

**5.3 296-308 & 310-324 FERNTREE GULLY ROAD, NOTTING HILL – STAGED DEVELOPMENT AND USE OF THE LAND FOR THE PURPOSE OF OFFICES, FOOD AND DRINK PREMISES, ACCESS TO A ROAD ZONE & ROADWORKS**

(TPA/35875:MD:RB)

Ward: Oakleigh

Responsible Director: Don Cameron

Reason for Council Consideration: Cost - \$40 million

Statutory Processing Date: 14 April 2008

Preliminary Discussions: Yes

***RECOMMENDATION***

*That Council having considered Section 52 of the Planning and Environment Act 1987 and being satisfied that the grant of a permit would not cause material detriment to any person has not required that notice be given for Planning Application No. 35875.*

*The Council having considered planning application No. 35875 and all the matters required under Section 60 of the Planning and Environment Act 1987 decides to **grant a planning permit** under the provisions of the Monash Planning Scheme in respect of the land known and described as 396-308 & 310-324 Ferntree Gully Road, Notting Hill, for the staged development and use of the land for the purpose of offices and food and drink premises, access to a road zone (category 1), roadworks and landscaping generally in accordance with the plans submitted with the application subject to the following conditions, including the specified standard conditions set out in the Council's "Town Planning Standard Conditions" adopted by the Council 16 September 2003:*

*Conditions:*

- 1. Before the development and use starts, three copies of 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 submitted with the application, but modified to show :*

- a) The new crossing to have a minimum of 1 metre clearance from any services in the naturestrip;*
- b) At blind aisles, the aisle shall be extended a minimum of 1 metre beyond the last parking space;*
- c) If a side boundary of a space is a wall or a fence, or if there are obstructions such as columns placed so as to restrict door opening, 300mm shall be added to the width of the space;*
- d) The location of columns should satisfy the requirements of the design envelope around a parked vehicle as indicated in Figure 5.2 of the*

*Australian Standard for Off – Street Car Parking, AS/NZS 2890.1 – 2004;*

- e) To permit access for both cars and light vans within car park areas, the height between the floor and an overhead obstruction shall be a minimum of 2200mm;*
  - f) Location and design of any additional electricity supply meter box/kiosk/substation, which may be required. This facility must not be located within the front landscape setback of any road;*
  - g) Location of any fire hydrants, booster assemblies or sprinkler control valves which may be required and details to minimise their visual prominence.*
  - h) Location of gas and water metres. These facilities should be designed to minimise their visual prominence if located within the front setback area;*
  - i) Deletion of proposed front fencing;*
  - j) Details of external materials and colours including paving. Reflectivity of materials must be no greater than 15%.*
- 2. Prior to the commencement of any buildings or works for Buildings B and D, three copies of amended plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. Full details of the buildings including details of materials and colours of each building and location of bicycle and waste facilities must be submitted for approval. The gross floor area for Buildings B and D must be no greater than 7,495 square metres and 5,125 square metres respectively.*
- When approved the plans will be endorsed and will then form part of the permit.*
- 3. The development and use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.*
- 4. Floor area in excess of 1800 square metres must only be used for offices as specified in Clause 22.02-3 dot point No 5 of the Monash Planning Scheme.*
- 5. The provision of car parking for office use on the site must be provided at a rate no less than of 3.5 car parking spaces to each 100 square metres of net floor area.*
- 6. Bicycle facilities for each building, hereby permitted, must be provided in accordance with the provisions detailed in Clause 52.34 of the Monash Planning Scheme.*
- 7. The maximum number of seats permitted within the café is 100 unless the Responsible Authority gives consent in writing.*
- 8. Once the development of each building has started it must be continued*

*and completed to the satisfaction of the Responsible Authority. The Responsible Authority must be advised in writing when the construction and works for each building are completed to enable the site to be inspected.*

9. *No goods must be stored or left exposed outside any building so as to be visible from any public road or thoroughfare.*
10. *No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.*
11. *Adequate provision shall be made for the storage and collection of garbage and other solid wastes and these facilities are to be located on the site to the satisfaction of the Responsible Authority.*
12. *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) *presence of vermin.*
13. *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 any building unless otherwise agreed to in writing by the Responsible Authority.*
14. *A landscape plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority prior to the commencement of any works. The plan must show the proposed landscape treatment of the site including:-*
  - *the location of all existing trees and other vegetation to be retained on site*
  - *provision of canopy trees with spreading crowns located throughout the site*
  - *planting to soften the appearance of hard surface areas such as driveways and other paved areas*
  - *a schedule of all proposed trees, shrubs and ground cover, which will include the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material*
  - *the location and details of all fencing*

- *the extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site*
- *details of all proposed hard surface materials including pathways*

*When approved the plan will be endorsed and will then form part of the permit. The landscaping may be staged as per staging of buildings.*

15. *Before occupation of any of the buildings, landscaping works as shown of the endorsed plans for each stage must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.*

16. *Before the development of each building permitted is completed, areas set aside for parked vehicles and access lanes for each building as shown on the endorsed plans must be :*

- constructed to the satisfaction of the Responsible Authority;*
- properly formed to such levels that they can be used in accordance with the plans;*
- surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;*
- drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;*
- 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.*

17. *The driveway and parking area should be designed in accordance with the Australian Standard for Off Street Parking, AS/NZS 2890.1-2004, apart from the dimensions of car parking spaces and associated accessways, which must be in accordance with Clause 52.06-3 of the Monash Planning Scheme.*

18. *Access ramps for people with disabilities should be designed in accordance with the Australian Standard for Design for Access and Mobility, AS 1428.*

19. *All on-site stormwater is to be collected from hard surface areas and must not be allowed to flow uncontrolled into adjoining properties.*

20. *Before the development starts, a site layout plan drawn to scale and dimensioned must be approved by the Responsible Authority.*

*The plans must show a drainage scheme providing for the conveying of the stormwater to the nominated point of discharge. The nominated point of discharge is to the south of the property where it must be collected and free drained via a pipe to the Council pits along the southern boundary*

*easement to be constructed to Council Standards.*

*Note: If the nominated point of discharge cannot be located then notify Council's Engineering Division immediately.*

- 21. Any new drainage work within a Council easement drain requires the approval of the Council's Engineering Division prior to the works commencing. Three copies of the plans for the drainage works for stages 1, 2 & 3 must be submitted to and approved by the Engineering Division prior to the commencement of works.*
- 22. The redundant crossings are to be removed and reinstated with kerb and channel to the satisfaction of Council. The footpath and naturestrip are to be reinstated to the satisfaction of Council.*
- 23. Prior to commencement of any buildings and works on the site, a Parking Management Plan detailing the management and allocation of car parking on the site must be submitted to and approved by the Responsible Authority. When approved the plan will form part of the permit. The Parking Management Plan must provide for (but not be limited to) the following:
  - a) Adequate on site parking for employees for each building at a rate no less than 3.5 car parking spaces to each 100 square metres of net floor area; and*
  - b) Allocation of staff parking, visitor parking and drop off & pick up areas for each building including for the proposed cafe.*

*The Parking Management Plan may be amended with the written consent of the Responsible Authority.**
- 24. Prior to the commencement of works on the site, the owner shall prepare a Waste Management Plan for the collection and disposal of garbage and recyclables for all uses on the site. The Waste Management Plan shall provide for:
  - a) The method of collection of garbage and recyclables for uses;*
  - b) Designation of methods of collection including the need to provide for private services or utilisation of council services;*
  - c) Appropriate areas of bin storage on site and areas for bin storage on collection days;*
  - d) Measures to minimise the impact upon local amenity and on the operation, management and maintenance of car parking areas;*
  - e) Litter management.*

*A copy of this plan must be submitted to Council.**
- 25. Prior to commencement of any buildings and works on the site, a Construction Management Plan must be prepared and submitted to the Responsible Authority for approval. The plan must be to the satisfaction of the Responsible Authority. Once approved, the plan must be implemented*

*to the satisfaction of the Responsible Authority. The plan must address the following issues:*

- a) measures to control noise, dust and water runoff;*
- b) prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;*
- c) the location of where building materials are to be kept during construction;*
- d) site security;*
- e) maintenance of safe movements of vehicles to and from the site during the construction phase;*
- f) on-site parking of vehicles associated with construction activities;*
- g) wash down areas for trucks and vehicles associated with construction activities;*
- h) cleaning and maintaining surrounding road surfaces.*

*VicRoads Condition (0332808)*

- 26. Prior to endorsement of the plans and works authorised by this permit, the applicant must arrange for an updated Traffic Impact Assessment Report (TIAR) to be prepared to the satisfaction of VicRoads. The report must:*
  - a) Include the extension of the U-turn lane (west approach) of the signalised intersection of Ferntree Gully Road and Gilby Road (length extension to be determined by deceleration and SIDRA analysis requirements).*
  - b) Include the extension of the right/U-turn lane (east approach) at the median opening along the Ferntree Gully Road located approximately 150 metres from the western property boundary; and*
  - c) Be developed generally in accordance with VicRoads' Draft Guidelines for preparation of a Traffic Impact Assessment Report.*
- 27. Prior to commencement of any use or any roadworks authorised by this permit the applicant must:*
  - a) Prepare functional layout plans for the access arrangements for the development to the satisfaction of VicRoads.*
  - b) Subsequent to the approval of the functional layout plans, prepare detailed engineering plans for the roadworks along Ferntree Gully Road, to the satisfaction of VicRoads. Detailed design matters such as bus stop locations, median widths, DDA compliance, lane widths, drainage etc will be approved at this stage.*
- 28. The applicant must engage VicRoads pre-qualified contractors to undertake all roadworks along Ferntree Gully Road.*

29. *Before the commencement of any roadworks authorised by this permit, the developer must*
  - i. *Provide a bank guarantee (in the name of the developer/owner) without a termination date, to VicRoads for the estimated cost of works.*
  - ii. *Provide evidence that the Contractor has a public liability insurance policy for at least \$10 million, effective for the duration of the works.*
  - iii. *Provide VicRoads with the name, address, business and out-of-hours telephone numbers of the principal roadworks contractor.*
30. *Prior to the commencement of any roadworks, in, on, under or over the Ferntree Gully Road reservation the applicant must have first applied for and received written consent from VicRoads for those works in accordance with Section 63 of the Road Management Act 2004.*
31. *Prior to the commencement of any roadworks along Ferntree Gully Road authorised by this permit the applicant must provide a payment to VicRoads of the pre-estimate certification audit fee.*
32. *Where the roadworks associated with the access arrangement to Ferntree Gully Road (including footpath and nature strip) lie within the property, the applicant must arrange for the plan of subdivision to show the land abutting the road, which is affected by the roadworks, labelled "ROAD" which vests in the Roads Corporation upon certification of the plan of subdivision.*
33. *The applicant must pay the full cost of all roadworks, drainage, service relocations, public lighting and modifications, and any other costs associated with the development.*
34. *Prior to the commencement of any use authorised by this permit the applicant must complete all roadworks along Ferntree Gully Road in accordance with approved plans and to the satisfaction of VicRoads.*

NOTES:

1. *Building approval must be obtained prior to the commencement of the above approved works.*
2. *Unless no permit is required under the planning scheme, no sign must be constructed or displayed without a further permit.*
3. *Engineering permits must be obtained for new or altered vehicle crossings and for new connections to Council drains and pits and these works are to be inspected by Council (9518 3690).*
4. *Prior to the commencement of the development permitted a statement of liability indemnity, (Use of Easement Approval), related to the road and car parks over the western, eastern and southern boundary easements on*

