7.1.2 TPA/57779- 1816-1832 DANDENONG ROAD, CLAYTON - CONSTRUCT BUILDINGS AND WORKS FOR A FOUR (4) STOREY DATA CENTRE, DISPLAY OF BUSINESS IDENTIFICATION SIGNS AND REDUCTION OF CAR PARKING REQUIREMENTS

Responsible Manager:	Kaitlyn Zeeck, Manager City Planning
Responsible Director:	Peter Panagakos, Director City Development

EXECUTIVE SUMMARY

The subject site is occupied by ten (10) existing buildings including a Data Centre Building. The site comprises four (4) land parcels, and this application proposes replacing two existing buildings along the eastern boundary with a four-storey building and associated car parking and landscaping. The remainder of the site will remain unchanged.

The application was subject to public notification. One objection to the proposal has been received and raises concerns in relation to the compatibility of the use with nearby residential zoning, potential noise, heat, traffic issues, visual impact, and safety issues.

Key issues to be considered relate to building height and scale, car parking provision, traffic generation and potential external amenity impacts.

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

The reason for presenting this report to Council is the proposed development cost of $137 Million.

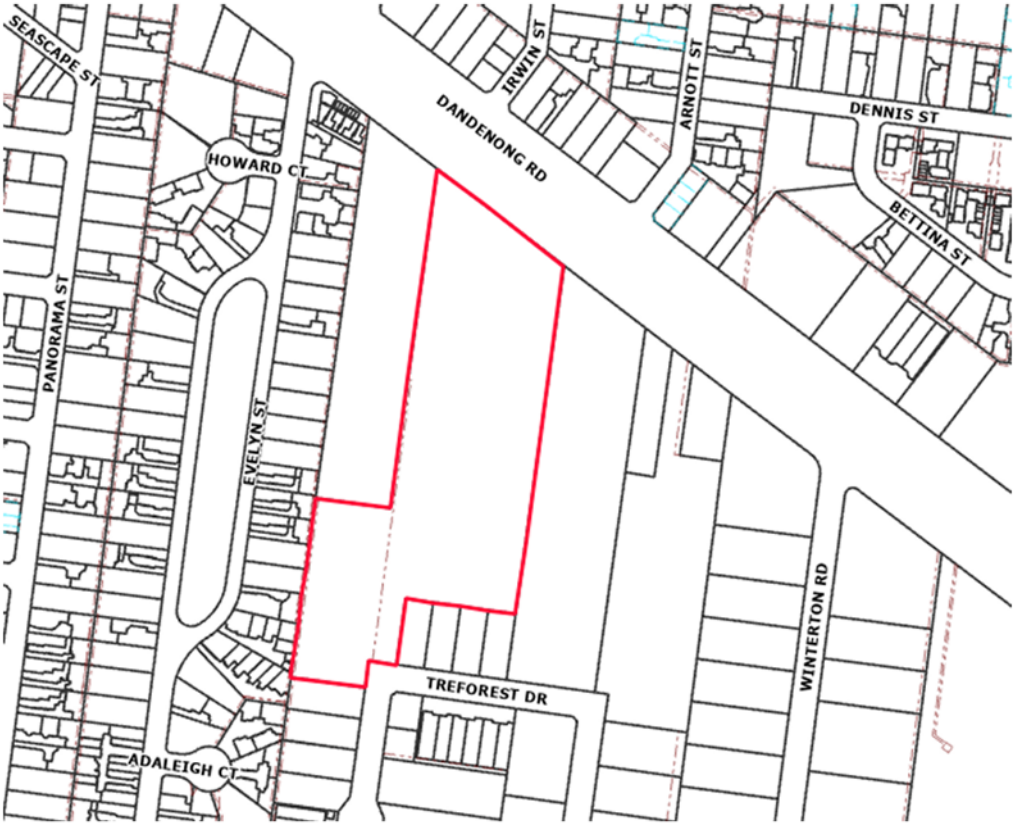
The proposal is considered appropriate having regard to the relevant provisions of the Monash Planning Scheme. It is recommended that Council issue a Notice of Decision to Grant a Planning Permit, subject to conditions.

