

### Attachment 3– Clause 56 assessment

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

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

The class of subdivision falls under 16-59 lots where the objectives and standard to be met under Clause 56 except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.

#### 56.02 Policy Implementation

Standard	Comments – Standards and Objectives <b>Met</b>
<b>C1 – Strategic Implementation</b>	The proposed subdivision is located in a large neighbourhood activity centre that seeks for incremental change to the area. As assessed against the planning policy framework, zones and overlays, the proposal ensures the layout and design responds to the provisions of the Scheme.

#### 56.03 Liveable and Sustainable Communities

Standard	Comments – Standards and Objectives <b>Met</b>
<b>C3 – Activity Centre</b>	The proposal is located on an existing sealed road that directly connect to an arterial road (Warburton Highway). The subdivision also include the provision of additional footpaths with the subdivision but also an addition of a footpath along the eastern side of Hoddle Street along the section the abuts the site to support walking and cycling.

Standard	Comments – Standards and Objectives <b>Met</b>
<b>C5 – Built Environment</b>	The proposal responds to the identity and character of the area as reflected in the assessment against the Significant Landscape Overlay – Schedule 22 and Design and Development Overlay – Schedule 6 that identify key elements of landscape and design requirements and objectives to be met respectively.

#### 56.04 Lot Design

Standard No	Comments – Standards and Objectives <b>Met</b>
<b>C7 – Lot Diversity and Distribution</b>	There are no set density requirements for the site.  Design and Development Overlay Schedule 6 specifies a minimum 500 square metre vacant lot which the proposal meets with lots ranging from 500 square metres and above.

<b>Standard</b>	<b>Comments – Standards and Objectives Met</b>
<b>C8 – Lot area and building envelopes</b>	<p>All lots are greater than 500 square metres and can accommodate a building envelope of 10 by 15 metres. Building envelopes are included on some lots for the purposes of bushfire requirements (refer to Clause 53.02 assessment).</p> <p>To maintain consistency of building envelopes for lots abutting the northern boundaries, conditions will be included for a building envelope for Lot 8 and for building envelopes on Lot 7 and 8 that avoid encroachment into the tree protection zone of Tree #198 that is to be retained.</p>
<b>Standard</b>	<b>Comments – Standards and Objectives Met</b>
<b>C9 – Solar Orientation</b>	All lots are provided with appropriate solar orientation.
<b>Standard</b>	<b>Comments – Standards and Objectives Met</b>
<b>C10 – Street orientation</b>	All lots front onto a road to provide passive surveillance.
<b>Standard</b>	<b>Comments – Standards and Objectives Met</b>
<b>C11 – Common area</b>	No common property is proposed. The road created will be vested to the Responsible Authority.

#### 56.05 Urban Landscape

<b>Standard</b>	<b>Comments – Standards and Objectives Met</b>
<b>C12 – Integrated Urban Landscape</b>	<p>Significant vegetation east of the site will be retained and protected through a designated conservation zone that will be secured via a Section 173 Agreement.</p> <p>Landscaping of the site is limited due to bushfire provisions that set out vegetation management requirements. Landscaping will be included as part of conditions for a functional layout plan to this permit but will be restricted to landscaping within the road.</p> <p>Landscaping of individual lots is subject to individual ownership and compliance with the bushfire management plan. Due to the requirements of this plan and overarching policy to prioritise bushfire protection, no landscaping will be conditioned on respective lots.</p>

Standard	Comments – Standards and Objectives <b>Met</b>
<b>C13 – Public Open Space</b>	Public open space is to be provided in the form of a monetary contribution in accordance with Clause 53.01.

#### 56.06 Access and Mobility Management

Standard	Comments – Standards and Objectives <b>Met</b>
<b>C15 -Walking and Cycling</b>	<p>The subdivision will include the provision of a new road that will include footpaths within the road reserve to support the cycling and walking network. In addition, a new footpath on the eastern side of Hoddle Street will be provided from the access point, this will connect north to the existing footpath at Peppercorn Place. This enhances the interconnected and continuous network of footpaths in the area.</p> <p>Under Stage 1 of the subdivision, a footpath connection from the site will be provided connecting to the existing footpath on the western side of Hoddle Street.</p> <p>Stage 2 of the subdivision will include the new footpath on the eastern side of Hoddle Street.</p>

Standard	Comments – Standards and Objectives <b>Met</b>
<b>C17 – Neighbourhood Street Network</b>	<p>The development will include appropriate footpaths as referenced in C15 assessment. Moreover, the intersection of Hoddle Street and the new accessway will be upgraded to facilitate localised two way vehicle movement on Hoddle Street detailed below.</p> <p>The existing section of Hoddle Street fronting the subject site is only a single trafficable vehicle width with a gravel shoulder (see image below).</p>



