

5.4 1816-1832 DANDENONG ROAD CLAYTON – EXTERNAL BUILDINGS AND WORKS TO THE EXISTING TELSTRA BUILDING

(TPA/36916:MD:HM)

Ward : Oakleigh

Responsible Director: Paul Kearsley

Reason for Council Consideration: Cost \$5.6 Million

Statutory Processing Date : 15 March 2009

Pre-Application : Yes

RECOMMENDATION

*The Council having considered planning application No.36916 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 1816-1832 Dandenong Road, Clayton, for external buildings and works to the existing building generally in accordance with the plans submitted with the application and 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:*

- 1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.*
- 2. 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.*

NOTES:

- 1. Building approval must be obtained prior to the commencement of the above approved works.*

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 is 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 Dandenong Road, approximately 100 metres east of Evelyn Street, Clayton. The land is irregular in shape and has frontage of approximately 108 metres to Dandenong Road and extends through to Treforest Drive to the south. See Attachment 1 for locality plan.

Telstra occupies a number of large buildings on the site and vehicle access is via the Dandenong Road service road and Treforest Drive.

Surrounding development comprises existing industrial development to the east, west and south of the site. Conventional residential development is located further west of the site and on the north side of Dandenong Road.

PROPOSAL

The proposal is to carry out a number of alterations to the existing three storey operations building located within the south east corner of the site.

A major upgrade of the mechanical and electrical services of the building is proposed. Only minor alterations to the façades and roof top equipment requires a planning permit. See Attachment 2 for plans of the application.

External alterations comprise the following:

- New metal framed double weatherproof doors to facades.
- Metal louvres to facades.
- New chiller water pipes to eastern façade.
- Proposed tanks at roof level surrounded by 5 metre high louvre screening.

POLICY IMPLICATIONS

State Planning Policy Framework

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 17.03: Industry

The objective of this clause is to ensure availability of land for industry and to facilitate the sustainable development and operation of industry and research and development activity.

Clause 19.03: Design and Built Form

Development should achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

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 22.03: 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 4 which derives its character from post WWII industrial development with a grid subdivision pattern on flat topography. Redevelopment should retain the industrial character that is derived from the concentration of manufacturing and service industries.

Zoning

The subject site is located within an Industrial 1 Zone. A planning permit is required for the proposed external buildings and works.

The land is also covered by the Design and Development Overlay-Schedule No.1. Decision guidelines and setback requirements are included in the overlay.

CONSULTATION

The application is exempt from the notice requirements of Section 52 of the Planning and Environment Act 1987 as the proposed buildings and works are located greater than 30 metres from a Residential zone.

There are no referral authorities in respect of the application.

ASSESSMENT

It is noted that the operations building is a reinforced concrete building, which was constructed in the late 1980's to house the data centre services for Telstra.

The proposed external building works are minor and allow for the major upgrade of mechanical and electrical services within the building.

It is considered that there will be no adverse impact from the changes proposed to the building. The alterations will not be visible from Dandenong Road.

CONCLUSION

The proposed development is considered satisfactory and supports the provisions of the Monash Planning Scheme. Accordingly, it is recommended that a planning permit be issued subject to appropriate conditions.