RESPONSIBLE PLANNER:	Jeanny Lui
WARD:	Banksia
PROPERTY ADDRESS:	1816-1832 Dandenong Road Clayton
NUMBER OF OBJECTIONS:	One (1)
ZONING:	Industrial 1 Zone
OVERLAY:	Design and Development Overlay Schedules 1 Special Controls Overlay Schedule 16 & 17
EXISTING LAND USE:	Data centre and support services
RELEVANT POLICY:	**Municipal Planning Strategy**

	Clause 02.01 – Context Clause 02.02 – Vision Clause 02.03 – Strategic Directions Clause 02.04 – Strategic Framework Plans **<u>Planning Policy Framework</u>** Clause 11 – Settlement • Clause 11.01-1S & 1R - Settlement • Clause 11.02-1S – Supply of Urban Land • Clause 11.03-1L-04 – Monash National Employment and Innovation Cluster Clause 13 – Environmental Risks and Amenity • Clause 13.05-1S – Noise Management • Clause 13.07-1S – Land Use Compatibility Clause 15 – Built Environment and Heritage • Clause 15.01-1S & 1R – Urban Design • Clause 15.01-2S – Building Design • Clause 15.01-2L-01 – Industry and Business Built Form Character • Clause 15.01-2L-02 – Environmentally Sustainable Development Clause 17 – Economic Development • Clause 17.01-1S & 1R – Diversified Economy • Clause 17.01-1L – Diversified Economy • Clause 17.01-2S – Innovation and Research • Clause 17.01-2L – Monash Technology Precinct • Clause 17.03-1S – Industrial Land Supply • Clause 17.03-2S – Sustainable Industry Clause 18 – Transport • Clause 18.01-3S & 3R – Sustainable and Safe Transport • Clause 18.02-3R – Principal Public Transport Network Clause 19 – Infrastructure • Clause 19.03-3S – Integrated Water Management • Clause 19.03-3L – Stormwater Management

	<u>Particular Provisions</u> Clause 52.06 - Car Parking Clause 52.29 - Land Adjacent to the Principal Road Network Clause 52.34 - Bicycle Facilities Clause 53.18 - Stormwater Management in Urban Development Clause 65 - Decision Guidelines
STATUTORY (60 DAY) PROCESSING DATE:	27 April 2026
DEVELOPMENT COST:	$137 Million

LOCALITY PLAN &



NEIGHBOURHOOD PLAN



RECOMMENDATION

That Council resolves to issue a Notice of Decision to Grant a Planning Permit (TPA/57779) for the development of a four (4) storey building (data centre), display of business identification signage, alteration of access to a road in a Transport Zone 2 and reduction of car parking at 1816-1832 Dandenong Road CLAYTON VIC 3168 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 HDR Pty Ltd (Revision A) dated 15 December 2025, but modified to show:**

   a) **A notation and provision of a corner splay or area at least 50% clear of visual obstructions (or with a height of less than 1.2 metres), which may include adjacent landscaping areas with a height of less than 0.9 metres, extending at least 2.0 metres long x 2.5 metres deep (within the property) on both sides from the edge of the exit lane of each vehicle crossing to provide a clear view of pedestrians on the footpath of the frontage road;**

   b) **A notation to read 'all existing trees (including street trees and neighouring trees) are to be protected in accordance with the recommendations in the arboricultural report prepared by Tree Logic dated 9 February 2026 (or updated versions)'.**

   c) **A notation to Tree 5, that it is to be pruned in accordance with the recommendations in the arboricultural report prepared by Tree Logic dated 9 February 2026 (or updated versions.**

   d) **Rainwater tank details in accordance with the Sustainability Management Plan required under Condition 9;**

e) **A landscape plan in accordance with Condition 4;**

f) **A waste management plan in accordance with Condition 7;**

g) **A Sustainability Management Plan in accordance with Condition 9; and**

h) **A green travel plan in accordance with Condition 10.**

all to the satisfaction of the Responsible Authority.

Layout not to be Altered

2. The development as shown on the endorsed plans must not be altered without the 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 requested pursuant to Condition 1, 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. The Landscape Plan must show:

a) **A planting schedule of all proposed trees, shrubs and ground cover, which will include the size of all plants (at planting and at maturity), pot / planting size, location, botanical names and quantities;**

b) **Planting to soften the appearance of hard surface areas such as driveways and other paved areas;**

c) **The location of any retaining walls associated with the landscape treatment of the site;**

d) **Details of all proposed surface finishes including pathways, accessways, patio or decked areas;**

e) **An in-ground, automatic watering system linked to rainwater tanks on the land must be installed and maintained to the common garden areas to the satisfaction of the Responsible Authority;**

f) **The location of external lighting (if any);**

all to the satisfaction of the Responsible Authority. When approved, the plans will be endorsed and then form part of the Permit.

