

**1.2 19-21 BEDDOE AVENUE, CLAYTON
BUILDINGS AND WORKS TO CONSTRUCT A FOUR STOREY RESIDENTIAL BUILDING
TO BE USED FOR THE PURPOSES OF 96 STUDENT ACCOMMODATION UNITS
(TPA/53534)**

EXECUTIVE SUMMARY:

This application proposes the construction of a four (4) storey building to be used for student accommodation. The proposed building will provide for 96 student accommodation units.

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

Key issues to be considered relate to the appropriateness of the location for student accommodation, building height and scale, the adequacy of communal open space, car parking, vehicle access, and internal and external amenity.

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

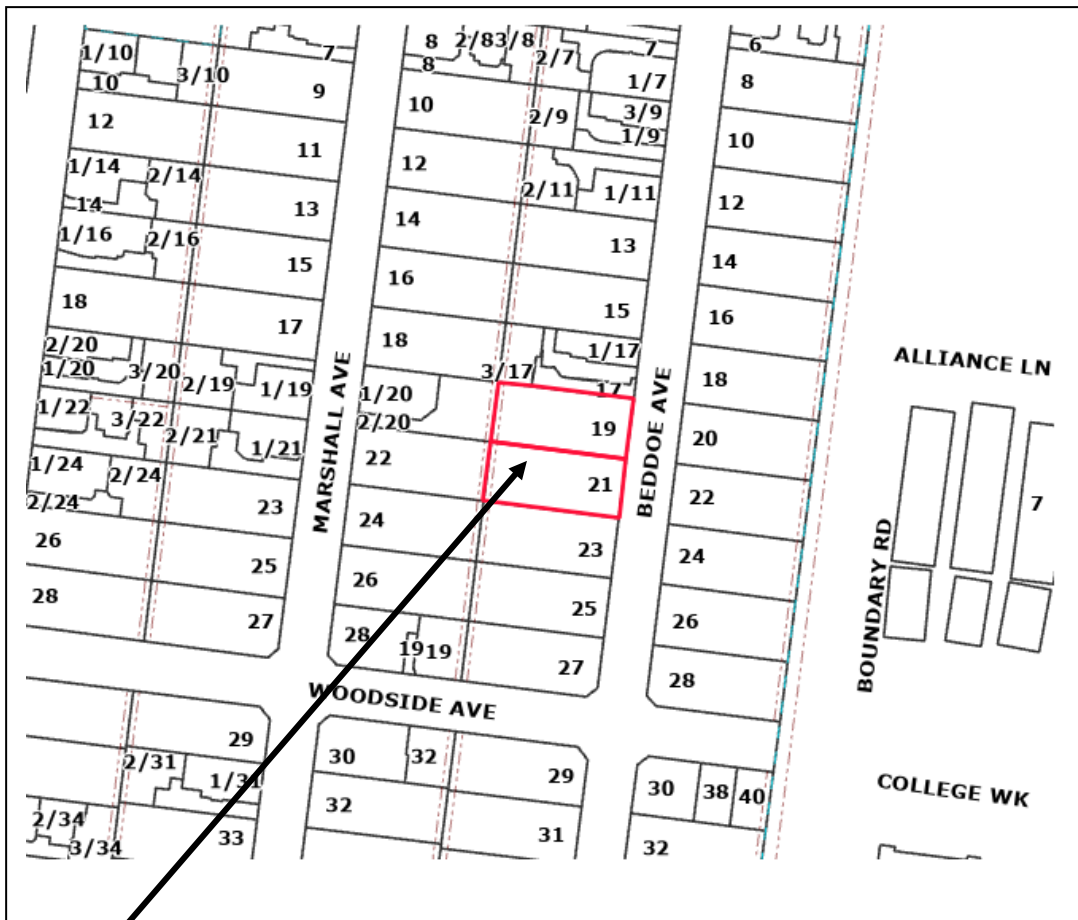
The reason for presenting this report to Council is the proposed development cost of \$9.7 Million.

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:	Catherine Sherwin
RESPONSIBLE PLANNER:	Jeanny Lui
WARD:	Oakleigh
PROPERTY ADDRESS:	19-21 Beddoe Avenue, Clayton
EXISTING LAND USE:	Residential dwelling
PRE-APPLICATION MEETING:	Yes
NUMBER OF OBJECTIONS:	Two (2)
ZONING:	Residential Growth Zone Schedule 3
OVERLAY:	None

<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 15.01-1S&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 16.01-1S &R- Housing supply</p> <p>Clause 16.01-2S- 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 18.02-4S- 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 21.06- Major Activity and Neighbourhood Centres</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 22.04- Stormwater Management Policy</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 65 – Decision Guidelines</p>
<p>STATUTORY PROCESSING DATE:</p>	<p>10 January 2023</p>
<p>DEVELOPMENT COST:</p>	<p>\$9.7 Million</p>

LOCALITY PLAN



SUBJECT SITE

NEIGHBOURHOOD PLAN



RECOMMENDATION:

That Council resolves to issue a **Notice of Decision to Grant a Planning Permit (TPA/53534)** for the buildings and works to construct a four storey residential building to be used for the purposes of student accommodation, at 19-21 Beddoe Avenue, Clayton subject to the following conditions:

Amended Plans Required

1. Before the development starts, amended plans drawn to scale and correctly dimensioned must be submitted to the satisfaction of and approved by the Responsible Authority. When approved, the plans will be endorsed and 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 September 2022) but modified to show:
 - a) The vehicle crossing constructed to be align with the proposed driveway;
 - b) The accessible parking spaces designed to provide the length in accordance with the Australian Standard for *Off-Street Parking for people with disabilities, AS/NZS 2890.6*;
 - c) Screening measured to prevent overlooking in accordance with the requirements of Clause 55.04-6 to be clearly annotated on elevations.
 - d) Section diagram(s) providing full details of the design of screening measures to prevent overlooking in accordance with the requirements of Clause 55.04-6.
 - e) An amended Landscape Plan prepared in accordance with Condition 3; and
 - f) Plans amended to meet the internal amenity IEQ requirements of Clause 22.13 (ESD Policy) as per the amended Sustainability Management Plan.
 - g) Full details of cabinet structures enclosing the hydrant booster enclosure, electricity supply, gas and water meter boxes. The structures must be discreetly designed to complement the development and appropriately screened by landscaping.
 - h) The electricity supply, gas and water meter boxes screened from the street by landscaping.
- all to the satisfaction of the Responsible Authority.

Layout not to be Altered

2. The development and use as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Landscaping Plan

3. Concurrent with the endorsement of any plans requested 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. The Landscape Plan must be generally in accordance with the Landscape Concept Plan prepared by Etched Projects Pty. Ltd. Revision D date 26 October 2022 except that the plan must show:
 - a) A minimum of five (5) additional canopy trees along the northern boundary, within 26 metres of the front boundary;
 - b) A minimum of five (5) additional canopy trees along the western boundary, outside of the easement;
 - c) A minimum of three (3) small to medium sized trees along the southern boundary, within 11 metres of the front boundary;
 - d) The hydrant booster enclosure, electricity supply, gas and water meter boxes incorporated into the landscape setting;
 - e) Detail of the proposed paving;
 - f) The location of external lighting (if any); and
 - g) The provision of an in-ground, automatic watering system linked to rainwater tanks on the land servicing the main garden areas, all to the satisfaction of the Responsible Authority.
4. 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.
5. 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.

S173 Agreement

6. 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:

- a) 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 of the facility;
- b) Car parking spaces are only permitted to be used by the occupants of the units and their visitors;
- c) Car spaces must not be individually subdivided, on-sold, leased, rented or made available to any other person other than an owner, occupant or visitor of the premises;
- d) That residents of the units will be notified in writing as part of any lease or rental agreement that they will not be entitled to car parking permits for on street car parking;
- e) Clearly note and acknowledge that should the land cease to be used for student accommodation, 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 use 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;
- f) That the student accommodation premises must be managed by a single entity with responsibility for all aspects of the use and development; and
- g) An operational management plan prepared and implemented to the satisfaction of the Responsible Authority according with Condition 7 of this permit.

All costs of preparation, execution and registration of the agreement must be borne by the owner of the land, or the future Owners Corporation, including those costs incurred by the Responsible Authority

Operational Management Plan

7. Prior to the commencement of the student accommodation, an Operational Management Plan for the use of the site must be submitted to and approved by the Responsible Authority. The Plan should include but not be limited to:
 - a) All student accommodation units managed and under the control of a single operator who is responsible for the operation and maintenance of the entire premises for the life of the use as student accommodation;

- b) The 24 hour contact details for the management of the premises displayed in a manner and location that it is visible to any person entering the site.
- c) After hours contact details for management of the facility;
- d) Appropriate management of the car park including access arrangements;
- e) Appropriate maintenance of buildings and grounds, including all landscaped areas;
- f) No bin or receptacle or any form of rubbish or refuse shall be allowed to remain stored in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.
- g) Permanent display of the Management Plan in a common area accessible to all residents of the student accommodation facility.

When approved, the Operational Management Plan will be endorsed to form part of this permit and must be implemented and maintained to the satisfaction of the Responsible Authority. The plan must be updated should the management or operational requirements of the premises change.

Waste Management Plan

8. Concurrent with the endorsement of plans required pursuant to Condition 1, a Waste Management Plan must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the Waste Management Plan prepared by WSP Revision 4 dated 20 September 2022.

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

Construction Management Plan

9. Prior to the commencement of any site works (including any demolition and excavation), a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. No works are permitted to occur until the CMP has been endorsed by the Responsible Authority. Once endorsed, the CMP will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address the following issues:
 - a) Appropriate measures to control noise, dust and water and sediment laden runoff;

- b) Appropriate measures for the prevention of silt or other pollutants from entering into the Council’s underground drainage system or road network;
- c) Appropriate measures relating to removal of hazardous or dangerous material from the site, where applicable;
- d) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site so as to prevent material leaving the site and being deposited on Council’s road network;
- e) A program for the cleaning and maintaining surrounding road surfaces;
- f) 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;
- g) Measures to provide for public safety and site security;
- h) 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;
- i) A Traffic Management Plan showing truck routes to and from the site;
- j) A 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;
- k) Appropriate measures to ensure that sub-contractors/tradespersons operating on the site are aware of and adhere to the requirements of the CMP;
- l) The provision of contact details of key construction site staff; and
- m) Include a requirement that except with the prior written consent of the Responsible Authority, a requirement that demolition, excavation or 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;
 - Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings that does not exceed the EPA guidelines)

No works are permitted on Sundays or Public Holidays except with the prior written consent of the Responsible Authority.

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

Sustainable Management Plan (SMP)

10. Concurrent with the endorsement of plans requested pursuant to Condition 1, an amended Sustainable Management Plan must be submitted to and approved by the Responsible Authority.

Use of Land

11. The development can only be used for the purpose of student accommodation. Should the land cease to be used for student accommodation, a new planning permit may be required for any alternative use. The car parking requirements for any subsequent use will be assessed in accordance with the provisions of the Monash Planning Scheme.
12. No more than one person may reside in each unit as their place of residence.
13. All common areas on the endorsed plans must be made available and accessible to residents on a shared basis at all times.
14. A resident on-site manager must reside on the premises with full contact details made clearly available at the entrance to the premises.

Car Parking and Accessways

15. All car parking spaces are to remain in common property for the communal use of residents.
16. Before the use starts or any part of the building is occupied, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - a) Fully constructed.
 - b) Properly formed to such levels that they can be used in accordance with the plans.
 - c) Surfaced with an all-weather sealcoat.
 - d) Drained, maintained and not used for any other purpose.
 - e) Line-marked to indicate each car space and all access lanes.all to the satisfaction of the Responsible Authority.

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

17. Any modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.

Privacy screens

18. Prior to the occupancy of the development, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.

Services and Plant Equipment

19. All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from external view, to the satisfaction of the Responsible Authority.
20. 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.
21. Any required fire services, electricity supply, gas and water meter boxes must be discreetly located and/or screened to compliment the development to the satisfaction of the Responsible Authority. Any required services must be clearly detailed on endorsed plans forming part of this permit.

Drainage & Stormwater

22. The site must be drained to the satisfaction of the Responsible Authority.
23. Stormwater collected on the site from all hard surface areas must not be allowed to flow uncontrolled onto adjoining properties or the road reserve
24. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.
25. Stormwater discharge must not exceed the pre-development level of peak stormwater discharge. This may require an on-site stormwater detention system. Any proposed detention system must be submitted to and approved by the Responsible Authority prior to works commencing.

Satisfactory Continuation

26. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Time for Starting and Completion

27. 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.
- (c) The use is not started before 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. 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 is to be paid prior to any drainage works commencing.
- C. The nominated point of stormwater connection for the site is to the south-east corner of the property where the entire site's stormwater must be collected and free drained via a pipe to the 225 mm Council drain in the nature strip via a 900 mm x 600 mm junction pit to be constructed to Council standards. Note: If the point of connection cannot be located then notify Council's Engineering Department immediately.
- D. 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.

- E. 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.
- F. 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.
- G. 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.
- H. One copy of the plans for the drainage and civil works must be submitted to and approved by the 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.
- I. Unless no permit is required under the planning scheme any signs must not be constructed or displayed without a further permit.
- J. All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, nature strip, kerb and channel to the satisfaction of the Responsible Authority.
- K. The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.
- L. Any works within the road reserve must ensure the footpath and nature's strip are to be reinstated to Council standards.
- 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 the affected service authorities is required as part of the vehicle crossing application process.

- N. Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.
- O. Any request for time extension of this Permit shall be lodged with the relevant administration fee at the time the request is made.

BACKGROUND:

The Site and Surrounds

The site is comprised of two lots located on the west side of Beddoe Avenue in Clayton, approximately 430 metres east of Clayton Road and 550 metres north of Dandenong Road. The land has a combined frontage of 36.58 metres and a depth of 41.43 metres, with a total site area of 1,516 square metres. A 1.83 metre wide easement is located along the rear (western) boundary. The site is relatively flat with a fall of approximately 300mm from the north-west corner to the south-east corner of the site.

The site currently contains two single storey dwellings and associated outbuildings. Each lot has one vehicle crossover to Beddoe Avenue and a brick fence along the front boundaries.

The site is within the Monash National Employment and Innovation Cluster (MNEIC). Monash University is less than 60 metres east of the site. A number of properties in Beddoe Avenue have been developed with multi dwellings or student accommodation facilities.

More specifically, details of adjoining properties are as follows:

North: 17 Beddoe Avenue contains three double storey dwellings. There are two vehicle crossovers for vehicle access.

West: 20 & 22 Marshall Avenue. 20 Marshall Avenue contains two dwellings with separate vehicle access, and 22 Marshall Avenue contains a single dwelling. These properties along Marshall Avenue are also located within the Residential Growth Zone Schedule 3.

South: 23 Beddoe Avenue contains a single storey dwelling. A vehicle access is located along the southern boundary.

Further south is 25 Beddoe Avenue where it has a planning permit TPA/51583 to construct a three storey building to be used as student accommodation. The development has not commenced and the permit is valid until 29 January 2023.

East (Beddoe Avenue): Opposite the site is known as 20 and 22 Beddoe Avenue. Both lots contain a single storey dwelling. Monash University is directly behind these properties.

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 four storey building comprising 96 units to be used for student accommodation. A total of 24 car spaces are proposed within the single level basement car park.

Vehicle access to the basement car park will be via the widened vehicle crossover to Beddoe Avenue, which is located along the southern side of the building.

Details of the proposal are summarised as follows:

- Four storey building having a maximum building height of 12.2 metres, (measured to the top of the lift overrun).
- The proposed minimum building setbacks are:

	East - (Beddoe Avenue)	West - (rear)	North	South
Ground Level	4.5m	3.69m	1.33m	3.495m
Level 1	4m	3.69m	2.185m	2.19m
Level 2	5.02 m	5m	3.8m	3.8m
Level 3	4.5m	5m	6.2m	6.2m

- 96 units for student accommodation over four levels:

	Number of units
Ground level	22 (20 x studio units & 2 x 1 bedroom units)
Level 1	28 (26 x studio units & 2 x 1 bedroom units)
Level 2	26 studio units
Level 3 (Top level)	20 studio units
Total	96

- 92 self-contained studio units and 4 one-bedroom units ranging from 24 to 31 square metres with minimum width of 3 metres.
- A total of 24 car parking spaces and 48 bicycle spaces are provided.
- Communal open space area of approximately 443 square metres at ground level within the side and rear setbacks. An additional area of 47 square metres of courtyard is located centrally within the building, and 130 square metres of open space area within the front setback area.

- A communal lounge of 37 square metres on the ground level, and an indoor communal study area of 20.5 square metres is provided on each level.
- Laundry facilities are provided on the ground level and are accessed from the communal lounge area.
- A dedicated bin storage room within the basement and located near the driveway ramp.
- A maximum of 0.9 metres high fence along the front boundary at Beddoe Avenue.
- The building is of a contemporary design with a mixture of material finishes including render finishes with a variety of colour palette, perforated metal mesh and metal screening.
- The existing vehicular crossover to 21 Beddoe Avenue will be widened to provide vehicle access to the basement car park. The existing vehicle crossover to 19 Beddoe Avenue will be removed.
- There are no significant trees on site and all trees within the site are to be removed. Existing street trees on the nature strip will be retained.
- Site coverage is 69.5% and permeability is 25.8%.

Attachment 1 details plans forming part of the application.

PERMIT TRIGGERS:

Zoning

The subject site is located within the Residential Growth Zone, Schedule 3 (RGZ3) under the provisions of the Monash Planning Scheme.

Pursuant to the Residential Growth Zone (Clause 32.07-2), a permit is required to use the land for student accommodation. A permit is also required to construct a building or construct or carry out works for the proposed use.

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.

Student accommodation does not have a specified rate in Clause 52.06 and therefore needs to be to the satisfaction of the Responsible Authority. As discussed in the assessment below, the car parking provision is satisfactory.

As the required bicycle spaces are provided, no permission is required for any reduction under the provision of Clause 52.34 *Bicycle Facilities*.

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

CONSULTATION:

Further information was requested of the Permit Applicant on 14 February 2022. In this letter, officers also raised the following preliminary concerns:

- The proposed building scale, bulk and mass does not appear to be respectful of the immediate context. The raised finished floor level of the building further exacerbates the excessive building height.
- The proposal does not satisfy the setback requirements of Standard B17 *Side and rear setbacks objective*.
- The proposal does not demonstrate an open garden setting with a combination of service enclosures, pedestrian walkway, and ramps within the front setback area.
- The extent of paving is excessive.
- Additional information and updated plan detail including: provision of a survey plan, updated ownership details and Title information, Arborist Report updated to have regard to development impact on surrounding properties, internal room dimensions, setback of the crossover to the street tree, fencing details, overall building height and provision of 3D coloured perspectives.

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

The Permit Applicant responded to this letter on 2 June 2022 by providing the requested information. In relation to the preliminary concerns, the Applicant submitted further amended plans on 3 November 2022 and advised that they had amended the plans to address all concerns with the following key changes:

- Reduced finished floor levels of the building by 800mm and commensurate reduction of building height by 800mm. This also results in compliance of the setback requirements of Standard B17 *Side setback* and B20 *North facing windows*.
- Removal of DDA ramps and steps, decking and staircases within the front setback and outdoor open spaces.
- Ground level bicycle spaces relocated away from the front setback area.
- Front fences reduced in height and redesigned service cupboards to better integrate with the proposed building.
- Increased scope of landscaping as a result of the above changes.
- Amended architecture, external render and upper floor form to reduce visual bulk and mass.

This report is prepared based on the amended plans (Revision C dated 9/9/2022) received by Council on 3 November 2022.

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 way of letters sent to the surrounding property owners/occupiers, and two large signs displayed on the street frontage to Beddoe Avenue.

Two (2) objections were received. Issues of objection included the following concerns:

- Neighbourhood character & visual bulk.
- Loss of privacy.
- Overshadowing.
- Car parking and traffic related issues.
- Devaluation to adjoining properties.

Attachment 4 details the location of objector properties.

Referrals

External Referral

Department of Transport and Planning (formerly Department of Transport)(PPR 38947/22)

The applications was referred to the Department of Transport and Planning (DoTP) pursuant to Clause 66.02-11 an application to construct a building or to construct or carry out works for a residential building comprising 60 or more lodging rooms. The proposed residential building contains a total of 96 lodging rooms.

The DoTP did not raise any concerns to the proposal, subsequently it did not object to the proposal or require any conditions.

Internal Referral

Traffic Engineer

No concerns with the proposed car parking provision and vehicle turning movements are considered satisfactory.

Recommended permit conditions require the accessible parking spaces to be designed in accordance with the Australian Standard for *Off-Street Parking for people with disabilities, AS/NZS 2890.6*.

Drainage Engineer

No concerns subject to standard conditions including submission of a drainage plan for approval.

Waste Services

Waste collection is proposed within the basement, with the waste truck parking in the basement and undertaking collection. Council's Waste Services advised that the submitted Waste Management Plan has met Council's requirements.

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

Plan Melbourne 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 subject site is located within the MNEIC where the scale of new residential development will generally comprise larger footprint residential development of a high quality design and finish. In addition, the Suburban Rail Loop project has commenced construction in June 2022 which includes a new rail line connecting Melbourne's major employment, health and education precincts and activity centres. There will be a station located in or around the Monash University and Clayton railway station.

This proposal to develop a multi-storey residential building for the use of student accommodation with high architectural quality over two lots of land meets the intent of the relevant strategic policies.

Local Planning Policy Framework (LPPF)

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 22.01 (Residential Development and Character Policy) identifies the site within the *Housing Growth Area- Clayton Activity Centre and Monash National Employment Cluster*. The site is earmarked to provide larger footprint apartment development of a high-quality design and finish. Setbacks from all boundaries will be less than the other parts of Monash, and developments will ensure the

incorporation of well-maintained landscaping to address the Garden City Character, albeit in a more urban form.

Clause 22.10 (Student Accommodation Policy) requires student accommodation to be of high quality and well designed and responds to the desired future character. Student accommodation 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. Developments should also provide adequate on site car parking and bicycle storage to minimise car parking impact on existing streets.

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 subject site is located within 60 metres of the Monash University where there is 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.

Clause 32.07- Residential Growth Zone – Schedule 3

The principal control affecting the subject site is the Residential Growth Zone Schedule 3 (RGZ3) which seeks to facilitate housing growth in the form of apartment buildings of a high quality design and finish. The site is located in an area which is expected to undergo substantial change to provide for housing intensification. Design guidelines require developments to contain elements of the Garden City Character and include breaks and recesses in building mass to avoid large block like structures dominating the streetscape, and respect sensitive residential interfaces.

RGZ3 nominates variations to Clause 55 (ResCode) applicable to the site. The submitted proposal complies with the varied requirements. Details of assessment of the proposal against the RGZ3 are as follows:

REQUIREMENT	RESPONSE
Minimum front street setback of 4 metres	Compliance achieved The proposed front setback is staggered to be 4m (levels 1 & 2) and 4.5m (ground level & level 3).
Minimum rear setback of 3 metres for the first 2 storeys plus 2 metres for the third storey.	Compliance achieved The first 2 storeys (ground level and level 1) are setback a minimum of 3.69m, and levels 2 & 3 are setback a minimum of 5m from the rear boundary.
Landscaping – Retain or provide at least one canopy tree with a minimum	Compliance possible

mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.	A landscape plan was submitted with the application. The front setback is sufficient to accommodate new canopy trees with mature height of 12 or more metres. Proposed canopy trees within the site have mature heights of 8 to 14 metres.
Front fence height – 0.9 metres	Compliance achieved Proposed 0.9m high front fence.
Private/ communal open space- Clause 22.10 Student accommodation 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.	Compliance achieved A communal open space of 384 square metres is required for the proposal with 96 students. The proposed communal open space areas are located at the ground level, including approximately 47 square metres of area in the central courtyard and 573 square metres of open space area within the front, rear and side setback areas. Additional indoor communal areas are provided on each level.
Preferred maximum building height of 13.5 metres	Compliance achieved The proposed building has a maximum building height of 12.2m.

Assessment

Site Context, Built Form and Scale

Whilst the purpose of the RGZ3 is to facilitate housing growth through the development of apartment buildings, it requires new development to contribute to the Garden City Character and minimise amenity and visual bulk impacts to any sensitive residential interface. Overall there will be a change in the built form character of these areas as the scale of development increases and alternate forms of development are constructed.

The subject site is located within the centre of RGZ3, with the adjoining land also zoned RGZ3. The design response aims to minimise off-site amenity impacts to the adjoining properties through the provision of appropriate building setbacks, incorporating landscaping elements along the perimeter of the site and 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.

The proposed building façade is highly articulated through varied building setbacks and use of quality materials and finishes including the use of decorative architectural screening, contrasting colours and materials. The architecture provides a framing element to the building presenting as a more prominent three storey building with a recessed four storey. This provides for an appropriate architectural response to Beddoe Avenue consistent with design objectives of the zone. In addition, the development is of a similar scale to the other recent development within the

surrounding area which achieves additional building scale through site consolidation. It is generally consistent with the increased density and housing diversity objectives of the zone and relevant local planning policies in Clause 22.01 *Residential Development and Character Policy* and Clause 22.10 *Student Accommodation Policy*.

Streetscape presence and integration

The proposal contains a visually interesting façade which maintains a human scale through appropriate facade articulation and graduation in building massing, maximises the opportunities for outlook to the public realm and provides excellent active and passive surveillance to the street. The variation of finishing materials and colours creates interest to the building façade, and the timber look finishes responds to the building materials in the area.

The proposed framing element to the three storey built form with a recessed fourth level avoids a 'box-like' built form, and the different window design to the top level provides visual fascination and breaks up the visual bulk of the building.

The provision of planter boxes on the upper level adds a green element to this interface, and assists in softening the presentation of the building to the street.

The basement is setback sufficiently from property boundaries, and paving within the front setback is minimised to allow for canopy tree planting and landscaping. One vehicle crossover is proposed on Beddoe Avenue and the second existing vehicular crossover will be removed and the nature strip reinstated. This will minimise visual disruption to the streetscape, increase the garden area along the street frontage and improve nature strip planting opportunities.

The pedestrian entrance is located on Beddoe Avenue and clearly identifiable from the street, providing for a suitable sense of address to the development. Site services including the hydrant booster enclosure, gas and water meters and substation have been integrated within cabinet structures to minimise their visual impact the streetscape and are discretely located to the north-east corner of the property. Recommended permit conditions will require details of the service cupboards enclosing the site services to ensure they are designed to complement the development.

Presentation to the side and rear boundaries

Presentation of the building to the northern and southern interfaces is broken up with a variety of materials and finishes palette; and variation in setbacks. The top level is setback substantially further from the boundaries to reduce its visual appearance to the adjoining properties.

As this development site comprises a land area of over 1,500 square metres it is capable of accommodating a well-designed larger building. The proposed development is similar in scale and design to recently approved student accommodation development at 25 Beddoe Avenue which adopted a contemporary

design and the design that appropriate integrates into the surrounding context and achieves increased density, site consolidation and housing diversity policy objectives.

A large recessed middle section of the building visually breaks up the western (rear) façade. The recessed top level with a dark colour scheme provides a contrasting colour pallet to the lower levels and reduce the visual bulk of the top level. The design in window screenings also provides a good level of visual interest to this interface.

Off site amenity impacts

Side Setbacks

The proposed setbacks comply with the recommended setbacks in Standard B17 *Side and rear setbacks* and B20 *North-facing windows objective* of Clause 55.04-1 and 55.04-4.

The proposed building is opposite to two north facing habitable room windows of the south adjoining property. The proposed building setbacks comply with the relevant standard and are sufficient to allow adequate daylight into the existing habitable room windows of adjoining properties, and be respectful of the neighbourhood context to limit the impact on the amenity of adjoining dwellings.

Overshadowing

Clause 55.04-5 Standard B21 *Overshadowing Open Space Objective* can be used as a guide and requires at least 75 per cent or 40 square metres, with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space of an existing dwelling to receive a minimum of five hours of sunlight between 9am and 3pm on 22 September.

The shadow diagrams submitted indicate that whilst additional shadow will fall onto the west and south adjoining properties the development will still satisfy the requirements of Standard B21 and meet the objectives of Standard B21.

Overlooking

Habitable room windows are to 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.

All habitable room windows with potential overlooking are provided with external screening. Plans need to be updated to clearly detail the design of screening treatment including refined details of overlooking screens to upper levels.

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 facilities to provide communal open space areas at ground level to the side or rear of the building with convenient access from communal areas within the building. 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.

A total of 384 square metres of communal open space is required for the proposal. Approximately 620 square metres of outdoor communal open space is provided on the ground level including 161 square metres of 'shared plaza' at the north-west corner of the site, 47 square metres of central courtyard and 412 square metres of open space within the front and side setback areas. All communal open space areas are accessible directly from the building. Open space areas receive good access to sunlight and are sufficient in size to provide for canopy tree planting and outdoor recreational amenity.

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	Non self-contained accommodation: minimum of 16 square metres floor area per unit. Self-contained accommodation: minimum of 24 square metres floor area per unit.	Compliance achieved All units are self-contained and they are ranging from 24 to 31 square metres floor area per unit. Each unit is minimum 3 metres in width which is considered functional.
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 There are 92 self-contained studio units and 4 one-bedroom units, with bathroom and individual kitchen facilities. Laundry facilities are on the ground level accessible from the communal lounge.
Communal Amenities	Communal facilities should include individual mailboxes and a dedicated waste storage area	Compliance achieved An indoor communal area of 20.5 square metres is

	Unless provided to individual units common facilities should also include laundry, kitchen and meals area facilities.	provided on each level. An additional communal lounge of 37 square metres is also provided on the ground level. The provision of indoor communal area is considered adequate.
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Overall, the proposal will provide good on site amenity for future residents.

Management Plan

Council's Student Accommodation Policy has a requirement for an operational management plan to be prepared. This will be included as a condition 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 Residential Growth Zone seeks to ensure development is located within a garden setting which allows retention of existing significant trees or planting of new canopy trees.

Whilst there are no significant trees on site and existing vegetation will be removed, the landscape plan shows the proposed planting of an *Acacia melanoxylon* 'Blackwood' and a *Banksia marginata* 'Silver Banksia' with mature heights of 10 and 7 metres within the front setback area. Additional trees such as *Pyrus calleryana* 'Chanticleer' 'Chanticleer Pear' and *Lagerstroemia indicia* 'Albury White' 'Albury White Crepe Myrtle' with mature heights of 10 and 7 metres will also be planted within the front setback area.

An additional 11 canopy trees, including *Acer freemanij* 'Jeffersred', *Magolia grandiflora* 'Greenback', and *Quercus palustris* 'Pringreen' will be provided within the perimeter of the site. They will have mature heights of 7-14 metres which will also assist in softening the streetscape and adjoining properties, and meeting the requirements of Standard B13 *Landscaping*.

It is considered that additional trees should be provided towards the front section of the area within the northern setback, as the current proposal focused on providing canopy trees within the rear section of this area. Similarly, additional canopy trees should be provided along the rear boundary to soften this interface. Additional planting requirements can be included in the proposed permit conditions.

Additional small trees, shrubs and ground cover planting are proposed to be provided along property boundaries and within the central courtyard to further enhance the internal amenity of the building.

The water and gas meter enclosures are proposed to be within the front setback area. They should be screened within a landscaping setting which will be required via proposed permit conditions.

Car Parking, traffic and access

Student accommodation does not have a specified car parking rate in Clause 52.06 and therefore needs to be to the satisfaction of the Responsible Authority. The provision of 24 car parking spaces is considered satisfactory by Council's Traffic Engineers and is supported by the applicant's Traffic Report which provides the following justification for the rates provided.

A Traffic report prepared by the WSP was provided by the applicant to support the proposed car parking provision. The report indicates that results of occupancy surveys of the existing student accommodation facility at 42-44 Wellington Road Clayton which is located proximate to Monash University Clayton. The survey recorded a typical level of parking demand in the range of 0.22-0.26 car spaces per bed. Other student accommodation facilities generally recorded a vehicle ownership of 0-0.07 spaces car per bed depending on the location of the development in relation to education institutions.

The report concluded that the proposed car parking rate of 0.25 spaces per bed is considered appropriate based on the following reasons (summarised):

- Case study data from other student accommodation sites shows that the provision of 24 spaces would be adequate in servicing the car parking demand associated with the proposed student accommodation use, whereby the demand for car parking can be accommodated entirely within the site.
- The site is located in close proximity to the Monash University Clayton Campus, and students will not need a private vehicle to access the University.
- The car parking surveys conducted by O'Brien Traffic showed that student accommodation within 400 metres of Monash University Clayton (which is similar to the subject site) recorded car parking demands of between 0.07 to 0.22 spaces per bed at the purpose built student accommodation facilities.
- The site is located in close proximity to public transport services including multiple bus services providing connections to local destinations, particularly the Clayton Activity Centre and Clayton Train Station. In addition, Clayton and Monash University are identified future suburban rail loop stations.
- The development includes a high provision of bicycle parking, with more than 1 bicycle space for every 2 students as required by the Monash local policy.

Council's Traffic Engineers agree with the assessment of the WSP and support the proposed car parking rate at 0.25 spaces per bed.

It is noted that 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. Under this local policy rate the proposal falls short by 4 spaces. However, the justification outlined above demonstrates that whilst the parking rates do not comply with the Student Accommodation Policy it is considered acceptable. Furthermore, the proposal complies with the Clause 52.06-5 rooming house car parking requirement of 0.25 car spaces per bedroom. The rooming house car parking rate has been applied in similar recently approved student accommodation development within the surrounding area.

In terms of vehicle access, 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. Vehicle manoeuvre within the basement car park and the design of car parking spaces and ramp grades are considered satisfactory.

Council's Traffic Engineers also advised that the predicted traffic generation is low and is expected to have a negligible impact on the local traffic network.

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.

Use	Number of Apartments	Statutory bicycle parking requirement	No. of spaces required	No. of spaces provided
Student accommodation	96 beds	1 space per every 2 beds	48 spaces	50 spaces (44 spaces within the basement and 6 spaces on ground level)

The proposed bicycle parking marginally exceeds the statutory requirements. The proposed resident spaces within the basement and visitor spaces on ground level are considered satisfactory.

Environmentally Sustainable Development

A Sustainability Management Plan (SMP) was provided with the application, prepared by LID Consultants. The report suggests the use of a 15,000L water tanks to supply water to toilets and reduce potable water consumption. A proposed water tank is located beneath the proposed basement.

The SMP shows that the proposal does not meet the minimum requirement for Indoor Environment Quality (IEQ for ventilation). The proposed building should be designed to achieve best practice in environmentally sustainable development in accordance with Clause 22.13 *Environmentally Sustainable Development Policy*. This non-compliance can be addressed via permit conditions if a permit was to issue.

Response to issues raised by objectors

Neighbourhood character & visual bulk

The proposed built form outcome is an appropriate response to policy aspirations which seek increased density and housing diversity in residential areas surrounding Monash University.

The scale and form of the development is consistent with design objectives of the zone which envisage a high architectural quality. The height, scale and form of development respects surrounding sensitive residential interfaces and minimises the appearance of visual bulk through appropriate façade articulation and height graduation.

The Residential Growth Zone 3 does not seek to replicate the existing neighbourhood character and does envisage development of greater scale and intensity.

Increased traffic and car parking provision

Traffic impact associated with the proposed development is within the road capacity of the surrounding road network. Adequate on-site car parking is provided. The site is located within close proximity to Monash University and has good access to public transport.

Loss of privacy

Appropriate measures have been incorporated into the design of the development to prevent inappropriate overlooking of the adjoining properties. Screening measures have been indicated on the elevation plans. Refined details (e.g. what will the screens actually look like (perforated, louvered, extent of transparency) to demonstrate compliance with overlooking requirements.

Overshadowing

The extent of overshadowing is acceptable as detailed previously.

Devaluation to adjoining properties

Not a relevant planning consideration or decision guideline.

CONCLUSION:

The proposed development is considered appropriate given the locality and relevant objectives of state, regional 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 Residential Growth Zone Schedule 3.

The subject site is within the preferred location for student accommodation and the proposed residential building is 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.

Ample communal open space is provided for recreation and landscaping purposes. Common areas are provided within the building to avoid social isolation, and internal amenity of the units is satisfactory subject to minor amendments to achieve the IEQ requirement. Additional canopy trees will further assist the proposal to achieve a landscape outcome.

The car parking provision for the proposal is considered adequate and supported by Council's Traffic Engineer.

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 (February 2022).

Attachment 3 – Zoning and Overlays Map.

Attachment 4 – Objector Properties Location Map.

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21519

STUDENT ACCOMMODATION

19-21 Beddoe Ave, Clayton

TOWN PLANNING

TP_DRAWING LIST			
SHEET NUMBER	SHEET TITLE	CURRENT REVISION	DATE
TP000	DRAWING LIST	C	2022.09.09
TP020	DEVELOPMENT SUMMARY	B	2022.09.09
TP050	DEMOLITION PLAN	B	2022.07.25
TP099	BASEMENT FLOOR PLAN	B	2022.09.09
TP100	GROUND FLOOR PLAN	C	2022.09.09
TP101	FIRST FLOOR PLAN	B	2022.09.09
TP102	SECOND FLOOR PLAN	B	2022.09.09
TP103	THIRD FLOOR PLAN	B	2022.09.09
TP110	ROOF PLAN	B	2022.09.09
TP150	SHADOW STUDY 9AM, 10AM	B	2022.09.09
TP151	SHADOW STUDY 11AM, 12PM	B	2022.09.09
TP152	SHADOW STUDY 1PM, 2PM	B	2022.09.09
TP153	SHADOW STUDY 3PM	B	2022.09.09
TP160	AREA DIAGRAMS	B	2022.09.09
TP200	STREET FRONT INTERFACE	B	2022.09.09
TP201	NORTH & SOUTH ELEVATIONS	B	2022.09.09
TP202	EAST & WEST ELEVATIONS	B	2022.09.09
TP300	SECTIONS	B	2022.09.09
TP301	SECTIONS	B	2022.09.09
TP350	ARCHITECTURAL SCREENING ELEMENTS	B	2022.09.09
TP400	PERSPECTIVES	A	2022.09.09



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PROJECT 21519_19-21 BEDDOE AVENUE, CLAYTON
 DATE 09.09.2022
 STAGE TP
 REV C

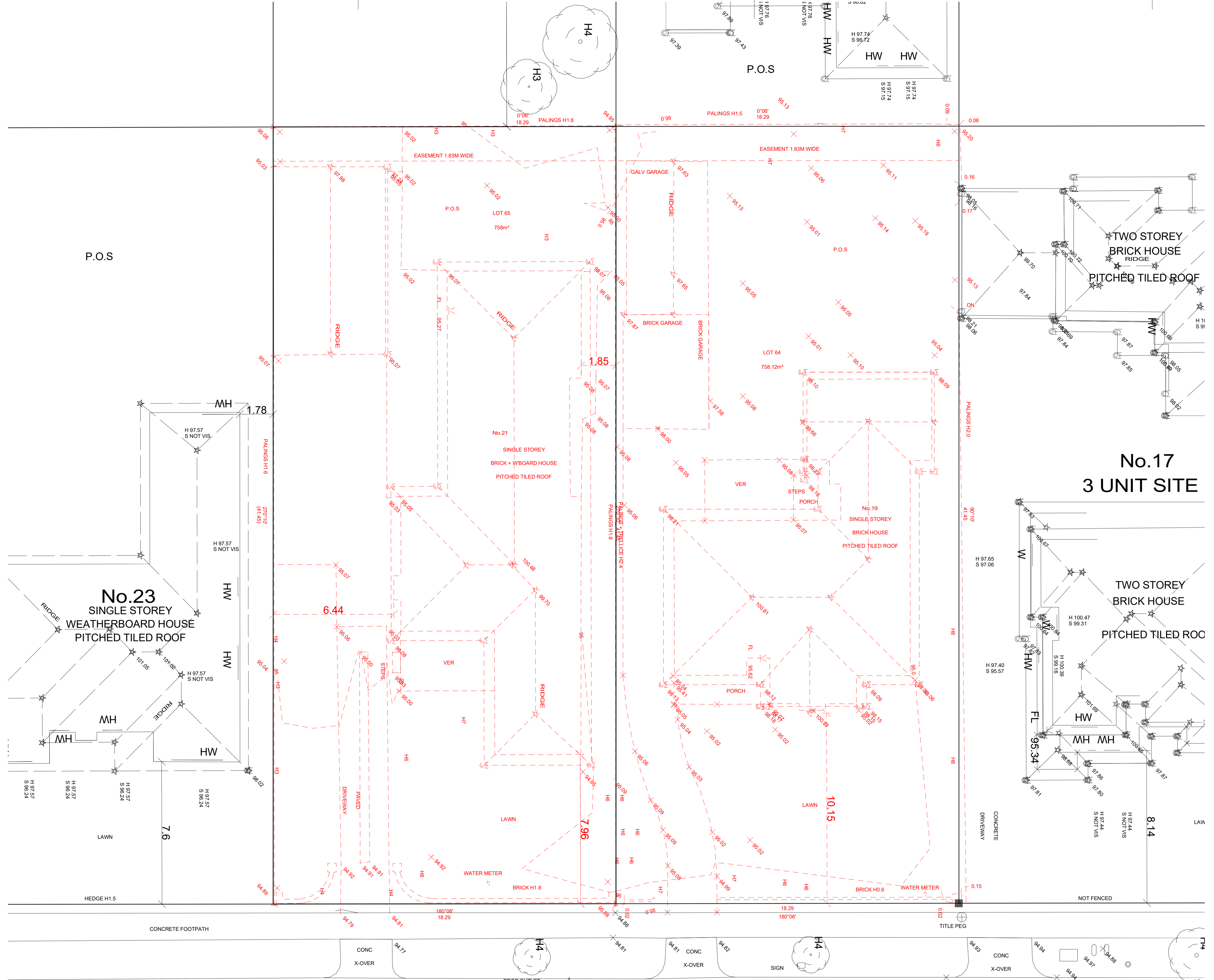
SITE AREA 1516(m²)
 APPROX. PERMEABILITY 391.5 25.8% GARDEN AREA 441(m²)
 SITE COVERAGE 1053(m²) 69.5%

Note: Permeable areas as stipulated in Planning Schemes from Department of Environment, Land, Water and Planning in Victoria. This area includes driveways, footpaths and outdoor entertaining areas, provided materials use for their construction are pervious.

SCH-001 DEVELOPMENT SUMMARY

LEVELS	NO. OF FLOORS	STUDENT ROOMS PER FLOOR	GFA(m ²)						NSA(m ²)		RESIDENTIAL EFFICIENCY	TERRACE	OUTDOOR COMMON AREA GFA	BICYCLES	CAR SPACES	SELF-CONTAINED STUDENT UNIT		
			RESIDENTIAL GFA	RETAIL GFA	INDOOR COMMON AREA	CORRIDOR AND SERVICES GFA	CAR PARK GFA	TOTAL GFA	RESIDENTIAL NSA	TOTAL NSA						1 BEDROOM		
BASEMENT	BASEMENT																	
B01	1	-	-	-	-	179	778	957	-	-	-	-	-	42	24	-	-	
BUILDING	TOWER																	
GF	1	22	570	-	81	177	-	828	570	570	76%	-	650	8	-	20	2	
L01	1	28	701	-	22	160	-	883	701	701	81%	-	-	-	-	26	2	
L02	1	26	636	-	22	153	-	811	636	636	81%	-	-	-	-	26	0	
L03	1	20	501	-	22	124	-	647	501	501	80%	-	-	-	-	20	0	
TOTALS	5	96	2,408	-	147	793	778	4,126	2,408	2,408		-	650	50	24	92	4	
															RATE	0.25		
																	96	
																	96%	4%

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TOWN PLANNING



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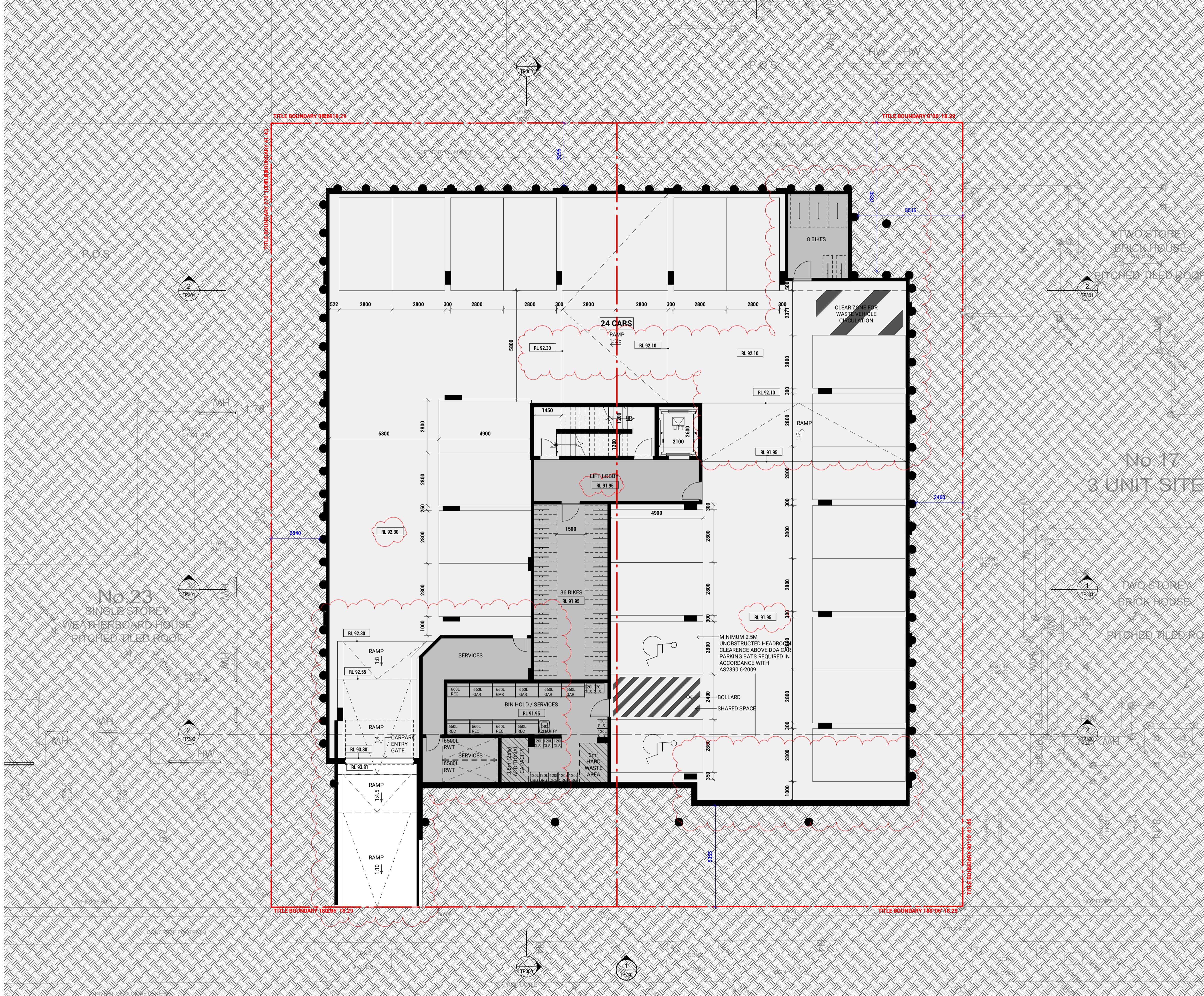
Project **STUDENT ACCOMMODATION**
19-21 Beddoe Ave, Clayton
 Client **Chiam Developments Pty Ltd**

No.	Date	Notes	Issued By
-	2021.12.22	ISSUED FOR TOWN PLANNING	ZW
A	2022.06.16	ISSUED FOR TOWN PLANNING (R1)	ZW
B	2022.07.25	ISSUED FOR TOWN PLANNING	ZW

Title **DEMOLITION PLAN**
 Sheet Status **TOWN PLANNING**
NOT FOR CONSTRUCTION

Sheet No. **TP050**
 Scale **1 : 100** at A1
 Date **2022.07.25**

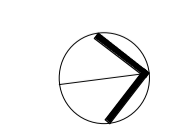
Revision **B**
 Project No. **21519**



- ESD INITIATIVES**
- HOT WATER SUPPLY**
TO BE HEAT PUMP UNIT WITHIN ONE STAR OF THE BEST AVAILABLE, OR COEFFICIENT OF PERFORMANCE(COP)/ENERGY EFFICIENCY RATIO(EER)85% OR BETTER THAN THE MOST EFFICIENT EQUIVALENT CAPACITY UNIT.
 - HEATING AND COOLING**
HVAC SYSTEM TO BE WITHIN ONE STAR OF THE BEST AVAILABLE, OR COEFFICIENT OF PERFORMANCE(COP)/ENERGY EFFICIENCY RATIO(EER)85% OR BETTER THAN THE MOST EFFICIENT EQUIVALENT CAPACITY UNIT.
 - 10% IMPROVEMENT ON NCC 2019 FOR GLAZING SYSTEM AND INSULATION.
 - WATER FIXTURES AND APPLIANCES**
TO ENSURE THE EFFICIENT USE OF WATER AND THEREBY REDUCE TOTAL OPERATING POTABLE WATER USE, FIXTURES & FITTINGS WILL HAVE THE FOLLOWING WELS RATINGS:
- SHOWERHEAD: 4 STAR WELS RATING (4.6.5 L/MIN)
- KITCHEN TAPS: 6 STAR WELS RATING
- BATHROOM TAPS: 6 STAR WELS RATING
- DISHWASHERS: 5 STAR WELS RATING
- WC: 4 STAR WELS RATING
- WASHING MACHINE: 5 STAR WELS RATING
 - INDUCTION KITCHEN COOKTOP WILL BE USED. THIS TYPE OF COOKTOP GENERATES LOWER GHG IN COMPARISSON WITH THE LECTRIC COIL TYPE.
 - WALL COLOUR**
INTERNAL WALL COLOUR TO BE LIGHT COLOURED TO HELP MAXIMISING DAYLIGHT LEVEL.
 - GLARE MANAGEMENT**
INTERNAL BLINDS TO BE PROVIDED IN CONJUNCTION WITH EXTERNAL SHADING DEVICES.
 - LIGHTING COMFORT**
ALL INTERNAL LIGHTING TO BE FLICKER-FREE.
 - EXTERNAL LIGHTING**
MOTION SENSOR TO BE USED TO REDUCE THE LIGHTING ENERGY CONSUMPTION IN ROOMS & COMMON AREAS WITH TRANSIENT OCCUPATION AND CIRCULATION AREAS.
 - LOW VOC & LOW FORMALDEHYDE PRODUCTS**
LOW VOC PAINTS, ADHESIVES AND SEALANTS TO BE USED. ALUMINIUM FRAMING FOR THE WINDOWS
 - RAINWATER TANK**
A 12.2 KL RAINWATER TANK IS TREATING RAINWATER COLLECTED FROM BUILDING'S ROOF AREAS (MINIMUM AREA OF 911.16 M2) AND IT IS CONNECTED TO GROUND FLOOR & FIRST FLOOR'S TOILETS(50 TOILETS IN TOTAL) IN THE BUILDING TO REUSE RAINWATER COLLECTED FROM THE ROOF AREAS FOR FLUSHING.
 - SUPPLEMENTARY CEMENT MATERIALS SCMs**
CONCRETE BLENDS THAT INCLUDE A PERCENTAGE (E.G. 30 PERCENT) OF RECYCLED CONTENT (CEMENT EXTENDER INCLUDING FLY ASH OR BLAST FURNACE SLAG) WILL BE USED IN THIS DEVELOPMENT.
 - SUSTAINABLE TIMBERS**
TIMBER PRODUCTS WILL BE SOURCED FROM RENEWABLE RESOURCES.
 - ACCREDITED PLANTATIONS**
ALL TIMBER FRAMING TO BE FROM ACCREDITED PLANTATIONS - EITHER FSC IR PEFC/AFS.
 - BICYCLE PARKING**
SECURED BICYCLE PARKING TO BE PROVIDED 38 VERTICALLY AND 12 HORIZONTALLY WITH MINIMUM 1.5M AISLE WIDTH.
 - CONVENIENCE OF RECYCLING**
EACH STUDENT ROOM SHALL HAVE PROVISION FOR TWO BINS TO HAVE A MINIMUM CAPACITY OF 20 LITRES FOR THE TEMPORARY HOLDING OF GARBAGE AND COMMINGLE RECYCLING (ONE BIN PER STREAM) AS SHOWN ON PLANS.
 - URBAN ECOLOGY**
INDIGENOUS AND/OR PRODUCTIVE GARDENS WILL BE CONSIDERED INTO THE DESIGN.
 - SOLAR PV PANELS**
20KW SOLAR PV SYSTEM ON ROOF OF DEVELOPMENT.

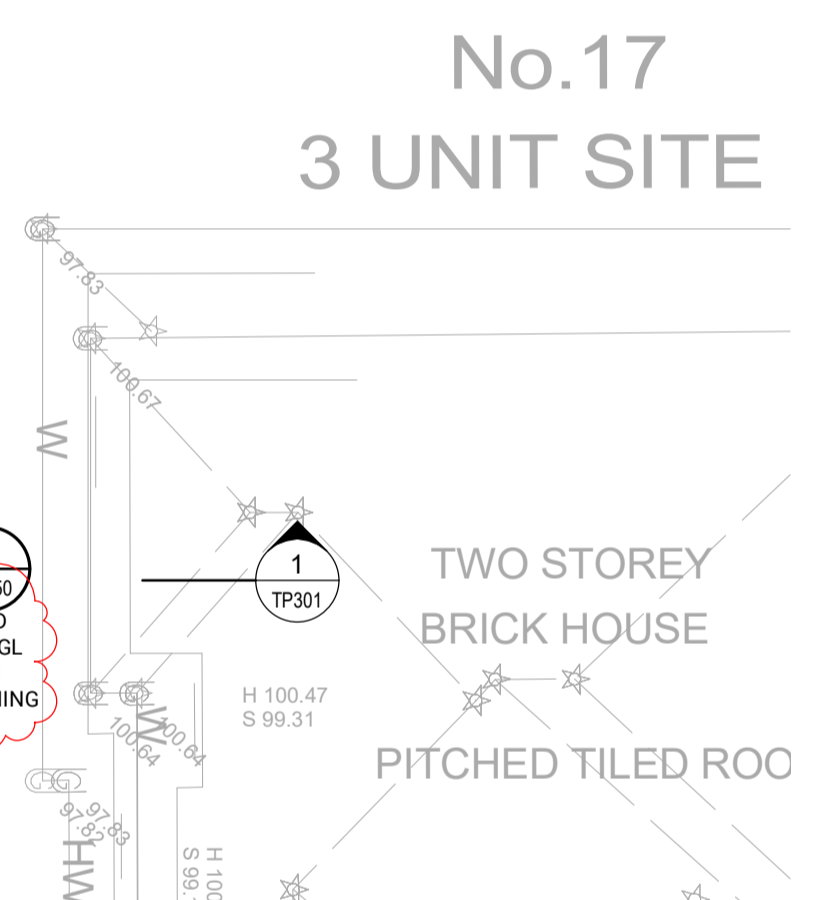
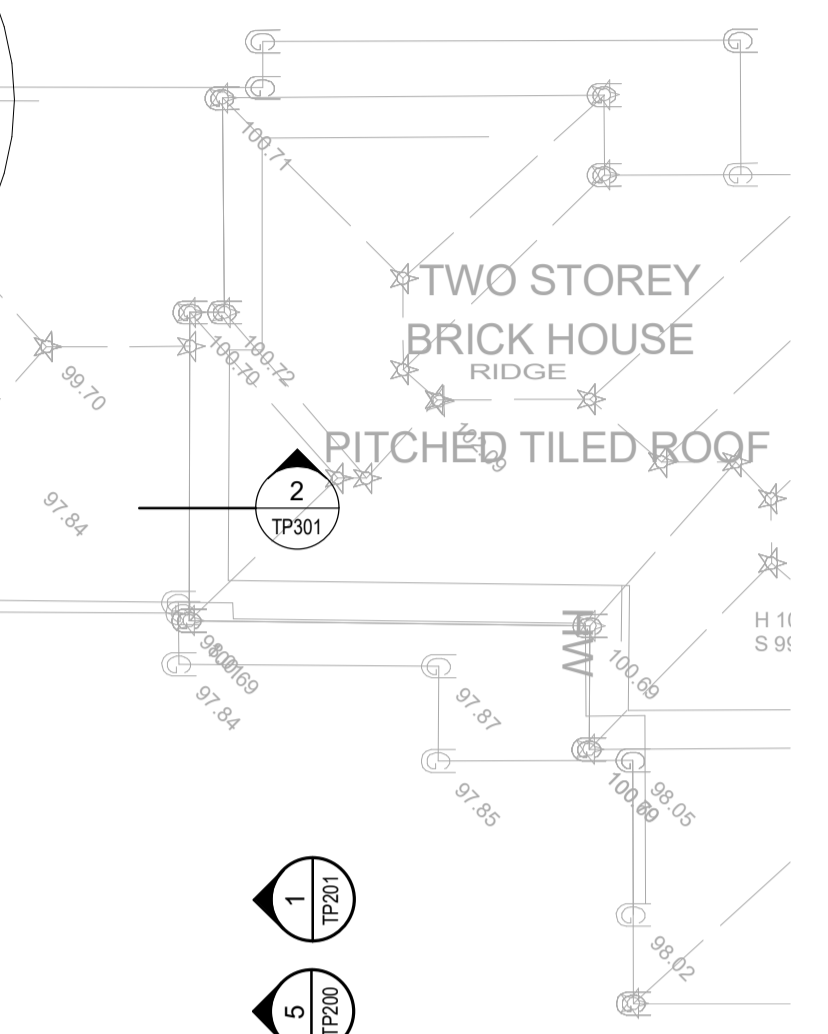
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-	2021.12.22	ISSUED FOR TOWN PLANNING	ZW
A	2022.09.18	ISSUED FOR TOWN PLANNING RFI	ZW
B	2022.09.09	ISSUED FOR TOWN PLANNING RFI	ZW



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- HEATING AND COOLING**
 TO ENSURE THE EFFICIENT USE OF WATER AND THEREBY REDUCE TOTAL OPERATING POTABLE WATER USE, FITTINGS & FITTINGS WILL HAVE THE FOLLOWING WELS RATINGS:
 - SHOWERHEAD: 4 STAR WELS RATING (4-6.5 L/MIN)
 - KITCHEN TAPS: 6 STAR WELS RATING
 - BATHROOM TAPS: 6 STAR WELS RATING
 - DISHWASHERS: 5 STAR WELS RATING
 - WC: 4 STAR WELS RATING
 - WASHING MACHINE: 5 STAR WELS RATING
- INDUCTION KITCHEN COOKTOP WILL BE USED. THIS TYPE OF COOKTOP GENERATES LOWER GHG IN COMPARISON WITH THE LECTRIC COIL TYPE.
- WALL COLOUR**
 INTERNAL WALL COLOUR TO BE LIGHT COLOURED TO HELP MAXIMISING DAYLIGHT LEVEL.
- GLARE MANAGEMENT**
 INTERNAL BLINDS TO BE PROVIDED IN CONJUNCTION WITH EXTERNAL SHADING DEVICES.
- LIGHTING COMFORT**
 ALL INTERNAL LIGHTING TO BE FLICKER-FREE.
- EXTERNAL LIGHTING**
 MOTION SENSOR TO BE USED TO REDUCE THE LIGHTING ENERGY CONSUMPTION IN ROOMS & COMMON AREAS WITH TRANSIENT OCCUPATION AND CIRCULATION AREAS.
- LOW VOC & LOW FORMALDEHYDE PRODUCTS**
 LOW VOC PAINTS, ADHESIVES AND SEALANTS TO BE USED. ALUMINIUM FRAMING FOR THE WINDOWS
- RAINWATER TANK**
 A 12.2 KL RAINWATER TANK IS TREATING RAINWATER COLLECTED FROM BUILDING'S ROOF AREAS (MINIMUM AREA OF 911.16 M2) AND IT IS CONNECTED TO GROUND FLOOR & FIRST FLOOR'S TOILETS(50 TOILETS IN TOTAL) IN THE BUILDING TO REUSE RAINWATER COLLECTED FROM THE ROOF AREAS FOR FLUSHING.
- SUPPLEMENTARY CEMENT MATERIALS SCMs**
 CONCRETE BLENDS THAT INCLUDE A PERCENTAGE (E.G. 30 PERCENT) OF RECYCLED CONTENT (CEMENT EXTENDER INCLUDING FLY ASH OR BLAST FURNACE SLAG) WILL BE USED IN THIS DEVELOPMENT.
- SUSTAINABLE TIMBERS**
 TIMBER PRODUCTS WILL BE SOURCED FROM RENEWABLE RESOURCES.
- ACCREDITED PLANTATIONS**
 ALL TIMBER FRAMING TO BE FROM ACCREDITED PLANTATIONS - EITHER FSC IR PEFC/AFS.
- BICYCLE PARKING**
 SECURED BICYCLE PARKING TO BE PROVIDED 38 VERTICALLY AND 12 HORIZONTALLY WITH MINIMUM 1.5M AISLE WIDTH.
- CONVENIENCE OF RECYCLING**
 EACH STUDENT ROOM SHALL HAVE PROVISION FOR TWO BINS TO HAVE A MINIMUM CAPACITY OF 20 LITRES FOR THE TEMPORARY HOLDING OF GARBAGE AND COMMINGLE RECYCLING (ONE BIN PER STREAM) AS SHOWN ON PLANS.
- URBAN ECOLOGY**
 INDIGENOUS AND/OR PRODUCTIVE GARDENS WILL BE CONSIDERED INTO THE DESIGN.
- SOLAR PV PANELS**
 20KW SOLAR PV SYSTEM ON ROOF OF DEVELOPMENT.



- LEGEND:**
- EXISTING TREE TO REMAIN
 - EXISTING TREES TO BE REMOVED
 - PROPOSED NEW CANOPY TREE
 - TREE PROTECTION ZONE
REFER ARBORIST'S REPORT FOR DETAILS.
 - STRUCTURAL ROOT ZONE
REFER ARBORIST'S REPORT FOR DETAILS.
 - OBS FIXED OBSCURED GLAZING TO MIN. 1.7m HIGH
 - RET. RETAINING WALL
 - HW HIGHLIGHT WINDOW WITH MIN. 1.7m SILL
 - BG BOX GUTTER

TOWN PLANNING

Revision
C

Project No.
21519

PWA
 Architecture | Interior Design
 Parallel Workshop Pty Ltd
 ACN 611 137 458
 A: 10 Elizabeth Street, Richmond VIC 3121
 E: info@parallelworkshop.com.au
 T: +61 03 90202100

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Project
STUDENT ACCOMMODATION
19-21 Beddoe Ave, Clayton

Client
Chiam Developments Pty Ltd

Revision

No.	Date	Notes	Issued By
-	2021.12.22	ISSUED FOR TOWN PLANNING	ZW
A	2022.08.18	ISSUED FOR TOWN PLANNING RFI	ZW
B	2022.07.25	ISSUED FOR TOWN PLANNING	ZW
C	2022.09.09	ISSUED FOR TOWN PLANNING RFI	ZW

Title
GROUND FLOOR PLAN

Sheet Status
TOWN PLANNING
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Sheet No.
TP100

Scale
1 : 100 at A1

Date
2022.09.09

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ESD INITIATIVES

HOT WATER SUPPLY
 TO BE HEAT PUMP UNIT WITHIN ONE STAR OF THE BEST AVAILABLE, OR COEFFICIENT OF PERFORMANCE (COP)/ENERGY EFFICIENCY RATIO (EER) 85% OR BETTER THAN THE MOST EFFICIENT EQUIVALENT CAPACITY UNIT.

HEATING AND COOLING
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10% IMPROVEMENT ON NCC 2019 FOR GLAZING SYSTEM AND INSULATION.

WATER FIXTURES AND APPLIANCES
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GLARE MANAGEMENT
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LIGHTING COMFORT
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EXTERNAL LIGHTING
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SUPPLEMENTARY CEMENT MATERIALS (SCMs)
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ACCREDITED PLANTATIONS
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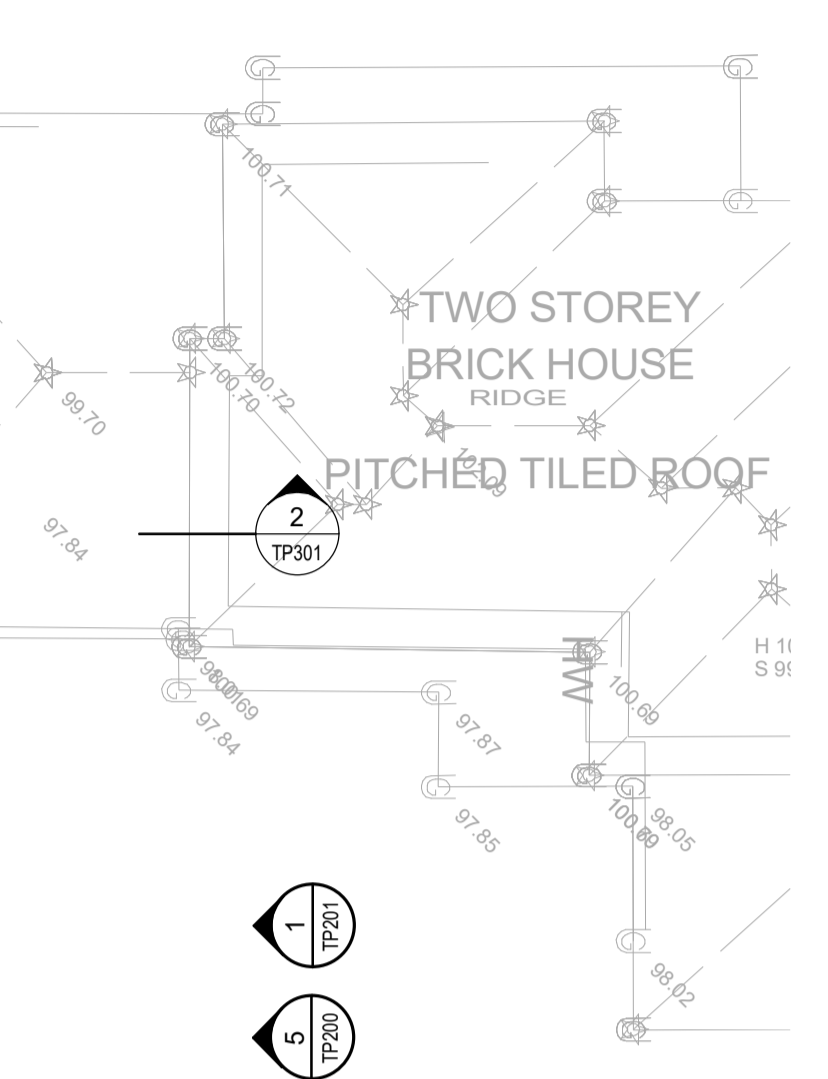
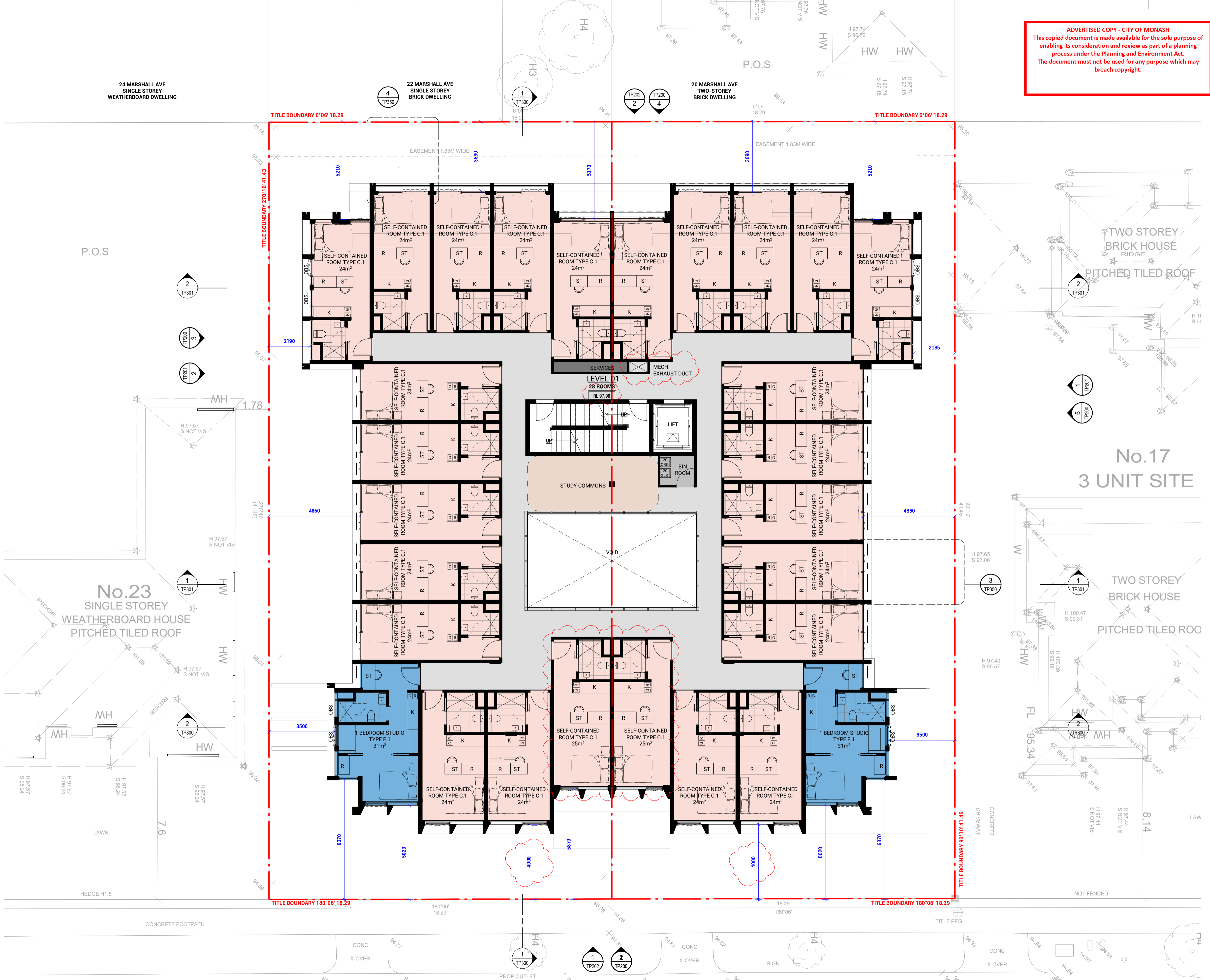
BICYCLE PARKING
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URBAN ECOLOGY
 INDIGENOUS AND/OR PRODUCTIVE GARDENS WILL BE CONSIDERED INTO THE DESIGN.

SOLAR PV PANELS
 20KW SOLAR PV SYSTEM ON ROOF OF DEVELOPMENT.

- LEGEND:**
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 - PROPOSED NEW CANOPY TREE
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 - BG BOX GUTTER



TOWN PLANNING

PWA
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Project **STUDENT ACCOMMODATION**
 19-21 Beddoe Ave, Clayton
 Client **Chiam Developments Pty Ltd**

Revision

No.	Date	Notes	Issued By
A	2021.12.22	ISSUED FOR TOWN PLANNING	ZW
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C	2022.09.09	ISSUED FOR TOWN PLANNING RFI	ZW

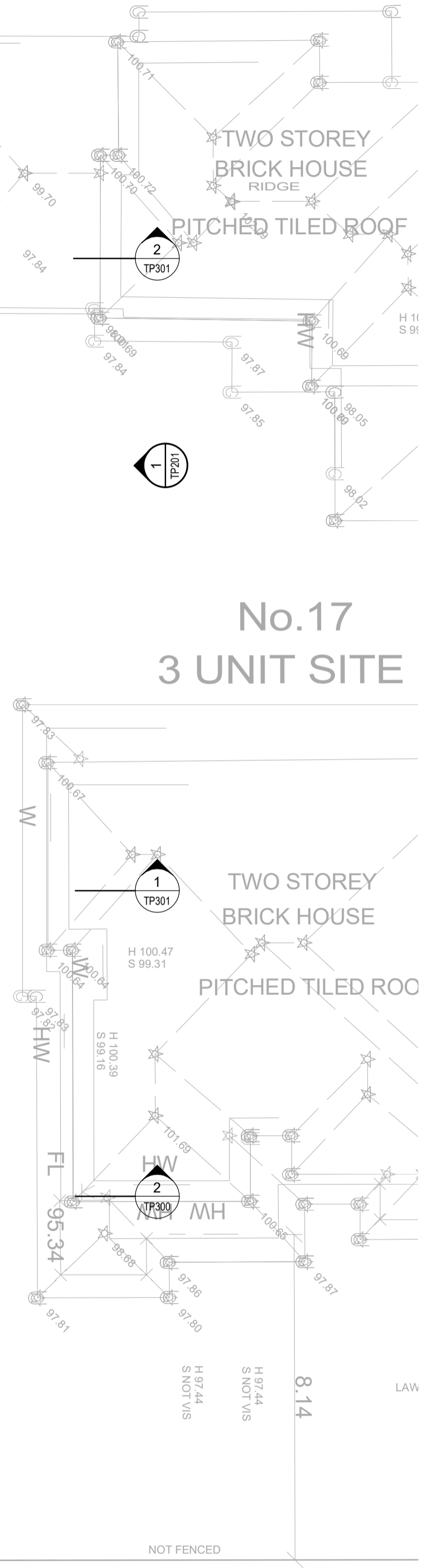
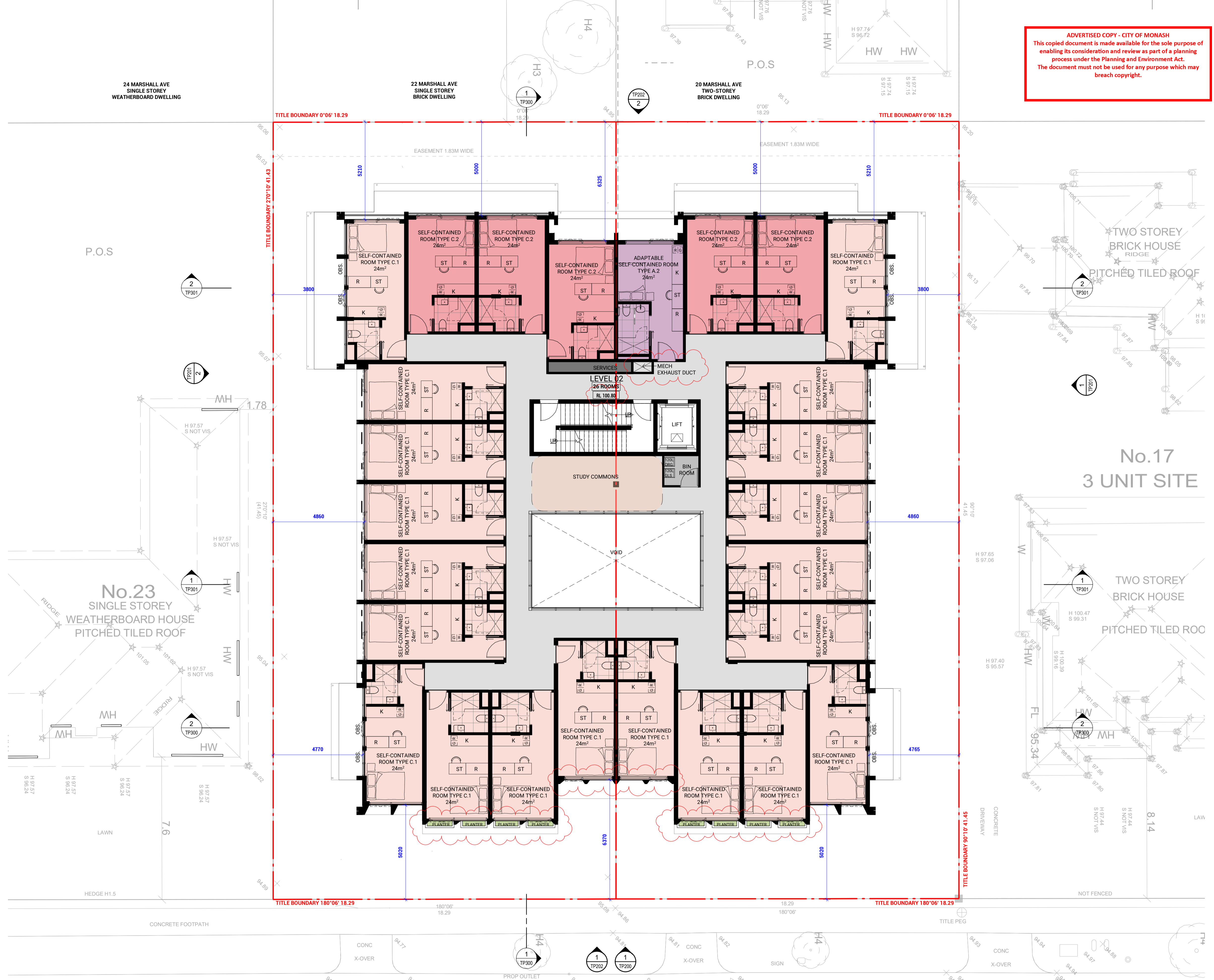
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TOWN PLANNING
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Sheet No. **TP101**
 Scale **1:100** at A1
 Date **2022.09.09**

Revision **B**
 Project No. **21519**

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 - GLARE MANAGEMENT**
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 - EXTERNAL LIGHTING**
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20KW SOLAR PV SYSTEM ON ROOF OF DEVELOPMENT.



