

**1.1 4-6 STOCKDALE AVENUE, CLAYTON
CONSTRUCTION OF A THREE STOREY RESIDENTIAL BUILDING TO BE USED AS A
ROOMING HOUSE (STUDENT ACCOMMODATION)
(TPA/51467)**

EXECUTIVE SUMMARY:

This application proposes the development of the land for a three storey building to be used for a rooming house (student accommodation).

The application was subject to public notification. Two (2) objections to the proposal have been received.

Key issues to be considered relate to building scale, the use for student accommodation, the adequacy of communal open space and car parking provision, vehicle access, internal amenity, external amenity impacts and impacts to existing trees.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant state and local planning policy framework, Clause 55 and issues raised by objectors.

The reason for presenting this report to Council is the proposed development cost of \$5 Million.

The proposed development is considered appropriate having regard to the relevant provisions of the Monash Planning Scheme. It is recommended that Council resolve to issue a Notice of Decision to Grant a Planning Permit, subject to conditions.

RESPONSIBLE DIRECTOR:	Peter Panagakos
RESPONSIBLE MANAGER:	Natasha Swan
RESPONSIBLE PLANNER:	Jeanny Lui
WARD:	Oakleigh
PROPERTY ADDRESS:	4-6 Stockdale Avenue, Clayton
EXISTING LAND USE:	4 Stockdale Avenue- three double storey dwellings 6 Stockdale Avenue- one single storey dwelling
PRE-APPLICATION MEETING:	No
NUMBER OF OBJECTIONS:	Two (2)
ZONING:	General Residential Zone Schedule 6
OVERLAY:	Nil

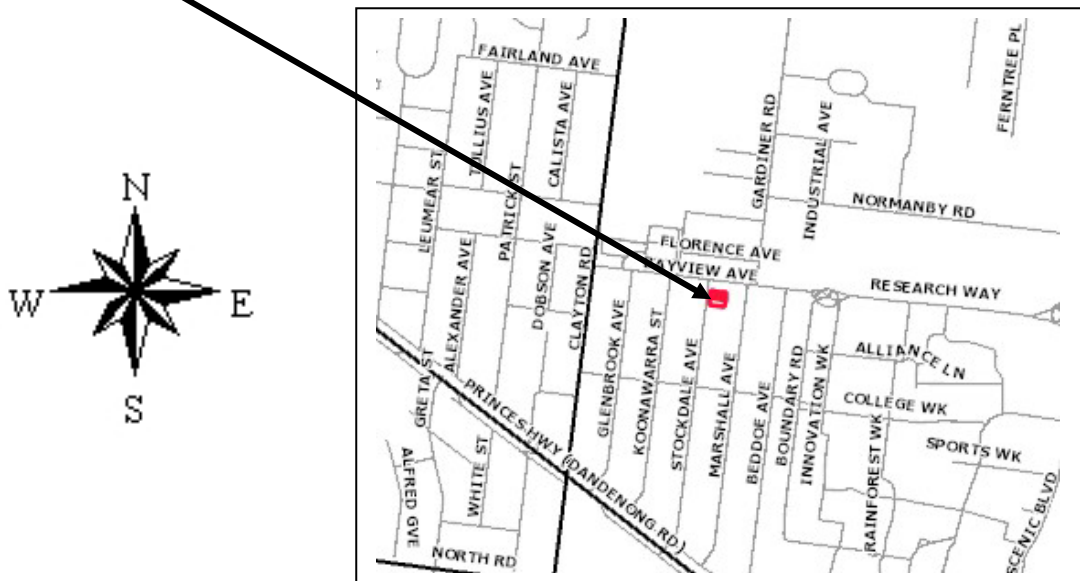
<p>RELEVANT CLAUSES:</p> <p><u>Planning Policy Framework</u></p> <p>Clause 11.01-1R- Settlement – Metropolitan Melbourne</p> <p>Clause 11.02-1S- Supply of Urban Land</p> <p>Clause 13.07-1S- Land Use Compatibility</p> <p>Clause 15- Built Environment and Heritage</p> <p>Clause 15.01-1S R- Urban Design</p> <p>Clause 15.01-2S- Building Design</p> <p>Clause 15.01-4S & R- Healthy Neighbourhoods</p> <p>Clause 15.01-5S- Neighbourhood Character</p> <p>Clause 15.02-1S- Energy and Resource Efficiency</p> <p>Clause 16- Housing</p> <p>Clause 16.01-1S R- Integrated Housing</p> <p>Clause 16.01-2S- Location of Residential Development</p> <p>Clause 16.01-2R- Housing Opportunity Areas – Metropolitan Melbourne</p> <p>Clause 16.01-3S & R- Housing Diversity</p> <p>Clause 16.01-4S- Housing Affordability</p> <p>Clause 17.01-1S & R- Diversified Economy</p> <p>Clause 17.02-1S- Business</p> <p>Clause 18.01-1S- Land Use and Transport Planning</p> <p>Clause 18.02-1S & R- Sustainable Personal Transport</p> <p>Clause 18.02-2R– Principal Public Transport Network</p> <p>Clause 18.02-4S- Car Parking</p> <p>Clause 19.03-3S- Integrated Water Management</p>	<p><u>Local Planning Policy Framework</u></p> <p>Clause 21- Municipal Strategic Statement)</p> <p>Clause 21.04- Residential Development</p> <p>Clause 21.08- Transport and Traffic</p> <p>Clause 21.13- Sustainability and Environment</p> <p>Clause 22.01- Residential Development and Character Policy</p> <p>Clause 22.03- Industry and business development and character policy</p> <p>Clause 22.04- Stormwater Management Policy</p> <p>Clause 22.09- Non-Residential Use and Development in Residential Areas</p> <p>Clause 22.10- Student Accommodation Policy</p> <p>Clause 22.13- Environmentally Sustainable Development Policy</p> <p><u>Particular Provisions</u></p> <p>Clause 52.06- Car Parking</p> <p>Clause 52.23- Rooming House</p> <p>Clause 52.34- Bicycle Facilities</p> <p>Clause 53.18- Stormwater Management in Urban Development</p> <p>Clause 55- Two or more dwellings on a lot and residential buildings</p>
<p>STATUTORY PROCESSING DATE:</p>	<p>10 August 2020</p>
<p>DEVELOPMENT COST:</p>	<p>5 Million</p>

LOCALITY PLAN



SUBJECT SITE

NEIGHBOURHOOD PLAN



RECOMMENDATION:

That Council resolves to issue a **Notice of Decision to Grant a Planning Permit (TPA/51467)** for the construction of a three storey residential building to be used as a rooming house (student accommodation), at 4-6 Stockdale Avenue, Clayton subject to the following conditions:

Amended Plans Required

1. Before the development starts, amended plans drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans submitted to Council prepared by Parallel Workshop Pty Ltd (Revision C) dated 25 June 2020 but modified to show:
 - a) Finished floor levels of the deck;
 - b) All habitable room windows with obscured glazing (labelled GL02) to be fixed (non-openable) up to a height of 1.7 metres above finished floor levels to prevent overlooking;
 - c) The following windows to be screened or demonstrate compliance of Standard B22 of Clause 55.01 (*Overlooking objective*):
 - The first floor level east facing lounge room windows;
 - The second floor level south and south-east facing lounge room windows; & the east facing kitchen window of unit 209;
 - d) A boom gate to the basement car park to be setback sufficiently from the front boundary to prevent vehicles overhanging the footpath while waiting for the gate to open;
 - e) A notation on the ground floor plan to read 'Trees No.1, 2, 11 and 13 to be protected in accordance with the recommendation in the arborist report prepared by Melbourne Arborist Reports (Revision 4) dated 20 June 2020';
 - f) The northern street tree in front of No.6 Stockdale Avenue notated 'street tree to be removed by developer/ owner of 6 Stockdale Avenue';
 - g) The accessible parking spaces increased to 5.4 metres in length;
 - h) Plans and specifications for a revised car stacker system to accommodate vehicles up to 175cm height on the upper level;
 - i) The existing redundant crossing notated 'removed and replaced with kerb and channel to the satisfaction of the Responsible Authority';

- j) Bicycle parking facilities to generally follow the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme;
- k) An amended Landscape Plan prepared in accordance with Condition 4;
- l) An amended Waste Management Plan prepared in accordance with Condition 5; and
- m) A Sustainable Management Plan prepared in accordance with Condition 6.

All to the satisfaction of the Responsible Authority.

2. The development and use as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Landscaping Plan

4. Concurrent with the endorsement of any plans pursuant to Condition 1, a landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. When endorsed, the plan will form part of the Permit. The Landscape Plan must be generally in accordance with the Landscape Concept Plan prepared by Zenith Concepts (Revision B) dated June 2020 except that the plan must show:
 - (a) At least one canopy tree within the front setback to have mature height of a minimum of 11 metres;
 - (b) Detail of the proposed paving;
 - (c) Location of external lighting (if any);
 - (d) Location of retaining walls and site services; and
 - (e) Provision of an in-ground, automatic watering system linked to rainwater tanks on the land servicing the main garden areas to the satisfaction of the Responsible Authority.

Waste Management Plan

5. Concurrent with the endorsement of plans pursuant to Condition 1, a Waste Management Plan must be submitted and approved by the Responsible Authority. The plan must be generally in accordance with the Waste Management Plan prepared by Low Impact Development Consulting, dated 17 March 2020 (Amended 22 June 2020) but revised to the satisfaction of the Responsible Authority to:

- a) Allow for separated glass recycling as per 2020 State Government Recycling Victoria policy; and
- b) Provide details of waste collection process supported by scaled plans.

Sustainable Management Plan

6. Concurrent with the endorsement of plans pursuant to Condition 1, a Sustainable Management Plan (SMP) must be submitted to and approved by the Responsible Authority. Upon approval the SMP will be endorsed as part of the planning permit and the development must incorporate the sustainable design initiatives outlined in the SMP to the satisfaction of the Responsible Authority.

Construction Management Plan

7. Prior to the commencement of any site works (including demolition and excavation), a Construction Management Plan must be submitted and approved by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the construction management plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:
 - a) Hours for construction activity in accordance with any other condition of this permit;
 - b) Measures to control noise, dust and water and sediment laden runoff;
 - c) Prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - d) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
 - e) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
 - f) Cleaning and maintaining surrounding road surfaces;
 - g) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support the siting of site sheds within Council road reserves;
 - h) Public Safety and site security;
 - i) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-

- constructors/tradespersons upon completion of such areas, without delay;
- j) A Traffic Management Plan showing truck routes to and from the site;
 - k) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
 - l) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
 - m) Contact details of key construction site staff; and
 - n) Except with the prior written consent of the Responsible Authority, a requirement that construction works must only be carried out during the following hours:
 - Monday to Friday (inclusive) – 7.00am to 6.00pm;
 - Saturday – 9.00am to 1.00pm; and
 - No works are permitted on Sundays or Public Holidays.

The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

S173 Agreement

8. Prior to the endorsement of plans referred to in Condition 1, the owner of the land must enter into an agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987. In addition to the usual mechanical provisions, the agreement must provide for the following matters:
- That no person may reside in the building unless that person is a bona fide student or academic whether part time, full time, short term or resides there in a supervisory, management or caretaker capacity;
 - Car parking spaces are only permitted to be used by the occupants of the units and their visitors;
 - Car spaces must not be individually subdivided, on-sold or leased to any other person other than an owner or occupant of the premises;
 - Residents of the units will not be entitled to car parking permits for on street car parking;
 - Should the land cease to be used for student housing, a new planning permit may be required for an alternative use. It should be noted that any dispensation for on-site car parking given to the student accommodation development is not transferable to any proposed alternative use of the land. Any subsequent use will be assessed in

accordance with the car parking requirements of the Monash Planning Scheme;

- The student accommodation premises must be managed by a single entity;
- A management plan prepared and implemented to the satisfaction of the Responsible Authority; and
- The cost of the preparation and review of the Section 173 Agreement and its registration on the title of the land must be borne by the owner of the land.

Operational Management Plan

9. Prior to the commencement of the use an Operational Management Plan concerning the student accommodation prepared to the satisfaction of the Responsible Authority must be submitted and approved by the Responsible Authority. The plan should detail but not be limited to:
- a) Student accommodation units are to managed and remain under the control of a single operator responsible for the operation and maintenance of the entire premises;
 - b) The contact details of the management of the premises displayed in a manner and location that it is visible to any person entering the site. This information is to be updated as required immediately following any change to the nominated responsible contact person;
 - c) After hours contact details for management of the facility;
 - d) Management of the car park including access arrangements; and
 - e) Maintenance of buildings and grounds, including all landscaped areas.

When approved, the Operational Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority.

Car Parking

10. Before the use starts or any building is occupied, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be:
- a) constructed to the satisfaction of the Responsible Authority;
 - b) properly formed to such levels that they can be used in accordance with the plans;
 - c) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;
 - d) drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority; and

- e) line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times.

