

**1.3 36 BEDDOE AVENUE, CLAYTON
CONSTRUCTION OF A FOUR STOREY BUILDING WITH BASEMENT CARPARK FOR
STUDENT ACCOMMODATION AND A CONVENIENCE SHOP
(TPA/52096)**

EXECUTIVE SUMMARY:

This application proposes the construction of a four (4) storey building to be used for student accommodation and convenience shop.

The application was subject to public notification. One (1) objection to the proposal has 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 impacts.

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

The reason for presenting this report to Council is the proposed development cost of \$4.6 Million.

The proposal is considered inconsistent with the relevant provisions of the Monash Planning Scheme and it is recommended that the application be refused.

RESPONSIBLE DIRECTOR:	Peter Panagakos
RESPONSIBLE MANAGER:	Natasha Swan
RESPONSIBLE PLANNER:	Jeanny Lui
WARD:	Oakleigh
PROPERTY ADDRESS:	36 Beddoe Avenue, Clayton
EXISTING LAND USE:	One dwelling
PRE-APPLICATION MEETING:	Yes
NUMBER OF OBJECTIONS:	One (1)
ZONING:	Residential Growth Zone Schedule 3
OVERLAY:	None
RELEVANT CLAUSES: <u>Planning Policy Framework</u> Clause 11.01-1R- Settlement – Metropolitan Melbourne	<u>Local Planning Policy Framework</u> Clause 21- Municipal Strategic Statement) Clause 21.04- Residential Development

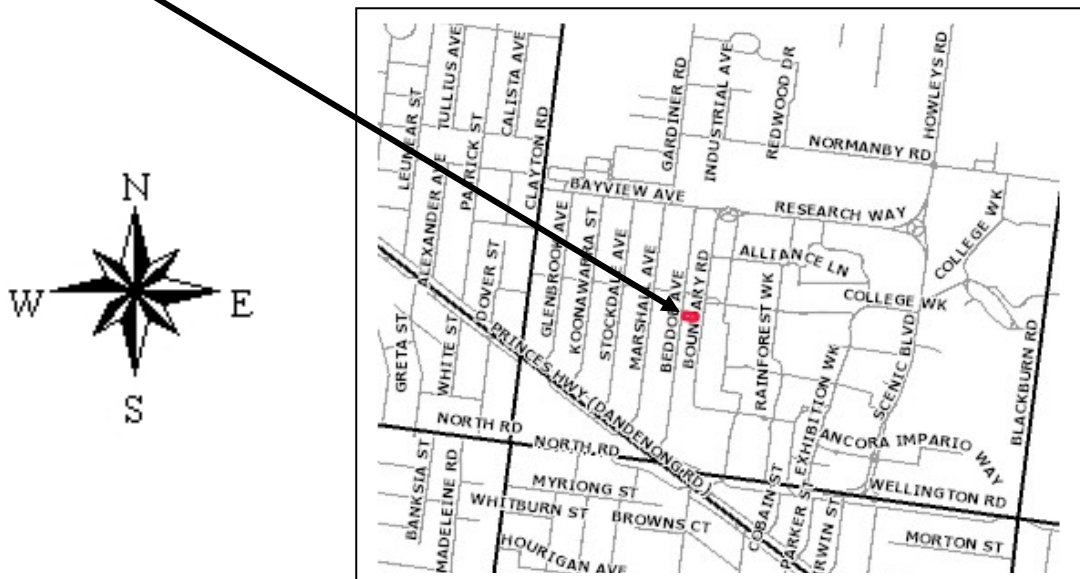
<p>Clause 11.02-1S- Supply of Urban Land</p> <p>Clause 13.07-1S- Land Use Compatibility</p> <p>Clause 15.01-1S&R- Urban Design</p> <p>Clause 15.01-2S- Building Design</p> <p>Clause 15.01-4S & R- Healthy Neighbourhoods</p> <p>Clause 15.01-5S- Neighbourhood Character</p> <p>Clause 15.02-1S- Energy and 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 18.02-2R– Principal Public Transport Network</p> <p>Clause 18.02-4S- Car Parking</p> <p>Clause 19.03-3S- Integrated Water Management</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 22.03- Industry and business development and character policy</p> <p>Clause 22.04- Stormwater Management Policy</p> <p>Clause 22.09- Non-Residential Use and Development in Residential Areas</p> <p>Clause 22.10- Student Accommodation Policy</p> <p>Clause 22.13- Environmentally Sustainable Development Policy</p> <p><u>Particular Provisions</u></p> <p>Clause 52.06- Car Parking</p> <p>Clause 52.23- Rooming House</p> <p>Clause 52.34- Bicycle Facilities</p> <p>Clause 53.18- Stormwater Management in Urban Development</p> <p>Clause 52.29- Land Adjacent to a Road Zone, Category 1</p> <p>Clause 65 – Decision Guidelines</p>
STATUTORY PROCESSING DATE:	21 July 2021
DEVELOPMENT COST:	\$4.6 Million