LEGEND:

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- RET. RETAINING WALL
- HW HIGHLIGHT WINDOW WITH MIN. 1.7m SILL
- BG BOX GUTTER

TOWN PLANNING

Revision
B

Project No.
21519

PWA
 Architecture | Interior Design
 Parallel Workshop Pty Ltd
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Project
STUDENT ACCOMMODATION
 19-21 Beddoe Ave, Clayton

Client
Chiam Developments Pty Ltd

Revision

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Title
SECOND FLOOR PLAN

Sheet Status
TOWN PLANNING
NOT FOR CONSTRUCTION

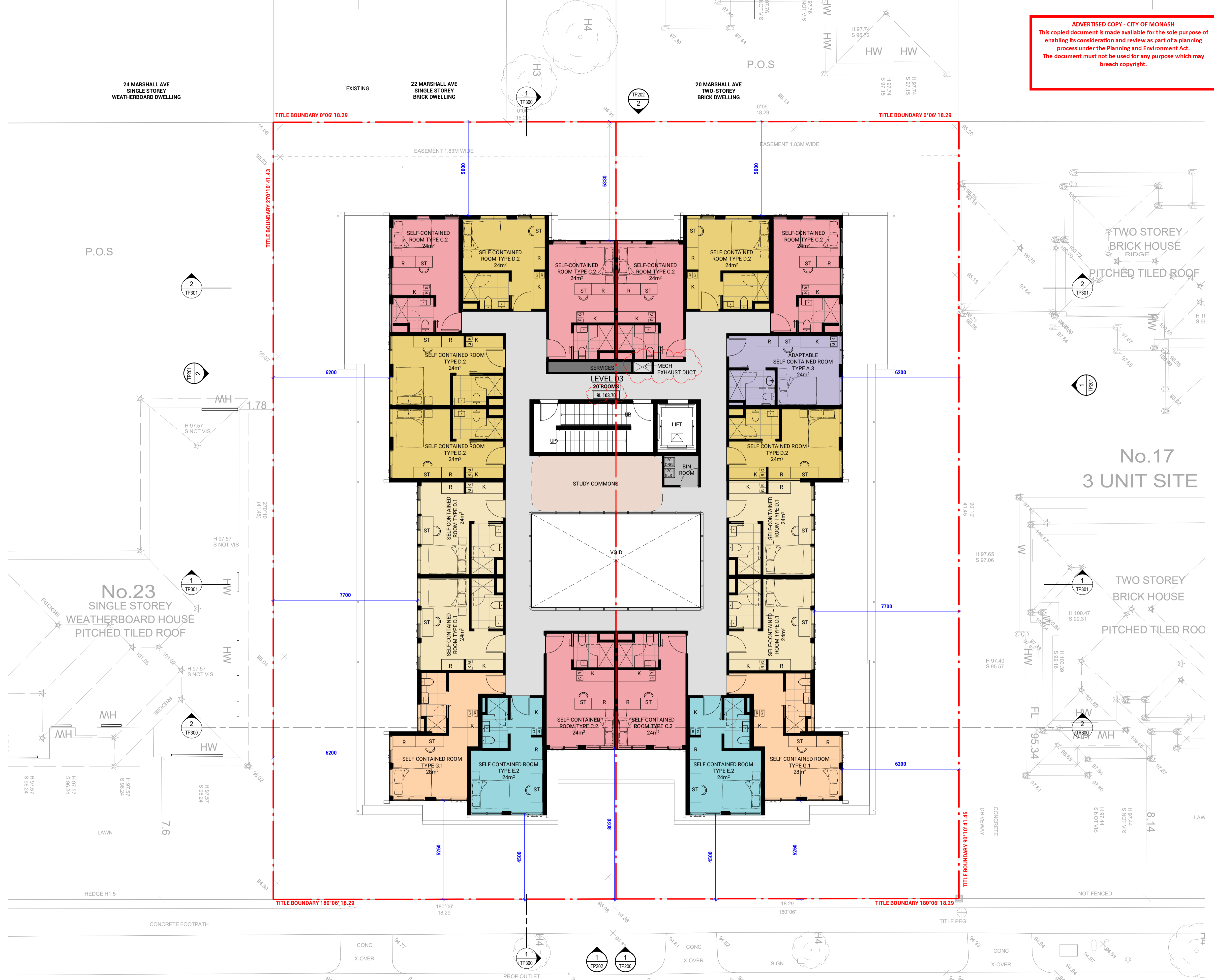
Sheet No.
TP102

Scale
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INDIGENOUS AND/OR PRODUCTIVE GARDENS WILL BE CONSIDERED INTO THE DESIGN.
 - SOLAR PV PANELS**
20KW SOLAR PV SYSTEM ON ROOF OF DEVELOPMENT.



No.17
3 UNIT SITE

- LEGEND:**
- EXISTING TREE TO REMAIN
 - EXISTING TREES TO BE REMOVED
 - PROPOSED NEW CANOPY TREE
 - TREE PROTECTION ZONE
REFER ARBORIST'S REPORT FOR DETAILS.
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Project **STUDENT ACCOMMODATION**
 19-21 Beddoe Ave, Clayton
 Client **Chiam Developments Pty Ltd**

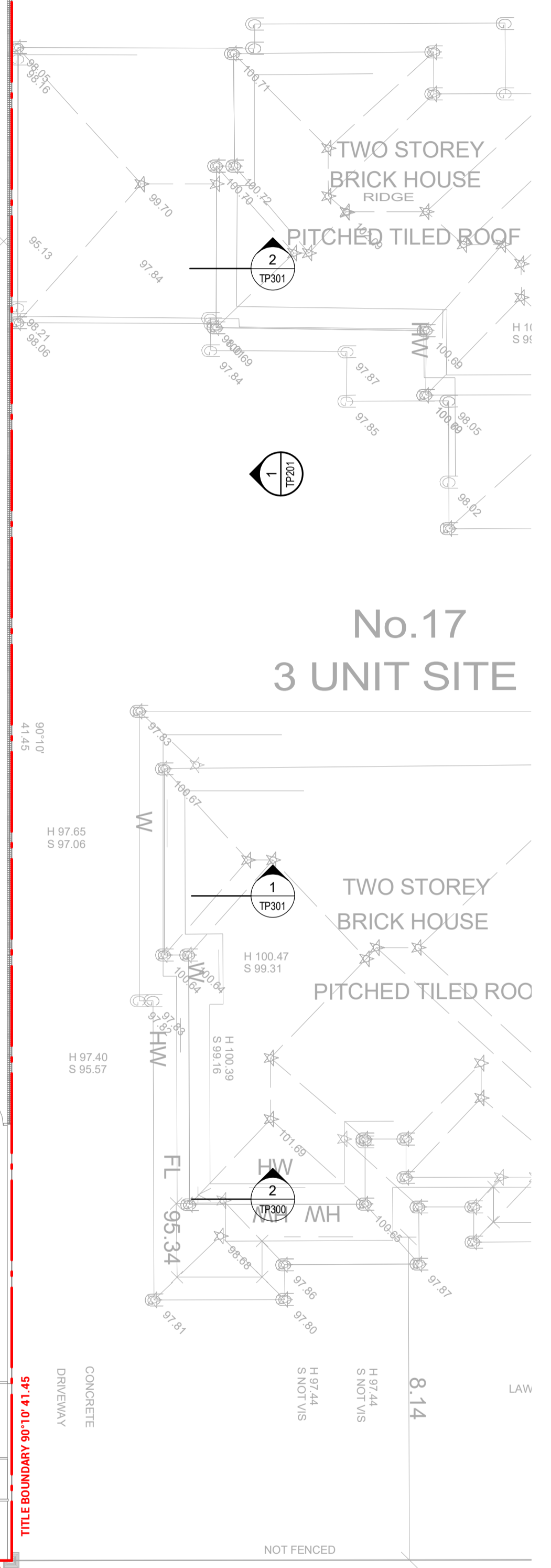
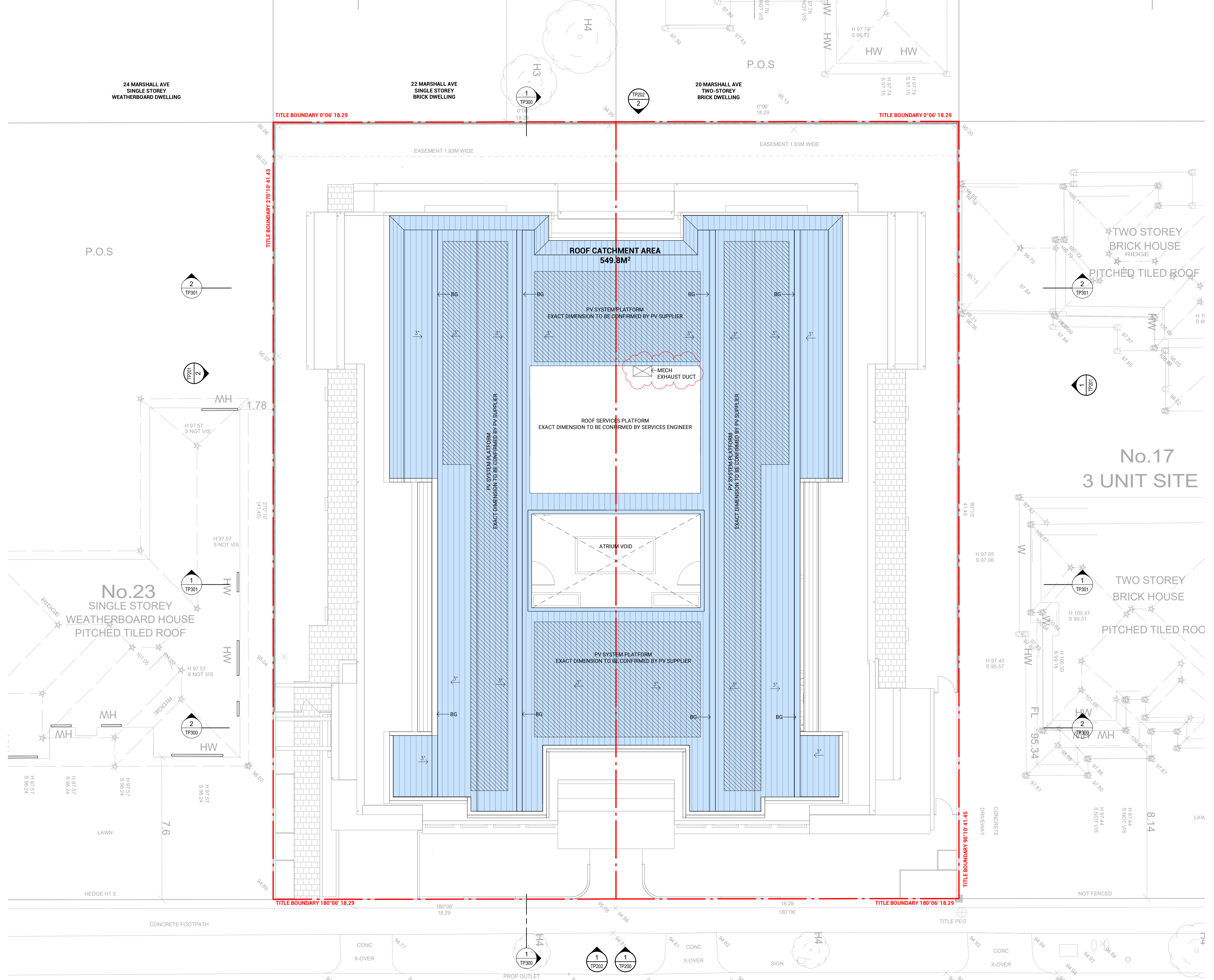
Revision		
No.	Date	Notes
A	2021.12.22	ISSUED FOR TOWN PLANNING
B	2022.09.15	ISSUED FOR TOWN PLANNING RFI
B	2022.09.09	ISSUED FOR TOWN PLANNING RFI

Title **THIRD FLOOR PLAN**
 Sheet Status **TOWN PLANNING**
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Sheet No. **TP103**
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 Date **2022.09.09**

TOWN PLANNING
 Revision **B**
 Project No. **21519**

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LEGEND:

- EXISTING TREE TO REMAIN
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TOWN PLANNING

Revision
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A	2022.09.15	ISSUED FOR TOWN PLANNING RFI	ZW
B	2022.09.09	ISSUED FOR TOWN PLANNING RFI	ZW

Title
ROOF PLAN

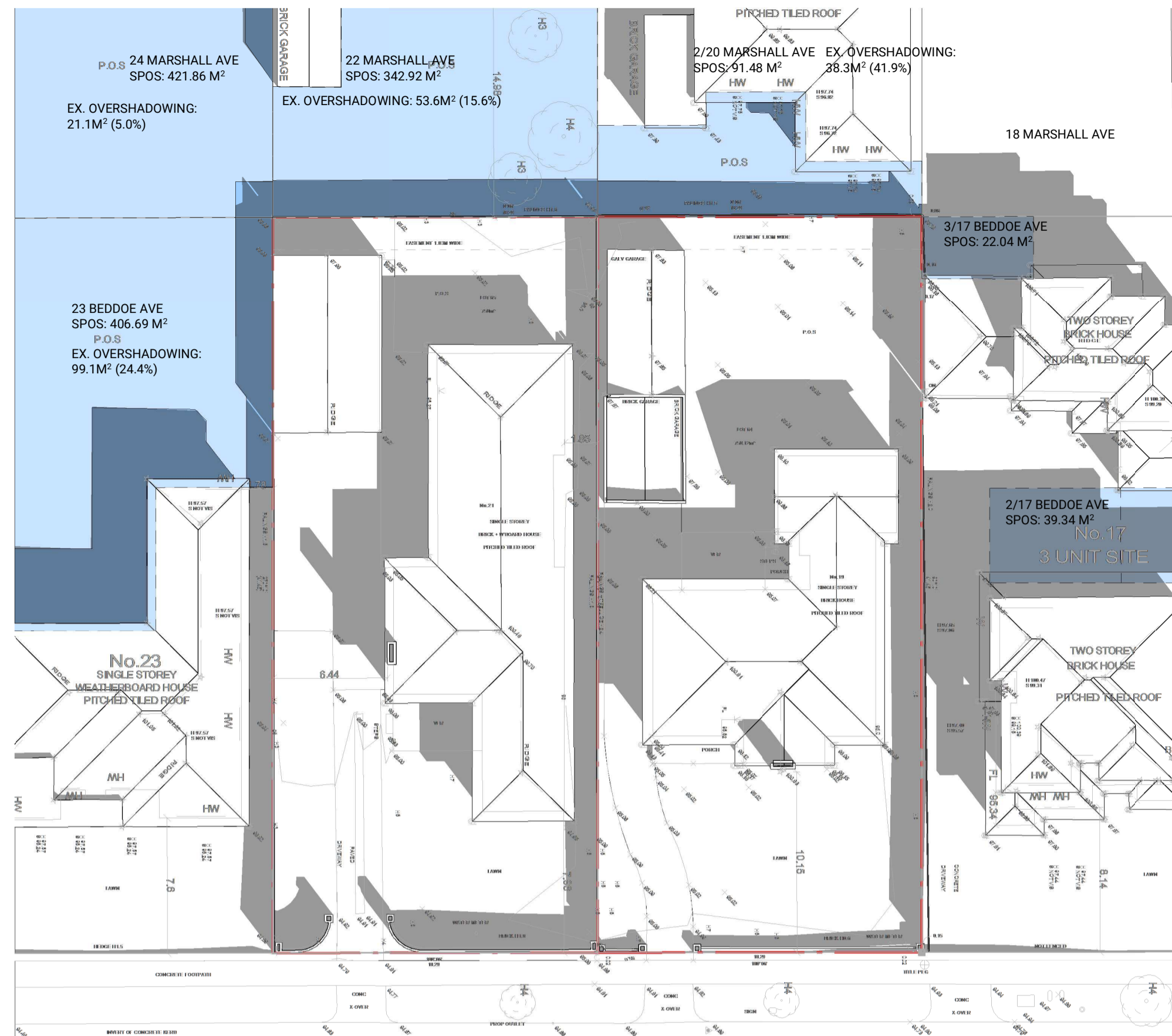
Sheet Status
TOWN PLANNING
NOT FOR CONSTRUCTION

Sheet No.
TP110

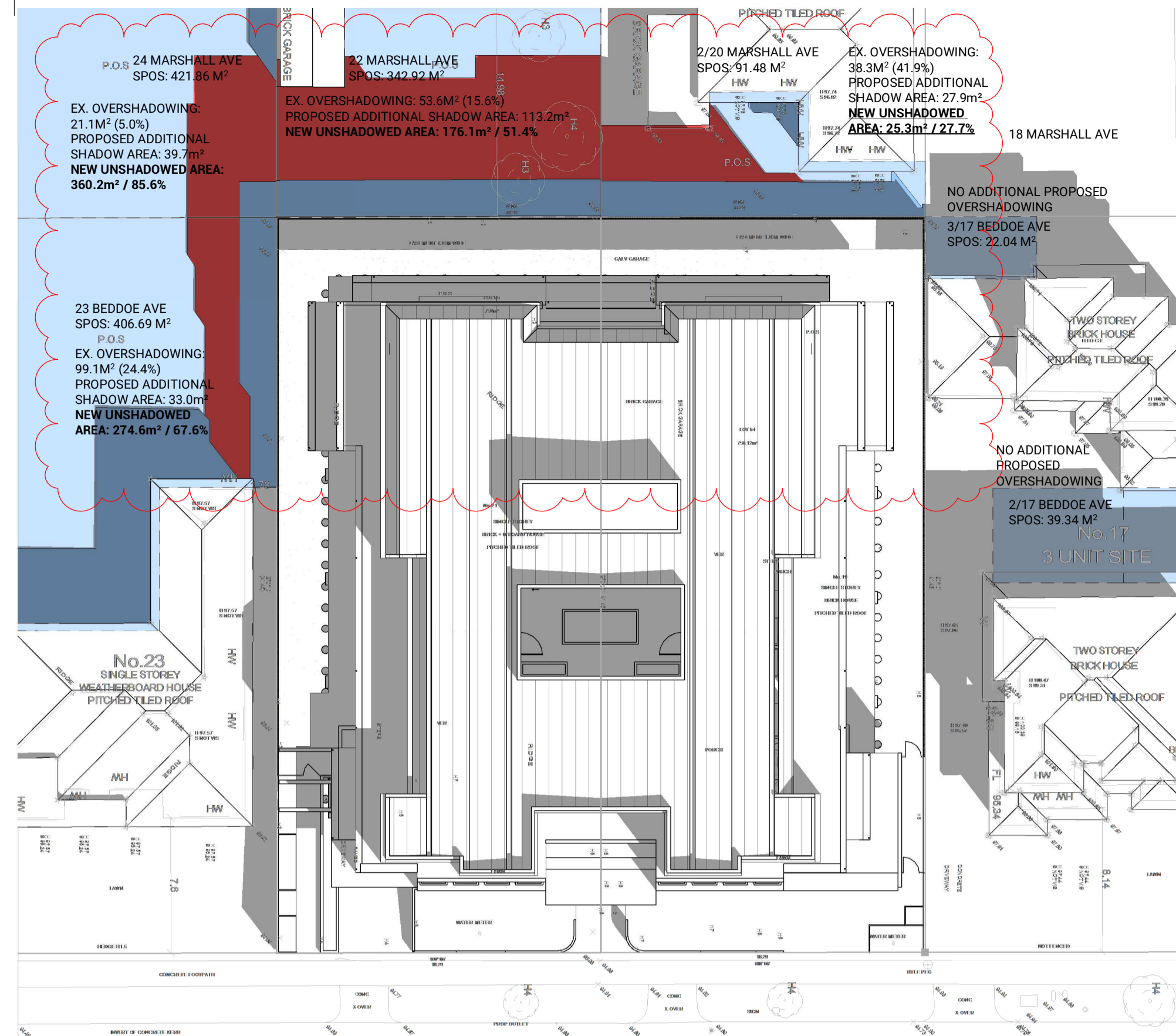
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Date
2022.09.09

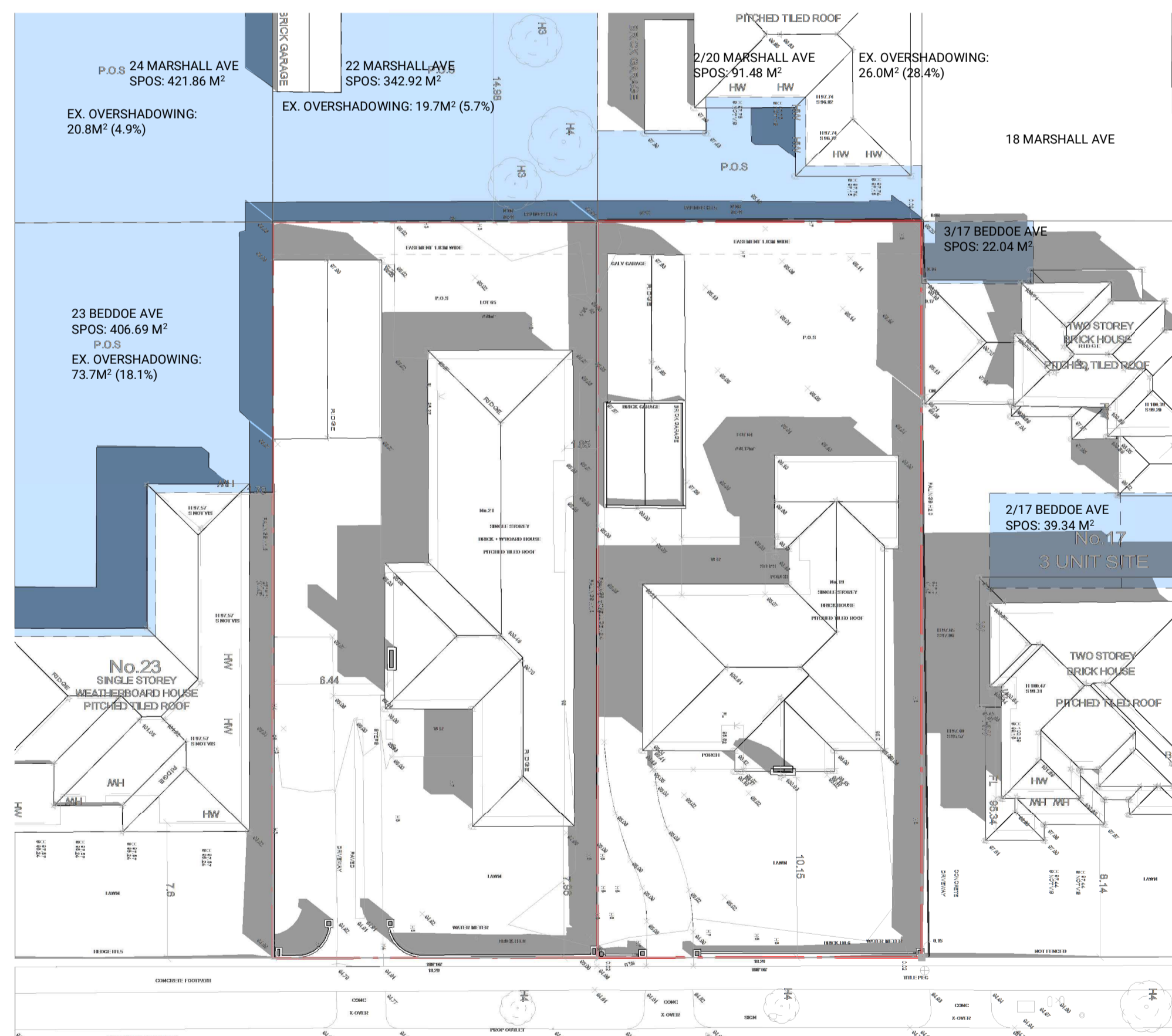
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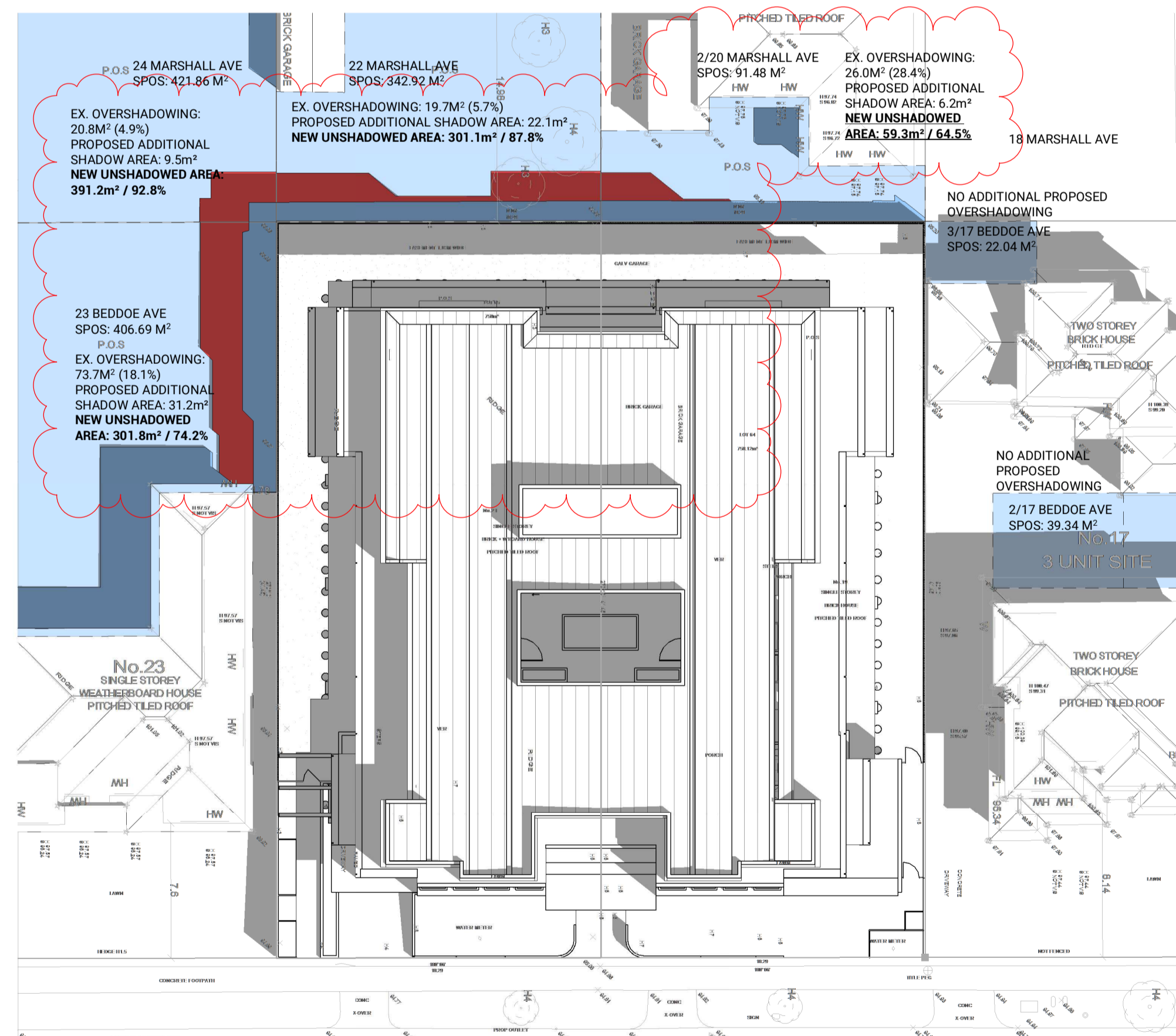
2 9am Shadow 22 September - Existing
 SCALE 1 : 250



1 9am Shadow 22 September - Proposed
 SCALE 1 : 250



4 10am Shadow 22 September - Existing
 SCALE 1 : 250



3 10am Shadow 22 September - Proposed
 SCALE 1 : 250

RESCODE STANDARD A14/B21

WHERE SUNLIGHT TO THE SECLUDED PRIVATE OPEN SPACE OF AN EXISTING DWELLING IS REDUCED, AT LEAST 75 PER CENT, OR 40 SQUARE METRES WITH MINIMUM DIMENSION OF 3 METRES, WHICHEVER IS THE LESSER AREA, OF THE SECLUDED PRIVATE OPEN SPACE SHOULD RECEIVE A MINIMUM OF FIVE HOURS OF SUNLIGHT BETWEEN 9 AM AND 3 PM ON 22 SEPTEMBER. IF EXISTING SUNLIGHT TO THE SECLUDED PRIVATE OPEN SPACE OF AN EXISTING DWELLING IS LESS THAN THE REQUIREMENTS OF THIS STANDARD, THE AMOUNT OF SUNLIGHT SHOULD NOT BE FURTHER REDUCED.

