Clause 57 Assessment

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Project Number	322-0314-00
Address	Hope & Autumn Street, Geelong West
Plan Reference	*Architectural Drawings prepared by Austin Maynard Architects (AMA) (Revision C)*
Date of Assessment	11 September 2026

Operation

The provisions of this clause contain:

- **Objectives.** An objective describes the outcome to be achieved in the completed development.
- **Standards.** A standard contains the requirements to meet the corresponding objective.

  If a zone or a schedule to a zone specifies a standard that modifies the standard set out in this clause, the modified standard in the zone or a schedule to the zone applies.

  If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.

  If the land is included in an overlay, other than a Neighbourhood Character Overlay, and the schedule to the overlay specifies a standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.
- **Decision Guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding if the corresponding objective is met.

Requirements

A development must meet all of the applicable objectives contained in this clause.

If a development **meets a standard**:

- The corresponding **objective is deemed to be met**.
- The responsible authority is **not required** to consider the corresponding **decision guidelines**.

If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

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Clause 57.01 Application Requirements

An application to which Clause 57 applies must be accompanied by:

- A site description.
- A design response.
- A written statement outlining which standards are met and which are not met. If a standard is not met the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.

Mid-Rise Code Compliance Summary Table

Third-party appeal rights are only apply to those standards marked 'Y' in the table below.

Standard	Is the standard met?	Is the objective met?	Review rights?
Urban Context			
Standard E2-1 Street setback (Clause 57.02-1)	✗	✓	Y
Standard E2-2 Side and rear setbacks (Clause 57.02-2)	✗	✓	Y
Standard E2-3 Walls on boundaries (Clause 57.02-3)	✗	✓	Y
Standard E2-4 Site coverage (Clause 57.02-4)	✓	✓	N
Standard E2-5 Access (Clause 55.07-5)	✓	✓	N
Standard E2-6 Tree canopy (Clause 57.02-6)	✓	✓	N
Standard E2-7 Front fences (Clause 57.02-7)	✗	✓	Y
Liveability			
Standard E3-1 Parking location (Clause 57.03-1)	✓	✓	N/A
Standard E3-2 Street integration (Clause 57.03-2)	✓	✓	N/A
Standard E3-3 Building entry and circulation (Clause 57.03-3)	✓	✓	N/A
Standard E3-4 Private open space (Clause 57.03-4)	✗	✓	N/A
Standard E3-5 Communal space (Clause 57.03-5)	✓	✓	N/A
Standard E3-6 Functional layout (Clause 57.03-6)	✓	✓	N/A
Standard E3-7 Room depth (Clause 57.03-7)	✓	✓	N/A
Standard E3-8 Daylight to new windows (Clause 57.03-8)	✓	✓	N/A
Standard E3-9 Natural ventilation (Clause 57.03-9)	✓	✓	N/A
Standard E3-10 Storage (Clause 57.03-10)	✓	✓	N/A
Standard E3-11 Accessibility (Clause 55.03-11)	✓	✓	N/A

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Standard E3-12 Building separation within a site (Clause 57.03-12)	✓	✓	N/A
Standard E3-13 Light courts (Clause 57.03-13)	✗	✓	N/A
External Amenity			
Standard E4-1 Overshadowing secluded private open space (Clause 57.04-1)	✓	✓	N
Standard E4-2 Overlooking (Clause 57.04-2)	✓	✓	N
Sustainability			
Standard E5-1 Permeability and stormwater management (Clause 57.05-1)	✓	✓	N/A
Standard E5-2 Waste and recycling (Clause 57.05-2)	✗	✓	N/A
Standard E5-3 Noise impacts (Clause 57.05-3)	✓	✓	N/A
Standard E5-4 Energy efficiency (Clause 57.05-4)	✓	✓	N/A

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Clause 57.02 – Urban Context

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Clause 57.02-1 – Street setback

Objectives

To ensure that the setbacks of buildings from a street provide space for canopy trees and make efficient use of the site.

To ensure that the setbacks of buildings from a street respond to the future urban development of the area.

Standard E2-1

Walls of buildings are set back from streets:

- At least the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, the distance specified in Table E2-1.

Entry canopies, pergolas and awnings for windows or doors may encroach up to 1.5 metres into the setbacks of this standard.

Table E2-1. Street setback

Minimum setback from front street	Minimum setback from side street
4.5 metres	3 metres

Assessment:

Complies with the Objective

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Front street (Autumn Street)

The proposal provides a varied front setback to Autumn Street ranging between 2.9m (balcony of the apartment directly above the entrance to the building) and 8.6m.

The variation is appropriate given the following:

- The sections where the variations are sought are small, distinct sections of the frontage, limited to the balconies above the primary entrance and three habitable rooms (bedrooms). The variations are located in the centre of the Site, allowing the building to taper out towards adjoining properties.
- The character of front setbacks in the area is varied, noting a 3.5m setback at 54 Autumn Street and a setback defined by paved car parking at 61 Autumn Street (the two adjoining properties).
- The setback will replace existing conditions within the frontage of the Site, largely defined by open car parking areas and blank facades (including of a garage).
- The front setback to Autumn Street remains consistent with the objectives and strategies of Clause 16.01-1L-02. In particular:
  - The varied nature of the setbacks provided across the frontage and the provision of balconies will provide a sense of depth and three dimensionality to the façade.
  - The high quality architectural presentation, defined by extensive white brick, varied roof forms, metal balustrades and blue metal shading devices to windows will create a visually interesting building that appears interesting and visually articulation.
  - The above will ensure that the building contributes positively to the emerging character of the area.
- The proposed front setback provides excellent spaces for landscaping, including canopy trees, that will soften views of the building.
- Whilst located within the Heritage Overlay, the heritage character of this part of the streetscape is non-contributory, particularly given the existing conditions on the Site and array of commercial uses opposite.

