

56.06 LOT SIZE AND ORIENTATION

19/01/2006
VC37

56.06-1 Lot diversity objective

19/01/2006
VC37

To provide a range of lot sizes to suit a variety of dwelling and household types, with an area and dimensions that meet user requirements.

Standard C18

Lot sizes should be provided to meet the projected requirements of people with different housing needs, and to provide for housing diversity and choice.

Lots should be designed to have the appropriate area and dimensions to enable the siting and construction of a dwelling and associated outbuildings, the provision of private open space, and convenient vehicle access and parking.

56.06-2 Solar orientation objective

19/01/2006
VC37

To orient lots to reduce fossil fuel use and make best use of solar energy.

Standard C19

At least 70 per cent of lots should have appropriate solar orientation, unless there are significant constraints that limit the achievement of this target.

Lots have appropriate solar orientation when:

- The long axes of lots are within the range N20 degrees west to N30 degrees east, or E20 degrees north to E30 degrees south.
- Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.

56.06-3 Site constraints and features objective

19/01/2006
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To provide lots with an area and dimensions that protect environmental features and take account of site constraints.

Standard C20

Lots should be designed to have an area and dimensions that enable dwellings to be sited to:

- Protect natural or cultural features.
- Take into account site constraints including soil erosion, poor drainage, saline soils or bushfire risk.

56.06-4 Lot area and dimensions objective

19/01/2006
VC37

To provide lots with area and dimensions to enable the appropriate siting and construction of a dwelling, private open space and vehicle access and parking.

Standard C21

An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:

- That the lots correspond with a development approved under this scheme, or
- That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.
- Lots of between 300 square metres and 500 square metres should:
- Contain a building envelope that is consistent with a development of the lot approved under this scheme, or
- If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.

If lots of between 300 square metres and 500 square metres are proposed to contain semi-detached dwellings, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.

Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.

A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:

- The objectives of the relevant standards are met, and
- The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.

Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:

- The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and
- The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement.