



P125/2020
430-434 Neerim Road,
Murrumbreena

Town Planning report to accompany amended
plans

Issue	Assessment
Amended plan details	<p>Version FF. Front page dated 31/08/20.</p> <p>A000 – A007 (site plan, aerial view, site analysis, demolition plan, design response plan, conceptual massing and isometrics).</p> <p>A101 – A109 (site plans and floor plans).</p> <p>A110 – A119 (site plans and floor plans).</p> <p>A113 – A119 (elevations and sections).</p> <p>A201 – A207 (shadow diagrams).</p> <p>A220 – A226 (shadow diagrams).</p> <p>A301 – A306 (3D images).</p> <p>Landscape plan, LCD-001 – LCD-007 (inclusive) prepared by Hansen, marked as Rev A variously dated 24 and 25 September 2020.</p>
Proposal	<p>Ground level retail space (2 x tenancies measuring 173 square metres and 312 square metres respectively), 97 Student accommodation rooms above and basement car park level in a 7-storey building.</p>
Description of changes	<p>See Statement of Changes prepared by C. Kairouz Architects dated 28.09.20.</p>
Planning context	<p>The land is zoned Commercial 1 (C1Z).</p> <p>It is affected by Heritage Overlay (HO187) and Parking Overlay (PO2-2).</p> <p>The land is within the Principal Public Transport Network (PPTN) Area.</p> <p>At a State and Regional level, Clauses 11, 15, 16, 17, 18 and 19 are relevant.</p> <p>Relevant local planning policies include:</p> <ul style="list-style-type: none"> ▪ Clause 22.01 Municipal Profile ▪ Clause 21.02 Key Influences ▪ Clause 21.03 Vision – Strategic Framework ▪ Clause 21.04 Housing and Residential Development ▪ Clause 21.06 Business ▪ Clause 21.10 Heritage ▪ Clause 22.11 Infrastructure ▪ Clause 21.12 Transport ▪ Clause 22.01 Heritage Policy ▪ Clause 22.07 Housing Diversity Areas ▪ Clause 22.09 Student Housing Policy



	<p>Clauses 55, 55.07 and 58 do not apply. Clause 52.06 Car parking is relevant. Cause 52.34 Bicycle facilities is relevant. Clause 53.18 Stormwater Management in Urban Development is relevant. Clause 65 Decision guidelines are relevant. Clause 71 Operational Provisions is relevant.</p>
Location	<p>The address of the land is 43-434 Neerim Road, Murrumbeena.</p> <p>The land abuts 3 streets: Neerim Road (to the south), Murrumbeena Road (to the west) and Melbourne Street (to the north). It is located immediately to the north of Murrumbeena Station.</p> <p>The land is located within the identified Murrumbeena Neighbourhood Centre at Clause 22.07 (Housing Diversity).</p> <p>At Clause 22.09-1, the land is located within Zone 2, where student housing is a preferred location. Zone 1 is the Phoenix Precinct.</p>
Internal Amenity	<p>A total of 97 rooms are proposed. Clause 22.09 suggests that the required amount of communal open space to be 242.5 square metres (i.e. 97 beds x 2.5 square metres) with a minimum dimension of 3 metres. A total of 309 square metres of communal open space is proposed.</p> <p>This communal open space is provided in 3 locations: 74 square metres on Level 1; 10 square metres (in a common room) at Level 2 and 235 square metres on Level 6.</p> <p>The larger 235 square metre area on Level 6, will have unimpeded northern solar access, while the smaller Level 1 area will be more secluded on account of its location at a lower level of the building.</p> <p>Individual rooms have an operable window allowing for natural light and ventilation. The room windows will predominantly be orientated to the street frontages, with those few rooms inward facing designed to ensure they do not overlook other rooms and/or are directly overlooked by the neighbouring development to the south.</p> <p>Each room is between 15-32 square metres in area and capable of accommodating at a minimum a desk, bed, wardrobe, kitchenette, bathroom, and storage space.</p> <p>Communal facilities are offered for residents principally on Level 6 including, a dedicated laundry room and a 101 square metre common room. This common room is in the form of an exaggerated open plan living/dining/kitchen area and opens out onto the primary communal open space area.</p>



Design and Siting	<p>The proposal has regard to and incorporates elements of the applicable design and siting policy points of Clause 22.07 (Housing Diversity) for commercially zoned land in neighbourhood centres.</p> <p>This is demonstrated by the inclusion of commercial floor space with active frontages at ground floor level, an appropriately located pedestrian access point, residential accommodation at upper levels, and a well-resolved built form massing including lack of off-site amenity impacts.</p>
Bicycle Facilities and Car Parking	<p>A total of 97 rooms are proposed equating to a suggested bicycle demand of 33 spaces (1 space per 3 beds as per Clause 22.09-3). A total of 39 bicycle spaces are provided split between 29 spaces within the basement and 10 spaces at ground level.</p> <p>The land is located within Schedule 2 to the Parking Overlay (PO2-2) and based on 97 rooms requires 38 car spaces. A total of 19 car spaces are provided within the basement.</p>
Management	<p>An appropriate condition of permit can require the preparation, approval, and implementation via a Section 173 Agreement, of a Management Plan to ensure the proper and appropriate use of the building.</p>