5. **Before occupation of the development, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority thereafter.**

6. **All external lighting must be designed, baffled, located and maintained to prevent light spill from the site causing any unreasonable amenity impacts on the locality, to the satisfaction of the Responsible Authority.**

Waste Management Plan

7. **Concurrent with the endorsement of plans required pursuant to Condition 1, a Waste Management Plan (WMP) must be approved by the Responsible Authority. The plan must provide details of a regular private waste (including recyclables) collection service for the subject land and be prepared in accordance with the Multi-Unit and Commercial Developments Waste Management Plan Guide for Applicants. The plan must include the following:**

   a) **The method and location of collection of all waste from the land;**

   b) **Waste volume calculation and total waste generated per waste stream;**

   c) **Frequency of Waste collection and permitted collection times;**

   d) **Plans showing the location of bin storage areas, required bin storage equipment and features, number of bins and location of temporary bin storage at collection point(s);**

   e) **Provision of bin cleaning equipment, washing facilities and sewer disposal within the waste storage area;**

   f) **Type / Size of private waste vehicles;**

   When approved, the plans will be endorsed and then form part of the Permit. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Construction Management Plan

8. **Prior to the commencement of any site works (including any demolition, vegetation removal and excavation), a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. Once approved, the CMP will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address the following issues:**

   a) **Pedestrian and cyclist access through and around the construction site including ongoing connections to the adjoining shared user path network;**

   b) **Appropriate measures to control noise, dust and water and sediment laden runoff;**

   c) **Appropriate measures to prevent silt or other pollutants from entering into the Council's drainage system or onto the road network;**

d) **Appropriate measures relating to removal of any 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 so as to prevent material leaving the site and being deposited on Council's road network or drainage system;**

f) **A program for the regular cleaning and maintenance of the 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) **Measures to provide for public safety and 24 hour site security;**

i) **A plan showing the location of parking areas for all construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to the surrounding location. 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) **A swept path analysis, using the largest truck anticipated on site, demonstrating the ability of trucks to enter and exit the site in a safe and timely manner.**

l) **Appropriate measures to ensure that sub-contractors/tradespersons operating on the site are aware of and adhere to the requirements of the CMP;**

m) **The provision of 24 hour contact details of key construction site staff; and**

n) **Restriction on hours of work on site, including demolition, excavation or general construction works, to the following hours:**

- **Monday to Friday (inclusive) – 7.00am to 6.00pm;**
- **Saturday – 9.00am to 1.00pm;**
- **Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings that does not exceed the EPA guidelines)**
- **No works are permitted on Sundays or Public Holidays.**

Unless prior written consent is provided by the Responsible Authority these hours cannot be varied.

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

Sustainability Management Plan (SMP)

9. **Concurrent with the endorsement of plans requested pursuant to Condition 1, the Sustainability Management Plan prepared by HDR (Issue 2) dated 12 December 2025 will be endorsed and then form part of the Permit.**

The development must incorporate the sustainable design initiatives outlined in the endorsed Sustainable Management Plan to the satisfaction of the Responsible Authority.

Green Travel Plan

10. Concurrent with the endorsement of plans requested pursuant to Condition 1, a Green Travel Plan (in accordance with Clause 15.01-2L-02- Environmentally sustainable development policy) must be submitted to and approved by the Responsible Authority. When approved, the Green Travel plan will be endorsed and will form part of this permit. The Green Travel Plan must include, but not be limited to, the following:

- **a) A description of the location in the context of alternative modes of transport;**
- **b) Education and awareness initiatives and incentives for residents and visitors to encourage more sustainable modes of travel to/from the site;**
- **c) Management practices identifying sustainable transport alternatives;**
- **d) Consider the provision of electric vehicle charging facilities;**
- **e) Entry / common areas of building to include real time information of train, tram and bus services;**
- **f) Details of bicycle spaces for residents and visitors;**
- **g) An obligation to update the plan not less than every 5 years;**
- **h) Details of when and how this travel plan will be available for new occupants;**
- **i) Any other relevant matters.**

The Green Travel Plan 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.