Accordingly, the proposed variation to Standard E2-1 is considered minor and acceptable.

Side street (Hope Street)

The setback to Hope Street is considered to be the side street setback, noting that buildings can only be provided with one front setback.

The apartment building is setback 5.1m from the street, in excess of the minimum 3m and providing ample space for landscaping.

A variation is sought for the proposed building which accommodates the substation, which will be built to the street boundary. This is appropriate given it will screen the substation (which if left open, would not require a variation of this Standard) and the structure has been designed to appear as part of the overall architecture of the building. It also defines only a small 4.8m wide area, less than 20% of the overall interface to the street. frontage, less than 20% of the overall

Clause 57.02-2 – Side and rear setbacks

Objectives

To ensure the setback of a building from a boundary provides sufficient space for canopy trees and landscaping.

To ensure the setback of a building from a boundary responds to the future urban development of the area and limits the impact on the amenity of existing dwellings and small second dwellings.

Standard E2-2

A new building not on or within 200mm of a boundary is set back from side or rear boundaries at least 4.5 metres.

If the boundary is to the south of the building, the building is set back at least 6 metres up to a height not exceeding 13.5m and at least 12 metres for a height over 13.5m between south 30 degrees west to south 30 degrees east.

Sunblinds, awnings, privacy screens, eaves, facias, gutters, rainwater goods, flues, pipes, domestic water tanks, heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks.

Stairways and ramps (including landings) that are less than 1 metre above the ground level may encroach into the side and rear setbacks.

Pergolas and shade sails may encroach into the side and rear setbacks.

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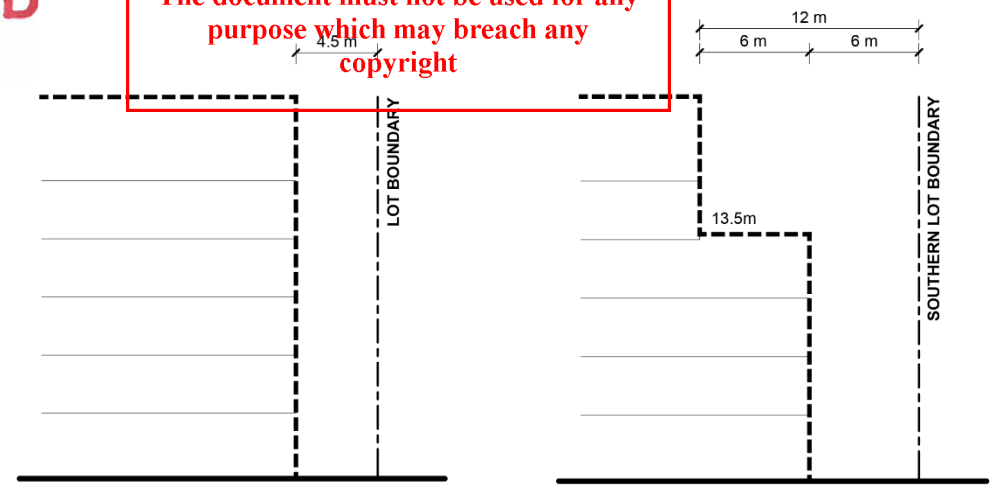

Diagram E2-2.1 Side and rear setbacks

Diagram E2-2.2 Side and rear setbacks to a southern boundary

Assessment:

Complies with the Objective

Standard E2-2 requires that a new building not constructed on, or within 200mm of, a boundary be set back a minimum of 4.5 metres from side and rear boundaries.

At ground floor level, the proposal provides the following setbacks to adjoining properties:

- 54 Autumn Street (east): 3.0 metres
- 52 Hope Street (east): 4.2 metres
- 57 Hope Street (west): 4.8 metres

While the setbacks to 54 Autumn Street and 52 Hope Street represent minor variations to the standard, the proposed building separation appropriately responds to the site context and continues to achieve the underlying objectives of Standard E2-2.

The setbacks ensure an appropriate level of separation from neighbouring properties and provide adequate opportunities for the penetration of natural daylight into habitable room windows, supporting a high standard of residential amenity. The amended setbacks are only marginally different from those approved under the existing permit and do not materially alter the relationship between the development and adjoining land.

Specifically compared to the original approval, the setback to 54 Autumn Street has been reduced by 267mm to 3.0 metres, while the setback to 52 Hope Street has been reduced by 200mm to 4.2 metres. These changes are minor in scale and maintain generous separation distances that continue to support visual amenity, daylight access and an appropriate interface with adjoining development.

Furthermore, the proposed setbacks minimise opportunities for overlooking of adjoining habitable room windows and private open space areas. By providing physical separation between buildings, the development achieves privacy outcomes through building siting and design rather than relying solely on screening measures.

In light of the minor nature of the variations and the continued achievement of the objective of the standard, the proposed setbacks are considered acceptable and consistent with the intent of Standard E2-2.

The proposal complies with the objectives of Standard E2-2

Clause 57.02-3 – Walls on boundaries

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Objective	To ensure that the location, length and height of a wall on a boundary responds to the future urban development of the area and limits the impact on the amenity of existing dwellings and small second dwellings.
Standard E2-3	A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances: • 10 metres plus 25% of the remaining length of the boundary of an adjoining lot; or • The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200mm from a boundary. The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary does not exceed 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Assessment:

Complies with Objective

The proposal includes a number of walls constructed on or along the site boundaries. An assessment of the relevant boundary interfaces demonstrates compliance with the maximum wall-on-boundary lengths prescribed by Standard E2-3.

