Planning Report



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Tract

Section 72 Amendment Planning Application

Wadwurrung Country
51-53 Hope Street & 66-76 Autumn Street, Geelong West

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Prepared for Hope and Autumn Pty Ltd (a subsidiary of Up Property)

Acknowledgement of Country

We pay our respects to the Traditional Custodians of Country throughout Australia, their Elders and ancestors, recognising their rich heritage and enduring connection to Country and acknowledging the ongoing sovereignty of all Aboriginal and Torres Strait Islander Nations.

We recognise the profound connection to land, waters, sky and community of the First Nations peoples, with continuing cultures that are among the oldest in human history. We recognise that they are skilled land shapers and place makers, with a deep and rich knowledge of this land which they have cared for, protected and balanced for millennia.

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Our Country, 2022
88 x 119 cm Acrylic on canvas
Original artwork by
Alfred Carter
Gunaikurnai

Overview

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Applicant / Owner	Hope and Autumn Pty Ltd (a subsidiary of Up Property)
Address	51-53 Hope Street & 66-76 Autumn Street, Geelong West
Lot Description	Land in Plan of Consolidation 109425. Lot 1 on Title Plan 021581V. Lot 1 on Title Plan 908797C. Lot 2A on Plan of Subdivision 426407T. Common Property on Plan of Subdivision 426407T. Lot 1 on Plan of Subdivision 426407T Lot 1 on Title Plan 016452M. Lot 1 on Title Plan 579687P. Lot 1 on Title Plan 066775.
Easements/Restrictions	Refer to Section 2.2
Lot Size	4,245sqm m^2
Planning Scheme	Greater Geelong Planning Scheme
Responsible Authority	Department of Transport and Planning (DTP)

Amended Permit Application Details

Description of Proposed Amendments	Staged development of a five-storey apartment building, including the following key amendments: • Additional storey to the Autumn Street building, increasing height from 4 to 5 storeys. • Additional level to the eastern section of the Hope Street building, creating a more consistent 4-storey built form. • 31 additional dwellings, increasing apartment yield from 57 to 88 dwellings. • Basement reconfigured with removal of the Hope Street access and consolidation into a single interconnected basement. • Additional basement car parking and relocation of services above ground fronting Hope Street. • Increase in overall building height from 14.8m to 17.6m, including a raised basement to avoid the water table. • Minor architectural amendments to building façades, fenestration and built form. • Associated changes to building services, circulation and internal layouts to accommodate the increased height and dwelling yield.

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	Refer to Section 3.1 for further details.	
Permit Requirement(s)	Clause 32.08-7	A permit is required to construct two or dwellings on a lot.
	Clause 34.01-1	A permit is required for the use of a dwelling (Section 2 Use).
	Clause 34.01-4	A permit is required to construct a building or construct or carry out works.
	Clause 43.01-1	A permit is required to demolish or remove a building and construct a building or construct or carry out works.
	Clause 52.06-3	a permit is required to reduce the number of car parking spaces required under Clause 52.06-5.

Relevant Planning Provisions

Zone	Clause 32.08 – General Residential Zone – Schedule 4 (GRZ) Clause 34.01 – Commercial 1 Zone (C1Z)
Overlays	Clause 43.01 - Heritage Overlay – Schedule 1962 (HO1962)
Particular Provisions	Clause 52.06 – Car Parking Clause 52.34 – Bicycle Facilities Clause 52.37 – Canopy Trees Clause 53.03 – Residential Reticulated Gas Connections Clause 53.18 -Stormwater Management in Urban Development Clause 57 – Two or More Dwellings on a Lot and Residential Buildings of Four to Six Storeys. Clause 58 – Apartment Developments
Strategic Planning Documents	G21 Growth Plan (2013) City of Greater Geelong Settlement Strategy (2023) Pakington Street & Gordon Ave Urban Design Framework 2021) Plan for Victoria (2025) Victoria's Housing Statement (2023)
Aboriginal Cultural Heritage	N/A – The Site is not located within an Area of Cultural Heritage Sensitivity.
Bushfire Prone Area	N/A – The Site is not located within a Bushfire Prone Area.

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Quality Assurance

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Planning Report

Section 72 Amendment Planning Application
Wadawurrung Country
51-53 Hope Street & 66-76 Autumn Street, Geelong West

Project Number

322-314-00-P02-PR01

Revisions

No.	Date	Description	Prepared By	Reviewed By	Project Principal
00	04/09/2026	Town Planning Report – Section 72 Amendment			

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Executive Summary

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This report has been prepared by Tract Consultants Pty Ltd on behalf of Hope and Autumn Pty Ltd (the Applicant) in support of a Section 72 Amendment to Planning Permit No. 2403398. The amendment seeks approval for a series of design refinements and development changes that respond to evolving market conditions while maintaining the high-quality residential outcomes envisaged by the approved permit.

The key component of the amendment is the addition of a fifth level to the Autumn Street building, increasing its height from four to five storeys. This additional floor, combined with other design updates, will facilitate 31 new dwellings, increasing the total yield across the development from 57 to 88 apartments. The revised dwelling mix will comprise:

- 27 one-bedroom apartments;
- 46 two-bedroom apartments;
- 11 three-bedroom, two-bathroom apartments; and
- 4 studio apartments.

The proposed changes to the dwelling mix will broaden the accessibility of the development by catering to a wider range of household types and income levels. These more affordable housing products are particularly suited to first home buyers, young professionals, key workers, downsizers, single-person households, couples and investors seeking lower entry price points within the Geelong market.

Importantly, the proposed Amendment will improve affordability, without reducing the quality of the development. Materiality changes have been limited to the incorporation of additional brick work which reflects the surrounding character, and the amended development maintains a high performance ESD rating. The landscaping response has been amended to reflect the new building footprint, but the design intent has been maintained, including landscaped communal spaces and canopy tree coverage.

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By increasing the proportion of these dwelling types, the development responds to changing demographic trends and growing demand for more diverse housing options in established urban locations. The revised dwelling mix provides greater choice for residents at different stages of life, while also improving housing affordability by reducing the average purchase price across the development. This outcome supports broader strategic planning objectives that seek to deliver a diverse housing supply and create opportunities for more people to access well-located housing close to employment, services, public transport and community infrastructure.

The proposal also includes the provision of 7 additional car parking spaces to accommodate the increased residential yield and a reconfiguration of both buildings to deliver a greater proportion of smaller dwellings. This revised housing mix is intended to improve affordability and accessibility within the local housing market by reducing the average sale price of individual apartments. In doing so, the development will better respond to demonstrated market demand within Geelong for more diverse and attainable housing options.

Further amendments include changes to building setbacks, site layout and architectural design arising from the increased yield, together with updates reflecting the incorporation of land that was not included within the original permit area. These modifications have enabled a more efficient development outcome while retaining a high standard of urban design, amenity and functionality.

The approved permit established a benchmark medium-density residential development within a strategically important urban location. The proposed amendments build upon this outcome by increasing housing supply within an established urban area, supporting urban consolidation objectives and making more efficient use of existing infrastructure and services. Importantly, the additional dwellings will contribute to the delivery of much-needed housing stock within Greater Geelong, while broadening the range of housing choices available to residents.

Following a detailed assessment of the proposal against the relevant provisions of the Greater Geelong Planning Scheme, including State and Local Planning Policy Framework objectives, it is concluded that the amended development represents an appropriate planning outcome. The proposal delivers a well-designed and sustainable residential development that supports housing diversity, affordability and urban consolidation objectives, while maintaining consistency with the strategic planning vision for the area. Accordingly, the amendment is considered to warrant favourable consideration and approval.'

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1 Introduction

This report has been prepared by Tract Consultants Pty Ltd on behalf of Hope and Autumn Pty Ltd (the 'Applicant'). The purpose of the report is to seek planning approval of a Section 72 Amendment to Planning Permit No. 2403398 (the 'Permit') relating to the land at 51-53 Hope Street & 66-76 Autumn Street, Geelong West (the 'Site').

The amendment to the Permit seeks approval for a number of changes to the building footprint, including the addition of one level to the Autumn Street building, associated internal and external modifications, including reconfiguration of apartments layouts, and ancillary site elements resulting in a net increase of 31 dwellings across the Site.

Importantly, the proposal retains the high-quality built form and architectural design outcomes the decision plans which informed the conditions on Permit. While the introduction of the additional storey necessitates a number of design refinements, these changes are generally minor in nature and have been carefully integrated to ensure consistency with the approved architectural character, built form response and overall design intent of the development.

The amendment does not introduce any additional planning permit triggers beyond those already applicable to the approved development. The existing planning controls and relevant permit triggers under the General Residential Zone (GRZ), Commercial 1 Zone (C1Z) and Heritage Overlay (HO) remain unchanged

Based on the recent car parking reforms and the classification of the site within a Category 2 area, the car parking provision associated with the development exceeds the statutory requirement for 88 dwellings. Accordingly, a planning permit is not required for the provision of car parking.

Having reviewed the proposal with respect to the Greater Geelong Planning Scheme, relevant strategic plans and other planning considerations, it is the conclusion of this report that the proposal is consistent with both state and local planning policy. As such, this report recommends and requests that the Minister for Planning ('The Minister') grants an Amended Planning Permit.

1.1 Report Structure

This report provides a detailed description of the Site and context (Chapter 2) and detailed description of the proposal (Chapter 3). It assesses the proposed amendments against the framework of the Greater Geelong Planning Scheme, including existing planning controls, and relevant state and local policies (Chapter 4 and Chapter 5).

An assessment against the relevant planning considerations is provided (Chapter 6).

Conclusive comments are also provided (Chapter 7).

1.2 Limitations

This report provides a comprehensive summary of the Site and its surrounding context, including the broader context of Greater Geelong. It provides an overview of the proposal and its various permit triggers, and the relevant policies and controls contained within the Greater Geelong Planning Scheme.

This report has considered the following documents:

- Greater Geelong Planning Scheme as of August 2026
- Certificates of Title dated September 2026
- G21 Regional Growth Plan
- City of Greater Geelong – Settlement Strategy
- Plan for Victoria
- Victoria's Housing Statement

A number of technical studies and materials have been prepared in support of the proposed development and are submitted alongside this permit application. This report should be read in conjunction with:

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- Architectural Drawings prepared by Austin Manard Architects.
- Landscape Concept Report prepared by Plume.
- Sustainability Management Plan prepared GIW.
- Traffic Impact Assessment prepared by Traffix Group.
- Waste Management Plan prepared by Traffix Group.

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1.3 Background & Planning Permit History

Original Application

Tract acted on behalf of the Applicant in securing Planning Permit approval for the use and development of the land for a residential apartment development comprising 57 dwellings within a four-storey building at the Site.

The permit application was assessed and approved pursuant to Clause 53.23 (Significant Residential Development with Affordable Housing) of the Greater Geelong Planning Scheme. Accordingly, the application was assessed through the Victorian Government's Development Facilitation Program (DFP), which is intended to support the timely assessment of proposals that deliver significant housing outcomes and contribute to broader strategic planning objectives, including the provision of affordable housing.

In accordance with the provisions of Clause 53.23, the Minister for Planning acted as the Responsible Authority for the assessment and determination of the application. and the application was referred to the City of Greater Geelong for their review and comment. The approval of the permit reflects a finding that the development responds appropriately to the relevant provisions of the Geelong Planning Scheme, providing both increased residential density and a high-quality design outcome.

Planning Permit 2403398 was approved by the Mister for Planning on 29 August 2025 and included the following permit preamble:

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Planning Scheme Clause	Matter for which the permit has been granted
Clause 34.01	Construct a building or construct or carry out works
Clause 34.01	Construct a building or construct or carry out works
Clause 32.08	Construct two or more dwellings on a lot
Clause 43.01	Demolish or remove a building
Clause 43.01	Construct a building or construct or carry out works.
Clause 52.02	Under Section 23 of the Subdivision Act 1988 to remove a restriction
Clause 52.06	Reduce the number of car parking spaces

Table 1 - Planning Permit Preamble

Previous Section 72 Application

A previous Section 72 Amendment was lodged by Tract on behalf of the Applicant on 17 March 2026 which sought to facilitate construction efficiently by allowing demolition to occur prior to the endorsement of plans. Specifically, he amendment sought to include wording 'excluding demolition' within Conditions 1, 3, 6, 9, 10, 12, 14, 16 and 22 while also addressing a minor clerical error within Condition 19.

The Amendment was approved by DTP on 4 June 2026, and Planning Permit PA2403398-1 was issued.

Updates to Titles

Kalus Kenny Intelex Lawyers have lodged a SPEAR application to facilitate the removal of the covenant from the certificates of title relating to Lots 1, 2A and 2B on Plan of Subdivision PS42640T. The removal process is currently underway and is expected to be completed in the near future. Once removed, the covenant restrictions will no longer apply to Lots 1, 2A and 2B, enabling the land to be developed in accordance with the proposed plans.

In addition, the boundary realignment applications have been progressing over an extended period through ongoing discussions between Council officers, Swanson Surveying and the Land Use Victoria (LUV) assessor. Once the final details are resolved, assessment by LUV can continue toward finalisation of the boundary realignments.

Pre-application discussions

On 5 June 2026, the applicant and Tract met with DTP Officers to discuss the proposed amendments. The following pre-application advice was provided following that meeting:

> *Amended Design Concept – Preliminary Advice:*
>
> *We have reviewed the amended design concept and raise no fundamental concerns with the amendment. Key considerations informing this position relative to the additional height are:*
>
> - *Located away from Hope Street, minimising potential heritage issues and overshadowing of the central communal open space or Autumn Street.*
> - *Located away from residential zoned interfaces, minimising visual bulk or overshadowing issues to 64 Autumn Street.*
> - *Consolidated to Autumn Street, being a streetscape that will undergo change in the future. The proposal will likely sit comfortably alongside the envisioned 4-6 storeys for the C2Z zoned parts of Autumn Street (under C433ggee).*
> - *Significantly buffered from the Pakington Street heritage precinct. The additional height and increased western boundary wall are unlikely to impact the development potential of 82 Autumn Street.*
>
> *Furthermore, it is noted that there appears to be an increased street setback to Autumn Street and the building is now pursuing an 'open core'. This provides greater landscaping opportunities to Autumn Street and improved cross ventilation/daylight to apartments. The proposed increase in yield and apartment diversity is an obvious benefit too.*

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2 Site & Surrounds

2.1 Title Particulars

The Site address is 51-53 Hope Street and 66-76 Autumn Street, Geelong West. The Site comprises eight (8) parcels identified as follows:

- Land in Plan of Consolidation 109425.
- Lot 1 on Title Plan 021581V.
- Lot 1 on Title Plan 908797C.
- Lot 2A on Plan of Subdivision 426407T.
- Common Property on Plan of Subdivision 426407T.
- Lot 1 on Plan of Subdivision 426407T
- Lot 1 on Title Plan 016452M.
- Lot 1 on Title Plan 579687P.
- Lot 1 on Title Plan 066775.

