

Yarra Ranges Planning Scheme

Municipal Planning Strategy

Clause 02.03-1 Settlement

- Built Environment and Heritage
- Scenic landscapes are a key contributor to the identity of Yarra Ranges and unsympathetically designed new development can detract from these landscapes.
- The identity and rural town character of many Yarra Ranges settlements is enhanced by their location in a rural landscape setting and distinct separation from other urban areas. The quality and presentation of buildings and public places in Yarra Ranges' activity centres also plays a significant role in creating a sense of place for local communities.
- Much of the building stock in Yarra Ranges comprises modest buildings constructed before the introduction of environmentally sustainable design concepts.
- The future built form of development will adopt environmentally sustainable design principles, be accessible to people of all abilities, respect heritage places and will reinforce the valued characteristics of their surroundings.
- Yarra Ranges' diversity of heritage buildings and places reflect its origins and contributes to its identity. There is a need to protect the important elements of this heritage to nurture greater community awareness and appreciation of Yarra Ranges' past.
- Council's strategic directions for the built environment and heritage are to:
 - Protect and respect sensitive environments, significant landscapes and cultural and natural heritage.
 - Incorporate best practice environmental design to contribute to sustainable building form.
 - Encourage development that contributes to a sense of place and adds to the character and identity of the distinct localities in Yarra Ranges.

