

7.1.2 TPA/55980 - 410-412 HAUGHTON ROAD CLAYTON - DEVELOPMENT AND USE OF LAND FOR STUDENT ACCOMMODATION

Responsible Manager:	Mariela Llopart, Acting Manager City Planning
Responsible Director:	Peter Panagakos, Director City Development

EXECUTIVE SUMMARY

This application proposes the development of the land for a five (5) storey building above basement car parking for the purpose of student accommodation.

The application was subject to public notification. Three (3) objections to the proposal have been received.

Key issues to be considered relate to neighbourhood character, building height, scale and potential impact on the amenity of adjacent properties.

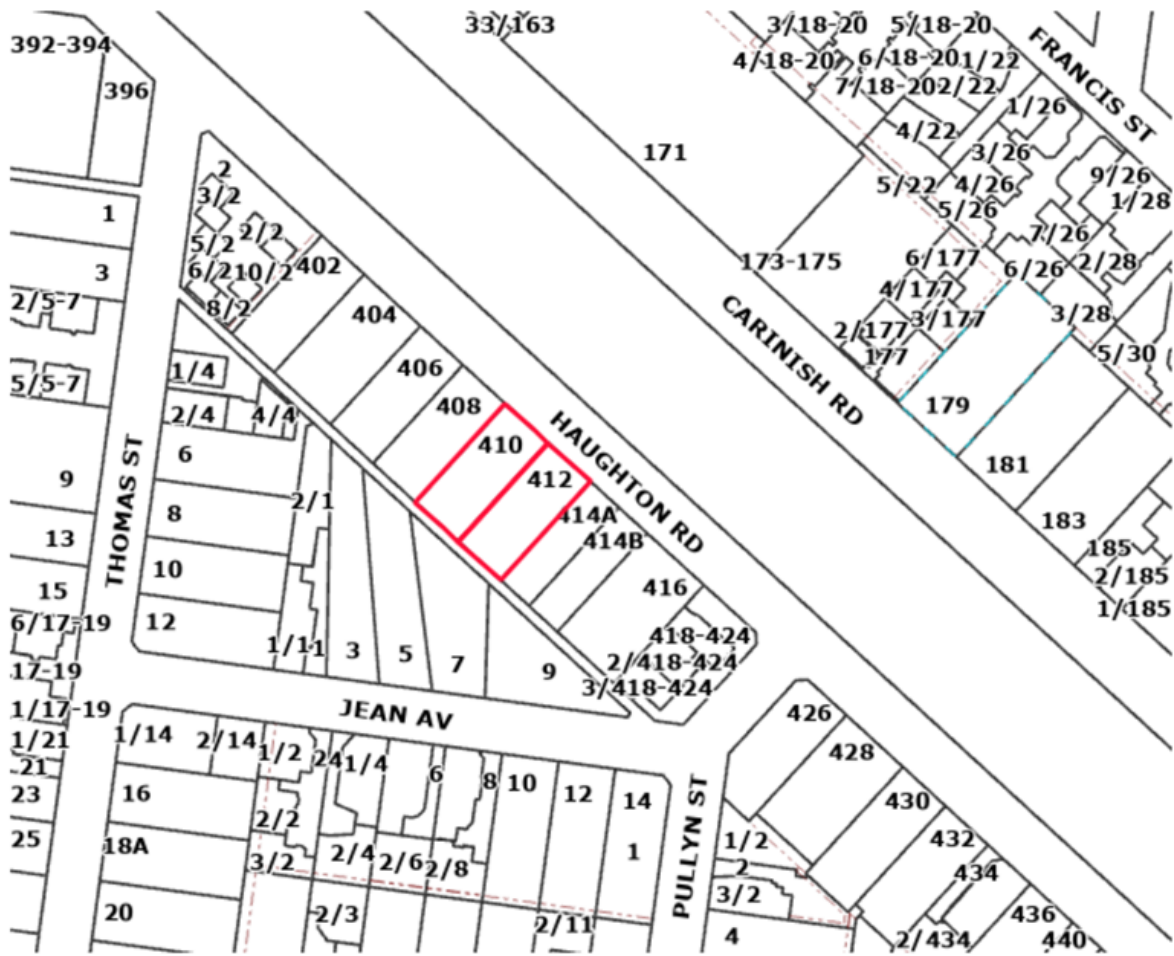
This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant state, regional and local planning policy framework and issues raised by objectors.

The reason for presenting this report to Council is the proposed development cost of \$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 PLANNER:	Celia Davey
WARD:	Banksia
PROPERTY ADDRESS:	410-412 Haughton Road Clayton
NUMBER OF OBJECTIONS:	Three (3)
ZONING:	Residential Growth Zone (Schedule 3)
OVERLAY:	Nil
EXISTING LAND USE:	Two (2) single detached dwellings
RELEVANT POLICY:	<p><u>Municipal Planning Strategy</u></p> <p>Clause 02.01 – Context</p> <p>Clause 02.02 – Vision</p> <p>Clause 02.03 – Strategic Directions</p> <p>Clause 02.04 – Strategic Framework Plans</p> <p><u>Planning Policy Framework</u></p>

	<p>Clause 11 – Settlement</p> <p>Clause 11.01-1S & 1R - Settlement</p> <p>Clause 11.02-1S – Supply of Urban Land</p> <p>Clause 11.03-1R & 1L – Activity Centres</p> <p>Clause 15 – Built Environment and Heritage</p> <p>Clause 15.01-1S – Urban Design</p> <p>Clause 15.01R – Urban Design – Metropolitan Melbourne</p> <p>Clause 15.01-1L-02 – Tree Conservation for a Garden City</p> <p>Clause 15.01-2S – Building Design</p> <p>Clause 15.01-2L-02 – Environmentally Sustainable Development</p> <p>Clause 15.01-4S Healthy Neighbourhoods</p> <p>Clause 15.01-4R – Healthy Neighbourhoods – Metropolitan Melbourne</p> <p>Clause 15.01-5S – Neighbourhood Character</p> <p>Clause 15.01-5L – Monash Preferred Neighbourhood Character</p> <p>Clause 16 – Housing</p> <p>Clause 16.01-1S – Housing Supply</p> <p>Clause 16.01-1R – Housing Supply – Metropolitan Melbourne</p> <p>Clause 16.01-1L-01 – Housing Supply – Monash</p> <p>Clause 16.01-1L-02 – Student Accommodation</p> <p>Clause 16.01-2S – Housing Affordability</p> <p>Clause 19 – Infrastructure</p> <p>Clause 19.03-3S – Integrated Water Management</p> <p>Clause 19.03-3L – Stormwater Management</p> <p><u>Particular Provisions</u></p> <p>Clause 52.06 – Car Parking</p> <p>Clause 52.34 – Bicycle Facilities</p> <p>Clause 53.18 – Stormwater Management in Urban Development</p> <p>Clause 65 – Decision Guidelines</p>
STATUTORY (60 DAY) PROCESSING DATE:	9 December 2024
DEVELOPMENT COST:	\$7 Million

LOCALITY PLAN



& NEIGHBOURHOOD PLAN



RECOMMENDATION

That Council resolves to issue a Notice of Decision to Grant a Planning Permit (TPA/55980) for the development and use of the land for a residential building (student accommodation) at 410-412 Haughton Road Clayton subject to the following conditions:

Amended Plans Required

- 1. Before the development starts, amended plans drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans prepared by CGB Architects & Interior Designers, Revision C, dated 23 September 2024, but modified to show:**
 - a) The services cabinet is to be designed to be incorporated into the high component of the fencing using materials and colours to complement the development**
 - b) The provision of a planter box on the eastern side of the communal open space area above the basement to provide buffer landscaping.**
 - c) The existing vehicle crossover to be retained is to be widened by up to 1 metre to improve access for mini-rear loader waste vehicles.**
 - d) The hard waste storage area increased to 2.5 square metres.**
 - e) A notation regarding the lemon tree located at 414A Haughton Road that if any roots are exposed during construction, they are to be cleanly cut.**
 - f) An amended Landscape Plan prepared in accordance with Condition 4.**
 - g) An amended Waste Management Plan prepared in accordance with Condition 6.**

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.**

Compliance with Documents Approved under this Permit

- 3. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.**

Landscaping Plan

- 4. Concurrent with the endorsement of any plans pursuant to Condition 1, an amended landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. When endorsed, the plan will form part of the Permit. The Landscape Plan must be generally in accordance with the Landscape Plan prepared by John Patrick Landscape Architects, Revision B, except that the plan must show:**
 - (a) The layout to accord with the development plan.**
 - (b) At least one native canopy tree within the front setback to have mature height of a minimum of 16.5 metres.**

When approved the plan will be endorsed and will then form part of the permit.

5. Before the occupation of any 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 thereafter maintained to the satisfaction of the Responsible Authority.

Waste Management Plan

6. Concurrent with the endorsement of plans pursuant to Condition 1, a Waste Management Plan must be submitted and approved by the Responsible Authority. The plan must be generally in accordance with the Waste Management Plan prepared by Low Impact Development Consulting, dated 9 February 2022, but revised to the satisfaction of the Responsible Authority to show:
 - a) The layout to accord with the endorsed development plan.
 - b) Waste generation rate for glass added to table 3.1 in a separate column.
 - c) Correction of table 3.4. in respect of glass recycling details.
 - d) Scaled plans to denote waste streams in scale plans (colour coding).
 - e) Guide for residents to include a link to the Monash A-Z guide for instruction over recycling of specific items.

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

Sustainable Management Plan

7. The Sustainability Management Plan prepared by Smarter Engineering, Revision E, dated 7 October 2024, will be endorsed as part of the planning permit and the development must incorporate the sustainable design initiatives outlined in the Sustainable Design Assessment to the satisfaction of the Responsible Authority. This plan may only be amended with the prior written consent of the Responsible Authority.

Green Travel Plan

8. The Green Travel Plan prepared by Ratio, dated 30 September 2024, will be endorsed as part of the planning permit and must be provided to the management and residents of the building to the satisfaction of the Responsible Authority. This plan may only be amended with the prior written consent of the Responsible Authority

Construction Management Plan

9. Prior to the commencement of any site works (including demolition and excavation), a Construction Management Plan must be submitted and approved by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the construction management plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:
 - a) Hours for construction activity in accordance with any other condition of this permit;
 - b) Measures to control noise, dust and water and sediment laden runoff;
 - c) Prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;

- d) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
- e) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
- f) Cleaning and maintaining surrounding road surfaces;
- g) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support the siting of site sheds within Council road reserves;
- h) Public Safety and site security;
- i) A plan showing the location of parking areas for construction and sub- contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay;
- j) A Traffic Management Plan showing truck routes to and from the site;
- k) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
- l) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
- m) Contact details of key construction site staff; and
- n) Except with the prior written consent of the Responsible Authority, a requirement that construction works must only be carried out during the following hours:
 - i Monday to Friday (inclusive) – 7.00am to 6.00pm;
 - ii Saturday – 9.00am to 1.00pm; and
 - iii No works are permitted on Sundays or Public Holidays.

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

S173 Agreement

10. Prior to the commencement of the development 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 or 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 housing, a new planning permit may be required for an alternative use. It should be noted that any dispensation for on-site car parking given to the student accommodation 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
- g) An operational management plan prepared and implemented to the satisfaction of the Responsible Authority according with Condition 11 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

11. Prior to the commencement of the student accommodation use, an Operational Management Plan must be submitted to and approved by the Responsible Authority. The Plan should detail but not limited to:
- a) Induction of residents to be familiar with the behaviour requirements of the Management Plan;
 - b) A log for recording residents and visitor details;
 - c) Student accommodation units managed and under the control of a single operator responsible for the operation and maintenance of the entire premises for the life of the use as student accommodation;
 - d) 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. This information is to be updated as required immediately following any change to the nominated responsible management contact person;
 - e) A resident on-site manager must be on the premises at all times.
 - f) All issues or complaints that arise must be recorded and must include details of actions taken to address the issue or complaint;
 - g) Appropriate management of the car park including access arrangements;
 - h) Provision of the endorsed Green Travel Plan to management and residents;
 - i) Appropriate maintenance of buildings and grounds, including all landscaped areas;
 - j) Waste Disposal, including management of bins, in accordance with the waste management conditions of this permit;
 - k) Landscaping maintenance; and
 - l) Goods must not be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.

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

Ongoing Architect Involvement)

12. As part of the ongoing consultant team, CBG Architects or an architectural firm which is acknowledged to have comparable skill and expertise to the satisfaction of the

Responsible Authority must be engaged to:

- a) oversee design and construction of the development; and
- b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Car Parking and Access

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

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

14. The accessible parking space should be designed in accordance with the Australian Standard for *Off-Street Parking for people with disabilities, AS/NZS 2890.6*. The vehicle path to and from each accessible space shall have a minimum headroom of 2200mm. The headroom above each dedicated space and adjacent shared area shall be a minimum of 2500mm.
15. Bicycle parking facilities shall generally follow the design and signage requirements set out in Clause 52.34 of the Monash Planning Scheme.
16. Before the use starts or any building is occupied the convex mirror must be installed as per the endorsed plans.

Vehicle Crossings

17. The existing redundant vehicle crossover is to be removed and replaced with kerb and channel. The footpath and nature strip are to be reinstated to the satisfaction of Council

Drainage

18. The site must be drained to the satisfaction of the Responsible Authority. Stormwater must be directed to the Point of Connection as detailed in the Legal Point of Discharge report. Stormwater must not be allowed to flow into adjoining properties including the road reserve.

Use of Land and Site Management

19. 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.
20. The total number of bedrooms within the student accommodation facility must not exceed

65, except with the further written consent of the responsible authority.

21. No more than one (1) tenant is permitted per room.
22. 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 ongoing to the satisfaction of the Responsible Authority. The use of obscure film fixed to transparent glass or windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.
23. 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.
24. The amenity of the area must not be detrimentally affected by the use or development, through the:
 - a) transport of materials, goods or commodities to or from the land;
 - b) appearance of any building, works or materials;
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - d) overspill of car parking onto the street network;
 - e) presence of vermin;To the satisfaction of the Responsible Authority.

Time for Starting and Completion

25. 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 four (4) years from the date of issue.In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or:
 - I. within six (6) months afterwards if the use or 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. Building Permit approval for the works must be obtained prior to the commencement of the approved works.
- B. Engineering permits must be obtained for new or altered or removal of vehicle crossings, works within the Road Reserve and for stormwater connections and these works are to be

- inspected by Council.
- C. 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.
 - D. The full cost of reinstatement of any Council assets affected by the demolition, building or construction works, must be met by the permit applicant or any other person responsible for such works, to the satisfaction of the Responsible Authority.
 - E. The design parameters for the internal detention system are to be obtained from Council's Engineering Department (mail@monash.vic.gov.au).
 - F. No polluted and/or sediment laden stormwater 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.
 - G. Stormwater is to be detained on site to the predevelopment level of peak stormwater discharge. The design of any internal detention system is to be approved by Council's Engineering Department prior to any stormwater drainage works commencing.
 - H. An on-site detention system for storm events up to the 1% AEP event is to be retained on-site for the basement car park. 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.
 - I. A plan detailing the stormwater drainage and civil works must be submitted to and approved by the Engineering Department prior to the commencement of any works. The plans are to show sufficient information to determine that the drainage and civil works will meet all drainage requirements of this permit. Refer to Engineering Plan Checking on www.monash.vic.gov.au
 - J. Unless no permit is required under the planning scheme, no sign must be constructed or displayed without a further permit.
 - K. Any residents of the approved development will not be entitled to car parking permits for on street car parking.
 - L. Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.

COUNCIL PLAN STRATEGIC OBJECTIVES

Sustainable City

Ensure an economically, socially, and environmentally sustainable municipality.
Investigate and progress planning rules for tree and vegetation controls.

Inclusive Services

Advocate and partner to deliver social and affordable housing in Monash.

Enhanced Places

Improving open spaces, bushland and street trees, including prioritising biodiversity and community engagement.

Pursue a planning framework that meets Monash needs.

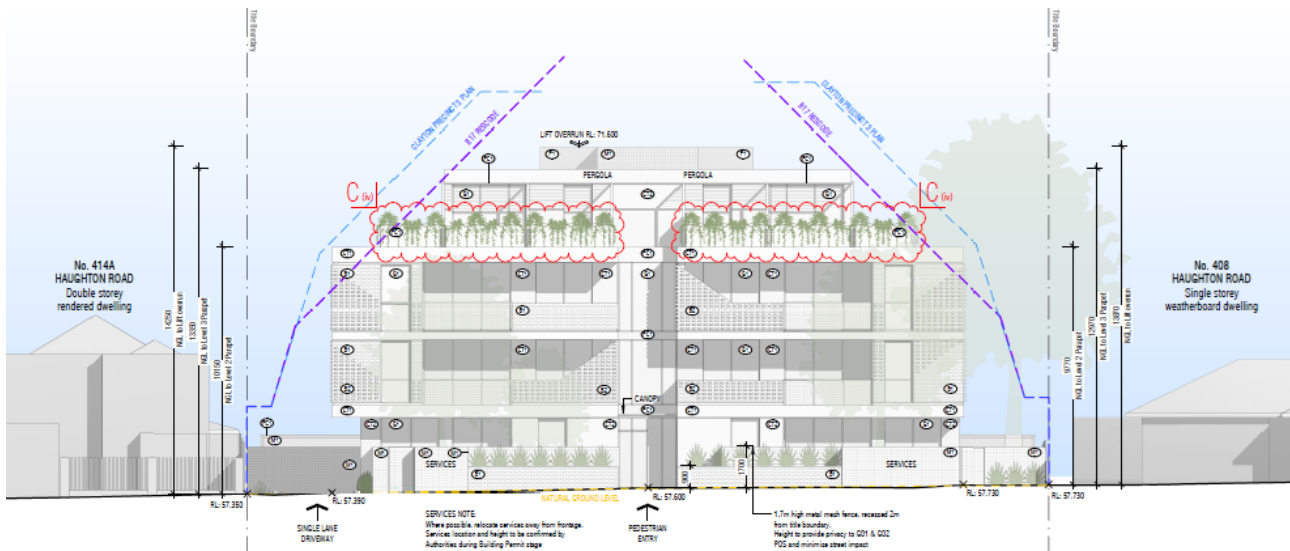
BACKGROUND

History

In March 2020 Council refused application TPA/50600 for the use and construction of a 4 storey student accommodation building for a total of 67 students and a reduction of car parking on this site. It was determined that the proposal was an overdevelopment of the site with poor internal amenity for future occupants, potential adverse impacts for adjacent properties and insufficient integration with the streetscape. It was considered that the car parking reduction of 6 spaces and the proposed layout would place an unreasonable demand on street parking.

A subsequent application for the site (TPA/52504) was approved at the Council meeting of 31 August 2021 for the construction of a four-storey residential building comprising fourteen (14) specialist disability accommodation (SDA) apartments, four (4) standard residential apartments and one (1) on-site overnight assistance apartment.

The permit has been extended on one occasion and is currently valid if works commence by 6 October 2025.



Endorsed Front Elevation (TPA/52504)

Site and Surrounds

The land, comprising of two adjoining allotments, is located on the south-west side of Houghton Road, between Thomas and Pullyn Streets in Clayton.

The site is located adjacent to the Clayton Activity Centre, and within the Monash National Employment and Innovation Cluster (MNEIC). The site is also located approximately 170 metres from Clayton Train Station, and approximately 370 metres from the future Suburban Rail Loop (SRL) station.

The combined site has a frontage of 32.92 metres, a depth of 38.10 metres, and a total site area of 1,254 square metres. The land slopes approximately 1.4 metres from the north to the south. There are no easements.

Each parcel of land is developed with a detached single storey weatherboard dwelling and single vehicle crossing to Haughton Road.

There are no significant trees located on the site. Two street trees are located within the nature strip.

The built form of the immediate surrounding area can be described as follows:

North-East

The Dandenong-Pakenham railway line and commuter car parking is located opposite the site. The railway line is elevated.

South-East

No. 414A Haughton Road is established with a double storey dwelling, part of a side-by-side multi-unit development, with the main area of secluded open space located to the rear of the site. The dwelling abuts the common boundary at the ground floor. Vehicle access to the dwelling is provided on the south-eastern side of the site.

South-West

An unmade right of way is located to the rear of the site, with a width of 3 metres. On the opposite side of the right of way are a number of dwellings on large irregular allotments, which front Jean Avenue. These dwellings have their open space areas and outbuildings located adjacent to the common boundary.

North-West

A single storey detached dwelling is located north-west of the site at 408 Haughton Road. Vehicle access to the site is located adjoining the subject site, leading to a garage located to the rear of the dwelling.

An aerial photograph of the subject site and surrounding land can be found attached to this report (Attachment 1).

PROPOSAL

It is proposed to construct a five (5) storey building above a basement car park, to be used for student accommodation.

The building will be of contemporary architectural style with face brick, and render finishes. A pergola is located at the front entry and also on level 3, together with combined with garden planters and proposed trailing plants.

The proposal can be summarised in detail as follows:

Maximum Overall Height	16.65 metres (17.1 metres to lift overrun)
Number of Storeys	Five (5)
Number of Students/ Beds	Sixty-Five (65)
Site Coverage	55%
Permeability	23%

Open Space	Communal open space is proposed across the centre of the site with a total area of 260sqm. Six (6) of the rooms at ground level include fenced and private open space at the rear of the building.
Vehicle Access	Retention of existing single width crossing, removal of one redundant crossing.
Car Parking	20 spaces within the basement car park, including 17 spaces in mechanical stackers and 1 DDA space.
Bicycle Spaces	71 bicycle spaces, with 4 located in the front setback and the remaining located within the basement. Provision of GPOs for charging of electric bikes and scooters is also provided within the basement.
Materials	Light and dark face brick, charcoal render and perforated metal.
Tree Removal / Landscaping	There are no significant trees on site.
Waste	Waste / bin storage is located within the basement to be collected by private contractors.

The minimum building setbacks are detailed as follows:

	North-East (Frontage)	South-East (Sideage)	South-West (Rear)	North-West (Sideage)
Basement	8.0 metres	3.4 metres (excluding ramp entry)	3 metres	3.4 metres
Ground Floor	4 metres	3.75 metres	3.9 metres	3.75 metres
Level 1	4 metres	4.35 metres	3.9 metres	4.35 metres
Level 2	4 metres	4.35 metres	3.9 metres	4.35 metres
Level 3	7 metres	7.95 metres	8.075 metres	7.95 metres
Level 4	7 metres	7.95 metres	8.075 metres	7.95 metres



3D Interpretation of Proposed Development

Attachment 2 details plans forming part of the application.

PERMIT TRIGGERS

Zoning

The subject site is located within the Residential Growth Zone, Schedule 3. A Planning Permit is required under the following provisions of the Monash Planning Scheme:

- Clause 32.07-2 - for the use of the land for a Residential Building.
- Clause 32.07-6 - to construct or extend a residential building.
- 32.07-9 - to construct a building or construct or carry out works for a use in Section 2 of Clause 32.07-2

Clause 32.07-10 states that the building height should not exceed 13.5 metres. The proposed height is 16.65 metres, which is greater than this requirement.

There is no garden area requirement in the Residential Growth Zone.

Overlay

The subject site is not affected by any overlay.

Particular and General Provisions

Clause 52.06: Car Parking

Where the use of land is not specified in Table 1 of Clause 52.06-5, car parking spaces must be provided to the satisfaction of the responsible authority.

The Student Accommodation Policy at Clause 16.01-1L-02 requires the provision of 0.3 spaces per bed for sites within 'preferred locations'. A total of 20 spaces are required for 65 beds, and a total of 20 spaces are proposed to be provided on the site which is located in a 'preferred location', therefore meeting this requirement.

Clause 52.34: Bicycle Facilities

A new use must not commence until the required bicycle facilities and associated signage has been provided on the land in accordance with Clause 52.34-1. A total of 13 spaces are required, and a total of 71 are proposed to be provided on the site.

The Student Accommodation Policy at Clause 16.01-1L-02 requires the provision of one bicycle space per bed for every two students. Under this policy, a total of 33 spaces are required for 65 students. The provision of bicycle parking has been exceeded.

Closed Landfill Buffer

The site is not within the identified buffer of a post closure landfill.

Cultural Heritage Management Plan (CHMP)

The site is not located within an area identified as having cultural heritage sensitivity.

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

CONSULTATION

Further information was requested of the applicant on 30 June 2024. Council officers raised concerns with the extent of service and paving in the front setback, block-like streetscape elevation, insufficient basement setback and communal open space provision. In response to the design deficiencies raised, the applicant made a voluntary amendment of the application pursuant to section 50 of the *Planning and Environment Act* on 13 August 2024, and again on 8 October 2024. The amended plans have generally addressed officer concerns.

The Applicant was advised that this application was coming to the December Council meeting, and a letter was sent with the details of the meeting. The Applicant has been 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 signs displayed on each property on the Haughton Road frontage.

Three (3) objections were received. Issues of objection included the following concerns:

- Excessive Building Height
- Out of character with the scale of development in the area
- Inadequate car parking
- Increased traffic congestion
- Loss of privacy
- Impact on residential amenity from increased population
- Proposed density is not in keeping with family homes in the area

Attachment 4 details the location of objector properties.

Referrals

External Referral

Department of Transport and Planning (DTP) (46258/24)

The application was referred pursuant to Clause 66.02 of the scheme, to construct a building or to construct or carry out works for a residential building comprising 60 or more lodging rooms. There is no objection to the grant of a planning permit.

Internal Referral

Transport Engineer

Council's Transport Engineer has no concerns with the proposal. A reduced pedestrian sight triangle, measuring 0.95 by 2.5 metres, is proposed on the eastern side of the accessway. This is considered satisfactory in this instance given the proximity of the neighbouring property and the proposed convex mirror.

Seventeen (17) car parking spaces are to be provided in mechanical parking system allowing vehicles up to 1.8 metres high to be parked on all levels. The proposed parking system is satisfactory.

Swept path assessment for the private waste collection vehicle has demonstrated acceptable access within the site. However, there is concern that access to and from Haughton Road may be impacted by parked vehicles opposite the vehicle crossover, particularly larger parked trucks. It has been suggested that the existing vehicle crossover be widened by up to 1 metre to improve access and ensure mini-rear loader waste vehicles can easily access the basement. This requirement can form a planning permit condition.

The predicted traffic generation is low and is expected to have a negligible impact on the surrounding street network.

Drainage Engineer

No concerns were raised subject to standard conditions and notations being included on a permit.

Waste Services

Council’s Waste Management Team have advised that Waste Management Plan (Version 3) requires further amendment prior to endorsement.

It was noted that the hard waste storage capacity is insufficient and should be increased to 2.5 square metres.

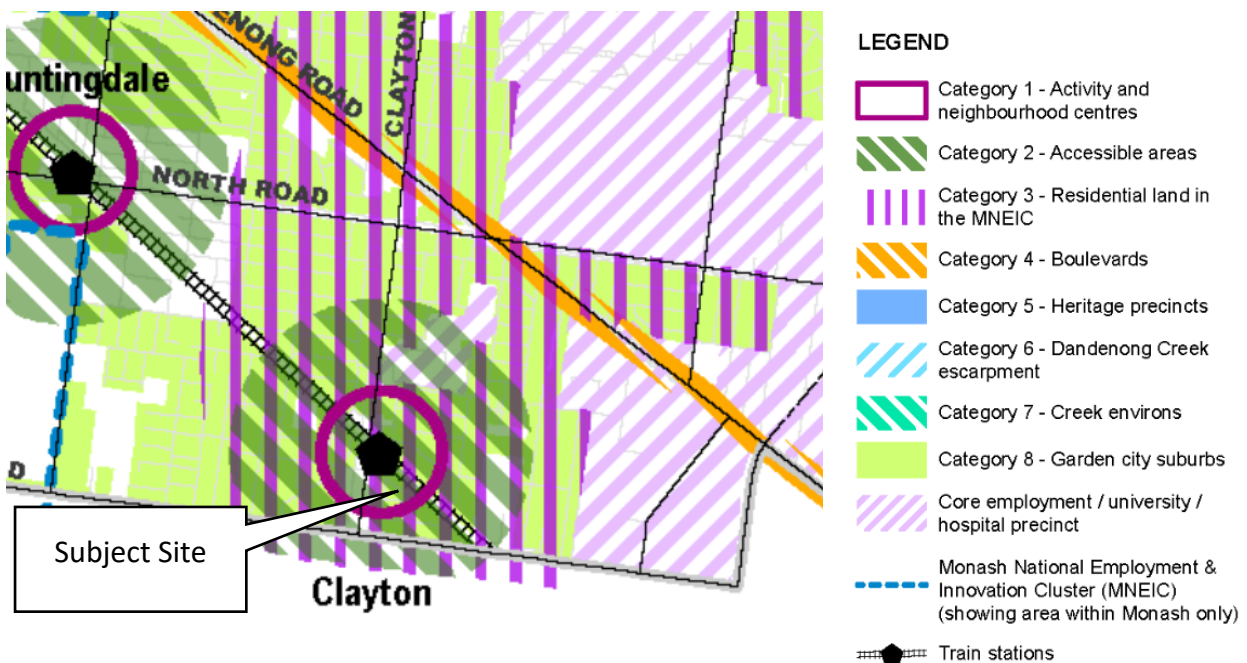
RELEVANT PLANNING POLICY

Purpose and Vision

Council’s vision for Monash has four primary areas of focus including a Sustainable City, Inclusive Services, Enhanced Places and Good Governance. Council particularly looks to improve open spaces and improve canopy tree coverage.

The site is identified as being within the Clayton Major Activity Centre as well as the Monash National Employment and Innovation Cluster (MNEIC). Development is encouraged to incorporate environmentally sustainable design principles to achieve improved energy efficiency during both building and operation, and minimise the production of waste.

The Residential Development Plan identifies this site as being located within Category 1 – Activity and Neighbourhood Centres, Category 2 – Accessible Areas, Category 3 – Residential land in the MNEIC and Category 8 – Garden City Suburbs.



Clause 02.03-5 (Housing) identifies that students prefer to live in close proximity to their institution, creating significant localised student populations. The demand for quality student accommodation has outstripped the local supply in some areas of Monash. Policy therefore seeks to encourage the provision of student accommodation in proximity to tertiary education facilities and activity centres with good access to public transport, that minimises potential conflicts with neighbouring uses.

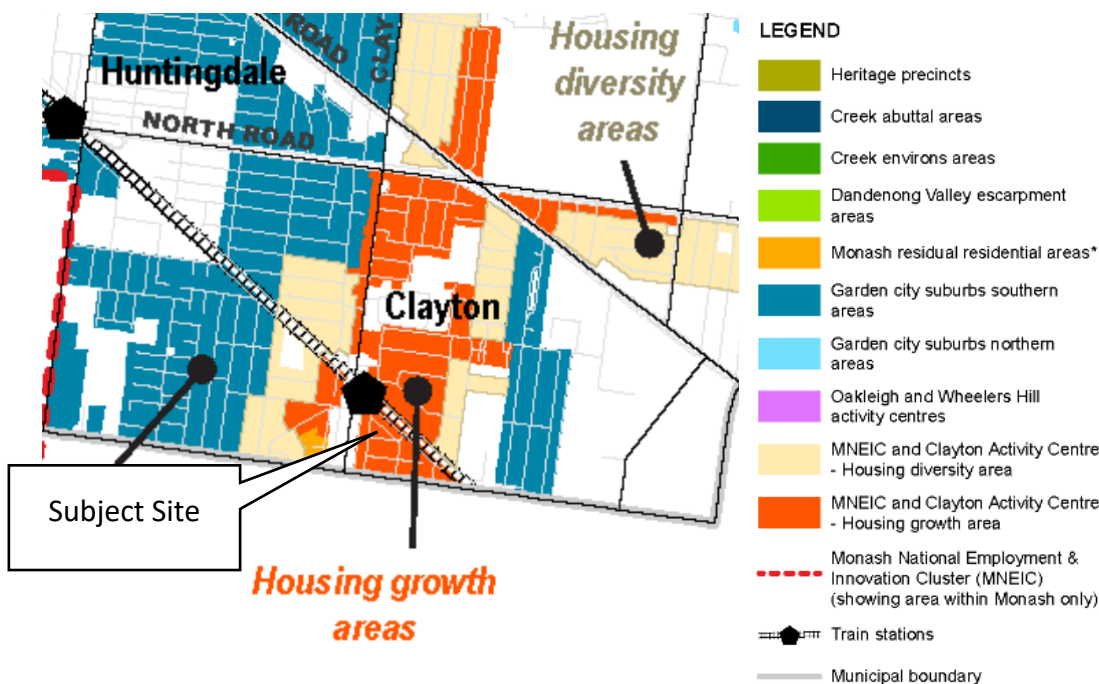
Planning Policy Framework (PPF)

The PPF seeks to provide for the sufficient supply of housing in established areas which are located close to jobs, services and public transport.

Clause 11.03 seeks to encourage the concentration of major residential developments into activity centres that are highly accessible to the community and also facilitating uses within the Monash National Employment and Innovation Cluster (MNEIC) that supports and is consistent with the continued growth and primary function of the precinct.

Clause 15.01-2L-02 (Environmentally Sustainable Development) provides a framework for early consideration of environmental sustainability at the building design stage. A Sustainability Management Plan (SMP) is required to be prepared for the development of a building used for accommodation other than dwellings with a gross floor area of more than 1000 square metres.

An objective of the Monash Preferred Neighbourhood Character Policy (Clause 15.01-5L) is *to build upon the important contribution that landscaping makes to the garden city character of Monash, and preserve and enhance the treed character*. The site is identified here as being located within the ‘Monash National Employment and Innovation Cluster (MNEIC) and Clayton Activity Centre – Housing Growth Area’.



Clause 16.01-1S (Housing Supply) aims for housing diversity, sustainability, including the walkability to activity centres, and the provision of land for affordable housing. It also seeks to provide for a mix of housing types, including higher housing densities in and around activity centres where people work and study.

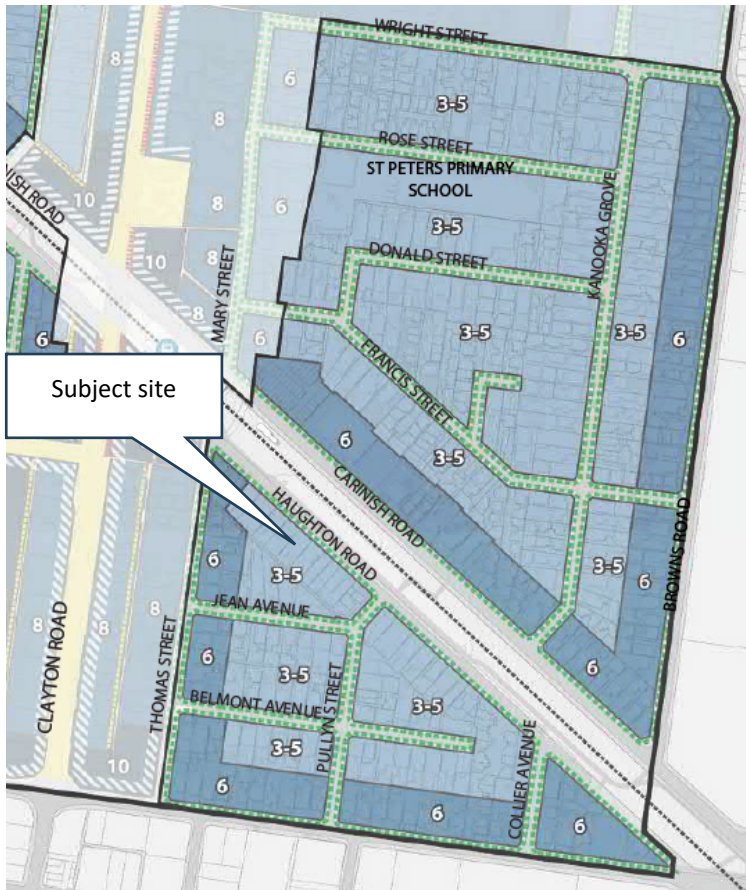
The Student Accommodation Policy at Clause 16.01-1L-02 also has a number of strategies to support student accommodation facilities that are located close to tertiary institutions and services, respond to the needs of students, and not adversely impact the amenity of surrounding properties.

Clayton Activity Centre Precinct Plan

The Clayton Activity Centre Precinct Plan 2019 was adopted by Council on 28 January 2020 to provide a long-term framework to guide development in and around the Clayton Activity Centre. The Plan aims to provide broader housing choices within the Activity Centre, including for students, and encourages the consolidation of allotments within the Residential Areas of the Activity Centre to provide for greater efficiency and higher amenity in new housing developments.

Whilst a seriously entertained plan, it does hold limited weight given it is not currently incorporated within the Planning Scheme, and its implementation has been placed on hold because the Suburban Rail Loop Authority (SRLA) is currently preparing a precinct plan for the Clayton Major Activity Centre.

Notwithstanding this, the land is identified within 'Precinct 3: Surrounding Residential', an area of residential intensification which aims to provide a diverse range of housing types that caters for the needs of existing and future residents, and meets expected population growth. The subject site sits within an area of a preferred building height of 3 to 5 storeys. Where a site frontage exceeds 30 metres a building of 5 to 6 storeys, and of between 16.5 and 19.8 metres in height, is envisioned.



Precinct 3 – Preferred Building Heights Map

The Plan also outlines specific development requirements for front, rear and side setbacks. These are discussed in the Assessment.

Clayton Suburban Rail Loop Precinct Plan

The SRLA, as the responsible authority for future strategic planning of the precinct, has released a Draft Vision for Clayton outlining how it is expected the precinct could evolve in the future. Some key directions have been drafted envisage buildings of up to 8 storeys in this location, identified as an 'Urban Neighbourhood'. Further work is required to refine the directions, and following consultation, they will form part of the structure plan. This plan does not currently form part of this assessment as its final outcomes and recommendations are not yet known.