LOCALITY PLAN



SUBJECT SITE

NEIGHBOURHOOD PLAN



RECOMMENDATION:

That Council resolves to issue a **Notice of Decision to Refuse to Grant a Planning Permit (TPA/52096)** for the construction of a four storey residential building with basement for the use of student accommodation and a convenience shop at 36 Beddoe Avenue, Clayton subject to the following grounds:

1. The proposal is inconsistent with the Student Accommodation Policy at Clause 22.10 of the Monash Planning Scheme as it fails to respect sensitive residential interfaces, minimise visual bulk and is detrimental to the amenity of neighbouring properties.
2. The proposal has not been designed to respect the site context or achieve good quality architectural outcome.
3. The proposal will significantly overshadow the secluded private open space & existing rooftop solar energy systems of adjoining properties.
4. The proposal provides for poor internal amenity for future residents.
5. The proposal fails to provide adequate on site car parking spaces.
6. The proposal represents a poor design outcome for the site and the area.
7. The proposal does not provide for adequate or appropriate landscaping outcomes.

BACKGROUND:**The Site and Surrounds**

The site is located on the east side of Beddoe Avenue, Clayton approximately 480 metres east of Clayton Road and 420 metres north of Dandenong Road. The site has a frontage of 18.29 metres and a depth of 41.03 metres, with a total site area of 750 square metres. A 1.83 metre wide easement is located along the rear (eastern) boundary.

The site currently contains a single storey dwelling with pitched roof. Vehicle access is located adjacent to the northern boundary. The site contains no front fencing.

The site is within the Monash National Employment and Innovation Cluster (MNEIC). Monash University abuts the eastern boundary 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: 34 Beddoe Avenue contains three double storey dwellings. There are two vehicle crossovers for vehicle access. The site does not have any front fencing.

West (Beddoe Avenue): Opposite side of Beddoe Avenue contains a single storey dwelling. Vehicle access is adjacent to its northern boundary. The site does not have any front fencing.

South: 38 Beddoe Avenue contains three single storey dwellings. There are two vehicle crossovers. The site has low front fencing.

East: Monash University with multiple multi-storey buildings. A row of landscaping exists within the grounds of the University directly behind the subject site.

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 to be used for student accommodation with 38 units. A total of 10 car spaces are proposed within the basement car park.

Details of the proposal are summarised as follows:

- Four storey building having a maximum building height of 13.4 metres.
- The proposed building setbacks are as follows:

	Beddoe Avenue	Rear	North	South
Ground Level	4m	3.1m - 5m	1m - 3m	2m - 3m
Level 2	4m	3.1m - 5m	2m - 3m	2m - 3m
Level 3	4m	5.1m	3.7m - 4.2m	3.8m - 4.2m
Level 4	6.3m-6.6m	5.1m	5m - 5.5m	5m - 5.5m

- 38 units for student accommodation over four levels.

	Units
Ground level	10 (10 x studio)
Level 2	13 (9 x studio + 4 x 1 bedroom)
Level 3	9 (7 x studio + 2 x 1 bedroom)
Level 4	6 (6 x studio)
Total	38

- All units are self-contained. Typical unit sizes are in the range of 24 to 31 square metres with various internal layouts.

