

Clause 56 – Residential Subdivision Assessment

Multi-Lot Subdivision
135-235 Austin Street & 50 Witcombe Street, Winchelsea



CLAUSE	COMMENT
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56.01
SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

Complies – The site is bound by Austin Street to the south and Witcombe Street to the north. A small portion of the western boundary is bound by Stephenson Street. The site is irregular in shape with a frontage of approximately 435 metres to Austin Street, a frontage of approximately 367 metres to Witcombe Street and a frontage of approximately 367 metres to Stephenson Street. The site has an overall area of approximately 9 hectares. The site is located approximately 550 metres east of the town centre of Winchelsea.

The sites is described as generally cleared former farming land that slopes predominately north south. The site is located to the south east of central Wincheslea and is surrounded by both developed general residential land, low density zoned land and farming land to the south east.

56.02-1
STRATEGIC IMPLEMENTATION OBJECTIVE

To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme.

Complies –The proposed subdivision layout is consistent with the objectives and policies set out for this area by way of;

- The design has incorporated 20.4 metre wide connector roads that generally runs \ through the middle of the subdivison, providing connection to Gladman Street and Austin Street, which provide access to the Princess Highway.
- A 3.49 hectare open space reserve is located in the northern corner of the site which will form an extension to the existing Eastern Reserve.
- A reserve for drainage and municipal purposes is located along the Austin Street frontage with an area of 4,899m².
- The density of the proposed lots range from 309m² to 894m².



**PLANNING & ENVIRONMENT ACT 1987
SURF COAST PLANNING SCHEME**

This Development Plan complies with the requirements of Clause 43.04 of the Surf Coast Planning Scheme

Approval Number: PG19/0086
Date: 4/08/2021 Sheet No: 1 of 10

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Karen Hose

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CLAUSE	COMMENT
<p>56.03-1 COMPACT AND WALKABLE NEIGHBOURHOODS OBJECTIVES</p> <p>To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport.</p> <p>To allow easy movement through and between neighbourhoods for all people.</p>	<p>Complies – The design allows for the easy movement throughout the subdivision, with a 2.5m path as indicated within Schedule 13. The 2.5m path is located along;</p> <ul style="list-style-type: none"> - Austin Street - The north south connector road within the subdivision. - A portion of Stephenson Street. <p>The site is within close proximity to public open spaces, specifically including the Eastern Reserve abutting the northern boundary and the allowance of 3.49 hectares which will form part of the Eastern Reserve to the north.</p> <p>The site is within walking distance to a range of community and recreation facilities within walking distance to the subdivision.</p>
<p>56.03-2 ACTIVITY CENTRE OBJECTIVE</p> <p>To provide for mixed-use activity centres, including neighbourhood activity centres, of appropriate area and location.</p>	<p>N/A – The subdivision does not include a neighbourhood activity centre.</p>
<p>56.03-3 PLANNING FOR COMMUNITY FACILITIES OBJECTIVE</p> <p>To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.</p>	<p>Complies – The subdivision is in close proximity to a range of community facilities including schools, childcare centres, police stations and fire stations located in close proximity to the site (generally in the north east and north west direction).</p> <p>The site abuts the extension to the Eastern Reserve and also makes allowance for an area of 3.49 hectares to be set aside for an expansion of the Eastern Reserve.</p> <p>The Winchelsea Public Park is located north east of the site, abutting Witcombe Street.</p>
<p>56.03-4 BUILT ENVIRONMENT OBJECTIVE</p> <p>To create urban places with identity and character.</p>	<p>Complies – The development is considered to be generally in accordance with the neighbourhood character of the surrounding area. The subdivision has been designed to provide for an attractive and safe living environment, that is also considered safe and functional.</p> <p>The design allows for an integrated layout, with a grid-style road network providing an efficient connection to Gladstone Street and the Austin Street which then provides access to the Princess Highway.</p> <p>The design is also supported with a Landscape Masterplan which offers an attractive and appealing environment.</p> <p>The development will provide for made road, kerb and channel, footpaths (2.5 metre path along Austin Street, the connector road through the development and a portion of Stephenson Street) and underground power.</p>

PLANNING & ENVIRONMENT ACT 1987
SUN COAST PLANNING SCHEME

This Development Plan complies with the requirements of Clause 49.04 of the Sun Coast Planning Scheme