SRLA Key Directions Map – Enhancing Place

Residential Growth Zone - Schedule 3

The Residential Growth Zone Schedule 3 (RGZ3) seeks to facilitate housing growth in the form of apartment buildings of a high-quality design and finish. The area is expected to undergo substantial change to provide for housing intensification.

The Residential Growth Zone objectives seek (among others):

- *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.*

The design objectives of Schedule 3 are:

- *To facilitate housing growth in the form of apartment developments of a high quality design and finish.*
- *To ensure developments are constructed within an open garden setting through the retention and planting of vegetation, including canopy trees.*
- *To ensure that the height, scale and form of development respects any sensitive residential interfaces and minimises the appearance of visual bulk.*

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 Schedule also varies the provisions of Clause 55 (Rescode) with respect to front setback, side and rear setbacks and front fence height. Whilst Clause 55 is not applicable to this proposal, it can

provide guidance to the built form and amenity outcomes sought for residential development in the RGZ3.

ASSESSMENT

Land Use

The use of the land for student accommodation is consistent with the RGZ zoning of the land which includes encouraging a diversity of housing types in locations such as Clayton offering good access to services and transport.

The site is located within a 'preferred location' as identified within Council's student accommodation policy at Clause 16.01-1L-02, being located 170 metres from Clayton Railway Station and the Clayton MAC.

Built Form and External Amenity

Height and Scale

Whilst increased densities and height are encouraged in this location, development is to be designed and sited to ensure that the bulk, mass and height of the development does not visually overwhelm the scale of existing development.

The height and scale of development recommended in this area under the zoning and various policies is detailed in the table below.

Control/Policy	Height	Number of Storeys
Residential Growth Zone	13.5 metres	Not specified
Clayton Activity Centre Precinct Plan (CPP)	16.5 to 19.8 metres	5 to 6 storeys,
Suburban Rail Loop Precinct Plan	Not specified	Up to 8 storeys
Proposal	16.5 metres	5 storeys

The scale of the proposal is consistent with these policies which envision the development of buildings of between 5 and 8 storeys as being a reasonable development outcome. Of note, is that the 13.5 metre height specified in the RGZ is not mandatory.

When assessing and determining the previous planning application for the site which was approved, Council placed emphasis on the CPP as the basis for its assessment and accepted the setbacks outlined within it as being appropriate. This led to the approval of the proposed development which had a robust three storey built form with recessed fourth storey with a maximum 14.5 metres in height. The built form of the proposed development is considered appropriate in the context of the site and its surrounds and having regard to relevant policy and guidelines.

Building Setbacks

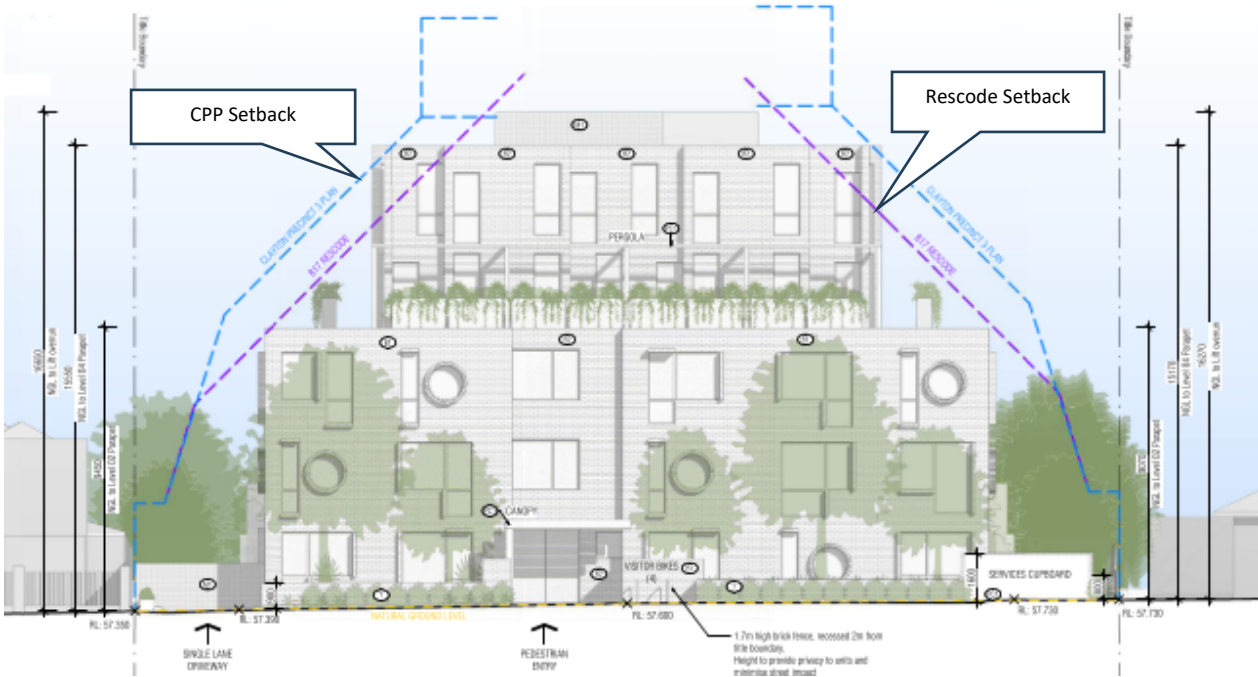
Building setbacks are varied under the zoning and various policies. These particulars are detailed in the table below.

<u>Requirement</u>	<u>Residential Growth Zone, Schedule 3 Requirements</u>	<u>Clayton Precinct Plan Requirements</u>	<u>Proposed Development</u>
<u>Minimum Street Setbacks</u>	4 metres	4 metres for development up to 9.9 metres 7 metres for development above 9.9 metres	Complies with both policies.
<u>Site Coverage</u>	<u>No variation to ResCode requirement of 60%</u>	<u>Nil</u>	55% - Complies
<u>Permeability</u>	<u>No variation to ResCode requirement of 20%</u>	<u>Nil</u>	23% - Complies
<u>Side Setbacks</u>	1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	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	Non-compliance with both the CPP and Schedule 3 of RGZ at the fifth storey only.
<u>Rear Setbacks</u>	3 metres for the first 2 storeys 5 metres for the third storey.	3 metres for development up to 9.9 metres 1 metre additional setback for every metre of height over 9.9 metres up to 16.5 metres (equating to 9.6 metres setback at 16.5 metres)	Non-compliance at third storey for ResCode, and fourth and fifth storeys with CPP.

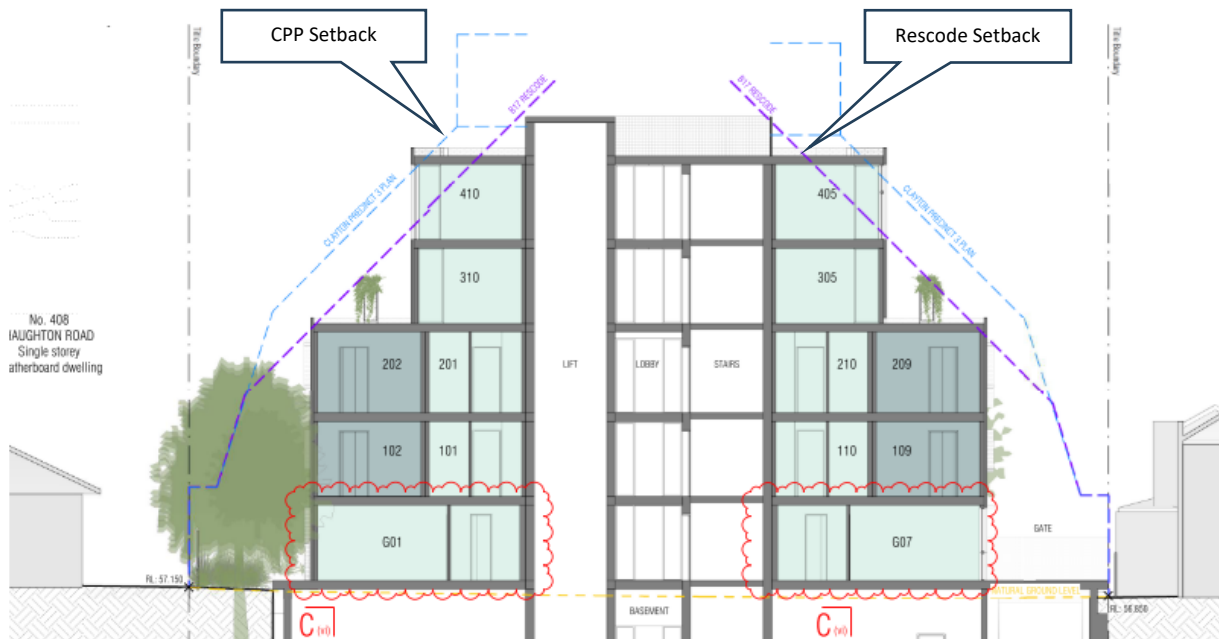
<u>Walls on boundaries</u>	<u>No variation to ResCode requirement</u>	<u>Nil</u>	<u>No walls on boundary proposed.</u>
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As seen in this table, the proposed side and rear setbacks of the upper three storeys are not in line with Clause 55 varied Standard B17. With the Council’s adoption of the CPP and it being a seriously entertained planning policy, it is suggested that its recommendations in relation to building height and setbacks are afforded more weight than the standard requirements of Clause 55 of the Planning Scheme, which whilst useful as a guide does not apply to a building of this scale.

In this regard, the proposal is generally compliant with the CPP, with only the top storey slightly encroaching the recommended side and rear setbacks. These minor encroachments are considered acceptable, with the elevation and section diagrams below demonstrating where the proposal sits in relation to the side setbacks under both Rescode and CCP.



Front Elevation



Rear Section (Section 1)

With particular regard to the reduced rear setback, the impact of the reduced rear boundary setback of levels 4 and 5 will be ameliorated by the 3 metre wide right of way at the rear of the site which will provide an additional buffer to the neighbouring properties facing Jean Avenue. These are already screened to some extent by existing vegetation in their large adjoining backyards. It is noted that by measuring the setbacks from the mid-point of the laneway (as indicated on the development plans), an accepted planning practice, the proposal would be compliant in this instance with the CCP requirement (9.6 metres).

It is considered that the proposal is acceptable as the setbacks will not have an unreasonable visual impact on neighbouring land.

Neighbourhood and Streetscape Character

The proposed development is contemporary in design with the use of bricks, cement render and powder-coated metal features (such as the entry canopy and pergola on the fourth storey. This is reflective of the strong presence of brick dwellings in the area.

The proposed development will present as a predominantly 3 storey building with the upper two levels well recessed to mitigate the 5 storey building height and bulk, and prevent the building overwhelming its neighbours.

The 3-storey podium will be modulated into two separate elements that feature a lighter brickwork with varied window proportions and shapes. This allows for the building to present as two elements, reflective of the subdivision pattern of the area (noting that the site is two standard blocks wide).

To accentuate the ground level entry there is a projecting pergola feature which sits in front of an off-centre vertical rebate within the façade that is finished with a darker render, aimed at breaking up the façade.

The variation in building materials and colours between the podium and upper levels, together with a high degree of fenestration, will reduce the visual impact of the building mass. The pergola at level 4, with raised planters and trained climbers also breaks up the mass.

The building will be set back from the sides at all levels, including the basement, allowing for the planting of meaningful landscaping including canopy trees around the building to allow for the building to sit within a landscaped garden setting.

The parking is proposed within a basement, accessed via a single width crossing and driveway with landscaping on each side.

Whilst the proposal is a separation from existing housing stock within Haughton Road, the proposal is of a high-quality finish that meets the objectives of the RGZ and vision of the draft CACPP and as such is considered an appropriate response to the strategic visions for the site.

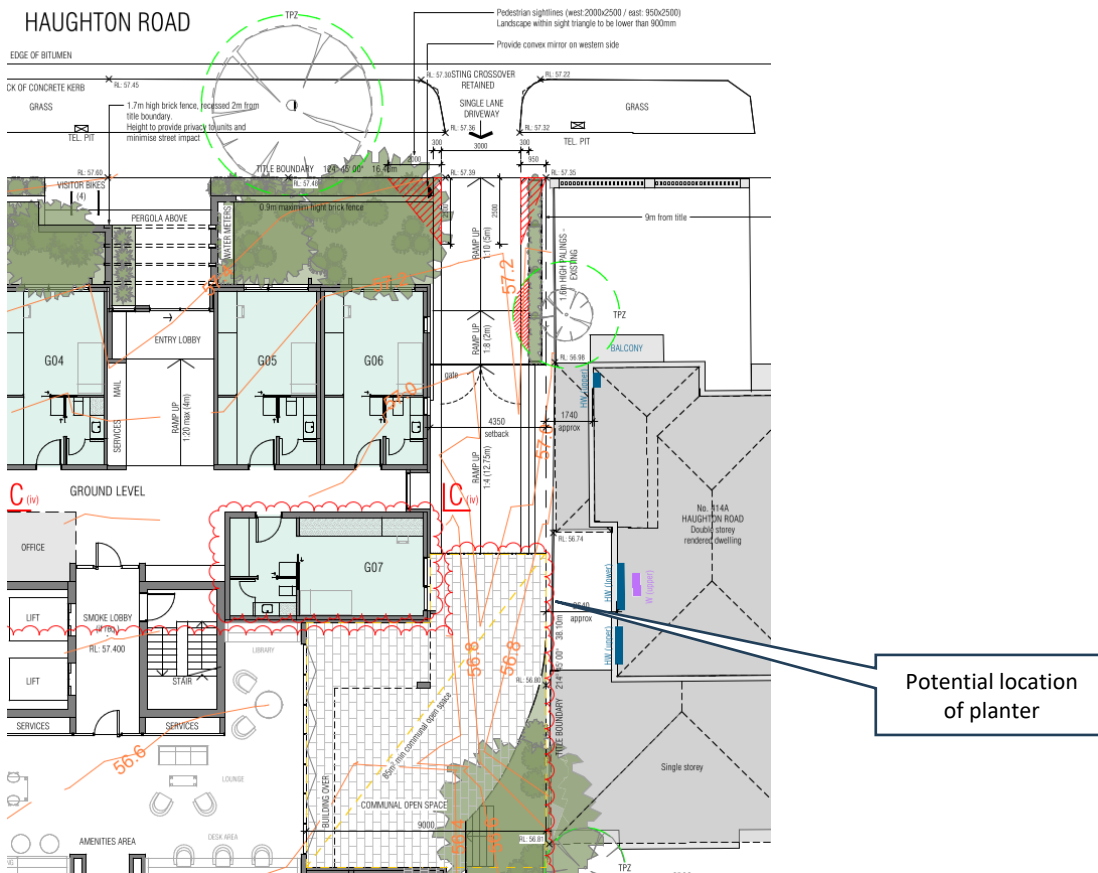


3D Perspective of the proposal

Ground floor setback and the basement entry.

The building is well setback at ground level on all sides, (with the exception of the basement entry ramp), and there is room to provide meaningful landscaping to buffer its height and scale, particularly adjoining the neighbouring secluded open space areas. Where the basement entry is proposed, it predominantly abuts a wall constructed adjoining the boundary on 414A Haughton Road. The setback area adjacent to the windows of that dwelling could be buffered by the

provision of planters within the communal area above the basement. This can be conditioned should a permit issue.



Ground floor plan showing basement ramp encroachment

Daylight Impacts

The proposal demonstrates compliance with Standard B19 of Clause 55 (Daylight to existing windows). The habitable room windows in 414A Houghton Road will have at least 1m clear to the sky and will continue to be open to an area of at least 3sqm. Further, the walls adjacent to the said windows that exceed 3m are setback in excess of 50% of the wall heights.

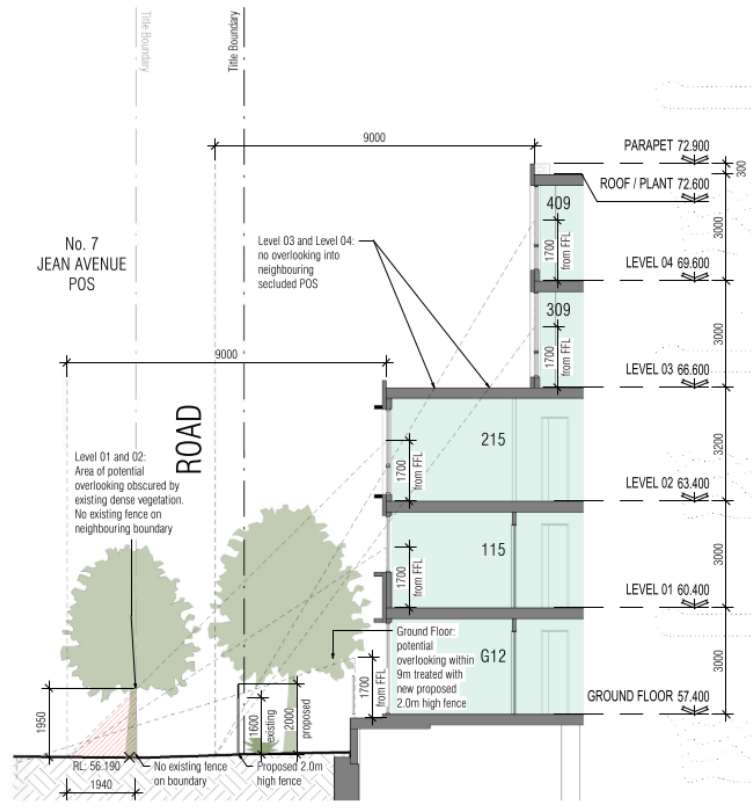
Overshadowing

The proposal will not unreasonably overshadow any neighbouring property and would comply with the requirements of Standard B21 of Clause 55, with each area of secluded open space that is affected will continue to receive a minimum of 40sqm of sunlight between the hours of 9am to 3pm at the September Equinox.

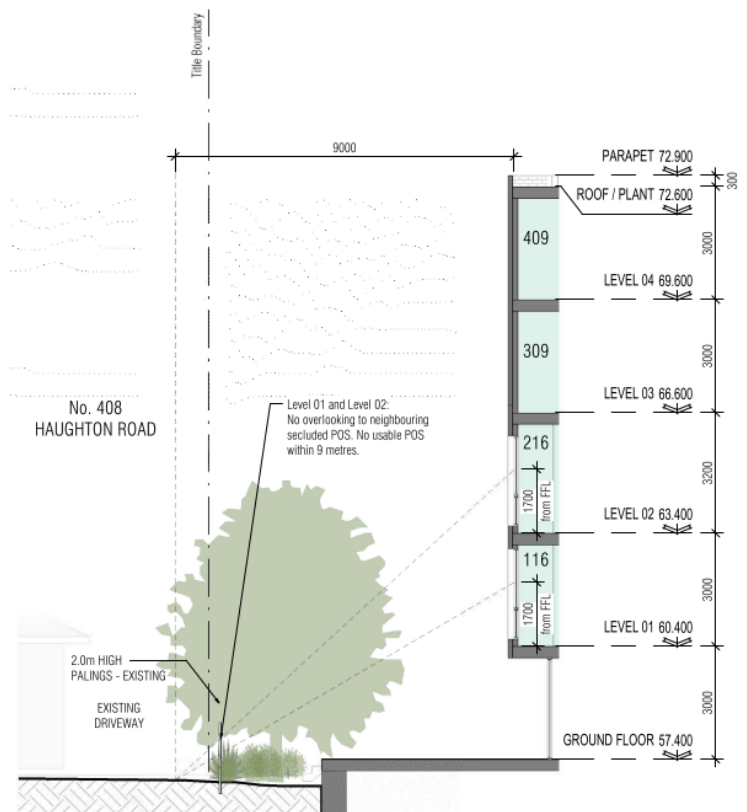
Overlooking

There will be no unreasonable levels of overlooking into any neighbouring property. The design response seeks to manage overlooking through building setbacks to limit the need for screening of rooms, where possible. Where screening measures are necessary having regard to the ResCode

benchmark of Standard B22, obscure glazing to windows as well as raised heights of boundary fencing is proposed.



Overlooking Section to Rear



Overlooking section to Objectors property

On Site Amenity

The design and layout of the accommodation should be functional for the needs of students. The proposed rooms are well dimensioned and oriented to provide outlook where possible, with natural daylight access and ventilation.

The indoor communal area will also be suitable for the future residents providing well proportioned, useful spaces that connect to the outdoors.

Outdoor communal space is well located and designed for ease of maintenance. Six (6) of the dwellings at ground level will have fenced and secluded private open space. This area is enclosed primarily for safety reasons due to the 1.2 metre maximum height of the basement above ground level at the rear of the site.

The Student Accommodation Policy at Clause 16.01-1L-02 details strategies and guidelines to achieve the Scheme’s objectives to provide appropriate internal amenity for future residents. The following table details the proposal against the relevant guidelines of the policy.

Guideline	Assessment
Amenity	
Providing the following in each unit, including: <ul style="list-style-type: none"> ▪ A separate sleeping area. ▪ A study area with desk and seating. ▪ Independent heating and cooling. ▪ Inbuilt cupboards for storage of personal items. ▪ Internet access. ▪ Individual kitchen facilities for self-contained units. 	<u>Complies</u> All of the proposed self-contained units are provided with each of these amenities.
Providing communal facilities with: <ul style="list-style-type: none"> ▪ Individual mailboxes. ▪ A dedicated waste storage area. ▪ Laundry, kitchen and meals area facilities, unless these are provided to individual units. 	<u>Complies</u> The communal areas include appropriately sized laundry and waste storage within the basement. A generous communal space at ground level provides a common kitchen and dining area, library space and various areas of seating with connection to the outdoor communal areas.
Providing communal open space areas at ground level which provide: <ul style="list-style-type: none"> ▪ A minimum area of 75 square metres or 4 square metres per student, whichever is greater, including a minimum dimension of 3 metres; and 	<u>Complies</u> 65 students require the provision of 260m ² at 4m ² per student. The proposal includes two areas with a minimum dimension of 5 metres of 80 and 85m ² , on each side of the building connected to the indoor communal area, equating to 165m ² . The remaining space is provided around the perimeter

<ul style="list-style-type: none"> Part of which includes a minimum area of 35 square metres, with a minimum dimension of 5 metres, located to the side or rear of the building. 	<p>of the building with a minimum dimension of 3.75 metres. This space provides for outlook from the rooms and allows for meaningful landscaping.</p>
<p>For development of three or more storeys:</p> <ul style="list-style-type: none"> Allowing variations to the total area of communal open space requirements above, if the recreational needs for the students are satisfied by other means. Discouraging balconies to units above three storeys. 	<p><u>Complies</u></p> <p>Communal areas are all at ground level, with no balconies or rooftop access proposed.</p>
<p>Providing rooms with a minimum of 24 square metres floor area per unit for self-contained accommodation</p>	<p><u>Complies</u></p> <p>The self-contained units are all a minimum of 24m² in area. Minimum internal widths of between 3.7m and 3.9m are proposed.</p>
<p>Management</p>	
<p>Implementing management measures, that include:</p> <ul style="list-style-type: none"> Displaying the contact details of the nominated responsible contact person in a manner and location that it is visible to any person entering the site. Setting out the details of the terms of accommodation and the maximum number of persons to be accommodated onsite. Managing and documenting the allocation of car parking spaces through a register and in a manner so that they are only permitted to be used by the occupants and their visitors and must not be subdivided, on-sold or leased to any other person. Maintaining buildings and grounds, including all landscaped areas. Managing the method of refuse and recycled materials collection, including times and frequency and designating sufficient bin storage areas. Providing information to students on local public transport and amenities in the area. 	<p><u>Condition Permit</u></p> <p>Management of the site can be addressed via planning permit condition.</p>

Landscaping

Whilst there are no significant on-site trees to be retained, the future landscaping of the site is generally consistent with the garden city character sought for Monash, with over 24 new trees proposed in all of the setbacks of the site. The trees will provide separation between the building and its neighbours, and adequate landscaping in the front and rear will create an open garden as sought in the applicable preferred character statement of Clause 15.01-L and the Tree Conservation for a Garden City Policy at Clause 15.01-1L-02.

It is considered that at least one of the proposed trees in the front setback could be replaced with a native canopy tree species that meets the height requirements of the varied Rescode Standard, and preferred future character for the MNEIC precinct.

A lemon tree on 414A Haughton Road is growing close to the common boundary, with its tree protection zone encroached by the basement entry ramp. The Arboricultural report submitted with the application notes this tree is of low Arboricultural value, and unlikely to be impacted by the development, provided any roots encountered are cut cleanly. This can be ensured by permit condition.

Front Fence Height

The majority of the fencing proposed is 0.9m high, consistent with the varied Rescode Standard, and allows views of the future landscaping and front façade.

There is some higher solid fencing proposed around the entry of up to 1.7 metres in height. This is not particularly problematic given the small proportion of it, the height of the directly abutting front fence at 414A Haughton Road, and previously approved fencing on the site. The fencing is set back approximately 0.7m from the title boundary which will allow for some planting in front of the fencing to help soften its appearance.

The services cabinet is not particularly well resolved, and the design and materials of it needs to be altered to ensure cohesiveness with the fencing and building.

The required amendments can be addressed by permit condition.

Car Parking, Traffic and Access

Parking Allocation

Council's Student Accommodation policy requires the provision of car parking in this location as follows:

Use	Number of Beds	Clause 16.01-1L-02 Requirement	Car spaces required	Car spaces provided
Student Accommodation	65	0.3 space/one bedroom	19	20
Total			19	20

The proposal satisfies Council's policy, exceeding the minimum requirement by one space. Council's Transport Engineers have no issues with the layout of the car park, nor the use of mechanical parking.

Environmental Sustainability

Clause 15.01-2L-02 (Environmentally sustainable development policy) requires the submission of a Sustainability Management Plan and Green Travel Plan for the development of a building used for accommodation other than dwellings with a gross floor area of more than 1000 square metres.

Both of these documents have been prepared and the proposal achieves best practice sustainability scores, with a 61% Bess rating, and a 117% STORM rating. The Green Travel Plan will assist future residents in utilising a variety of sustainable modes of transport to reduce greenhouse gas emissions consistent with Council's ESD Policy.

Objections not Previously Addressed

Increased density

The aspirations of the RGZ3 seek increased density and housing diversity, including accommodation for students. The proposal is strongly supported by state, regional and local planning housing policies.

Increased noise generation from future residents

Noise from residents is not considered to be a relevant planning consideration.

FINANCIAL IMPLICATIONS

There are no financial implications to this report.

POLICY IMPLICATIONS

There are no policy implications to this report.

CONSULTATION

Public notification of the application was carried out in accordance with the requirements of the Planning and Environment Act 1987. Details of this notice period are provided under Public Notice.

SOCIAL IMPLICATIONS

There are no social implications to this report.

HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

CONCLUSION

The proposal is consistent with the relevant policies of the Monash Planning Scheme, in particular the provision of quality student accommodation within a well landscaped garden setting in proximity to the Clayton Major Activity Centre. It will not result in any unreasonable amenity impacts to adjoining properties.

Overall, the proposal is considered appropriate and it is recommended that a Notice of Decision to Grant a Permit be issued subject to conditions.

ATTACHMENT LIST

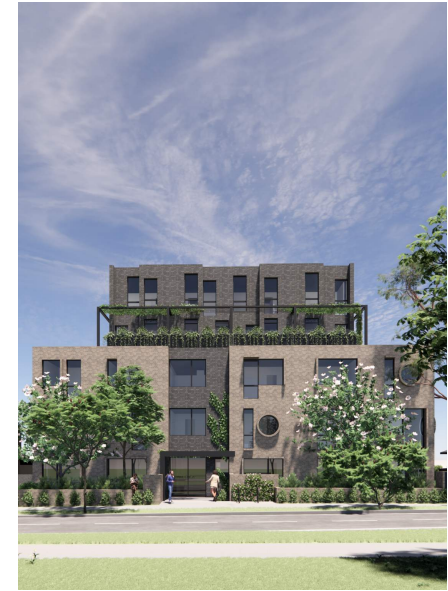
1. Aerial Photograph - 410-412 Haughton Rd [7.1.2.1 - 1 page]
2. Proposed Development Plans - 410-412 Haughton Rd [7.1.2.2 - 21 pages]
3. Zoning and Overlays Map - 410-412 Haughton Rd [7.1.2.3 - 1 page]
4. Objector Map - 410-412 Haughton Rd [7.1.2.4 - 1 page]





TOWN PLANNING - INDEX

SHEET NUMBER	SHEET NAME
TP010	SCHEDULES & GENERAL NOTES
TP099	BASEMENT
TP100	GROUND LEVEL
TP101	LEVEL 1
TP102	LEVEL 2
TP103	LEVEL 3
TP104	LEVEL 4
TP105	ROOF PLAN
TP200	ELEVATIONS
TP201	ELEVATIONS
TP210	SECTIONS
TP211	SECTIONS
TP220	PART SECTIONS
TP400	APARTMENT AREAS
TP600	TYPICAL LAYOUTS
TP601	AMENITIES
TP900	SHADOW DIAGRAMS - PROPOSED
TP901	SHADOW DIAGRAMS - PROPOSED
TP902	SHADOW DIAGRAMS - PROPOSED
TP903	SHADOW DIAGRAMS - PROPOSED



PLANNING SUBMISSION - 3 OF 3

TOWN PLANNING



410-412 HAUGHTON ROAD
CLAYTON, VIC

STUDENT ACCOMMODATION
PROPOSAL

CBG

STUDENT ACCOMMODATION SUMMARY

UNIT TYPE	UNIT COUNT
Self contained accommodation - Accessible	4
Self contained accommodation - Standard	61
Total of Units	65

C (1)

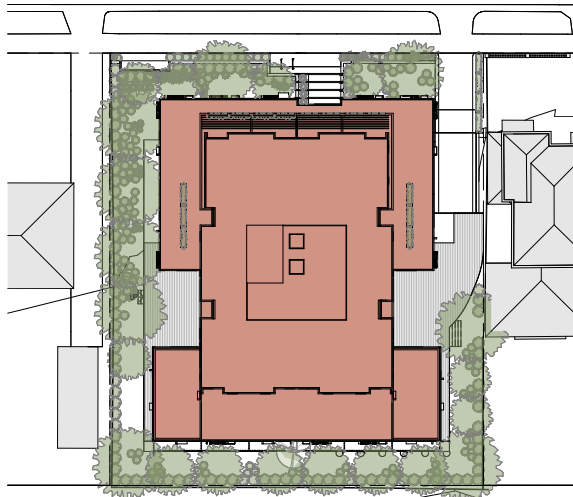
CAR PARKING - BREAKDOWN

TYPE	CAR SPACES
BASEMENT	
Standard - 2600 x 4900	2
Accessible	1
Stacker - 2600 x 5700	17
Total Car Parking	20

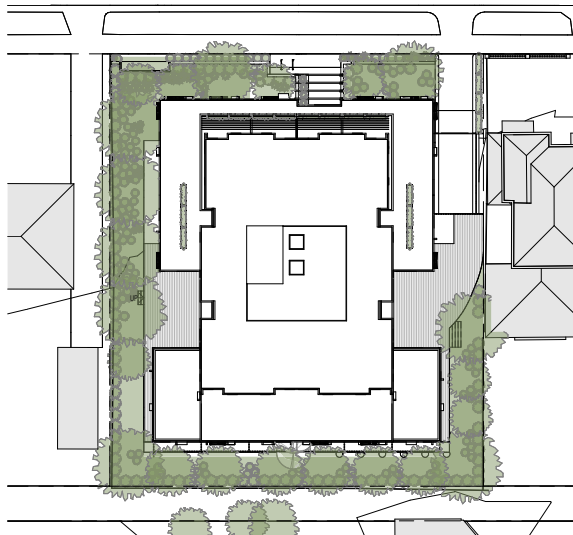
BIKE PARKING - BREAKDOWN

TYPE	BIKE SPACES
BASEMENT	
Floor Based Hoop	16
Wall Based Hanging	51
	67

GROUND FLOOR	
TYPE	BIKE SPACES
Floor Based Hoop	4
	4
Grand total	71



SITE COVERAGE



SITE PERMEABILITY

DEVELOPMENT SCHEDULE

Site coverage	
Permeable area	
SITE TOTAL AREA	1,254m²
SITE COVERAGE	691m² (55%)
SITE PERMEABILITY	300m² (23%)

USE AND MANAGEMENT NOTES

- The development can only be used for the purpose of student accommodation.
- A Management Plan for the student accommodation facility must be prepared in accordance with Clause 22.10 of the Planning Scheme.

GENERAL NOTES

- The development proposal complies with Monash Planning Scheme, Student Accommodation Policy Clause 22.10.
- All units to have a minimum energy rating of 5 stars
- Overall development to have an average energy rating of 6.6 stars minimum
- All units to have hot water supplied through a central solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants
- Native species of plants to be grown throughout the development.
- Individual metering (electrical, water and gas where applicable) to all units and common area as specified in SMP Report prepared by JBA engineering

AMENITIES NOTES

The development proposal complies with Clause 22.10-4 minimum room sizes for each student accommodation unit:

- Self contained accommodation: minimum of 24 square metres floor area per unit. Refer TP400 for Unit Sizes

Self contained units include sleeping area, study area with desk and seating, ensuite facilities, independent heating and cooling, inbuilt cupboards, internet access, and individual kitchen facilities.

Communal facilities include individual mailboxes, dedicated waste storage area, communal laundry, kitchen and meals area facilities.

OPEN SPACE AND LANDSCAPING NOTES

The development proposal complies with Clause 22.10-4.

OPEN SPACE:

- The proposal provides a communal open space area at ground level located to the sides and rear of the building, with convenient access from the student amenities area.
- Communal open space area to have a minimum area of 75m² or 4m² per student, whichever is the greater, designed with a minimum dimension of 5 meters, including one area to the side or rear of the building of 35m² with a minimum dimension of 5 meters.

PROJECT COMMUNAL OPEN SPACE:

4m² per student x 65 units = 260m²
Including two areas to the side of the building with a minimum dimension of 5m with an area of 80m² and 85m² respectively.

C (1)

LANDSCAPING:

- At least one (1) new canopy tree with spreading crowns in every major open space areas on site provided.
- Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots to be confirmed on site.
- Refer to Landscape plan prepared by John Patrick Landscape Architects and Arboricultural Report.
- Landscape to be water efficient, refer also to SMP Report prepared by JBA engineering.

NOT FOR CONSTRUCTION

A	11.04.2024	TOWN PLANNING ISSUE
B	02.06.2024	TOWN PLANNING - RFI ISSUE
C	23.09.2024	TOWN PLANNING ISSUE - Amendment following discussion with Council
		(i) Unit number reduced
		(ii) Communal open space areas increased

STUDENT ACCOMMODATION PROPOSAL TOWN PLANNING

CBG ARCHITECTS & INTERIOR DESIGNERS
33 Tope Street, South Melbourne VIC 3205
P: +61 3 9525 3855

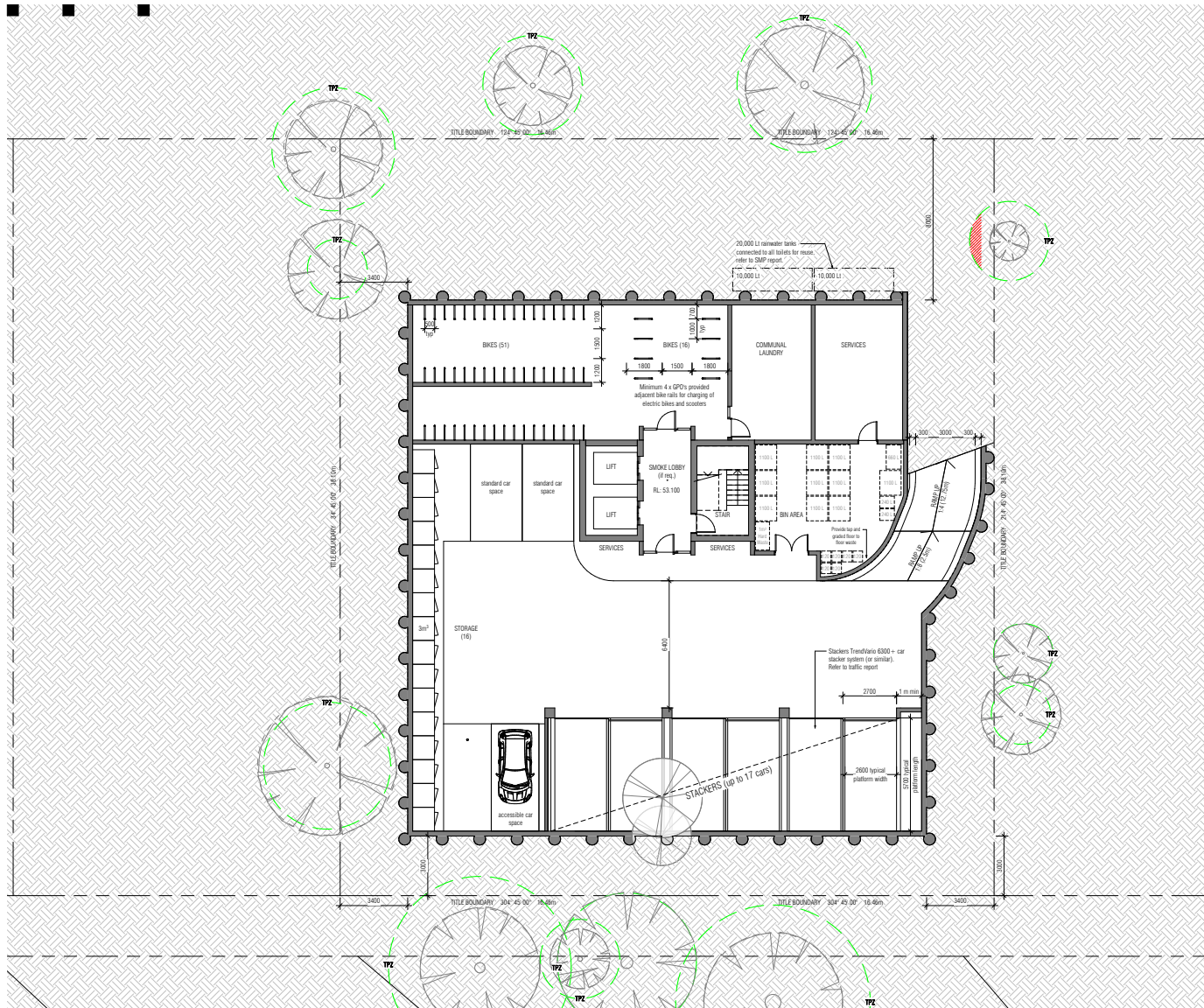
This drawing is subject to copyright to CBG Architects Pty. Ltd.