- A total of 10 car parking spaces and 24 bicycle spaces within the basement.
- Communal open space of approximately 155 square metres provided at ground level along property boundaries, including a secluded communal open space area of 60 square metres at the rear of the building. External doors provide access from the building.
- Private terraces are provided to each of the ground level units typically 8.6m² in area. Balconies provided to 10 upper level units ranging in size from 2.3m² to 6m². Eight units on level 2 are not provided with any individual secluded private open space and rely solely on communal open space provision.
- Indoor communal spaces are provided:
 - Ground level: 43 square metres comprising a gym and a library located centrally on this level.
 - Level 3: a communal balcony area of 10.2 square metres located towards the front of the building on Beddoe Avenue.
 - Level 4: a communal balcony area of 10.37 square metres located near the staircase facing north.
- A convenience shop of 45.95 square metres fronting Beddoe Avenue.
- A dedicated bin storage room within the basement near the staircase.
- The building is of a contemporary design with a mixture of material finishes including render, colorbond metal cladding, aluminium timber cladding and feature and metal screening.
- A new crossover to be constructed adjacent the south-western corner of the site providing access to the basement car park. The existing vehicle crossover will be removed.
- All trees within the site are to be removed. The existing street tree on the nature strip will be retained.
- No proposed front fencing.

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 and for a convenience shop. A permit is also required to construct a building or construct or carry out works for the proposed uses.

The proposed building does not exceed the preferred maximum building height of 13.5 metres identified in the zone.

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 includes new uses of student accommodation. Council's Student Accommodation Policy at Clause 22.10-4 specifies car parking and bicycle parking spaces to be provided at a rate of 0.3 spaces per bed and 0.5 spaces per bed respectively.

Car parking requirements for a convenience shop is 3.5 car spaces to each 100 square metres of leasable floor area pursuant to Clause 52.06.

The proposal generates a total requirement of 13 car parking spaces and 10 car spaces are provided. The application seeks to reduce the car parking provision by 3 spaces under the provision of Clause 52.06 *Car Parking*.

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

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

CONSULTATION:

The Applicant was verbally advised that this application was coming to the July Council meeting, in addition to a letter that was sent to the Applicant formally informing them of the details of the Council meeting. The Applicant has been verbally advised that this application is recommended for refusal and an outline of the grounds of refusal has been explained.

Public Notice

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

One objection was received. Issues of objection included the following concerns:

- Poor urban design and architectural outcome which is not respectful of neighbourhood character
- Internal amenity of future residents
- Adequacy of communal open space and common facilities
- Security of the building
- Accessibility of people with limited mobility

Attachment 4 details the location of objector properties.

Referrals

Internal Referral

Traffic Engineer

The application has been referred to Council's Traffic Engineers. They have advised the proposed basement layout is acceptable however the proposed reduction in the applicable car parking requirement is not considered acceptable. Details will be further discussed in the assessment section.

Drainage Engineer

No concerns subject to conditions including a stormwater drainage plan to be submitted to Council's Engineering Department for approval.

Horticultural Services

Horticultural Services advised that no excavation will be allowed within 3 metres of the street tree located in front of the subject land. The proposed vehicle crossover is setback 3 metres from the subject street tree is considered adequate.

Waste Services

Council's Waste Management Team advised that the proposed Waste Management Plan is satisfactory as it satisfies the relevant requirements.

DISCUSSION:

Consistency with State and Local Planning Policies

State Planning Policy Framework (PPF)

Plan Melbourne Refresh 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. The development of a four storey residential building meets the intent of the relevant strategic policies. In addition, Stage 1 of the Suburban Rail Loop project is envisaged for commencement in 2022 and proposes a new rail line connecting Melbourne's major employment, health and education precincts and activity centres. There will be a station located north of Monash University in Clayton, and the subject site is within proximity of the new rail line.

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

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.

The subject site has good access to community services in vicinity of Monash University. It is an ideal location to provide well designed accommodation for students or university staff, which is reflected in Clause 22.10 (Student Accommodation Policy) identifying this site within the 'preferred location'. The built form response of the proposal however, is considered to be inappropriate having regard to its massing interface with adjoining properties, insufficient building setbacks and façade articulation, poor regard for design detail, excessive reliance on screening, and unacceptable overshadowing impact on the adjoining properties to the south.

Clause 22.09 *Non-Residential Use and Development in Residential Areas* is to ensure development is appropriate having regard to the residential environment of the surrounds. The convenience shop will provide services to students and nearby residents, and is not expected to generate a high volume of traffic due to its small size. The proposed hours of operation between 8am to 10pm Monday to Sunday is acceptable in this site context.

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

The Monash Housing Strategy 2014 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.

Clause 32.07- Residential Growth Zone Schedule 3 (RGZ3)

The design objectives of the zone seek to facilitate housing growth in the form of apartment buildings of a high quality design and finish; ensure development are constructed within an open garden setting; and ensure the height and scale of development respects surrounding sensitive residential interfaces and minimises the appearance of visual bulk.

The site is located in an area which is expected to undergo substantial change to provide for housing intensification given the zone and proximity to Monash University where demand for alternate housing forms remains high. 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.

The proposed four storey building meets the purpose of the RGZ3 to *provide housing at increased densities in buildings up to and including four storey buildings*. Details of assessment of the proposal against the RGZ3 are as follows:

Residential Growth Zone – Schedule 3 (RGZ3)

REQUIREMENT	RESPONSE
Minimum front street setback – 4 metres.	Compliance achieved The proposed front setback is 4 metres.
Minimum rear setback- 3 metres for the first 2 storeys plus 2 metres for the third storey	Compliance achieved Minimum setbacks comply with this requirement ranging from 3 to 5 metres.
Landscaping - Retention or provision of at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.	Condition could be required The proposed landscape plan shows six (6) trees within the development which will have a mature height of 5 to 8 metres.
Front fence height – 0.9 metres	Compliance achieved. No front fencing is propose along the street frontage.
Communal open space	Compliance achieved. The proposal meets the requirements in Clause 22.10-4 Student Accommodation Policy A ground floor open space of 152 square metres is required (4m per student).

	A communal open space area of approximately 155 square metres is located at the ground level. Additional 10 and 11 square metres of communal areas are provided on level 3 & 4 in form of roofed balconies.
Preferred maximum building height of 13.5 metres	Compliance achieved. The proposed maximum building height is 13.4 metres.

Assessment under Clause 55 (Rescode)

Neighbourhood Character and Built Form

Whilst the purpose of the RGZ3 is to facilitate housing growth, it also envisages the development to be designed to respect sensitive residential interfaces. New development must ensure that the design response contributes to the Garden City Character and responds to the features of the site. The height and setbacks of buildings are to respect the site context and limit the impacts on the amenity of existing properties.

The proposed maximum building height of 13.4 metres is consistent with the preferred maximum building height in the RGZ3. However the design of the proposal lacks consideration of the existing site context and constraints having regard to the following:

- The design response does not demonstrate a high quality design and finish. The façade treatment lacks adequate visual interest for its residential use and is dominated by the three storey stair wall with minimal variation in setback. The building proposes a basic palette of materials and finishes, with the majority of the building finished in similar shading of greys and whites.
- Along the northern and southern elevations the full length of the building is provided with minimal variations in setback which results in a lengthy built form of approximately 32 metres without any visual break. The upper levels are recessed however without an appealing architectural response it results in an unattractive boxy ‘wedding cake’ built form outcome.
- The proposal will significantly overshadow the south adjoining single storey dwellings which have small secluded private open spaces to the north of the dwellings (south of the subject land). The proposal has not been designed in response to this sensitive interface and amenity of these existing dwellings will be substantially compromised. Whilst higher densities and built form are encouraged by the zone, this must be balanced with consideration of the impact of any development on adjacent properties that may remain in its current form irrespective of the zone allowances. External amenity impact should be minimised through the design of the proposal with suitable breaks and setbacks which has not been achieved in this proposal.