*the site shall be provided to the satisfaction of the City of Monash.*

*Approval to be given subject to:*

- *Council and Yarra Valley Water approval being given*
  - *The Registration of a Section 173 Agreement on Title between the owners and Council, protecting Council's future drainage maintenance rights.*
  - *The use of easement agreement being signed by Council.*
  - *A construction joint being made along the easement line.*
5. *Tree planting should be kept clear of the drainage easement.*
  6. *Stormwater detention requirements may be obtained from the Council prior to design of any stormwater detention system.*
  7. *VicRoads approval and inspections are required for roadworks along Ferntree Gully Road and a copy of the approved plans and details of inspections are to be submitted for Council records.*
  8. *Buildings and structures are not to be constructed within the easement containing the existing 300mm & 225mm stormwater drains (as shown on Council drawing no 20223) within 296-308 Ferntree Gully Road property if the pipes are to be used. These drains will become private drains as part of the private internal stormwater system for the development. However if the stormwater pipes are not to be utilised and proven to Council's satisfaction that no other property connects into this drainage system then they can be made redundant.*

*Expiry of permit:*

*In accordance with section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:*

- *The development and use are not started within two years of the date of this permit.*
- *The development is not completed within four years of the date of this permit.*

*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 permits expires, or within three months afterwards.*

## **BACKGROUND**

The subject site is located on the south side of Ferntree Gully Road, approximately 400 metres east of Gardiner Road, Notting Hill. 'Stage 1' the subject of this application has a frontage to Ferntree Gully Road of 111.1 metres and an overall site area of approximately 1.845 hectares. It forms part of the

wider land holding known as the 'Ferntree Business Park', which is proposed to be upgraded and redeveloped in stages. See Attachment 1 for locality plan.

Council previously issued Planning Permit No 33653 on 1 February 2006 for an office warehouse development and multi-level car park on the western portion of the site fronting Ferntree Gully Road (shown as Building A on the plans).

The portion of the site to be redeveloped under the current application is presently vacant. Vehicle access is via Ferntree Gully Road.

Surrounding development comprises a mix of office, research/development, commercial and light industrial uses.

To the north of the site, and on the opposite side of Ferntree Gully Road, are two business parks: Axxess Corporate Park and the Central Park Business Centre.

Land to the east and west of the site is developed with a series of large-scale commercial premises. Land to the south comprises the CSIRO offices, beyond which is Monash University's Clayton Campus.

## ***PROPOSAL***

The proposal is for 'Stage 1' of the redevelopment of the business park.

The submitted plans indicate building envelopes for 3 new office buildings. At this stage the applicant has not submitted comprehensive plans of Buildings B and D but has requested that a condition of approval require detailed plans to be submitted prior to the construction of each of these office buildings. The general building envelopes of the two buildings is shown on the plans. However detailed plans have been submitted for Building C. The proposal incorporates the following: (See Attachment 2):

### **Building B**

- Five level office building to be located on the north-east corner of the site
- Gross office floor area of 7,495 square metres
- Building height of 22.45 metres to the top of the plant and services on the roof

### **Building C**

- Four level office building located in the central eastern part of the site
- Gross office floor area of 5,656 square metres (4,680 net leasable floor area)
- Building height of 18.8 metres to the top of the plant and services on the roof
- At ground level a proposed café comprising a total of 302 square metres and providing for a maximum of 100 seats

- Provision of a 34 space secured bicycle parking compound to the rear of Building C and 10 bicycle visitor spaces adjacent to the main entrance
- Shower and change facilities are to be provided in the amenity areas on each level of the building
- A total of 228 car parking spaces will be provided for Building C, with 68 at grade spaces provided along the central access road and 160 spaces allocated within the multi-deck car park
- A loading area is provided at the rear of the building which will also be used for waste collection

#### Building D

- Four level office building located in the south-east part of the site
- Gross office floor area of 5,125 square metres
- Building height of 18.8 metres to the top of the plant and services on the roof

Overall the total new gross floor area for the offices is proposed to be 18,276 square metres.

It is noted that a 20 metre frontage setback is provided along the entire site frontage to Ferntree Gully Road. A new planting regime for the front setback is to be a continuation of the theme approved in front of Building A. In addition landscaped areas are also indicated around each of the new buildings and the car parking areas including along the eastern boundary of the site.

A 1.75 metre high black palisade fence is also proposed to be setback approximately 10 metres from the Ferntree Gully Road frontage.

No advertising signage is proposed as part of the application.