FOR 23 BEDDOE AVENUE, 9AM-3PM COMPLIANCE (6 HOURS) BETWEEN 9AM-3PM, REMAINING UNSHADOWED AREA IS MORE THAN THE REQUIRED 75% OR 40SQM WHICHEVER IS LESS (A14/B21)

FOR 24 MARSHALL AVENUE, 9AM-3PM COMPLIANCE (6 HOURS) BETWEEN 9AM-10AM, REMAINING UNSHADOWED AREA IS MORE THAN THE REQUIRED 75% OR 40SQM WHICHEVER IS LESS (A14/B21). BETWEEN 11AM-3PM, NEW PROPOSED BUILDING DOES NOT CAST ANY ADDITIONAL SHADOWS

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FOR 2/20 MARSHALL AVENUE, 10AM-3PM COMPLIANCE (5 HOURS) FOR 10AM, REMAINING UNSHADOWED AREA IS MORE THAN THE REQUIRED 75% OR 40SQM WHICHEVER IS LESS (A14/B21). BETWEEN 11AM-3PM, NEW PROPOSED BUILDING DOES NOT CAST ANY ADDITIONAL SHADOWS

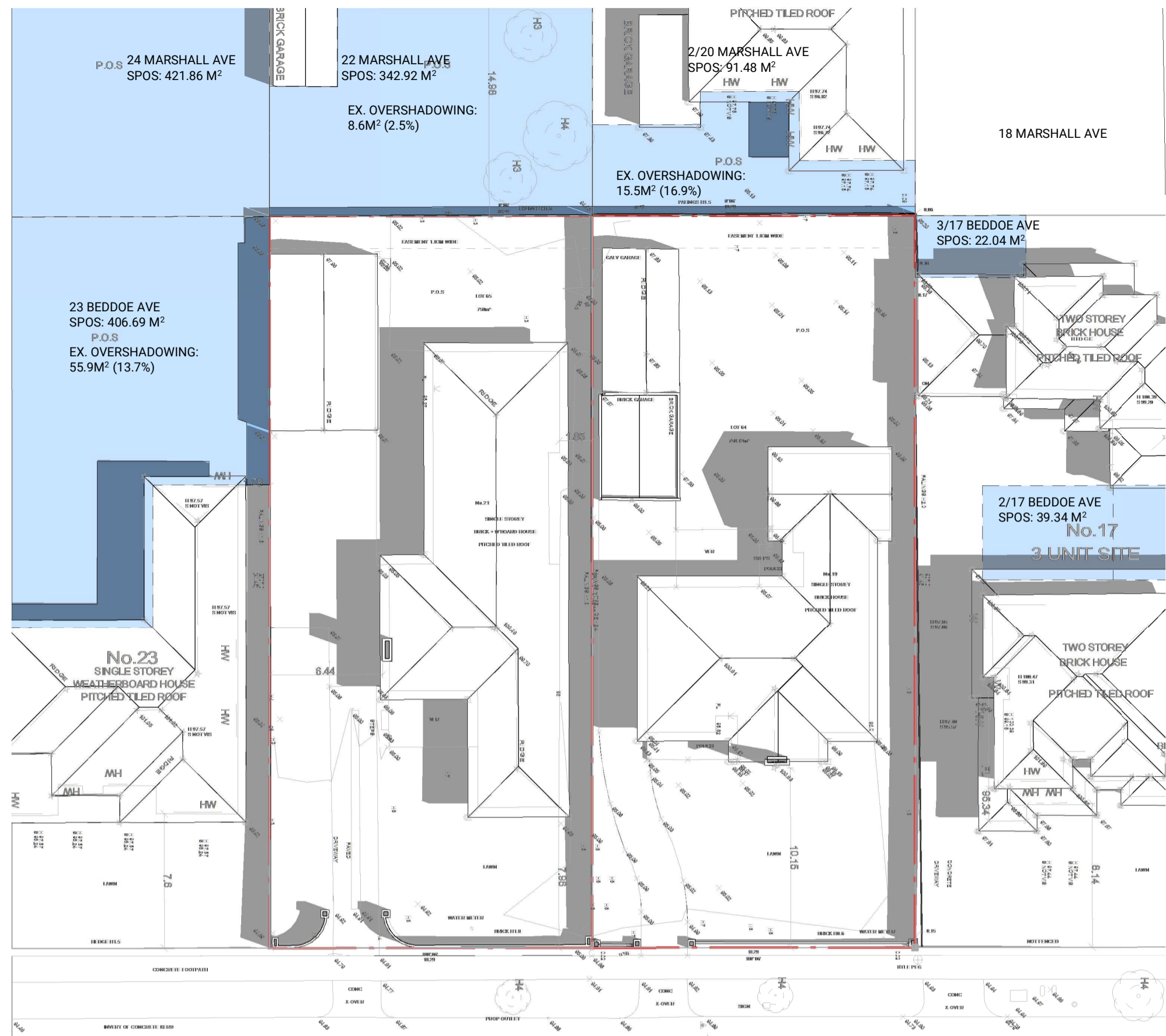
SHADOW LEGEND:

	PRIVATE OPEN SPACE
	EXISTING SHADOW
	PROPOSED SHADOW

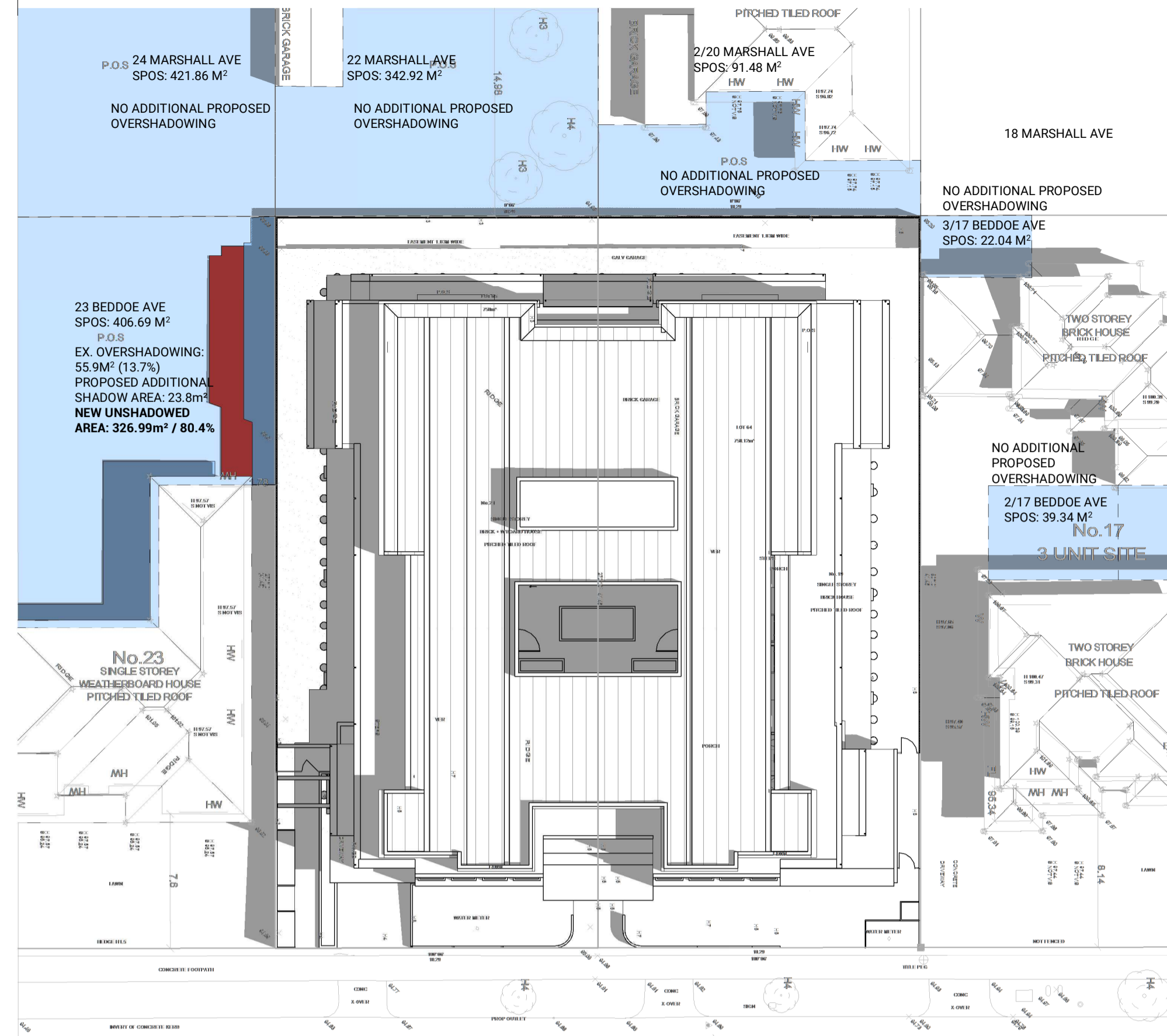
TOWN PLANNING

Revision		
No.	Date	Notes
-	2021.12.22	ISSUED FOR TOWN PLANNING
A	2022.09.12	ISSUED FOR TOWN PLANNING RFI
B	2022.09.09	ISSUED FOR TOWN PLANNING RFI

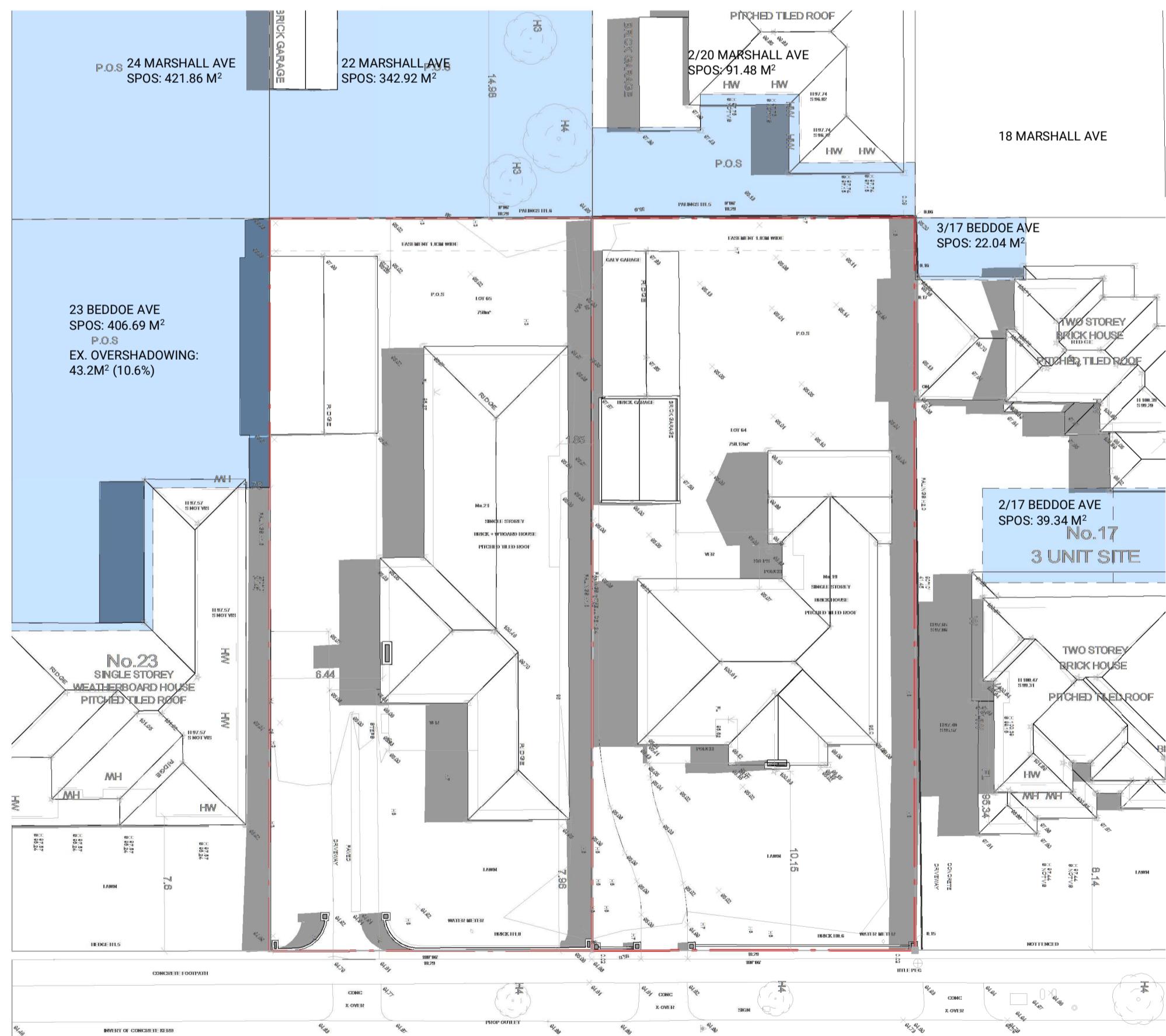
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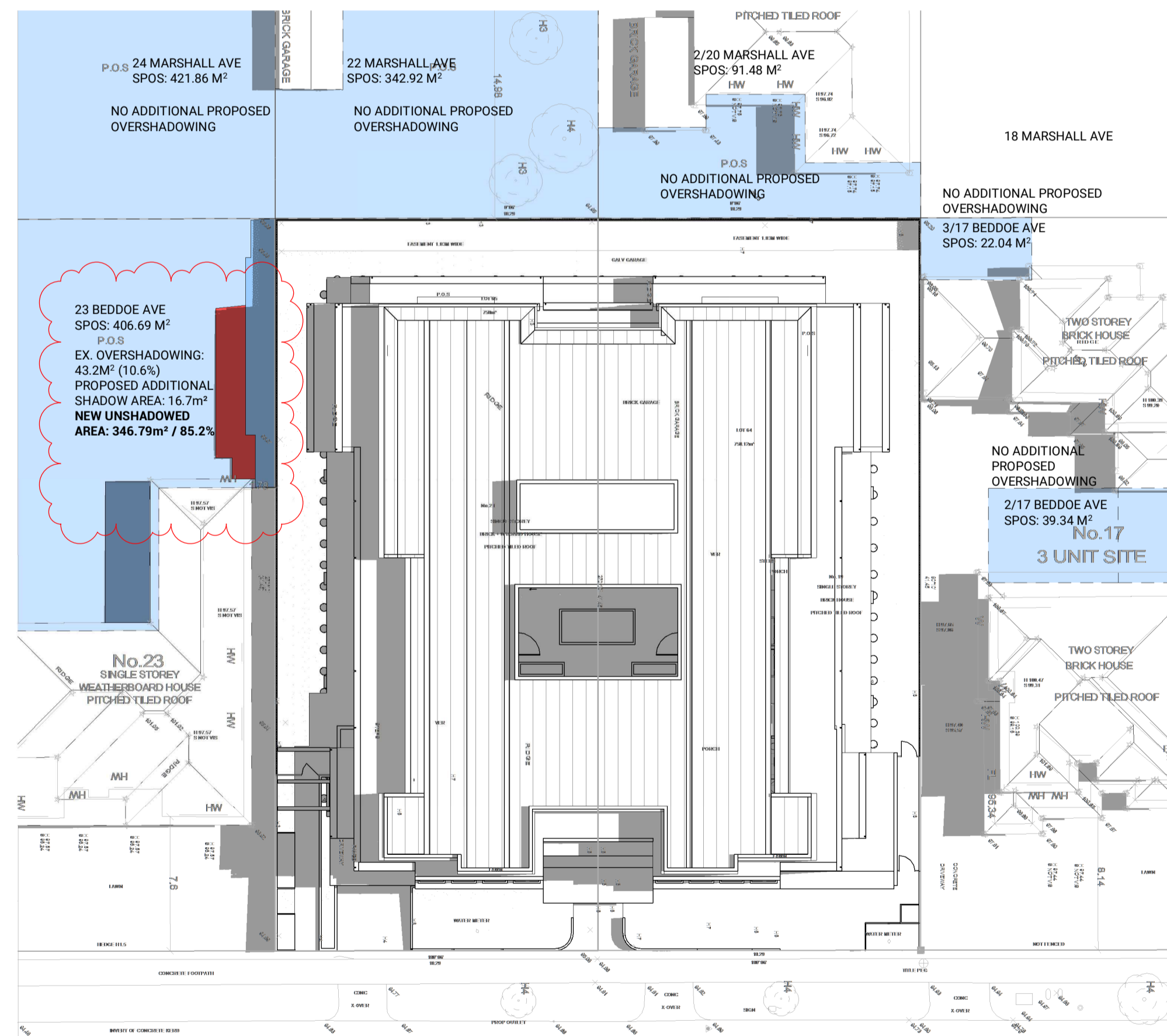
2 11am Shadow 22 September - Existing
 SCALE 1 : 250



1 11am Shadow 22 September - Propped
 SCALE 1 : 250



4 12 Noon Shadow 22 September - Existing
 SCALE 1 : 250



3 12 Noon Shadow 22 September - Propped
 SCALE 1 : 250

RESCODE STANDARD A14/B21

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FOR 2/17 BEDDOE AVENUE, 10AM-3PM COMPLIANCE (5 HOURS) FOR 10AM: REMAINING UNSHADOWED AREA IS MORE THAN THE REQUIRED 75% OR 40SQM WHICHEVER IS LESS (A14/B21)

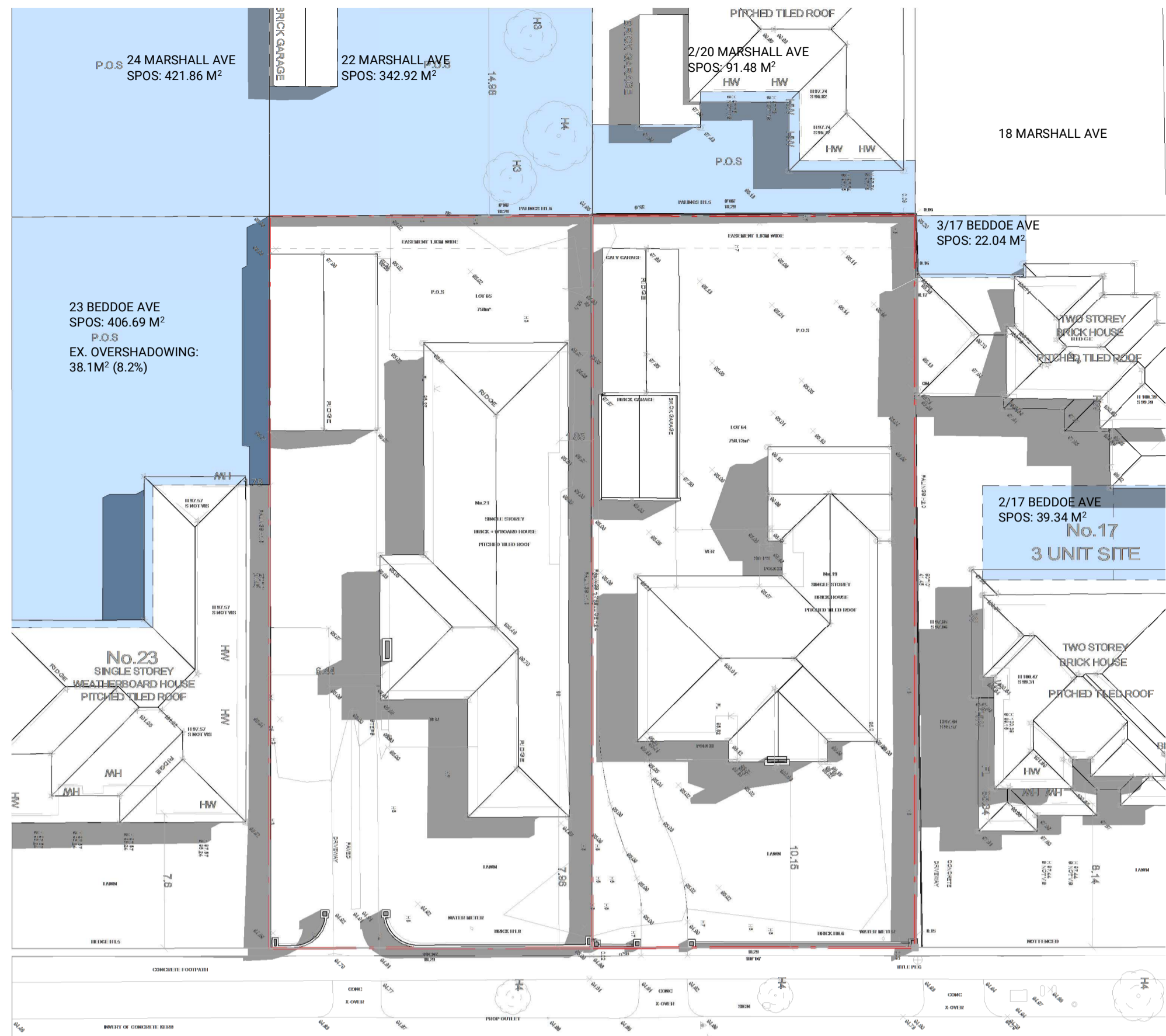
SHADOW LEGEND:

	PRIVATE OPEN SPACE
	EXISTING SHADOW
	PROPOSED SHADOW

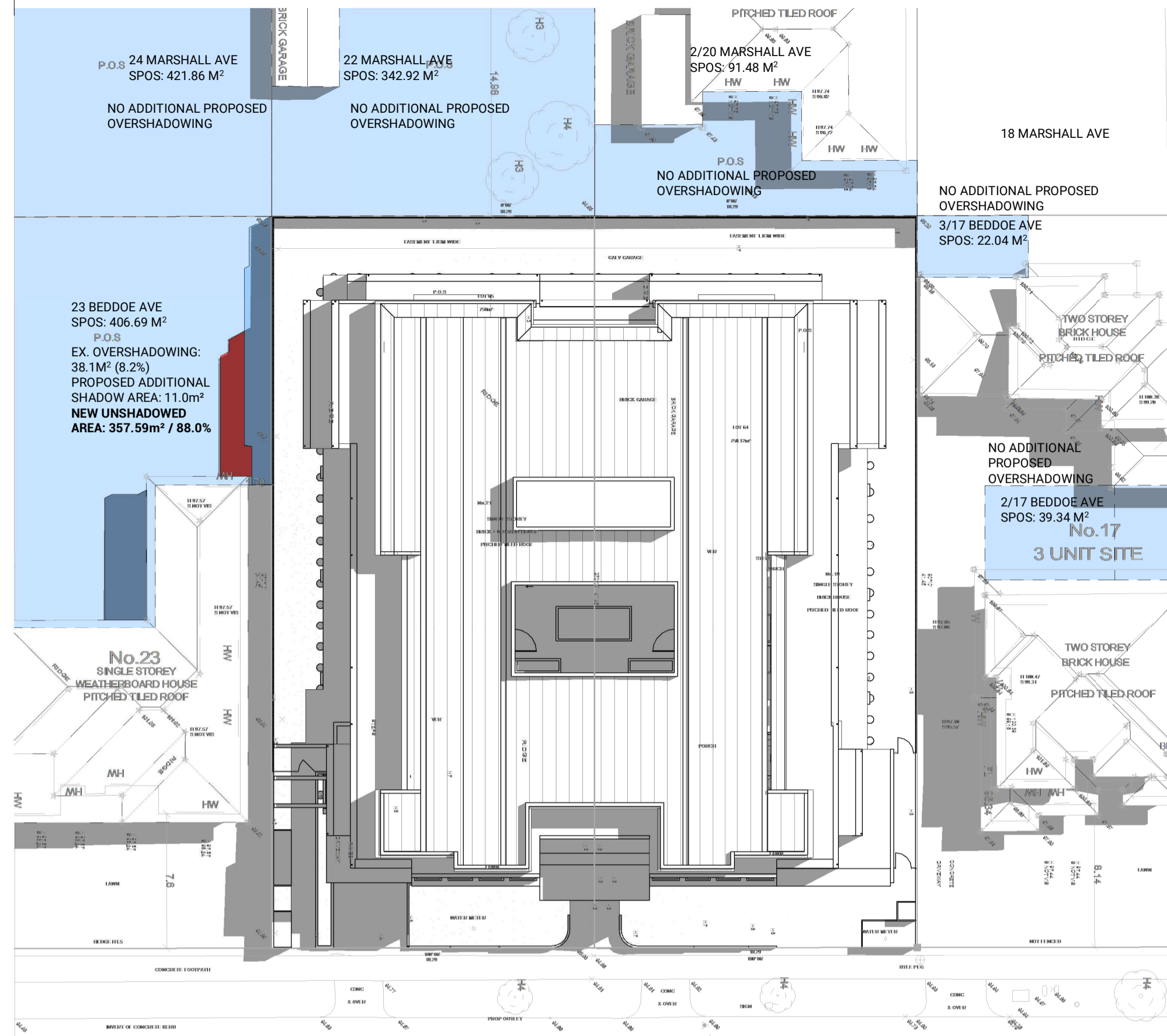
TOWN PLANNING

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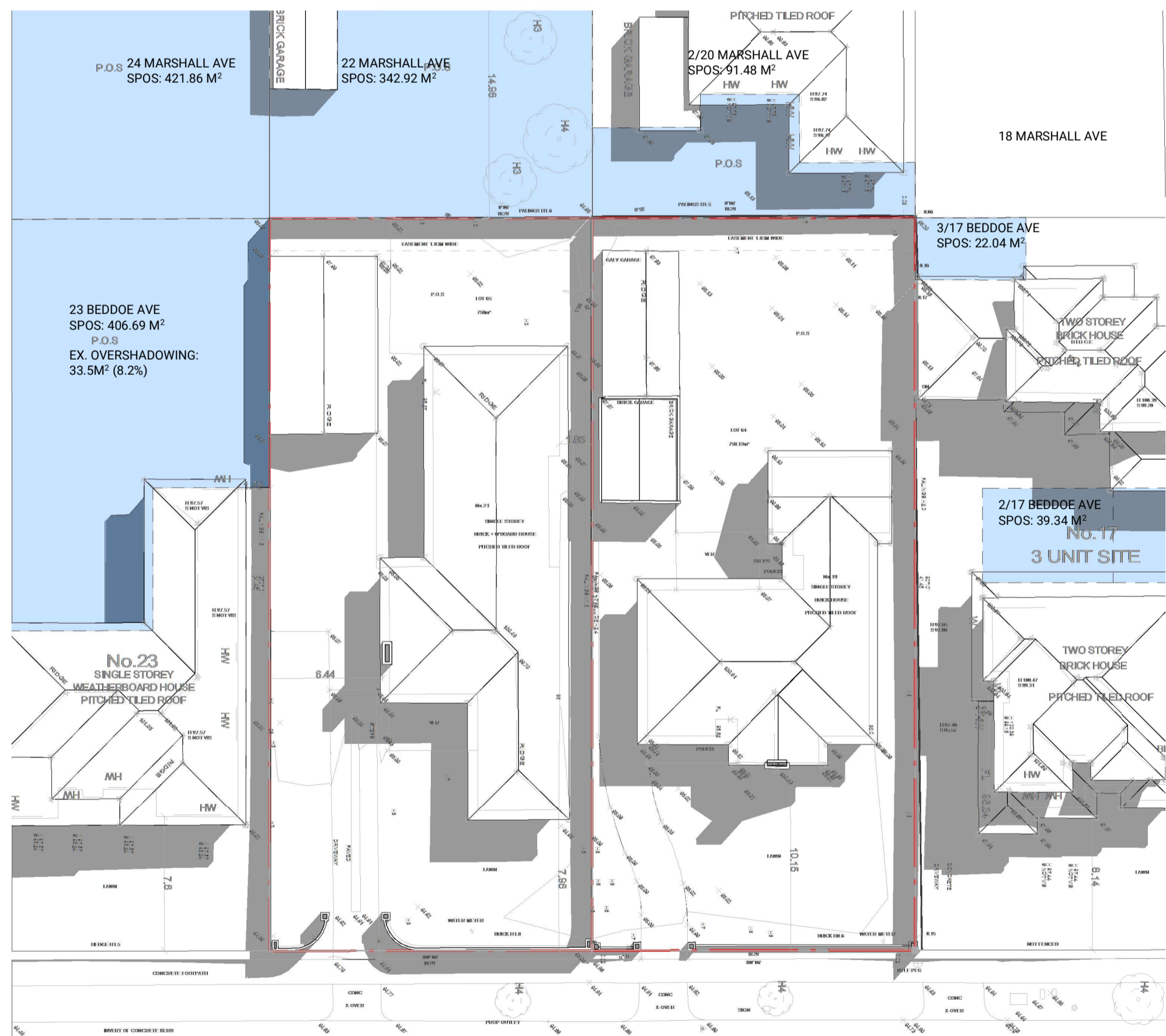
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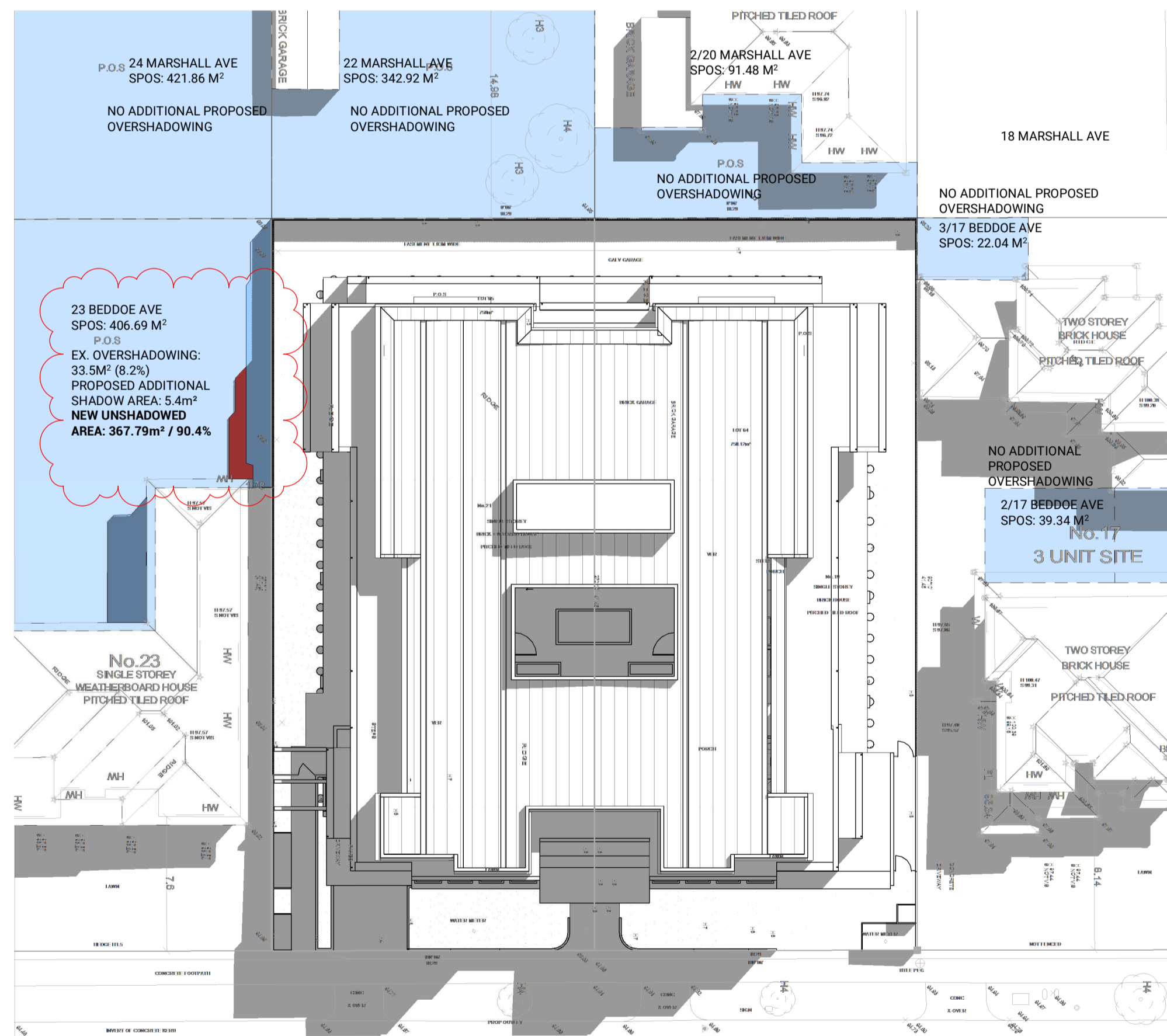
2 1PM Shadow 22 September - Existing
 SCALE 1 : 250



1 1pm Shadow 22 September - Propped
 SCALE 1 : 250



4 2PM Shadow 22 September - Existing
 SCALE 1 : 250



3 2pm Shadow 22 September - Propped
 SCALE 1 : 250

RESCODE STANDARD A14/B21

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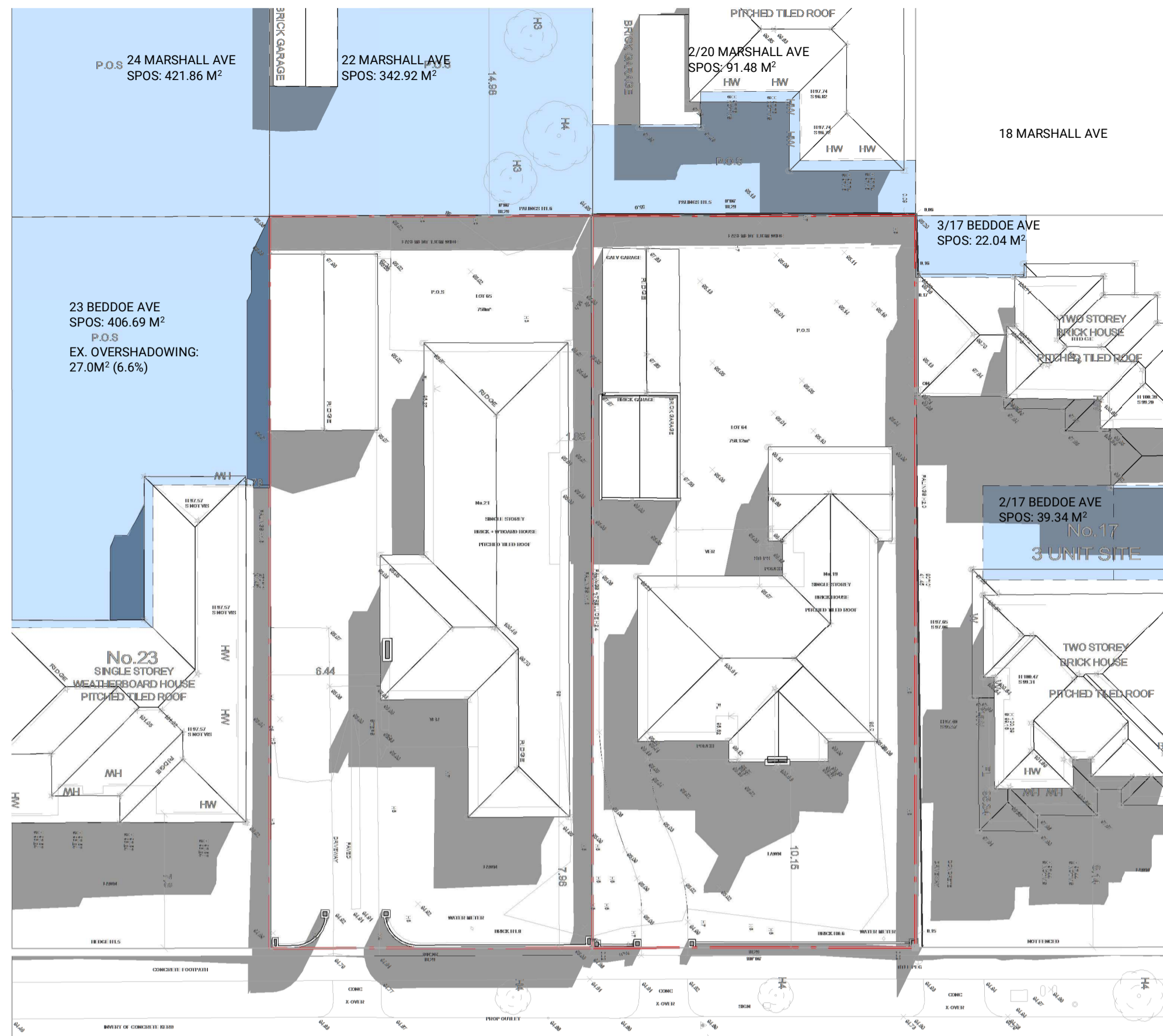
SHADOW LEGEND:

	PRIVATE OPEN SPACE
	EXISTING SHADOW
	PROPOSED SHADOW

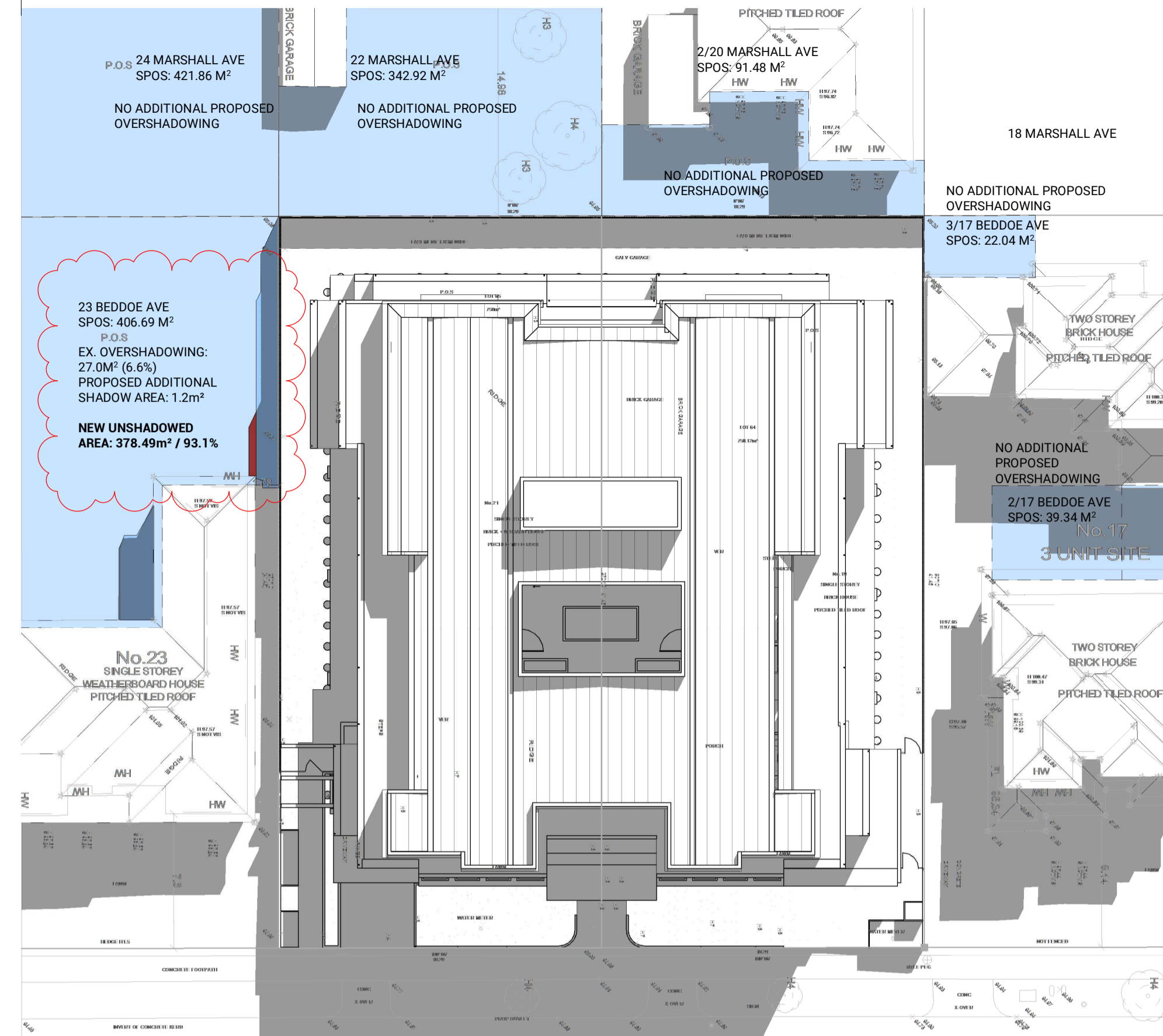
TOWN PLANNING

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1 3pm Shadow 22 September - Existing
 SCALE 1 : 250



2 3pm Shadow 22 September - Proposed
 SCALE 1 : 250

RESCODE STANDARD A14/B21

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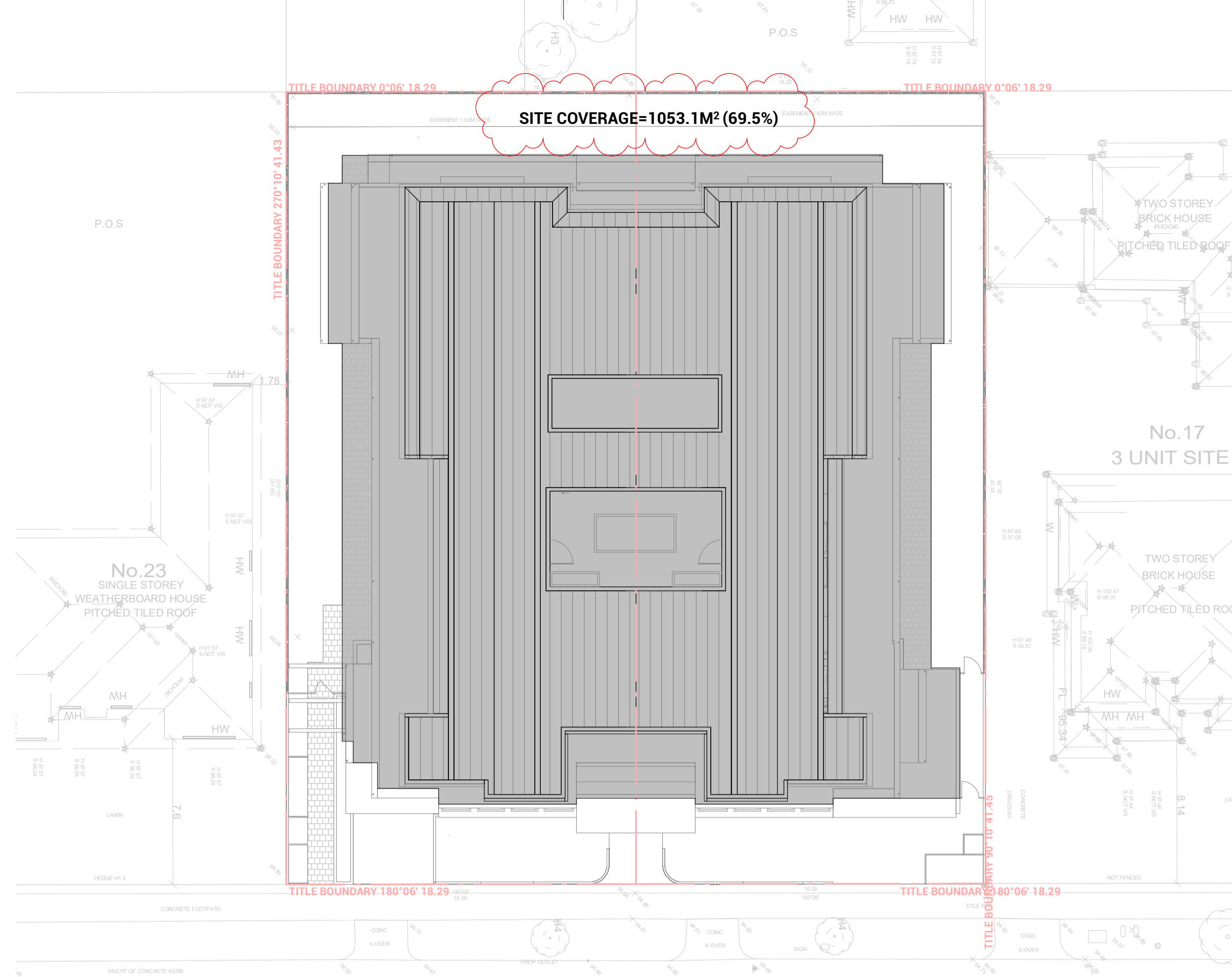
FOR 22 MARSHALL AVENUE, 9AM-3PM COMPLIANCE (6 HOURS)
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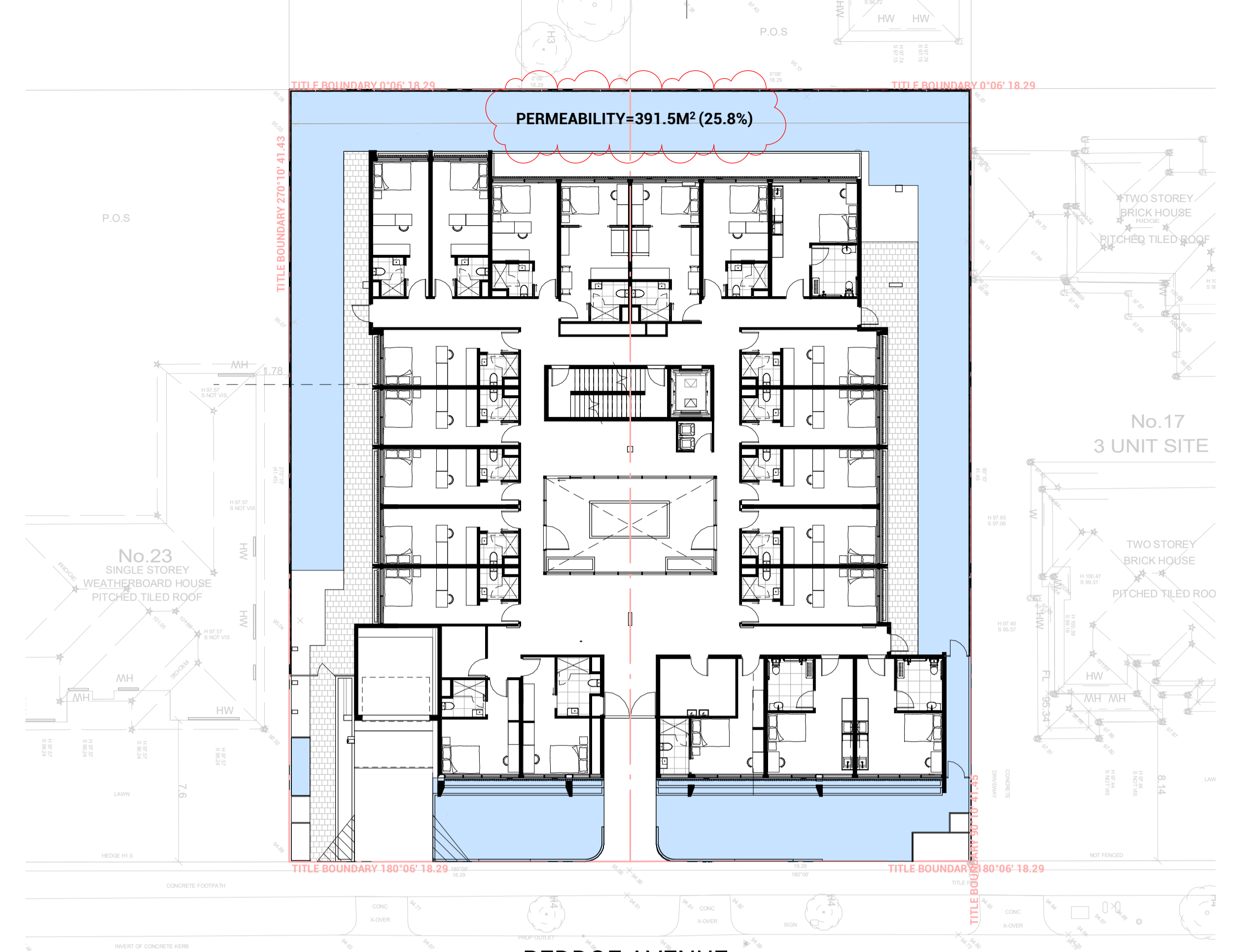
SHADOW LEGEND:

	PRIVATE OPEN SPACE
	EXISTING SHADOW
	PROPOSED SHADOW

No.	Date	Notes	Issued By
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B	2022.09.09	ISSUED FOR TOWN PLANNING RFI	ZW