The basement and ground level are setback from all property boundaries to allow for some soft landscaping at ground level and two small trees adjacent to the communal spaces. Given the predominant 2.0m setback of the development along the side boundaries, insufficient space is provided along the northern and southern boundaries to facilitate the meaningful establishment of canopy trees within these interfaces which would soften the massing impact of the development and is appropriate for a development of this scale.

Overall, it is considered that the development does not respond to its sensitive interface to residential land through its setbacks, façade detailing, architectural form, high quality design and landscaping outcomes to meet relevant objectives of the zone and ResCode objectives.

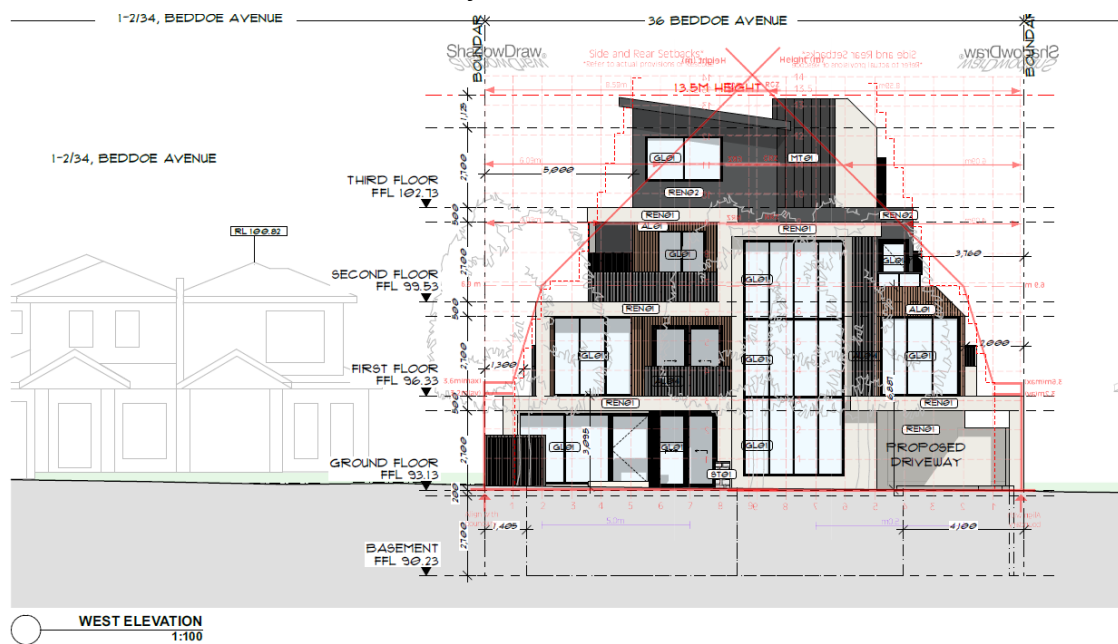
Off site amenity impacts

A major consideration is the ability of the development to appropriately integrate with the built form and character of the surrounding area and minimise impact to the adjoining properties of the site.

Concern is raised in relation to the visual bulk and elongated mass and inadequate setbacks, particularly from the south when viewed from 38 Beddoe Avenue. This property has been redeveloped with three single storey dwellings with small secluded private open space areas directly abutting the subject land.

The dominant elongated form of the development along the south elevation will result in unreasonable visual impact from these properties after considering:

- The proposal does not comply with the setback requirements in Standard B17 *Side and rear setbacks objective* of Clause 55.04.