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<p>56.04-1 LOT DIVERSITY AND DISTRIBUTION OBJECTIVES</p> <p>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</p> <p>To provide higher housing densities within walking distance of neighbourhood centres.</p> <p>To achieve increased housing densities in designated growth areas.</p> <p>To provide a range of lot sizes to suit a variety of dwelling and household types.</p>	<p>Complies – The design allows for a variety of lots that vary in area from 309m² to 894m². It is considered that the variety of lot sizes provide a range of housing diversity and choice.</p> <p>Lots are appropriately orientated and are of adequate size to allow for the construction of future dwellings and associated outbuildings. The lots are reasonably accessible to all required facilities such as public open space particularly the Eastern Reserve which the extension of same is located within the site.</p> <p>The sites location provides convenient access to neighbourhood centres, activity centres, public transport, and the like.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p style="text-align: center;">LOT AREAS</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">300m² - 400m²</td> <td style="text-align: right;">13</td> </tr> <tr> <td style="text-align: right;">400m² - 500m²</td> <td style="text-align: right;">78</td> </tr> <tr> <td style="text-align: right;">500m² - 600m²</td> <td style="text-align: right;">27</td> </tr> <tr> <td style="text-align: right;">600m² - 700m²</td> <td style="text-align: right;">7</td> </tr> <tr> <td style="text-align: right;">700m² - 800m²</td> <td style="text-align: right;">0</td> </tr> <tr> <td style="text-align: right;">800m² - 900m²</td> <td style="text-align: right;">1</td> </tr> <tr> <td style="text-align: right;">TOTAL</td> <td style="text-align: right;">126</td> </tr> </table> </div>	300m ² - 400m ²	13	400m ² - 500m ²	78	500m ² - 600m ²	27	600m ² - 700m ²	7	700m ² - 800m ²	0	800m ² - 900m ²	1	TOTAL	126
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<p>56.04-2 LOT AREA AND BUILDING ENVELOPES OBJECTIVE</p> <p>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p>	<p>Complies – The proposed lots range in area from 309m² to 894m² and are suitably dimensioned to allow for the construction of future dwellings. The lots are also of appropriate densities to allow for private open space, vehicle access and off-street parking.</p> <p>The lots will also be capable of retaining future easements if required and the retention of vegetation.</p>														
<p>56.04-3 SOLAR ORIENTATION OF LOTS OBJECTIVE</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Complies – The subdivision has been designed specifically to ensure that a substantial number of lots (50%) are appropriately orientated to meet the standard of this clause with other lots only 7 degrees off the standard but overall meeting the objective of this clause.</p> <div style="border: 2px solid red; padding: 10px; margin: 10px 0;"> <p style="text-align: center; color: red; font-weight: bold;"> PLANNING & ENVIRONMENT ACT 1987 SURF COAST PLANNING SCHEME This Development Plan complies with the requirements of Clause 43.04 of the Surf Coast Planning Scheme Approval Number: PG19/0086 Date: 4/08/2021 Sheet No: 3 of 10 Digitally Signed by the Responsible Authority Karen Hose </p> </div>														

CLAUSE	COMMENT
<p>56.04-4 STREET ORIENTATION OBJECTIVE</p> <p>To provide a lot layout that contributes to community social interaction, personal safety and property security.</p>	<p>Complies – All lots will have frontage to a proposed new road or an existing road.</p> <p>The proposed road network surrounding the extension to the eastern reserve will provide a key landscape attraction for adjacent residents, excellent access and visual surveillance opportunities to provide a safe residential estate.</p> <p>In addition, the smaller lots between 300-400m² are located adjacent to, or within close proximity to the open space reserve.</p>
<p>56.04-5 COMMON AREA OBJECTIVES</p> <p>To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p>	<p>N/A – The subdivision design allows for the maintenance of direct public access throughout the neighbourhood street network. However, there are no common areas proposed as part this subdivision.</p>
<p>56.05-1 INTEGRATED URBAN LANDSCAPE OBJECTIVES</p> <p>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.</p> <p>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</p> <p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p> <p>To provide for integrated water management systems and contribute to drinking water conservation.</p>	<p>Complies – Street planting will be undertaken in accordance with current Council Policy using species native to the area which will be of appropriate height and width once mature.</p> <p>The landscape concept provided to support the application proposes to utilise a variety of tree types to establish streetscape variability and interest for future residents.</p> <p>The variability of the landscaping also provides visual streetscape variations to establish different entry points and circulation routes through the subdivision. This also helps establish individual street character to assist in providing an attractive and diverse neighbourhood.</p> <div data-bbox="746 1547 1501 2078"> </div>

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56.05-2
PUBLIC OPEN SPACE PROVISION OBJECTIVES

To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.

To provide a network of public open space that caters for a broad range of users.

To encourage healthy and active communities.

To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network.

To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.