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A review of the Certificate of Title indicates that the parcels are impacted by the following encumbrances:

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Title	Easements	Agreements, Covenants & Caveats
Land in Plan of Consolidation 109425	• A carriageway easement (A1) approximately 3.66 metres in width is present on the title that allows access to the dwelling located at 72 Autumn Street, Geelong West.	• The title is not impacted by any further encumbering easements, covenants, caveats or restrictions under section 173 of the Planning and Environment Act 1987.
Lot 1 on Title Plan 021581V	• No easements are present on title.	• The title is not impacted by any further encumbering easements, covenants, caveats or restrictions under section 173 of the Planning and Environment Act 1987.
Lot 1 on Title Plan 908797C	• No easements are present on title.	• The title is not impacted by any further encumbering easements, covenants, caveats or restrictions under section 173 of the Planning and Environment Act 1987.
Lot 2A & Lot 2B on Plan of Subdivision 426407T	• No easements are present on title.	• Lots 1, 2A and 2B on Plan of Subdivision PS42640T included Covenant PS426407T. The restriction prevents to construction of more than one dwelling, or further subdivision of each of the three affected lots. Kalus Kenny Intelex Lawyers have lodged a SPEAR application following planning approval to support the removal of the covenant from the title. Accordingly, the covenant will be removed from the title in the near future.

Common Property on Plan of Subdivision 426407T	• No easements are present on title.	• The title is not impacted by any further encumbering easements, covenants, caveats or restrictions under section 173 of the Planning and Environment Act 1987.
Lot 1 on Plan of Subdivision 426407T	• The following easements are present on the title: ◦ E-2 & E-7 in favour of Barwon Water are present on title for the purpose of sewerage and are 2 metres in width. ◦ E-4 & E-6 are present on title for the purpose of water supply, gas supply, electricity and data communication. ◦ E-3 in favour of Vol. 8746 Fol. 518 for the purposes of sewage and is approximately 3 metres in width. ◦ E-5, E-6, E-7, E-8 in favour of the City of Greater Geelong can be identified as 2m wide drainage easements.	• [Removed] – E-1 (sewerage) has been removed from the centre of the Site. • [Removed] - Lots 1, 2A and 2B on Plan of Subdivision PS42640T included Covenant PS426407T. The restriction prevents to construction of more than one dwelling, or further subdivision of each of the three affected lots. Kalus Kenny Intelex Lawyers have lodged a SPEAR application following planning approval to support the removal of the covenant from the title. Accordingly, the covenant will be removed from the title in the near future.
Lot 1 on Title Plan 016452M	• No easements are present on title.	• The title is not impacted by any further encumbering easements, covenants, caveats or restrictions under section 173 of the Planning and Environment Act 1987.
Lot 1 on Title Plan 579687P	• No easements are present on title.	• The title is not impacted by any further encumbering easements, covenants, caveats or restrictions under section 173 of the Planning and Environment Act 1987.
Lot 1 on Title Plan 066775	• No easements are present on title.	• The title is not impacted by any further encumbering easements, covenants, caveats or restrictions under section 173 of the Planning and Environment Act 1987.

Table 2 - Review of Titles

The Site is not impacted by any further encumbering easements, covenants, caveats or restrictions under Section 173 of the Planning and Environment Act 1987 or the Subdivision Act 1988.

As highlighted above, Lots 1, 2A and 2B on Plan of Subdivision PS426407T are currently burdened by Covenant PS426407T. The covenant restricts the development and subdivision potential of the affected lots by prohibiting the construction of more than one dwelling on each lot and preventing any further subdivision.

Following the granting of planning approval, Kalus Kenny Intelex Lawyers have lodged a SPEAR application to facilitate the removal of the covenant from the certificates of title. The removal process is currently underway and is expected to be

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completed in the near future. Once removed, the covenant restrictions will no longer apply to Lots 1, 2A and 2B, enabling the land to be developed in accordance with the Permit.

For the purposes of Section 48 of the Planning and Environment Act 1987, the registered proprietor for the entirety of the Site is *Hope and Autumn Pty Ltd*.

2.2 Site Details

The Site is located to the east of the Pakington Street commercial precinct, with frontages to both Autumn Street and Hope Streets. The Site is irregular in shape.

The Site area is approximately 4,245sqm in size, with a frontage of approximately 25m to Hope Street and 59.5m to Autumn Street. Both Hope and Autumn Streets are residential in character and feature a single lane of traffic in each direction and parallel parking and footpaths along both sides.

The Site is relatively flat, however includes a slight fall in gradient to the east of approximately 2.3%. The Site comprises of an amalgamation of a number of properties containing both residential dwellings and commercial buildings, specifically:

- *51 - 53 Hope Street contains a single storey commercial building characterised by a clay brick façade and flat aluminium roof and is located within the Waterloo Heritage Precinct.*
- *66 Autumn Street contains a single storey residential dwelling with a brick façade and open gable roof form sited in an east- west alignment.*
- *68 - 70 Autumn Street occupied by 2 separate residential dwellings sited in a tandem arrangement.*
- *72 Autumn Street contains a common property driveway servicing 68-70 Autumn Street.*
- *74 Autumn Street contains an undeveloped gravel car park.*
- *76 Autumn Street occupied by a single-storey heritage Edwardian style dwelling comprising a horizontal slat weatherboard facade located within the Waterloo Heritage Precinct.*

The buildings are generally 1-2 storeys in scale that reflects the surrounding character defined by the Waterloo Heritage Area. The Waterloo Heritage Area includes a mix of Victorian, Late Victorian, Edwardian and interwar Bungalow styled dwellings built between the 1850s and early 1940s.

The immediate neighbourhood is populated by a mixture of built forms, primarily detached interwar bungalows with hip or gabled-front-and-wing styles with front facing double-hung windows. Commercial development exists on the opposite side of Autumn St, which is notably contrasted to the residential character described above.

Refer to Figure 2 – Aerial Plan.

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Figure 1 - Aerial Plan (www.onemap.com.au)

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2.3 Site Context

The Site is located within the City of Greater Geelong and is situated 1.8 kilometres north-west of Central Geelong.

The Site is located directly adjacent to Pakington Street, the key commercial node for the west of Geelong that stretches from the Barwon River in the south, to Church Street in the north. Pakington Street features a variety of cafes, restaurants, shops and boutique retail stores and a plethora of entertainment and retail options, as well as other key services and amenities.

The Site is well serviced by public transport connections with the Gordon Avenue/Pakington Street bus stop located within 50 metres of the Site. The bus stop includes route 1 which provides direct connections to the Geelong railway

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station, Deakin University Waterfront Campus, South Geelong Railway Station as well as High Street, Belmont and the Deakin Waurn Ponds Campus. Further, the Site is well connected to the burgeoning cycling network in Geelong with bike lanes along Pakington Street providing a connection to the Barwon River Trail as well as connections to the central Geelong bicycle network.

In addition to the various commercial offering along Pakington Street, the Site is proximate to key essential infrastructure, including:

- West Park – located 150 metres to the west.
- Gordon Institute of TAFE – located 400 metres to the east.
- Ashby Primary School & Geelong Lutheran Collage – located within 450 metres of the Site.
- Geelong Railway Station – located 500 metres to the east.

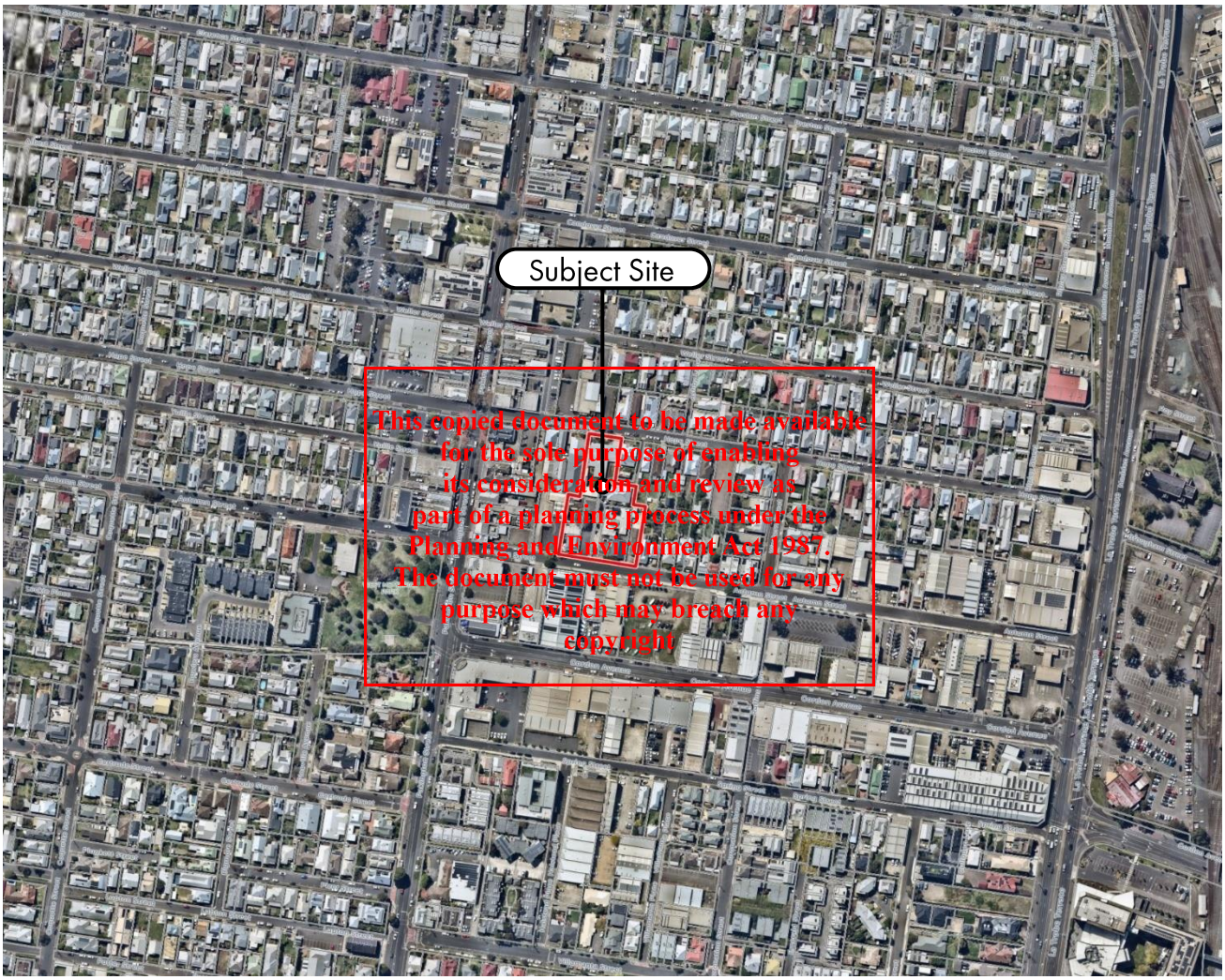

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Figure 2 - Figure 3 - Urban Context Map

The Site has the following interfaces:

- North – Hope Street – A local access residential road sited in an east-west alignment, providing a direct connection form La Trobe Terrace to Shannon Avenue. The road reserve is approximately 7.3 metres in width and allows for parking on one side of the road and two traffic lanes. On the opposite side of Hope Street, the built form character is defined by single and double storey dwellings of varied character, some of which have heritage features.
- South – Autumn Street – A local access residential road sited in an east-west alignment, providing a direct connection form La Trobe Terrace to McCurdy Road. The carriageway is approximately 8.9 metres in width and allows for parking on both sides of the road, and traffic in each direction. On the opposite side of Autumn Street, land is within the Commercial 2 Zone and the built form is characterised by commercial-industrial buildings defined by high site coverage, red brick work and aluminium flat roofing. A large, vacant lot is utilised for private car parking.

- East – The Site interfaces with the following residential properties:
  - 47 Hope Street – this property contains a single storey brick dwelling that fronts Hope Street the property has secluded private open space and a separate garage located to its rear. This property is within the Commercial 1 Zone.
  - 45 Hope Street – this property contains a single storey weatherboard dwelling with secluded private open space to the rear. The portion which adjoins the subject Site appears to be vacant and utilised as informal car parking, separated from the SPOS area with a rear fence. The property is within the Neighbourhood Residential Zone, Schedule 3.
  - 64 Autumn Street –contains a single storey dwelling characterised by the cream horizontal weatherboard façade and aluminium hipped roof form. The dwelling is setback 3.5 metres from the Autumn Street frontage and includes a landscaped rear garden. This property is within the General Residential Zone, Schedule 4.
- West – The Site interfaces with the following C1Z properties:
  - 55-61 Hope Street – contains the Tuckers Funeral Reception and Chapel. The property contains various buildings and car parking to the rear with the chapel and reception centre. composing of residential dwellings that have been retrofitted for the purpose of catering for the funeral services which occur at 68-74 Hope Street, Geelong.
  - 2/82 Autumn Street – comprises a hard stand gravel car park and associated small-scale service sheds.

Refer Figure 4 – Context Plan

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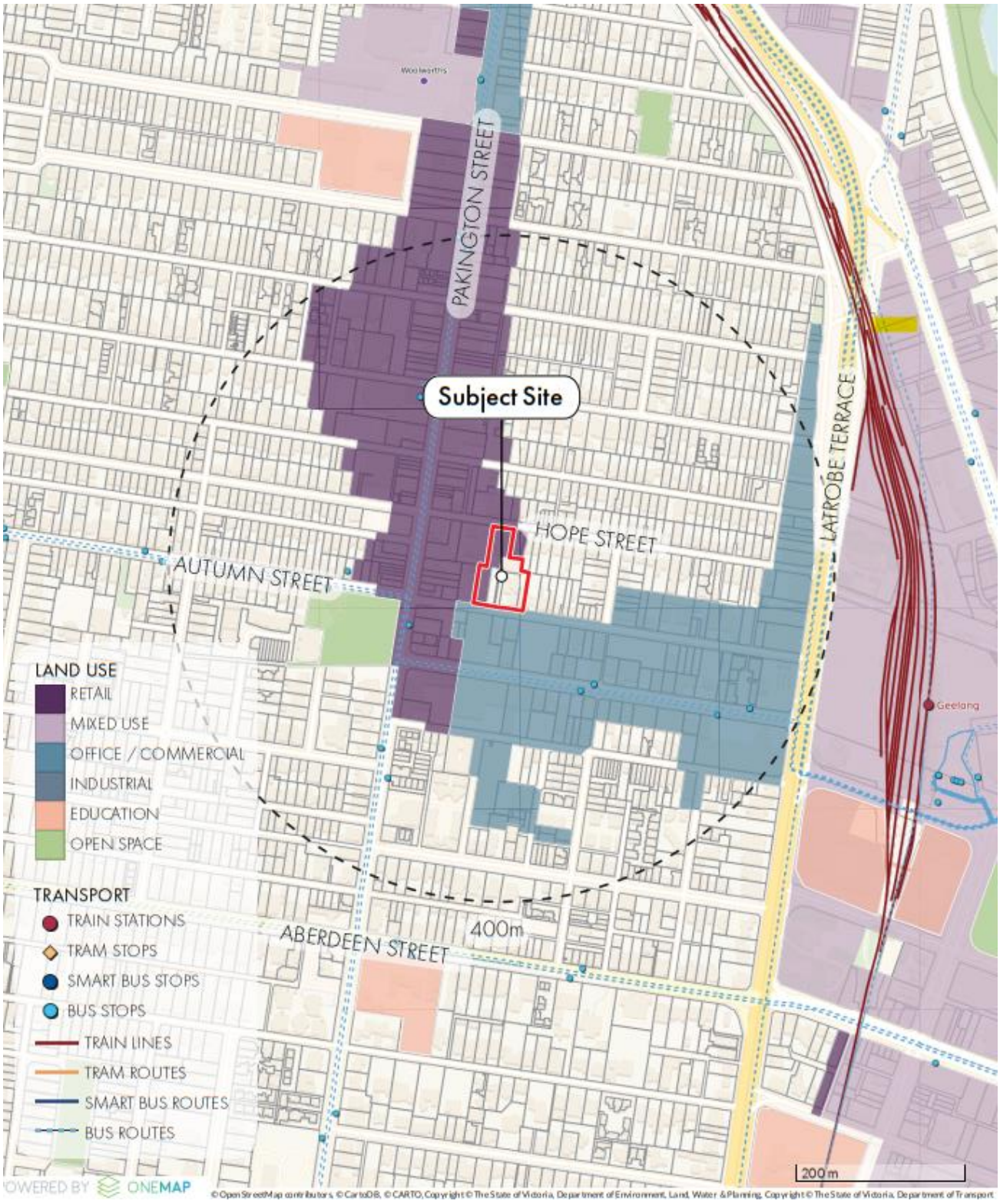

Figure 3 - Context Plan

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3 Proposal

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3.1 Overview

This section of the report should be read in conjunction with the Architectural Plans prepared by Austin Maynard Architects (AMA), dated September 2026. The plans illustrate a series of design amendments that have been carefully developed in response to evolving market demand, contemporary housing preferences, and project feasibility considerations. Importantly, the proposed modifications continue to uphold the high-quality residential design outcomes, built form objectives, and urban design principles envisaged by the approved permit.