Car Parking and Accessways

11. Before occupation of the development, 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.

12. **Approval of each proposed crossing, and a permit for installation or modification of any vehicle crossing is required from Council's Engineering Department.**

Ongoing Architect Involvement

13. **As part of the ongoing consultant team, HDR Lty Ltd 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.**

Services and Plant Equipment

14. **All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from external view, to the satisfaction of the Responsible Authority.**

15. **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.**

Loading and Unloading

16. **All loading and unloading of vehicles must be carried out within the boundaries of the land and designated loading bays and must be conducted in a manner that does not cause any interference with the circulation and parking of vehicles on the land, to the satisfaction of the Responsible Authority.**

Noise

17. **At all times noise emanating from the land must comply with the requirements of the Environment Protection Regulations 2021 (as amended from time to time) as measured in accordance with the Noise Protocol to the satisfaction of the responsible authority.**

Noise protocol means the Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, published by the Environment Protection Authority on its website, as in force from time to time.

Storage of Goods

18. **No goods must be stored or left exposed outside the building so as to be visible from any public road or thoroughfare.**

Signage

19. **The location, layout, dimensions, structures and features of the approved signs shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.**
20. **All signs must be constructed and maintained to the satisfaction of the Responsible Authority.**
21. **All signs must be located wholly within the boundary of the land.**
22. **No flashing, intermittent or changing colour light is permitted to be displayed, except with the prior written consent of the Responsible Authority.**
23. **Signs must not be illuminated by external lights without the written consent of the Responsible Authority.**
24. **The sign must not obstruct the view of motorists, obscure traffic signals or constitute a road safety hazard in any way.**
25. **The sign must not:**
    a) **Dazzle or distract drivers due to its colouring;**
    b) **Be able to be mistaken for a traffic signal because it has, for example, red circles, octagons, crosses or triangles;**
    c) **Be able to be mistaken as an instruction to drivers.**

to the satisfaction of the Responsible Authority.

Drainage & Stormwater

26. **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.**
27. **No polluted and/or sediment laden 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.**

Satisfactory Continuation

28. **Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.**

Department of Transport Conditions (Ref: PPR 51376/26)

29. **Prior to the commencement of the use the works shown on the endorsed plans for the Dandenong Road (Service Road) access must be completed to the satisfaction and at no cost to the Head, Transport for Victoria.**

30. **Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety to the satisfaction of the Head, Transport for Victoria.**

31. **All vehicles must always enter and exit the site in a forward direction to the satisfaction of the Head Transport for Victoria.**

Victorian WorkCover Authority (Ref: DOC/26/122767)

32. **At least one month prior to the commencement of construction (except for preliminary site works that will not be affected by the outcome from any fire-related hazard assessment), the applicant must develop, implement, maintain and communicate written plans for dealing with any emergency associated with the storage and handling of dangerous goods onsite. The plans must include:**

    a) **A 'preliminary' emergency management plan for the operational phase of the full site development, capable of being handed over to any future owner/occupiers. As a minimum the emergency plan assessment is required for the high-risk fire-related hazards associated with dangerous goods storage and handling. The plan must consider offsite impacts of an incident involving this site's dangerous goods on surrounding properties.**

    b) **Consultation with the relevant fire authority's Dangerous Goods Unit. Consultation must be documented and included with the 'preliminary' emergency management plan. The fire protection system design must be amended, if required, to comply with any recommendations made by the fire authority.**

    Preliminary Pre-Incident Plans (PIPs) must be developed for the high-risk fire related incidents in line with Fire Rescue Victoria's Fire Safety Guideline *GL-52: Development of Pre-Incident Plans at Major Hazard Facility and Dangerous Goods Sites*.

33. **The applicant must apply all proposals so far as reasonably practicable, made in the "Clayton Data Centre Hazard & Risk Assessment" prepared by SLR Consulting Australia Pty Ltd dated 18 December 2025, or subsequent updated reports.**

34. **The emergency response must consider the nearby businesses in the event of an incident. The applicant/owner/occupier must consult with the neighbouring occupiers regarding action in the event of an incident, to be documented in the emergency management plan.**

Fire Rescue Victoria (FRV)

35. **A Fire Safety Study (FSS) prepared in accordance with the FRV Guideline GL-54 (or updated regulations) to address on-site fire protection system, emergency response arrangements and firewater management. The FSS is to be submitted and approved by the FRV.**

Department of Health

36. Unless otherwise approved in writing by the Department of Health and the Responsible Authority, prior to the commencement of any development (including any demolition or excavation) where cranes and associated construction equipment are to be used, a Flight Path Crane Construction Management Plan must be submitted to and approved by the Department of Health and by the Responsible Authority. The Flight Path Crane Construction Management Plan must:

a) Include measures to avoid any impact of the construction of the building on the safe and unfettered operation of the Monash Medical Centre and Victorian Heart Hospital Helicopter Landing Sites by:

i) Identify the location, type, reach and maximum elevation (in AHD) of cranes and any other construction equipment.