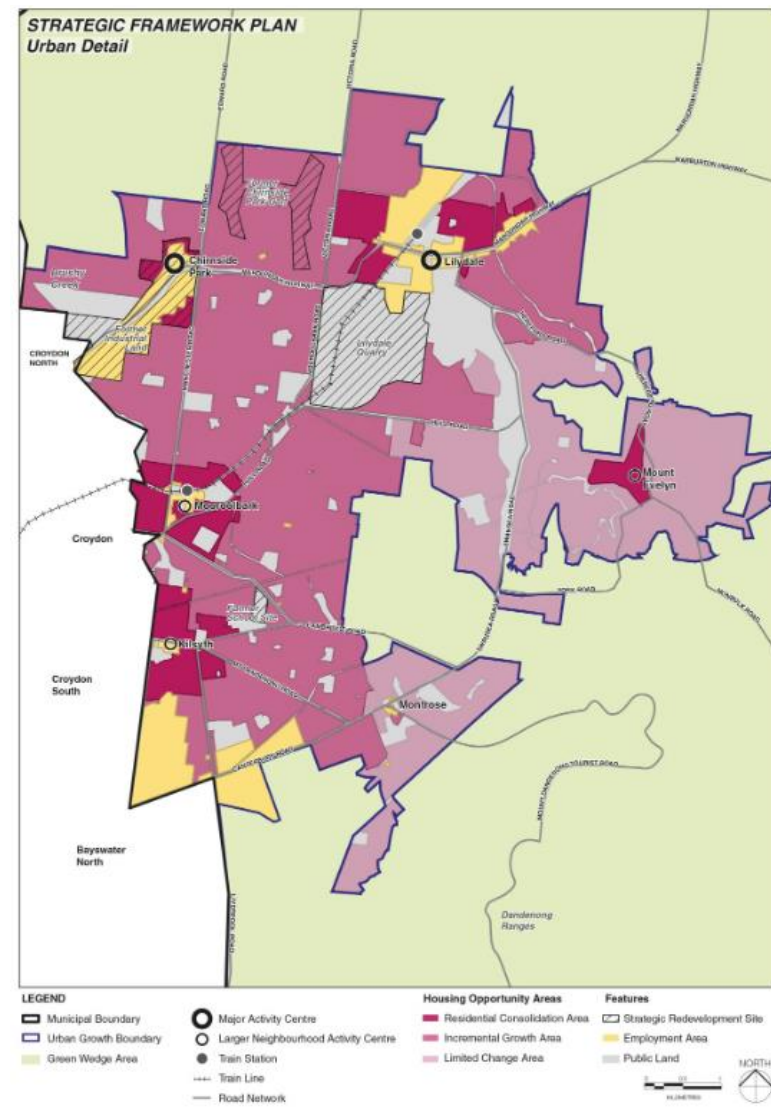
Clause 02.03-6 Housing

- The combination of Yarra Ranges' attractive environment and its location on the fringe of Melbourne will result in ongoing pressures for additional and more intensive development.
- Although there are latent pressures to expand urban development into the Green Wedge there is sufficient capacity within established urban areas and key strategic redevelopment sites to accommodate future housing and employment opportunities.
- The concentration of additional housing development in identified consolidation areas (refer Residential Framework Plan to Clause 16.01-1L) based on established activity centres will improve housing diversity, increase the proportion of housing with convenient access to services, and reduce pressures for change in other neighbourhoods.
- There is a limited diversity of housing stock to meet the needs of changing demography.
- More diverse and adaptable housing stock will be required to meet community needs including affordable housing, housing that is accessible to people with disabilities and a range of specialised housing types to cater for the growing number of older people that provides opportunities for them to continue living within or close to their local community.
- Council's strategic directions for housing are to:
 - Support residential growth, increased densities and housing diversity in the consolidation areas of the major activity centres.

- Support diverse housing on key redevelopment sites and combined lots that are close to community services, local employment and public transport.
- Support affordable housing in new developments in consolidation areas and other locations with access to town centres, commercial and community facilities.
- Contain residential subdivision within the existing Urban Growth Boundary.
- Discourage housing in locations that would increase the potential for land use conflicts and adverse impacts on landscape amenity or the environment.
- Support aged care accommodation in locations that meet the needs of an ageing population.

Clause 02.04-2 Strategic Framework Plan

Strategic Framework Plan – Urban



Planning Policy Framework

Clause 11.01-1S Settlement

Objective

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

Strategies

- Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.
- Plan for development and investment opportunities along existing and planned transport infrastructure.
- Encourage a form and density of settlements that supports healthy, active and sustainable transport.
- Promote and capitalise on opportunities for urban renewal and infill redevelopment.
- Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.
- Ensure retail, office-based employment, community facilities and services are concentrated in central locations.

Clause 11.01-1L-01 Settlement

Strategies

- Cluster businesses, community facilities and housing within activity centres.
- Support residential infill development in the consolidation areas of large neighbourhood activity centres or where appropriate to the role of the town or suburb consistent with Table 2 to Clause 2.03-1.

Activity Centre Type	Role
Large Neighbourhood Activity Centres Belgrave, Healesville , Kilsyth, Monbulk, Mooroolbark, Mount Evelyn, Seville, Yarra Glen, Yarra Junction	<p>Smaller in floor space terms than Major Activities Centres, these centres have a retail mix that is focussed on convenience and grocery shopping. They also provide a range of community services to the surrounding communities.</p> <p>Some of these centres, which serve a catchment that extends into the rural hinterland, perform a significant role in the provision of community and civic services, with some also providing a range of facilities and services for tourists.</p> <p>Land within and adjoining these centres is generally an appropriate location for additional housing.</p>

Figure 1 - Table 2 - Yarra Ranges Activity Centre Hierarchy

11.01-1L-02 Healesville

This policy applies to land contained in the Healesville District Map and the Healesville Town Centre Map to this clause.

Built form strategies

- Encourage development that makes a positive contribution by respecting the existing scale, building form, height and significant trees within the town centre.
- Encourage an improved interface between the town centre development on the northern side of Maroondah Highway and the carparking areas adjacent to River Street.
- Support activation of retail frontages on commercial land along Maroondah Highway within the town centre.
- Construct roads, footpaths and trails in materials that reflect Healesville's rural character.

Residential strategies

- Locate residential development within the urban growth boundary of Healesville.
- Locate higher density residential development close to the Healesville town centre.
- Support subdivision within the Urban Growth Boundary in suitable locations in Healesville to provide for a modest increase in residential lots.
- Support development that respects the existing residential character.
- Maintain a transition of lot sizes at the interface of rural and residential development to minimise land use conflicts.

Clause 12.05-2S Landscapes

Objective

To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Strategies

- Ensure significant landscape areas such as forests, the bays and coastlines are protected.
- Ensure development does not detract from the natural qualities of significant landscape areas.
- Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.
- Recognise the natural landscape for its aesthetic value and as a fully functioning system.
- Ensure important natural features are protected and enhanced.