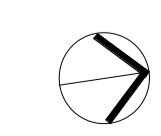
3 TP - Site Coverage Diagram
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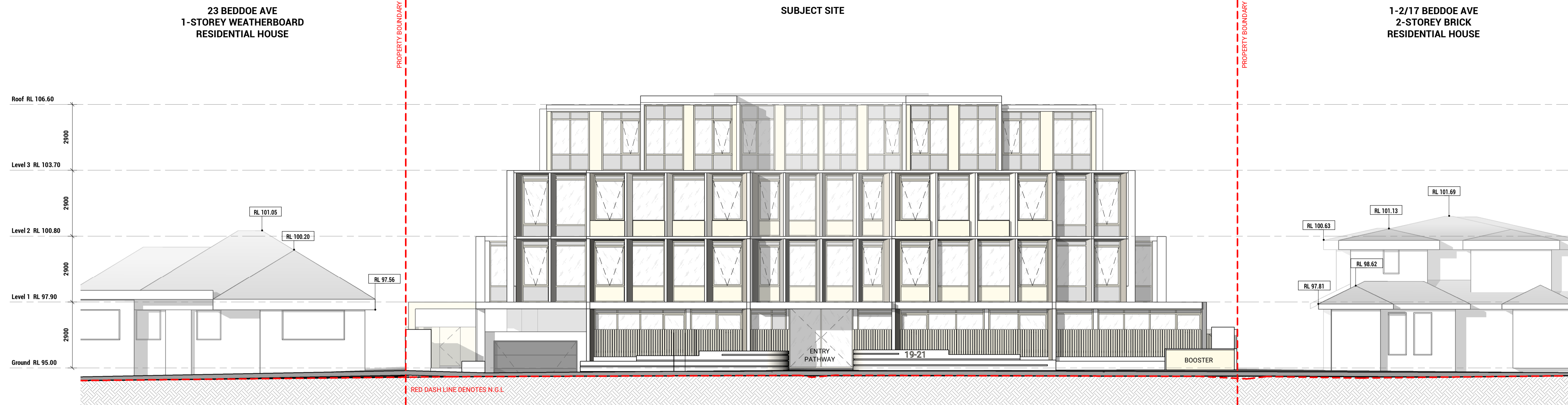


2 TP - Permeability Diagram
SCALE 1 : 200

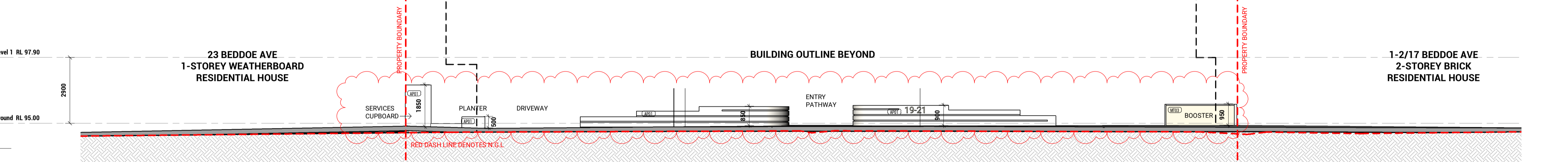
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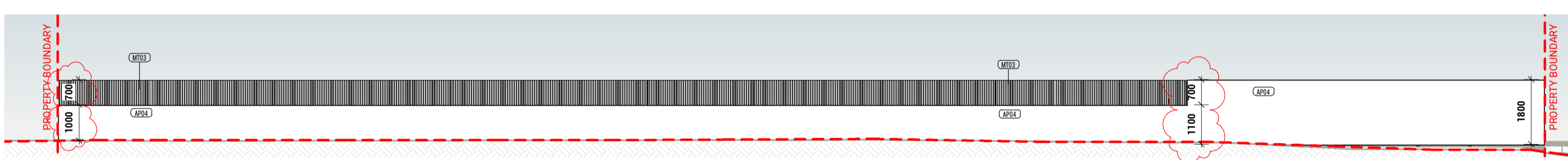




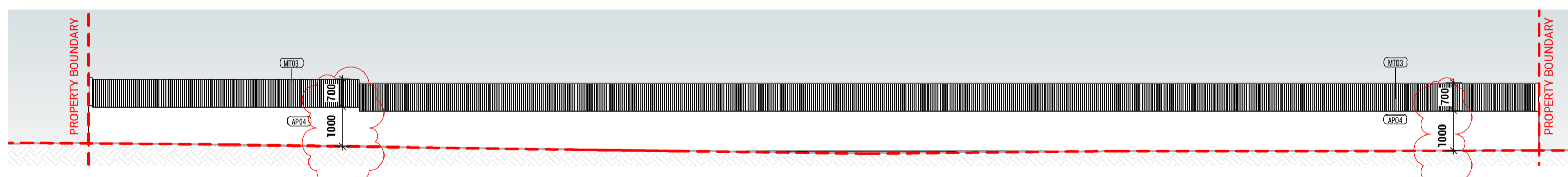
1 STREETScape ELEVATION
SCALE 1:100



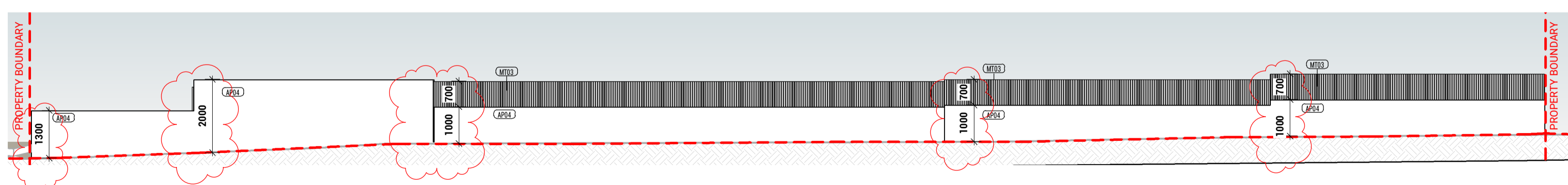
2 FRONT FENCE ELEVATION
SCALE 1:100



3 SOUTH FENCE ELEVATION
SCALE 1:100



4 WEST FENCE ELEVATION
SCALE 1:100



5 NORTH FENCE ELEVATION
SCALE 1:100

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MATERIAL LEGEND

	GL01	DOUBLE GLAZING- SILVER
	GL02	GLAZING - LOW IRON WHITE TRANSLUCENT
	GL03	INSULATED SPANDREL PANEL - GLAZING COLOUR TO MATCH GL01
	AP01	APPLIED FINISH - LIGHT
	AP02	APPLIED FINISH - TIMBER LOOK COLOUR
	AP03	APPLIED FINISH - DARK GREY
	AP04	APPLIED FINISH - CONCRETE LOOK
	MT01	VERTICAL METAL CLADDING - DARK GREY
	MT02	PERFORATED METAL MESH - WHITE
	MT03	POWDER COATED METAL FINISH - COLOUR TO MATCH AP02



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Project **STUDENT ACCOMMODATION**
19-21 Beddoe Ave, Clayton
Client **Chiam Developments Pty Ltd**

No.	Date	Notes	Issued By
A	2021.12.22	ISSUED FOR TOWN PLANNING	ZW
B	2022.05.18	ISSUED FOR TOWN PLANNING RFI	ZW
B	2022.09.09	ISSUED FOR TOWN PLANNING RFI	ZW

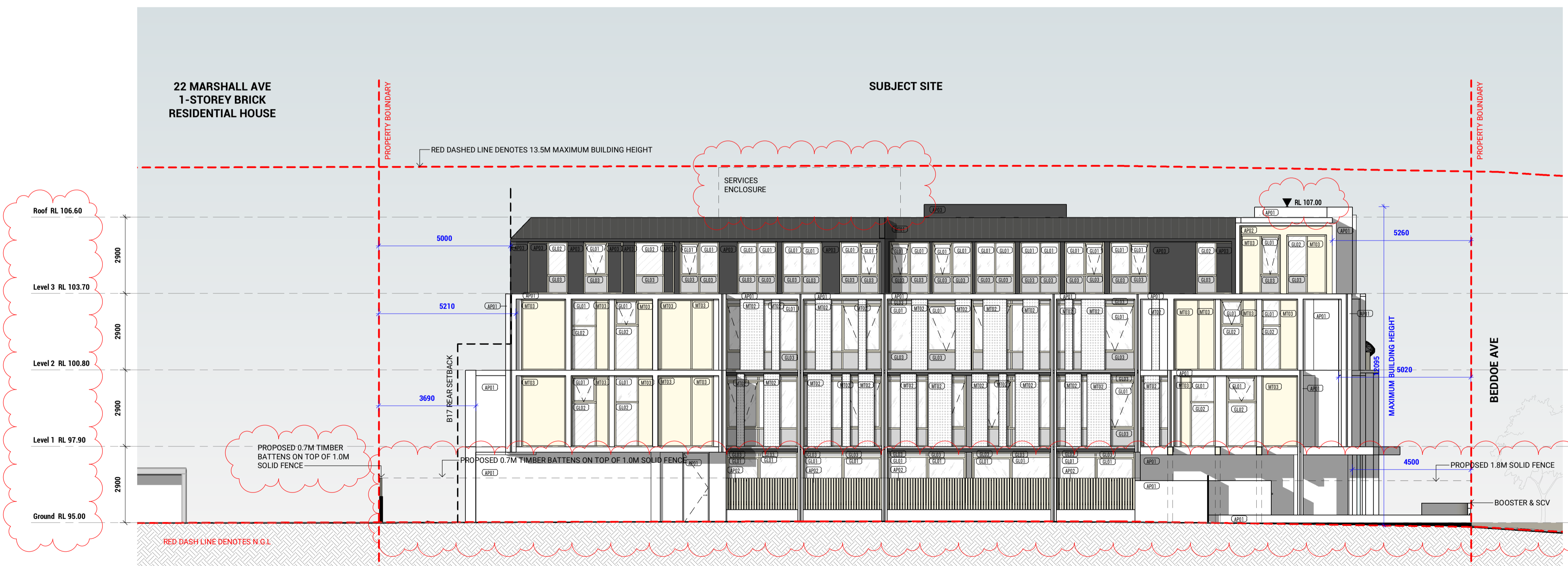
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Sheet Status **TOWN PLANNING**
NOT FOR CONSTRUCTION

Sheet No. **TP200**
Scale **1:100** at A1
Date **2022.09.09**

TOWN PLANNING
Revision **B**
Project No. **21519**



1 NORTH ELEVATION
SCALE 1 : 100



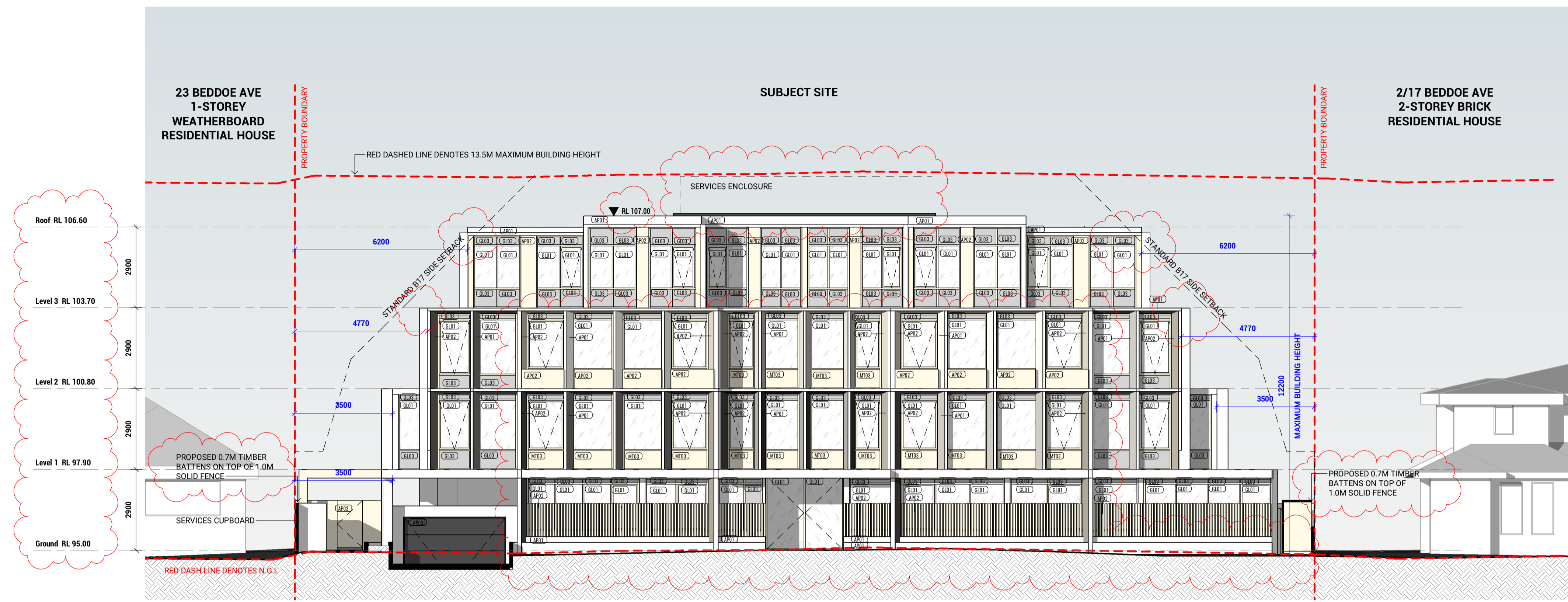
2 SOUTH ELEVATION
SCALE 1 : 100

MATERIAL LEGEND

	GL01	DOUBLE GLAZING- SILVER
	GL02	GLAZING - LOW IRON WHITE TRANSLUCENT
	GL03	INSULATED SPANDELR PANEL - GLAZING COLOUR TO MATCH GL01
	AP01	APPLIED FINISH - LIGHT
	AP02	APPLIED FINISH - TIMBER LOOK COLOUR
	AP03	APPLIED FINISH - DARK GREY
	AP04	APPLIED FINISH - CONCRETE LOOK
	MT01	VERTICAL METAL CLADDING - DARK GREY
	MT02	PERFORATED METAL MESH - WHITE
	MT03	POWDER COATED METAL FINISH - COLOUR TO MATCH AP02

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1 EAST ELEVATION
SCALE 1 : 100



2 WEST ELEVATION
SCALE 1 : 100

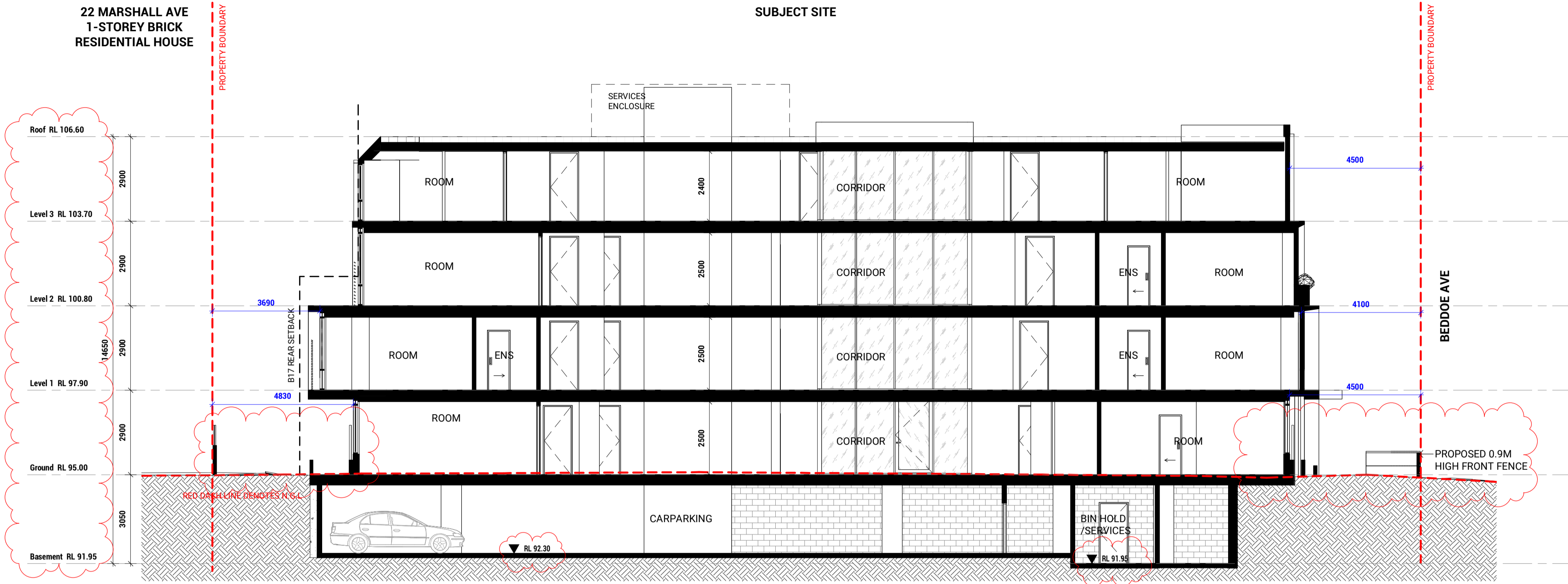
MATERIAL LEGEND

	GL01	DOUBLE GLAZING- SILVER
	GL02	GLAZING - LOW IRON WHITE TRANSLUCENT
	GL03	INSULATED SPANDEL PANEL - GLAZING COLOUR TO MATCH GL01
	AP01	APPLIED FINISH - LIGHT
	AP02	APPLIED FINISH - TIMBER LOOK COLOUR
	AP03	APPLIED FINISH - DARK GREY
	AP04	APPLIED FINISH - CONCRETE LOOK
	MT01	VERTICAL METAL CLADDING - DARK GREY
	MT02	PERFORATED METAL MESH - WHITE
	MT03	POWDER COATED METAL FINISH - COLOUR TO MATCH AP02

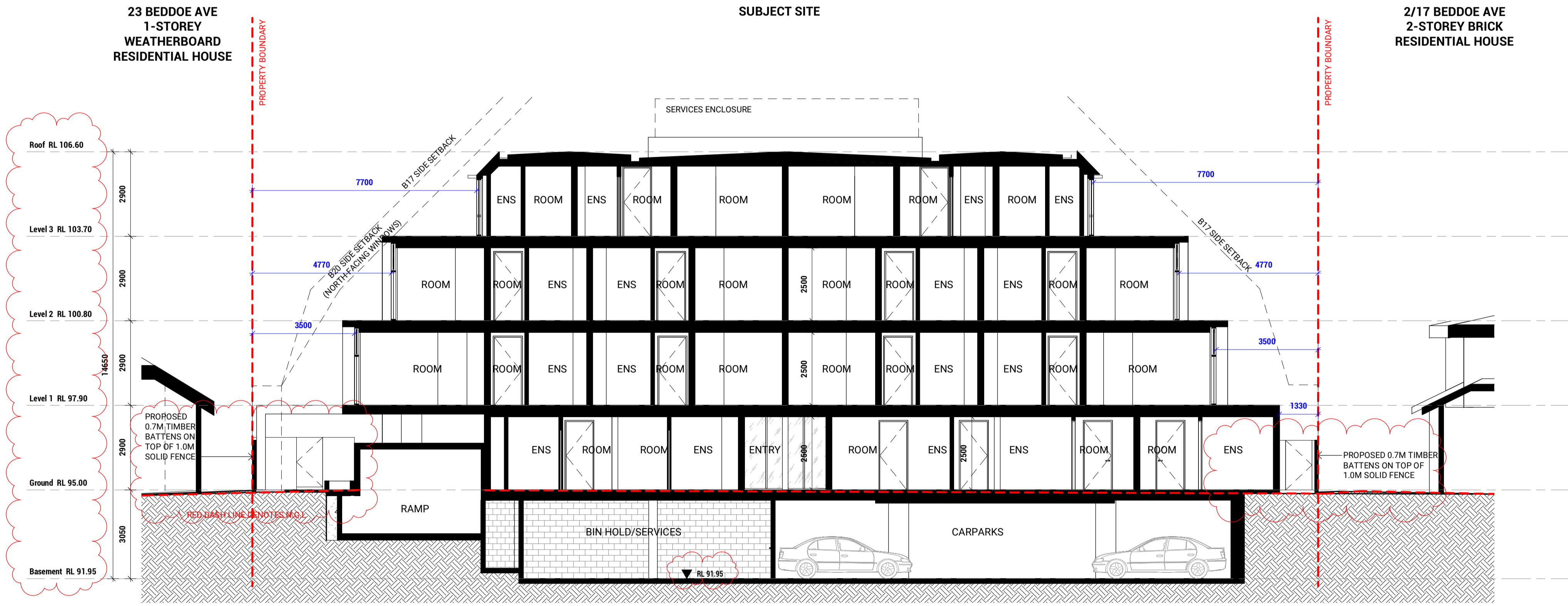
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1 SECTION AA
 SCALE 1 : 100



2 SECTION BB
 SCALE 1 : 100



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Project: STUDENT ACCOMMODATION
 19-21 Beddoe Ave, Clayton
 Client: Chiam Developments Pty Ltd

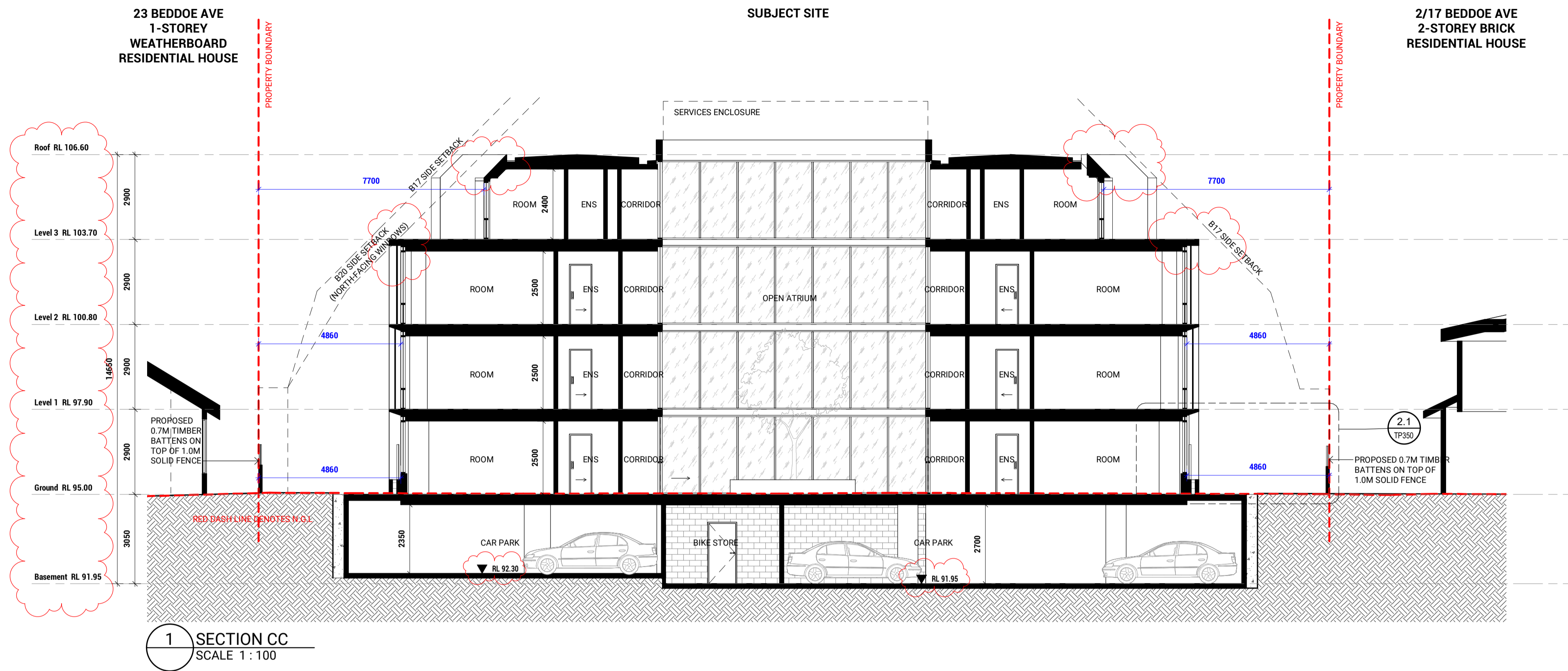
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 NOT FOR CONSTRUCTION

Sheet No. TP300
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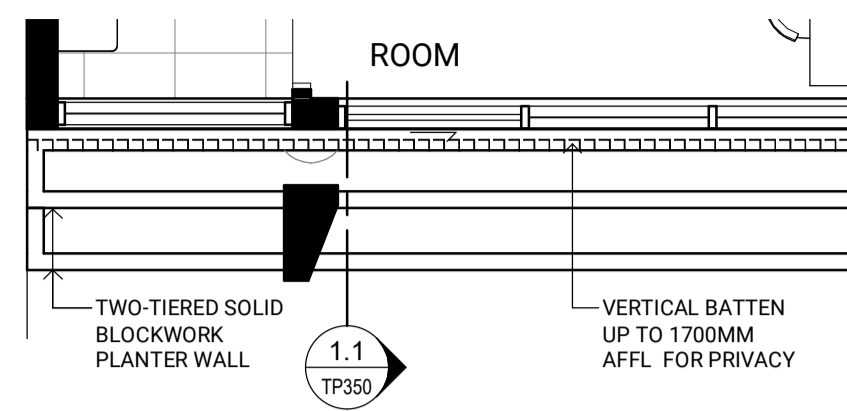
TOWN PLANNING
 Revision B
 Project No. 21519

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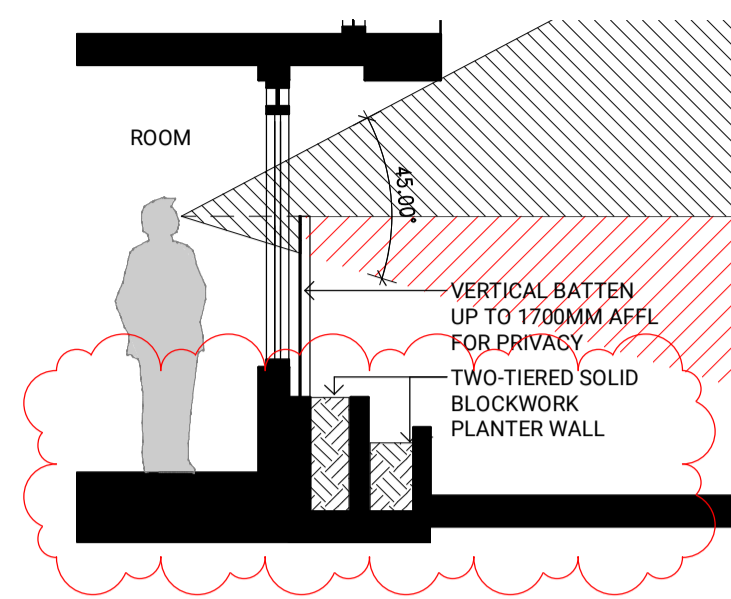