The principal component of the amendment is an increase in the number of dwellings being provided, through the introduction of an additional fifth level to the Autumn Street building, changes to the building footprint and apartment typologies. The changes increase the building height from four to five storeys and facilitate the provision of 31 additional apartments. As a result, the overall number of dwellings will increase from 57 to 88. The additional housing supply will contribute to urban consolidation objectives by delivering housing within an established urban area while maintaining an appropriate built form response and limiting amenity impacts to surrounding properties.

The key changes to the architectural plans are summarised as follows:

- Inclusion of an additional storey to the Autumn Street building, increasing the building height from four to five storeys.
- Construction of an additional level to the eastern portion of the Hope Street building, resulting in a more consistent and cohesive building form with heights ranging from four storeys across a greater extent of the building.
- Provision of 31 additional dwellings, increasing the total number of apartments within the development from 57 to 88.
- Reconfiguration of the basement layout through the removal of the separate vehicle access point from Hope Street and consolidation of the basement into a single interconnected structure extending between Autumn Street and Hope Street.
- Provision of 7 additional car spaces within the basement, increasing from 82 to 89, and relocation of services from the basement to above ground fronting Hope Street.
- Increase overall building height from 14.8m to 17.6m, including lifting the basement to avoid the water table.
- Minor modifications to the building design, including changes to the façade articulation, fenestration, and overall architectural appearance to accommodate the revised built form while maintaining a high-quality design outcome.
- Associated amendments to building services, circulation, and internal layouts required to accommodate the increased building height and dwelling yield.

Overall, the proposed amendment seeks to optimise the development potential of the site through a modest increase in built form and dwelling numbers, while retaining the key design principles, residential amenity outcomes, and architectural quality established under the approved permit.

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3.2 Amendments to the Permit

The application formally seeks to amend the permit preamble to remove the reduction of carparking.

At the time the original planning permit was approved, Clause 52.06-5 specified the following car parking rates for dwellings:

- One car parking space for each one or two-bedroom dwelling; and
- Two car parking spaces for each dwelling containing three or more bedrooms.

In addition, visitor parking was required at a rate of one space for every five dwellings in developments containing five or more dwellings.

Based on the original provision of 82 car parking spaces, the development exceeded the resident parking requirement by two spaces but generated a shortfall of 11 visitor parking spaces. As a result, a planning permit was required under Clause 52.06-7 to reduce the statutory visitor parking requirement.

Since the permit was issued, the State Government has introduced car parking reforms that revised the applicable rates for land within Category 2 areas. Under the current provisions, a rate of one car parking space per dwelling applies, with no separate visitor parking requirement.

With 89 car parking spaces now proposed for approximately 88 dwellings, the development exceeds the statutory parking requirement. Consequently, the planning permit trigger for the reduction of car parking no longer applies and is required to be removed from the permit.

Planning Scheme Clause	Matter for which the permit has been granted
Clause 34.01	Construct a building or construct or carry out works
Clause 34.01	Construct a building or construct or carry out works
Clause 32.08	Construct two or more dwellings on a lot
Clause 43.01	Demolish or remove a building
Clause 43.01	Construct a building or construct or carry out works.
Clause 52.02	Under Section 23 of the Subdivision Act 1988 to remove a restriction
~~**Clause 52.06**~~	~~Reduce the number of car parking spaces~~

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3.3 Dwelling Typology

As part of the original planning submission, the proposal sought approval for a residential development comprising 57 dwellings across 24 distinct apartment typologies, providing a diverse range of housing options throughout the Site.

The amended proposal introduces additional building height and a reconfiguration of the internal layout, enabling the delivery of 31 additional dwellings. As a result, the overall residential yield will increase from 57 to 88 apartments, representing a substantial uplift in housing supply within the development.

The revised dwelling composition is as follows:

- 27 one-bedroom apartments (increase of 9 dwellings)
- 46 two-bedroom (increase of 21 dwellings)
- 11 three-bedroom, two-bathroom apartments (decrease of 10 dwellings)
- 4 studio apartments (increase of 4 dwellings)

While the amended design reduces the number of larger three-bedroom dwellings, this adjustment responds to contemporary housing demand and broadens the range of attainable housing options available to the market. The revised mix is expected to cater to a diverse demographic, including single-person households, young professionals, downsizers, couples, key workers and small families, thereby improving housing choice and affordability within Geelong West.

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Figure 4 - Hope Street Render (AMA, September)

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Figure 5 - Autumn Street Render (AMA, September)

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4 Planning Policy

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The Site is located within the City of Greater Geelong and is subject to the provisions and controls of the Greater Geelong Planning Scheme. This section details the relevant policies of the scheme.

4.1 Municipal Planning Strategy

The Municipal Planning Strategy (MPS) sets the basis for the local content in the planning scheme and builds on policy directions set out in the PPF. Strategic directions within the MPS are the high-level policy intentions for the municipality that provide the basis for matters that are implemented through more detailed policy. The MPS also incorporates strategic framework plans which provide a spatial representation of the key strategic directions for the municipality. The following clauses are relevant to this proposal are set out below.

Clause 02.01 – Context

Clause 02.01 acknowledges that the City of Greater Geelong is Victoria's largest regional municipality. Geelong functions as the primary service and employment hub for the G21 region. The municipality includes a range of unique attractors including diverse flora and fauna, the rural economy, heritage significance and significant transport infrastructure.

Clause 02.03 – Strategic Directions

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Strategic directions are the high-level policy intentions of the municipality that provide the basis for matters that are implemented through more detailed policy in planning schemes.

The following strategic directions are relevant to the Site and proposal:

- Clause 02.03-1 – Settlement – states that Geelong is expected to grow by an additional 152,000 people by 2036 based on an average growth rate of 2.5 per cent. This growth will create demand for over 73,400 additional dwellings which can be met under the City's identified planned growth. Council envisages that infill development will increasingly deliver housing for Geelong's growing population and should be encouraged in areas with access to infrastructure, goods and services.

  Of relevance to this proposal, the strategic directions outlined for settlement are to:

  - *Direct and contain growth within identified locations across the municipality.*
  - *Maintain the unique identity of Greater Geelong and its townships.*
  - *Locate and design urban areas to mitigate the potential impacts of climate change.*
- Clause 02.03-5 – Built environment and sustainability – seeks to balance growth in the municipality while maintaining its identity by identifying areas for varying levels of change and by balancing the need for conservation and renewal. It encourages sustainable and healthy development that will benefit and improve the community's quality of life. Clause 02.03-5 also acknowledges the pre- and post-contact heritage significance of the municipality.

  Of relevance to this proposal, the strategic directions outlined for built environment and sustainability are to:

  - *Ensure that development enhances Geelong's sense of place and identity.*
  - *Support the design and provision of healthy, walkable neighbourhoods.*
  - *Encourage environmentally sustainable design in all development.*
  - *Encourage all development to provide high quality urban design and landscaping.*
  - *Conserve and enhance individual heritage places and areas of pre- and post-contact heritage significance.*
- Clause 02.03-6 – Housing – highlights the importance of increasing the diversity of the City's housing stock to cater for the growing trend of smaller households, the need for affordable housing, ageing in place and low maintenance housing and a strong demand for housing in high amenity locations.

Of relevance to this proposal, the strategic directions outlined for housing are to:

- *Facilitate infill development to increase its housing supply contribution.*
- *Ensure housing diversity is achieved in established and growth area communities.*
- *Increase the level of affordable and social housing in Geelong.*

Clause 02.04 – Strategic Framework Plans

Clause 02.04 includes Greater Geelong's Strategic Framework Plans, including the housing and settlement framework plan, which identifies the Site as being within an 'Increased Housing Diversity Area' where increased dwelling density is preferred.

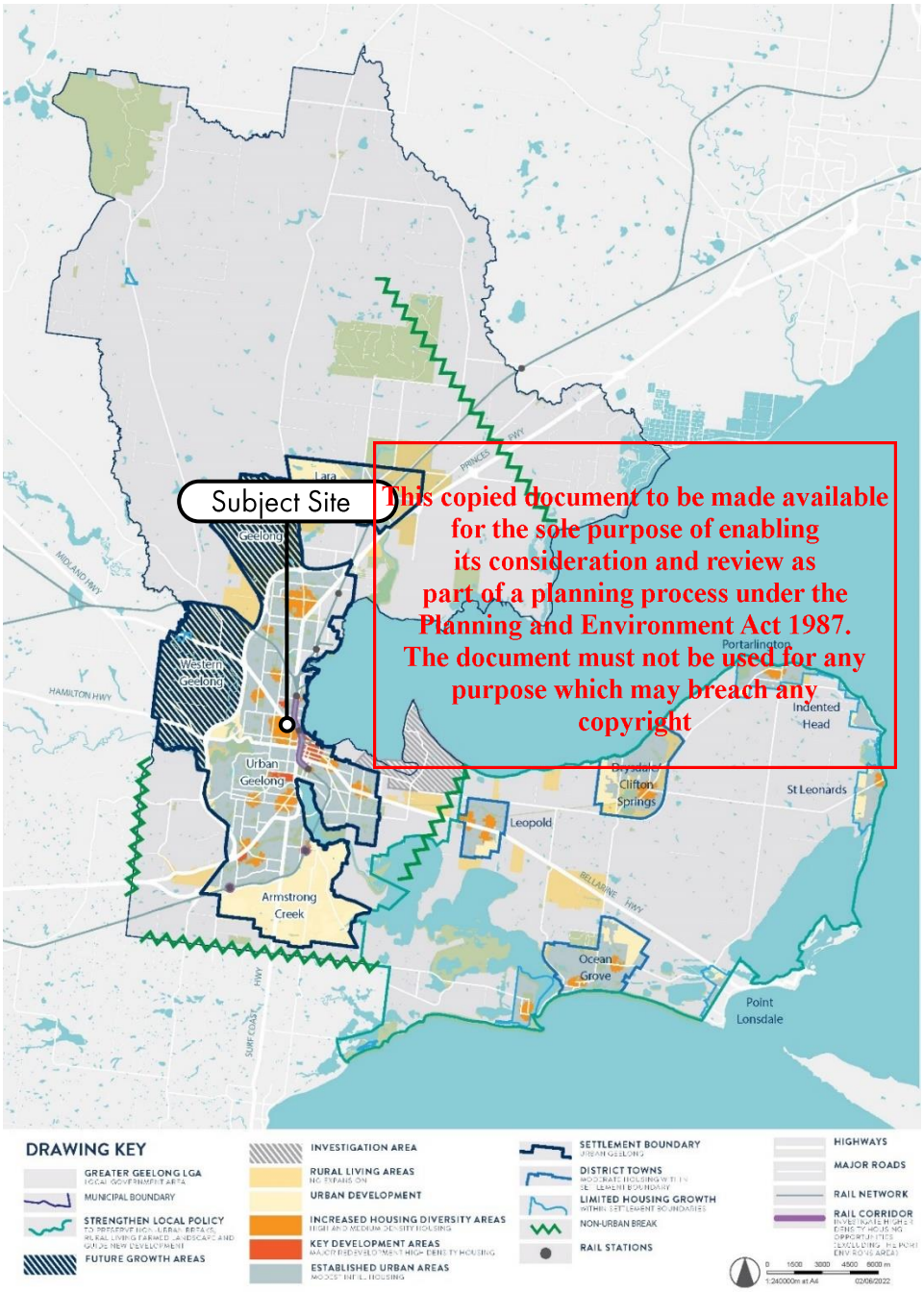

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Figure 6 - Housing and settlement framework plan

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4.2 Planning Policy Framework

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance to this proposal are set out below.

Clause 11 – Settlement

Clause 11 seeks to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. Specific sub-clauses relevant to the Site and proposal include:

- Clause 11.01-1S – Settlement – aims to focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga. It is policy to direct growth into existing settlements and capitalise on opportunities for urban renewal and infill redevelopment.
- Clause 11.01-1R – Settlement – Geelong G21 – seeks to support the role of Central Geelong as a major regional city and revitalise and strengthen its role as Victoria's second city. This is to be achieved (in part) by supporting growth with a focus on identified infill housing opportunity areas.
- Clause 11.01-1L-01 – Settlement – Greater Geelong – aims to direct the majority of future housing needs to urban Geelong (including urban infill).

Clause 15 – Built Environment and Heritage

Clause 15 states that planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods. Furthermore, planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Specific sub-clauses relevant to the Site and proposal include:

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- Clause 15.01-1S – Urban design – aims to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. It is policy to require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
- Clause 15.01-2S – Building design – seeks to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
- Clause 15.01-2L – Environmentally sustainable design – seeks to achieve best practice in environmentally sustainable development from the design stage through to construction and operation. For proposals comprising 10 or more dwellings, policy guidelines seek a Sustainability Management Plan (including an assessment using BESS, STORM, Green star, MUSIC or other methods) and a Green Travel Plan
- Clause 15.01-5S – Neighbourhood character – aims to recognise, support and protect neighbourhood character, cultural identity, and sense of place. It is policy to support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- Clause 15.01-5L – Neighbourhood character – seek to manage the impact of urban change on existing neighbourhoods and protect areas with a significant garden character.
- Clause 15.03-1L sets out the following local policies for land within the Heritage Overlay (selected for relevance):
    - Retain and conserve significant and contributory heritage places.
    - Discourage demolition of buildings or other elements that are significant or contributory to a heritage place unless it:
        - Will contribute to the long-term conservation of the fabric of the part of the building being retained.
        - Involves the removal of later unsympathetic modifications.
        - Will enhance the heritage significance of the place.
    - Design and site development, including external alterations of buildings, to make a positive contribution to the significance of the heritage place.
    - Design development in heritage areas to provide a contemporary interpretation that relates to the location, bulk, form and materials of existing or neighbouring significant heritage places

Clause 16 – Housing

Clause 16 states that planning should provide for housing diversity and ensure the efficient provision of supporting infrastructure. It should also ensure the long-term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space. Specific sub-clauses relevant to the Site and proposal include:

- Clause 16.01-1S – Housing supply – seeks to facilitate well-located, integrated and diverse housing that meets community needs.
- Clause 16.01-1R – Infill housing – Geelong G21 – seeks to facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns.
- Clause 16.01-2S – Housing affordability – aims to deliver more affordable housing closer to jobs, transport and services.