Complies – A 3.49 hectare open space reserve has previously been set aside located on the corner of Stephenson and Witcombe Streets to form part of the extension of the Eastern Reserve. The proposed road network surrounding the extension to the eastern reserve provides a key landscape attraction for adjacent residents, excellent access and visual surveillance opportunities to provide a safe residential estate.

In addition to the eastern reserve extension, a drainage reserve is also proposed which is to be located along the Austin Street frontage. The drainage reserve will total an area of 4899m² and can be used as an open space feature given it is not designed to permanently hold water.

The proposed layout promotes walking and cycling throughout the subdivision.

The design also incorporates a 2.5m path along the connector road, along Austin Street and Stephenson Street, encouraging healthy and active communities.



Eastern Reserve



Drainage Reserve

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<p>56.06-1 INTEGRATED MOBILITY OBJECTIVES</p> <p>To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.</p> <p>To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner.</p> <p>To contribute to reduced car dependence, improved energy efficiency, reduced greenhouse gas emissions and reduced air pollution.</p>	<p>Complies – The subdivision makes allowance for the provision of walking and cycling throughout the subdivision. The subdivision also provides a 2.5 m path through the connector road and along Austin Street and a portion of Stephenson Street, in accordance with Schedule 13.</p> <p>In addition, the location of the proposed subdivision provides safe walking distances to activity centres, community facilities and public open space.</p>
<p>56.06-2 WALKING AND CYCLING NETWORK OBJECTIVES</p> <p>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</p> <p>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p> <p>To reduce car use, greenhouse gas emissions and air pollution.</p>	<p>Complies – Provision has been made for road connections to existing and proposed road networks.</p> <p>As outlined, the provision of a 2m path along the connector road, Austin Street and a portion of Stephenson Street provides for safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p> <p>Footpaths will be constructed, as required, in accordance with Council requirements and specifications.</p>
<p>56.06-3 PUBLIC TRANSPORT NETWORK OBJECTIVES</p> <p>To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system.</p> <p>To encourage maximum use of public transport.</p>	<p>Complies – The subdivision provides for a connector road that provides north south access through the subdivision, which can have the capacity of supporting public transport.</p> <p>The road network has been designed to ensure safe and direct movement can be achieved throughout the subdivision, without complicated turning manoeuvres.</p>
<p>56.06-4 NEIGHBOURHOOD STREET NETWORK OBJECTIVE</p> <p>To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</p>	<p>PLANNING & ENVIRONMENT ACT 1987 SURF COAST PLANNING SCHEME</p> <p>Complies – Provision has been made for the connections to existing and proposed road networks.</p> <p>The road network ensures the direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, and vehicles.</p> <p>The road network includes a creation of two local roads on the boundary of the open space reserve to provide easy access and visual surveillance opportunities. The road located on the eastern edge of the reserve has been</p>

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	<p>designed with traffic calming measures to prevent through road access and rat running through the subdivision along the boundary of the reserve.</p> <p>The provision of the connector road which travels in a north south-west direction through the middle of the subdivision is 20.4 metres wide. This road will act as the primary access to the subdivision and to Gladman and Austin Streets which provide access to the Princess Highway.</p> <p>Footpaths will be constructed, as required, in accordance with Council requirements and specifications.</p>
<p>56.06-5 WALKING AND CYCLING NETWORK DETAIL OBJECTIVES</p> <p>To design and construct footpaths, 2.5m path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</p> <p>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	<p>Complies – Road pavements and footpaths will be constructed to Council current standards in relation to width, materials and specifications in order that the facilities be safely used by both pedestrians and cyclists.</p> <p>A 2.5m path has been provided for along the connector road, along Austin Street and a portion of Stephenson Street. The path is 2.5 metres wide and will allow for pedestrians and cyclists to travel through the subdivision.</p>
<p>56.06-6 PUBLIC TRANSPORT NETWORK DETAIL OBJECTIVES</p> <p>To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users.</p> <p>To provide public transport stops that are accessible to people with disabilities.</p>	<p>Complies – Access to public transport in the form of a bus service is available within the Winchelsea region, offering connection along the surf coast.</p> <p>As mentioned above, the connector road is 20.4 metres wide and has the capacity to provide for public transport if necessary.</p>
<p>56.06-7 NEIGHBOURHOOD STREET NETWORK DETAIL OBJECTIVE</p> <p>To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</p>	<p>Complies – The new road will be designed in accordance with Council's requirements as contained in this Clause with kerb and channel and footpaths as required.</p> <p>The street blocks are generally between 120 metres and 240 metres in length and between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed.</p>
<p>56.06-8 LOT ACCESS OBJECTIVE</p> <p>To provide for safe vehicle access between roads and lots.</p>	<p>The design also provides for footpaths, 2.5 path, cycle paths, integrated water management, street tree planting, lighting and utility needs.</p> <p>It is further considered that the design and layout of the subdivision provides a safe passage of pedestrians, cyclists and vehicles.</p> <p>Approval Number: PG19/0086 Date: 4/08/2021 Sheet No: 7 of 10</p> <p>Complies – All lots will be provided with vehicle crossovers to Council's required specifications. In addition all lots will contain vehicle access via either local roads or the connector road.</p>