57 Hope Street has a boundary length of approximately 48.7 metres. Walls proposed along this boundary comprise:

- Substation: 7.2 metres
- Dwelling H-G01: 5.7 metres
- Dwelling H-G05: 12.9 metres

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The total wall-on-boundary length is therefore 25.8 metres. Based on the boundary length, the maximum wall-on-boundary length permitted under Standard E2-3 is approximately 27.05 metres. As the proposed length is below this threshold, the development complies with Standard E2-3 at this interface.

61 Autumn Street has a boundary length of approximately 46.8 metres. Walls proposed along this boundary comprise:

- Dwelling A-101: 12.3 metres
- Dwelling A-116: 12.5 metres

The total wall-on-boundary length is therefore 24.8 metres. Based on the boundary length, the maximum wall-on-boundary length permitted under Standard E2-3 is approximately 26.38 metres. As the proposed wall length remains below the allowable maximum, the proposal is considered to comply with Standard E2-3 at this interface.

Despite complying with the length requirements of Standard E2-3, the proposal does not meet the prescribed wall height requirements. As the adjoining walls do not exceed a single-storey height, the standard requires a maximum wall height of 3.6 metres. The proposed development incorporates a maximum wall height of 12.8 metres along the Hope Street interface and 13.5 metres along the Autumn Street interface.

Notwithstanding this variation, the increased wall heights do not result in additional shadow impacts to adjoining properties, nor do they give rise to unreasonable amenity impacts for neighbouring residents. As demonstrated by the accompanying shadow analysis, the proposal maintains an appropriate level of amenity and does not materially detract from the use and enjoyment of adjoining land.

Accordingly, while the proposal does not achieve the numerical wall height standard, it satisfies the underlying objective of the standard.

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Clause 57.02-4 – Site Coverage

Objective	To ensure that the site coverage responds to the future urban development of the area and to the features of the site.
Standard E2-4	The site area covered by buildings does not exceed: • The maximum site coverage specified in a schedule to the zone, or • If no maximum site coverage is specified in a schedule to the zone, 70%.

Assessment:

Complies with Standard E2-4

The site is affected by two zoning controls, being the General Residential Zone Schedule 4 (GRZ4) and the Commercial 1 Zone (C1Z). While the C1Z does not prescribe a maximum site coverage requirement, the GRZ4 specifies a maximum site coverage of 70%.

Within the portion of the site subject to the GRZ4, the proposed site coverage is approximately 59.8%. Across the site as a whole, the development achieves an overall site coverage of approximately 60.34%.

As the proposed site coverage remains below the maximum threshold applicable to the GRZ4 land, the proposal complies with Standard E2-4.

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Clause 57.02-5 – Access

Objectives	To ensure the number and design of vehicle crossovers responds to the future urban development of the area. To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles.
Standard E2-5	The width of accessways or car spaces (other than to a rear lane) does not exceed: • 33% of the street frontage; or • 40% of the street frontage if the width of the street frontage is less than 20 metres. The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased. The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree that is proposed to be retained in a road by more than 10%.

Assessment:

Complies with Standard E2-5

Vehicle access has been consolidated to a single crossover located at the south-west corner of the site, with access provided from Autumn Street. The accessway has a width of approximately 6.1 metres, compared to the site's Autumn Street frontage of approximately 61 metres. Accordingly, the vehicle access point occupies around 10% of the frontage and complies with Standard E2-5.

Clause 57.02-6 – Tree canopy

Objectives	To provide tree canopy and landscaping that responds to the future urban development of the area. To preserve existing tree canopy cover and support the provision of new canopy cover. To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.

	To ensure that basements allow for space for deep soil planting at the front of a site.
Standard E2-6	Basements of a building are setback at least 3 metres from the frontage and at least one other boundary. Provide a minimum canopy as specified in Table E1-6.1.

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Table E2-6.1 Canopy cover

Site area	Canopy cover
1000 square metres or less	10% of site area
More than 1000 square metres	20% of site area

Existing trees to be retained meet all of the following:

- Has a height of at least 5 metres.
- Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level.
- Has a trunk that is located at least 4 metres from proposed buildings.

The minimum canopy cover is met using any combination of trees specified in Table E2-6.2.

Existing trees that are retained can be used in calculating canopy cover.

Table E2-6.2 Tree type, canopy cover, deep soil and planter requirements

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep spoil	Tree in planter Volume of planter	Minimum depth of planter soil
A	4 m	4 m	12.6 m^2	12 m^2 (min. dimension 2.5 m)	12 m^3 (min. dimension 2.5 m)	0.8 m
B	8 m	8 m	50 m^2	49 m^2 (min. dimension 4.5 m)	28 m^3 (min. dimension 4.5 m)	1 m
C	12 m	12 m	113.1 m^2	121 m^2 (min. dimension 6.5m)	64 m^3 (min. dimension 6.5m)	1.5 m

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Provide at least one new or retained tree in the front setback and the rear setback.

Trees are located in either:

- An area of deep soil as specified in Table E2-6.2; or
- A planter as specified in Table E2-6.2.

Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.

Assessment:

Complies with Standard E2-6

As detailed in the Landscape Masterplan prepared by Plume, the proposal will deliver a total tree canopy cover of approximately 848 square metres, in excess of the requirement for 843sqm (20%) of the Site Area to be provided as canopy cover., the development achieves the canopy coverage target and complies with Standard E2-6.