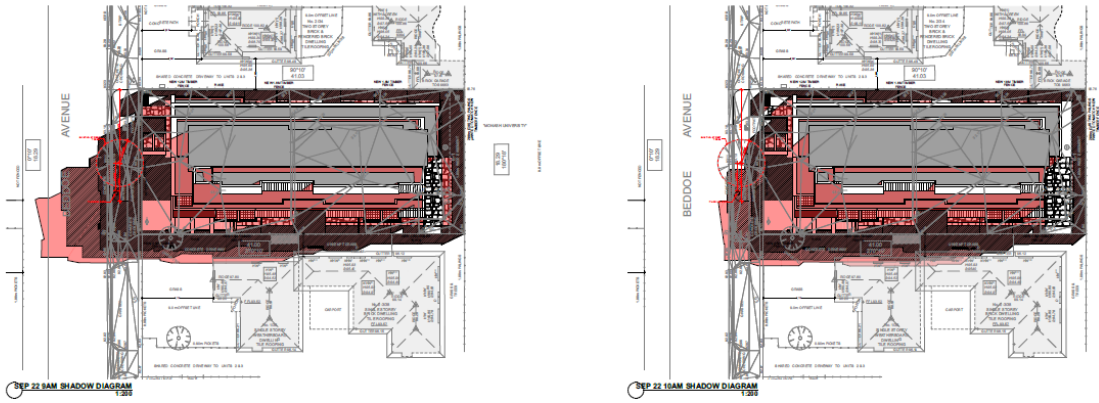
The non-compliance areas occur on the top two levels and the required setbacks are as follows:

	Setback requirement of Standard B17	Proposed minimum setback
Ground level	1m	2m
Level 1	1.8m	2m
Level 2	4.7m	3.7m
Level 3 (Top level)	8.6m	5m

One of the critical matters to be considered when assessing a reduction in the setback requirement is the impact on neighbouring properties, including their secluded private open space. Space for landscaping is critical to enable the provision of screening trees to soften the visual impact of the building.

The development does not provide for any measures to deal with the visual dominance that would be presented to the adjoining properties. These properties have habitable room windows and secluded open space areas facing the site that will be unreasonably affected. Building form should scale down to the adjoining properties to minimise amenity impacts. The proposed lengthy built form with minimal variation in setbacks and lack of other architectural response is not considered an appropriate response to the sensitive interface.

- The proposal does not comply with Standard B21 *Overshadowing Open Space Objective* of Clause 55.05-4. Fundamentally, the secluded private open space of the adjoining properties to the south are unreasonably impacted. Whilst some shadow is cast upon those areas by the existing boundary fence, the proposed development at this scale with the reduced setbacks proposed will further compromise the usability of these areas and all but eliminate any remaining sunlight that makes its way into these secluded private open space areas. A further reduction in sunlight upon these areas cannot be seen as acceptable even where the zone envisages greater than height and densities. The shadow diagrams submitted confirm that additional shadow will fall onto these secluded private space from 9am to 3pm and the development fails to satisfy the requirements of Standard B21.

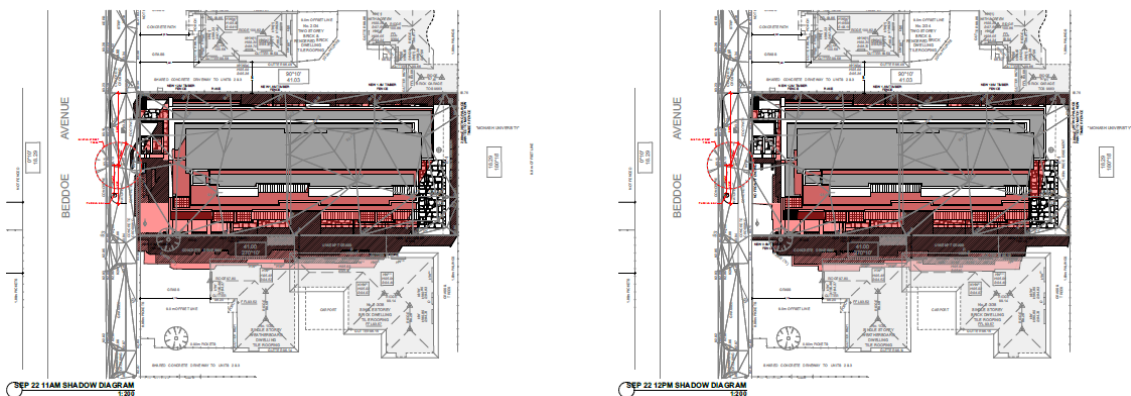


Shadow at 9am and 10am when the impact of overshadowing to the south adjoining properties is the least throughout the day

- In addition to the secluded private open space, the existing solar panels on the adjoining properties are likely to be overshadowed by the proposed development from 10am onwards. The impact of overshadowing to the solar panels will be worst between 11am to 3pm.