Clause 13.02 Bushfire

Objective

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

Strategies

Protection of human life

- Give priority to the protection of human life by:
- Prioritising the protection of human life over all other policy considerations.
- Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

Clause 15.01-1S Urban Design

Objective

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

Strategies

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

Clause 15.01-2S Building Design

Objective

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

Strategies

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

Clause 15.01-3S Subdivision Design

Objective

- To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- Strategies
- In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:
 - Creating compact neighbourhoods that have walkable distances between activities.
 - Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
 - Creating neighbourhood centres that include services to meet day to day needs.
 - Creating urban places with a strong sense of place that are functional, safe and attractive.
 - Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
 - Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
 - Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
 - Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
 - Reduce car dependency by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - Subdivision layouts that allow easy movement within and between neighbourhoods.
 - A convenient and safe road network.
 - Minimising exposure of sensitive uses to air and noise pollution from the transport system.
 - Being accessible to people with disabilities.
 - Creating an urban structure that:
 - Responds to climate related hazards.
 - Incorporates integrated water management, including sustainable irrigation of open space.
 - Minimises peak demand on the electricity network.
 - Supports energy efficiency and solar energy generation through urban layout and lot orientation.

- Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.
- Providing all-electric lots.

Clause 15.01-1L Residential subdivision design

Strategies

- Design subdivisions to respond to existing physical, environmental and visual characteristics of a site and the surrounding area.
- Support flexibility and diversity in residential subdivision design in consolidation areas.
- Support a variety of lot sizes outside of consolidation areas where it will assist in retaining significant vegetation and other valued neighbourhood characteristics.
- Retain significant environmental and landscape features when subdividing large lots within the Neighbourhood Residential Zone.
- Design subdivisions to enable lots to have a strong street presence and to be conveniently accessible from the street.
- Design subdivision layouts to:
 - Minimise the removal of substantial vegetation and provide adequate opportunity for landscaping.
 - Avoid court bowls that minimise on-street car parking and access for garbage collection and emergency vehicles.
 - Minimise vehicle crossovers to maintain street trees and roadside vegetation.

Clause 15.01-5S Neighbourhood Character

Objective

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

Strategies

- Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.
- Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:
 - Pattern of local urban structure and subdivision.
 - Underlying natural landscape character and significant vegetation.
 - Neighbourhood character values and built form that reflect community identity.

Clause 15.01-5L Neighbourhood Character

Objective

To protect the distinctive characteristics and environmental features of residential neighbourhoods.

Strategies

- Design development to complement existing site features such as slope, terrain, substantial trees and remnant vegetation.
- Retain extensive tree canopy cover and native vegetation.
- Support the establishment and maintenance of substantial trees within residential areas.
- Site and design development on land adjoining public land and open space to provide passive surveillance.

Clause 16.01-1S Housing Supply

Objective

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

Strategies

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

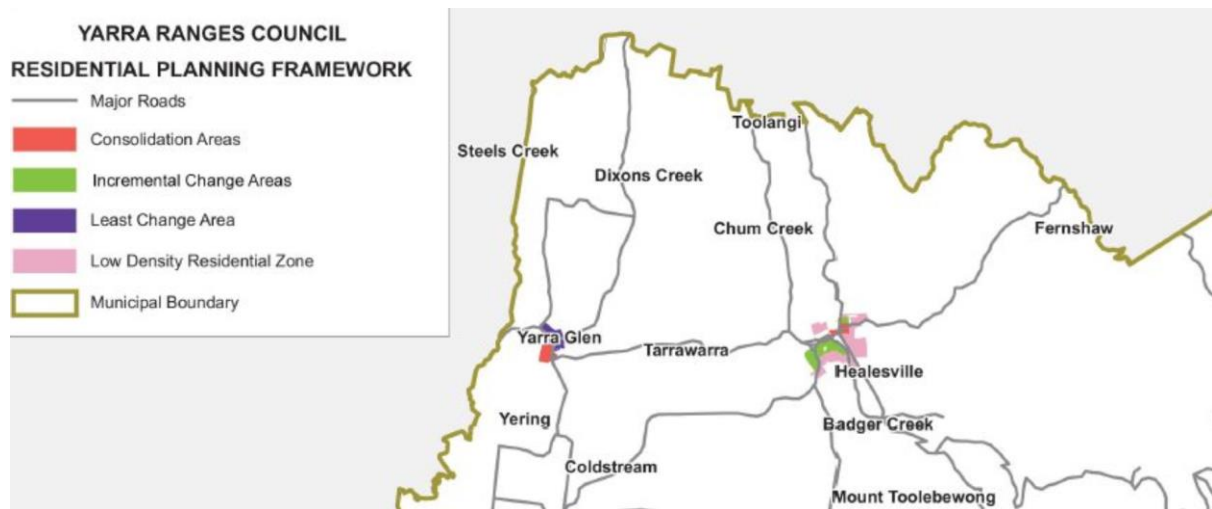
- Encourage the development of well-designed housing that:
 - Provides a high level of internal and external amenity.
 - Incorporates universal design and adaptable internal dwelling design.
- Support opportunities for a range of income groups to choose housing in well-serviced locations.
- Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Clause 16.01-1L Housing

