

## Clause 56 ResCode Assessment

The following provides an assessment of the proposal against the relevant provisions of Clause 56 (ResCode).

Objective	Design Response
<p data-bbox="225 510 544 607"><b>Subdivision Site and Context Description and Subdivision Design Response.</b></p> <p data-bbox="193 674 576 701"><b>Clause 56.01-1 and Clause 56.01-2</b></p>	<p data-bbox="603 510 1401 537">The Design Response Plan can be found in Appendix I of the submission.</p> <p data-bbox="603 560 1406 875">The Site Analysis Plan (<b>Appendix C</b>) highlights the features, conditions and context which have driven the Design Response. The main features of the site include the Clyde Creek which crosses the north east corner of the site. The creek is both a constraint and an opportunity. Its presence is a barrier to residential development however it provides an opportunity for the establishment of passive open space and pedestrian / cycle links within the subdivision and through to neighbouring estates. It also creates an opportunity to establish medium density housing fronting onto the reserve which will provide natural surveillance of the public realm.</p> <p data-bbox="603 898 1406 1122">The land is relatively flat, with a ridgeline running east to west across the site and a secondary drainage line through the southern section of the property. There are 8 patches of existing remnant vegetation at the site as recorded in the Time Stamping plans. Due to engineering works required to facilitate the Clyde Creek Precinct drainage regime and the future expansion of Pattersons Road, the patches will need to be removed.</p> <p data-bbox="603 1144 1406 1200">The site does not contain any other natural features which would inhibit development.</p> <p data-bbox="603 1223 1406 1608">The site is centrally located relative to the boundaries of the PSP 1054 area. The proposed layout has been informed by the Draft Clyde Creek Future Urban Structure Plan (FUS). The FUS identifies the site as suitable for residential development, community facilities in the form of a large active open space reserve and two principle drainage reserves. The PSP also shows north-south and east-west connector streets and the location of public open space. In addition to the facilities and infrastructure provided on the subject site, the future residents will also benefit from planned and existing assets associated with these surrounding PSP areas such as the planned Clyde Major Town Centre to the south and major and local town centres, a large medical and retail sector and schools in the neighbouring Thompsons Road PSP area to the north.</p>
<p data-bbox="240 1630 528 1657"><b>Strategic implementation Objectives</b></p> <p data-bbox="300 1776 464 1803"><b>Clause 56.02-1</b></p>	<p data-bbox="603 1630 735 1657">Standard C1</p> <p data-bbox="603 1680 1406 1803">The layout and design of the subdivision is generally consistent with the draft Clyde Creek PSP. The PSP is currently being prepared, cognisant of relevant planning policies, including the State and Local Planning Policy Frameworks of the Casey Planning Scheme.</p> <p data-bbox="603 1825 1406 1948">The proposed design is consistent with the long term planning aspirations for the Clyde Creek locality and provides for the orderly extension to development that forms part of the Cranbourne East PSP area to the east of the subject site.</p> <p data-bbox="603 1971 1406 2027">The road layout provides an accessible and safe neighbourhood street system for all users. The proposed road reservation widths are generally</p>