Source: Nearmap 29 April 2021



Shadow at 11am and 12noon

- Overlooking has been addressed by the use of external screening to level 2's windows along the north and south elevations. While this addresses the impact to the neighbours it provides a poor outcome for future occupants providing the majority of the units with no outlook impacting the internal amenity of students in these rooms. Windows on levels 3 and 4 are unscreened and some of the windows will overlook the north adjoining neighbour's secluded private open space. The proposal does not satisfy Standard B22 *Overlooking Objective*.

The above assessment suggests that the proposed development is an overdevelopment of the site in its context. While the zone encourages increased density and built form, it does not envisage, nor suggest that every single residential property will support a 4 storey apartment form. It remains that to achieve the allowances that are envisaged by the zone a more modest development on a single allotment may eventuate depending on its surroundings, or that development of more than one individual site may be required to take full advantage of the increased density envisaged. This development is an example of where attempting to develop to the maximum extent and in some circumstances beyond those envisaged by the planning scheme lead to a development that in its context cannot be supported given the issues that it presents as detailed in this report.

Clause 22.10 Student Accommodation Policy

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

Communal Open Space

The Policy encourages that facilities should provide a communal open space at ground level located to the side or rear of the building with convenient access. The Policy requires a communal open space area with a minimum area of 75 square metres or 4 square metres per student, whichever is the greater, designed with a minimum dimension of 3 metres, including one area to the side or rear of the building of 35 square metres with a minimum dimension of 5 metres.

The proposal with 38 students requires a total of 152 square metres of communal open space. A total area of approximately 155 square metres of outdoor communal open space is provided on ground level including a secluded area of approximately 60 square metres at the area of the building. All communal open space areas are accessible directly from the building. They will receive adequate sunlight and are adequate in size for canopy tree and screen planting, and meeting the needs of outdoor recreation of future occupants. Additional communal areas are provided at ground floor, levels 3 and 4 to allow indoor social activities.

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 minimum 24sqm per unit.
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 All units are either studio type or one bedroom, with bathroom and individual kitchen and laundry facilities.
Communal Amenities	Communal facilities should include individual mailboxes and a dedicated waste storage area Unless provided to individual units common facilities should also include laundry, kitchen and meals area facilities.	Compliance achieved Two large communal areas are provided on the ground level; whilst additional communal area is provided on levels 3 & 4.

Management Plan

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

Landscaping

The Monash Planning Scheme seeks to maintain and enhance the Garden City Character of the Municipality and the 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.

The arboricultural report submitted shows that there are no significant trees or vegetation on site; existing trees on neighbouring properties are unlikely be affected by the development. The landscape plan shows the proposed planting of three *Tristaniopsis laurina* 'Luscious' within the front setback with mature height of 8 metres and two additional *Hymenospermum favum* along the northern and southern boundaries with mature height of up-to 7 metres. However none of the trees will have a mature height of 13.5 metres to satisfy the requirement of Standard B13 *Landscaping* of the RGZ3. The setback of the building along the northern boundary would provide limited space for canopy trees with spreading crowns to establish.

Three *Callistemon Kings Park Special* are proposed along the rear boundary with mature height of 3 metres. These trees are small and not considered sufficient to soften the visual impact of the proposed four storey building to maintain the Garden City Character. Additional canopy trees should be provided within the rear setback outside of the drainage easement.