Incremental change areas

Strategies

- Retain a predominantly low residential density in areas identified as Incremental Change Areas in the map to this clause.
- Support additional housing that is consistent with the existing character of the neighbourhood in areas with access to services.
- Accommodate incremental development in identified locations within metropolitan residential areas and in rural and foothill townships.



Clause 16.01-2S Housing Affordability

Objective

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

Strategies

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

- Ensuring the redevelopment and renewal of public housing stock better meets community needs.
- Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Zone

Clause 32.09 Neighbourhood Residential

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Decision Guidelines

General

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

Dwellings, small second dwellings and residential buildings

- For the construction and extension of one dwelling on a lot and a small second dwelling, the applicable objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings of three storeys or less, excluding a basement, the objectives, standards and decision guidelines of Clause 55.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings of four storeys, excluding a basement, the objectives, standards and decision guidelines of Clause 57.
- For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

Overlays

Clause 43.02 Design and Development Overlay – Schedule 6

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

Decision Guidelines

- The Municipal Planning Strategy and the Planning Policy Framework.
- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.

Schedule 6 – Design Objectives

- To provide a planning framework to facilitate limited infill residential development and subdivision in the foothill and rural town incremental change areas.
- To ensure development is at a scale consistent with the unique character of the foothills and rural townships.
- To ensure subdivision and residential development occur in a more spacious style that respects existing neighbourhood character and is at less density than in preferred consolidation areas.

Buildings and Works

- To minimise the area covered by buildings and impervious surfaces. This will be achieved by:
 - Retaining sufficient areas around buildings for landscape planting - including mature species, consistent with the defined character of the foothills and rural towns
 - Ensuring open space /setbacks around dwellings are of sufficient size to accommodate usable private open space and maintain the established pattern of development in the street
 - Ensuring the setbacks, site coverage and building design enable efficient use of the site, while recognising the amenity of the surrounding residents

- Preserving significant unpaved areas for informal drainage to improve stormwater quality and overall health of the catchment
- To ensure new development avoids visual dominance by minimising bulk and scale
- To minimise vehicle access and dominant car storage facilities at the front of properties
- To ensure new development is consistent with and enhances the key elements and landscape character objectives identified in the associated Significant Landscape Overlay Schedule 22.

Subdivision

- To create lots large enough to accommodate future and existing development, while retaining natural or established vegetation
- To provide substantial areas for planting and regeneration to occur including areas for mature canopy species on each lot
- To ensure new vacant lots are large enough to accommodate future buildings consistent with the site coverage provisions in this schedule.
- To allow the creation of smaller lots provided site cover is consistent with this schedule and provided no net increase in overall site coverage occurs as a result of subdivision.

Decision Guidelines

- The design objectives of this schedule.
- Consistency with the relevant statement of nature and key elements of landscape and landscape character objectives contained in the corresponding Significant Landscape Overlay Schedule 22.
- The need for subdivision applications to include development proposals.
- Whether a reasonable proportion of the lot is free of buildings and available for tree planting, landscaping, informal runoff and private open space use.
- Whether the dimension and configuration of the secluded private open space provide a practical and useable space.
- Whether the proposed building is set back a reasonable distance from the property boundaries to provide for landscaping and open space.
- Whether proposed buildings retain an inconspicuous profile and do not dominate the landscape.
- Whether crossovers are minimised and parking facilities are provided at the rear of the dwellings or are not visible from the street.
- Whether residential amenity impacts are minimised and can be managed and any necessary mitigation measures are satisfactory.
- The impact of any proposed subdivision and development on the conservation of trees and permeable areas.

Clause 44.06 Bushfire Management Overlay

- 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.

Decision Guidelines

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any other matters specified in a schedule to this overlay.