Clause 19 – Infrastructure

Clause 19 states that planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure. Planning should facilitate the efficient use of existing infrastructure and human services. Specific sub-clauses relevant to the Site and proposal include:

- Clause 19.01-2S – Renewable energy – seeks to support the provision and use of renewable energy in a manner that ensures appropriate siting and design considerations are met.
- Clause 19.03-3S – Integrated water management – seeks to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.
- Clause 19.03-3L – Integrated water management – seeks to encourage all development to incorporate Water Sensitive Urban Design principles and the planting of low water use vegetation, particularly indigenous vegetation.

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5 Planning Provisions

5.1 Zoning

Clause 32.08 General Residential Zone - Schedule 4 (GRZ4)

The General Residential Zone (GRZ) is intended to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport whilst ensuring development respects the neighbourhood character of the area. The GRZ applies to the properties at 66-74 Autumn Street, Geelong West. Specifically, the purpose of the GRZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Schedule 4 relates to 'Urban Increased Housing Diversity Areas' and varies ResCode requirements relating to street setbacks, site coverage and private open space. Schedule 4 also includes the following additional Decision Guideline:

- *The requirements of Clause 16.01-1L-02 in relation to the siting, height, scale materials and form of proposed buildings are decision guidelines for an application under Clause 32.08.*

Whilst technically not compliant to buildings of this scale, the following variations to Clause 55 are noted.

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Minimum street setback

For sites in a heritage overlay, GRZ4 seeks a minimum setback from the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. In all other areas, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 4 metres, whichever is the lesser.

The proposal complies with the setback requirements as noted below:

The adjoining dwellings at 47 & 51 Hope Street are setback approximately 5.6 metres on average and are subject to the provisions of the Heritage Overlay. The proposed development is setback approximately 5.1 metres from the Hope Street frontage.

The established dwelling at 64 Autumn Street is setback 3.5 metres from the frontage. The proposed development is setback 4.4 metres from the Autumn Street.

Private Open Space

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 20 square metres of secluded private open space with a minimum dimension of 3 metres; or
- An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or
- A balcony with at least the area and dimensions specified in Table B3-5; or
- An area on a roof of at least 10 square metres, with a dimension of 2 metres width.

Buildings and works

Pursuant to Clause 32.09-6, a permit is required to construct two or more dwellings on a lot.

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Garden area

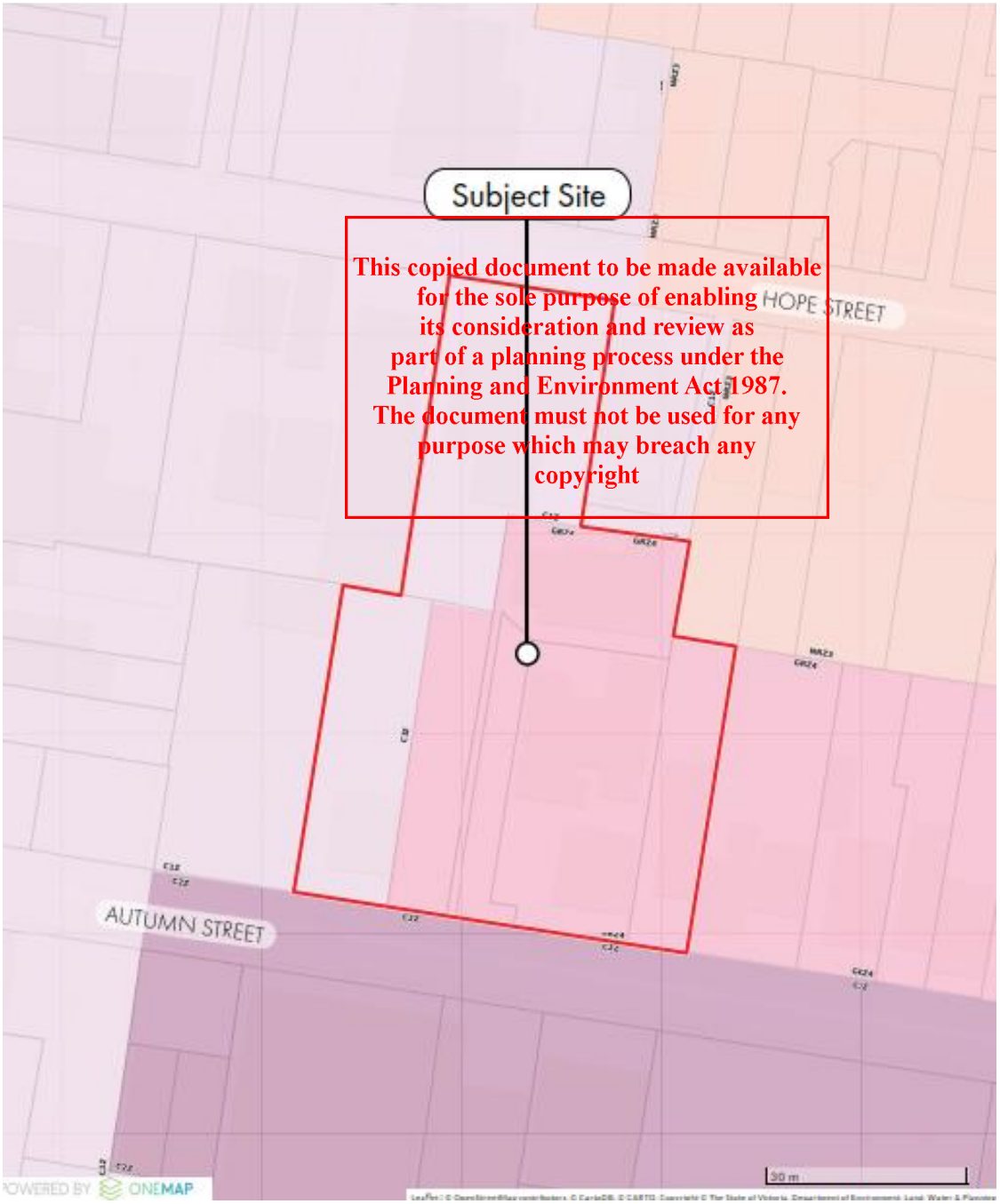
Pursuant to Clause 32.08-4, an application to construct or extend a dwelling or residential building on a lot above 650sqm in area must provide a minimum garden area of 35% of the total lot area.

Clause 34.01 Commercial 1 Zone - (C1Z)

The Commercial 1 Zone (C1Z) is intended to create a vibrant mixed use commercial centres for retail, office, business, entertainment and community uses. The C1Z is applied to the properties at 76 Autumn Street and 51-53 Hope Street, Geelong West. Specifically, the purpose of the C1Z is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

Pursuant to Clause 34.01-1, a permit is required for the use of the land as 'accommodation' (inc. dwelling). Pursuant to 34.01-4, a permit is required to construct a building or carry out works.



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5.2 Overlays

Clause 43.01 Heritage Overlay – Schedule 1962 (HO1962) 'Waterloo Heritage Area'

The parcel of land identified as 51-53 Hope Street is impacted by the Heritage Overlay – Schedule 1962 (HO1962) 'Waterloo Heritage Area'. The HO seeks to protect places of aesthetic, social or historical importance. The inclusion of properties in the Heritage Overlay helps to make sure that new development does not negatively impact on the heritage significance of the place or precinct. Specifically, the HO seeks to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Schedule 1962 relates to the 'Waterloo Heritage Area'. The Waterloo Heritage Precinct is significant as one of the earliest surviving suburban areas in Geelong West where some of the most intense building activity occurred from the 1850s. The area has further significance for its residential building activity from the second half of the 19th century until the Second World War. This is reflected in the notable concentration of modestly scaled, single storey, Victorian, Late Victorian, Edwardian and interwar Bungalow styled dwellings built between the 1850s and early 1940s.

The Victorian Heritage Database notes that the only buildings associated with non-residential uses that contribute to the significance of the precinct today are the former shop and dwelling at 11 Preston Street, Geelong West Kindergarten at 46-54 O'Connell Street, former corner store at 31 Hope Street and Tucker's Funerals building at 57 Hope Street. Therefore, the non-residential building at 51-53 Hope Street does not contribute to the heritage character of the Waterloo Precinct.

Pursuant to Clause 43.01-1, a permit is required to demolish or remove a building and construct a building or construct or carry out works.

The following key considerations will apply in accordance with the decision guidelines set out under the HO1962:

- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*

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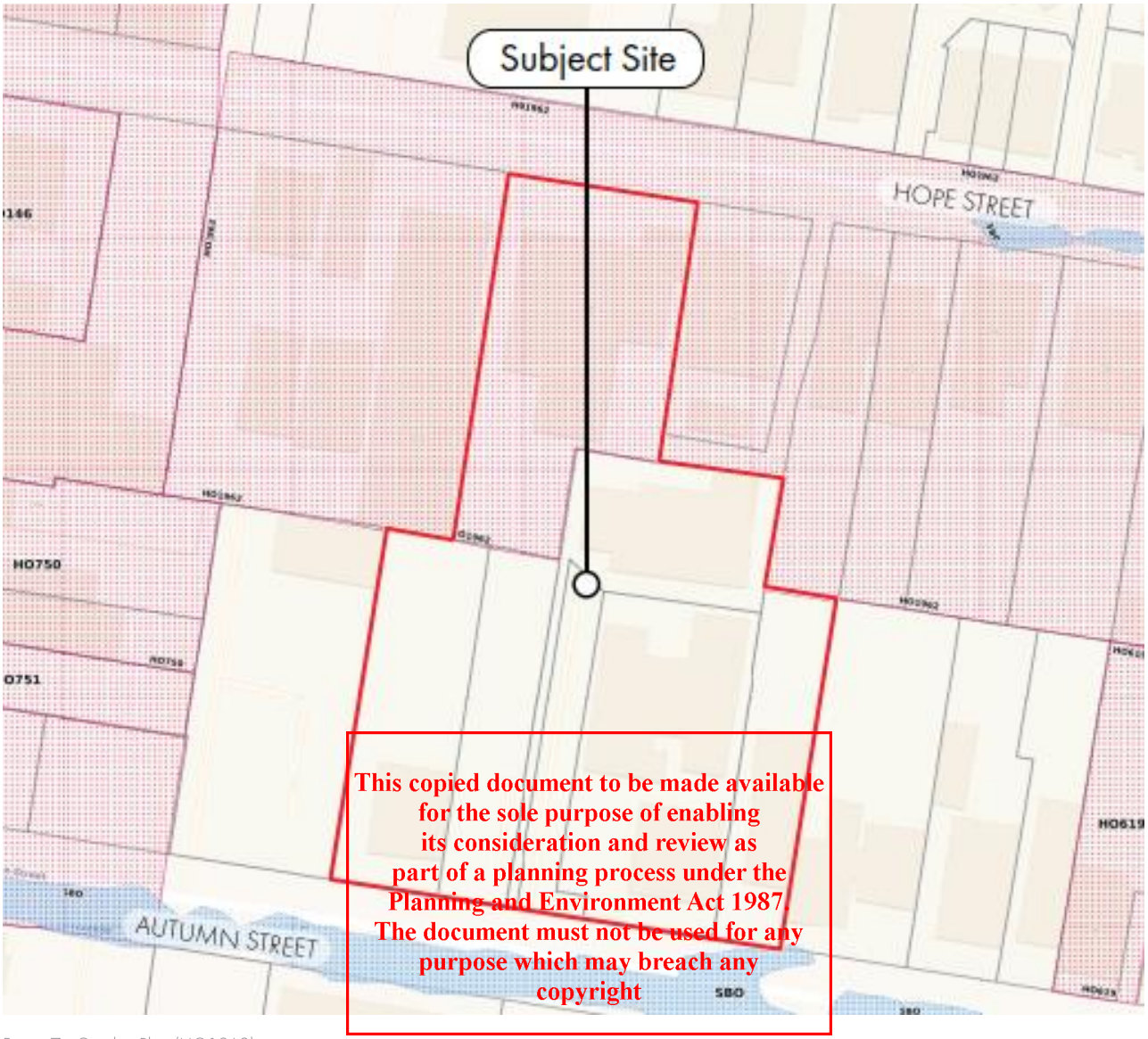

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Figure 7 - Overlay Plan (HO1962)

5.3 Particular Provisions

Particular provisions within the *Greater Geelong Planning Scheme* apply to certain kinds of use or activity on any land subject to the Planning Scheme. The below particular provisions are relevant to the proposed amendment.

Clause 52.06 – Car Parking

Clause 52.06 seeks to ensure an appropriate number of car parking spaces are provided to suit the nature of the land use and its location. It also provides design requirements for car parking provision. This clause applies to a new land use, an increase of an existing use.

As the land is located within Category 2, the use of a 'dwelling' generates one car parking space per dwelling. A total of 89 parking spaces are proposed for 88 dwellings, therefore there is no planning permit required for a reduction in parking. Visitor parking is no longer required to be provided pursuant to the recent reforms to Clause 52.06.

Clause 52.34 – Bicycle Facilities

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The purpose of Clause 52.34 is:

- *To encourage cycling as a mode of transport*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities*

Clause 52.34-3 outlines rates for bicycle parking that need to be provided for certain land uses, including dwellings. A permit may be granted to vary, reduce or waive any requirement of this Clause. One resident bicycle space is required for every five dwellings, and one visitor space for every ten dwellings, in development of four or more storeys. In this case, seventeen resident spaces are required and 8 visitor spaces. The proposal includes 18 resident spaces and 10 visitor spaces, accounting for 28 in total and therefore no reduction is required.

Clause 52.37 - Canopy Trees

The purpose of Clause 52.37 is:

- *To protect and enhance canopy tree cover to support greener and cooler residential areas.*
- *To maximise the retention of existing canopy tree cover where no development is proposed.*
- *To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.*
- *To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.*
- *To encourage canopy tree cover that is site and climate responsive and supports the local environment.*

A permit is required to remove, destroy or lop a canopy tree in the Mixed Use Zone, Township Zone, Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone, and Housing Choice and Transport Zone.

- A canopy tree means a tree that has:
  - a height of more than 5 metres above ground level; and
  - a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and
  - a canopy diameter of at least 4 metres;
- A boundary canopy tree means a canopy tree if any part of its trunk is within:
  - 6 metres of the narrowest street frontage of a lot; or
  - 4.5 metres of the rear boundary of a lot.
- A new canopy tree means a canopy tree proposed to be planted. It must be a species and type that will, at maturity, have:
  - an expected height of at least 6 metres above ground level; and
  - an expected canopy diameter of at least 4 metres.