#### Access, Roadworks and Car Parking

A new deceleration lane for west-bound traffic will be created along part of the frontage of the land known as 310-324 Ferntree Gully Road. This lane will allow for improved left-turn movements into the site. In addition, the existing U-turn lane will be upgraded within the Ferntree Gully Road reserve.

A new estate road is to be provided centrally within the subject site and terminate in a court bowl arrangement in the southern part of the site with a link-road providing access to a multi-deck car park.

A total of 1050 car parking spaces are to be provided on site for the Stage 1 redevelopment comprising 68 along the internal estate road, 525 within a five storey car park located within the south-western part of the site and an additional 457 car parking spaces within the multi-deck car park approved under Planning Permit 33653.

A traffic report has been submitted with the application, the details of which will be discussed later in the assessment section of the report.

## ***POLICY IMPLICATIONS***

The Monash Specialised Activity Centre – Strategic Planning Framework adopted by Council includes the subject site within the Specialised Activity Centre as designated under Melbourne 2030. It is noted that the Specialised Activity Centre has a different function from other activity centres and focuses on economic development as opposed to a mix of retail, commercial and residential uses.

In addition state and local policies and the provisions of the Municipal Strategic Statement within the Monash Planning Scheme support the appropriate development of high technology, research and office type development within the Monash Precinct Technology area.

The policies relevant within the Monash Planning Scheme for the current application include the following:

### State Planning Policy Framework

Clause 11.03: Principles of Land Use and Development Planning

Clause 12: Metropolitan Development

This clause gives expression to Melbourne 2030 by providing specific objectives and strategies for Metropolitan Melbourne. Strategies include defining the role and function of activity centres by reinforcing the role of concentrating development in established areas of activity while promoting energy efficiency, accessibility to transport and good urban design.

Clause 17.02: Business

Clause 17.03: Industry

Clause 18.02: Car Parking and Public Transport Access to Development

Clause 18.03: Bicycle Transport

Clause 19: Design and Built Form

### Local Planning Policy Framework

Clause 21: Municipal Strategic Statement

Clause 21.03-2: Economic Development

The strategic vision is to develop sustainable employment opportunities and maintain Monash as the predominant business location in Melbourne's eastern region by supporting a proactive, progressive business community and creating attractive, convenient and vibrant business centres.

#### Clause 22.02: Monash Technology Precinct Policy

An objective of the policy is to assist the sustainable and complementary development and operation of industrial, office and high technology land uses, that provide a variety of employment centres of high amenity, quality and enduring local image.

#### Clause 22.03: Industry and Business Development and Character Policy

This policy promotes the enhancement of the Garden City Character of Industrial and business areas. The subject site is located within Industry Character Area Type 3 which derives its character from post WWII and contemporary industrial, commercial and retail development in self contained subdivisions with a grid pattern on undulating topography. The desired future character statement states that areas should continue to develop as a modern industrial and technology park within an attractive landscape setting containing a large number of large, mature, native trees. The main road frontages should be well landscaped and contain high profile businesses that should prevent a postive public image of the municipality to road users.

#### Zoning

The subject site is located within a Business 3 Zone under the provisions of the Monash Planning Scheme. A planning permit is required for the proposed offices as the maximum combined leaseable floor area for offices within the business park exceeds the threshold of 1,800 square metres as detailed in the Schedule to the Zone. A planning permit is also required for all buildings and works within the zone.

The land is covered by the Design and Development Overlay-Schedule No.1. Decision guidelines and setback requirements are included in the overlay. A 20 metre frontage setback is required along Ferntree Gully Road.

Ferntree Gully Road is located within a Road Zone – category 1 under the provisions of the Monash Planning Scheme and a planning permit is required for any alteration to access.

#### ***CONSULTATION***

Due to the nature of the proposal and surrounds, notification of the application is not required. It is considered that the proposal will not cause any material detriment to the amenity of the surrounding area.

Under the requirements of the Planning Scheme, the application was referred to VicRoads for comment. VicRoads have no objection to the proposal subject to a number of conditions being placed on the permit requiring additional roadworks within Ferntree Gully Road.

The application was also referred to the Director of Public Transport for comment. There is no objection to the proposal.