11. The mechanical parking systems to meet Australian Standard AS 5124:2017 *Safety of machinery—Equipment for power driven parking of motor vehicles - Safety and EMC requirements for design, manufacturing, erection and commissioning stages (EN 14010:2003, MOD)*.
12. The mechanical parking systems to be maintained in a good working order and be permanently available for the parking of vehicles in accordance with its purpose, to the satisfaction of the Responsible Authority.
13. All access points to the mechanical parking system require the provision of a gate/door which is to be fully automated and linked to the operating system to ensure that there is no inadvertent access when the system is in motion.

Landscaping and Tree Retention

14. No building material, demolition material, excavation or earthworks shall be stored or stockpiled within the Tree Protection Zone (TPZ) of any tree to be retained (including trees on the nature strip) during the demolition and construction period of the development hereby permitted without the prior written consent of the Responsible Authority.
15. All works (including demolition works) within the dripline of any tree to be retained (including trees on nature strip and adjoining properties) shall be supervised by a qualified landscape architect or horticulturist who shall ensure that the works are done in a manner which protects and minimises any damage to those trees.
16. Before the occupation of the buildings allowed by this permit, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.
17. All landscaping works shown on the endorsed landscape plan(s) must be maintained and any dead, diseased or damaged plants replaced, all to the satisfaction of the Responsible Authority.

Drainage

18. The site must be drained to the satisfaction of the Responsible Authority

19. All stormwater collected on the site from all hard surface areas must not be allowed to flow uncontrolled into adjoining properties or the road reserve.
20. All stormwater collected on the site is to be detained on site to the predevelopment level of peak stormwater discharge. The design of any internal detention system is to be approved by Council's Engineering Department prior to drainage works commencing.

Other

21. Prior to the occupancy of the development, all fencing must be constructed in accordance with the endorsed plans and be in good condition to the satisfaction of the Responsible Authority.
22. No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.

Time for Starting and Completion

23. In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:
 - (a) The development is not started before two (2) years from the date of issue.
 - (b) The development is not completed before four (4) years from the date of issue.

In accordance with Section 69 of the Planning and Environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or:

- (i) within six (6) months afterwards if the development has not commenced; or
- (ii) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.

NOTES

- A. This is not a Building Permit. Building Permit approval must be obtained prior to the commencement of the above approved works.

- B. Building Permit approval for this development must take into consideration the location of future subdivision boundaries and their compliance with the Fire Separation Provisions of the Building Code of Australia, including Separating Walls and Openings near Boundaries, as well as the requirements of the Building Regulations.
- C. Council's Horticulture Department must be contacted regarding the removal of the street tree proposed.
- D. No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.
- E. One copy of the plans for the drainage and civil works must be submitted to and approved by the Monash City Council Engineering Department prior to the commencement of works. The plans are to show sufficient information to determine that the drainage works will meet all drainage conditions of the permit.
- F. The private on-site drainage system must prevent stormwater discharge from the/each driveway over the footpath and into the road reserve. The internal drainage system may include either:
- a trench grate (minimum internal width of 150 mm) located within the property boundary and not the back of footpath; and/or
 - shaping the internal driveway so that stormwater is collected in grated pits within the property; and or
 - another Council approved equivalent.
- G. The nominated point of stormwater connection for the site is to the west corner of the property where the entire site's stormwater must be collected and free drained via a pipe to the Council pit in the nature strip to be constructed to Council standards.
- Note: If the point of connection cannot be located then notify Council's Engineering Department immediately.
- H. A drainage contribution of approximately \$9,782 will be accepted in lieu of a detention system. This amount is valid until 30 June 2021. After this date an amended amount in accordance with Clause 22.04 of the Monash Planning Scheme will be applicable. This contribution is based on the plans provided and any additional hard surfaced areas included on the landscape or drainage plans will alter this amount.
- I. Stormwater detention requirements may be obtained from the City of Monash prior to the design of any stormwater detention system.

- J. An on-site detention system for storm events up to the 1% AEP event to be retained on site for the basement carpark. The detention system for the basement is to be separated from the detention system for the property, which is to be at ground level and discharge by gravity.
- K. A licensed Surveyor or Civil Engineer (who is a Registered Building Practitioner) must certify that the stormwater detention system including all levels, pits, pipes and storage volumes is constructed in accordance with the approved plans. The certifier's registration number must be included on the certificate.
- L. Engineering permits must be obtained for new or altered vehicle crossings and new connections to Council drains and these works are to be inspected by Council's Engineering Department. A refundable security deposit of \$2,000 is to be paid prior to the drainage works commencing.
- M. All new crossings are to be no closer than 1.0 metre measured at the kerb to the edge of any power pole, drainage or service pit, or other services. Approval from affected service authorities is required as part of the vehicle crossing application process.
- N. Approval of the proposed crossing, and a permit for installation or modification of any vehicle crossing is required from Council's Engineering Department.
- O. The proposed crossing is to be constructed in accordance with the City of Monash standards.
- P. Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.
- Q. Residents of the approved development will not be entitled to car parking permits for on street car parking.

BACKGROUND:**The Site and Surrounds**

The site is located on the east side of Stockdale Avenue, Clayton approximately 300 metres east of Clayton Road and 600 metres north of Dandenong Road. The site is comprised of two lots with a total frontage of 36.58 metres and a depth of 41.15 metres, yielding a total site area of 1510.7 square metres. A 1.83 metre wide easement is located along the rear (eastern) boundary of both lots.

No.4 Stockdale Avenue currently contains three double storey dwellings with pitched roofs. No.6 Stockdale Avenue contains a single storey dwelling with pitched roof. Vehicle access for each property is located adjacent to their southern boundary leading to the respective garages located to the rear of the dwellings. Both properties have no front fencing.

The site is within the Monash National Employment and Innovation Cluster (MNEIC). Monash University is located approximately 200 metres east of the site. A number of properties in Stockdale Avenue have been developed with multi dwellings.

More specifically, details of adjoining properties are as follows:

North: 2 Stockdale Avenue contains two double storey dwellings fronting Stockdale Avenue, and one single storey dwelling fronting Bayview Avenue. Vehicle access to the dwellings are located on Bayview Avenue and Stockdale Avenue adjacent to the southern boundary. The site does not have any front fencing.

West: Two properties known as 3 and 5 Stockdale Avenue. 3 Stockdale Avenue contains four single storey dwellings; 5 Stockdale Avenue contains two single storey dwellings. Vehicle access to each site is located adjacent to the southern boundary of each lot. Both properties have low front fencing.

South: 8 Stockdale Avenue contains two double storey dwellings in a side by side layout. Vehicle access is adjacent to the northern and southern boundaries. The site does not have any front fencing.