Car Parking, traffic and access

Car Parking

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 and also within the Principal Public Transport Network (PPTN) area. The car parking requirements for the proposal are set out in the following table:

Use	Number of rooms / floor area	Clause 22.10/ 52.06 Requirements	Car spaces Required	Car spaces Provided
Student Accommodation	38 Bedrooms	0.3 car spaces per bedroom	11.4 car spaces	9 car spaces
Convenience Shop	46 square metres	3.5 spaces to each 100sqm of leasable floor area	1.6 car space	1 car space
Total			13 car spaces	10 car spaces

The proposal seeks to reduce three car parking spaces which provides 0.23 space per bedroom for the student accommodation.

A Traffic report provided by the applicant indicates that typical level of car ownership for student accommodation are in the range of 0-0.07 car spaces per bed; whilst the car parking demand for purpose-built student accommodation facilities located in close proximity to Monash University is between 0.07- 0.22 per bed. It concludes that the proposed development to provide 0.23 spaces per bed exceeds the findings of the study and survey.

The report concluded that the proposed car parking provision is considered appropriate based on the following reasons (summarised):

- Case study data from other student accommodation sites shows that the provision of 9 car parking spaces to the 38 student beds would accommodate the anticipated demand generated by this use within the site.
- The allocation of 1 space to the retail use is in accordance with the Planning Scheme requirements.

Council's Traffic Engineers do not agree with the assessment of the report and do not support the proposed car parking rate at 0.23 spaces per bed. The car parking requirement of 0.3 space per bed in Clause 22.10 *Student Accommodation* has taken into account that the site is located within a preferred location relative to Monash University.

The proposed shortfall in parking for 3 spaces is considered excessive and not supported. The inadequate provision of on site car parking spaces is likely to increase the demand for on street parking caused by overspill parking and will have an adverse effect on road congestion and adversely affect the amenity of nearby residents.

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 manoeuvres within the basement car park and the design of car parking spaces are considered satisfactory.

Bicycle Parking

Clause 22.10 *Student Accommodation* specifies that bicycle parking should be provided at a rate of 1 bicycle space for every 2 students. Bicycle space design must comply with the requirements of Clause 52.34 *Bicycle Facilities* of the Monash Planning Scheme. The bicycle parking requirements for the proposal are set out in the following table:

Use	Number of Apartments	Statutory bicycle parking requirement	No. of spaces required	No. of spaces provided
Student accommodation	38 beds	1 space per every 2 beds	19 spaces	24 spaces (within basement car park)
Retail	45.95sqm	1 space to each 300sqm of leasable floor area	0 spaces	0 spaces

The proposed bicycle parking meets the statutory requirements. The proposal including bicycle parking spaces within the basement is satisfactory.

Waste Collection

Waste collection is proposed within the basement, with the waste truck propping within the basement and undertaking collection via a private collection contractor. Council's Waste Services is satisfied with the Waste Management Plan including the access and design.

Objections not previously addressed**Security of the building**

Details of providing security to the building would be included in the Management Plan if a planning permit was issued.

Accessibility of people with limited mobility

Lift access is provided to each level from the basement car park. Ground level of the building is not elevated from the footpath level. Accessibility of people with limited mobility is not a concern. Full compliance with disability access requirements will be further resolved at the time of assessment by the relevant Building Surveyor.

CONCLUSION:

The use of student accommodation is consistent with relevant urban consolidation and increased density objectives as envisaged by relevant elements of the State and Local Planning Policy Framework. The development of multi storey residential building is consistent with the objectives of the zone and in keeping with recent approvals and developments in an area undergoing considerable change.

However, the proposed development raises concerns with relevant policy objectives including built form, car parking and external amenity impacts. Overall the development should be designed to incorporate better architectural quality along with reduced visual bulk and massing impacts. The design should provide more adequate setbacks or a revised built form to avoid substantial overshadowing impact to adjoining properties, greater landscaping opportunities and more adequate car parking provision to minimise potential car parking impacts to the area.

Accordingly, it is recommended that the application should be refused.

LIST OF ATTACHMENTS:

Attachment 1 – Proposed Development Plans.

Attachment 2 – Aerial Photograph (February 2020).

Attachment 3 – Zoning and Overlays Map.

Attachment 4 – Objector Properties Location Map.