ii) ensure that the crane or other equipment does not penetrate the Victorian Heart Hospital Helicopter Flight Path Obstacle Limitation Surface limit at 157.4m AHD.

iii) include communication methodology for recall of the cranes within five (5) minutes advanced notification, should the jib be proposed to operate within the Monash Medical Centre Hospital Helicopter Flight Path Obstacle Limitation Surface limit at 115.4m AHD.

iv) detail the measures used to retain cranes and construction equipment outside of the Monash Medical Centre Hospital Helicopter Flight Path Obstacle Limitation Surface limit at 115.4m AHD out of hours.

v) demonstrate that cranes and any other construction equipment will be lit in accordance with AAV specified crane lighting requirements in accordance with the table below, when within 1 km of a major Helicopter Landing Site.

Crane¤	Lighting·Requirement¤	
	Day¤	Night¤
Top·of·Crane·¤	Medium·intensity·white·obstruction·light·¤	Medium·intensity·red·obstruction·light·¤
End·of·Jib·¤	Medium·intensity·white·obstruction·light·¤	Medium·intensity·red·obstruction·light·¤
Along·Jib·¤	Line·of·white·LED·lights·(Weather·proof·emergency·lights·with·minimum·90·minute·battery·back-up)·on·a·PE·cell·along·the·full·length·of·the·jib.¤	
Tower·Section·¤	Stairway·lights·or·spot·lights·attached·to·the·top·of·the·tower·pointing·down·and·onto·the·tower¤	

The Flight Path Crane Construction Management Plan must be implemented during the construction of the building to the satisfaction of the Department of Health and the Responsible Authority.

37. Prior to the installation of any solar panel, a solar glare hazard assessment must be prepared to the satisfaction of the Department of Health and Responsible Authority, including any measures to ensure the safety of aircraft operations.

Time for Starting and Completion

38. 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 three (3) years from the date of issue.

b) The development is not completed before five (5) years from the date of issue.

c) The approved signs are not displayed within three (3) years from the completion of the development.

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 development and/or use 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. This is not a Building Permit. Building Permit approval must be obtained prior to the commencement of the above approved works.

B. Engineering permits must be obtained for new or altered vehicle crossings, works within the Road Reserve and stormwater connections are to be inspected by Council's Engineering Department.

C. 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 the Council's Engineering Department before any stormwater drainage works commencing.

D. A plan detailing the stormwater drainage and civil works must be submitted to and approved by the Engineering Department before 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.

E. 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.

F. 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.

G. Unless no permit is required under the planning scheme any signs must not be constructed or displayed without a further permit.

Notes required by Department of Transport

H. The development seeks to create or alter access to Dandenong Road. Before works start, separate approval/s under the Road Management Act 2004 will be required from the Head, Transport for Victoria for works within the road reserve. The development may require major works (such as electricity and water supply) within the Head, Transport for Victoria's road reserves. Any proposed works within the arterial road reserves will require separate approval from the Head Transport for Victoria under the Road Management Act 2004.

COUNCIL PLAN STRATEGIC OBJECTIVES

Sustainable City
Ensure an economically, socially, and environmentally sustainable municipality.

BACKGROUND

Site and Surrounds

The subject land is located on the southern side of Dandenong Road in Clayton, approximately 600 metres east of its intersection with North Road. The land has a frontage of approximately 105 metres to Dandenong Road, and a small frontage to Treforest Drive to the south. The property forms part of a large Telstra complex having an overall area of 3.17 hectares. The land has a fall of 7.4m from north to south.

The land is currently developed with ten (10) existing buildings of up to three storeys in height and includes a Data Centre Building, Building Energy Simulation (BES) Building, Operations Building, Uninterruptible Power Supply Building (UPS), guard house and supporting data centre buildings.

The site comprises four (4) land parcels however the proposal of this application is located wholly within Lot 2, identified as the "Subject site" in the image below, with the remainder of the site remaining unchanged.



SITE CONTEXT (NEARMAPS MAY 2025)

An existing at-grade car park is located within the front setback to Dandenong Road providing a total of 26 car parking spaces in front of the existing building. Vehicle access to the site is predominantly via the Dandenong Road service road, with restricted vehicle access via Treforest Drive.