Clause 57.02-7 – Front fences

Objective	To encourage front fence design that responds to the future urban development of the area.
Standard E2-7	A front fence with 3 metres of a street is: • The maximum height and transparency specified in a schedule to the zone, or

- If no maximum height or transparency is specified in a schedule to the zone, the maximum height and transparency specified in Table E2-7.

Transparency is measured as the percentage of the fence that is open when viewed perpendicular to the fence line.

Table E2-7 Maximum front fence height

Street Context	Maximum front fence height	Minimum front fence transparency
Streets in a Transport Zone 2	2 metres	25%
Other Streets	1.5 metres	25%

Assessment:

Complies with Objective

At ground level, the development incorporates 1.1-metre-high brick planter walls, which are intended to function as informal seating opportunities and contribute positively to activation of the public realm. Above the planter walls, 800mm-high aluminium blade screening is setback behind within the landscaped areas, providing an appropriate level of privacy and security for ground-floor dwellings while maintaining opportunities for passive surveillance.

The combined height of the two fencing elements is 1.9m in height, more than the 1.5m specified by the Standard. This is appropriate given the tiered nature of the fencing which minimises its visual impact, the provision of semi permeable aluminium blade screening which maintains views between the balconies and the street, the nature of the fence not extending across the entire frontage (given gaps for access points) and as the front setback will be substantially improved from existing conditions, where solid fencing or car parking areas are located within the frontage. This will enhance the pedestrian experience fronting the Site.

Having regard to the height and design of the screening, the proposal achieves an appropriate balance between resident amenity and streetscape engagement and is therefore considered to comply with the Objective associated with Standard E2-7.

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Clause 57.03 – Liveability

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Clause 57.03-1 – Parking location

Objective	To minimise the impact of vehicular noise within developments on residents.
Standard E3-1	Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: • 1.5 metres; or • If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre: or • 1 metre where window sills are at least 1.5 metres above ground level.

Assessment:

Complies with Standard E3-1

The nearest dwelling to the proposed vehicle access point is Dwelling A-G11. The habitable room window associated with this dwelling is oriented to face away from the driveway and has an approximate 3m separation from the driveway, ensuring compliance with this Standard Given the separation distances provided between the vehicle accessway and the habitable room window, the proposal appropriately manages potential amenity impacts associated with vehicle movements. Accordingly, the development complies with Standard E3-1.

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Clause 57.03-2 – Street integration

Objectives	To integrate the layout of development with the street and open spaces to support the safety and amenity of residents. To support development that activates and provides passive surveillance to streets and public open spaces.
Standard E3-2	Development is oriented to front a street. Where a development fronts a street or abuts public open space: • Passive surveillance is provided by a direct view from at least one balcony or a habitable room window at each storey of the building to each street and public open space. • The total cumulative width of all site services located within 3 metres of a street, do not take up more than 20% of the width of the frontage. Pedestrian entries are located on street frontages. Car parking and internal waste collection areas are visually concealed from the street. Lighting is provided to all external accessways and paths. One mailbox is provided for each dwelling, and at least one parcel locker is provided for every five dwellings. Mailboxes and parcel lockers are communally located.

Assessment:

Complies with Standard E3-2

The development has been designed to achieve a high level of integration with the street through the location of pedestrian entries.

The development is oriented to maximise activation to both Hope and Autumn Street, with habitable room windows, balconies and entrances to the building oriented to both streets. Vehicle access has been provided within one consolidated location at the south – west corner of the Autumn Street frontage, with car parking and waste collection areas screened from view given their location in the basement.

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Fire services have been provided along the street facing Autumn Street. These have been exposed to minimise their presence. No other services are located within 3m of the Autumn Street frontage.

The proposed amendment includes a new structure containing a substation fronting Hope Street, which has a width of 4.8m along this frontage. The width of the Site facing Hope Street is 24.69m wide, meaning the substation structure utilises approximately 19.44% of the interface with Hope Street (below the 20% required by this Standard). This element has been integrated into the overall architectural design of the development, enclosed within a brick structure and provided with a feature pitch roof. This minimises views to the substation itself, ensuring the structure is viewed as part of the overall architectural theme of the development.

Landscaping within the site also contributes to streetscape integration by providing a welcoming environment to pedestrians, which will be an improved outcome form the largely hard edged commercial interface along both Hope and Autumn Street.

All external pathways and accessways will be provided with lighting, whilst space for mailboxes are located accessible to both street frontages. Parcel lockers can be provided within these spaces.

On this basis, the proposal complies with Standard E3-2

Clause 57.03-3 – Building entry and circulation

Objectives	To provide safe, weather protected building entries with a sense of address. To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. To ensure internal common circulation areas provide adequate access to daylight and natural ventilation.
Standard E3-3	An apartment development or residential building has: • A ground level entry door, gate or walkway with a direct line of sight from a street. • An external covered area over the entry door to the building of at least 1.44 square metres with a minimum dimension of 1.2 metres. Pedestrian building entries are separated from vehicle entry points. Shared corridors and common areas: • Have at least one source of natural light and natural ventilation. • Are unobstructed by building services; and • Have a clear sightline from the building entry to the lift lobby area at ground level.

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Assessment:

Complies with Standard E3-3

The proposal has a clear sense of identity, which in turn, also assists in providing a clear sense of identity to each dwelling. All building entrances are clearly visible and easily identifiable, providing a shelter and transitional space around the entrances, with overhang from built form or balconies above having a minimum area of 1.44sqm with a minimum dimension of 1.2m. All dwelling entrances are also clearly visible to the corridor and at least one other dwelling entrance and provide a transitional space from the communal corridor.