DRAWING SCALE

NA

23/15
410-412 HAUGHTON ROAD CLAYTON, VIC
TOWN PLANNING ISSUE
SCHEDULES & GENERAL NOTES
TP010 - C

CBG



CAR PARKING & BICYCLE STORAGE NOTES

The parking area design, including all levels, ramp grades, transitions, headroom clearances, and dimensions of carparks to be in accordance to AS/NZS 2890.1-2004, AS/NZS 2890.6, and to the satisfaction of the responsible authority. Refer to traffic report prepared by Ratio Consultants for further details.

- Minimum of 0.3 car spaces per bed provided
- Allow for numbering and line marking to all carparks
- Standard car spaces to be typically 2600 x 4900 unless otherwise specified
- Columns to be located within a distance of 250 to 1250mm from aisle end of parking space unless specified otherwise
- Accessible car space to comply with AS/NZS 2890.6
- Allow for minimum head clearance of 2.2m to all areas of carpark, and 2.5m above accessible car space
- Car stacker to comply with the Design Standard 4 of Clause 52.06 of the Planning Scheme which requires 25% of stacker bays to accommodate a vehicle height clearance of at least 1.8 metres.
- All mechanical venting of Basement to occur internally within site.

Bicycle space design to comply with the requirements of Clause 52.34 of the Monash Planning Scheme and AS 2890.3 1993.

- 1 bicycle space for every student provided
- Minimum of 20% horizontal bicycle storage provided
- 'Arc de Triomphe' floor based hoop bike storage (or similar) @ 1000mm centres
- 'Ned Kelly' staggered wall mounted bike storage (or similar) @ 500mm centres

WASTE MANAGEMENT NOTES

Refer to Waste Management Plan prepared by Ratio for further information.

- Bin room to be mechanical ventilated
- Bin room to have bin washing facilities (tap with floor graded to wastewater)
- Path between bin room and waste collection point to be minimum width of 1500mm and free of lips or steps
- Bins to be collected via a private waste contractor, refer to Swept Path Assessment prepared by Ratio

TREE MANAGEMENT NOTES

Refer to Arborist Report prepared by John Patrick Landscape Architects for further information.

- TPZ - Tree Protection Zone
- TPZ Encroachment

NOT FOR CONSTRUCTION

A	11.04.2024	TOWN PLANNING ISSUE
B	02.06.2024	TOWN PLANNING - RFI ISSUE
C	23.09.2024	TOWN PLANNING ISSUE - Amendment following discussion with Council (No change)

**STUDENT ACCOMMODATION PROPOSAL
TOWN PLANNING**

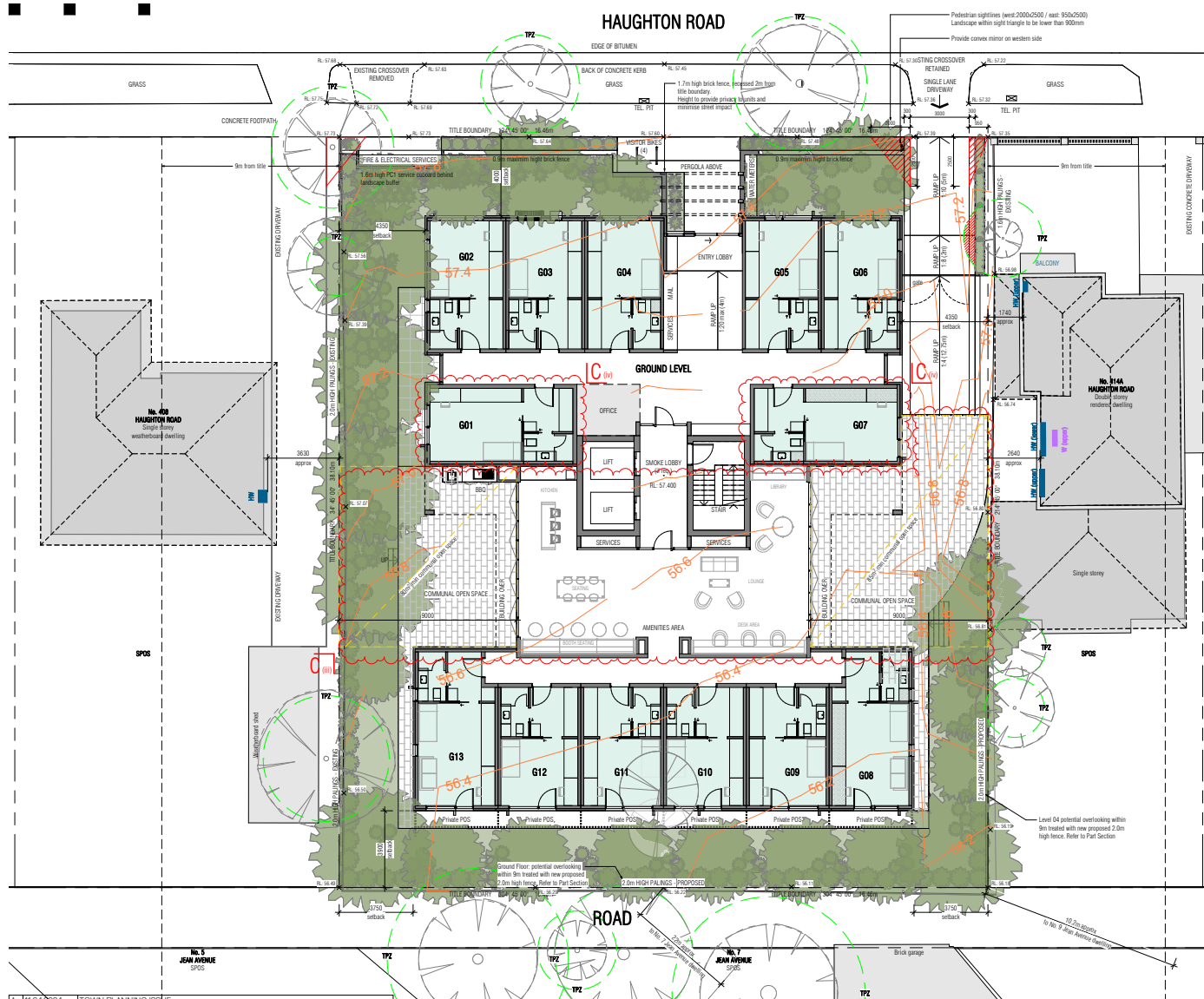
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410-412 HAUGHTON ROAD CLAYTON, VIC		23/15
TOWN PLANNING ISSUE		TP099 - C
BASEMENT		





COLOUR LEGEND

- Self contained accommodation - Standard
- Self contained accommodation - Accessible
- Planting
- Communal open space - Paving areas
- P.O.S Private Open Space
- Roof areas

- GENERAL NOTES**
- The development proposal complies with Monash Planning Scheme, Student Accommodation Policy Clause 22.10.
 - All units to have a minimum energy rating of 5 stars
 - Overall development to have an average energy rating of 6.5 stars minimum
 - All units to have hot water supplied through a central solar boosted gas hot water system
 - Windows to have high performance glazing as required to meet energy requirements
 - High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants
 - Native species of plants to be grown throughout the development
 - Individual metering (electrical, water and gas where applicable) to all units and common area as specified in SMP Report prepared by JBA engineering

- AMENITIES NOTES**
- The development proposal complies with Clause 22.10-4 minimum room sizes for each student accommodation unit:
 - Self contained accommodation: minimum of 24 square metres floor area per unit. Refer TP400 for Unit Sizes

Self contained units include sleeping area, study area with desk and seating, ensuite facilities, independent heating and cooling, inbuilt cupboards, internet access, and individual kitchen facilities.

Communal facilities include individual mailboxes, dedicated waste storage area, communal laundry, kitchen and meals area facilities.

OPEN SPACE AND LANDSCAPING NOTES

The development proposal complies with Clause 22.10-4.

- OPEN SPACE:**
- The proposal provides a communal open space area at ground level located to the sides and rear of the building, with convenient access from the student amenities areas.
 - Communal open space area to have a minimum area of 75m² or 4m² per student, whichever is the greater, designed with a minimum dimension of 3 meters, including one area to the side or rear of the building of 35m² with a minimum dimension of 3.5 metres.
 - PROJECT COMMUNAL OPEN SPACE:**
4m² per student x 65 units = 260m²
Including two areas to the side of the building with a minimum dimension of 5m with an area of 80m² and 85m² respectively.

- LANDSCAPING:**
- At least one (1) new canopy tree with spreading crowns in every major open space areas on site provided.
 - Landscaping shown is INDICATIVE ONLY. Exact number and location of planting and planter pots to be confirmed on site.
 - Refer to Landscape plan prepared by John Patrick Landscape Architects and Arboricultural Report.
 - Landscaping to be water efficient, refer also to SMP Report prepared by JBA engineering.

TREE MANAGEMENT NOTES

Refer to Arborist Report prepared by John Patrick Landscape Architects for further information.

- TPZ - Tree Protection Zone
- TPZ Encroachment

A	11.04.2024	TOWN PLANNING ISSUE
B	02.08.2024	TOWN PLANNING - RFI ISSUE
C	23.09.2024	TOWN PLANNING ISSUE - Amendment following discussion with Council
		(i) Communal open space areas increased
		(ii) Internal and external amenities layout updated
		(iv) Two ground floor unit removed to allow communal open space increase, all ground floor units renumbered

STUDENT ACCOMMODATION PROPOSAL TOWN PLANNING

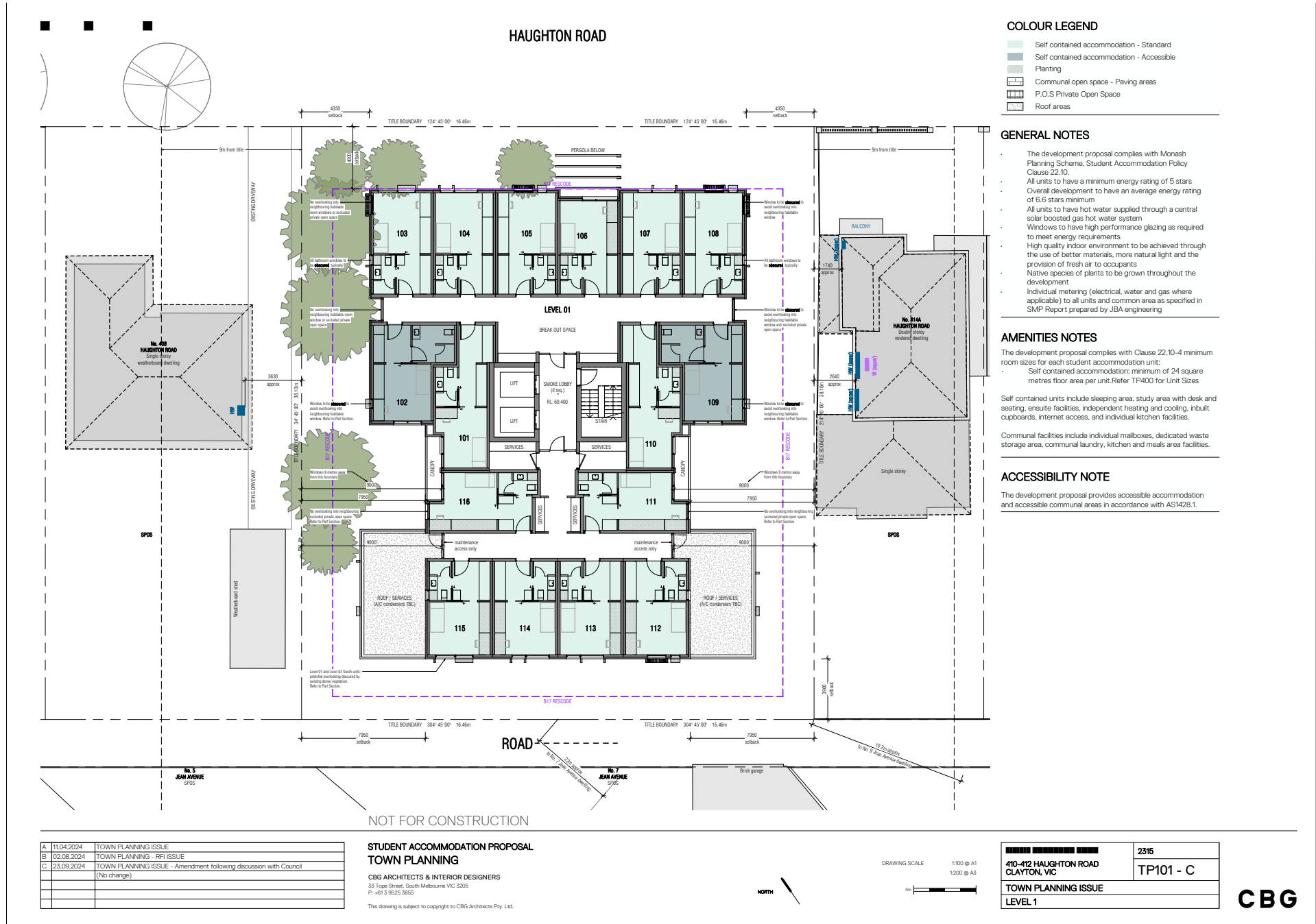
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410-412 HAUGHTON ROAD CLAYTON, VIC		23/15
TOWN PLANNING ISSUE		TP100 - C
GROUND LEVEL		





COLOUR LEGEND

- Self contained accommodation - Standard
- Self contained accommodation - Accessible
- Planting
- Communal open space - Paving areas
- P.O.S Private Open Space
- Roof areas

- GENERAL NOTES**
- The development proposal complies with Monash Planning Scheme, Student Accommodation Policy Clause 22.10.
 - All units to have a minimum energy rating of 5 stars
 - Overall development to have an average energy rating of 6.6 stars minimum
 - All units to have hot water supplied through a central solar boosted gas hot water system
 - Windows to have high performance glazing as required to meet energy requirements
 - High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants
 - Native species of plants to be grown throughout the development
 - Individual metering (electrical, water and gas where applicable) to all units and common area as specified in SMP Report prepared by JBA engineering

- AMENITIES NOTES**
- The development proposal complies with Clause 22.10-4 minimum room sizes for each student accommodation unit:
 - Self contained accommodation: minimum of 24 square metres floor area per unit. Refer TP400 for Unit Sizes
 - Self contained units include sleeping area, study area with desk and seating, ensuite facilities, independent heating and cooling, inbuilt cupboards, internet access, and individual kitchen facilities.
 - Communal facilities include individual mailboxes, dedicated waste storage area, communal laundry, kitchen and meals area facilities.

ACCESSIBILITY NOTE

The development proposal provides accessible accommodation and accessible communal areas in accordance with AS1428.1.

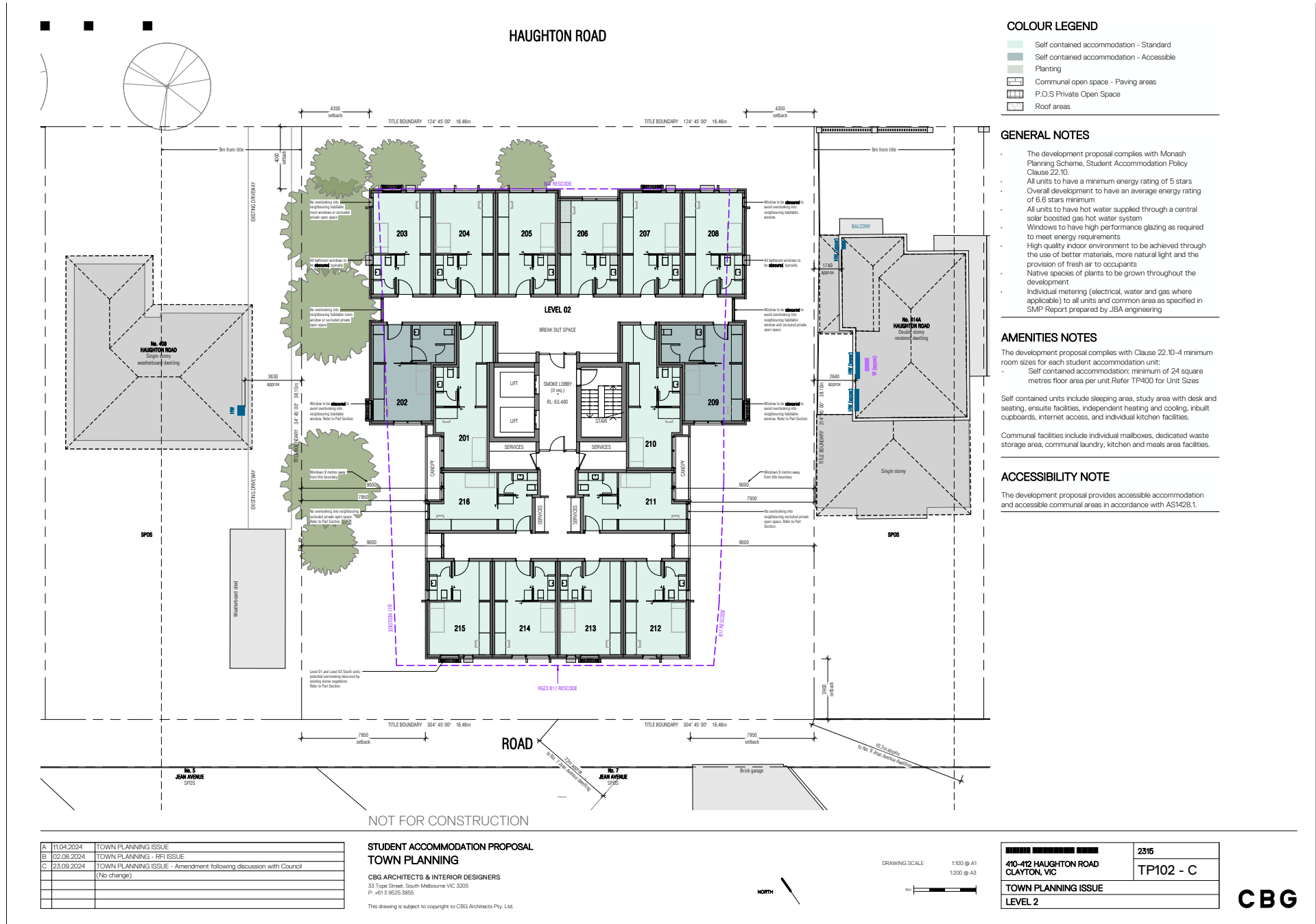
A	11.04.2024	TOWN PLANNING ISSUE
B	02.08.2024	TOWN PLANNING - RFI ISSUE
C	23.09.2024	TOWN PLANNING ISSUE - Amendment following discussion with Council
		(No change)

STUDENT ACCOMMODATION PROPOSAL
TOWN PLANNING
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23/15	
410-412 HAUGHTON ROAD CLAYTON, VIC	
TOWN PLANNING ISSUE	
LEVEL 1	
TP101 - C	





COLOUR LEGEND

- Self contained accommodation - Standard
- Self contained accommodation - Accessible
- Planting
- Communal open space - Paving areas
- P.O.S Private Open Space
- Roof areas

GENERAL NOTES

- The development proposal complies with Monash Planning Scheme, Student Accommodation Policy Clause 22.10.
- All units to have a minimum energy rating of 5 stars
- Overall development to have an average energy rating of 6.6 stars minimum
- All units to have hot water supplied through a central solar boosted gas hot water system
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AMENITIES NOTES

The development proposal complies with Clause 22.10-4 minimum room sizes for each student accommodation unit:

- Self contained accommodation: minimum of 24 square metres floor area per unit. Refer TP400 for Unit Sizes

Self contained units include sleeping area, study area with desk and seating, ensuite facilities, independent heating and cooling, inbuilt cupboards, internet access, and individual kitchen facilities.