Land to the immediate south and east is industrial in nature and predominantly comprises of factory, warehouse and office. Land adjacent to the western boundary is industrial and residential uses. Frontage of the residential properties are oriented to Evelyn Street.

History

A number of planning permit have been issued for the site. These are:

Council Reference	Permit Description	Date of issue
TPA/23433	Buildings and works to extend the facilities	February 1997
TPA/36916	Construction of a building to be used for computer equipment, data centre and plant room	February 2009
TPA/37141	Buildings and works to construct an energy centre	May 2009
TPA/37344	Buildings and works to construct a new plant platform	July 2009
TPA/39859 & TPA/39859A	Development and use of the site for the purpose of a data centre including a reduction in onsite parking provision	February 2012 & May 2012
TPA/55488	Buildings and works to the existing building (guard house)	January 2024

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

PROPOSAL

The application is to demolish the two existing buildings within Lot 2 and develop a four (4) storey building for the continued use of a data centre on the land.

The proposal can be summarised in detail as follows:

Maximum Overall Height	29.945m
Number of Storeys	4 Storeys
Gross Building Area	27,665sqm
Hours of Operation	Unchanged from existing use- 24 hours per day, 7 days a week
Vehicle Access	Dandenong Road
Car Parking	21 spaces
Bicycle Spaces	2 spaces
Signage	3 business identification signs
Materials	Aluminum concave panels, precast concrete panels, perforated metal panels, vertical metal acoustic louvres and glazing
Tree Removal / Landscaping	Existing hedging and shrubs are to be removed

The proposal consists of a three storey building fronting Dandenong Road and a recessed fourth storey from the street frontage.

The minimum building setbacks are detailed as follows:

	North	East	South	West
Lower Ground Floor	17.26m	5.33m	N/A	N/A
Ground Floor	17.26m	5.33m	N/A	N/A
Level 1	17.26m	5.33m	N/A	N/A
Level 2	17.26- 31.81m	5.33m	N/A	N/A



Proposed building perspective

Attachment 2 details plans forming part of the application.

PERMIT TRIGGERS

Zoning

The site is located within the Industrial 1 Zone (IN1Z). Pursuant to Clause 33.01-4 of the Monash Planning Scheme (the Scheme), a planning permit is required to construct a building or construct or carry out works.

A planning permit is not required for the continued use of the land as a data centre, as this is an existing lawful use. Planning Permit TPA/36916 was issued in February 2009 for the construction and use of the land as a data centre.

Overlay

Design and Development Overlay, Schedule 1

The site is affected by the Design and Development Overlay, Schedule 1 (DDO1). Pursuant to Clause 43.02-2 of the Scheme, a planning permit is required to construct a building or construct or carry out works.

Specific Controls Overlay, Schedule 16

Pursuant to Clause 45.12-1 of the Scheme, a planning permit is required for development at a height equal to or greater than the referral heights specified in Clause 4.2 of the Monash Medical Centre Emergency Helicopter Flight Path Protection Incorporated Document (Department of Transport and Planning, October 2024).

The subject land is located within the 'Outer Area' in the Monash Medical Centre Emergency Helicopter Flight Path Protection Incorporated Document and the Monash Medical Centre Helicopter Landing Site referral height is 102.6m AHD. The proposed building at 116.73m exceeds the referral height and a permit is required.

Specific Controls Overlay, Schedule 17

Pursuant to Clause 45.12-1 of the Scheme, a permit is required for development at a height equal to or greater than the referral heights specified in Clause 4.2 of the Victorian Heart Hospital Emergency Helicopter Flight Path Protection Incorporated Document (Department of Transport and Planning, October 2024).

The subject land is located within the 'Outer Area' of the Victorian Heart Hospital Emergency Helicopter Flight Path Protection Incorporated Document and the Victorian Heart Hospital Helicopter Landing Site referral height for Outer Area is 138.2m AHD. The proposed building is 116.73m, which does not exceed the referral height under this specific control. A permit is not triggered under this provision.

Particular & General Provisions

Clause 52.05: Signs
Pursuant to Clause 52.05, the site is within Category 2. A planning permit is required to display a business identification sign where the total display of all signs to each premise exceeds 8 square metres.

The proposed business identification signs contain a total display area of 7.68 square metres. In addition to the other existing business identification signs on site, the total area of all signs will exceed a total display area of 8 square metres and on this basis, a planning permit is required.