At each residential level of the proposed development, the entry to each dwelling is easily identifiable, and visible from the communal corridor and at least one other dwelling entry.

The proposed corridors include at least one sought of natural light/ventilation and generally maintain clear sight lines. For the northern building, this has been achieved through the open nature of the stair core which provides a further opening into the corridor.

Therefore, the proposal complies with Standard E3-3 without variation.

Clause 57.03-4 – Private open space

Objective	To provide adequate private open space for the reasonable recreation and service needs of residents

Standard E3-4

A dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:

- An area of 15 square metres of private open space at ground level or on a podium, with a minimum dimension of 2.4 metres width; or
- A balcony with at least the area and dimensions specified in Table E3-4; or
- An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.

If a cooling or heating unit is located in the private open space, the required area is increased by 1.5 square metres.

Table E3-4 Private open space for a balcony

Dwelling type	Minimum area	Minimum length (parallel to the external wall)	Minimum width
Studio or 1 bedroom dwelling	8 m^2	3 m	1.8 m
2 bedroom dwelling	8 m^2	3 m	2 m
3 or more bedroom dwelling area	12 m^2	3 m	2.4 m

Assessment:

Complies with Objective

Refer to the **Clause 58 Report** and **Architectural Plans** prepared by AMA for full detail.

All proposed dwellings are provided with adequate private open space for the reasonable recreation and service needs of residents. Each dwelling typology proposed satisfies the minimum balcony area and dimension requirements set out under Table D8, with the exception of TypeA2, A7, A9, A8, H8, H9. These typologies account for 33 of the total 88 dwellings.

Despite the minor variation, the application provides generous communal open space that will foster a strong sense of community and create valuable opportunities for future residents to connect and interact.

Therefore, the proposal meets the Objective associated with Standard E3-4 without variation.

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Clause 57.03-5 – Communal space

Objectives	To provide communal space that meets the recreation and amenity needs of residents. To ensure that communal space is accessible, practical, attractive, and easily maintained. To ensure that communal space is integrated with the layout of the development and enhances resident amenity.
Standard E3-5	A development of 10 or more dwellings includes communal space accessible to all residents of at least: • 2.5sqm per dwelling; or • 25% of the site area, whichever is the lesser. This may consist of multiple separate areas of communal space. This may include indoor communal space or outdoor communal space. If outdoor communal space is provided, 50% of the area or 25 square metres whichever is the greater, is not overshadowed for a minimum of two hours between 9 am and 3 pm on 22 September.

Assessment:

Complies with Standard E3-5

The proposal includes 88 dwellings and therefore requires the provision of 2.5sqm per dwelling of communal open space in order to meet this Standard, which equates to a ~~total of 220sqm~~.

The amended proposal provides a total of 551sqm, split between the ground level communal open space and an area at Level 4. Both areas achieve excellent solar access, with at least 110sqm having access to sunlight for a minimum of two hours between 9am and 3pm at the 22 September equinox.

Therefore, the proposal complies with Standard E3-5 without variation.

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Clause 57.03-6 – Functional layout

Objective	To ensure dwellings provide functional areas that meet the needs of residents.
Standard E3-6	Bedrooms: • Meet the minimum internal room dimensions specified in Table E3-6.1; and • Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.

Table E3-6.1 Bedroom dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 m	3.4 m
All other bedrooms	3 m	3 m

Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table E3-6.2.

Table E3-6.2 Living area dimensions

Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 m	10 sqm
2 or more-bedroom dwelling	3.6 m	12 sqm

Assessment:

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Complies with Standard E3-6

The functional layout of each apartment living room and bedrooms will provide internal room dimensions in compliance with Standard E3-6, including an additional area to accommodate a wardrobe where necessary. The Architectural Plans further include annotations demonstrating compliance with the minimum area and width for living areas.

Therefore, the dwellings are designed to provide functional areas that meet the needs of residents and comply with the internal room dimension requirements of Standard E3-6 without variation.

Clause 57.03-7 – Room depth

Objective	To allow adequate daylight into single aspect habitable rooms.
Standard E3-7	The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room. The depth of a single aspect, open plan, habitable room may be increased to 9m if all the following requirements are met: • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. The room depth is measured from the external surface of the habitable room window to the rear wall of the room. For the purpose of this clause, a single aspect habitable room has windows on only one wall.

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Assessment:

Complies with Standard E3-7

Refer to the **Clause 58** Assessment at page A401 of the **Architectural Plans** prepared by AMA and specifically, **Apartment typologies at pages 401-405** which demonstrates compliance of all proposed apartments with the internal room dimensions outlined above.

Where single aspect habitable rooms are proposed, the maximum depth does not exceed 2.5 times the ceiling height of 2.7 metres (i.e., maximum depth of less than 6.75 metres). All habitable room ceiling heights are to be a minimum of 2.7 metres clear.

Therefore, the proposal satisfies Standard E3-7 without variation.

Clause 57.03-8 – Daylight to new windows

Objective	To allow adequate daylight into new habitable room windows.
Standard E3-8	Habitable rooms are to have a window in an external wall of the building. A habitable room window is not located in a basement. Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have: • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window. • A window clear to the sky.

Assessment:

Complies with Standard E3-8

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All proposed habitable room windows are located on the external wall of the building.

On this basis, the proposal complies with Standard E3-8 without variation.

Clause 57.03-9 – Natural ventilation

Objectives	To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.
Standard E3-9	At least 40% of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Assessment:

Complies with Standard E3-9

Refer to the **Architectural Plans** prepared by AMA and specifically **Apartment typologies at pages 401-405** which are annotated to show the location and length of cross ventilation breeze paths at each floor level of the residential apartment development.