Communal facilities include individual mailboxes, dedicated waste storage area, communal laundry, kitchen and meals area facilities.

ACCESSIBILITY NOTE

The development proposal provides accessible accommodation and accessible communal areas in accordance with AS1428.1.

A	11.04.2024	TOWN PLANNING ISSUE
B	02.08.2024	TOWN PLANNING - RFI ISSUE
C	23.09.2024	TOWN PLANNING ISSUE - Amendment following discussion with Council
		(No change)

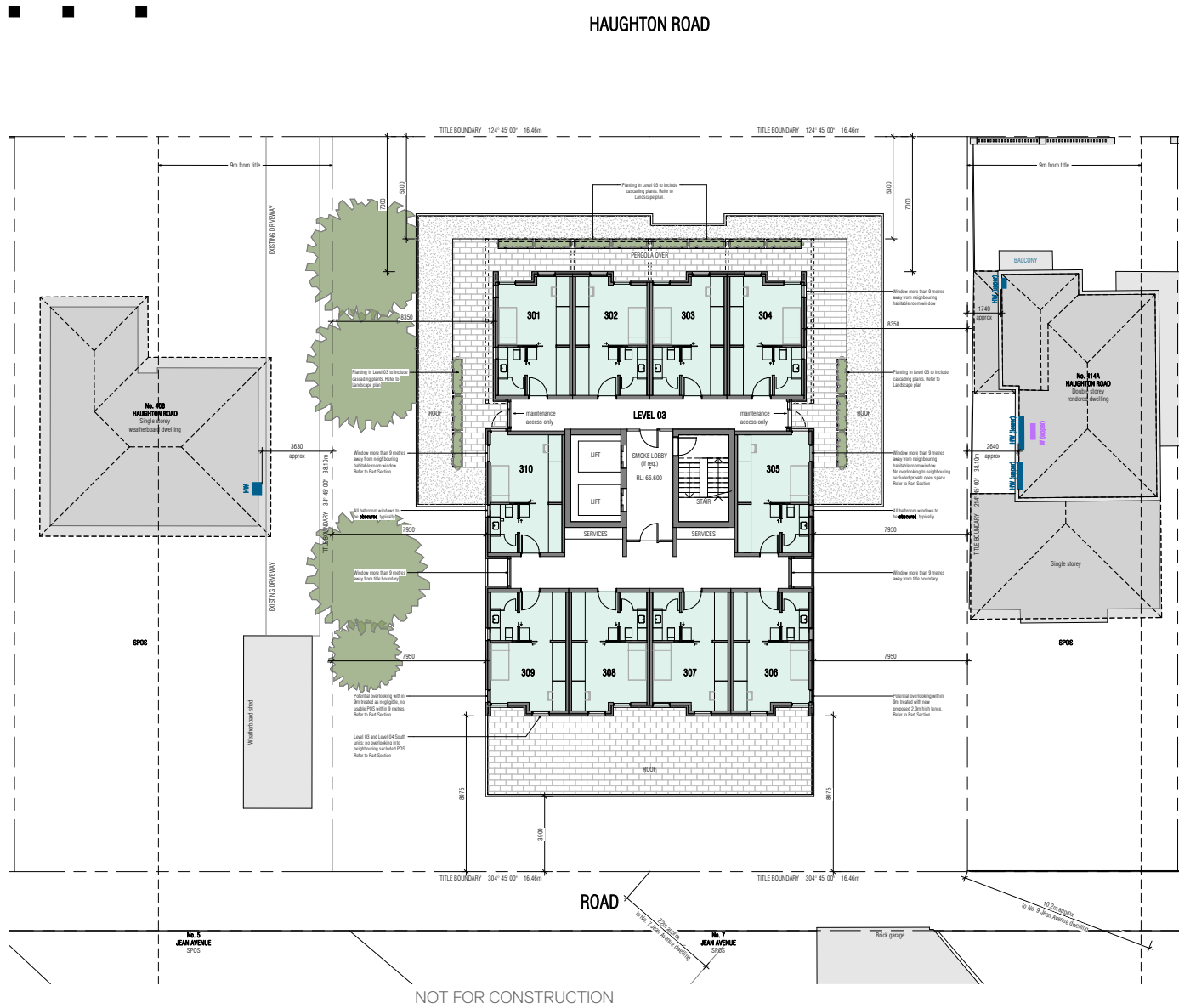
STUDENT ACCOMMODATION PROPOSAL
TOWN PLANNING
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 1:200 @ A3

23/15
410-412 HAUGHTON ROAD CLAYTON, VIC
TOWN PLANNING ISSUE
LEVEL 2

TP102 - C





COLOUR LEGEND

- Self contained accommodation - Standard
- Self contained accommodation - Accessible
- Planting
- Communal open space - Paving areas
- P.O.S Private Open Space
- Roof areas

GENERAL NOTES

- The development proposal complies with Monash Planning Scheme, Student Accommodation Policy Clause 22.10.
- All units to have a minimum energy rating of 5 stars
- Overall development to have an average energy rating of 6.6 stars minimum
- All units to have hot water supplied through a central solar boosted gas hot water system
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AMENITIES NOTES

The development proposal complies with Clause 22.10-4 minimum room sizes for each student accommodation unit:

- Self contained accommodation: minimum of 24 square metres floor area per unit. Refer TP400 for Unit Sizes

Self contained units include sleeping area, study area with desk and seating, ensuite facilities, independent heating and cooling, inbuilt cupboards, internet access, and individual kitchen facilities.

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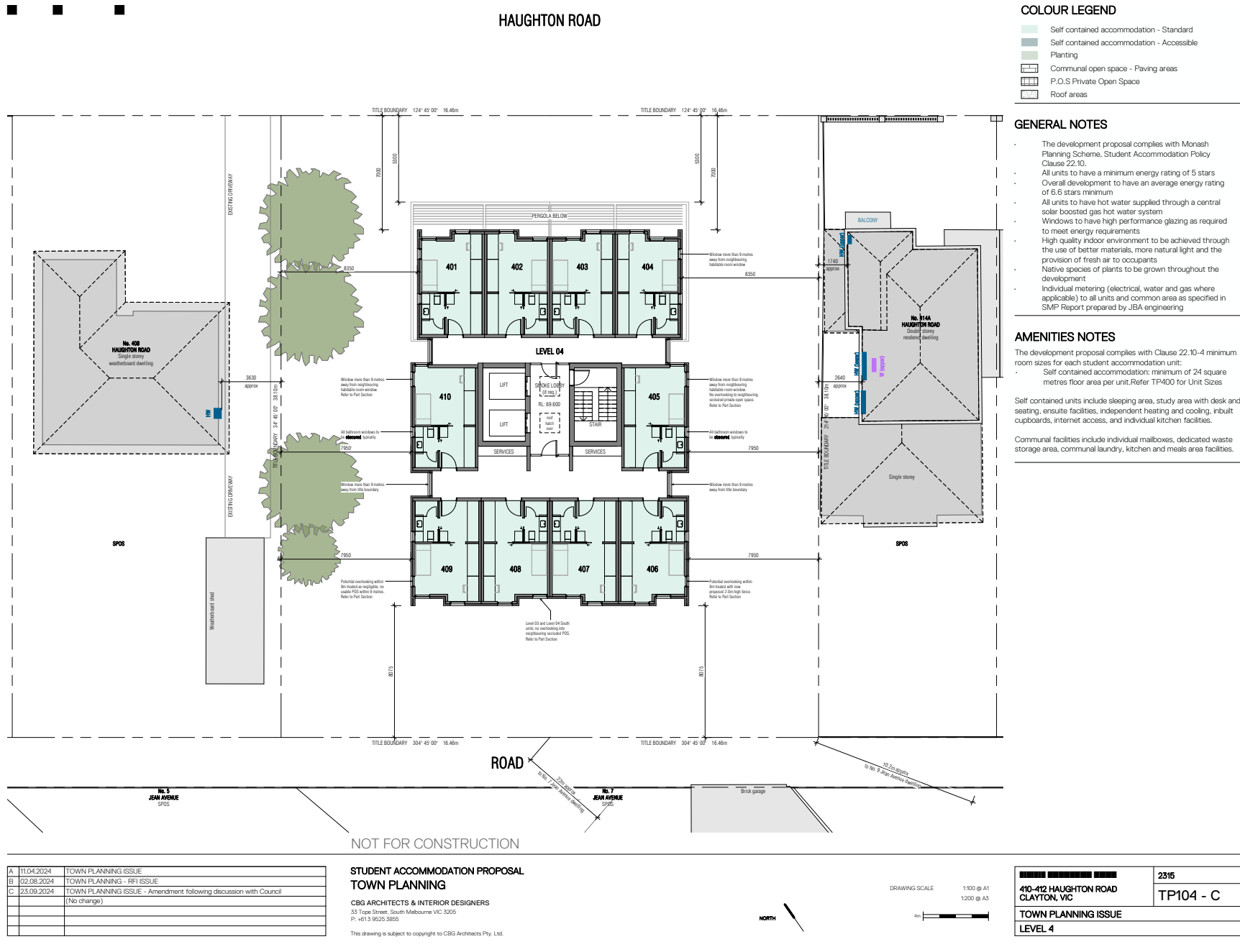
A	11.04.2024	TOWN PLANNING ISSUE
B	02.08.2024	TOWN PLANNING - RFI ISSUE
C	23.09.2024	TOWN PLANNING ISSUE - Amendment following discussion with Council
		(No change)

STUDENT ACCOMMODATION PROPOSAL
TOWN PLANNING
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410-412 HAUGHTON ROAD CLAYTON, VIC		23/15
TOWN PLANNING ISSUE		TP103 - C
LEVEL 3		





COLOUR LEGEND

- Self contained accommodation - Standard
- Self contained accommodation - Accessible
- Planting
- Communal open space - Paving areas
- P.O.S Private Open Space
- Roof areas

- GENERAL NOTES**
- The development proposal complies with Monash Planning Scheme, Student Accommodation Policy Clause 22.10.
 - All units to have a minimum energy rating of 5 stars
 - Overall development to have an average energy rating of 6.6 stars minimum
 - All units to have hot water supplied through a central solar boosted gas hot water system
 - Windows to have high performance glazing as required to meet energy requirements
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 - Individual metering (electrical, water and gas where applicable) to all units and common area as specified in SMP Report prepared by JBA engineering

- AMENITIES NOTES**
- The development proposal complies with Clause 22.10-4 minimum room sizes for each student accommodation unit:
 - Self contained accommodation: minimum of 24 square metres floor area per unit. Refer TP400 for Unit Sizes
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 - Communal facilities include individual mailboxes, dedicated waste storage area, communal laundry, kitchen and meals area facilities.

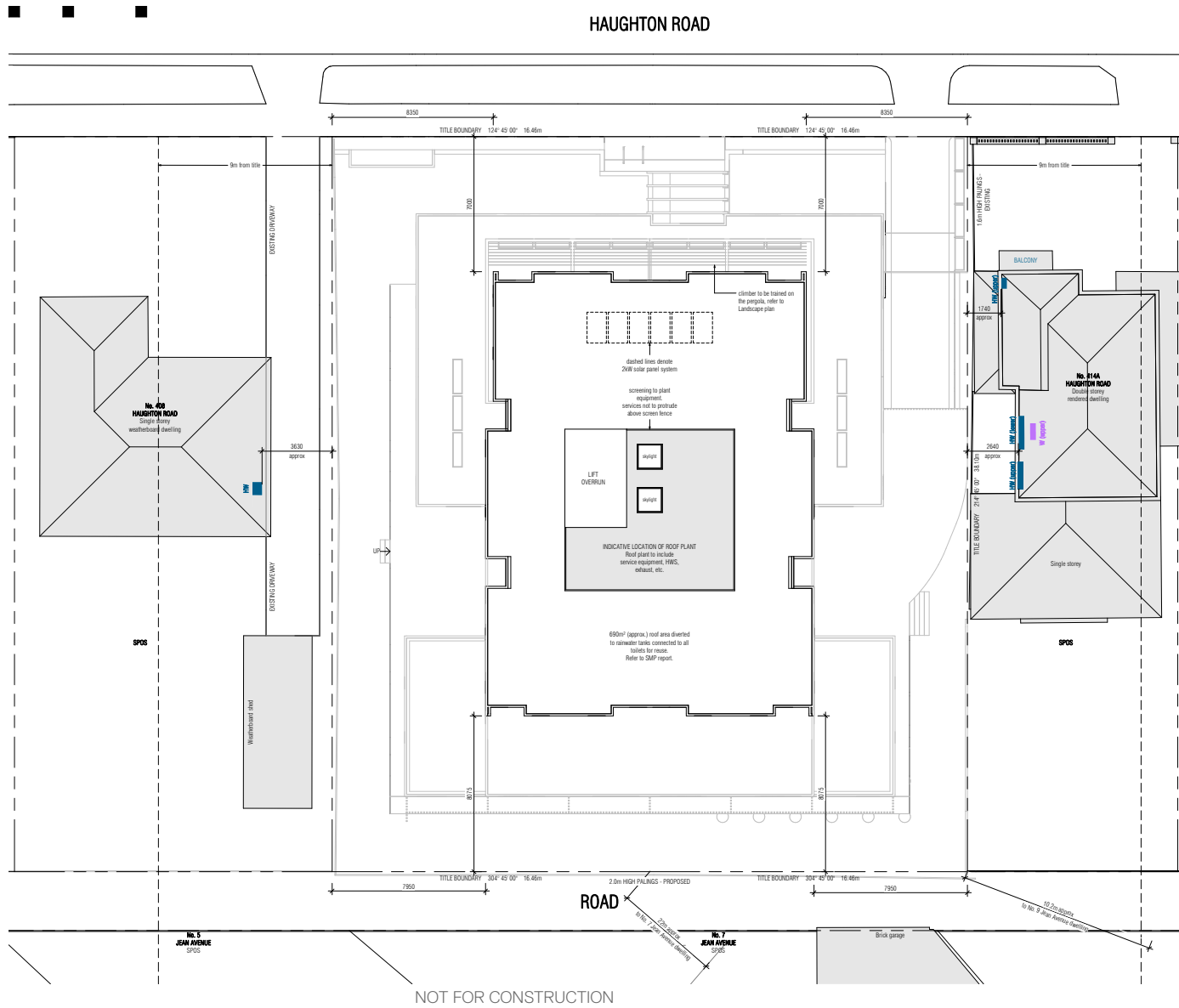
A	11.04.2024	TOWN PLANNING ISSUE
B	02.06.2024	TOWN PLANNING - RFI ISSUE
C	23.09.2024	TOWN PLANNING ISSUE - Amendment following discussion with Council
		(No change)

STUDENT ACCOMMODATION PROPOSAL
TOWN PLANNING
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23/15	
410-412 HAUGHTON ROAD CLAYTON, VIC	
TOWN PLANNING ISSUE	
LEVEL 4	
TP104 - C	





GENERAL NOTES

- The development proposal complies with Monash Planning Scheme, Student Accommodation Policy Clause 22.10.
- All units to have a minimum energy rating of 5 stars
- Overall development to have an average energy rating of 6.6 stars minimum
- All units to have hot water supplied through a central solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
- High quality indoor environment to be achieved through the use of better materials, more natural light and the provision of fresh air to occupants
- Native species of plants to be grown throughout the development
- Individual metering (electrical, water and gas where applicable) to all units and common area as specified in SMP Report prepared by JBA engineering

A	11.04.2024	TOWN PLANNING ISSUE
B	02.06.2024	TOWN PLANNING - RFI ISSUE
C	23.09.2024	TOWN PLANNING ISSUE - Amendment following discussion with Council
		(No change)