	<p>Given the increase in traffic movement that will be generated from the increased lots that will utilise Hoddle Street localised widening of the road will be conditioned under a functional layout plan.</p> <p>Road widening works and design detail will be required under this plan and is conditioned to be delivered under Stage 1 of the subdivision (Standard C20 provides further details on upgrades).</p>
<b>Standard</b>	<b>Comments – Standards and Objectives Met</b>
<b>C18 – Walking and Cycling Network</b>	Footpaths provided are located within the road reserve. Detailed design requirements will be conditioned accordingly via a functional layout plan to ensure compliance with Council standards and other relevant measures.
<b>Standard</b>	<b>Comments – Standards and Objectives Met</b>
<b>C19 – Public Transport Network</b>	There are no public bus routes that service Hoddle Street.
<b>Standard No</b>	<b>Comments – Standards and Objectives Met</b>
<b>C20 – Neighbourhood Street Network</b>	<p>The subdivision includes the provision of a road verge of 14-16 metres. A functional layout plan has been submitted that details concept road verge that can comfortably accommodate the trafficable road width, footpath and utilities. Considering this, the proposal will adequately satisfy the requirements of Table C1. It is noted the southern perimeter road does not conform with Table C1 requirements and will be conditioned accordingly to a 5.5 metre width.</p> <p>Detailed design and computations (compliance with Council requirements, Australian standards etc) will be required under conditions for a functional layout plan. This will ensure the future road network is designed in an accessible and safe manner for all users. The road upgrades will be required prior to statement of compliance under Stage 1 due to bushfire requirements.</p>
<b>Standard</b>	<b>Comments – Standards and Objectives Met</b>
<b>C21 – Lot Access</b>	Crossover design details will be conditioned and provided accordingly via a functional layout plan to meet Council requirements.

## 56.07 Integrated Water Management

<b>Standard</b>	<b>Comments – Standards and Objectives <b>Met</b></b>
<b>C22 – Drinking water supply</b>	The application has been referred to Yarra Valley Water who have conditionally consented to the proposal. Separate approval through Yarra Valley Water will be required.
<b>Standard</b>	<b>Comments – Standards and Objectives <b>Met</b></b>
<b>C23 – Reused and recycled water</b>	Not applicable. Subdivision to connect to reticulated water supply.
<b>Standard</b>	<b>Comments – Standards and Objectives <b>Met</b></b>
<b>C24 – Waste water management</b>	Not applicable. Subdivision to connect to reticulated sewerage system. Separate approval through Yarra Valley Water will be required.
<b>Standard</b>	<b>Comments – Standards and Objectives <b>Met</b></b>
<b>C25 – Stormwater Management</b>	<p>Due to constraints of available stormwater assets along Hoddle Street and fall of the land to the rear anew point of discharge is proposed to connect to the waterway to the rear of the site which is managed by Melbourne Water. Referral to Melbourne Water have conditionally consented to the application in respect to the proposed discharge location and will require separate approval for the discharge point with detailed design drawings and computations.</p> <p>The stormwater system will include piped drainage within the road verge that services all lots. A bioswale drain is proposed parallel with the eastern perimeter road that will treat pollutants in accordance with stormwater best practice guidelines.</p> <p>Conditions will be included for stormwater computations and designs to be submitted and approved by Council.</p> <p>It is noted that as the proposed road network will be required under Stage 1 due to bushfire requirements, given the stormwater system is built into the road network, this will also be required under Stage 1 of the subdivision. The drainage line servicing lots 15-18 can be deferred to Stage 2 as these lots are only created under Stage 2 of the subdivision.</p>

## 56.08 Site Management

<b>Standard</b>	<b>Comments – Standards and Objectives <b>Met</b></b>
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<b>C26 – Site Management</b>	To ensure protection of the surrounding environment and impacts during construction of subdivision works, a construction environmental management plan will be conditioned accordingly. This will ensure that during works appropriate measures are imposed and implemented regarding erosion, sediment, dust, run off, litter and protection of retained vegetation.
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## 56.09 Utilities

Standard	Comments – Standards and Objectives <b>Met</b>
<b>C27 – Shared Trenching</b>	As the subdivision includes provision for a new road, there is reasonable space within the road reserve to accommodate for share trenching of services.
Standard	Comments – Standards and Objectives <b>Met</b>
<b>C28 – Electricity and Telecommunications</b>	AusNet have provided conditional consent, with conditions to be included.  Separate approval is required through AusNet directly.
Standard	Comments – Standards and Objectives <b>Met</b>
<b>C29 – Fire Hydrants</b>	Fire hydrants are provided across the new road that services the subdivision. Hydrants are also located under bushfire provisions and shown within the bushfire management plan to which CFA have given conditional consent to.
Standard	Comments – Standards and Objectives <b>Met</b>
<b>C30 – Public Lighting</b>	Public lighting will be provided in accordance with relevant Australian Standards.