Clause 52.06: Car Parking
The use of 'data centre' is not a defined use at Clause 52.06-5 of the Monash Planning Scheme, and car parking must be provided to the satisfaction of the Responsible Authority.

Clause 52.29: Land Adjacent to The Principal Road Network
The proposal includes widening of the existing eastern crossover to the Dandenong Road Service Road which is in Transport Zone 2. Pursuant to Clause 52.29-2, a planning permit is required to alter access to a road in Transport Zone 2.

Clause 52.34: Bicycle Facilities
The use of 'data centre' is not a defined use in Clause 52.34-5 of the Monash Planning Scheme, and there is no requirement to provide bicycle facilities. The proposal provides a total of two (2) bicycle spaces located in the vicinity of the building entrance.

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 on 20 January 2026. The permit applicant responded on 25 February 2026 by providing the requested information.

Since that time, there have been ongoing discussions regarding the level of information required by the referral authorities to enable their assessment of the application. Referral authority comments were subsequently received on 18 August 2026.

The Applicant was advised that this application was coming to the September 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 of the street frontage on Dandenong Road and Treforest Drive.

One objection was received. The objection raised concern regarding:

- Land use compatibility with nearby residential uses
- Potential noise, heat, traffic issues, visual impact and safety issues

Attachment 4 details the location of the objector property.

Referrals

External Referral

Department of Transport & Planning (DTP) (Ref: 51376/26)
The application was referred to the DTP pursuant to Clause 52.29-4 of the Monash Planning Scheme as the proposal requires alteration of access to the Dandenong Road Service Road which is in Transport Zone 2.

The DTP have not raised any concerns with the proposal subject to conditions requiring works for the Dandenong Road (Service Road). In addition, driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety.

Department of Health
The subject site is within Specific Controls Overlay, Schedule 16. The application was referred to the Department of Health pursuant to Clause 66.04 of the Monash Planning Scheme as the application is to construct a building higher than the referral heights specified in Table 1 of Clause 4.2 of the Monash Medical Centre Helicopter Landing Site referral heights for the 'Outer Area'.

The Department of Health have advised that the proposed development would have minimal impact on the emergency medical service helicopter operations into the Monash Medical Centre and Victorian Heart Hospital. The Department of Health does not object to the proposed development subject to the conditions requiring a Flight Path Crane Construction Management Plan to be submitted and approved by the Department of Health and the Responsible Authority.

Victorian WorkCover Authority (Ref: DPC/26/122767)
The application was referred to Victorian WorkCover Authority pursuant to Clause 66.02-7 as the area of the proposed buildings and works will increase by more than 25 percent and exceeding the fire protection quantity under the Dangerous Good (Storage and Handling) Regulations 2012.

The Victorian WorkCover Authority does not object to the proposed development subject to the conditions requiring an emergency response plan to deal with any emergency associated with the storage and handling of dangerous goods onsite.

In addition, the Victorian WorkCover Authority advised that the proposed fire systems should be designed in accordance with Australian Standards and should consider advice from the Fire Rescue Victoria (FRV) Dangerous Goods Unit.

Fire Rescue Victoria (FRV)
The application was referred to the FRV as recommended by Victorian WorkCover Authority. The FRV advised that should a permit be issued, permit conditions should require a Fire Safety Study (FSS) prepared in accordance with the FRV Guideline GL-54 to address on-site fire protection system, emergency response arrangements and firewater management.

