





Clause 56 Assessment / 15 Hull Road, Marysville

	<p>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.</p>	<p>considered to reduce the dependence on the proposed internal road (and Hull Road) and therefore reduce the potential traffic impact to Hull Road.</p>
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INTEGRATED WATER MANAGEMENT


Title & Objective	Standard	Compliance and Comments
<p>Clause 56.07-1 Drinking water supply objective To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.</p>	<p>C22 The supply of drinking water must be:</p> <ul style="list-style-type: none"> ▪ Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. ▪ Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. 	<p> The proposal complies with the objectives and standard of Clause 56.07-1. The proposed subdivision is connected appropriately to drinking water supply, with the lot having been previously used for accommodation purposes.</p>
<p>Clause 56.07-2 Reused and recycled water To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>C23 Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> ▪ Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services. ▪ Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	<p> The proposal complies with the objective and standard of Clause 56.07-2. The subdivision has been designed to accommodate the use of reused and recycled water, with this to be incorporated into dwellings at a later stage.</p>
<p>Clause 56.07-3 Waste water management 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>C24 Waste water systems must be:</p> <ul style="list-style-type: none"> ▪ Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. ▪ Consistent with any relevant approved domestic waste water management plan. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p> The proposal complies with the objective and standard of Clause 56.07-3. The proposed subdivision is connected appropriately to reticulated waste water systems, with the lot having been previously used for accommodation purposes.</p>

<p>Clause 56.07-4</p> <p>Urban run-off management</p> <p>To minimise damage to properties and inconvenience to residents from urban run-off. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</p>	<p>C25</p> <p>The stormwater management system must be:</p> <ul style="list-style-type: none"> ▪ Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. ▪ Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed. ▪ 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). ▪ Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. ▪ Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. <p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.</p> <ul style="list-style-type: none"> ▪ For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard: ▪ Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. <p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> ▪ Provision must be made for the safe and effective passage of stormwater flows. ▪ All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. ▪ Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $daVave < 0.35 \text{ m}^2/\text{s}$ (where, da = average depth in metres and $Vave$ = average velocity in metres per second). <p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> ▪ Ensure stormwater is retarded to a standard required by the responsible drainage authority. 	<p></p> <p>The proposal complies with the objective and standard of Clause 56.07-3. The proposed subdivision minimises the risk of urban run-off, through provision of appropriate open (defendable) space for each property. The proposed subdivision will provide adequate permeable surface cover in order to reduce stormwater run-off.</p>


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	<ul style="list-style-type: none"> ▪ Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. ▪ Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. ▪ Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>	
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SITE MANAGEMENT

Title & Objective	Standard	Compliance and Comments
<p>Clause 56.08-1</p>	<p>C26</p>	<p></p>
<p>Site management</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 re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</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. ▪ 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>The proposal complies with the objectives and standard of Clause 56.08-1. The proposed subdivision will be managed prior to and during construction according to a Construction Management Plan (CMP), which can be conditioned in to the planning permit accordingly.</p>

UTILITIES

Title & Objective	Standard	Compliance and Comments
<p>Clause 56.09-1</p>	<p>C27</p>	<p></p>
<p>Shared trenching</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>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>The proposal complies with the objectives and standard of Clause 56.09-1. The proposed subdivision will be connected to reticulated services when completed, with shared trenching the preferred method for doing so.</p>

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<p>Clause 56.09-2</p>	<p>C28</p>	<p align="center">●</p>
<p>Electricity, telecommunications and gas</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>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.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p> <p>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>The proposal complies with the objectives and standard of Clause 56.09-1. The proposed subdivision will be appropriately connected to public utilities in a timely, efficient and cost-effective manner.</p>
<p>Clause 56.09-3</p>	<p>C29</p>	<p align="center">●</p>
<p>Fire hydrants</p> <p>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</p>	<p>Fire hydrants should be provided:</p> <ul style="list-style-type: none"> ▪ A maximum distance of 120 metres from the rear of the each lot. ▪ No more than 200 metres apart. Hydrants and fire plugs must be compatible with the relevant fire service equipment. <p>Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of Standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.</p>	<p>The proposal complies with the objective and standard of Clause 56.09-3. The proposed subdivision will be provided with a fire hydrant to assist in the effective and efficient access to water supply for fire fighters.</p> <p>As noted in the provided Bushfire Management Statement, a specific location for the fire hydrant has not yet been decided. As such, discussion with Council and the CFA will ensure the proposed fire hydrant is located appropriately.</p>
<p>Clause 56.09-4</p>	<p>C30</p>	<p>N/A</p>
<p>Public lighting</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>Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.</p> <p>Public lighting should be designed in accordance with the relevant Australian Standards.</p> <p>Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.</p>	<p>N/A – The proposed subdivision is not considered to require street lighting. It is noted that the existing Hull Road and Kings Road streetscapes do not contain any street lights in the immediate vicinity.</p>