	<p>wide enough to accommodate appropriately sized carriageways, traffic calming devices, parking, landscaping, drainage, public transport, and pedestrian/cycleway requirements. The design also allows for suitable connections to future residential development to the west and south and for suitable interfaces to reserve areas.</p> <p>Native vegetation identified as part of the DEPI time stamping process is expected to be removed as part of the NVPP process.</p> <p>Overall, the proposed development is consistent with the overarching policy set out in the Casey Planning Scheme and draft Clyde Creek PSP.</p>
<p><b>Compact and walkable neighbourhoods objective</b></p> <p><b>Clause 56.03-1</b></p>	<p>Standard C2</p> <p>The subdivision seeks to implement the objectives of the draft PSP, which has been developed in accordance with growth area planning requirements.</p> <p>The development seeks to create a compact neighbourhood that has a permeable movement network. All allotments within this development are within proximity of the potential future public transport route and public open space.</p> <p>The proposed subdivision meets the objectives of:</p> <ul style="list-style-type: none"> <li>• Clause 56.04-1 Lot diversity and distribution: by having a range of standard and medium density lots</li> <li>• Clause 56.06-2 Walking and cycling network: by proposing a walkable neighbourhoods and access to bike paths</li> <li>• Clause 56.06-3 Public transport network: by providing appropriately sized roads to facilitate a future bus route if required.</li> <li>• Clause 56.06-4 Neighbourhood street network: by designing the provision of the walking and cycling network, integrated water management systems, and the planting of trees</li> </ul> <p>The development is designed to be accessible for people with disabilities: by providing footpaths which meet Council Standard in terms of designed gradients.</p>
<p><b>Activity centre objective</b></p> <p><b>Clause 56.03-2</b></p>	<p>Standard C3</p> <p>The draft PSP and the Casey Planning Scheme do not identify the subject site as part of an activity centre. However, subject site is located in close proximity to and provides direct vehicle and pedestrian access to the Clyde Major Town Centre to the south. The site is also located in proximity to major and local town centres within the Thompsons Road PSP area. Key Connector Streets provided within the subject site will facilitate movement from the site and surrounding residential estates to these centres.</p>
<p><b>Planning for community facilities objective</b></p> <p><b>Clause 56.03-3</b></p>	<p>Standard C4</p> <p>The proposal incorporates two passive open space reserves of approximately 0.5 hectares and 0.6 hectares and a 6.24 hectare active open space reserve, consistent with the open space network designations of the draft Future Urban Structure Plan.</p> <p>Further to this, the subdivision will allow residents to conveniently access the proposed facilities within the PSP area and beyond through</p>

	well connected cycling and walking paths and potential public transport routes.
<p><b>Built environment objective</b></p> <p><b>Clause 56.03-4</b></p>	<p>Standard C5</p> <p>The proposed subdivision includes a range of lot sizes consistent with the yield requirements identified in the GAAs Precinct Structure Plan Guidelines with the overall lot yield amounting to 16.03 dwellings per hectare. Specifically, the proposed subdivision will consist of 615 standard and 128 medium density lots.</p> <p>Medium density lots are proposed to front or adjoin open space areas including the active open space reserve, local parks and drainage reserves, thus maximising passive surveillance of public spaces.</p> <p>The proposed layout and road infrastructure achieves a functional design that is safe both internally and at the site's interface with surrounding land uses.</p> <p>The lot design orientation will allow dwellings to maximise private open space and energy efficiency.</p>
<p><b>Lot diversity and distribution Objective</b></p> <p><b>Clause 56.04-1</b></p>	<p>Standard C7</p> <p>The proposed subdivision provides a variety of lot sizes, ranging from 235 m<sup>2</sup> to 739 m<sup>2</sup>, with the average lot size being 410 m<sup>2</sup>.</p> <p>Standard residential lots comprise the more dominant lot mix throughout the estate however the development also proposes 128 medium density lots. The medium density lots front onto or adjoin open space areas including the active open space reserve, local parks and drainage reserves.</p> <p>All lots will be capable of accommodating a single and/or double storey housing product and can incorporate building envelopes where necessary to ensure desirable design outcomes across the subdivision.</p> <p>The subdivision has been designed to ensure that all future dwellings are within 400m of an open space area. In addition, the road network has been designed to facilitate a future bus route through the estate if required.</p>
<p><b>Lot area and building envelopes objective</b></p> <p><b>Clause 56.04-2</b></p>	<p>Standard C8</p> <p>The proposed subdivision will result in the creation of various lot sizes, providing an average area of 410 m<sup>2</sup>, sufficient to accommodate a dwelling and associated uses i.e. private open space, vehicular access and water management in accordance with the requirements of the Planning Scheme.</p> <p>The 128 medium density lots will contain a building envelope as required by the Small Lot Housing Code. It is anticipated that the medium density lots will facilitate the development of single and double storey dwellings and contain a single car garage.</p>
<p><b>Solar orientation of lots Objective</b></p> <p><b>Clause 56.04-3</b></p>	<p>Standard C9</p> <p>As illustrated in the Indicative Subdivision Plan (<b>Appendix E</b>) all lots have good solar access as they are aligned either in a north south or an east west alignment.</p>
<p><b>Street orientation objective</b></p>	<p>Standard C10</p> <p>A number of features are proposed in the subdivision to enable the</p>