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Canopy Tree Requirement

For sites with an area of more than 1000 square metres, and the existing total canopy cover within that site is more than 20 per cent of the site area, the canopy trees on the site should achieve a total canopy cover within the site that is equal to at least 20 per cent of the site area plus 50 per cent of the area of existing canopy cover that exceeds 20 per cent.

Noting Clause 52.37 is only applicable to the GRZ land, which equates to approximately 2,515 sqm of the Site, the proposal exceeds the minimum requirement and provides approximately 31% canopy cover.

Clause 53.03 – Residential Reticulated Gas Service Connection

The purpose of Clause 53.03 is to *prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.*

Pursuant to Clause 53.03-1, this clause applies to an application for a permit under any provisions for this scheme that is for or includes (inter alia);

- *Construction of a new dwelling (other than a caretaker's house) or a new apartment development.*

This Clause stipulates that a permit must not be granted for construction of a new apartment development that is to be connected to a reticulated gas service. An application for a permit to which this Clause applies must be accompanied by details of the proposed energy provision other than a connection to a reticulated gas service, as appropriate, to the satisfaction of the responsible authority.

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Clause 53.18 – Stormwater Management in Urban Areas

This Clause seeks to (inter-alia) ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits. The Clause contains stormwater management objectives that must be met by new development.

An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

There are 3 key elements to be met under Clause 53.18:

- *Stormwater management objectives and standards for subdivision.*
- *Stormwater management objectives and standards for buildings and works.*
- *Site management objectives and standards for site management prior to and during the construction period.*

Pursuant to Clause 53.18-3, an application to construct a building or construct or carry out works:

- *Must meet all of the objectives of Clauses 53.18-5 and 53.18-6.*

Clause 53.23 - Significant Residential Development with Affordable Housing

Clause 53.23 seeks to facilitate development that provides a significant level of housing and includes affordable housing. The purpose of Clause 53.23 is:

- *To facilitate residential development that includes affordable housing to meet existing and future needs.*
- *To facilitate the redevelopment and renewal of public housing stock to meet existing and future needs.*
- *To facilitate residential development carried out by the State of Victoria or jointly or in partnership with the private sector, including via innovative funding, investment and partnership approaches.*
- *To facilitate residential development with high quality urban design, architecture and landscape architecture.*
- *To provide opportunities for non-residential use and development in association with residential development.*

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Pursuant to Clause 53.23-1, this clause applies to an application under any provision of the planning scheme if the application includes the use or development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel) and satisfies the condition corresponding to a category in Table 1.

The proposal falls under Category 1 of Table 1 which specifies the following Condition:

> *The estimated cost of the development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel) as specified in the quantity surveyor report required under clause 53.23-3 must be at least:*
>
> - *$50 million if any part of the land is in metropolitan Melbourne; or*
> - *$15 million if the land is not in metropolitan Melbourne.*
>
> *At least 10% of the total number of dwellings in the development must be affordable housing, or alternatively this condition may be met via an alternative mechanism for the provision of affordable housing specified in the agreement under section 173 of the Act referred to in clause 53.23-4.*
>
> *Must have written advice from the Chief Executive Officer, Invest Victoria confirming the likely financial feasibility of the proposal.*

Clause 57 (Mid-rise Code) and Clause 58 (Apartment Developments)

The provisions of Clause 57 apply to applications within the following zones:

- 32.04-7, Mixed Use Zone,
- 32.05-8, Township Zone (on land within the urban growth boundary in metropolitan Melbourne),
- 32.07-6, Residential Growth Zone,
- 32.10-5, Housing Choice and Transport Zone.

The provisions of Clause 58 apply to an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, if the apartment development is seven storeys or

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more, excluding a basement, and is in the General Residential Zone, Residential Growth Zone, Housing Choice and Transport Zone, Mixed Use Zone or Township Zone.

Both Clauses contains objectives and standards relating to site layout, amenity impacts, detailed design and internal amenity (inter-alia) that must be considered as part of a development application.

The proposal is less than seven storeys and is located across the General Residential Zone and Commercial 1 Zones meaning neither Clause technically applies. Notwithstanding, an assessment of Clause 57 and 58 has been provided at Appendix A.

5.4 Strategic Planning Considerations

G21 Regional Growth Plan

The G21 Regional Growth Plan (the 'Growth Plan') is intended to manage growth and land use pressures to 2050 in the G21 region (comprising the local government areas of Greater Geelong, Surf Coast Shire, Golden Plains Shire, Colac Otway Shire and Borough of Queenscliffe). It pulls together the strategic land use and growth planning already completed across the region and builds on this to identify where future residential and employment growth will occur and the critical infrastructure required to support it.

The Growth Plan sets out the following vision for the region:

> *'The Geelong region is Australia's most desirable destination for living, visiting, working and investing; it is renowned for its vibrant cohesive community, exceptional physical environment and vigorous economy'*

The Growth Plan plans for a future population of 500,000 and beyond and identifies targeted areas to cater for additional population growth to 500,000 and longer-term growth areas if the region's growth becomes more rapid. The Site is identified within urban Geelong which is designated for infill housing opportunities.

To support this vision, the Growth Plan outlines various strategic directions and policies, the following of which are relevant to the Site and proposal:

- *Establish 40% of new dwellings through urban infill at average densities of 20 dwellings per hectare in urban Geelong, regional activity centres and areas with good access to services and public transport by 2031.*
- *Promote and facilitate urban renewal and major infill sites in identified centres and precincts.*

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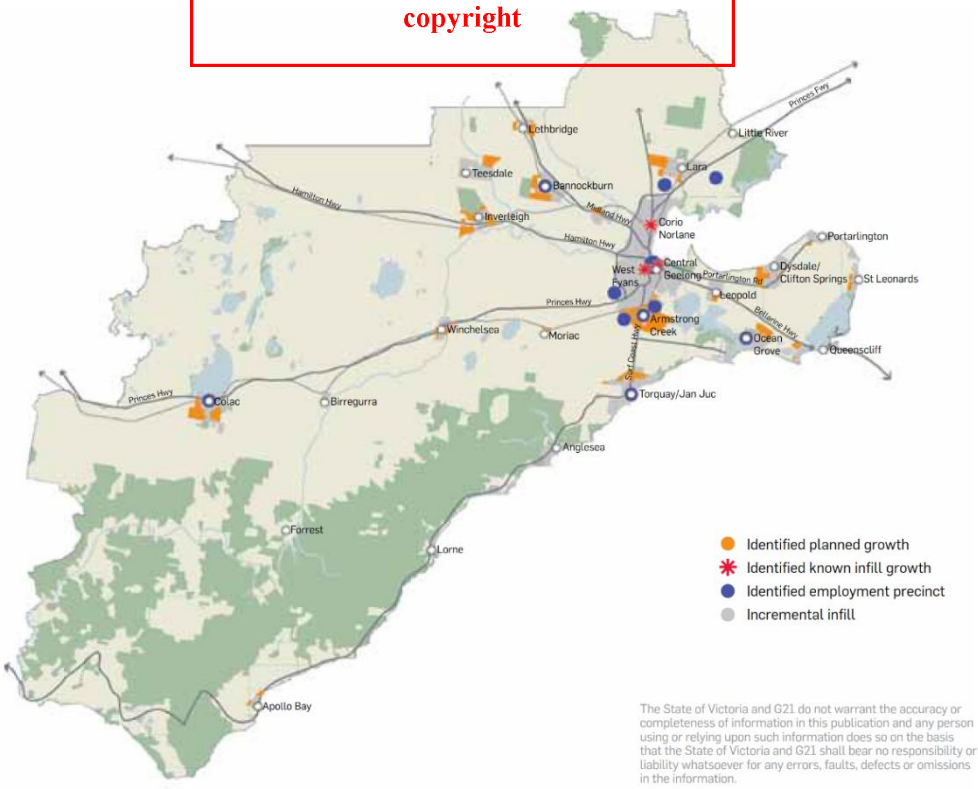

Figure 8 - Identified Planned Growth - G21 Regional Growth Plan

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City of Greater Geelong Settlement Strategy

The City of Greater Geelong Settlement Strategy (the 'Settlement Strategy') provides a planning framework to guide decision making and investment around settlement planning and housing provision in Greater Geelong to 2036.

The Settlement Strategy provides an overview of population and housing trends, issues and community aspirations and recommendations to support housing for a growing population while safeguarding Geelong's lifestyle and environmental values.

The following key principles and directions are considered relevant in the assessment of the proposal:

- *Provide clear strategic direction on the spatial distribution of residential growth in Greater Geelong.*
- *Direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).*
- *Ensure housing diversity is achieved in existing and growth area communities.*
- *Continue to implement and build upon the Housing Diversity Strategy to increase housing diversity in existing communities.*
- *Increase the role of urban consolidation as part of Geelong's overall housing supply.*
- *Facilitate infill development to increase its housing supply contribution to 50 per cent, by 2047.*
- *Support the population target of 10,000 people by 2026 in Central Geelong through increased residential development.*
- *Manage the impact of increased housing densities on neighbourhoods.*

The Settlement Strategy is guided by the Greater Geelong Housing Framework Plan, which identifies the Site as being within an established urban area for which modest infill housing is identified. Within the strategy, Council forecasts a growing demand for infill development as land values rise, travel times from broad-hectare developments lengthen and greater investment is directed towards increased amenity, services and infrastructure within established urban areas. Furthermore, a housing analysis undertaken as part of the *G21 Regional Growth Plan* has identified that there is capacity within established urban areas for an additional 80,000 dwellings.

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For reference, the Settlement Strategy defines density categories in Table 6 which is replicated below. Within the meaning of the Settlement Strategy, the proposal therefore comprises 'high density' development by virtue of the proposed lot sizes and attached built form.

HOUSING AND DENSITY			
High density	Individual dwelling density is less than 150 sqm. Commonly walk-up flats and apartments	Low density suburban	Greater than 750 sqm considered large lots, but still within suburban and township areas
Medium density	Individual dwelling density is between 150 to 250 sqm. Commonly attached one or two story units	Rural residential	Includes all dwellings located on land that is zoned low density residential (ldrz) or rural living (rlz)
Compact suburban dwellings	Individual dwellings 250 sqm to 400 sqm. Considered small suburban lots, but with detached dwellings	Rural residential	Includes all dwellings located on land that is zoned rural conservation (rcz)
Suburban dwellings	Suburban dwellings 400 sqm to 750 sqm	Farm	Includes all dwellings located on land that is zoned farm (fz)

City of Greater Geelong Housing Diversity Strategy (2007)

The Housing Diversity Strategy (2007) was prepared by the City of Greater Geelong to guide the future development of medium density housing in the City's established residential areas.

The Housing Diversity Strategy aims to:

- Provide for the development of a range of housing types and densities in the City of Greater Geelong, to meet the City's existing and future housing needs.
- Provide certainty to the existing and future community with regards to where different housing types and densities will be generally supported or discouraged by Council; and

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- Provide for the development of a sustainable overall urban structure in the City of Greater Geelong.

The strategy recognises a range of housing types that generally fall into the following categories:

- Conventional housing - single detached dwellings on lots generally ranging between 500 and 1,000 square metres (sqm). The development of an area for conventional housing generally results in a gross residential density of 10 – 15 dwellings per hectare
- Medium density housing - the provision of 2 or more detached or attached dwellings, townhouses or apartments on a site below four stories. The development of an area for medium density housing generally results in a gross residential density of 20 – 40 dwellings per hectare.
- Higher density housing - attached townhouses or apartments, usually more than 3 stores in height. The development of an area for high density housing generally results in a gross residential density of more than 40 dwellings per hectare.

The strategy highlights the growing population of Greater Geelong and the need to accommodate this growth. The City's aging population is highlighted as a key group that need to be accommodated now and in the future.

There is an emphasis on reducing urban sprawl by encouraging development in existing urban areas, particularly areas that are well serviced by infrastructure and facilities.

The Strategy identifies the Site as being within an 'Incremental Change Area' which are residential areas where the majority of new development will be in keeping with Geelong's traditional suburban character. Incremental Change Areas are identified for primarily conventional density housing, with preferred housing development including:

- Extensions to existing houses
- New single dwellings
- Dual occupancy developments
- Low scale medium density developments that are responsive to the existing or preferred character of the area.

It is noted that the Housing Diversity Strategy predates the preparation of the Settlement Strategy, which is more supportive of urban infill development outcomes.

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Pakington Street & Gordon Avenue Urban Design Frameworks

Planning Scheme Amendment C433 has been formally adopted by Council in June 2026, following extensive community consultation and a Panel process. The Amendment seeks to implement the preferred built form outcomes specifies in the Urban Design Frameworks through a Design and Development Overlay.

It is a long-term vision document that presents mechanisms to direct investment and renewal by establishing objectives, guidelines and actions which facilitate land use, built form and public realm outcomes. The UDF seeks to strengthen the land use pattern to provide consistent and appropriate zoning in order to deliver new housing and commercial opportunities within the precinct.

The site is location at the intersection of two Precincts, the Heritage Core Precinct and Gordon Avenue Precinct. The Heritage Core Precinct generally seeks building heights of 1-2 storeys fronting Pakington Street, whilst the Gordon Avenue Precinct envisages the following preferred built form outcomes opposite the subject site:

- 22m building height
- 3m street setback
- 8m tall podium
- 3m setback above podium

A response to each precinct has been provided at Section 6.4 of the Planning Assessment.

Victoria's Housing Statement 2024-2025

Victoria's Housing Statement – *The Decade Ahead 2024–2034* – sets an ambitious target to deliver 800,000 new homes over the next decade. The Statement focuses on five key areas:

1. Boosting housing supply through streamlined planning processes and rezoning in activity centres.
2. Faster approvals via new "deemed-to-comply" standards and reduced permit requirements for certain dwellings.
3. Increasing housing choice in established suburbs, including medium-density housing and second dwellings.
4. Expanding social and affordable housing, supported by partnerships with the Commonwealth and private sector.

5. Long-term planning through the forthcoming *Plan for Victoria* and municipal housing targets.

In regional cities and rural areas, the targets will also help deliver more new homes in cities and towns to boost key worker and affordable housing. The City of Greater Geelong is proposed to accommodate 139,800 new homes by 2051. It is estimated that 40,000 homes will be in the Northern and Western Geelong Growth Areas, while infill development will focus on central Geelong, Pakington Street North, the former Saleyards Precinct in North Geelong, and South Geelong.

Plan for Victoria, 2025

Plan for Victoria sets the long-term strategic vision and framework for housing, employment growth, liveability, and sustainability across Victoria until 2050. It is supported by five pillars:

- Self-determination and caring for Country – underpinning and informing all other pillars.
- Housing for all Victorians – delivering sufficient affordable homes for all Victorians.
- Accessible jobs and services – making sure Victorians have good access to facilities and good jobs.
- Great places, suburbs and towns – creating thriving places that are attractive, safe and welcoming for everyone.
- Sustainable environments – preserving the natural values of Victoria and addressing climate change.