East: Two properties known as 3 and 5 Marshall Avenue. 3 Marshall Avenue contains three single storey dwellings and 5 Marshall Avenue contains three double storey dwellings. Vehicle access to each site is located adjacent to the southern boundary. 3 Marshall Avenue has a low front fence and 5 Marshall Avenue does not have any front fencing.

An aerial photograph of the subject site and surrounding land can be found attached to this report (Attachment 2).

PROPOSAL:

The proposal seeks to construct a three storey building to be used for student accommodation. A total of 19 car spaces is proposed within the basement car park, including the use of two double car stackers.

Vehicle access to the basement car park will be via the modified existing vehicle crossover to 4 Stockdale Avenue, which is centrally located to the proposed development.

Details of the proposal is summarised as follows:

- Three storey building having a maximum building height of 11 metres.
- The proposed building setbacks are as follows:

	Front (West)	Rear (East)	Side (North)	Side (South)
Ground Level	4-5.5m	4.1-11m	1.7-3.7m	2.2-7.2m
Level 01	4-6m	4.2-10.9m	2-4.1m	2.8-7.2m
Level 02	8.9-10m	4.9- 8.5m	4.57m	2.86m

- 65 units for student accommodation over three levels:

	Studio Unit (no bedroom)
Ground level	25
Level 1	25
Level 2	15

- Typical unit sizes are in the range of 24 to 33 square metres with minimum width of 3 metres.
- A total of 19 car parking spaces and 33 bicycle spaces located within the basement.
- Total communal open space area of approximately 438 square metres provided at ground level along property boundaries, within the front setback and the centre of the building. External doors provide access from the building.
- Additional private courtyards are provided to the ground level units:
 - 6-9 square metres to the units along the northern and southern boundaries.
 - 17 square metres to the units along the rear boundary.
 - 59 square metres to the unit at the north-eastern corner of the site.
- Indoor communal spaces are provided within the building:
 - Ground level: a small lounge of 5.6 square metres next to the lobby with direct access to the central courtyard; additional 24.4 square metres of lounge area at the south-eastern corner of the building with access to the south-eastern outdoor communal area.
 - First level: 30.8 square metres of study lounge located towards the front (western) section of the building and additional 21.4 square metres of lounge area at the south-eastern corner of the building above the ground level lounge.
 - Second level: 16.5 square metres of lounge area at the south-eastern corner of the building above the ground and first level lounges.
- Communal laundry on the second level.

- A dedicated bin storage room within the basement adjacent the bicycle storage.
- Proposed 0.9-1.5 metre high front fence on Stockdale Avenue.
- The building is a contemporary design with a mixture of material finishes including face brick, render, metal and feature panels.
- The existing crossover at 4 Stockdale Avenue will be modified and extended to provide vehicle access to the basement car park. The existing vehicle crossover at 6 Stockdale Avenue will be removed.
- Two existing trees on site will be retained and the remaining trees will be removed. The northern tree on the nature strip in front of 6 Stockdale Avenue will be removed. Other trees on the nature strip and adjoining properties will be retained

Attachment 1 details plans forming part of the application.

PERMIT TRIGGERS:

Zoning

The subject site is located within the General Residential Zone, Schedule 6 (GRZ6) under the provisions of the Monash Planning Scheme.

Pursuant to the General Residential Zone in Clause 32.08-2, a permit is required to use the land for a rooming house (student accommodation).

A permit is also required to construct a building or construct or carry out works for the proposed use.

Clause 32.08-10 specifies a building must not exceed 11 metres and contain no more than 3 storeys at any point. The proposed building has a maximum building height of 11 metres and does not contain more than 3 storeys. It is noted that a basement is not a storey for the purposes of calculating the number of storeys contained in a building.

Overlay

The land is not affected by any overlays under the provisions of the Monash Planning Scheme.

Particular & General Provisions

Clause 52.06 *Car Parking* and Clause 52.34 *Bicycle Facilities* apply as the proposal is a new use. Council's Student Accommodation Policy at Clause 22.10-4 specifies car parking and bicycle parking spaces to be provided at a rate of 0.3 spaces per bed and 0.5 spaces per bed for the subject site.

As the required car parking and bicycle spaces are provided, no permission is required for any reduction under the provision of Clause 52.06 and 52.34.

Attachment 3 details the zoning and overlays applicable to the subject site and surrounding land.

CONSULTATION:

Further Information

Further information was requested of the Permit Applicant on 5 May 2020. In this letter, officers also raised the following preliminary concerns:

- All units should be minimum 3 metres in width to ensure the rooms' functionality and achieve appropriate internal amenity.
- Solar protection should be provided to the west and north facing windows.
- The hard surface created by the driveway is excessive and will dominate the streetscape.

Officers advised the Applicant in writing that should these concerns not be addressed, that this application was unlikely to be supported.

The Permit Applicant responded to this letter on 29 June 2020 by providing the requested information. In relation to the preliminary concerns, the Applicant advised that they had amended the plans to address all concerns with the key changes being all units are now minimum 3 metres in width, provided solar protections to west and north facing habitable room windows and reduced width of the driveway.

The Applicant was verbally advised that this application was coming to the September Council meeting, in addition to a letter that was sent to the Applicant formally informing them of the details of the Council meeting. The Applicant has been verbally advised that this application is recommended for approval subject to conditions, and an outline of the conditions and the ramifications of the conditions on the proposal has been explained.

Public Notice

The application was advertised in accordance with section 52 of the *Planning and Environment Act 1987* by sending notices to the surrounding property owners/occupiers, and one large sign displayed on the street frontage of the site.

Two objections were received.

The objections raised the following concerns:

- Overshadowing
- Loss of privacy
- The proposal is an overdevelopment

Attachment 4 details the location of objector properties.

Referrals

External Referral

Department of Transport (Ref: PPR 33692/20)

Pursuant to the provision of Clause 66.02-11 the application was referred to the Department of Transport (DOT) as the proposed residential building comprises more than 60 lodging rooms.

DOT did not object to the proposal and did not require any conditions.

Internal Referral

Traffic Engineer

The application has been referred to Council's Traffic Engineers who have provided advice and recommended conditions in relation to dimensions of accessible parking spaces and car stacker details.

These requirements will be satisfied by permit conditions.

Drainage Engineer

No concerns subject to conditions including a drainage contribution will be accepted in lieu of a detention system.

Horticultural Services

Horticultural Services advised that no excavation will be allowed within 3.8 metres of the street tree located in front of No.4 Stockdale Avenue, and the northern tree located in front of No.6 Stockdale Avenue could be removed as it is not in an appropriate long term position.