<p><b>Clause 56.04-4</b></p>	<p>creation of a safe community for both person and property and to promote interaction between residents including:</p> <ul style="list-style-type: none"> <li>• Lots have primary frontage to a road or open space.</li> <li>• The multiple open space areas will incorporate high quality play areas and offer an opportunity for residents to play, relax and interact together.</li> <li>• Pedestrian links to open space facilities will reduce car dependency and ultimately increase social interaction and improve the health and well-being of residents.</li> </ul>
<p><b>Common area objectives</b></p> <p><b>Clause 56.04-5</b></p>	<p>Standard C11</p> <p>No common land is created as a result of this subdivision.</p>
<p><b>Integrated urban landscape Objectives</b></p> <p><b>Clause 56.05-1</b></p>	<p>Standard C12</p> <p>The landscape design has been established to help articulate the role and function of the internal street network. The road hierarchy conveys a distinctive character utilising deciduous and evergreen trees in avenue-style planting to the larger roads and local style planting to the smaller streets. Feature trees and planting are located at key points throughout the development.</p> <p>All open space areas and drainage reserves are visually linked with treed avenues and replication of the development's landscape theming. Treed paths allow for movement throughout the park, bordered with seating for community interaction and passive surveillance.</p>
<p><b>Public open space provision Objective</b></p> <p><b>Clause 56.05-2</b></p>	<p>Standard C13</p> <p>The Clyde Creek Future Urban Structure Plan proposes a large active open space reserve, two local park areas and two principle drainage reserves within the subject site.</p> <p>The active open space reserve is expected to facilitate two (2) cricket pitches, three (3) soccer ovals and a shared pavilion.</p> <p>The northern passive open space provides an activity area including a shelter, picnic area and a playground for younger age children. Meandering paths wind around the reserve to provide access from the surrounding road frontages.</p> <p>The southern passive open space reserve contains a playground, shelter and picnic area and overlooks both an informal grass area and drainage reserve. These two spaces are integrated with the landscape theme to provide a recreational space with paths and boardwalks encircling the drainage area and connecting into the wider path network throughout the development.</p>
<p><b>Integrated mobility objectives</b></p> <p><b>Clause 56.06-1</b></p>	<p>Standard C14</p> <p>The road network has been designed in accordance with the Draft Clyde Creek Future Urban Structure Plan and includes a key north-south and east-west connector street which been established to facilitate safe and efficient movement within and between the surrounding residential estates. In addition, the road network incorporates a key green street, linking Clyde Creek to the active open space and southern drainage / passive open space reserve and beyond, to the Clyde Major Town</p>

	<p>Centre.</p> <p>The proposed road network provides an accessible and safe neighbourhood street system for all users. The proposed road reservation widths are generally wide enough to accommodate appropriately sized carriageways, traffic calming devices, parking, landscaping, drainage, public transport, and pedestrian/cycleway requirements.</p>
<p><b>Walking and cycling network Objective</b></p> <p><b>Clause 56.06-2</b></p>	<p>Standard C15</p> <p>As mentioned above, the proposed road reservation widths are generally wide enough to accommodate appropriately sized carriageways, traffic calming devices, parking, landscaping, drainage, public transport, and pedestrian/cycleway requirements.</p> <p>All pedestrian and shared paths will be constructed to accommodate persons of limited mobility.</p> <p>Cycle routes are provided along the key roads, as well as through the open space areas.</p>
<p><b>Public transport network Objectives</b></p> <p><b>Clause 56.06-3</b></p>	<p>Standard C16</p> <p>It is anticipated the Clyde Creek PSP will designate a bus route along the collector roads within the subdivision. Accordingly, the proposed road cross sections have been designed to ensure a future bus route and associated facilities can be adequately and efficiently accommodated.</p>
<p><b>Neighbourhood street network objective</b></p> <p><b>Clause 56.06-4</b></p>	<p>Standard C17</p> <p>The proposed street network is generally consistent with the PSP Future Urban Structure Plan.</p> <p>The road dimensions within the proposed subdivision are sufficient to accommodate the key components of the neighbourhood street network including appropriate sized carriageways, traffic calming methods, on street parking, landscaping, drainage, public transport and pedestrian/cycle paths where required.</p> <p>All carriageways will be constructed to accommodate emergency vehicles and where appropriate, service vehicles.</p>
<p><b>Walking and cycling network detail objective</b></p> <p><b>Clause 56.06-5</b></p>	<p>Standard C18</p> <p>As detailed previously, the subdivision has been designed to facilitate pedestrian and bicycle movement within and through the estate.</p> <p>All road cross sections provide pedestrian paths. Connector streets provide for on-road bicycle lanes.</p> <p>Treed paths allow for movement throughout the park and into neighbouring estates, bordered with seating for community interaction and passive surveillance.</p>
<p><b>Public transport network detail objective</b></p> <p><b>Clause 56.06-6</b></p>	<p>Standard C19</p> <p>The proposed road cross sections are generally wide enough to accommodate a bus route, if required.</p> <p>If a bus route is proposed through the estate, bus stops will be provided in accordance with the Department of Transport requirements.</p>
<p><b>Neighbourhood street network detail objective</b></p>	<p>Standard C20</p> <p>The road cross sections generally consistent with the Precinct Structure Plan Guidelines and are generally wide enough to accommodate</p>