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6 Planning Assessment

The following chapter outlines the key planning considerations of the proposal in response to relevant policy and the provisions of the Greater Geelong Planning Scheme.

6.1 Does the proposed amendment comply with the requirements of Clause 53.23?

In accordance with the purpose of Clause 53.23 (Significant Residential Development with Affordable Housing), the proposal will facilitate residential development that includes an affordable housing contribution to meet existing and future needs. Additionally, the high-quality urban design, architectural and landscape design response accords with the purpose of Clause 52.23.

For developments to be eligible for Category 1, the estimated cost of development must exceed $15 million for land outside metropolitan Melbourne. This requirement has been met and validated by a quantity surveyors report as part of the original application. Confirmation of eligibility was provided in DTP's eligibility letter dated 2 December 2024. The estimated development cost of the amended development is $41 million which continues to meet the minimum threshold.

Pursuant to Condition 17 of the Permit, the provision of affordable housing will be addressed via a Section 173 agreement. The proposal therefore satisfies the eligibility criteria of Clause 53.23.

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6.2 Is the proposal consistent with the Municipal Planning Strategy and Planning Policy Framework?

The proposal remains entirely consistent with the state-wide Planning Policy Framework (PPF) and Municipal Planning Strategy (MPS) by accommodating infill development in urban Geelong that is responsive to established and emerging neighbourhood character, is of design excellence, exceeds ESD standards and contributes to housing affordability.

The following key policy responses are relevant to the assessment of this application:

- The amended development proposal continues to respond to the strategic direction and vision of the Planning Policy Framework (PPF) by accommodating high-quality infill development in urban Geelong that is responsive to both established and emerging neighbourhood character. Consistent with the original application, the amendment retains the fundamental design principles, architectural character and built form outcomes that underpin the approved development. The proposal consolidates several parcels of underutilised land to deliver a high-quality residential development that will provide a net community benefit to Geelong West. Importantly, the amendment introduces an additional storey and more than 31 additional dwellings, increasing housing supply in a strategically located area while maintaining the integrity and intent of the original design. The development will continue to contribute to investment and housing growth in a highly sought-after area of Geelong, reinforcing its role as a major regional centre.
- The amended proposal will further contribute to housing diversity and affordability by increasing the overall housing yield and providing a broader range of apartment sizes and typologies. The additional dwellings diversify the predominantly detached housing stock that characterises the surrounding area. The amendment remains consistent with the objectives of the original application, with the increased density achieved through a carefully integrated additional storey that does not compromise the overall design quality.
- The proposed development will continue to facilitate the delivery of dwellings that cater to the diverse needs and budgets of the broader community while promoting safe and functional urban design. The amendment maintains the core design language of the original application, ensuring the development remains attractive, safe and accessible, with a density that supports social interaction and community cohesion. The additional dwellings broaden housing choice for downsizers, young professionals and families, while preserving the amenity outcomes envisaged by the original design.
- The amended proposal retains the high-quality architectural design that was central to the original application and will continue to set a benchmark for development in Geelong West. While accommodating an additional storey

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and more than 31 new dwellings, the amendment maintains the integrity of the original architectural response, preserving its unique sense of place, substantial communal open space, and contribution to the evolving character of the area. The design continues to interpret the contemporary architectural language emerging within the locality and provides a respectful response to the established neighbourhood character of Geelong West.

- Through its continued emphasis on built form articulation, high-quality material selection and integrated landscaping, the amended proposal delivers an attractive and cohesive design outcome. The additional storey has been carefully incorporated into the overall built form to maintain the architectural integrity and visual coherence of the original design. AMA's design response continues to successfully address the key technical and operational considerations of the development, including traffic, waste management and sustainability, while increasing housing capacity and achieving more efficient use of a strategically located urban site.

6.3 Is the proposal consistent with the purpose and provisions of the General Residential Zone – Schedule 4?

The proposal is highly consistent with the intent and provisions of the General Residential Zone- Schedule 4. This is achieved by providing a built form outcome that is scaled to respect the single and double storey surrounding residential character. The proposal responds appropriately to the unique commercial interface of Pakington Street.

Garden Area

The garden area requirements under the GRZ4 are satisfied for the proposal. The proposal includes 1249sqm set aside as garden area which equates to approximately 48.% of the total lot area which is within the GRZ4. This exceeds the requirement of 35% sought under the GRZ4.

Building Height

The proposed maximum building height exceeds the previously approved building height of 14.8m by 2.8 metres, reaching a total building height of 17.6 metres.

Both the approved development and the proposed amendment are above the permissible building height of 11 metres pursuant to the GRZ. As such, the proposal seeks permission from the Responsible Authority to vary the maximum building height pursuant to Clause 53.23-2 (Planning Scheme Requirements).

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- In considering variations to the mandatory provisions of the Zone, Clause 53.23 specifies to following Decision Guidelines:
- *The purpose of the clause.*
- *The views of the Office of the Victorian Government Architect.*

The proposal responds to these considerations in the following manner:

- The proposal will facilitate a residential development that includes affordable housing to meet existing and future needs.
- The proposal will facilitate a residential development with high quality urban design, architecture and landscape architecture.
- The preproposal maintains the architectural quality reflected in the previous approval, which was supported in preliminary comments from the OVGA, who provided ahigh level of support for the proposal.

In response to the Decision Guidelines of GRZ4, we note:

- As outlined above, the proposal is not only aligned with the objectives of the PPF and MPS but actively assists in the delivery of key policies and strategies.
- The proposal complies with Standard B5-2 in relation to overshadowing impacts on existing rooftop solar energy systems on dwellings on adjoining or nearby allotments.
- The proposal has appropriate consideration to the objectives, standards and decision guidelines of Clause 57 and 58 with a high level of compliance with Objectives and Strategies. See Appendix A for a complete assessment.

Therefore, the proposal is entirely consistent with the purpose and provisions of the GRZ4.

6.4 How is the proposal consistent with the Pakington Street & Gordon Ave Urban Design Framework

The Pakington Street & Gordon Ave Urban Design Framework (UDF) is intended to guide future development within the precinct, providing specific objectives, requirements and guidelines relating to sustainable design, land uses, built form, access and landscaping, amongst other considerations. Specifically, the major elements of the UDF include:

- Land use
- Built form
- Access & Movement
- Landscaping and Public Realm
- Sustainability
- Delivery and Staging

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The UDF recognises the existing distinct character of 3 areas which are referred to as 'precincts'. The boundaries generally reflect transitions in character, land use and built form, informing potential to enhance their character. The approach is to enhance these distinct areas, to maximise what they each have to offer and improve their connection to each other and key attractors such as Central Geelong. The 3 precincts include Gordon Avenue, Heritage Core and Pakington North.

A portion of the Site is located within the Heritage Core Precinct which has influenced the design of the development to ensure the design reflects heritage values of Hope Street, while creating a people-friendly street that encourages diversity and builds social cohesion. The portion of the Site within the GRZ4 falls outside of the UDF area, however is located on the periphery of the Gordon West and Gordon Central Precinct which has also contributed to the design response. The proposal has been designed to be consistent with the objectives and guidelines of the Pakington Street & Gordon Ave Urban Design Framework as listed below:

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Response to Heritage Core Precinct

- The proposed increase in building height has been primarily located above the Autumn Street building, away from the Hope Street heritage streetscape. The overall design continues to present a high-quality and considered built form outcome that appropriately responds to its heritage and streetscape context. The additional height has been carefully integrated into the design to ensure the integrity of the original architectural vision is maintained and that the building continues to sit comfortably within the evolving urban fabric.
- The Heritage Core Precinct is characterised by predominantly one and two-storey shopfront development along both sides of Pakington Street, reflecting its significant heritage character and the objectives of HO1634. While the precinct generally anticipates lower-scale built form outcomes, the amended proposal maintains a respectful and sympathetic response to the heritage context. Importantly, the amendment remains consistent with the original application, retaining the architectural principles, materiality and design approach that formed the basis of the approved heritage response, while accommodating additional housing through a modest increase in height.
- The use of articulated built form elements and gabled roof forms continues to provide a clear reference to the domestic scale and traditional vernacular of the local area. These design features effectively break down the perceived bulk and scale of the building, ensuring that the additional storey does not detract from the architectural qualities of the original proposal or result in unreasonable heritage impacts.
- Importantly, the site does not form part of the primary Pakington Street heritage streetscape and occupies a transitional location between the Heritage Core Precinct and the Gordon Avenue Precinct, where a greater degree of built form intensity and scale is anticipated. The amended design maintains a consistent architectural approach that appropriately balances the differing character expectations of these two precincts. In doing so, the proposal successfully accommodates increased housing supply while preserving the design integrity, heritage sensitivity and urban design outcomes established by the original application.
- The deletion of the basement entry from Hope Street improves the developments relationship with the heritage streetscape.

Response to Gordon Ave Precinct

- The Autumn Street building is located just outside of this precinct and so the future character of the area as outlined in the UDF is a valid consideration. The development provides a stepped-down design at the eastern (residential) interface to the stories in height, reaching a maximum height of 17.6 metres. The proposed height will provide a

comfortable transition from the 6 storey preferred heights on the opposite side of Autumn Street and the two storey preferred heights along Pakington Street.

- Furthermore, the building and landscape design aims to deliver a high-quality pedestrian experience that maximises opportunities to activate the Site's key interfaces. The landscaping proposed along Hope Street and Autumn Street create an interesting and attractive human scale environment that prioritises pedestrian movement.
- Preferred design outcomes have been maintained for all the street interfaces and direct residential interfaces in the Gordon Avenue precinct. As per the interface response of the UDF, Autumn Street is recognised as a residential street that requires a street setback of 3 metres. The proposed development has been designed with careful consideration of existing setbacks and provided a minimum setback of 3.5m to match its residential neighbour.
- The proposed layout replicates the fine grain character that is so valued in heritage main streets such as Pakington Street. Hope and Autum Streets are residential in character and scale, and dwellings fronting the streets are appropriately provided a clearly residential presentation. The proposal strikes the right balance between providing increased density and responding to the specific context which is characterised by the intersection of commercial, heritage and residential components.

6.5 Do the changes to the proposal reduce the amenity of adjoining and nearby properties?

This section of the report should be read in conjunction with the shadow diagrams prepared by AMA Architects, included at pages 501-505 of the architectural plan set.

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 be free from overshadowing generated by the development between 9.00am and 2.00pm on the September equinox.

When compared to the original plans, the additional height results in the following changes to shadow length to the abovementioned properties:

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No. Property	Approved Shadow (max)	Amended Shadow (max)	Difference
52 Hope Street	38sqm shadow cast at 4pm	58sqm cast at 4pm	+20sqm
54 Autumn Street	156sqm shadow cast at 4pm	179sqm cast at 4pm	+23sqm

Table 3 - Shadow Calculations

The analysis confirms that the additional height sought under this application does not significantly alter the extent or duration of shadows experienced by surrounding properties. The additional shadow cast to 54 Autumn Street, maintains compliance with the relevant Standard of Clause 57 (Standard E4-1), despite not being technically applicable. No. 52 Hope Street will experience some addition overshadowing of its rear secluded private open space at 3 and 4pm as a result of the amended built form, however this property is located within the C1Z, and therefore full compliance with this shadowing Standard applicable to residential zones is not appropriate. As such, the proposal maintains reasonable solar access to neighbouring private open space and habitable room windows and will not give rise to unacceptable amenity impacts in terms of overshadowing.

6.6 Does the proposal provide an acceptable outcome with respect to access, waste management, traffic, and car parking?

The accompanying Traffic Engineering Assessment and Waste Management Plan prepared by Traffix confirms the proposal provides an acceptable outcome with respect to access, waste management, traffic and car parking.

Informed by the analysis provided in the Transport Impact Assessment and Waste Management Plan, the following is noted:

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Access & Car Parking

- The increase of 31 dwellings does not alter the conclusions of the accompanying Traffic Engineering Assessment and Waste Management Plan prepared by Traffix. The assessment confirms that the surrounding road network has sufficient capacity to accommodate the increase in vehicle movements generated by the additional dwellings, without resulting in unacceptable impacts on the safety or operation of the transport network.
- The proposed car parking provision has been designed having regard to the increased dwelling yield and remains appropriate for the scale and intensity of the development. The car parking layout continues to comply with the design requirements of Clause 52.06 and the relevant Australian Standards, ensuring adequate parking dimensions, aisle widths, vehicle manoeuvrability and safe circulation throughout the development.
- The basement has been reconfigured to include access from Autumn Street only. This street is considered capable of accommodating the modest increase in traffic demand associated with the the proposed changes. Swept path analysis demonstrates that vehicles can continue to safely access and exit the site, including basement parking areas, while the proposed intersection and access treatments maintain satisfactory operational performance.
- The additional dwellings are expected to generate only a marginal increase in daily traffic volumes, which can be readily absorbed by the existing and surrounding road network. The Transport Impact Assessment confirms that the forecast traffic generation will not adversely affect road capacity, intersection performance or traffic safety, and that vehicles entering and exiting the site via the slip lane will continue to operate efficiently.
- There is no reduction in car parking being sought as part of the Amendment, with the proposal including 89 car parks, 1 space above the 88 required under Clause 52.06.
- Accordingly, the proposed increase in dwelling numbers and associated car parking provision is considered to achieve an acceptable planning and traffic engineering outcome, with no material adverse impacts on the surrounding transport network, parking demand or waste management operations.

Waste

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- 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.
- 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.
- The preparation of the Waste Management Plan has been undertaken with due consideration of the Sustainability Victoria Better Practice Guide for Waste Management and relevant City of Greater Geelong requirements.

6.7 Does the proposal respond to the purpose and provisions of the Heritage Overlay – Schedule 1962?

The parcel of land identified as 51-53 Hope Street is impacted by the Heritage Overlay – Schedule 1962 (HO1962) 'Waterloo Heritage Area'. The HO seeks to protect places of aesthetic, social or historical importance. The inclusion of properties in the Heritage Overlay helps to make sure that new development does not negatively impact on the heritage significance of the place or precinct.

The Waterloo Heritage Precinct is significant as one of the earliest surviving suburban areas in Geelong West where some of the most intense building activity occurred from the 1850s. The area has further significance for its residential building activity from the second half of the 19th century until the Second World War. This is reflected in the notable concentration of modestly scaled, single storey, Victorian, Late Victorian, Edwardian and interwar Bungalow styled dwellings built between the 1850s and early 1940s.

The Victorian Heritage Database notes that the only buildings associated with non-residential uses that contribute to the significance of the precinct today include Tucker's Funerals building at 57 Hope Street.

The amended proposal reflects the approved architectural language which responds appropriately to the Hope Street Heritage streetscape.

The gable roofs, generous side setbacks and landscaping continue to ensure the proposal sits comfortably within its heritage context whilst providing housing at increased densities as sort throughout state and local policy in this location.

The inclusion of additional built form within the Hope Street frontage has been necessary in order to provide essential services for the proposed development, this addition has been treated architecturally through careful placement and material consideration. The structure sits in place of the previously approved basement access via Hope Street, AND on balance the deletion of the basement entrance and inclusion of and architecturally treated services structure maintains an appropriate response to this streetscape.

