

## 5.4 498 – 506 WELLINGTON ROAD MULGRAVE – CONSTRUCTION OF A WAREHOUSE BUILDING EXCEEDING 7 METRES IN HEIGHT

(TPA/36473:DL:RB)

Ward : Mulgrave

Responsible Director: Don Cameron

Reason for Council Consideration: Cost of Development

Cost of Development : \$1,600,000

Statutory Processing Date :3 October 2008

### **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. TPA/36473*

*The Council having considered planning application No.TPA/36473 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 498-506 Wellington Road Mulgrave to develop the land for the purpose of a warehouse building exceeding 7 metres in height generally in accordance with the plans submitted with the application dated 4 August 2008 No.TPA/36473 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. 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 collection of stormwater within the site and for the conveying of the stormwater to the nominated point of discharge. The nominated point of discharge is to the existing drainage system within the property.*

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

- 3. All on-site stormwater is to be collected from hard surface areas and must not be allowed to flow uncontrolled into adjoining properties.*
- 4. The loading and unloading of goods from vehicles must only be carried out on the land.*
- 5. No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.*

6. *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.*
7. *Disabled access to the building must be provided to the satisfaction of the Responsible Authority. All work carried out to provide disabled access must be constructed in accordance with Australian Standards Design for Access and Mobility AS 1428.1.*
8. *Prior to the commencement of the development, a schedule of construction materials, external finishes and colours must be submitted to, and approved by, the Responsible Authority. When approved, the schedule will be endorsed to form part of the permit.*
9. *The unused portion of the property must be kept drained, tidy and mown at all times to the satisfaction of the Responsible Authority.*

*Notes:*

1. *Building approval must be obtained prior to the commencement of the above approved works.*
2. *Any new connections into a Council easement drain requires the approval of the Council's Engineering Division prior to the works commencing. A copy of the plans for the drainage works must be submitted for Engineering Division's records prior to the commencement of works.*
3. *Tree planting should be kept clear of the drainage easement*

### ***BACKGROUND***

The land is situated on the south side of Wellington Road in proximity of the entrance to the Monash Freeway. The land is occupied by Ensign Laboratories. Land adjoining the subject site is used for industrial purposes.

Several planning permits have been issued for the land, the most recent of which was on 5 February 2008 for an extension to a building used for industrial purposes exceeding 7 metres in height and a warehouse building.

### ***PROPOSAL***

It is proposed to construct a 2046 square metre warehouse adjoining the south wall of an existing warehouse. The building would be 11.45 metres high and be constructed from pre-cast concrete panel and colorbond clad.

No additional car spaces are proposed.

### ***POLICY IMPLICATIONS***

#### State Planning Policy Framework

Clause 17.03 - Industry

#### Local Planning Policy Framework

Clause 21.07 – Industry

Clause 22.03 – Industry and Business Development and Character Policy

#### Zones

Clause 33.01 – Industrial 1 Zone – Planning permit required for buildings and works but not to use land for “warehouse” or “industry” in this instance.

#### Overlays

Clause 43.02 – Design and Development Overlay (Schedule 1) – Planning permit required for buildings and works exceeding 7 metres in height.

#### Particular provisions

Clause 52.06 – Car parking.

Clause 52.07 – Loading and unloading of vehicles

### ***CONSULTATION***

The proposal is not exempt from public notice. However, the application was not advertised because it is not considered that the proposal will cause material detriment to any person. This is based on surrounding land uses and the scale and location of the proposed building.

### ***ASSESSMENT***

The matters to be considered in this application are the scale of the proposed building and car space provision.

#### Scale of proposed building

Although the proposed building would be 11.45 metres high, it would nevertheless be consistent in scale with other buildings on the land. It would also be situated behind the existing buildings such that it would not be visually intrusive in its surroundings.

#### Car space provision

Existing and proposed floor area and car space provision is represented as follows:

<b>Existing floor area</b>	<b>Required car spaces</b>
3,360m <sup>2</sup> manufacturing.	67 spaces @ 2.0/100m <sup>2</sup> .
5,390m <sup>2</sup> warehouse.	81 spaces @ 1.5/100m <sup>2</sup> .
1,650m <sup>2</sup> office.	25 spaces @ 1.5/100m <sup>2</sup> (<30% of total).
<b>Sub-total</b> = 10,400m <sup>2</sup> .	173 car spaces.
<b>Proposed floor area</b>	<b>Required car spaces</b>
2,046m <sup>2</sup> new warehouse.	31 spaces @ 1.5/100m <sup>2</sup> .
<b>Total</b> = 12,446m <sup>2</sup>	<b>Total</b> = 204 car spaces.

The total car space requirement for the existing and proposed floor areas is 204 car spaces. There are 218 car spaces existing on the land. As such the proposal is satisfactory in this respect.

### ***CONCLUSION***

The scale of the proposed warehouse extension would be consistent with existing buildings on the land and the existing car space provision is satisfactory so as to not require any additional car spaces to be provided for the proposal. As such the proposal is considered satisfactory and should be supported.