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T240108 PA – Clause 56 Assessment – 71 Racecourse Rd, Pakenham



Clause 56	Assessment and Response
<p>CLAUSE 56.03-5 - STANDARD C6: Neighbourhood character objective To design subdivisions that respond to neighbourhood character. Standard C6 Subdivision should: - <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></p>	<p>✓ Satisfactory The proposal seeks to subdivide land, with both lots to be subject to built form (inclusive of this approved development). The proposal does not regard a conventional vacant residential land subdivision. The proposed subdivision provides an appropriate lot outcome that allows the future built form and car parking to exist within its own lot to be accessed via easements. As such, the resulting subdivision results in an integrated urban environment.</p>
<p>CLAUSE 56.04-2 - STANDARD C8: Lot area and building envelopes objective 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. Standard C8 This standard identifies preferred building envelope outcomes on vacant lots subject to the lots site area.</p>	<p>✓ Satisfactory As the proposal regards the subdivision of proposed built form and does not result in vacant lots, there is no requirement for building envelopes.</p>
<p>CLAUSE 56.04-3 - STANDARD C9: Solar orientation of lots objective To provide good solar orientation of lots and solar access for future dwellings. Standard C9 Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation (whilst this clause details appropriate solar orientation).</p>	<p>✓ Satisfactory The proposal regards the subdivision of proposed built form and does not result in vacant lots, whilst the resulting lot sizes have appropriate solar orientation and access for existing and future built form.</p>
<p>CLAUSE 56.04-5 - STANDARD C11: Common area objectives To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network. Standard C11 An application to subdivide land that creates common land must be accompanied by a plan and a report identifying: - The common area to be owned by the body corporate, including any streets and open space. - The reasons why the area should be commonly held. - Lots participating in the body corporate.</p>	<p>Not applicable. No common property areas are proposed.</p>

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<p>- The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.</p>	
<p>CLAUSE 56.06-8 - STANDARD C21: Lot access objective To provide for safe vehicle access between roads and lots. Standard C21 Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets. The design and construction of a crossover should meet the requirements of the relevant road authority. A number of design requirements are listed.</p>	<p>✓ Satisfactory Access to proposed Lot 6 is to be via a carriageway easement that reflects existing internal accessways. It is noted that Department of Transport have been referred the application and have not raised objection with access arrangements. Council's engineering and traffic units have consented to the proposal subject to conditions.</p>
<p>CLAUSE 56.07-1 - STANDARD C22: Drinking water supply objectives To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. Standard C22 The supply of drinking water must be: - <i>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</i> - <i>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</i></p>	<p>✓ Satisfactory The site currently has access to a reticulated water supply and will continue to be provided in accordance with the relevant authority.</p>
<p>CLAUSE 56.07-2 - STANDARD C23: Reused and recycled water objective To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. Standard C23 Reused and recycled water supply systems must be: - <i>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services.</i> - <i>Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</i></p>	<p>✓ Satisfactory The subdivision can implement recycled water supply where required by the relevant authority.</p>
<p>CLAUSE 56.07-3 - STANDARD C24: Wastewater management objective To provide a wastewater system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. Standard C24 Wastewater systems must be:</p>	<p>✓ Satisfactory The site currently has access to a reticulated water supply and will continue to be provided in accordance with the relevant authority.</p>

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<p><i>- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.</i></p> <p><i>- Consistent with any relevant approved domestic wastewater management plan.</i></p> <p>Reticulated wastewater systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	
<p>CLAUSE 56.07-4 - STANDARD C25: Urban run-off management objectives</p> <p><i>-To minimise damage to properties and inconvenience to residents from urban run-off.</i></p> <p><i>-To ensure that the street operates adequately during major storm events and provides for public safety.</i></p> <p><i>-To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</i></p> <p>Standard C25</p> <p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> - <i>Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.</i> - <i>Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed.</i> - <i>Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.</i> - <i>Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.</i> <p>A number of other matters are listed.</p>	<p>✓ Satisfactory</p> <p>Stormwater management and outfall will be to the satisfaction of the Council as required via conditions on any permit issued.</p>
<p>CLAUSE 56.08-1 - STANDARD C26: Site management objectives</p> <p><i>-To protect drainage infrastructure and receiving waters from sedimentation and contamination.</i></p> <p><i>-To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</i></p> <p><i>-To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</i></p> <p>Standard C26</p> <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 sediment. - Dust. - Run-off. - Litter, concrete and other construction wastes. 	<p>✓ Satisfactory</p> <p>The site and development will be managed in accordance with Council requirements via permit conditions as required.</p> <p>The proposal includes retaining walls, however earthwork conditions of permit requested by Council's Engineering team should assist in minimizing environmental degradation.</p>

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<ul style="list-style-type: none"> - Chemical contamination. - Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	
<p>CLAUSE 56.09-1 - STANDARD C27: Shared trenching objectives To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves. Standard C27 Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>✓ Satisfactory Most of the infrastructure partially exists on site as evident by the existing development on the land, however where possible shared trenching on the site will be conducted.</p>
<p>CLAUSE 56.09-2 - STANDARD C28: Electricity, telecommunications and gas objectives To provide public utilities to each lot in a timely, efficient and cost-effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. Standard C28 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. Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged. 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.</p> <p>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.</p>	<p>✓ Satisfactory Utilities are already connected to the existing building, and will be supplied to Lot 6 to the satisfaction of the relevant authority and to the relevant authority's requirements.</p> <p>The proposed lots shall be connected to all reticulated services in accordance with the requirements of the relevant authority.</p>