**STUDENT ACCOMMODATION PROPOSAL
TOWN PLANNING**

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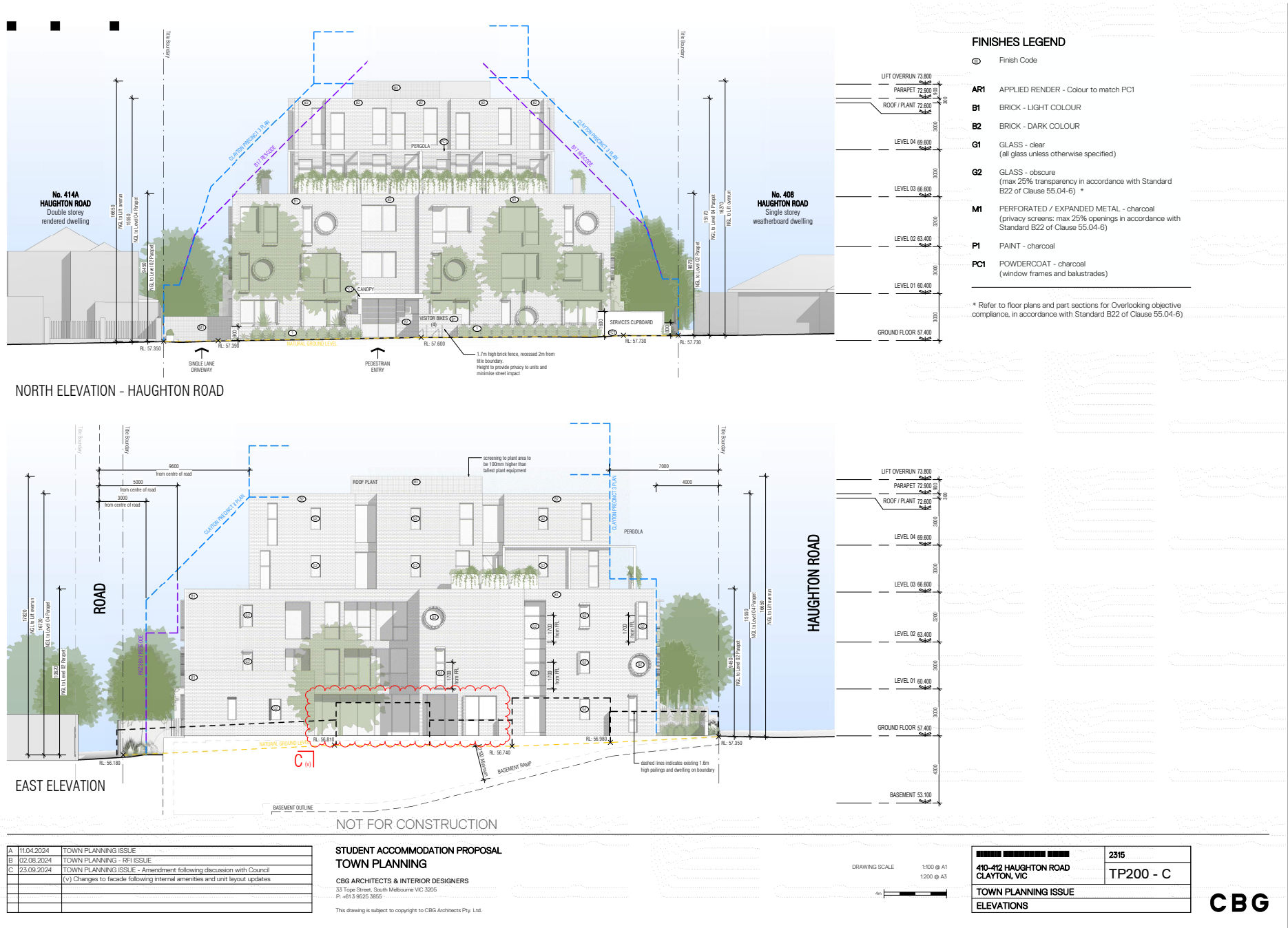
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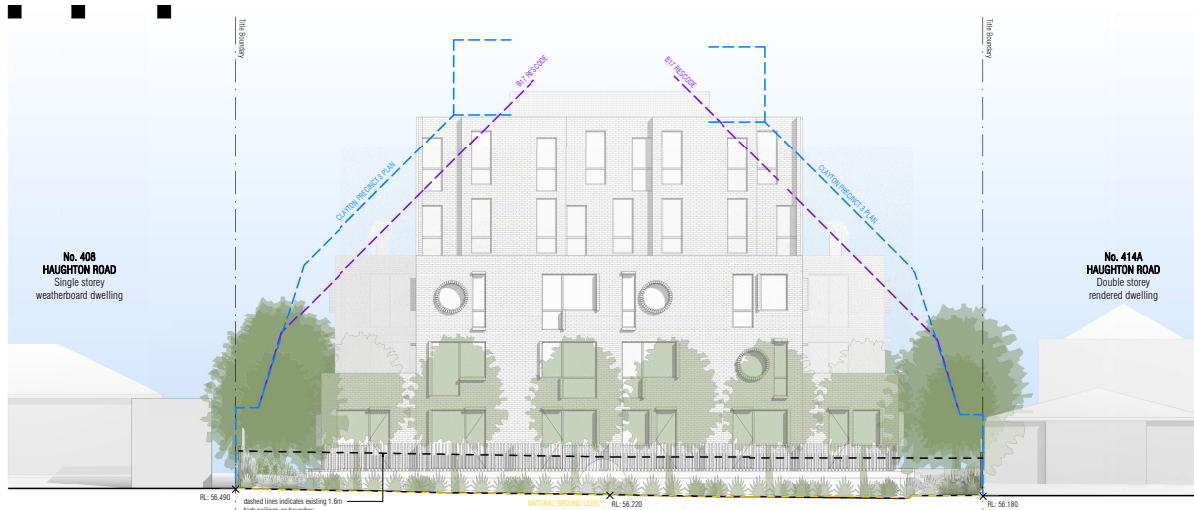
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1:200 @ A3



23/15	
410-412 HAUGHTON ROAD CLAYTON, VIC	
TOWN PLANNING ISSUE	
ROOF PLAN	
TP105 - C	







SOUTH ELEVATION - ROAD



WEST ELEVATION

FINISHES LEGEND

- ⊙ Finish Code
- AR1** APPLIED RENDER - Colour to match PC1
- B1** BRICK - LIGHT COLOUR
- B2** BRICK - DARK COLOUR
- G1** GLASS - clear (all glass unless otherwise specified)
- G2** GLASS - obscure (max 25% transparency in accordance with Standard B22 of Clause 55.04-6) *
- M1** PERFORATED / EXPANDED METAL - charcoal (privacy screens: max 25% openings in accordance with Standard B22 of Clause 55.04-6)
- P1** PAINT - charcoal
- PC1** POWDERCOAT - charcoal (window frames and balustrades)

* Refer to floor plans and part sections for Overlooking objective compliance, in accordance with Standard B22 of Clause 55.04-6)

NOT FOR CONSTRUCTION

A	11.04.2024	TOWN PLANNING ISSUE
B	02.06.2024	TOWN PLANNING - RFI ISSUE
C	23.09.2024	TOWN PLANNING ISSUE - Amendment following discussion with Council
		(v) Changes to facade following internal amenities and unit layout updates

**STUDENT ACCOMMODATION PROPOSAL
TOWN PLANNING**

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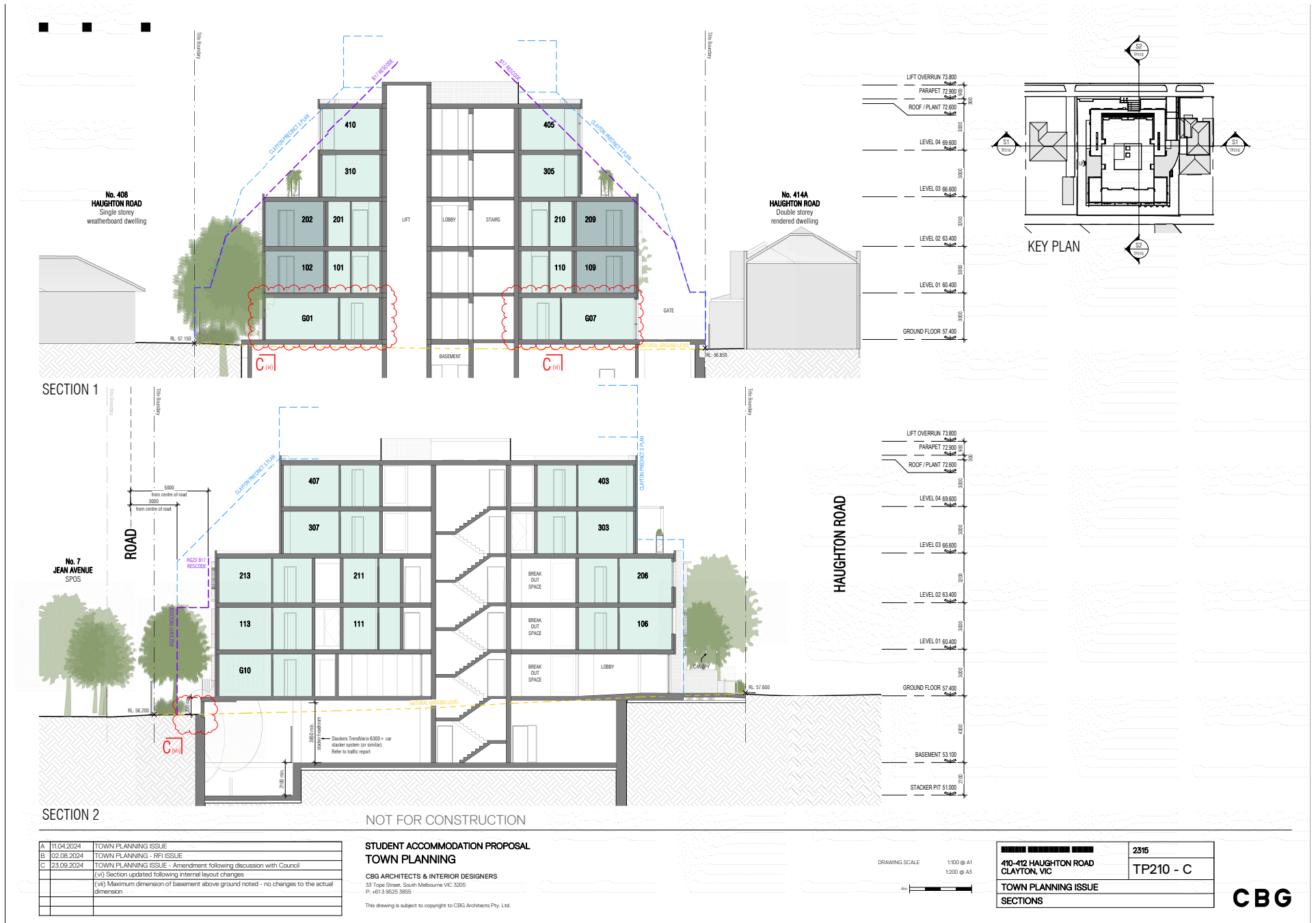
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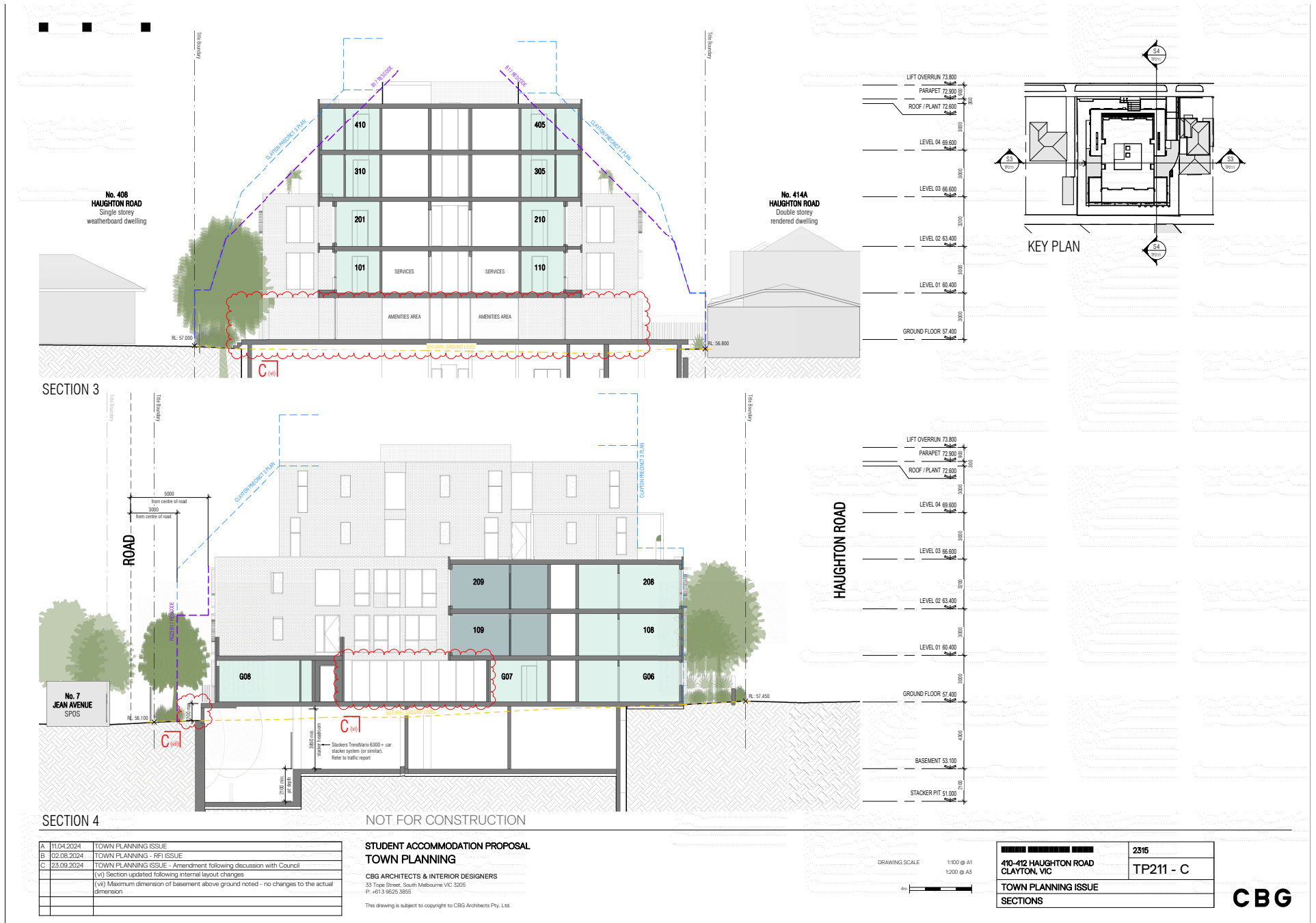
DRAWING SCALE
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1:200 @ A3



410-412 HAUGHTON ROAD CLAYTON, VIC	23/15 TP201 - C
TOWN PLANNING ISSUE ELEVATIONS	







A	11.04.2024	TOWN PLANNING ISSUE
B	02.08.2024	TOWN PLANNING - RFI ISSUE
C	23.09.2024	TOWN PLANNING ISSUE - Amendment following discussion with Council
		(vi) Section updated following internal layout changes
		(vi) Maximum dimension of basement above ground noted - no changes to the actual dimension

**STUDENT ACCOMMODATION PROPOSAL
TOWN PLANNING**

CBG ARCHITECTS & INTERIOR DESIGNERS
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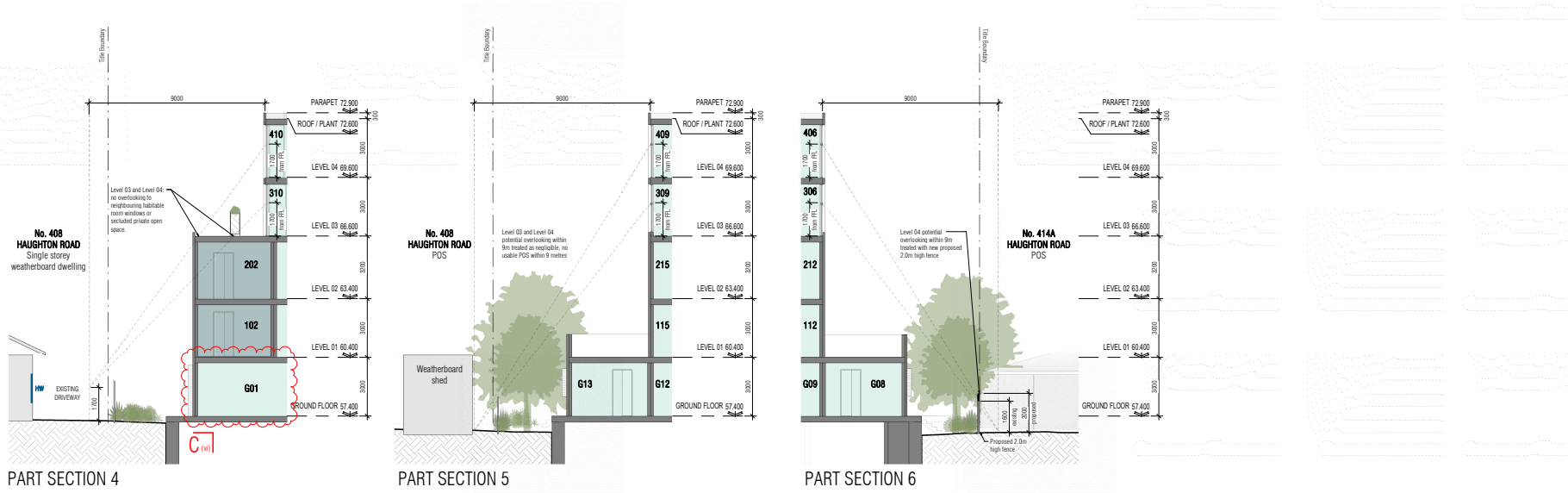
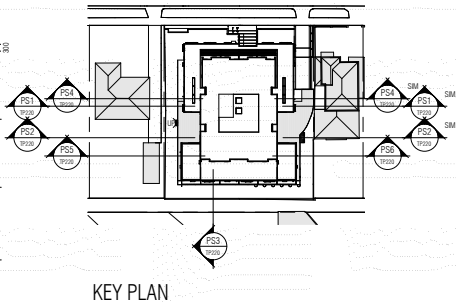
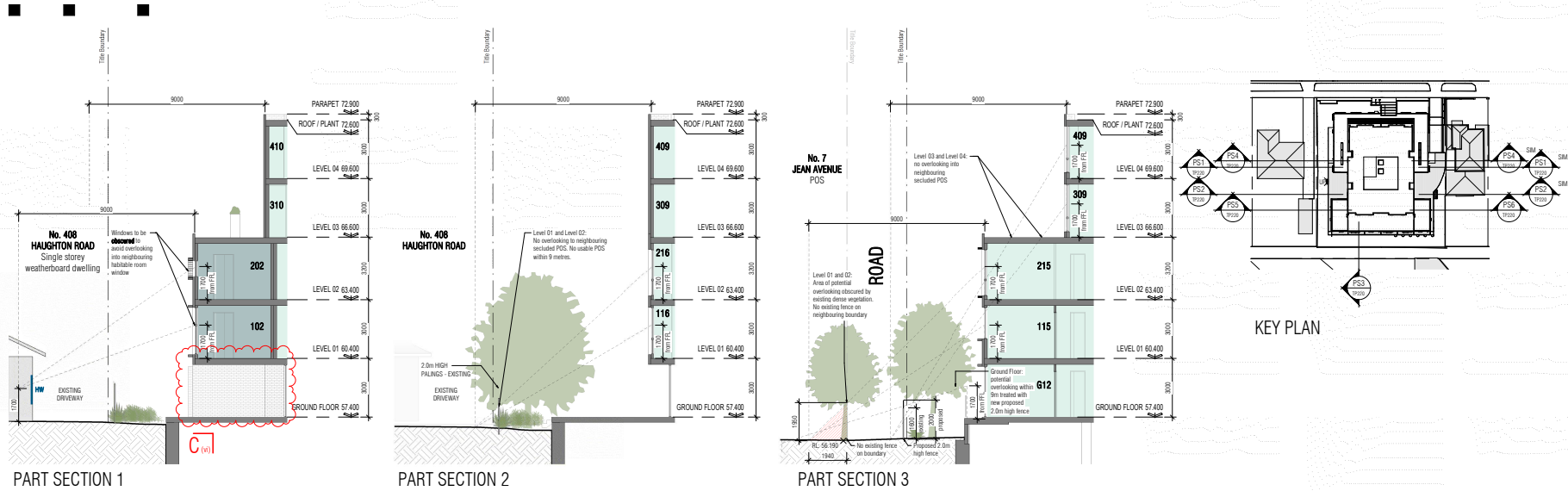
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1:200 @ A3