Appendix 2: Clause 52.17 Decision Guidelines



Native Vegetation Decision Guidelines / 15 Hull Road, Marysville

Number	Application Requirement	Compliance and Comments
1	<p>Information about the native vegetation to be removed, including:</p> <ul style="list-style-type: none"> ▪ The assessment pathway and reason for the assessment pathway. This includes the location category of the native vegetation to be removed. ▪ A description of the native vegetation to be removed that includes: whether it is a patch or a scattered tree (or both) <ul style="list-style-type: none"> ○ the extent (in hectares) ○ the number and circumference (in centimetres measured at 1.3 metres above ground level) of any large trees within a patch ○ the number and circumference (in centimetres measured at 1.3 metres above ground level) of any scattered trees, and whether each tree is small or large ○ the strategic biodiversity value score ○ the condition score ○ if it includes endangered Ecological Vegetation Classes ○ if it includes sensitive wetland or coastal areas. ▪ Maps showing the native vegetation and property in context and containing: <ul style="list-style-type: none"> ○ scale, north point and property boundaries ○ location of any patches of native vegetation and the number of large trees within the patch proposed to be removed ○ location of scattered trees proposed to be removed, including their size ▪ The offset requirement, determined in accordance with section 5 of the Guidelines, that will apply if the native vegetation is approved to be removed. <p><i>Note: A report from DELWP systems and tools contains information required to address this application requirement.</i></p>	<p>The application includes the required vegetation assessment, prepared by Bill Richdale: Consulting Ecologist. The report describes the vegetation on site, including the proposed vegetation to be removed – patch 1. The applicable assessment pathway for the removal of patch 1 is the ‘intermediate pathway’.</p> <p>The offset requirement for the removal of patch 1 is 0.104 general habitat units, of a 0.744 minimum strategic biodiversity value score. The offset must be provided in the Goulburn Broken Catchment Management Authority or Murrindindi Shire Council vicinity.</p> <p>Please refer to the provided ecological assessment for further information.</p>
2	<p>Topographic and land information relating to the native vegetation to be removed, showing ridges, crests and hilltops, wetlands and waterways, slopes of more than 20 percent, drainage lines, low lying areas, saline discharge areas, and areas of existing erosion, as appropriate. This may be represented in a map or plan.</p>	<p>The required information is provided on several maps throughout the town planning report.</p>
3	<p>Recent, dated photographs of the native vegetation to be removed.</p>	<p>Photographs of the native vegetation to be removed are included in the vegetation assessment, as well as the town planning report. The images in the vegetation assessment were taken in August 2018, and the images included in the town planning report were taken on 20 March 2020.</p>
4	<p>Details of any other native vegetation approved to be removed, or that was removed without the required approvals, on the same property or on contiguous land in the same ownership as the applicant, in the five year period before the application for a permit is lodged.</p>	<p>There have been no other removal of native vegetation on the subject site, with approval, or without, in the last five years.</p>

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<p>5</p> <p>An avoid and minimise statement. The statement describes any efforts to avoid the removal of, and minimise the impacts on the biodiversity and other values of native vegetation, and how these efforts focussed on areas of native vegetation that have the most value. The statement should include a description of the following:</p> <ul style="list-style-type: none"> ▪ Strategic level planning – any regional or landscape scale strategic planning process that the site has been subject to that avoided and minimised impacts on native vegetation across a region or landscape ▪ Site level planning – how the proposed use or development has been sited or designed to avoid and minimise impacts on native vegetation. ▪ That no feasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal. 	<p>An avoid and minimise statement has been included in the Town Planning Report. Strategic and site level planning have been considered in the proposed lot layout, and discussed in the Town Planning Report. The removal of native vegetation has been minimised to the greatest extent possible, with all other native vegetation on the site to be retained and protected.</p>
<p>6</p> <p>A copy of any Property Vegetation Plan contained within an agreement made pursuant to section 69 of the Conservation, Forests and Lands Act 1987 that applies to the native vegetation to be removed.</p>	<p>The property is not subject to a Property Vegetation Plan.</p>
<p>7</p> <p>Where the removal of native vegetation is to create defensible space, a written statement explaining why the removal of native vegetation is necessary. This statement must have regard to other available bushfire risk mitigation measures. This statement is not required when the creation of defensible space is in conjunction with an application under the Bushfire Management Overlay.</p>	<p>N/A – The application is in conjunction with an application to subdivide land under the Bushfire Management Overlay.</p>
<p>8</p> <p>If the application is under Clause 52.16, a statement that explains how the proposal responds to the Native Vegetation Precinct Plan considerations at decision guideline 8.</p>	<p>N/A – The application is not under Clause 52.16 as there is no applicable Native Vegetation Precinct Plan.</p>
<p>9</p> <p>An offset statement providing evidence that an offset that meets the offset requirements for the native vegetation to be removed has been identified, and can be secured in accordance with the Guidelines.</p> <p>A suitable statement includes evidence that the required offset:</p> <ul style="list-style-type: none"> ▪ is available to purchase from a third party, or ▪ will be established as a new offset and has the agreement of the proposed offset provider, or ▪ can be met by a first party offset. 	<p>The required native vegetation offset will be secured at a later stage. It is considered appropriate for this to be included as a planning permit condition.</p>
<p>10</p> <p>A site assessment report of the native vegetation to be removed, including:</p> <ul style="list-style-type: none"> ▪ A habitat hectare assessment of any patches of native vegetation, including the condition, extent (in hectares), Ecological Vegetation Class and bioregional conservation status. ▪ The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any large trees within patches. ▪ The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any scattered trees, and whether each tree is small or large. 	<p>The provided vegetation assessment includes a habitat hectare assessment, as well as a vegetation quality assessment.</p>

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<p>11</p>	<p>Information about impacts on rare or threatened species habitat, including:</p> <ul style="list-style-type: none">▪ The relevant section of the Habitat importance map for each rare or threatened species requiring a species offset.▪ For each rare or threatened species that the native vegetation to be removed is habitat for, according to the Habitat importance maps:<ul style="list-style-type: none">○ the species' conservation status○ the proportional impact of the removal of native vegetation on the total habitat for that species○ whether their habitats are highly localised habitats, dispersed habitats, or important areas of habitat within a dispersed species habitat. <p><i>Note: A report from DELWP systems and tools contains information required to address this application requirement.</i></p>	<p>The proposed vegetation removal does not impact any rare or threatened species. No rare or threatened flora species were recorded on the property. Further detail is provided in the provided vegetation assessment.</p>
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