The design and layout of the proposed dwellings have maximised opportunities to provide natural ventilation in a manner that will allow occupants to effectively manage operable ventilation devices.

The Clause 58 Report indicates that a total of 71 apartment units (i.e. 80% of total) will achieve the requirements of *Standard E3-9 without* variation.

The accompanying plans indicate that each apartment shall benefit from a breeze path of minimum 7 metres and maximum 11 metres in accordance with the above standard.

On this basis, the proposal complies with Standard E3-9.

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Clause 57.03-10 – Storage

Objective	To provide adequate storage facilities for each dwelling.
Standard E3-10	Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table E3-10.

Table E3-10 Storage

Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 m^3	5 m^3
1 bedroom dwelling	10 m^3	6 m^3
2 bedroom dwelling	14 m^3	9 m^3
3 or more bedroom dwelling	18 m^3	12 m^3

Assessment:

Complies with Standard E3-10

Refer to the **Clause 58 Report** and **Architectural Plans** prepared by AMA for full detail in relation to proposed storage, specifically TP401-405.

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Each dwelling is provided with adequate storage facilities that are functional, secure, conveniently accessible, and exceeds the requirements set out under Standard E3-10. The Architectural Plans are annotated to confirm the location of internal storage within each apartment which will be provided with varying types of storage (overhead, under bench and full height storage).

On this basis, the proposal complies with Standard E3-10 without variation.

Clause 57.03-11 – Accessibility

Objective

To ensure the design of dwellings meets the needs of people with limited mobility.

Standard E3-11

At least 50% of dwellings have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table E3-11.

Table E3-11 Bathroom design

	Design option A	Design option B
Door opening	A clear 850mm wide door opening.	A clear 820mm wide door opening located opposite the shower.
Door design	Either: • A slide door, or • A door that opens outwards, or • A door that opens inwards and has readily removable hinges.	Either: • A slide door, or • A door that opens outwards, or • A door that opens inwards and has readily removable hinges.
Circulation area	A clear circulation area that is: • A minimum area of 1.2 metres by 1.2 metres. • Located in front of the shower and the toilet. • Clear of the toilet, basin, and door swing. The circulation area for the toilet and shower can overlap.	A clear circulation area that is: • A minimum width of 1 metre. • The full length of the bathroom and a minimum length of 2.7 metres. • Clear of the toilet and basin. The circulation area can include a shower area.
Path to circulation area	A clear path with a minimum width of 900mm from the door opening of the circulation area.	Not applicable.
Shower	A hobless (step-free) shower.	A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.
Toilet	A toilet located in the corner of the room.	A toilet located closest to the door opening and clear of the circulation area.

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Assessment:

Complies with Standard E3-11

Refer to the **Apartment Typologies** at pages 401-405 of the plans prepared by AMA, which indicates those apartments which are compliant circulation areas consistent with the standard.

The Clause 58 Report at TP 401 confirms that a total of 84 apartment units achieve the requirements set out under Standard E3-11 without variation. This equates to 95.5% of the total number of dwellings which demonstrates compliance with Standard E3-11.

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Clause 57.03-12 – Building separation within a site

Objective

To ensure that the separation between buildings (other than a light court) within a site provides a reasonable outlook and adequate daylight to new dwellings, and sufficient space for canopy trees and landscaping.

Standard E3-12

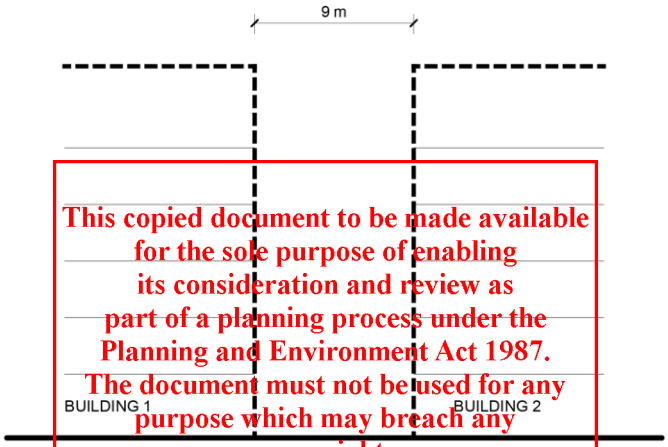
Walls of buildings that contain a habitable room window or balcony are set back from other walls of buildings on a site by at least 9 metres. This does not apply to a wall that forms part of a light court.

Sunblinds, awnings, privacy screens, eaves, facias, gutters, rainwater goods, flues, pipes, domestic water tanks, heating or cooling equipment or other services may encroach up to 0.5 metres into the building separation setback.

Stairways and ramps (including landings) that are less than 1 metre above the ground level may encroach into the building separation setback.

Pergolas and shade sails may encroach into the building separation setback.

Diagram E3-12 Building separation within a site



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Assessment:

Complies with Standard E3-12

The Hope and Autumn buildings are separated by approximately 9.19m to 12.48m and complies with Standard E3-12.

Clause 57.03-13 – Light courts

Objective

To ensure that a light court provides adequate daylight into a new bedroom or non-habitable room window.

Standard E3-13

A light court:

- Has a minimum dimension of at least 4.5 metres and an area of at least 20.25 square metres.
- Has a maximum dimension of 6 metres and a maximum area of 36 square metres.
- Is enclosed by the wall of a building for at least 75% of its perimeter.
- Is clear to the sky.
- Is not the primary source of daylight to a living room or private open space.