Council’s Traffic and Drainage Sections require conditions to be placed on any permit issued.

***ASSESSMENT***

The proposal supports state and local policies and the provisions of the municipal strategic statement contained within the Monash Planning Scheme.

Layout and Built Form

The layout of the site is considered satisfactory. Buildings have been placed within a landscape setting to enhance the attractiveness of the Business Park and car parking is largely concealed from Ferntree Gully Road. The 20 metre front landscape setback is also maintained.

The built form has been arranged on the site to not only maximise exposure to Ferntree Gully Road but also to allow quality address points to each individual building on the main internal estate road. Generous space is provided around each of the buildings integrating into a campus like environment.

The detailed design of Building C shows a contemporary building with large areas of glazing including a double glazed curtain wall feature at the entrance, alucobond features and blade wall. The building displays a high architectural response to the site in keeping with recent development within the surrounding area.

Conditions will be required on the permit in respect to the design detail of Buildings B and D.

Car Parking

Under Clause 52.06-6 of the Monash Planning Scheme and Council’s Car Parking Policy, a ratio of 3.5 car parking spaces are required to each 100 square metres of net floor area for offices. Using this ratio, car parking is required as follows:

Use	Floor Area/Seats	Car Parking Required Under Clause 52.06 of MPS & Council’s Car Parking Policy	Provided
Office (Buildings B, C and D)	18,276sqm (Note this is gross floor area)	610 (3.5spaces/100sqm)	
Café	100 seats	60	
<b>Total</b>		<b>670</b>	<b>1050</b>

Some of the 380 car spaces in excess of the minimum 3.5 spaces/100 square metres will be allocated to Building C as the developer is providing in excess of the minimum. The remaining will be utilised for Buildings B and D.

### Traffic

The traffic report submitted with the application indicates that the predicted traffic generation is likely to be moderate and Council's traffic engineers concur with this assessment. It is considered that the proposed development is likely to have some impact on Ferntree Gully Road in the vicinity of the development.

Accordingly the applicant has proposed a number of traffic management measures, which were described earlier in the report in order to mitigate these effects.

In particular, VicRoads requires the extension of the U-turn lane (west approach) of the signalised intersection of Ferntree Gully Road/Gilby Road and extension of the right/U-turn lane (east approach) at the median opening along Ferntree Gully road located approximately 150 metres from the western property boundary.

With these measures in place, the proposed development will satisfactorily meet Council and VicRoads requirements.

### Bicycle Parking

Pursuant to the provisions of Clause 52.34 of the Monash Planning Scheme a total of approximately 61 bicycle parking spaces and 18 visitor spaces should be provided for the total development (Buildings B, C and D). It should be noted however that these figures would be slightly reduced when net leasable floor areas have been finalised for each of the buildings.

At this stage the application proposes a total of 19 bicycle spaces, 15 for staff and 4 for visitors, for Building C only. This is approximately 75 percent of the Planning Scheme Requirement.

Council is committed to providing alternative transport options for employees. Accordingly, a reduction in the planning scheme requirements is not supported and a condition should be placed on the permit requiring the proposal to comply with the bicycle parking requirements as detailed in the Scheme.

Accordingly a condition should be placed on the permit requiring the detailed plans for Buildings B and D to also comply with this percentage for bicycle parking.

### Front Fencing

The proposed front fencing is inconsistent with the 'Garden City Character Policies' of the Monash Planning Scheme. Council is committed to the promotion of a high level of amenity in streetscape and built form to reinforce

the significance of the Monash Technology Precinct on a local, regional, national and international scale.

Council's Urban Design Guidelines for the Monash Technology Precinct indicates that security fencing can only be provided at the alignment of the building façade to protect storage areas and limit access to the site.

Accordingly the front fencing should be deleted from the plans.

### ***CONCLUSION***

The proposal will provide for a high quality campus style development, which supports the policies and requirements of the Monash Planning Scheme. Satisfactory levels of car parking and landscaping are to be provided on site in excess of Council requirements. Accordingly it is recommended that a permit be issued with appropriate conditions.