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1494-1496 NORTH ROAD, CLAYTON

Planning Report

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INTRODUCTION

Urbis Pty Ltd has been engaged by The North Road Project Pty Ltd to prepare a town planning report in support of a planning permit application for a six storey student accommodation development at 1494 – 1496 North Road, Clayton VIC 3168. The development will include 106 student rooms, 31 car spaces and 57 bicycle storage spaces, communal area, reception, laundry, and outdoor communal space. The subject site is in the Residential Growth Zone – Schedule 3 (RGZ3) pursuant to **Clause 32.07** of the Monash Planning Scheme.

A permit is sought pursuant to the following Clauses of the Monash Planning Scheme:

- **Clause 32.07-2** – to use the land for the purposes of accommodation
- **Clause 32.07-5** – to construct a residential building
- **Clause 52.29-2** – to create or alter access to a road in a Road Zone, Category 1

The following report assess the planning merits of the proposal and its consistency with the relevant State and Local Planning Policies contained within the Monash Planning Scheme. The assessment demonstrated the proposal is appropriate for the following reasons:

- The proposal is consistent with the objectives of Residential Growth Zone – Schedule 3 applying to the site and is located in prime position for access to Monash University Clayton Campus.
- The proposal demonstrates a high level of compliance with the Monash Planning Scheme, including the relevant State Planning Policy Framework and Local Planning Policy Framework.
- The site is strategically located on North Road in the Clayton Activity Centre Precinct Plan and within walking distance to Monash University Clayton Campus, bus services and further train services and amenities catering for everyday retail and recreational needs.
- The proposed built form and design of the development is of a high standard, responsive to its location context and is appropriate for the emerging landscape of the area, with respect to building height, setbacks and architectural quality.
- The proposed development will positively contribute to the built form character of the activity centre and will not result in unreasonable amenity impacts on the surrounding area.
- A sufficient number of car parking and bicycle storage spaces have been provided to support the proposed land use.

This report is to be read in conjunction with the following documents:

- Architectural drawings, prepared by Alta Architects
- Traffic Engineering Assessment, prepared by Traffix Group
- Sustainable Management Plans and Water Sensitive Urban Design, prepared by Ark Solutions
- Landscape Plan, prepared by John Patrick Pty Ltd
- Waste Management Plan prepared by Leigh Design
- Arboriculture Report, prepared by John Patrick Pty Ltd
- Survey Plan, prepared by Veris

A pre application meeting was held with Monash City Council Planning officer on 7 November 2019. This meeting indicated that Council was generally supportive of the application, with advice provided regarding the design detail of the proposal. Council noted that at this time, the draft Clayton Precinct Plan was at an early stage of the strategic planning process. This document has since been adopted by Monash City Council.

1. SUBJECT SITE AND SURROUNDS

1.1. SUBJECT SITE

The subject site is situated at 1494-1496 North Road, Clayton on the south side of North Road, approximately 125 metres to the west of the intersection of Princes Highway and North Road. The land is formally known as Lot 1 TP 86660. The site has a 32.25 metre frontage to North Road, a depth of 48.77 metres, and an overall area of 1,576 square metres. The site falls approximately 2.05 metres from the north-west to the south-east.

The site is currently developed with a single storey building utilised as a place of worship. Vehicle access is currently provided from the north-west corner, with a driveway traversing the western boundary. An open grass area is located at the rear of the site.



Picture 1 Subject Site 1494-1496 North Road, Clayton



Picture 2 Subject Site 1494-1496 North Road, Clayton from the West



Picture 3 Subject Site 1494-1496 North Road, Clayton from the East

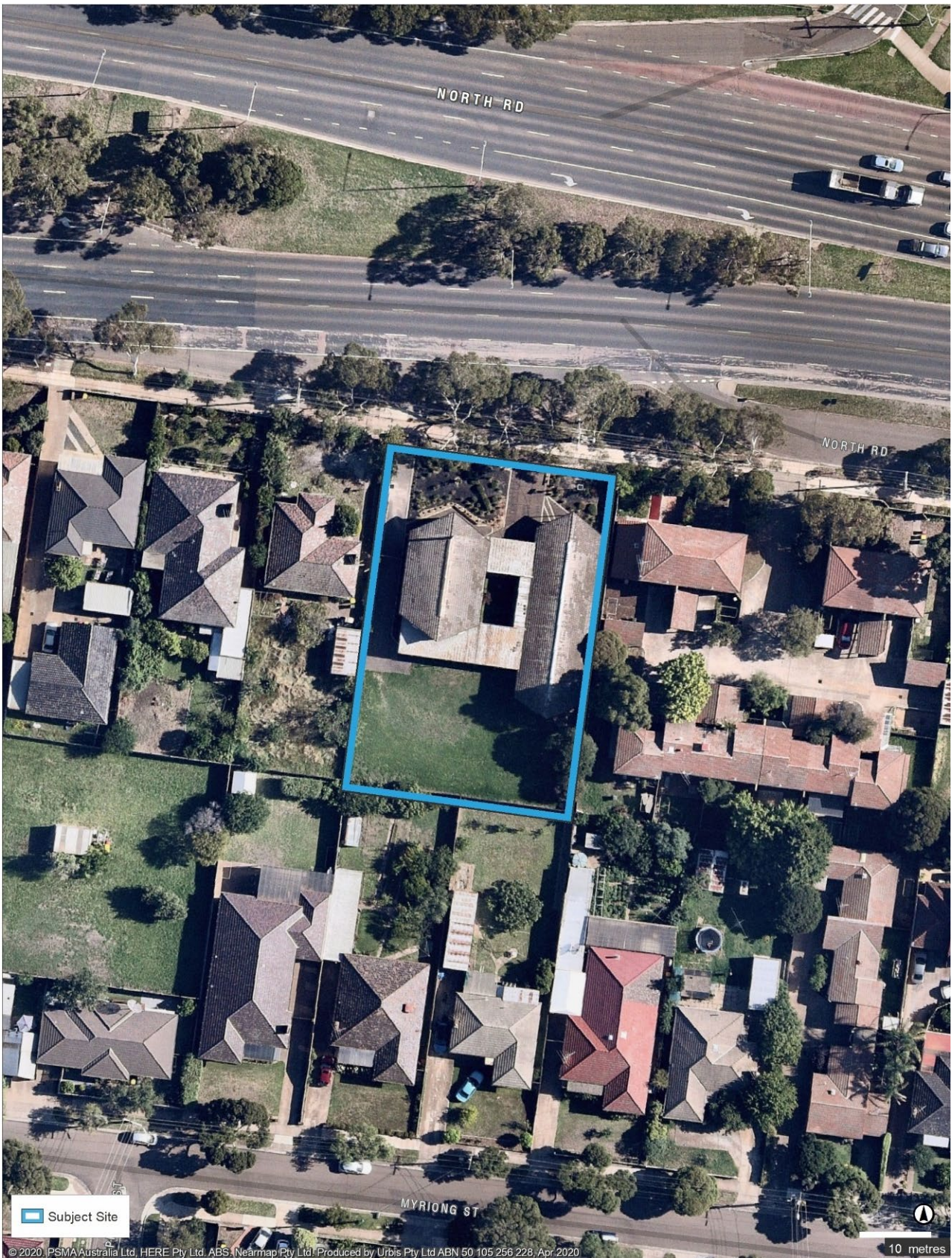


Figure 1 Subject site location

1.2. SITE INTERFACES

The site's interfaces can be described as follows:

North

To the north of the subject site is North Road which is a 4-lane carriageway in each direction including a dedicated bus lane in peak periods. Further north of the subject site is the McDonalds Clayton fast food restaurant, the McDonalds site has surrounding access to the Princes Highway along north Road to the intersection of the Princes Highway East of the subject site.



Picture 4 North of subject site is North Road and further, McDonalds Clayton

South

Directly south of the site is No 19 and No 21 Myriong Street dwellings. The dwellings are single storey brick houses with associated sheds and car parking.



Picture 5 No 19 and No 21 Myriong Street, directly South of the subject site

East

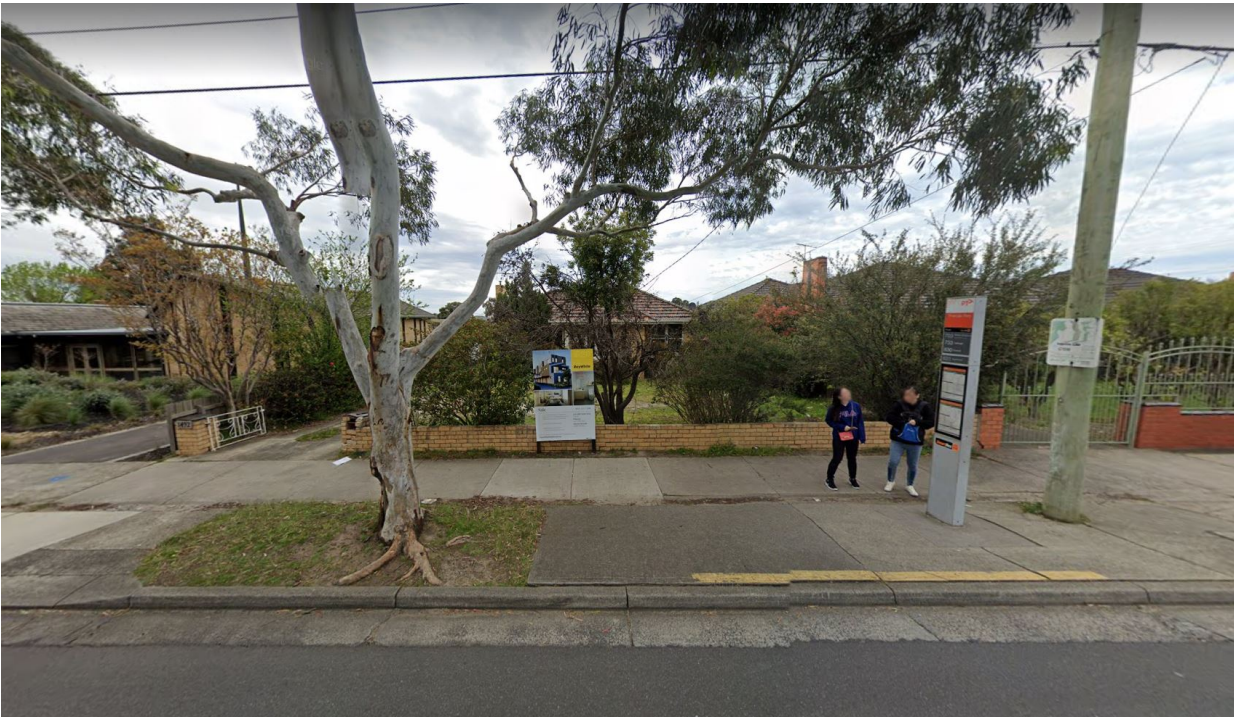
Directly east of the subject site is a multi-unit residential development characterised as double storey brick finishes with an entry court to service the car parking of the multi-unit site known as 1498-1502 North Road.



Picture 6 1498-1502 North Road, directly East of the subject site

West

Directly west of the subject site is a single-story brick dwelling with an associated shed on the eastern boundary on a large block known as 1492 North Road.



Picture 7 1492 North Road Clayton, directly west of the subject site

1.3. SURROUNDING CONTEXT

The surrounding area can be described as follows:

- Monash University Clayton Campus is with walking distance to the subject site, including the library, sporting facilities and large open grounds.
- Clayton Road surrounding the Clayton train station comprises of a number of commercial, retail and food and drink premises.
- Monash Medical Centre is located within walking distance.
- Fregon Reserve, Princes Highway Reserve and Monash University Clayton Campus sporting grounds are in close proximity (all within 1km radius of the subject site)
- The surrounding residential context comprises of large lots, mixture of single dwellings and a range of unit style housing on larger lots in the neighbourhood. Multi-unit developments are located on main arterial roads which is pursuant to the Clayton Activity Centre Precinct Plan.

The subject site has good access to a range of public transportation services including services operating on North Road and providing connection to Monash University Clayton Campus and train services operating from the Clayton Railway Station providing access to services on the Frankston Line and Cranbourne Line.

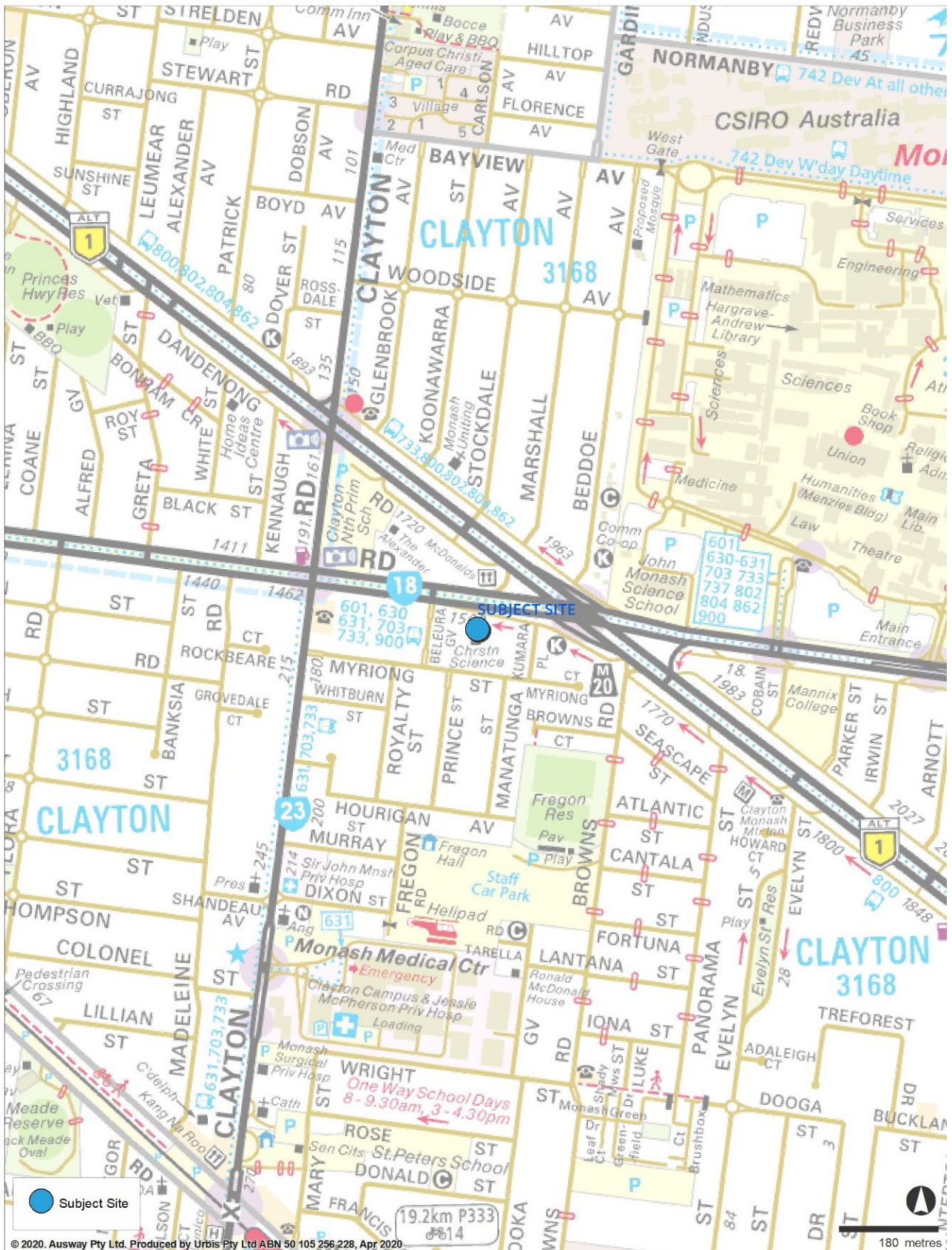


Figure 2 Site Location

2. THE PROPOSAL

It is proposed to demolish the existing building on the subject site and construct a six storey student accommodation development including, 31 car spaces and 62 bicycle storage spaces, communal area, reception, laundry, outdoor communal space and 106 serviced apartments.

Key characteristics of the proposal are as follows:

- Demolition of the existing building at No 1494-1496 North Road, Clayton
- Pedestrian access is provided by North Road, through the main entrance which leads into the Reception area
- Vehicular access via the ramp from North Road on the north-west boundary leads to the Basement level which comprises of 31 car spaces and 61 bicycle storage spaces, building amenities and services
- Laundry facilities area which is located in the Basement level
- Reception area for the building management
- Communal and recreational area is provided for use by the occupants
- A total of 106 serviced apartment each provided with bathroom, kitchen and lounge facilities. The student accommodation rooms range in size and configuration
- The six storey development comprises of the following
 - Basement Level area: 1050m²
 - Ground Floor area: 940m²
 - Level 1 area: 1026m²
 - Level 2 area: 1024m²
 - Level 3 area: 708m²
 - Level 4 area: 420m²
 - Level 5 area: 420m²
- The total site coverage is 70.10% and permeability is 20%
- A maximum building height of 18.6 metres
- The materials finished of the development will comprise of a range of selected cladding and render finishes in the grey tones with aluminium framed doors and windows and feature window frames (further details are referenced in the Material Schedule referenced on drawing No TP-14)

3. PLANNING FRAMEWORK

3.1. ZONE

The subject site is affected by the Residential Growth Zone – Schedule 3 (RGZ3) pursuant to Clause 32.07 of the Monash Planning Scheme (the “Planning Scheme”).

The purpose of this Clause is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework*
- *To provide housing at increased densities in buildings up to and including four storey buildings*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas*
- *To ensure residential development achieves design objectives specified in a schedule to this zone*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations*

Under the provisions of this Clause:

- A permit is required to use the site for student accommodation, which falls under the land use term of accommodation
- A permit is required to construct a residential building

3.2. OVERLAY

No overlays apply to this site

3.3. GENERAL AND PARTICULAR PROVISIONS

The following general and particular provisions are of relevance to the subject site and proposed development:

3.3.1. Clause 52.06 Car Parking

Clause 52.06-5 states:

The car parking requirement specified for a use listed in Table 1 does not apply if:

- *a car parking requirement for the use is specified under another provision of the planning scheme; or*
- *a schedule to the Parking Overlay specifies the number of car parking spaces required for the use.*

In this instance, further guidance regarding car parking requirement for student accommodation is specified under Clause 22.10 of the Monash Planning Scheme (Council’s Student Accommodation Policy) which specifies a requirement of 31 car spaces (0.3 spaces per bed) for the proposed 106 beds.

Given 31 car parking spaces are proposed for this development, the parking rate proposed complies with this requirement, and as such no car parking reduction is required.

3.3.2. Clause 52.34 Bicycle Facilities

Pursuant to Clause 52.29-2, a planning permit is required to create or alter access to a road in a Road Zone, Category 1.

Pursuant to Clause 52.29-4, an application to create or alter access to a road declared as a freeway or arterial road under the *Road Management Act 2004* must be referred to VicRoads.

3.3.3. Clause 52.34 Bicycle Facilities

Pursuant to Clause 52.34-1, a residential building should provide 1 resident space and 1 visitor to each 10 lodging rooms, requiring the provision of 11 resident and 11 visitor spaces. 57 spaces are proposed, meeting the requirements of this clause.

3.3.4. Clause 66.02 – Use and Development Referrals

Pursuant to Clause 66.02-11 (Integrated Public Transport Planning), an application to subdivide, to construct a building or to construct or carry out works for a residential building comprising 60 or more lodging rooms must be referred to the Head of Transport Victoria as a determining referral authority.

3.4. PLANNING POLICY FRAMEWORK

The following Clauses of the Planning Policy Framework (PPF) are of relevance to the proposal:

- Clause 9 'Plan Melbourne'
- Clause 11 'Settlement'
- Clause 15.01 'Built Environment'
- Clause 15.01-1R 'Urban Design – Metropolitan Melbourne'
- Clause 16 'Housing'
- Clause 16.01 'Residential Development'
- Clause 16.01-3R 'Housing diversity – Metropolitan Melbourne'
- Clause 18.02 'Movement Networks'

Broadly speaking these Clauses seek to:

- Anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.
- Ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
- Planning for urban growth should consider...opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.
- Encourage a diversity of housing types at higher densities in and around activity centres.
- Ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.
- Achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.
- Promote good urban design to make the environment more liveable and attractive.
- Encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.
- Encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.

- Promote the use of sustainable personal transport.

3.5. LOCAL PLANNING POLICY FRAMEWORK

3.5.1. Municipal Strategic Statement (MSS)

The Municipal Strategic Statement (MSS) at **Clause 21** of the Planning Scheme sets out Council's strategic vision for land use and development. The clauses relevant to this proposal have been summarised below.

3.5.1.1. Clause 21.01 Introduction

The City of Monash Strategic Framework Plan at Clause 21.01-3 'Vision and Strategic Framework Plan' illustrates future land use planning and development for the municipality. Key strategic directions include:

- *Identifying activity centres and promoting development and expansion of retail, entertainment, community and related facilities appropriate to the centre's role.*
- *To direct residential growth to neighbourhood and activity centres, the Monash National Employment and Innovation Cluster and the boulevards (Springvale Road and Princes Highway).*
- *Conserving locally significant residential, commercial and industrial heritage buildings, places, streetscapes and natural environments.*
- *Developing sustainable employment opportunities to maintain Monash as a predominant business location in Melbourne's eastern region.*
- *Identifying the Monash National Employment and Innovation Cluster including the Monash Technology Precinct and promoting appropriate 'high tech' development around Monash University Clayton Campus and Monash Medical Centre.*
- *Identifying areas for revitalisation of older industrial premises.*
- *Retaining key regional assets that contribute to the economic, business, educational, medical, sporting, recreational, cultural and social life of the community and maximising their benefit to the community.*

Council's strategic statement, Monash 2021, identifies that there is an increasing demand for a variety of different housing styles to cater for changing household sizes and structures. The Monash Housing Strategy 2014 provides strategic support for the provision of housing to meet the diverse needs of the community, including high quality student accommodation. In order to provide this additional housing in an orderly manner, Clause 21.01-2 'Activity and neighbourhood centre growth' seeks to '*direct more intensive, higher scale development to neighbourhood and activity centres that are well serviced by public transport, commercial, recreational, community and educational facilities closer to where people live*' in line with the broad strategies outlined by Plan Melbourne 2017-2050.

3.5.1.2. Clause 21.04 Residential Development

This clause establishes a framework for residential growth within the City of Monash that classifies residential areas according to their development potential. The site is located in 'Category 3 – Residential Land in the Monash National Employment Cluster' which is considered to be an area with future development potential.

Clause 21.04-2 Key Issues identifies that '*Demand for quality student accommodation has outstripped the local supply in some areas of Monash, which has resulted in housing shortages and a significant number of students living in substandard, shared housing facilities*'. In order to address this issue, Clause 21.04-3 'Objectives' seeks to:

- *To locate residential growth within neighbourhood and activity centres, the Monash National Employment Cluster to increase proximity to employment, public transport, shops and services.*
- *To meet the accommodation needs of students in proximity to tertiary institutions with convenient access to public transport and a range of commercial, retail, entertainment and social facilities.*

This is supported by strategies to:

- *Encourage the provision of high-quality student accommodation in proximity to tertiary education facilities and activity centres with good access to public transport, which minimises potential conflicts with neighbouring uses.*

- *Direct more intensive, higher scale development to neighbourhood and activity centres that are well serviced by public transport, commercial, recreational, community and educational facilities.*

3.5.1.3. Clause 21.06 Major Activity and Neighbourhood Centres

The site is within 'Category 3 - Residential land located in the MNEC'. A key objective for this area is 'To develop vibrant major activity and neighbourhood centres with a broad mix of uses appropriate to the type of centre and needs of the target population, that have improved access for walking, cycling and levels of public transport services, and that provide a focal point for the community, fostering social and cultural development'.

This objective is supported by strategies to:

- *Require new residential development to provide useable recreational areas, including private, communal and secluded open space areas that are well designed, integrated, functional, safe, solar oriented, well ventilated and meet the needs of future residents.*
- *Ensure new residential development achieves high quality architectural and urban design outcomes that positively contribute to neighbourhood character.*

3.5.1.4. Clause 22.01 Residential Development and Character Policy

Clause 22.01 recognises and seeks to protect the valued 'garden city character' of Monash and establishes future character statements to assist with guiding the design of new residential development within the municipality. This Clause promotes the diversity in housing options and direct future higher density developments within areas close to major hubs including Monash University.

The site is located in 'Housing Growth Area – Clayton Activity Centre and Monash National Employment Cluster' at Clause 22.01-4. *The preferred future character statement for this area specifies that:*

The scale of new residential development will generally comprise larger footprint apartment development of a high-quality design and finish. Some infill town house and unit development will also occur. Where possible on larger sites, developments will be multi-level, and set in open gardens. Although setbacks from all boundaries will be less than is common in other parts of Monash, the developments will ensure the incorporation of well-maintained landscaping to address the garden city character, albeit in a more urban form.

3.5.1.5. Clause 22.10 Student Accommodation

Clause 22.10 applies to applications proposing the use of residential buildings used specifically for student accommodation purposes. The objectives of this clause are:

- *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.*
- *To encourage high quality, well designed student accommodation that respects existing neighbourhood character and responds to the desired future character statement of the relevant Residential Character Type identified in Clause 22.01-4.*
- *To ensure that bulk, mass and height of new student accommodation does not visually overwhelm the scale of existing development, particularly in residential areas.*
- *To ensure adequate car parking and bicycle storage is provided on site to meet the needs of students and visitors.*
- *To ensure that well proportioned, convenient and safe open space areas are integrated into the design which meet the recreational needs of student residents.*

Clause 22.10-4 establishes criteria and performance measures relating to preferred location, neighbourhood character, open space, car parking and bicycle storage, amenities, and landscaping.

3.6. REFERENCE AND INCORPORATED DOCUMENTS

The following reference documents are of relevance to the proposal:

- 'Guide to Student Accommodation in Monash, August 2009'

- Monash Housing Strategy, Planisphere, October 2014
- City of Monash Accommodation Student Car Parking Study, O'Brien Traffic, July 2009
- Monash Urban Character Study, Gerner Consulting Pty Ltd
- Monash Neighbourhood Character Guide, Gerner Consulting Pty Ltd
- Clayton Activity Centre Precinct Plan

3.7. STRATEGIC PLANNING

The City of Monash is currently undertaking strategic planning for the Clayton Activity Centre Precinct. This precinct accommodates the Monash National Employment and Innovation Cluster which is a major education, research and industry hub including some of Melbourne and Australia’s leading institutions and facilities.

The draft Clayton Activity Centre Precinct Plan proposes to establish new planning policies and controls to direct the precinct’s land use and built form outcomes in order to facilitate the ongoing function and expansion of the Monash NEIC. Council adopted the Clayton Activity Centre Precinct Plan on 28 January 2020, and it is anticipated that the Precinct Plan will form the basis for a future Planning Scheme Amendment to amend planning scheme policies and apply new planning controls.

The ‘Land Use Plan identifies the site in ‘Precinct 3 – Surrounding Residential’ which envisages intensified residential development in order to support the health, medical, commercial and community uses located at the core of the Clayton Activity Centre. A variety of housing sizes and types are anticipated in this precinct.

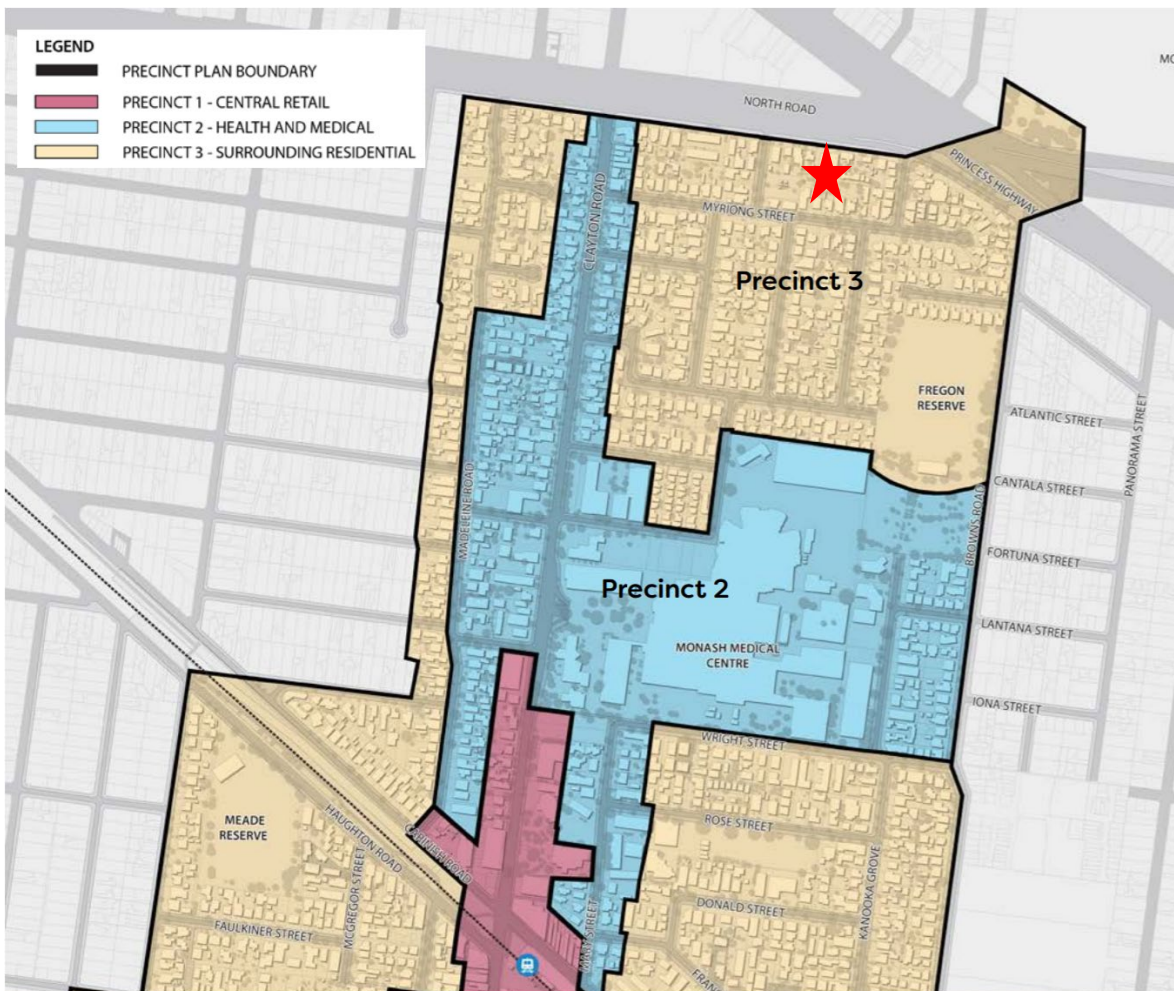


Figure 3 Clayton Activity Centre Activities and Land Use Plan (subject site is marked with a star)

There is a preferred 6 storey (19-22 metres) height limit for the site, noting that it has a width greater than 30 metres, with active frontage (landscaped front setback).



Figure 4 Clayton Activity Centre Built Form Heights Plan (subject site marked with a star)

The draft Precinct Plan proposes the following front, rear and side setbacks:

Front setback	<ul style="list-style-type: none"> • 4 metres landscape setback from the street for development up to 9.9m • 3 metres additional upper level setback for development above 9.9m
Rear setback	<ul style="list-style-type: none"> • 3 metre rear setback for development up to 9.9 metres, plus 1 metre additional setback for every metre of height over 9.9 metres up to 16.5m
Side setback	<ul style="list-style-type: none"> • 1 metre setback, plus 0.3 metres for every metre of height over 3.6 metres up to 9.9 metres, plus 1 metre for every metre of height over 9.9 metres, up to 16.5m

4. PLANNING ASSESSMENT

The proposal seeks to construct a six storey student accommodation development that has been carefully designed to respond to its strategic policy setting and physical environment. The key planning considerations for this proposal are as follows:

- Does the proposal respond to the site's planning policies and controls?
- Does the proposal meet the criteria / performance measures of Monash's Student Accommodation Policy?
- Does the proposal adopt a quality built form and architectural outcome?
- Have external amenity impacts been appropriately managed?
- Will the proposal deliver a good level of internal amenity?
- Does the proposal function correctly in regard to traffic, environmentally sustainable design, and waste management?

Each consideration will be addressed below.