Assessment:

Complies with Objective

A variation is sought in relation to the light courts on the southern building, which generally exceed the maximum size of 36sqm. The larger sizes are generally due to the open corridors provided within the building, which work to provide additional natural light and ventilation to dwellings in comparison to a typical arrangement where these corridors are internalised.

The variation is therefore appropriate on the basis that this arrangement will provide an improve level of daylight to the bedrooms facing the light courts, compared to more typical smaller light courts.

The proposal complies with the objective of Standard E3-13.

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Clause 57.04 – External Amenity

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Clause 57.04-1 – Overshadowing secluded private open space

Objective To ensure that any part of a building that does not meet standards E2-2 and E2-3 does not significantly overshadow existing secluded private open space.

Standard E4-01 The area of secluded private open space that is not overshadowed by the new development is greater than 50%, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight is not further reduced.

This standard does not apply to any part of a new building that meets standards E2-2 (Side and rear setbacks) and E2-3 (Walls on boundaries).

Assessment:

Complies with Standard E4-1

Refer to the **Shadow Diagrams** at pages 504-505 of the plans prepared by AMA, which indicates the height of the proposal does not generate adverse shadow impacts to adjoining dwellings. The built form has a reduced overall height at the eastern boundary of the southern portion of the site. This setback minimises overshadowing to adjoining residential properties.

The proposed additional building height will not result in any appreciable increase in overshadowing of adjoining properties and will not adversely affect the amenity of neighbouring residential land. The submitted shadow diagrams demonstrate that the two adjoining dwellings at 52 Hope Street and 54 Autumn Street will continue to have access to 2.5sqm with a minimum dimension of 3m development between 9.00am and 2.00pm on the September equinox.

47 Hope Street will experience some additional overshadowing however this dwelling is within the Commercial 1 Zone and is not subject to this Clause.

The proposal therefore complies with Standard E4-1.

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Clause 57.04-2 – Overlooking

Objective To limit views into existing secluded private open space and habitable room windows.

Standard E4-2 A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 6 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.5 metres above floor level.

A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 6 metres (measured at ground level) of the window, balcony, terrace, deck or patio:

- Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or
- Has a sill height of at least 1.5 metres above floor level; or
- Has fixed, obscure glazing in any part of the window below 1.5 metres above floor level; or
- Has permanently fixed external screens to at least 1.5 metres above floor level and be no more than 25% transparent; or

- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

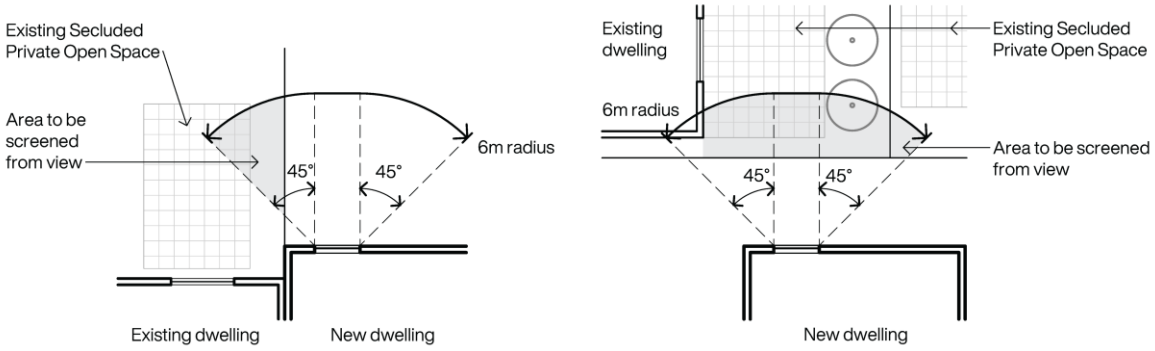
Obscure glazing in any part of the window below 1.5 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view are:

- Perforated panels or trellis with a maximum of 25% openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.5 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Diagram E4.2 Overlooking



This standard does not apply to a new habitable room window, balcony, terrace, deck or patio that is located in any part of a building that meets standard E2-2 (Side and rear setbacks).

Assessment:

Complies with Standard E4-2

The balconies have been strategically orientated to the north and south, providing outlook towards the adjoining streets and the central landscaped courtyard. This design approach minimises opportunities for overlooking of neighbouring properties to the east and west and assists in maintaining privacy for adjoining residents.

To further mitigate potential overlooking impacts, privacy screening has been incorporated to apartment windows along the eastern elevation, ensuring direct views into neighbouring properties are appropriately managed. Fixed and retractable awnings are also provided to balcony areas, enhancing occupant comfort through shading while contributing visual interest and articulation to the building façade.

Accordingly, the proposal achieves an appropriate balance between resident amenity, privacy and building design outcomes and is considered to comply with Standard E4-2.

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Clause 57.05 – Sustainability

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Clause 57.05-1 – Permeability and stormwater management

Objectives

To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.

To facilitate on-site stormwater infiltration.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To contribute to urban cooling.

Standard E5-1

The site area covered by the pervious surfaces is at least 20% of the site.

Buildings are connected to a non-potable dual pipe reticulate water supply, where available from the water authority.

The development includes a stormwater management system designed to:

- Meet the best practice quantitative performance objectives for stormwater quality specified in the *Urban stormwater management guidance* (EPA Publication 1739.1, 2021) of:
  - Suspended solids 80% reduction in mean annual load.
  - Total phosphorus and Total Nitrogen 45% reduction in mean annual load.
  - Litter 70% reduction of mean annual load.

  Note: *A certified method for stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.*
- Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.