<p><b>Clause 56.06-7</b></p>	<p>appropriately sized carriageways, traffic calming devices, parking, landscaping, drainage, public transport, and pedestrian/cycleway requirements, for the different category roads as specified in Table C1.</p> <p>Corner splays will be used within the subdivision where sufficient sight lines across corners cannot be achieved.</p> <p>The road design will provide an accessible and safe neighbourhood street system for all users.</p>
<p><b>Lot access objective</b></p> <p><b>Clause 56.06-8</b></p>	<p>Standard C21</p> <p>Access to each lot is provided in many cases via a shared cross over to maximise on street parking and landscaping of the street. All lots will have direct street frontage. Access to all lots will be achieved from the internal access roads and no access will be permitted from Pattersons Road or Tuckers Road.</p> <p>Proposed crossovers for allotments will be constructed in accordance with Casey City Council requirements.</p>
<p><b>Drinking water supply Objectives</b></p> <p><b>56.07-1</b></p>	<p>Standard C22</p> <p>Reticulated water supply will be provided to lots in accordance with the requirements of the Water Authority.</p>
<p><b>Reused and recycled water Objective</b></p> <p><b>Clause 56.07-2</b></p>	<p>Standard C23</p> <p>There is potential for reused and recycled water supply systems to be provided to the boundary of all lots where required by the relevant water authority. Where required, recycled water supply systems will be suitable for toilet flushing and garden watering.</p>
<p><b>Waste water management Objective</b></p> <p><b>56.07-3</b></p>	<p>Standard C24</p> <p>Reticulated waste water systems will be provided to the boundary of all lots in the subdivision where required by the relevant water authority (refer to the Servicing Strategy Appendix O).</p> <p>South East Water is the responsible authority for the provision of sewerage facilities to service the site.</p>
<p><b>Urban run-off management Objectives</b></p> <p><b>Clause 56.07-4</b></p>	<p>Standard C25</p> <p>The stormwater system for the dwellings will be designed in accordance with the requirements of the Responsible Authority.</p>
<p><b>Site management objective</b></p> <p><b>Clause 56.08-1</b></p>	<p>Standard C26</p> <p>Litter and construction waste will be contained within the site and will be removed and disposed of in an appropriate manner.</p> <p>It is considered that the proposed subdivision should not detrimentally affect runoff, erosion and sediment.</p> <p>The proposed subdivision will not result in dust and chemical contamination.</p>
<p><b>Shared trenching objective</b></p> <p><b>Clause 56.09-1</b></p>	<p>Standard C27</p> <p>Shared trenching will be utilised throughout the proposed subdivision where possible.</p>

<p style="text-align: center;"><b>Electricity, telecommunications and gas objective</b></p> <p style="text-align: center;"><b>Clause 56.09-2</b></p>	<p>Standard C28</p> <p>Electricity, telecommunications and gas will be provided to lots in accordance with the requirements of the relevant servicing authorities.</p>
<p style="text-align: center;"><b>Fire hydrants objective</b></p> <p style="text-align: center;"><b>Clause 56.09-3</b></p>	<p>Standard C29</p> <p>Fire hydrants will be provided in accordance with the requirements of the relevant authority.</p>
<p style="text-align: center;"><b>Public lighting objective</b></p> <p style="text-align: center;"><b>Clause 56.09-4</b></p>	<p>Standard C30</p> <p>Appropriate levels of lighting will be provided to satisfy the requirements of the Responsible Authority.</p>