4.1. PLANNING POLICY FRAMEWORK

The proposed application for a six storey student accommodation building benefits from a significant level of policy support at State and Local levels, and is responsive to the site's Residential Growth Zone.

Plan Melbourne 2017-2050, which establishes strategic planning direction for Metropolitan Melbourne, locates the site in the Monash National Employment and Innovation Cluster (NEIC). Plan Melbourne specifies that NEICs are places of State significance that will play a critical role in Melbourne's overall economy and knowledge sector. The Monash NEIC is an established employment, health and education precinct, hosting Australia's largest university (Monash University Clayton Campus), the Monash Medical Centre, and other key institutions. The importance of the Monash NEIC is recognised in Monash's local policies, which seek to support the continued success of the precinct's institutions and associated activities, as well as direct student accommodation to "preferred locations" supported by good access to tertiary institutions and services.

Further, the site is located in a residential precinct earmarked for higher density residential development owing to its proximity to key NEIC institutions, the Clayton Activity Centre, and key road networks and public transport services. This is reflected in the site's Residential Growth Zone, which establishes the expectation for higher density residential development.

The proposed student accommodation is highly responsive to these policy directives, and will respond to an established need for quality student accommodation within proximity to key education institutions in the Monash NEIC. The subject land is ideally located for the proposed student accommodation development given its proximity to Monash University (located approximately 300 metres to the east) and the Monash Medical Centre (500 metres to the south), and its location near the Clayton Activity Centre, which offers a range of commercial and community services and facilities and access to public transport services. The proposition of a multi-level, higher density student accommodation development is consistent with Monash's residential framework, which directs this form of development and density to strategic locations.

The subject land is relatively large that will enable a significant contribution to student housing within Monash, with limited amenity impacts to the adjoining properties (as addressed in subsequent sections of this report).

Lastly, the critical importance of the Monash NEIC is recognised in the strategic planning currently underway for the draft Clayton Precinct Plan, which broadly seeks to reinforce the medical, educational and research functions of the centre, whilst facilitating new development that will complement and enhance both the NEIC and the Clayton Activity Centre. The strategic nature of this location for higher density residential development within taller built form is recognised by the proposed land use and built form outcomes currently contained in the draft Clayton Precinct Plan, which supports intensified residential development within a six storey built form. To that end, the proposed development has been designed with these outcomes in mind, which will be further explored in subsequent sections of this report.

4.2. STUDENT ACCOMMODATION POLICY

The proposed student accommodation development responds positively to Monash Planning Scheme's Student Accommodation Policy at Clause 22.10, and specifically to the criteria/performance measures at Clause 22.10-4 as addressed below:

4.2.1. Preferred Location

The subject site meets the Preferred Location criteria for student accommodation given it is:

- Within 300 metres of Monash University
- Within 800 metres of the Clayton Activity Centre
- Within 400 metres of bus routes operating on North Road

4.2.2. Neighbourhood Character

The proposed development responds to the emerging character of North Road, noting the recent contemporary developments in proximity of the site. Further, it is anticipated that North Road will continue to develop a modern character given the raft of planning policies promoting intensified residential development in the area.

The proposed building adopts a contemporary design that is articulated through modulated setbacks along all boundaries and recessive upper levels. The proposal's built form response is further addressed in subsequent sections of this report.

4.2.3. Open Space

The proposed development delivers 428 square metres of communal space with a minimum dimension of 3 metres located in the frontage, along the side boundaries, and within the rear setback. This provides a range of spaces for students to access throughout the site.

The site also benefits from close proximity to open space and sporting facilities at Monash University (300 metres to the east) and Fregon Reserve (600 metres to the south east) which will enhance the open space offering to future residents.

4.2.4. Car Parking and Bicycle Storage

The proposed development accommodates 31 car parking spaces, the provision of 31 car spaces complies with the requirements of Clause 22.10 for "Student Accommodation". The car spaces are a combination of 18 car spaces provided via stacker arrangements, and 13 standard car spaces located within the basement with vehicle access via a ramp to North Road.

As addressed in the Traffic Impact Assessment prepared by Traffix Group, the proposed site benefits from its strategic location within walking distance of Monash University and the commercial core of the Clayton Activity Centre, as well as access to the Clayton Railway Station and other bus services operating in the surrounding area. As such, the proposed car parking rate is acceptable.

The proposed development accommodates 57 bicycle spaces, 53 secure spaces and 4 open spaces, which greatly exceeds the minimum requirement of 11 resident and 11 visitor spaces under this policy.

4.2.5. Amenities

The proposed student accommodation rooms will provide a good level of amenity for future residents:

- Each room is self-contained, and includes a bed, desk, kitchen and bathroom, and wardrobe.
- The rooms range between 25 and 38 square metres and are efficiently designed to maximise the available floor area.
- The rooms are supported by communal areas, including a multi-purpose space that could be used for shared dining, study and/or other communal activities. There is also a sitting room and recreational space for residents at ground level.
- Laundry facilities are provided within the basement.

4.2.6. Landscaping

The proposed student accommodation will include landscaping within the ground level communal space, including four canopy trees. Refer to the landscape plan prepared by John Patrick Landscape Architects Pty Ltd.

4.3. BUILT FORM RESPONSE

4.3.1. Architectural Quality

The proposal adopts a high standard of contemporary architectural quality that will positively respond to its context. Specifically, the proposal utilises various framing elements, staggered window placements and other architectural features to ensure that the building will be “viewed in the round” and will provide visual interest from all vantage points and successfully break up the length of the facade. The design will be finished in a neutral monochrome colour palette of grey and crème renders, with black aluminium detailing.

In conjunction with the proposed landscaping qualities, the overall proposal will contribute to the visual interest of the area.

4.3.2. Neighbourhood Character

The proposal adopts quality modern architecture that responds to the emerging character of North Road characterised by contemporary multi-level apartment buildings. Whilst the prevailing character of the area is low-medium density residential development, it is anticipated that a more intensive and contemporary built form will emerge given North Road is identified as an area for future residential growth under both the current and proposed planning policy frameworks.

The proposed development aligns with the neighbourhood character policies of Clause 22.01-3 through the following design measures:

General

- The proposed development is consistent with the future character of the ‘Housing Growth Area – Clayton Activity Centre and Monash National Employment Cluster’ which anticipates developments with larger footprints and multi-level apartments in a landscaped setting.

Street setback

- The proposed development adopts the street setback envisaged by the draft Clayton Precinct Plan 2020 in anticipation of the future character of the area.

Site coverage and permeability

- The proposed development has a site coverage of 70.1% which is consistent with the built form character anticipated in the area by the draft Clayton Precinct Plan 2020.
- Hard pavement has been minimised in the site by limiting the driveway to along the west boundary.

