style-type: none"> • A maximum distance of 120 metres from the rear of each lot. • No more than 200 metres apart 	N/A	
		<i>Hydrants and fire plugs must be compatible with the relevant fire service authority.</i>	N/A	
56.09-4 Public Lighting Does not apply to 2 lot subdivision	Met?	Standard C30	Met?	Comments
<i>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</i>	N/A	<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>	N/A	
<i>To provide pedestrians with a sense of personal safety at night.</i>	N/A	<i>Public lighting should be designed in accordance with relevant Australian Standards.</i>	N/A	
<i>To contribute to reducing greenhouse emissions and to saving energy</i>	N/A	<i>Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.</i>	N/A	