23/15
410-412 HAUGHTON ROAD CLAYTON, VIC
TOWN PLANNING ISSUE
SECTIONS

23/15
TP211 - C

CBG



NOT FOR CONSTRUCTION

A	11.04.2024	TOWN PLANNING ISSUE
B	02.06.2024	TOWN PLANNING - RFI ISSUE
C	23.09.2024	TOWN PLANNING ISSUE - Amendment following discussion with Council
		(v) Section updated following internal layout changes

STUDENT ACCOMMODATION PROPOSAL
TOWN PLANNING
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410-412 HAUGHTON ROAD CLAYTON, VIC	23/15 TP220 - C
TOWN PLANNING ISSUE	
PART SECTIONS	





AREA SCHEDULE

NAME	APARTMENT GROSS
------	-----------------

GROUND FLOOR

G01	29 m ²
G02	25.5 m ²
G03	25.5 m ²
G04	25.5 m ²
G05	25.5 m ²
G06	25.5 m ²
G07	29 m ²
G08	31 m ²
G09	25 m ²
G10	25 m ²
G11	25 m ²
G12	25 m ²
G13	31 m ²

C (iv)

AREA SCHEDULE

NAME	APARTMENT GROSS
------	-----------------

LEVEL 01

101	28 m ²
102	28 m ²
103	25.5 m ²
104	25.5 m ²
105	25.5 m ²
106	24 m ²
107	25.5 m ²
108	25.5 m ²
109	28 m ²
110	28 m ²
111	25 m ²
112	25 m ²
113	25 m ²
114	25 m ²
115	25 m ²
116	25 m ²

AREA SCHEDULE

NAME	APARTMENT GROSS
------	-----------------

LEVEL 02

201	28 m ²
202	28 m ²
203	25.5 m ²
204	25.5 m ²
205	25.5 m ²
206	24 m ²
207	25.5 m ²
208	25.5 m ²
209	28 m ²
210	28 m ²
211	25 m ²
212	25 m ²
213	25 m ²
214	25 m ²
215	25 m ²
216	25 m ²

AREA SCHEDULE

NAME	APARTMENT GROSS
------	-----------------

LEVEL 03

301	24 m ²
302	24 m ²
303	24 m ²
304	24 m ²
305	24.5 m ²
306	25 m ²
307	25 m ²
308	25 m ²
309	25 m ²
310	24.5 m ²

AREA SCHEDULE

NAME	APARTMENT GROSS
------	-----------------

LEVEL 04

401	24 m ²
402	24 m ²
403	24 m ²
404	24 m ²
405	24.5 m ²
406	25 m ²
407	25 m ²
408	25 m ²
409	25 m ²
410	24.5 m ²

NOT FOR CONSTRUCTION

A	11.04.2024	TOWN PLANNING ISSUE
B	02.08.2024	TOWN PLANNING - RFI ISSUE
C	23.09.2024	TOWN PLANNING ISSUE - Amendment following discussion with Council
		(iv) Two ground floor unit removed to allow communal open space increase, all ground floor units renumbered

**STUDENT ACCOMMODATION PROPOSAL
TOWN PLANNING**

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DRAWING SCALE

NA

	23/15
410-412 HAUGHTON ROAD CLAYTON, VIC	TP400 - C
TOWN PLANNING ISSUE	
APARTMENT AREAS	

CBG

GENERAL NOTES

- The development proposal complies with Monash Planning Scheme, Student Accommodation Policy Clause 22.10.
- All units to have a minimum energy rating of 5 stars
- Overall development to have an average energy rating of 6.6 stars minimum
- All units to have hot water supplied through a central solar boosted gas hot water system
- Windows to have high performance glazing as required to meet energy requirements
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- Native species of plants to be grown throughout the development
- Individual metering (electrical, water and gas where applicable) to all units and common area as specified in SMP Report prepared by JBA engineering

AMENITIES NOTES

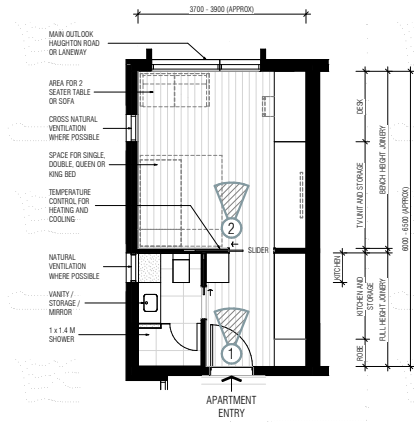
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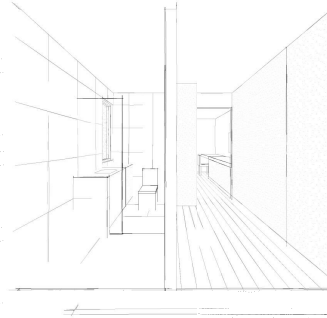
Communal facilities include individual mailboxes, dedicated waste storage area, communal laundry, kitchen and meals area facilities.

ACCESSIBILITY NOTE

The development proposal provides accessible accommodation and accessible communal areas in accordance with AS1428.1.



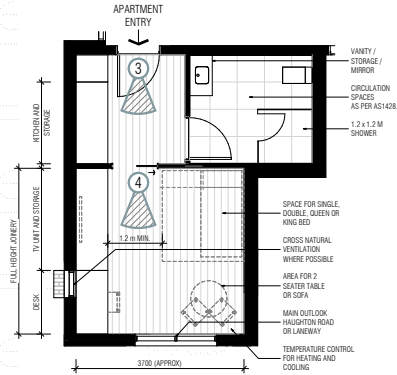
Self contained accommodation - Standard



① Self contained accommodation - Standard



② Self contained accommodation - Standard



Self contained accommodation - Accessible



③ Self contained accommodation - Accessible



④ Self contained accommodation - Accessible

NOT FOR CONSTRUCTION

A	11.04.2024	TOWN PLANNING ISSUE
B	02.08.2024	TOWN PLANNING - RFI ISSUE
C	23.09.2024	TOWN PLANNING ISSUE - Amendment following discussion with Council (No change)

STUDENT ACCOMMODATION PROPOSAL TOWN PLANNING

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DRAWING SCALE
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 1:100 @ A3



410-412 HAUGHTON ROAD CLAYTON, VIC	23/15
TOWN PLANNING ISSUE	TP600 - C
TYPICAL LAYOUTS	



C (int) C (ext)



KEY PLAN



GENERAL NOTES

- The development proposal complies with Monash Planning Scheme, Student Accommodation Policy Clause 22.10.
- All units to have a minimum energy rating of 5 stars
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- All units to have hot water supplied through a central solar boosted gas hot water system
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AMENITIES NOTES

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ACCESSIBILITY NOTE

The development proposal provides accessible accommodation and accessible communal areas in accordance with AS1428.1.



NOT FOR CONSTRUCTION

A	11.04.2024	TOWN PLANNING ISSUE
B	02.06.2024	TOWN PLANNING - RFI ISSUE
C	23.09.2024	TOWN PLANNING ISSUE - Amendment following discussion with Council
		(i) Internal and external amenities layout updated
		(iv) Two ground floor unit removed to allow communal open space increase, all ground floor units renumbered

**STUDENT ACCOMMODATION PROPOSAL
TOWN PLANNING**

CBG ARCHITECTS & INTERIOR DESIGNERS
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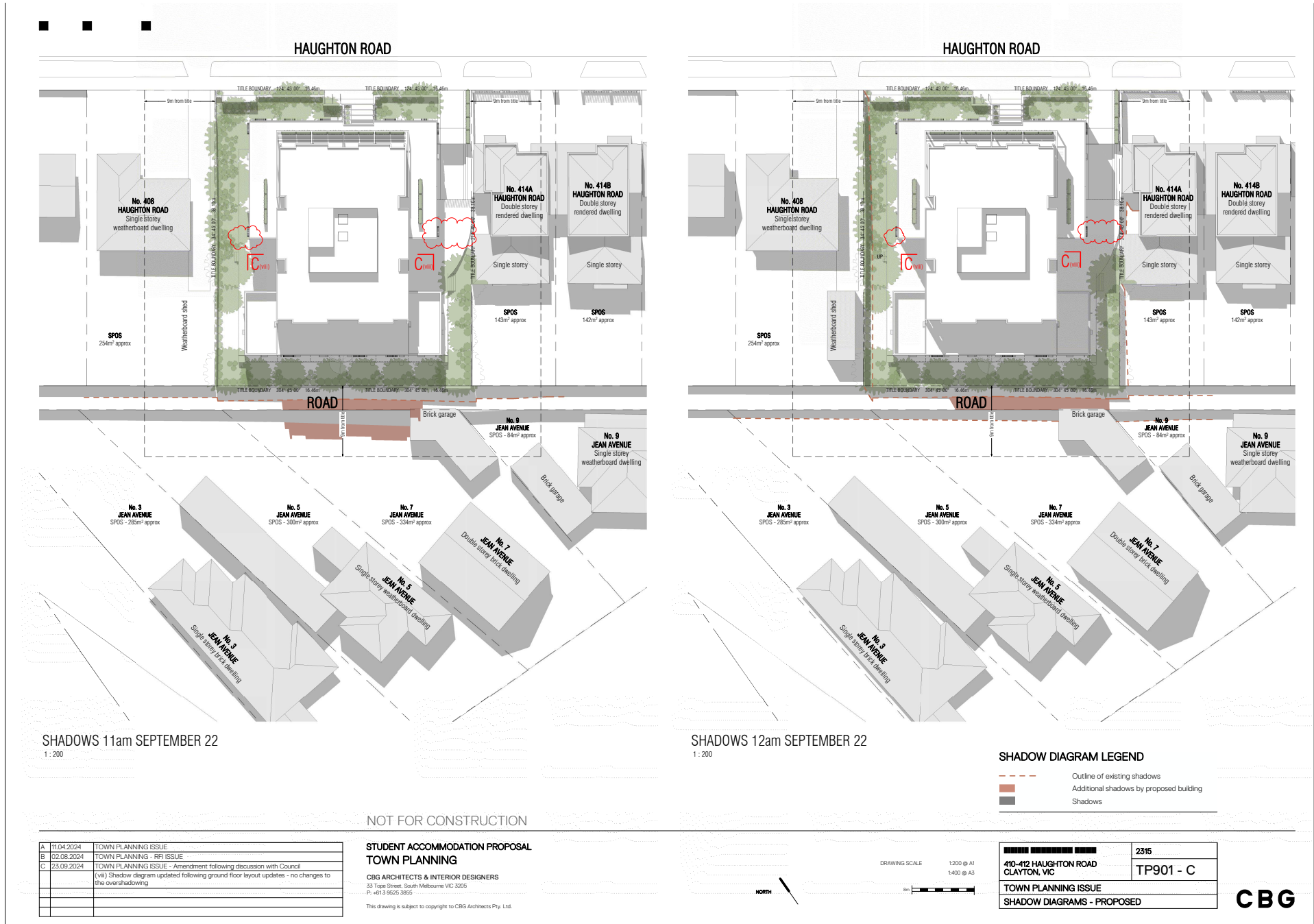
DRAWING SCALE 1:50 @ A1
1:100 @ A3

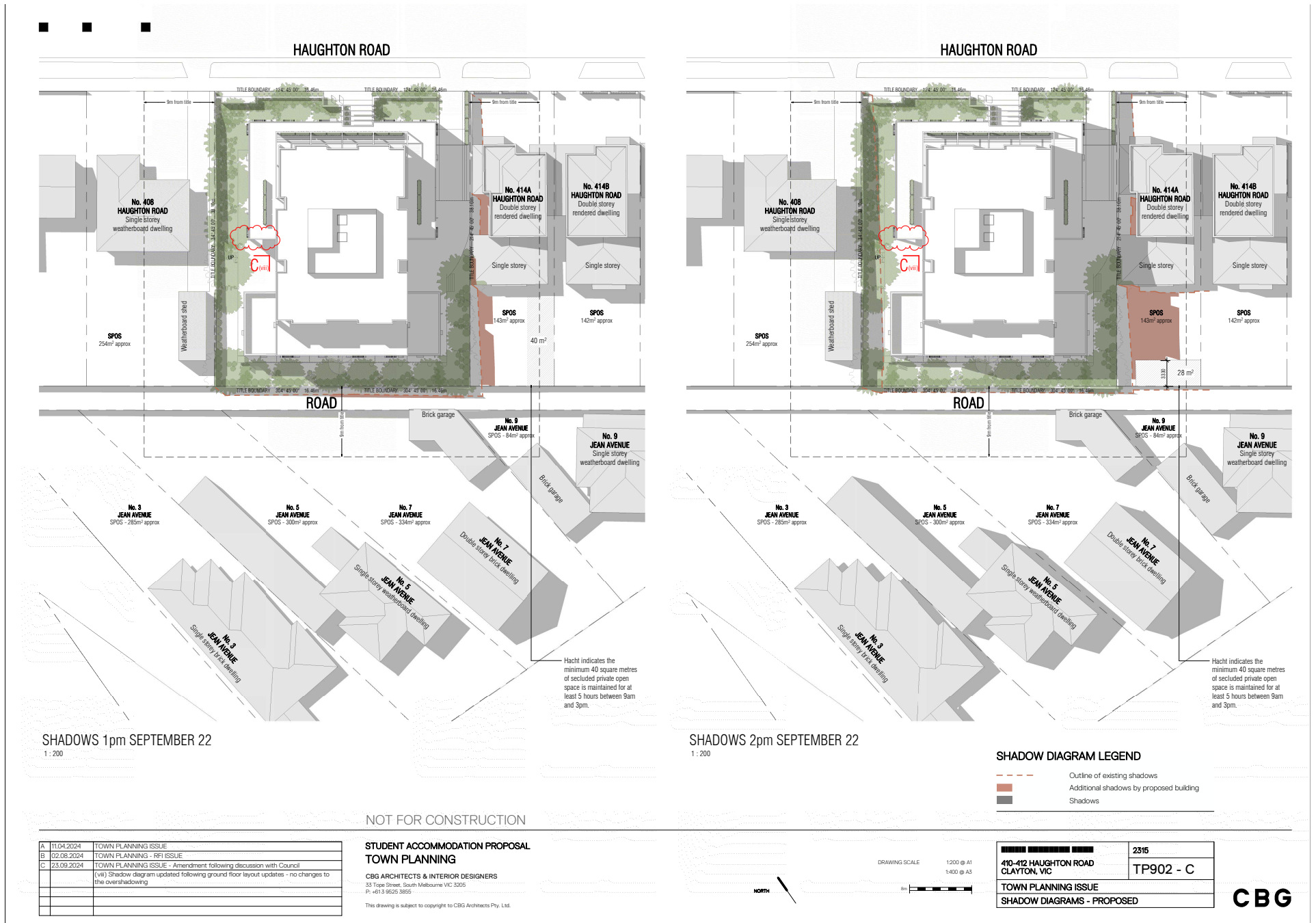


410-412 HAUGHTON ROAD CLAYTON, VIC	23/15 TP601 - C
TOWN PLANNING ISSUE	
AMENITIES	





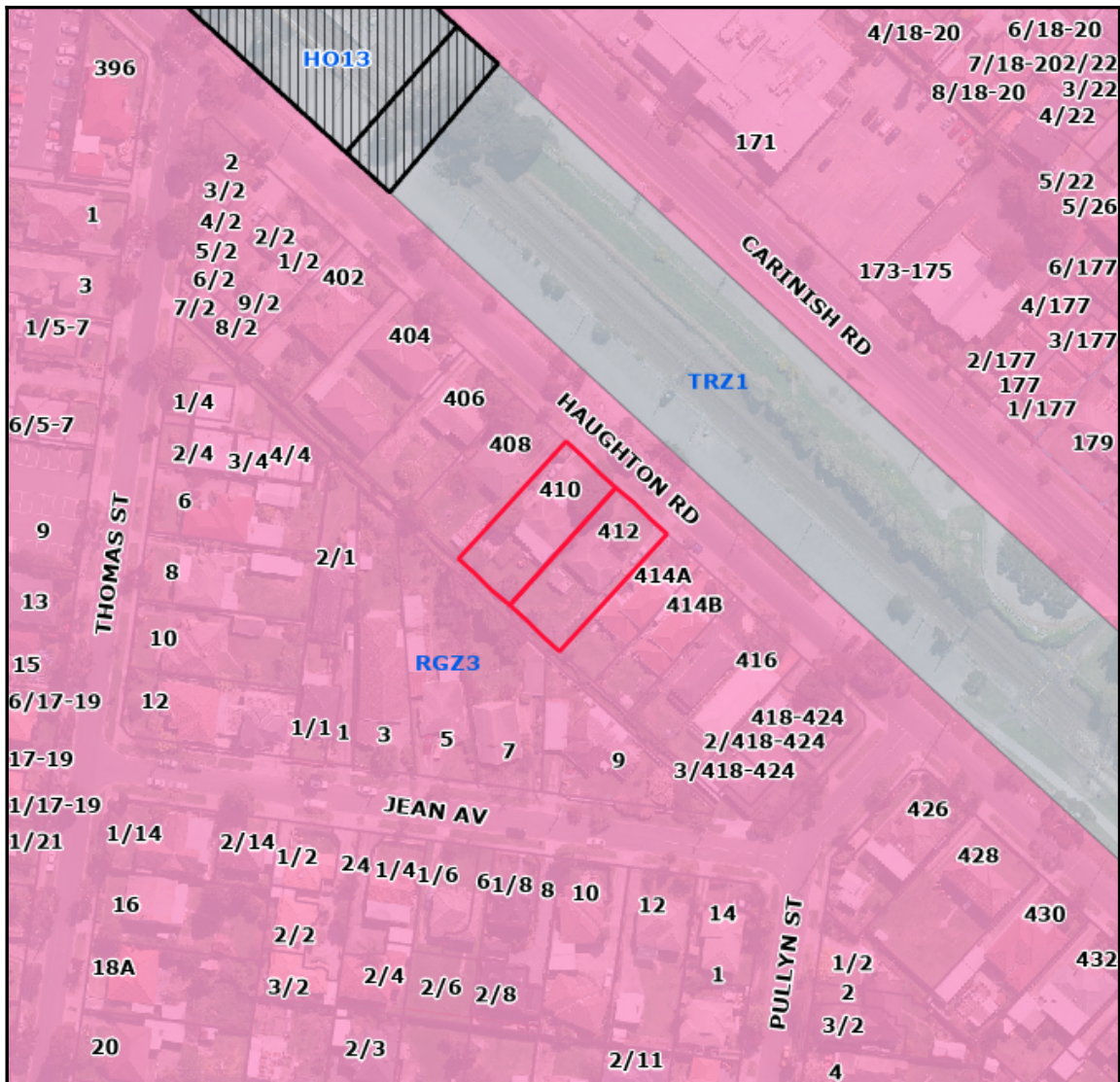








Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays

Address

410-412 Houghton Road CLAYTON VIC 3168

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