The proposed vehicle crossover is setback over 5.8 metres from the street tree in front of No.4 Stockdale Avenue and is considered adequate. The northern tree in front of No.6 Stockdale Avenue was not planted by Council and it is not in an appropriate long term position. It will be removed by the developer for the proposed crossover.

Waste Services

Council's Waste Management Team requested further detail of the proposal and a revised provision of separate glass recycling and waste collection process. An amended Waste Management Plan will be required as permit conditions if one was to issue.

DISCUSSION:**Consistency with State and Local Planning Policies****State Planning Policy Framework (PPF)**

Plan Melbourne Refresh is the Metropolitan Strategy that planning authorities must consider when assessing applications for planning permits. The key directions that are of particular relevance to the proposal are:

“Understand and plan for expected housing needs.”

“Reduce the cost of living by increasing housing supply near services and public transport.”

“Facilitate the supply of affordable housing.”

Initiatives are to locate a substantial proportion of new housing in or close to locations that offer good access to services and transport and employment areas.

Plan Melbourne Refresh also identifies places of state significance and places of local significance. Within the City of Monash, the main place of state significance is the Monash National Employment and Innovation Cluster (MNEIC). National employment and innovation clusters are designated geographic areas with concentrations of economic activity that currently make major contributions to the national economy and Melbourne’s position as a global city and will be supported into the future. The MNEIC is Melbourne’s largest established cluster, representing the largest concentration of employment outside the central city with a critical mass of leading education, health, research and commercial facilities, and existing industrial businesses.

The subject site is located within the MNEIC as identified in Plan Melbourne Refresh, where the scale of new residential development will generally comprise larger footprint residential development of a high quality design and finish. This proposal to develop a three storey residential building with high architectural quality meets the intent of the relevant strategic policies.

Plan Melbourne also provides an update on Melbourne’s key land use and transport planning to ensure that the transport system copes with additional population growth. New State policies (*Clause 11.01-01R-1MM (Settlement – Metropolitan Melbourne)*) to provide for particular transport projects include the Suburban Rail Loop. Stage 1 of the project is envisaged for commencement in 2022 and proposes a new rail line connecting Melbourne’s major employment, health and education precincts and activity centres. There will be a station located in the Monash University in Clayton, and the subject site is located within 200 metres of the Monash University campus.

Clause 11.02-1S (Supply of Urban Land) seeks:

“To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.”

Clause 11.03-1R (Activity Centres – Metropolitan Melbourne) seeks to:

“Support the development and growth of Metropolitan Activity Centres by ensuring they:

- Are able to accommodate significant growth for a broad range of land uses.*
- Are supported with appropriate infrastructure.*
- Are hubs for public transport services.*
- Offer good connectivity for a regional catchment.*
- Provide high levels of amenity.”*

The subject site is located within walking distance to the Monash University, which is well serviced by public transport, amenities and services. The site is considered an appropriate location for higher density developments such as the proposed multi-storey residential building, and the use of rooming house.

Further to this, Clause 15.01-2S specifies the urban design principal for residential developments. The objective seeks to:

“Achieve building design outcomes that contribute positively to the local context and enhance the public realm.”

Clause 16 of the Monash Planning Scheme seeks to increase the proportion of new housing in designated locations within established urban areas, on sites that are well located in relation to jobs, services and public transport. It also seeks to create mixed use neighbourhoods at varying densities that offer more choice in housing type.

Housing policy at Clause 16.01 -2R seeks to:

“Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.”

“Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are.....areas for residential growth....areas designed as National Employment and Innovation Clusters, metropolitan activity centres and major activity centres, neighbourhood activity centres especially those with good public transport connections, areas near existing and proposed railway stations that can support transport-oriented development.”

As mentioned previously, the subject site is located at an identified location to provide an increased housing diversity and density to support the MNEIC, where it is the primary strategic location for high technology research and development industries in Victoria.

State Planning Policy, including Clause 16.01-2S (Location of Residential Development), Clause 16.01-3R and S (Housing Diversity), Clause 16.01-4S (Housing Affordability), seeks to provide a diversity of housing types in and around areas which have good access to services and public transport.

The principal control affecting the subject site is the General Residential Zone Schedule 6 which seeks to facilitate housing diversity as an interface between the Clayton Activity Centre, the MNEIC, the housing growth area and the lower scale surrounding garden city suburban area. The site is located in an area which is expected to undergo substantial changes to provide for a diversity of housing with developments in the form of units, townhouses and apartments.

Local Planning Policy Framework (LPPF)

Relevant objectives and strategies of Clause 21.04-3 (Residential Development) seek:

“To provide accommodation for a diverse population that caters for different family and lifestyle preferences and a variety of residential environments and urban experiences.”

“Ensure that new residential development provides a high level of amenity including personal privacy for occupants and neighbours, high quality private and public open space, canopy tree cover, and effective traffic management and parking.”

“Direct medium rise development towards the Brandon Park, Clayton and Mount Waverley Activity Centres.”

“Promote and facilitate housing projects that will result in a mix of housing types including mixed use developments in appropriate locations, such as “shop top” dwellings within the retail and commercial centres of activity centres, as well as over car-parks and other appropriate areas.”

Clause 21.04 (Residential Development) identifies that a key issue for the City of Monash is demand for quality student accommodation which has resulted in housing shortages and a significant number of students living in substandard, shared housing facilities.

Clause 21.06 (Major Activity and Neighbourhood Centres) identifies Clayton as a Major Activity Centre, which is an important location for residential development.

The subject site is within 200m to Monash University, and is well serviced by public transport. It also has good access to community services in the vicinity of Monash University. It is an ideal location to provide accommodation for students or university staff, and is identified as a ‘preferred location’ Clause 22.10 (Student Accommodation Policy) for student accommodation developments.

The Clayton Activity Centre Precinct Plan 2019

It is noted that the Clayton Activity Centre Precinct Plan 2019 was adopted by Council on 28 January 2020 to provide a long term framework to guide development in and around the Clayton Activity Centre. The subject site is outside the Clayton Activity Centre Precinct Plan area.

Clause 22.10 Student Accommodation Policy

This policy is to encourage student accommodation to locate in reasonable proximity to tertiary institutions with convenient access to public transport and a range of commercial, retail, entertainment and social facilities. It applies when a planning permit is required for the development of a residential building, in this case, a rooming house for student accommodation.

This policy requires student accommodation to be of high quality and well designed and responds to the desired future character. The subject site is within General Residential Zone Schedule 6 where the focus is for increased housing diversity between the housing growth areas and the lower scale surrounding residential areas.