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Assessment:

Complies with Standard E5-1

This application accords with the original application and maintains the stormwater management initiatives that were previously approved. The development incorporates the same stormwater design approach, including the collection, conveyance and management of runoff, to ensure that stormwater is appropriately controlled and discharged.

The proposal includes a minimum of 20% of the Site area as pervious surfaces.

As such, the proposal continues to achieve the intended stormwater management outcomes and does not result in any adverse impacts beyond those contemplated under the original approval.

On this basis, the proposal complies with Standard E5-1 without variation.

Clause 57.05-2 – Waste and recycling

Objectives

To ensure dwellings are designed to facilitate waste recycling.

To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.

To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.

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Standard E5-2 The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table E5-2.

Table E5-2 Bin Storage

Number of dwellings	Minimum area	Minimum depth	Minimum height
15 or less	0.7 m^2 per dwelling in a shared waste storage area	0.8 m	2.7 m
16 to 55	0.5 m^2 per dwelling, plus 5sqm in a shared waste storage area.	1 m	2.7 m
56 or more	0.5 m^2 per dwelling in a shared waste storage area.	1 m	2.7 m

Enclosed bin storage areas are ventilated by:

- Natural ventilation openings to the external air with an area of at least 5% of the area for bin storage area; or
- A mechanical exhaust ventilation system.

A tap and drain are provided to wash bins.

A continuous path of travel is provided from each dwelling to bin storage areas.

Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250mm.

Assessment:

Complies with Objective

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This application is accompanied by a Waste Management Plan which demonstrates compliance with Objective.

The Waste Management Plan prepared by Traffix has outlined the required number of collections, and size of bin storage, for the apartment building.

It is proposed to utilise a private contractor to manage the collection and disposal of all waste streams associated with the development. More specific waste management strategies for the proposal are set out below:

- Waste collection is proposed to be undertaken on-site within the basement level via a private contractor using a 6.4m long Mini-Hino rear loading waste collection vehicle.
- Waste collection will be undertaken outside of the peak hours to minimise disruption for car parking users and ensure there is sufficient space within the carpark for the transfer of bins to and from the waste vehicle.
- Both southern and northern side buildings will include a dual chute system for residents at each building level. Garbage and commingled recycling will be accommodated within the chutes. The southern and northern chutes will terminate into 1,100L bins within each core of the building at basement level.

Despite the extensive waste management program, the application seeks a minor variation to the shared waste storage area. As the application comprises of 88 dwellings, a total of 44sqm of shared waste storage area is required to be provided. The proposal seeks a variation of 9sqm as the shared waste area located in the basement is approximately 35sqm in total area.

The variation is considered minor and will not reduce the functionality of the waste program. Accordingly the proposal complies with the Objective.

Refer to the accompanying Waste Management Plan, prepared by Traffix for further details.

Clause 57.05-3 – Noise impacts

Objectives To minimise the impact of mechanical plant noise located in the development.

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external and internal noise sources.

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Standard E5-3

Mechanical plant, including mechanical car storage, lift facilities, building services, non-residential uses, car parking, communal areas are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.

Buildings within a noise influence area specified in Table E5-3 are designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels are assessed in unfurnished rooms with a finished floor and the windows closed.

Table E5-3 Noise influence area

Noise source	Noise influence area
Zone Interface	
Industry	300 m from the Industrial 1, 2 and 3 zone boundary
Roads	
Freeways, tollways, and other roads carrying 40,000 Annual Average Daily Traffic Volume	300 m from the nearest trafficable lane
Railways	
Railways servicing passengers in Victoria	80 m from the centre of the nearest track
Railway servicing freight outside Metropolitan Melbourne	80 m from the centre of nearest track
Railway servicing freight in metropolitan Melbourne	135 m from the centre of the nearest track

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Assessment:

Complies with Standard E5-3

It is noted that the Site does not fall within a Noise Influence Area as defined above, given its separation to land within an industrial zone, freeways or busy roads exceeding 40,000 annual average daily traffic volumes, as well as the centre of railway tracks.

Mechanical plant, lifts, building services, non-residential uses, car parking and communal areas are located to avoid noise impacts to dwellings and noise transmission within the Site.

On this basis, the proposal complies with Standard E5-3 without variation.

Clause 57.05-4 –Energy efficiency

Objectives

To achieve energy efficient dwellings and buildings.

To ensure dwellings achieve adequate thermal efficiency.

Standard E5-4

Dwellings located in a climate zone identified in Table E5-4 do not exceed the maximum NatHERS annual cooling load.

Table E5-4 Cooling load

NatHERS climate zone	NatHERS maximum cooling load MJ/m² per annum
Climate zone 21 Melbourne	30
Climate zone 22 East Sale	22

Climate zone 27 Mildura	69
Climate zone 60 Tullamarine	22
Climate zone 62 Moorabbin	21
Climate zone 63 Warrnambool	21
Climate zone 64 Cape Otway	19
Climate zone 66 Ballarat	23

Note: *Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).*

Assessment:

Complies with Standard E5-4

The updated ESD assessment report, prepared by GIW confirms the proposed response will generally align with the sustainability commitments and performance outcomes endorsed as part of the previous approval, while continuing to achieve a high standard of environmentally sustainable development.

The revised development has been designed with regard to best-practice ESD principles and will maintain strong performance across key sustainability measures, including energy efficiency, water management, indoor environmental quality, waste reduction, and occupant amenity. Accordingly, it is expected that the proposal will continue to deliver a robust and appropriate sustainability outcome that is consistent with both the objectives of the planning scheme and the environmental performance standards established under the existing permit approval.

Therefore, the proposal complies with Standard E5-4 without variation.

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