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	<p>The design and construction of a crossover will meet the requirements of the relevant authority.</p> <p>Full details of each local street and connector road traffic volumes are identified within the supporting Traffic Assessment.</p>
<p>56.07-1 DRINKING WATER SUPPLY OBJECTIVES</p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p>Complies – Each lot has been designed and will be constructed in accordance with the requirements and to the satisfaction of the Water Authority.</p> <p>During construction, the provision of adequate supply of drinking water to the boundary of all lots within the subdivision.</p> <p>The application is further supported with an Infrastructure Servicing Assessment which demonstrates that the land can be appropriately serviced by way of water supply, subject to further discussions with the relevant authority.</p>
<p>56.07-2 REUSED AND RECYCLED WATER OBJECTIVE</p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>N/A – The use of recycled water is not proposed as part of this development.</p>
<p>56.07-3 WASTE WATER MANAGEMENT OBJECTIVE</p> <p>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>	<p>Complies – The site will be connected to a reticulated waste water system to the requirements of the relevant Water Authority.</p> <p>The application is further supported with an Infrastructure Servicing Assessment which demonstrates that the land can be appropriately serviced by way of sewerage, subject to further discussions with the relevant authority.</p>
<p>56.07-4 STORMWATER MANAGEMENT OBJECTIVES</p> <p>To minimise damage to properties and inconvenience to residents from stormwater.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</p>	<p>Complies – Site drainage will be consistent with current best practice design principles to reduce stormwater runoff from the sites.</p> <p>In addition, the application is supported with a Site Stormwater Management Plan demonstrating that the site can be developed using the best practice stormwater management principles and techniques. The objectives will inform stormwater designs and ensure that stormwater quality and quantity targets are achieved and maintained.</p> <p>PLANNING & ENVIRONMENT ACT 1987 SURF COAST PLANNING SCHEME This Development Application complies with the requirements of Clause 43.04 of the Surf Coast Planning Scheme Approval Number: PG19/0086 Date: 4/08/2021 Sheet No: 8 of 10</p> <p>Digitally Signed by the Responsible Authority Karen Hese</p>

CLAUSE	COMMENT
<p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>	
<p>56.08-1 SITE MANAGEMENT OBJECTIVES</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the reuse of materials from the site and recycled materials in the construction of subdivisions where practical.</p>	<p>Complies – Appropriate measures will be undertaken during construction works to ensure that the site and surrounding area, including drainage infrastructure and receiving waters, are protected from degradation, sedimentation and contamination to Council’s satisfaction. Materials will be reused and recycled where appropriate.</p>
<p>56.09-1 SHARED TRENCHING OBJECTIVES</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Complies – Trenching will be shared where possible and will be managed during the construction and delivery stage of the development.</p>
<p>56.09-2 ELECTRICITY, TELECOMMUNICATIONS AND GAS OBJECTIVES</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>Complies – The lots will be connected to electricity, telecommunications and gas, where available, in accordance with the relevant requirements of the supply/servicing agencies.</p> <p>The application is supported with an Infrastructure Servicing Assessment which demonstrates that the proposed subdivision can be appropriately serviced, subject to relevant approvals from the service authorities.</p>
<p>56.09-3 FIRE HYDRANTS OBJECTIVE</p> <p>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</p>	<p style="text-align: center;">PLANNING & ENVIRONMENT ACT 1987 SURF COAST PLANNING SCHEME</p> <p style="text-align: center;">This Development Plan complies with the requirements of Clause 43.04 of the Surf Coast Planning Scheme</p> <p>Complies – Fire hydrants will be provided to the requirements as specified by the CFA.</p> <p style="text-align: center;">Approval Number: PG19/0086 Date: 4/08/2021 Sheet No: 9 of 10</p> <p style="text-align: center;">Digitally Signed by the Responsible Authority Karen Hose</p>

CLAUSE	COMMENT
<p>56.09-4 PUBLIC LIGHTING OBJECTIVE</p> <p>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</p> <p>To provide pedestrians with a sense of personal safety at night.</p> <p>To contribute to reducing greenhouse gas emissions and to saving energy.</p>	<p>Complies – Street lighting will be provided to the relevant Council specifications.</p>

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