Residential buildings should be designed to include breaks and recesses in building mass to avoid large block like structures dominating the streetscape, and respect sensitive residential interfaces. Student accommodation should be provided with adequate on site car parking and bicycle storage to minimise car parking impact on existing streets.

Proposals should include adequate and well-proportioned communal open space areas, and shared facilities or common areas integrated into the design, to meet the amenity and recreation needs of student residents.

This proposal will be assessed against the relevant requirements and policies in the balance of this report.

Clause 32.08- General Residential Zone – Schedule 6 (GRZ6)

GRZ6 applies to land in the MNEIC and Clayton Major Activity Centre. The design objectives are:

- To facilitate housing diversity in the form of units, townhouses and apartment developments of high quality and finish.
- To provide an interface between the Clayton Activity Centre, the MNEIC, the housing growth area and the lower scale surrounding garden city suburban areas.
- To encourage development that respects sensitive residential interfaces and minimises building mass and visual bulk in the streetscape through landscaping in the front setback and breaks and recesses in the built form.
- To promote the preferred garden city character by minimising hard paving throughout the site by limiting the length and width of accessways and limiting paving within open space areas.
- To ensure developments are constructed within an open garden setting through the retention and planting of vegetation, including canopy trees.

GRZ6 nominates variations to Clause 55 (ResCode) applicable to the site. The submitted proposal generally complies with the varied requirements. Details of assessment of the proposal against the GRZ6 are as follows:

REQUIREMENT	RESPONSE
Minimum front street setback of 4 metres	<p>Compliance achieved</p> <p>The proposed building has a front setback of 4-5.5 metres.</p>
Minimum rear setback of 4 metres	<p>Compliance achieved</p> <p>The proposed building is setback 4-11 metres from the rear boundary.</p>
Landscaping – Retain or provide at least one canopy tree, plus one canopy tree per 5 metres of site width.	<p>Compliance achieved</p> <p>The proposal will retain one significant tree at the south-eastern corner of the site and there is space to plant an additional 7 trees on site (one tree per 5 metres of site width).</p>
Front fence height – 0.9 metres	<p>Compliance achieved</p> <p>The proposed front fence is predominantly 0.9 metres in height, with a small section rising to 1.5m and incorporating the site services along the frontage..</p>
Private/ communal open space- 4 square metres per student	<p>Compliance achieved</p> <p>A total communal open space area of 360 square metres is provided on the ground level.</p> <p>Communal open space areas include an approximately 75 square metres of central courtyard, and 105 square metres of communal courtyard at the south-eastern corner of the building. These areas will allow additional planting within the development, and provide communal space for outdoor recreation purpose.</p> <p>Additional 180 square metres of communal open space within the front setback area will provide sufficient room for canopy tree planting to soften the streetscape.</p> <p>The proposal meets the requirements in Clause 22.10-4 Student Accommodation Policy and is considered adequate.</p>
Maximum building height of 3 storeys (11.5 metres)	<p>Compliance achieved</p> <p>The proposed 3 storey building has a maximum building height of 11 metres.</p>

Monash Housing Strategy 2014

The Monash Housing Strategy 2014 (adopted by Council in October 2014) identifies this subject site as being located in Category 3 Residential Land in the MNEIC, the objectives and outcomes for which, among others, seek:

- *Housing change and diversification.*
- *Development will respond to the broader context, taking into account both commercial design and residential character as relevant.*

Residential outcomes include:

- *Higher density apartment development at the interface with the technology precinct.*
- *Lower density unit and townhouse style development at the interface with surrounding residential areas.*
- *Potential for lower to medium density apartment development in predominantly residential streets subject to careful design.*
- *On larger sites, in suitable locations, increased density may be appropriate, subject to careful design and the provision of appropriate landscaped setbacks.*

The housing strategy identifies that there is increasing demand for student accommodation around the Monash University and a variety of affordable housing is encouraged to support the high technology research and development industries within the MNEIC. The proposal to use the subject site for student accommodation is an appropriate response to the Monash Housing Strategy.

ASSESSMENT

Neighbourhood Character and Built Form

Whilst the purpose of the GRZ6 is to encourage a diversity of housing, it envisages the development in this zone to be designed to respect the sensitive residential interfaces. New development must ensure that the design response contributes to the Garden City Character and respond to the features of the site. The height and setbacks of building respect the preferred neighbourhood character and limit the impacts on the amenity of existing dwellings.

The subject site is located at the edge of the GRZ6, with the adjoining land to the rear (east) zoned Residential Growth Schedule 3. The proposal responds to the features of the site and surrounding area by providing appropriate building setbacks, incorporating landscaping elements along the perimeter of the site and through the use of a diverse materials and finishes palette to break up building massing. The building design is a contemporary design response to the context.

Clause 22.01 (Residential Development and Character Policy) identifies the site within the *Monash National Employment Cluster and Clayton Activity Centre-Housing Diversity Area*. The site is earmarked to provide a transition between the growth area within the MNEIC and the surrounding garden city suburbs. It identifies

that developments will generally comprise multi dwellings and, where appropriate, low rise apartments. Front and rear setbacks will be less than those preferred in the garden city suburbs, however will still provide opportunities for landscaping to ensure that ‘garden character’ of the area is maintained. Walls and fencing within the front setbacks are encouraged to be low or non-existent, allowing views to planting within these spaces.

It is considered that the residential building has been designed in response to the features of the site and to respect existing residential interfaces for the following reasons:

- Proposed three storey building on consolidated two lots with a combined lot size of over 1500 square metres appropriately responds to the built form sought by the policies of GRZ6. The height and scale of the proposed building is consistent with the site context in anticipation of other similar developments to occur within the GRZ6, and the abutting Residential Growth Zone.
- Architectural features and varied materials and finishes with the intention of providing high quality architecture, along with an attractive range of contemporary materials, and finishes.
- The top level is recessed along all interfaces to minimise the perception of visual bulk and provide a capping element to the development.
- The basement and ground level are well setback from property boundaries to allow for deep soil planting along all boundaries to maintain the Garden City Character.
- The proposed 900mm high front fence will allow landscaping within the front setback to be visible and soften the streetscape.
- The proposal has been designed to retain a significant tree on site to maintain the suburban garden setting.

Western (front) façade

- The western interface has an interface to the residential properties that are also zoned GRZ6. Despite the adjoining properties mainly contain units or multi-dwellings, it is expected that the area will be developed with a variety of built forms as envisaged in the objectives of GRZ6.
- The proposal contains a dynamic façade to this interface which maximises the opportunities for outlook to the public realm and provide excellent active and passive surveillance to the street.
- This façade is articulated with varied wall heights, setbacks and finished materials and colours to create an interesting façade.
- Top level of the building is substantially setback from the front boundary to mitigate building bulk and mass.
- A mix of flat, skillion and pitched roofs is well integrated with the neighbourhood context and provides a high quality architectural finish.