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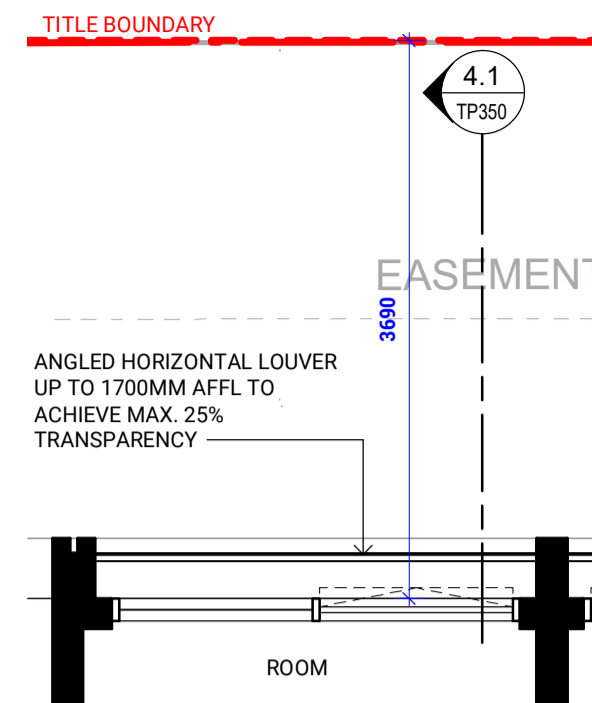
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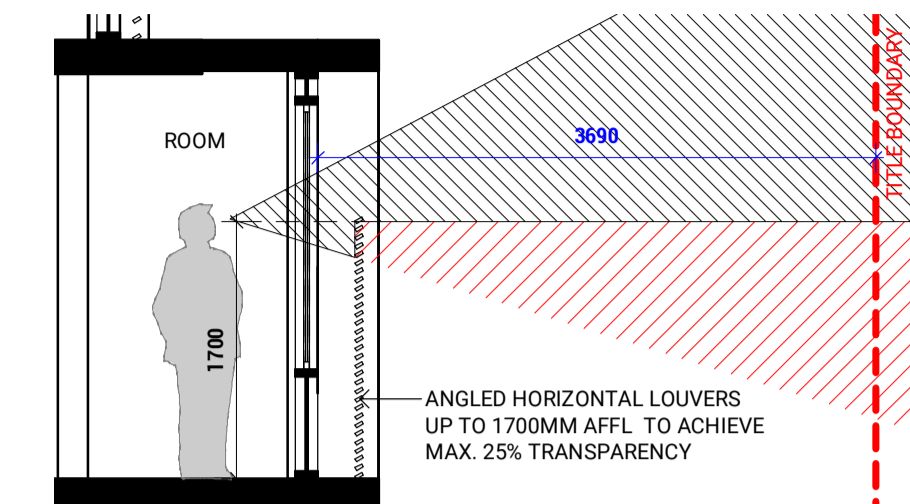
1 GROUND FLOOR FRONT PLANTER - PLAN
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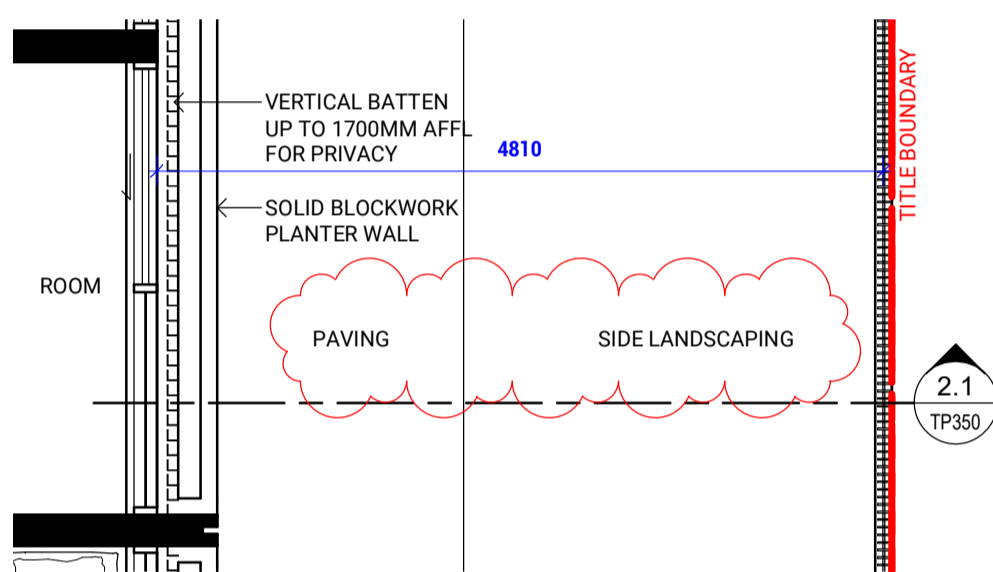
1.1 GROUND FLOOR FRONT PLANTER - SECTION
 SCALE 1 : 50



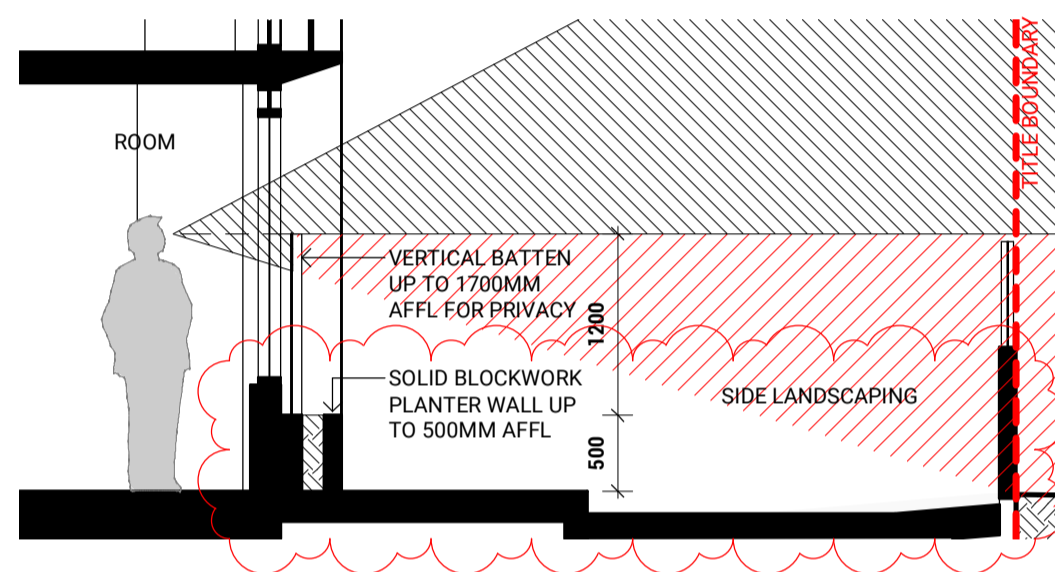
4 WEST FACADE PRIVACY SCREEN - PLAN
 SCALE 1 : 50



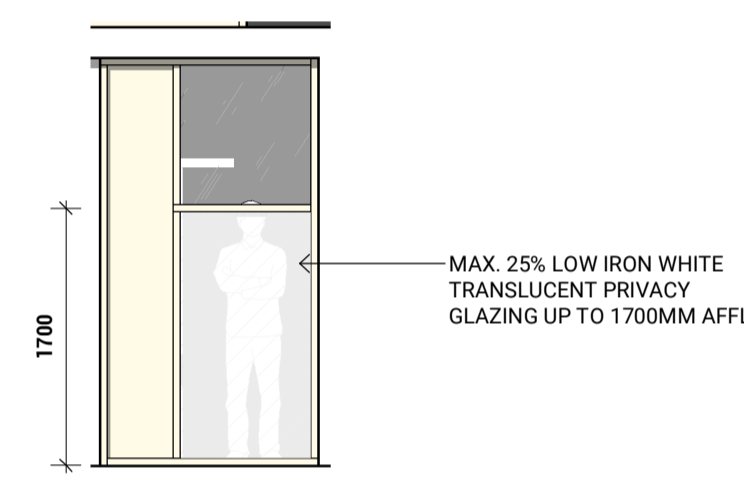
4.1 WEST FACADE PRIVACY SCREEN - SECTION
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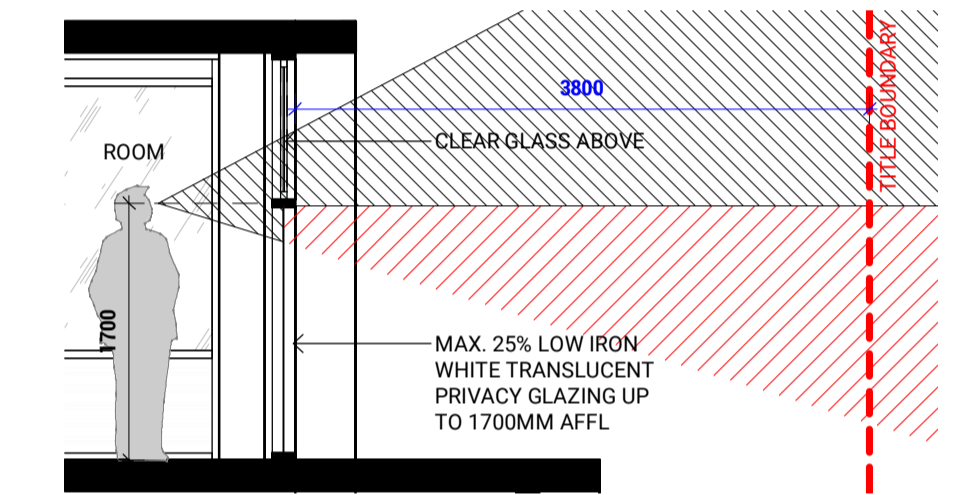
2 GROUND FLOOR SIDE PLANTER - PLAN
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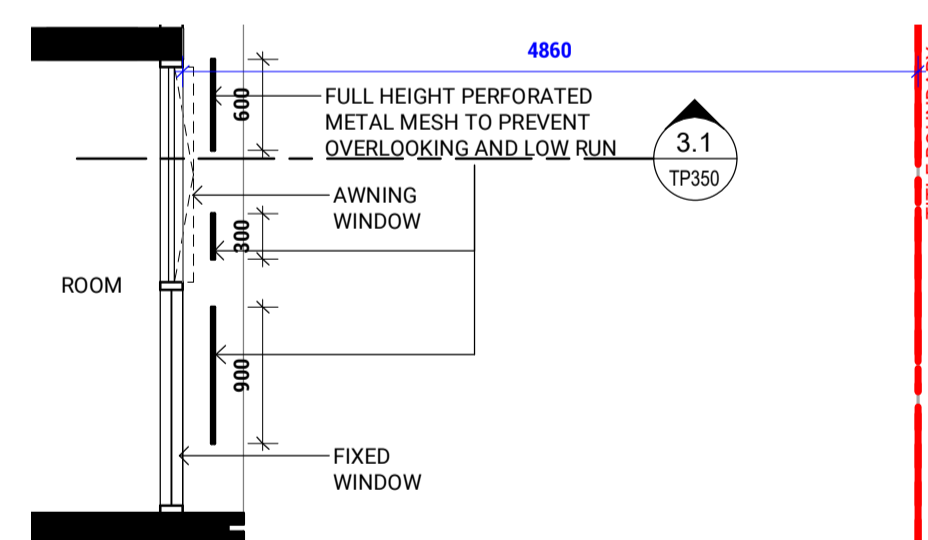
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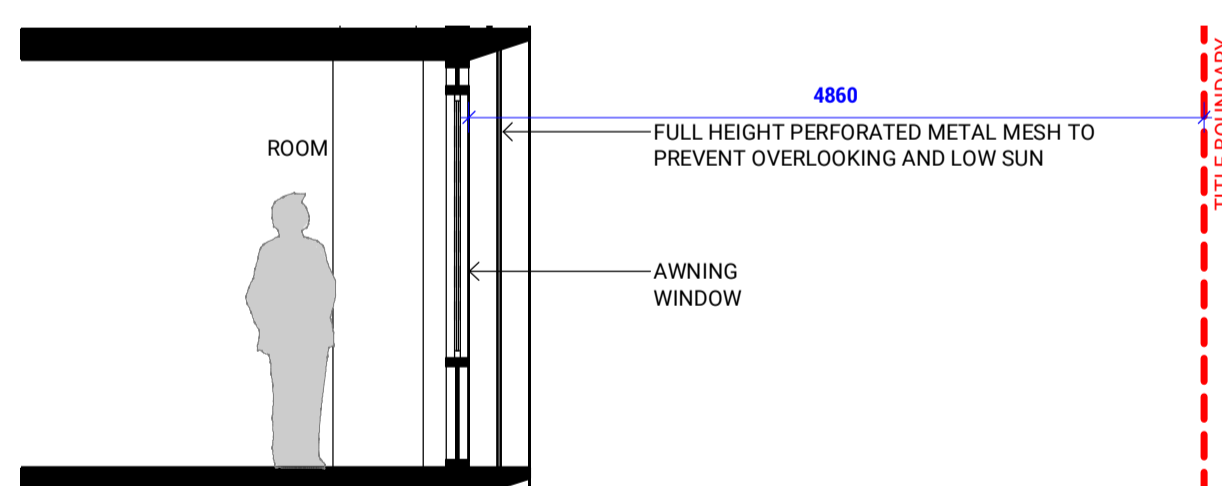
5 TYPICAL FROSTED GLASS - ELEVATION
 SCALE 1 : 50



5.1 TYPICAL FROSTED GLASS - SECTION
 SCALE 1 : 50



3 TYPICAL SIDE FACADE SCREENING - PLAN
 SCALE 1 : 50



3.1 TYPICAL SIDE FACADE SCREENING - SECTION
 SCALE 1 : 50

No.	Date	Notes	Issued By
-	2021.12.22	ISSUED FOR TOWN PLANNING	ZW
A	2022.09.16	ISSUED FOR TOWN PLANNING RFI	ZW
B	2022.09.09	ISSUED FOR TOWN PLANNING RFI	ZW



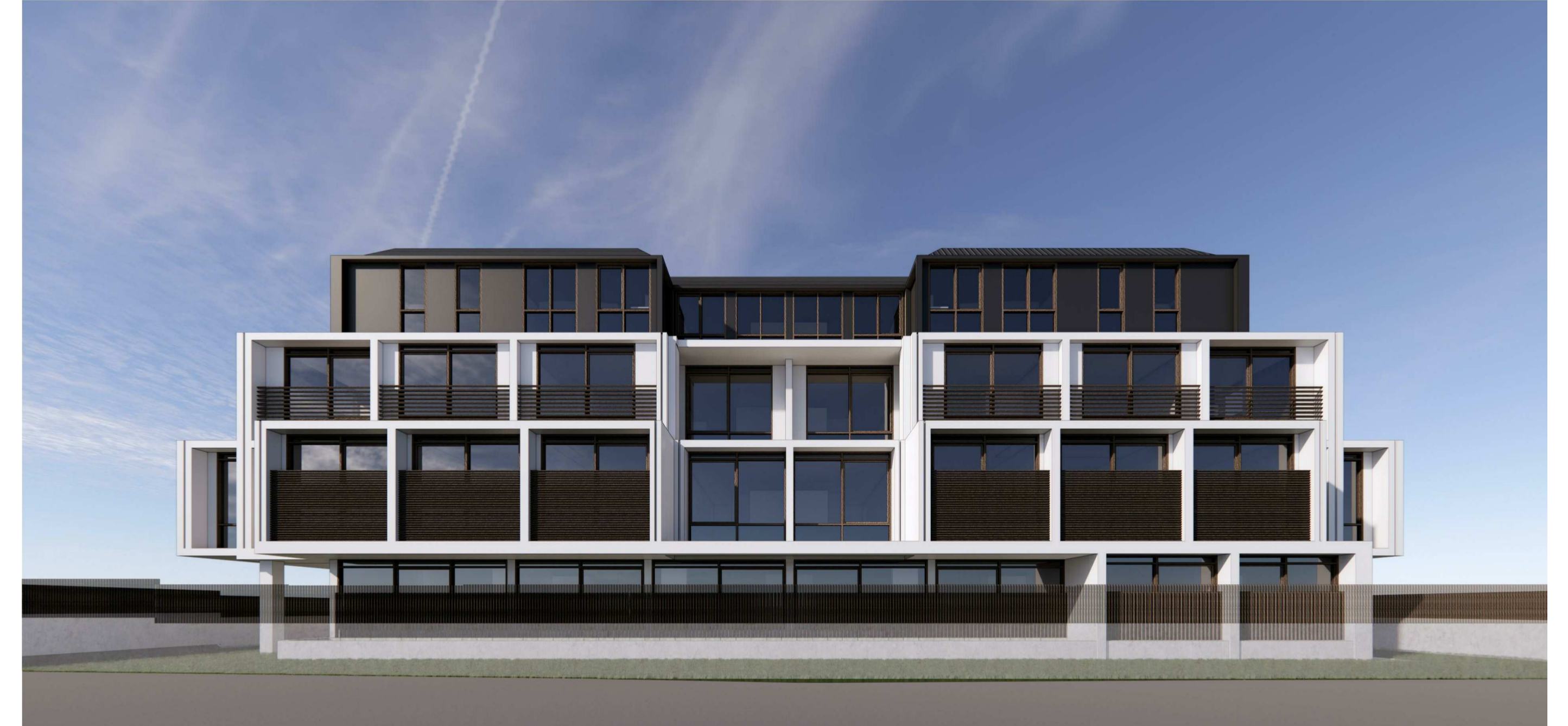
1 EAST(FRONT) ELEVATION
 SCALE



2 NORTH ELEVATION
 SCALE



3 SOUTH ELEVATION
 SCALE



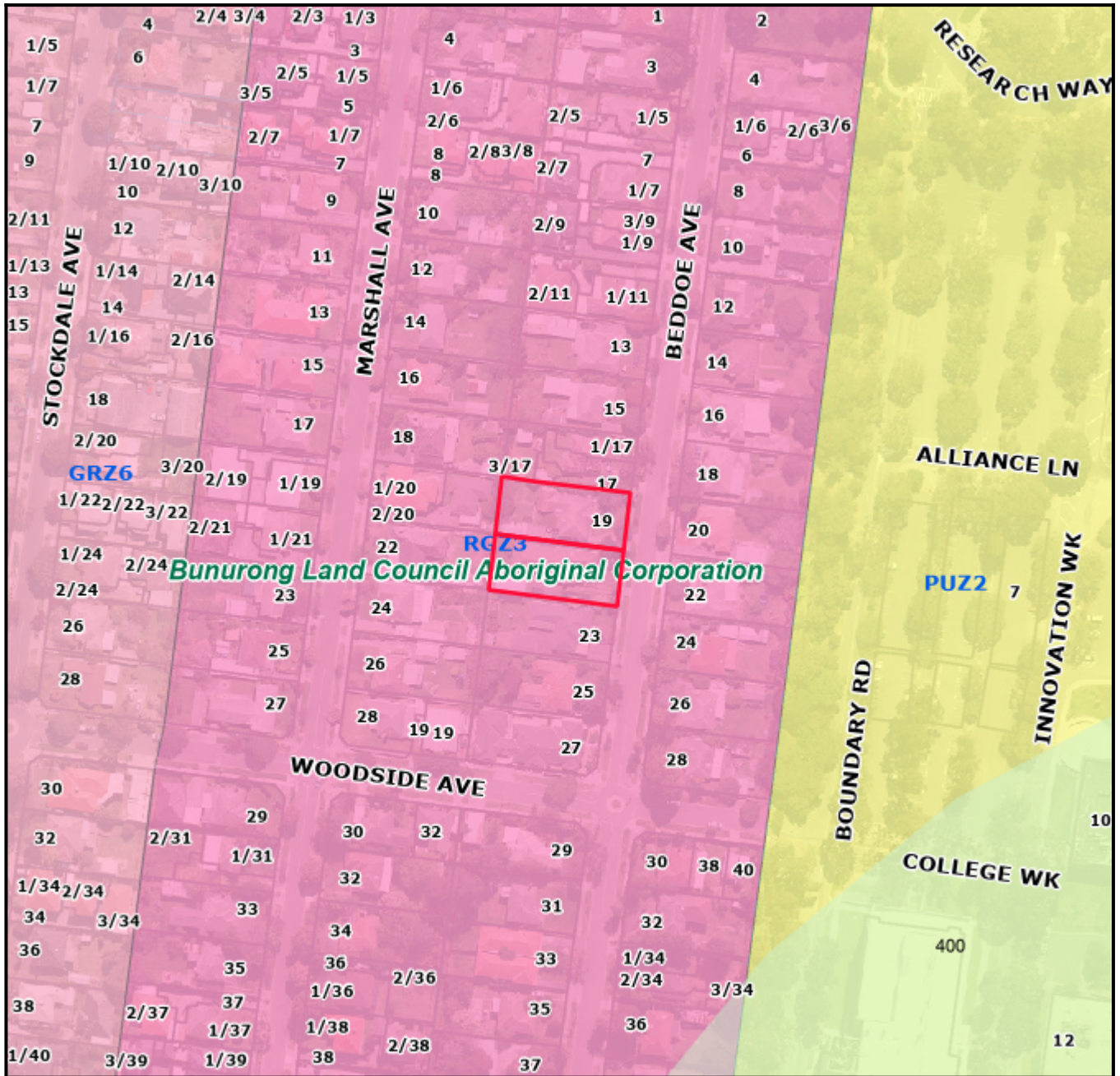
4 WEST ELEVATION
 SCALE

Attachment 2: 19-21 Beddoe Avenue, Clayton





Planning Overlays and Zones



Legend

Planning Zones

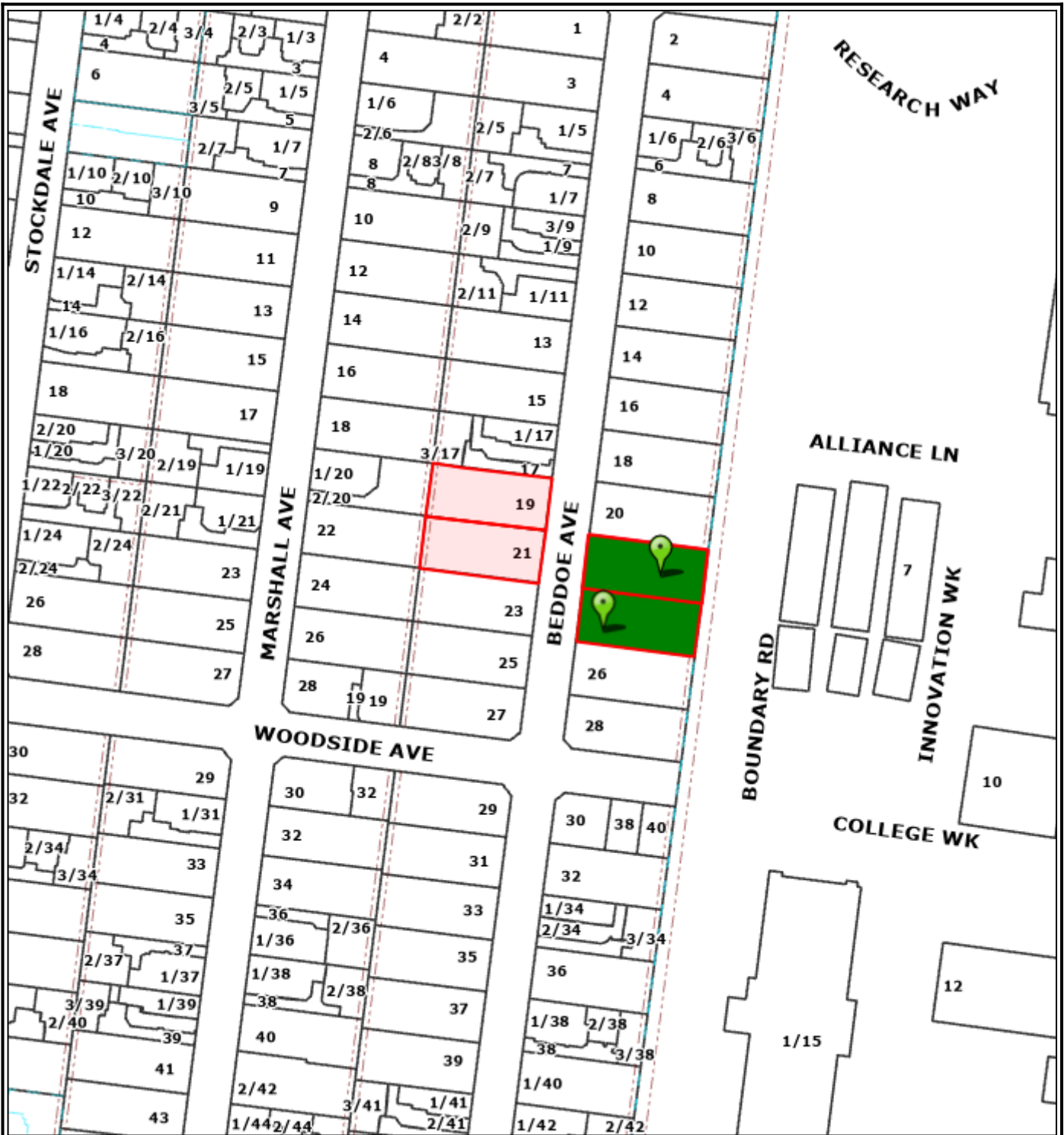
Planning Overlays

1:2000

Address

19-21 Beddoe Avenue CLAYTON VIC 3168

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Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed.



1:2000



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Legend

- | | | |
|-------------------|---------------------------|------------------------------------|
| Property | Open Space Public Access | Social/family recreation |
| Proposed Property | Accessway/ trail | Sport |
| Common Property | Conservation | Utility/ buffer/ enviro constraint |
| Easements | Memorial Park | Visual amenity |
| Raillines | Play | Water based recreation |
| Reserves | Relaxation/ contemplation | |

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