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7 Conclusion

The proposed amendment to the approved design presents the opportunity to provide an additional 31 homes within a development which has been approved and recognised for its high level of compliance with Planning Policy, owing to its high quality architectural design.

The changes have been introduced to respond to changing market conditions, as well as detailed design considerations which have arisen as the approved development progressed toward construction. The proposal maintains the level of architectural quality which gained initial support from the OVGA and DTP and no longer requires planning permission for a reduction in parking. The initial key feature of the proposal such as the extensive landscaping, generous community spaces and high performance against ESD standards continue to be reflected in the amended design.

Since the previous approval, Planning Scheme Amendment C433 has progressed through and Panel process and been adopted by Council, providing a clear vision for the area which will include buildings in the order of six storey directly opposite the subject site. The proposed increase in building height will therefore sit comfortably within its future context.

The proposed amendments are aligned with the provisions of Clause 53.23 (Significant Residential Development with Affordable Housing) of the Greater Geelong Planning Scheme and will contribute to housing affordability and diversity,

For the reasons detailed in this report, we would commend the proposal to DFP and respectfully request that a planning permit is issued.

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Appendices

Appendix A Clause 58 Assessment

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Appendix A Clause 58 Assessment

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Clause 58 Better Apartment Design Standards

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1.1 Purpose

- To implement the Municipal Planning Strategy and Planning Policy Framework.
- To encourage apartment development that provides reasonable standards of amenity for existing and new residents.
- To encourage apartment development that is responsive to the site and the surrounding area

1.2 Requirements

A development:

- Must meet all of the objectives of this clause.
- Should meet all of the standards of this clause.

If a zone or a schedule to a zone, or a schedule to an overlay specifies a requirement different from a requirement of a standard set out in Clause 58 (excluding Clause 58.04-1), the requirement in Clause 58 applies.

For Clause 58.04-1 (Building setback):

- If a zone or a schedule to a zone specifies a building setback requirement different from a requirement set out in Clause 58.04-1, the building setback requirement in the zone or a schedule to the zone applies.
- If the land is included in an overlay and a schedule to the overlay specifies a building setback requirement different from the requirement set out Clause 58.04-1 or a requirement set out in the zone or a schedule to the zone, the requirement for building setback in the overlay applies.

1.3 Definition

An Apartment is defined in Clause 73.01 as:

- A dwelling located above the ceiling level or below the floor level of another dwelling and is part of a building containing two or more dwellings.

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Clause 58.02 – Neighbourhood Character and Infrastructure

Clause 58.02-1 – Urban Context Objectives

Objectives	To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area. To ensure that development responds to the features of the site and the surrounding area.
	Achieved
Standard D1	The design response must be appropriate to the urban context and the site. The proposed design must respect the existing or preferred urban context and respond to the features of the site.
	Complies with the standard

Clause 58.02-1 – Urban Context Objectives Assessment

Refer to the accompanying **Planning Report** prepared by Tract and **Architectural Package** prepared by Austin Maynard Architecture (AMA) for further details.

The proposal responds to the Site's urban context and its strategic setting within Geelong West. It responds to the existing physical surroundings and preferred future character in terms of built form, urban character, and activation while also ensuring a development intensity commensurate with Geelong West.

A full assessment of the Site's design response to the factors outlined above is provided in the accompanying reports.

On this basis, the proposal meets Standard D1 without variation.

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Clause 58.02-2 – Residential Policy Objectives

Objectives	To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support higher density residential development where development can take advantage of public and community infrastructure and services.
	Achieved
Standard D2	An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.
	Complies with the standard

Clause 58.02-2 – Residential Policy Objectives Assessment

Refer to the accompanying **Planning Report** prepared by Tract for further details. Specifically, Sections 5 and 6 of the report contains a more detailed assessment of the proposal against the Municipal Planning Strategy (MPF), Planning Policy Framework (PPF).

The Site is well positioned to take full advantage of existing public and community infrastructure and services by virtue of its location within Geelong West.

The proposal is consistent with relevant policy for housing as set out in the PPF and relevant strategic documentation, and responds to localised housing policy objectives set out under the City of Greater Geelong Settlement Strategy as follows:

- The proposal incorporates a diverse residential offering across the Site which will respond to the needs of a variety of household structures. The proposal will contribute to meeting the infill housing target of 50 per cent by 2047 across in the broader municipality while also providing well-located and integrated housing that is directly proximate to jobs, services and public transport.
- The residential apartments will cater to retirees and provide a unique downsizing option in a highly connected, well-serviced activity centre which responds to integrated housing policy objectives set out in Clause 16.01-1L-01.
- The proposal will assist in achieving broader municipal targets for infill development to meet 50% of housing supply contributions to 2047.

On this basis, the proposal complies with Standard D2 without variation.

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Clause 58.02-3 – Dwelling Diversity Objectives

Objectives	To encourage a range of dwelling sizes and types in developments of ten or more dwellings.
	Achieved
Standard D3	Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.
	Complies with the standard

Clause 58.02-3 – Dwelling Diversity Objectives Assessment

The proposal achieves dwelling diversity objectives by providing a range of dwelling sizes and types, including a range of typologies to suit a range of household requirements. Specifically, the proposal will provide a total of 88 dwellings as follows:

- 27 one-bedroom apartments
- 46 two-bedroom apartments
- 11 three-bedroom, two-bathroom apartments
- 4 studio apartments

Internally, the proposed apartments are designed to provide a high level of internal amenity for future residents and feature a generous provision of private open space, terraces and substantial, functional internal living areas. A range of sizes and configurations are proposed to respond to varying lifestyle requirements.

On this basis, the proposal meets Standard D3 without variation.

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Clause 58.02-4 – Infrastructure Objectives

Objectives	To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.
	Achieved
Standard D4	Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. Connection to a reticulated gas service is optional. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.
	Complies with the standard

Clause 58.02-4 – Infrastructure Objectives Assessment

The proposed development will be located within Geelong West which is an established urban area and well-connected to existing utilities, services and infrastructure. The proposal will not unreasonably overload the capacity of existing utility services and infrastructure, including reticulated services and roads. Easements within the Site have recently been reconfigured in consultation with City of Greater Geelong and Barwon Water, ensuring that appropriate service provision is maintained.

As outlined in the accompanying **Transport Impact Assessment** prepared by Traffix, the Site Is located within an area with well-established existing road and public transport infrastructure.

To this end, the proposal meets Standard D4 without variation.

Clause 58.02-5 – Integration with the Street Objectives

Objectives	To integrate the layout of development with the street. To support development that activates street frontage.
	Achieved
Standard D5	Development should be oriented to front existing and proposed streets. Along street frontage, development should: • Incorporate pedestrian entries, windows, balconies or other active spaces. • Limit blank walls. • Limit high front fencing, unless consistent with the existing urban context. • Provide low and visually permeable front fences, where proposed. • Conceal car parking and internal waste collection areas from the street. Development next to existing public open space should be designed to complement the open space and facilitate passive surveillance.
	Complies with the standard

Clause 58.02-5 – Integration with the Street Objectives Assessment

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, whilst providing adequate vehicular access which is provided from a consolidated location at Autumn Street.

The proposed amendment includes a new structure containing a substation fronting Hope Street. This element has been carefully integrated into the overall architectural design of the development to minimise its visual presence and ensure it does not detract from the public realm. Through the use of architectural screening, complementary materials, and a design treatment that is consistent with the building façade, the substation is intended to read as an integrated component of the development rather than a standalone piece of utility infrastructure. As a result, the substation will not present as a visually dominant element when viewed from Hope Street.

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.

On this basis, the proposal complies with Standard D5.

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Clause 58.03 – Site Layout

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Clause 58.03-1 – Energy Efficiency Objectives

Objectives

To achieve and protect energy efficient dwellings and buildings.
To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.
To ensure dwellings achieve adequate thermal efficiency.

Achieved

Standard D6

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.

Living areas and private open space should be located on the north side of the development, if practicable.
Developments should be designed so that solar access to north-facing windows is optimised.
A dwelling located in a climate zone identified in Table D1 should not exceed the specified maximum NatHERS annual cooling load specified in the following table

NatHERS Climate Zone	NatHERS Maximum Cooling Load (MJ/M^2 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

Table B4 Cooling Load
Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy

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Complies with the standard

Clause 58.03-1 – Energy Efficiency Objectives Assessment

GIW are currently preparing the updated ESD assessment report to support the application. It is anticipated that 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 D6 without variation.

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Clause 58.03-2 – Communal Open Space Objective

Objectives	To provide communal open space that meets the recreation and amenity needs of residents. To ensure that communal open space is accessible, practical, attractive, easily maintained. To ensure that communal open space is integrated with the layout of the development and enhances resident amenity.
	Achieved

Standard D7	A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.
	If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space.
	Each area of communal open space should be:
	• Accessible to all residents.
	• A useable size, shape and dimension.
	• Capable of efficient management
	• Located to:
	  ◦ Provide passive surveillance opportunities, where appropriate.
	  ◦ Provide outlook for as many dwellings as practicable.
	  ◦ Avoid overlooking into habitable rooms and private open space of new dwellings.
	  ◦ Minimise noise impacts to new and existing dwellings.
	Any area of communal outdoor open space should be landscaped and include canopy cover and trees
	•

	Complies with the standard

Clause 58.03-2 – Communal Open Space Objective Assessment

The proposal includes 88 dwellings and therefore requires the provision of 250sqm communal open space in order to meet his Standard, 30sqm of which is to be provided outside. The amend 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.

Therefore, the proposal complies with Standard D7 without variation.

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Clause 58.03-3 – Solar Access to Communal Outdoor Open Space Objective

Objectives	To allow solar access into communal outdoor open space.
	Achieved
Standard D8	The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.
	Complies with the standard

Clause 58.03-3 – Solar Access to Communal Outdoor Open Space Objective Assessment

As demonstrated in the accompanying shadow study at TP5303, over 50% of the 4502sqm communal outdoor open space will receive sunlight between 10am and 1pm on the 21st of June (3 hours) which meets the requirements of Standard D8.

Clause 58.03-4 – Safety Objective

Objectives	To ensure the layout of development provides for the safety and security of residents and property.
	Achieved
Standard D9	Entrances to dwellings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.
	Complies with the standard

Clause 58.03-4 – Safety Objective Assessment

The combination of windows and balconies provide an excellent degree of passive surveillance.

The landscape concept has been prepared and avoids outcomes which would create unsafe spaces along street interfaces or the common property accessway.

Lighting design for the broader development can appropriately be dealt with via a condition on the planning permit to ensure safety and security outcomes are met.

Corridor and breezeway spaces at each residential level provide good sight lines and all dwelling entrances are visible from at least one other dwelling entrance.

On this basis, the proposal complies with Standard D9 without variation

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Clause 58.03-5 – Landscaping Objectives

Objectives

To provide landscaping that supports the existing or preferred urban context of the area and reduces the visual impact of buildings on the streetscape.
To preserve existing canopy cover and support the provision of new canopy cover.
To ensure landscaping is climate responsive, supports biodiversity, wellbeing and amenity and reduces urban heat.

Achieved

Standard D10

Development should retain existing trees and canopy cover.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.
Development should:

- Provide the canopy cover and deep soil areas specified in Table D2. Existing trees can be used to meet the canopy cover requirements of Table D2.
- Provide canopy cover through canopy trees that are:
  - Located in an area of deep soil specified in Table D3. Where deep soil cannot be provided trees should be provided in planters specified in Table D3.
  - Consistent with the canopy diameter and height at maturity specified in Table D4.
  - Located in communal outdoor open space or common areas or street frontages.
- Comprise smaller trees, shrubs and ground cover, including flowering native species.
- Include landscaping, such as climbing plants or smaller plants in planters, in the street frontage and in outdoor areas, including communal outdoor open space.
- Shade outdoor areas exposed to summer sun through landscaping or shade structures and use paving and surface materials that lower surface temperatures and reduce heat absorption.
- Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.
- Protect any predominant landscape features of the area.
- Take into account the soil type and drainage patterns of the site.
- Provide a safe, attractive and functional environment for residents.
- Specify landscape themes, vegetation (location and species), irrigation systems, paving and lighting.

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Site Area	Canopy cover	Deep soil
1000 square meters or less	5% of site area Include at least 1 Type A tree	5% of site area or 12 square metres whichever is the greater
1001 – 1500 square meters	50 square metres plus 20% of site area above1,000 square metres Include at least 1 Type B tree	7.5% of site area
1501 – 2500 square meters	150 square metres plus 20% of site area above1,500 square metres Include at least 2 Type B trees or 1 Type C tree	10% of site area
2500 square	350 square metres plus 20% of site area above 2,500 square metres	15% of site area

meters or more	Include at least 2 Type B trees or 1 Type C tree

Table D2 Canopy cover and deep soil requirements

Tree Type	Tree in deep soil Area in deep soil	Tree in planter Volume of planter soil	Depth of planter soil
A	12 square meters (min. plan dimension 2.5 metres)	12 cubic meters (min. plan dimension of 2.5 metres)	0.8 metre
B	49 square meters (min. plan dimension 4.5 metres)	28 cubic meters (min. plan dimension of 4.5 metres)	1 metre
C	121 square meters (min. plan dimension 6.5 metres)	64 cubic meters (min. plan dimension of 6.5 metres)	1.5 metre

Table D3 Soil requirements for trees

Note: Where multiple trees share the same section of soil the total required amount of soil can be reduced by 5% for every additional tree, up to a maximum reduction of 25%

Tree Type	Minimum canopy diameter at maturity	Minimum height at maturity
A	4 metres	6 metres
B	8 metres	8 metres
C	12 metres	12 metres

Table D4 Tree types

Complies with the Objective

Clause 58.03-5 – Landscaping Objectives Assessment

This application is accompanied by a Landscape report prepared by Plume which provides detail on the proposed landscaping including deep soil requirements and canopy tree provision.

The apartment site is 4213sqm in area, generating a requirement for 693sqm of canopy cover and 15% of the site area (636sqm) to be deep soil planting.

The proposal includes 772sqm of canopy cover, and approximately 574sqm of deep soil area within the apartment building, accounting for 13.5% requiring a variation to the Standard.

Refer to the accompanying **Landscape Concept Plans, prepared by Plume** for further details.

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Clause 58.03-6 – Access Objective

Objectives	To ensure that vehicle crossovers are designed and located to provide safe access for pedestrians, cyclists and other vehicles. To ensure the vehicle crossovers are designed and located to minimise visual impact.
	Achieved
Standard D11	Vehicle crossovers should be minimised. Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building. Pedestrian and cyclist access should be clearly delineated from vehicle access. The location of crossovers should maximise pedestrian safety and the retention of on-street car parking spaces and street trees. Developments must provide for access for service, emergency and delivery vehicles.
	Complies with the standard

Clause 58.03-6 – Access Objective Assessment

Refer to the accompanying **Traffic Report** prepared by Traffix for full detail.

The apartment building will be accessed via the 6.1m wide accessway to Autumn Street.

Vehicle access has been consolidated in one location off Autumn Street, protecting dwellings on Hope Street from any potential amenity impacts associated with vehicle movements and minimising the number of crossovers required.

The proposal complies with Standard D11 without variation.