- Additional metal balustrades along this façade increase visual interest.
- The central courtyard assists in breaking up the façade and minimising the perception of visual bulk from footpath level.
- One vehicle crossover minimises the amount of hard surface associated with the driveway within the front setback, and maximises landscape opportunities.

Northern and Southern facades

- Both the north and south facades are articulated with building setbacks, varied finished materials and colours. Feature screening provides additional architectural detail.
- Ground level courtyards are provided along the northern and southern boundaries to allow for screen planting to soften these interfaces.
- The top level of the building is substantially further setback from these boundaries, together with a contrasting material and colour palette to mitigate building and mass and bulk.
- The top level setbacks will allow for the opportunities for equitable development when the adjoining properties are developed.
- The existing tree adjacent the south-eastern corner of the site will be retained to soften this interface from the secluded private open space of the southern adjoining property.

East (rear) façade

- The eastern interface is comparatively less sensitive as it adjoins the land zoned Residential Growth where more intense developments are expected.
- A ground level setback of 4 metres is provided along this interface to allow for landscaping and canopy tree planting to soften the development.
- The retained tree adjacent to the south-eastern corner will also assist to soften this interface from the adjoining secluded private open space.
- This façade is articulated with varied building setbacks and wall heights. The top level is further setback to avoid a flat three storey facade.
- A contrasting material and colour palette on different levels further reduce the perception of bulk and mass.
- Feature screening provides additional interest to this façade, and protects privacy of adjoining properties.

Off site amenity impacts

Side Setbacks

Standard B17 of Claus 55.04-1 requires new buildings not on or within 200mm of a boundary to be adequately setback from the side or rear boundaries. The table below shows the proposed setbacks and the setbacks required in Standard B17.

Southern Setback

	Building Height	Setbacks Required	Setbacks Provided
Ground Level	3.76m	1.48m	2.2m
Level 01	6.4m	1.84m	2.85m
Level 02	9.2- 10.1m	4.3- 5.2m	5.75- 7.8m

Northern Setback

	Building Height	Setbacks Required	Setbacks Provided
Ground Level	3.87- 3.93m	1.08-1.1m	1.885-2.2m
Level 01	6.8- 6.93m	1.96-2m	2.2- 4.16m
Level 02	9.30- 9.38m	4.4- 4.5m	4.57m

The proposed building is setback sufficiently to meet the Standard B17 requirement which limits off site impact on the amenity of existing dwellings.

Overlooking

Clause 55.04-6 *Overlooking Objective* requires that habitable room windows and balcony spaces should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres.

The proposal has been designed to minimise the need of window screening on the north and south interfaces with setbacks of 4.5 metres to the northern boundary, and minimising habitable room windows facing south. Habitable room windows that will potentially cause overlooking have been screened either by fixed obscured glazing or external screens. External screens are designed to allow restricted opening of windows to improve the internal amenity of the units. However windows with obscured glazing should be specified to be fixed up to a height of 1.7 metres above finished floor levels to effectively prevent overlooking. This can be achieved through permit conditions if one was to issue.

Overshadowing

Shadow cast by the proposed building generally does not exceed existing shadow of the common boundary fence throughout the day. Whilst additional shadow will fall onto the east adjoining properties from 3pm in the afternoon, the secluded private open space of 3/3 Marshall Avenue is located on the north side of this property; and the secluded private open space of 2/5 Marshall Avenue is already roofed almost up to the common boundary fence. The additional shadow to these areas will not unreasonably compromise the amenity of these properties.

The proposal meets the objectives of Standard B21 of Clause 55.01 (*Overshadowing Open Space objective*) as all adjoining properties will receive a minimum of five hours of sunlight between 9am and 3pm, and the amenity impact to the adjoining properties is not considered unreasonable.

Clause 22.10 Student Accommodation Policy

The proposed development provides adequate space and amenities to deliver an acceptable standard of living for students as required by the Council's Student Accommodation Policy.

Communal Open Space

The Policy encourages that facilities should provide a communal open space at ground level located to the side or rear of the building with convenient access with the following outcomes:

- *To ensure that an adequate area of communal open space is provided on site to meet the recreational needs of the students.*
- *To ensure that the communal open space is integrated into the design of the student accommodation facility providing a convenient, safe and well proportioned usable space.*
- *To ensure that the shared communal spaces contributes to the functionality of the student accommodation facilities and promotes interaction between students.*
- *To ensure that existing significant trees are incorporated into open space areas and sufficient space is provided for the planting of new canopy trees"*

The Policy requires a communal open space area with a minimum area of 75 square metres or 4 square metres per student, whichever is the greater, designed with a minimum dimension of 3 metres, including one area to the side or rear of the building of 35 square metres with a minimum dimension of 5 metres.

The proposal with 65 students requires a total of 260 square meters of communal open space. A total area of 438 square metres is provided within the development, including 65 square metres within a central courtyard, 103 square metres adjacent the south-eastern corner of the site and the areas within the front and side setbacks. These areas are accessed via the ground level of the building. They will receive adequate sunlight and are adequate in size to provide sufficient room for canopy tree planting, and meeting the needs of outdoor recreation of future occupants.

Internal Amenity

Clause 22.10-4 *Student Accommodation Policy* recommends that a building used for student accommodation should incorporate the following amenities:

Category	Requirement	Compliance
Room size	Self-contained accommodation: minimum of 24 square metres floor area per unit.	Compliance achieved Each unit is in the range of 24 to 33 square metres in size, with minimum widths of 3 metres.

Room Facilities	Separate sleeping area, study area with desk and seating, ensuite facilities, independent heating and cooling, inbuilt cupboards for storage of personal items, internet access, and for self-contained units, individual kitchen facilities	Compliance achieved Each unit is studio type with separate individual kitchen and bathrooms.
Communal Amenities	Communal facilities should include individual mailboxes and a dedicated waste storage area Unless provided to individual units common facilities should also include laundry, kitchen and meals area facilities.	Compliance achieved Communal lounges are provided on each level; and a laundry is provided on the top level

- All ground level units have window outlook to the communal open space areas or private courtyards. Majority of the units on ground level are provided with private courtyards of 6-9 square metres accessed from the rooms.
- The ground and first levels each contains a lounge/ study area towards the east and western end of the building, which is sufficient for 25 students on each level.
- All bedrooms will receive adequate daylight as they contain windows on external walls and do not rely on light wells or saddlebacks.
- Location of fire booster and water/ gas meters are located at an appropriate location. They are within the front setback and designed to incorporate with the 0.9 metres high front fence.