Landscaping

- The proposed development incorporates landscaping along all site boundaries, including canopy trees in the front and rear setbacks. This will enhance the landscape qualities of North Road and contribute to the “garden city” character of the Monash municipality.

Side and rear setbacks

- The proposed development has been setback through the height of the building in order to articulate the form and mitigate the overall height.
- The proposal has a street wall of three storeys, with the upper levels set back 3 metres behind the street wall. This treatment will preserve the lower-scale of development already present in North Road, whilst mitigating the overall building height.



Figure 5 Proposed Streetscape Elevation TP-03 (Alta Architects)

- The side and rear elevations adopt a three storey podium, with Level Four and Level Five and Six set back from the podium levels.
- The built form setbacks generally align with the preferred setbacks proposed in the draft Clayton Precinct Plan 2020, which are shown on the architectural plans prepared by Alta Architecture. Minor structural framing elements of the built form encroach into the setback provisions however these are practical design elements which will not undermine the overall setback objectives of the built form.

Walls on boundaries

- No walls on boundaries are proposed as part of this application

Private open space

- No private open space is proposed as part of the application; communal open space is located within the site setbacks.

Fences

- A front fence is proposed, which is an acceptable outcome given the high level of traffic of North Road, and the student accommodation use of the development. The fence will complement the architecture of the development and provide a good level of security to the development.
- Interaction with the streetscape will be provided from upper level windows, which will provide opportunities for passive surveillance and social interaction.

Vehicle crossings

- The vehicle crossing is proposed in the north-west corner, which roughly aligns with the existing crossover. This will maximise the frontage for landscaping and the pedestrian entrance.

Built form and scale of development

The proposed development will have an overall height of six storeys 18.6metres. This is acceptable under the site's current Residential Growth Zone (which does not specify a maximum height limit) and anticipates the future development outcomes anticipated under the draft Clayton Precinct Plan 2020. Whilst this document is at an early stage of the strategic planning process, the proposed six storey height is an appropriate response given the following:

- The site is in a 'Housing Growth Area – Clayton Activity Centre and Monash National Employment Cluster' at Clause 22.01-4 which anticipates higher density residential development.
- The overall building height is responsive to the emerging scale of development along North Road, including three and four storey apartment buildings on the north side of North Road. It is noted that these sites are in the General Residential Zone, whereas the subject site is in the Residential Growth Zone, which is a higher order residential zone and should deliver more intensified built form outcomes.
- The proposal represents an appropriate response to its main road frontage and further commercial corner precinct and surrounding amenity of Monash University Clayton Campus where one can expect a larger multi storey serviced apartment development.
- The site is large in size and can accommodate taller built form whilst transitioning to the lower scale of buildings at the site boundaries. The tallest built form is situated at the centre of the site to mitigate any negative amenity impacts and the surrounding site context.

- The building height will not result in any unreasonable amenity impacts to surrounding properties and provide for equitable development opportunities.
- The proposal provides an appropriate transition in scale between buildings envisaged for North Road and responds to future development potential of the Clayton Activity Precinct.

Whilst the development will be visible from a number of vantage points, the architectural scheme has been considered and designed so that all visible sides of the building are well articulated.

Car parking

- Car parking will be provided in the basement level, with a single crossover to ensure that the car parking structures will not be dominant in the streetscape.

Environment

- The proposed development has been designed to achieve best practice environmentally sustainable design as addressed by the SMP.

4.4. EXTERNAL AMENITY

The proposed development appropriately manages the potential for external amenity impacts by way of visual bulk, overlooking and overshadowing.

4.4.1. Visual Bulk

As addressed in the previous section of this report, the proposed building adopts varied setbacks through the horizontal and vertical planes to break up the extent of visual bulk. Further, the façade will achieve visual interest through angled elements and varied materials that will further articulate the design. Views to the building will be further softened through landscaping along all site boundaries.

4.4.2. Overlooking

Whilst the provisions of Clause 55.04-6 and Standard B22 do not apply given the residential building exceeds four storeys, the proposal has been designed to minimise views into existing secluded private open space and habitable room windows.

- The proposal will adopt screening at Level 1 and 2 to minimise overlooking opportunities to the adjoining residential properties.
- Screening to Level 3 would not be required under Standard B22 given the height of the windows. Further, downwards views will be screened by the built form of Level 2.
- Levels 4 and 5 will be set back more than 9 metres from the side and rear boundaries, and therefore screening is not required.

4.4.3. Overshadowing

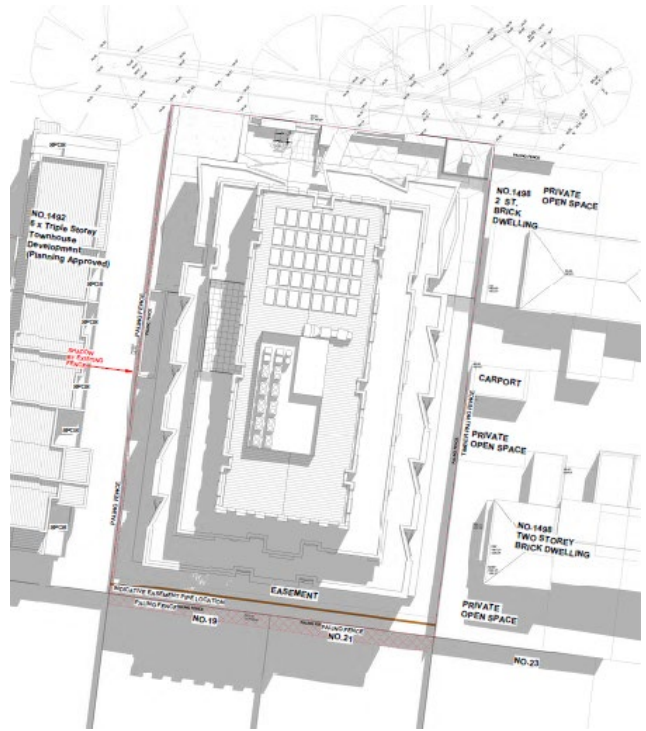
Whilst the provisions of Clause 55.04-5 and Standard B21 do not apply given the residential building exceeds four storeys, the proposed has been designed to minimise overshadowing to the east, west and south with considerable setbacks. At September 22, the proposed development will not result in any inappropriate overshadowing to these spaces, and is consistent with B21 at Clause 55.04-5 that all properties are provided with at least 40sqm of unshaded private open space for a minimum period of 5 hours:

- At **9am – 12pm** overshadowing occurs to the property west of the subject site (No.1492 North Road) and south west of the subject site (No.17 and No.19 Myriong Street). By 12 pm noon, there is no overshadowing onto the west of the subject site of 1492 North Road and minimal overshadowing towards the south of the subject site with No.17 receiving no further overshadowing, No.19 receiving minor shadowing at the boundary of their property and No.21 receiving partial overshadowing.
- At **12pm – 3pm** partial overshadowing occurs to the south of the subject site at No.19 and No.21 at 12pm noon onwards with regression from the shadows passing through the afternoon to not impose the required amount of sunlight into surrounding private open spaces. By 3pm the overshadowing allows for minor shadows on No.19 at the rear of their property and partial shadows across the rear of No.21 and corner of property No.23. There is some overshadowing to the east of the site from 3pm onwards

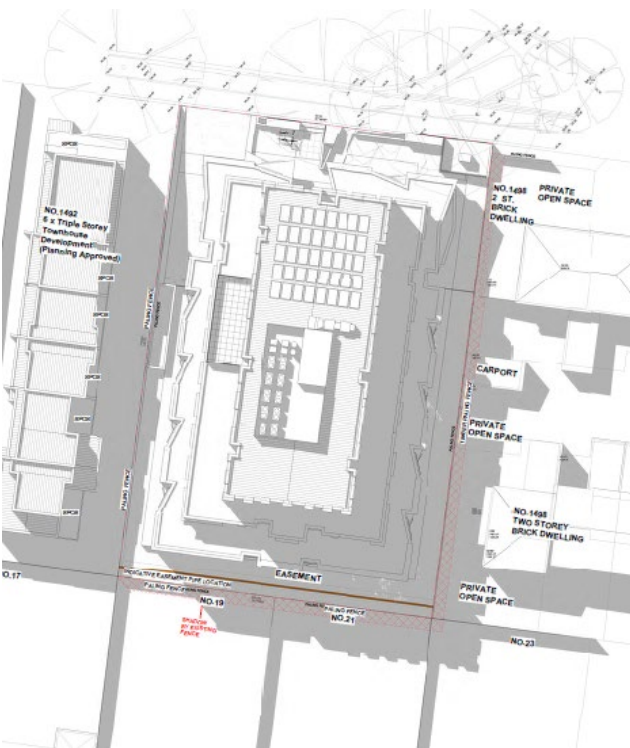
however the upper level setbacks allow for reduced overshadowing impacts to the neighbouring properties.



Picture 8 Shadow Diagram 22nd September 9am



Picture 9 Shadow Diagram 22nd September 12pm



Picture 10 Shadow Diagram 22nd September 3pm

4.5. INTERNAL AMENITY

As addressed in Section 4.2 of this report, the proposal is compliant with objectives and criteria of Clause 22.10 Student Accommodation and will provide a high level of amenity for the future occupants through well designed self-contained rooms with good access to daylight, and a range of amenities within the building including communal areas, communal open space, and laundry facilities.

Given the proposed use does not fall under the definition of “apartment”, an assessment against Clause 58 of the Monash Planning Scheme is not triggered.

4.6. BUILDING SERVICES

4.6.1. Traffic and Carparking

A traffic assessment by Traffix Group dated April 2020 details parking, traffic and access arrangements in detail. Notwithstanding, the following provides a brief overview of the salient points in this respect:

- The site is located within the ‘Preferred Location’ for student accommodation; accordingly, the proposed development has a general requirement to provide car parking at a rate of at least 0.3 spaces per bed.
- The development has proposed 31 car spaces which complies with the provision of Clause 22.10-4 of which would be a requirement for a total of 106 serviced apartments
- The proposed car parking provision does comply with the statutory car parking requirement for the proposed student apartment development, however, the proposed provision of 31 spaces is appropriate given its close proximity to public transport, Monash University Clayton Campus and surplus bicycle storage spaces.
- The proposed bicycle parking provision exceeds the statutory bicycle parking requirements of the proposed development.
- This level of traffic is small and will be readily accommodated by the surrounding main road network and intersections, without any unreasonable detrimental impacts.

For a detailed assessment of the proposal with regard to car parking, traffic and access please refer to the submitted Traffic Report prepared by Traffix Group dated April 2020.

4.6.2. Waste Management

The Waste Management Report prepared by Leigh Design and enclosed with the planning permit application clearly demonstrates that waste can be appropriately managed on the site. Key waste management practices for the proposed development include:

- The Operator, as defined below, shall be responsible for managing the waste system, and for developing and implementing adequate safe operating procedures.
- Waste shall be stored within the development (hidden from external view).
- Student apartment guests shall sort their waste and dispose sorted garbage and recyclables directly into their waste receptacles. Housekeeping staff shall transfer waste to collection bins.
- Waste shall be collected onsite, on the development’s Basement Level carpark driveway. The collection contractor shall transfer bins between the waste area and the truck.
- A private contractor shall provide waste collection services.

Please refer to the Waste Management Plan for further details.

4.6.3. Sustainable Management Plan and Water Sensitive Urban Design Response

The Sustainable Management Plan and Water Sensitive Urban Design Response was prepared by Ark Resources and enclosed with the planning permit application. The proposed student housing development has been designed to meet the objectives of the Monash City Council’s Sustainability Policy Clauses 19-03-3S and 22.13 (Environmentally Sustainable Development Policy) of the Monash Planning Scheme. This

report demonstrates how the development meets policy objectives of Clause 22.13-2 of the Planning Scheme.

This report confirms that a combination of sustainable building management practices, design initiatives, fixtures, systems, appliances, materials and finishes will be integrated into the building in order to attain a 4 star Green Star Design & As Built performance standard. The standard achieved is defined as Australian Best Practice in terms of environmental design. The development also meets the Best Practice standard for Urban Stormwater Quality and is therefore also consistent with the City of Monash's Stormwater Management objectives.

Accordingly, the performance outcomes achieved by the proposed development considered to be appropriate for a residential development of this scale. Please refer to the SMP for further details.

5. CONCLUSION

Having regard to the review undertaken above, it is submitted that the proposal provides a positive response to the urban context of the site for the following key reasons:

- The proposal is consistent with the objectives of the Residential Growth Zone – Schedule 3 applying to the site and will positively contribute to the amenity of North Road and the surround site context.
- The proposal demonstrates a high compliance with the Monash Planning Scheme and Strategic Frameworks as well as relevant State Planning Policy Framework and the Local Planning Policy Framework.
- The site is strategically located on North Road and in very close proximity of Monash University Clayton Campus.
- The proposed built form and design of the development is of high standard, responsive to its context and is appropriate for the emerging change in character for the area.
- The proposed development will positively contribute to the built form character of the activity centre and will not result in unreasonable amenity impacts to the surrounding area.
- The number of car parking spaces provided complies with local policy and seeks to accommodate the proposed land use.

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