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Clause 58.03-7 – Parking Location Objectives

Objectives	To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.
	Achieved
Standard D12	Car parking facilities should: • Be reasonably close and convenient to dwellings. • Be secure. • Be well ventilated if enclosed. Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.
	Complies with the standard

Clause 58.03-7 – Parking Location Objectives Assessment

Refer to the accompanying **Transport Impact Assessment**, prepared by Traffix further details.

The proposal incorporates a total of 88 apartment units which generates a requirement for 88 car parking spaces. Eighty-nine (89) car parking spaces have been provided which will comfortably meet the car parking demand generated and avoid the need for a reduction in parking.

The proposed car parking facilities confined to the basement and are accessed via Autumn Street. These spaces are clearly delineated and will be easily identifiable.

Car parking spaces are secure, well-ventilated and are conveniently accessed by dedicated lift facilities.

Therefore, the proposal complies with Standard D12 without variation.

Clause 58.03-8 – Integrated Water and Stormwater Management Objectives

Objectives	To encourage the use of alternative water sources such as rainwater, stormwater and recycled water. To facilitate stormwater collection, utilisation and infiltration within the development. To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.
	Achieved
Standard D13	Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. The stormwater management system should be: • 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) as amended. • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.
	Complies with the standard

Clause 58.03-8 – Integrated Water and Stormwater Management Objectives Assessment

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.

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 D13 without variation.

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Clause 58.04 – Amenity Impacts

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Clause 58.04-1 – Building Setback Objectives

Objectives	To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area. To allow adequate daylight into new dwellings. To limit views into habitable room windows and private open space of new and existing dwellings. To provide a reasonable outlook from new dwellings. To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.
	Achieved
Standard D14	The built form of the development must respect the existing or preferred urban context and respond to the features of the site. Buildings should be set back from side and rear boundaries, and other buildings within the site to: • Ensure adequate daylight into new habitable room windows. • Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views. • Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. • Ensure the dwellings are designed to meet the objectives of Clause 58.
	Complies with the standard

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Clause 58.04-1 – Building Setback Objectives Assessment

The proposal includes the following building setbacks at ground floor level:

- 54 Autumn Street (east) – 3 metres.
- 52 Hope Street (east) – 4.2 metres.
- 57 Hope Street (west) – 4.8 metres.

These setbacks ensure that the built form is appropriately separated from neighbouring properties and responds sensitively to the site's context. The proposed boundary clearances provide sufficient space to facilitate the penetration of natural daylight into habitable room windows, thereby supporting a high level of internal amenity for future occupants.

The amended setbacks result in only minor variations when compared to the approved plans and do not materially alter the building's relationship with adjoining properties or the surrounding streetscape. Specifically, the eastern setback to 54 Autumn Street has been reduced by 267mm to 3.0 metres, while still maintaining compliance with Clause 55 along this interface.

The eastern setback to 52 Hope Street has been reduced by 200mm to 4.2 metres. These changes are negligible in scale and maintain a generous separation distance that continues to support visual amenity, daylight access and an appropriate interface with adjoining development. The variations are minor in nature, are not expected to result in any unreasonable amenity impacts, and maintain consistency with the design objectives and built form outcomes envisaged under the approved development.

The setbacks also minimise opportunities for direct overlooking into adjoining habitable room windows and private open space areas. Through the physical separation created by the building siting, the development avoids an overreliance on screening measures to manage privacy impacts and instead achieves privacy outcomes through thoughtful design and layout.

On this basis, the proposal complies with Standard D14 without variation.

Clause 58.04-2 – Internal Views Objective

Objectives	To limit views into the private open space and habitable room windows of dwellings within a development.
	Achieved
Standard D15	Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.
	Complies with the standard

Clause 58.04-2 – Internal Views Objective Assessment

The proposal has been designed to ensure views into the into the private open space and habitable room windows from dwellings within the development are limited.

The proposed apartments have been sited and oriented to minimise direct views into the private open space and habitable rooms of other dwellings within the development. Specifically, this has ensured that all windows and balconies are designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below.

On this basis, the proposal complies with Standard D15 without variation.

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Clause 58.04-3 – Noise Impacts

Objectives	To contain noise sources in developments that may affect existing dwellings. To protect residents from external and internal noise sources.
	Achieved
Standard D16	Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings. The layout of new dwellings and buildings should minimise noise transmission within the site. Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings. New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources. Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels: • Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. • Not greater than 40dB(A) for living areas, assessed LAeq,16h 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 should be assessed in unfurnished rooms with a finished floor and the windows closed. **Note:** The noise influence area should be measured from the closest part of the building to the noise source.

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

Table D3 Noise Influence Area

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Complies with the standard

Clause 58.04-3 – Noise Impacts Assessment

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 D16 without variation.

Clause 58.04-4 – Wind Impacts Objective

Objectives

To ensure the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.

Achieved

Standard D17

Development of five or more storeys, excluding a basement should:

- not cause unsafe wind conditions specified in Table D6 in public land, publicly accessible areas on private land, private open space and communal open space; and
- achieve comfortable wind conditions specified in Table D6 in public land and publicly accessible areas on private land

within a distance of half the greatest length of the building, or half the total height of the building measured outwards on the horizontal plane from the ground floor building façade, whichever is greater. Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas, where trees and landscaping may be used to supplement fixed wind mitigation elements.

Wind mitigation elements, such as awnings and screens should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area.

Unsafe	Comfortable
Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: • 3 metres per second for sitting areas, • 4 metres per second for standing areas, • 5 metres per second for walking areas

Table D6 Wind Conditions

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Complies with the standard

Clause 58.04-4 – Wind Impacts Objective Assessment

The proposal will not result in unreasonable or adverse wind impacts to surrounding properties. Due to the modest scale and design of the development, it is not anticipated that the building will materially influence local wind patterns or create adverse wind conditions within adjoining sites or surrounding public spaces.

The amenity of neighbouring properties will therefore be maintained, and the proposal is considered to be acceptable from a wind impact perspective.

Clause 58.05 – On Site Amenity and Facilities

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Clause 58.05-1 – Accessibility Objective

Objectives

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

Achieved

Standard D18

At least 50 per cent of dwellings should 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 D7.

	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 that is clear of the circulation area 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 meters by 1.2 meters • Located in front of the shower and the toilet • Clear of the toilet, basin and the door swing The circulation area for the toilet and shower can overlap	A clear circulation area that is: • A minimum width of 1 meter • The full length of the bathroom and a minimum length of 2.7 meters • 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 to 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

Table D7 Bathroom Design

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Complies with the standard

Clause 58.05-1 – Accessibility Objective Assessment

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 D18 without variation. This equates to 95.5% of the total number of dwellings which demonstrates compliance with Standard D18.

On this basis, the proposal complies with Standard D18 without variation.

Clause 58.05-2 – Building Entry and Circulation Objectives

Objectives	To provide each dwelling and building with its own sense of identity. To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents. To ensure internal communal areas provide adequate access to daylight and natural ventilation.
	Achieved

Standard D19	Entries to dwellings and buildings should:
	• Be visible and easily identifiable.
	• Provide shelter, a sense of personal address and a transitional space around the entry.
	The layout and design of buildings should:
	• Clearly distinguish entrances to residential and non-residential areas.
	• Provide windows to building entrances and lift areas.
	• Provide visible, safe and attractive stairs from the entry level to encourage use by residents.
	• Provide common areas and corridors that:
	  ◦ Include at least one source of natural light and natural ventilation.
	  ◦ Avoid obstruction from building services.
	  ◦ Maintain clear sight lines.

	Complies with the standard

Clause 58.05-2 – Dwelling Entry Objectives Assessment

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 entrance. 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.

Therefore, the proposal complies with Standard D19 without variation.

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Clause 58.05-3 – Private Open Space Objective

Objectives

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

Achieved

Standard D20

A dwelling should have private open space consisting of at least one of the following:

- An area at ground level of at least 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
- A balcony with at least the area and dimensions specified in Table D8 and convenient access from a living room.
- An area on a podium or other similar base of at least 15 square metres, with a minimum dimension of 3 metres and convenient access from a living room.
- An area on a roof of 10 square metres, with a minimum dimension of 2 metres and convenient access from a living room.

If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.
If the finished floor level of a dwelling is 40 metres or more above ground level, the requirements of Table D8 do not apply if at least the area specified in Table D9 is provided as living area or bedroom area in addition to the minimum area specified in Table D11 or Table D12 in Standard D25.

Orientation of dwelling	Dwelling Type	Minimum Area	Minimum Dimension
North (between north 20 degrees west to north 30 degrees east)	All	8 square metres	1.7 metres
South (between south 30 degrees west to south 20 degrees east)	All	8 square metres	1.2 metres
Any other orientation	Studio or 1 bedroom dwelling	8 square metres	1.8 metres
	2 bedroom dwelling	8 square metres	2 metres
	3 or more bedroom dwelling	12 square metres	2.4 metres

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Table D8 Balcony Size

Dwelling Type	Additional area
Studio or 1 bedroom dwelling	8 square metres
2 bedroom dwelling	8 square metres
3 or more bedroom dwelling	12 square metres

Table D9 Additional living area or bedroom area

Complies with the standard

Clause 58.05-3 – Private Open Space Objective Assessment

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.

Therefore, the proposal meets Standard D20 without variation.

Clause 58.05-4 – Storage Objective

Objectives	To provide adequate storage facilities for each dwelling.
	Achieved
Standard D21	Each dwelling should have convenient access to usable and secure storage space. The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D10.

Dwelling Type	Total Minimum Storage Volume	Minimum Storage Volume within the Dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

Table D10 Storage

Complies with the standard

Clause 58.05-4 – Storage Objective Assessment

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

Each dwelling is provided with adequate storage facilities that are functional, secure, conveniently accessible, and exceeds the requirements set out under Standard D21. 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 D21 without variation.

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Clause 58.06 – Detailed Design

Clause 58.06-1 – Common Property Objectives

Objectives	To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.
	Achieved
Standard D22	Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.
	Complies with the standard

Clause 58.06-1 – Common Property Objectives Assessment

The development clearly delineates publicly accessible, communal and private areas. The common property provided is also capable of being efficiently and appropriately managed and is functional. These areas will be limited to the basement car park, circulation areas and the communal open space and will be managed by a body cooperate.

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Clause 58.06-2 – Site Services Objectives

Objectives	To ensure that site services are accessible, adequate, installed and maintained. To ensure that site services and facilities are visually integrated into the building design or landscape.
	Achieved
Standard D23	Development should provide adequate space (including easements where required) for site services to be installed and maintained efficiently and economically. Meters and utility services should be designed as an integrated component of the building or landscape. Mailboxes and other site facilities should be adequate in size, durable, water-protected, located for convenient access and integrated into the overall design of the development.
	Complies with the standard

Clause 58.06-2 – Site Services Objectives Assessment

The proposed building incorporates substation, building services and plant equipment that are sufficiently sized and located to allow for effective maintenance. As far as practicable, site services have been co-located to ensure an attractive streetscape presentation is achieved.

Sufficient services are provided within the development. Both southern and northern side buildings will include a dual chute system for residents at each building level.

Letter boxes are located within the entry of each building, easily located for convenient access by Australia Post.

On this basis, the proposal complies with Standard D23 without variation.

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Clause 58.06-3 – Waste and Recycling Objectives

Objectives	To ensure dwellings are designed to encourage waste recycling. To ensure that waste and recycling facilities are accessible, adequate and attractive. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.
	Achieved

Standard D24	Developments should include dedicated areas for:
	• Waste and recycling enclosures which are:
	  ◦ Adequate in size, durable, waterproof and blend in with the development.
	  ◦ Adequately ventilated.
	  ◦ Located and designed for convenient access by residents and made easily accessible to people with limited mobility.
	• Adequate facilities for bin washing. These areas should be adequately ventilated.
	• Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
	• Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
	• Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
	• Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.
	Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:
	• Be designed to meet the better practice design options specified in *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019).
	• Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

	Complies with the standard

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Clause 58.06-3 – Waste and Recycling Objectives Assessment

This application is accompanied by a Waste Management Plan which demonstrates compliance with Standard D23.

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.

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

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Clause 58.06-4 – External Walls and Materials Objectives

Objectives	To ensure external walls use materials appropriate to the existing urban context or preferred future development of the area. To ensure external walls endure and retain their attractiveness.
	Achieved
Standard D25	External walls should be finished with materials that: • Do not easily deteriorate or stain. • Weather well over time. • Are resilient to the wear and tear from their intended use. External wall design should facilitate safe and convenient access for maintenance
	Complies with the standard

Clause 58.06-4 – External Walls and Materials Objectives Assessment

Refer to the **Architectural Package** prepared by AMA for full details in relation to materiality. The building materials and architectural language of the original approval has been maintained in the amended design.

Inspiration for the materiality of buildings has been derived through understanding Geelong West's historical and current building references, blending the past and present through a mix of brickwork, metal, and concrete in light tones.

The material finishes are appropriate for the Site's context and will ensure the building weathers well over time. The robust material selection is appropriate for its intended use and will be resilient to wear and tear.

The external wall design will not impose any maintenance constraints to allow for appropriate upkeep.

Therefore, the proposal complies with Standard D25 without variation.

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Clause 58.07 – Internal Amenity

Clause 58.07-1 – Functional Layout Objective

Objectives

To ensure dwellings provide functional areas that meet the needs of residents.

Achieved

Standard D26

Bedrooms should:

- Meet the minimum internal room dimensions specified in Table D11.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Dwelling Type	Minimum Width	Minimum Depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Table D11 Bedroom Dimensions

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D12.

Dwelling Type	Minimum Width	Minimum Area
Studio and 1 bedroom dwelling	3.3 metres	10 square metres
2 or more bedroom dwelling	3.6 metres	12 square metres

Table D12 Living Area Dimensions

Complies with the standard

Clause 58.07-1 – Functional Layout Objective Assessment

The functional layout of each apartment living room and bedrooms will provide internal room dimensions in compliance with Standard D26, 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 D26 without variation.

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Clause 58.07-2 – Room Depth Objective

Objectives	To allow adequate daylight into single aspect habitable rooms.
	Achieved
Standard D27	Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height. The depth of a single aspect, open plan, habitable room may be increased to 9 metres 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 should be measured from the external surface of the habitable room window to the rear wall of the room.
	Complies with the standard

Clause 58.07-2 – Room Depth Objective Assessment

Refer to the **Clause 58** Assessment at page A401 of the **Architectural Plans** prepared by AMA and specifically, **Apartment typologies at 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 D27 without variation.

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Clause 58.07-3 – Windows Objective

Objectives	To allow adequate daylight into new habitable room windows.
	Achieved
Standard D28	Habitable rooms should have a window in an external wall of the building. A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be: • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window.
	Complies with the standard

Clause 58.07-3 – Windows Objective Assessment

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

On this basis, the proposal complies with Standard D28 without variation.

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Clause 58.07-4 – Natural Ventilation Objectives

Objectives	To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.
	Achieved
Standard D29	The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate. At least 40 per cent of dwellings should provide effective cross ventilation that has: • 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 area. The breeze path is measured between the ventilation openings on different orientations of the dwelling.
	Complies with the standard

Clause 58.07-4 – Natural Ventilation Objectives Assessment

Refer to the **Architectural Plans** prepared by AMA and specifically **Apartment typologies at 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 D29 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 D29.

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