Overall, the proposal will provide good on site amenity for future residents.

Management Plan

Council's Student Accommodation Policy has a requirement for a management plan to be prepared and this is to be included as a condition on permit in the event a permit was to issue.

Landscaping

The Monash Planning Scheme seeks to maintain and enhance the Garden City character of the municipality and the General Residential Zone seeks to ensure development to be within a garden setting which allows retention of existing significant trees or planting of new canopy trees.

Existing trees on site

An arboricultural report has been submitted with the application which shows nine (9) trees on site are insignificant (low retention value), and two (2) trees in moderate retention value. Among the two trees with moderate retention value, the 8 metres high *Melia azedarach* 'White Cedar' is proposed for removal and the 10 metres high *Lophostemon confertus* 'Queensland Brush Box' will be retained.

The *Melia azedarach* 'White Cedar' is located centrally on the site with fair structure and health. The *Lophostemon confertus* 'Queensland Brush Box' is located adjacent the south-east corner of the site with good health and good structure. The proposal has been designed to incorporate retention of the *Lophostemon confertus* 'Queensland Brush Box' within the communal open space of the development. The arboricultural report indicated that the proposed building will encroach into the Tree Protection Zone (TPZ) by 5.8% which is a minor encroachment and will not unreasonably compromise the health or structure of the tree. The proposed decking near the tree will encroach into the TPZ by 13%. This is acceptable as it will be constructed above grade, and with the construction measures recommended in the arboricultural report. Permit conditions will require reference to the arboricultural report to be included on the plans if one was to issue.

Other trees on the site are in the range of 5-9 metres high, with low retention value or limited Useful Life Expectancy (ULE). All of these trees are recommended for removal.

Overall the proposal will achieve a balanced outcome to increase housing diversity and maintain an open garden setting through retention and planning of canopy trees which is sought in the GRZ6.

Neighbouring trees

The proposed development has been designed to avoid detrimental impacts to the trees located on the nature strip (street tree) and adjoining properties. The proposal will encroach into the TPZ of the street tree by 7.1% and the neighbouring tree at 2/2 Stockdale Avenue by 3.4%. These encroachments are minor and will not adversely impact on these trees. Relevant construction measures, e.g. protection fences, will also be in place during demolition and construction phases, which can be addressed via permit conditions if one was to issue.

Proposed landscaping

The landscape plan shows the proposed planting of ten (10) trees of 8-10 metres height within the front and rear setbacks. In addition, a total of eight (8) *Eucalyptus* 'Euky Dwarf' will be planted within the private courtyards along the northern and southern boundaries. These trees will assist to soften the appearance within the streetscape and the interface with the adjoining land. The proposal supports the ambitions for achieving a Garden City character.

There is an opportunity to provide for a larger tree within the front setback with a mature height of at least 11 metres (same height of the proposed building). This can be achieved via permit conditions if one was to issue.

Additional small shrub and ground cover planting are provided within the central courtyard and along property boundaries to further enhance the internal amenity of the building.

Car Parking, traffic and access

Clause 22.10 *Student Accommodation* states that car spaces should be provided on site at the rate of at least 0.3 car spaces per bed for sites located within Preferred Locations, and 0.4 car spaces per bed for sites located outside Preferred Locations. There is no requirement for visitor parking.

The subject site is within a Preferred Location identified in Clause 22.10 *Student Accommodation* and also within the Principal Public Transport Network (PPTN) area. The car parking requirements for the proposal are set out in the following table:

Use	Number of rooms	Clause 22.10 Requirements	Car spaces Required	Car spaces Provided
Student Accommodation	65 Bedrooms	0.3 car spaces per bedroom	19 car spaces	19 car spaces

The proposal satisfies the statutory car parking requirement for the proposed student accommodation. Car parking spaces are proposed to be located within the basement car park, satisfying the requirements of Clause 22.10 *Student Accommodation*. However location of the boom gate to the car park has not been indicated on the submitted plans which could be requested via permit conditions to ensure it will be located to avoid vehicles overhanging the footpath whilst waiting for the gate to open. The proposed car stackers appear not to cater for vehicles up to 175cm height on the upper level and a revised stacker system is required. This will be required by permit conditions if one was to issue.

The purpose of Clause 52.06 Car Parking is to ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use. The proposal will achieve this objectives after the conditions required by Council's Traffic Engineers are satisfied.

Council's Traffic Engineers advised that the level of traffic generated by the proposed uses is considered to be low and would have minimal impact on the safety and operation of Stockdale Avenue and the surrounding road network. The Department of Transport also did not raise any concerns regarding the proposed car parking provision and vehicle access arrangement.

Bicycle Parking

Clause 22.10 *Student Accommodation* specifies that bicycle parking should be provided at a rate of 1 bicycle space for every 2 students. Bicycle space design must comply with the requirements of Clause 52.34 *Bicycle Facilities* of the Monash Planning Scheme.

The proposed building provides a total of 65 bedrooms, therefore a minimum of 33 bicycle spaces are required. The proposal meets the requirement with the provision of 33 bicycle spaces.

Waste Collection

The Waste Management Plan provided by the applicant requires revision to include a revised provision of separate glass recycling and waste collection process. It is proposed to provide for a bin storage area within the car park and for private collection which is satisfactory.

CONCLUSION:

The proposed development is considered appropriate given the locality and relevant objectives of state and local policies relating to housing, increased residential density and provision of student accommodation in appropriate locations. The design response has been developed having appropriate regard to objectives of the General Residential Zone Schedule 6.

The subject site is within the preferred location for student accommodation. The three storey built form is permissible and envisaged within the Zone. The proposed architecture is of a high standard and will provide a positive architectural impact in the neighbourhood. The proposed building will be setback adequately to property boundaries to limit off site amenity impacts and allow for landscaping opportunities to maintain the garden city character.

Adequate communal open space is provided for recreation and landscaping purposes. Common areas are provided on each level to avoid social isolation, and internal amenity of the units is satisfactory.

The car parking provision for the proposal satisfies the statutory car parking requirement.

Overall, the proposal is considered appropriate in both its concept and design and it is recommended that a Notice of Decision to grant a permit be issued subject to conditions.

LIST OF ATTACHMENTS:

Attachment 1 – Proposed Development Plans.

Attachment 2 – Aerial Photograph (January 2019).

Attachment 3 – Zoning and Overlays Map.

Attachment 4 – Objector Properties Location Map.