Clause 42.03 Significant Landscape Overlay

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

Decision Guidelines

- The Municipal Planning Strategy and the Planning Policy Framework.
- The statement of the nature and key elements of the landscape and the landscape character objective contained in a schedule to this overlay.
- The conservation and enhancement of the landscape values of the area.
- The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.
- The impact of the proposed buildings and works on the landscape due to height, bulk, colour, general appearance or the need to remove vegetation.
- The extent to which the buildings and works are designed to enhance or promote the landscape character objectives of the area.
- The impact of buildings and works on significant views.
- Any other matters specified in a schedule to this overlay.

Schedule 22 Landscape Character

Statement of nature and key elements of landscape

Healesville is characterised by a strong 'country town' atmosphere, arising from varying block sizes, winding roads and well treed private gardens and public areas. These landscapes integrate well with the surrounding backdrop of mountains, wooded hills and farmland giving a sense of spaciousness and rural ambience.

Site coverage and hard surfaces are minimised providing room for vegetation and a sense of openness to be retained. There is often an informal rural character with either open style fencing or an absence of front fencing.

Objectives

- To recognise and conserve the environmental and visual sensitivity of residential areas
- To maintain vegetation as a dominant element of the landscape and encourage retention and regeneration of native vegetation
- To ensure development is sensitive to the natural characteristics of the land including slope, terrain and any existing vegetation
- To ensure setbacks are generous, consistent with nearby dwellings and allow sufficient space for mature plantings
- To ensure site cover maintains the ambience and sense of spaciousness
- To ensure that buildings and works retain an inconspicuous profile and do not dominate the landscape
- To ensure that the health of existing trees is not jeopardised by new development
- To maintain an absence of front fences and informal rural character with either open style front fencing or an absence of front fencing
- To protect and preserve the riparian areas along waterways.

Decision Guidelines

- Whether the development satisfies the statement of key elements of the landscape and character objectives of this schedule
- The role of vegetation in contributing to the character and environmental significance of the area
- The impact of the proposal on views within the foothills areas and on more distant views across the city and suburbs to the foothills of the Dandenong Ranges
- The impact of the proposal on the rural character of the townships where development is more spacious and allows views through to the Yarra Valley and/ or the foothills
- If the buildings are of a height that is below the tree canopy level and are inconspicuous in the landscape. Aspects such as the height of surrounding development, the slope of the land and the impacts on views to and from adjacent viewpoints should be carefully considered
- The site coverage allows for the planting of canopy trees and other vegetation
- The buildings are dispersed to allow trees to be planted among them and any works will not impact on the health of any substantial tree
- The habitats for native fauna, including wildlife corridors will be protected, strengthened or created
- If the buildings or works will adversely impact on the natural environment of the adjacent watercourse
- If front fences are commonly provided in the street and the style of fence, including degree of transparency, height, materials and finishes.

Particular Provisions

Clause 52.06 Car Parking

Purpose

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

Decision guidelines

- Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:
- The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.
- The ease and safety with which vehicles access and circulate within the parking area.
- The provision for pedestrian movement within and around the parking area.
- The provision of parking facilities for cyclists and disabled people.
- The protection and enhancement of the streetscape.
- The provisions of landscaping for screening and shade.
- The measures proposed to enhance the security of people using the parking area particularly at night.
- The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.
- The workability and allocation of spaces of any mechanical parking arrangement.
- The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.
- The type and size of vehicle likely to use the parking area.
- Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.
- The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.
- Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).
- The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings.
- Any other matter specified in a schedule to the Parking Overlay.

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

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that responds to the site and the surrounding area.

Clause 56 Residential subdivision

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create liveable and sustainable neighbourhoods and urban places with character and identity.
- To achieve residential subdivision outcomes that appropriately respond to the site and its context for:
 - Metropolitan Melbourne growth areas.
 - Infill sites within established residential areas.
 - Regional cities and towns.
- To ensure residential subdivision design appropriately provides for:
 - Policy implementation.
 - Liveable and sustainable communities.
 - Residential lot design.
 - Urban landscape.
 - Access and mobility management.
 - Integrated water management.
 - Site management.
 - Utilities.

Clause 65 Decision Guidelines

Development

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

- The matters set out in section 60 of the Act.
- Any significant effects the environment, including the contamination of land, may have on the use or development.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the environment, human health and amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.
- The impact the use or development will have on the current and future development and operation of the transport system.

Subdivision

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 owners corporation.
- The availability and provision of utility services, including water, sewerage, drainage, electricity, and, where the subdivision is not a residential subdivision, 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.