Internal Referral

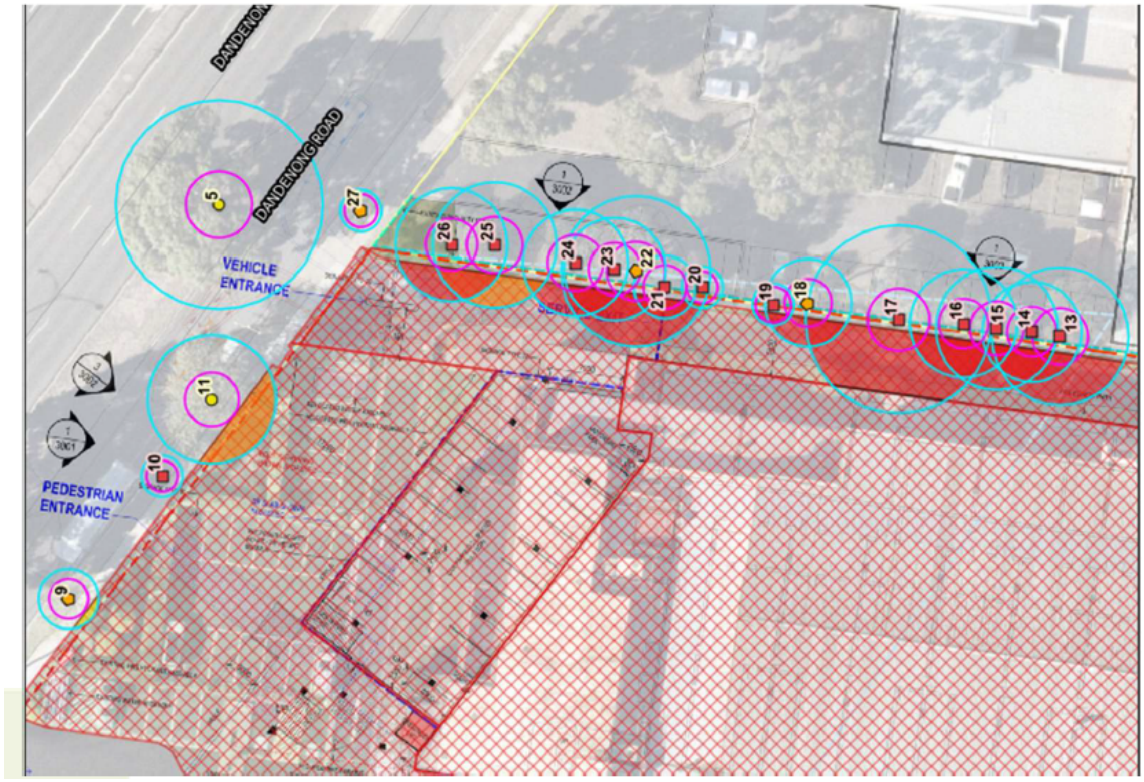
Transport Engineer
Council's Transport Engineer advises that the proposed development is expected to have a maximum of 19 staff on site at any one time. On this basis, the proposed car parking provision of 21 spaces is considered appropriate.

The proposed car parking design and access is satisfactory.

Drainage Engineer
The Drainage Engineer has no concerns with the proposal subject to standard conditions being included in the permit.

Horticultural Services
The application was referred to Council's Horticultural Services due to the potential impacts to street trees 9 & 11.





Council's Arborist advised that the encroachments into the Notional Root Zone (NRZ) for Trees 9 and 11 are considered acceptable. Although Tree 11 has a 23% encroachment into its NRZ, the proposed works are considered acceptable, subject to works being undertaken in accordance with the arborist advice.

The proposal will have no impacts to the roots of Tree 5 however requires pruning of low hanging branches to the south to facilitate access for construction vehicles. Council's Arborist advised that

pruning of the low-hanging branches is acceptable, provided works are undertaken by a suitably qualified arborist, limited to the minimum extent required for clearance, and carried out in accordance with *Australian Standard AS 4374-2007 Pruning of Amenity Trees*.

RELEVANT PLANNING POLICY

Planning Policy Framework (PPF)

The proposal is in keeping with the aspirations of the Planning Policy Framework. The proposal allows for the continuation of the existing use of a data centre on the land, which was previously approved to facilitate revitalization of older industrial premises. The proposal continues to strengthen the capabilities of the data site and support services to surrounding business and industry in the surrounding area. The location of the site also provides for good access for employees and goods transport (Clause 17.03-1S) and is in an appropriate location to minimise unreasonable off-site amenity impacts (Clause 13.05-1S & 13.07-1S).

Local Planning Policy Framework (LPPF)

The proposal is consistent with the Local Planning Policy Framework. The expansion of the existing use as a data centre will provide employment opportunities to the municipality and strengthen the economy (Clause 17.01). The proposed building is located more than 80 metres from the nearby residential properties which is considered adequate. Appropriate safety measures will be applied to minimise any potential external amenity impact and meet the objective of facilitating sustainable industry of Clause 17.03-2S.

The site is located within the Monash Technology Precinct where it is envisaged to promote a high level of built form amenity that reinforces the Precinct's significance on a local, regional, national and international scale and can assist in attracting new business investment to the Precinct.

The 'industry and business built form character' of the site is identified to be 'IND4' in Clause 15.01-2L-01. Relevant strategies include:

- Retaining the industrial character that is derived from the concentration of manufacturing and service industries.
- Maintaining the grid subdivision pattern.
- Treating edges and entrances sympathetically to integrate with surrounding roads and land uses.
- Providing an extensive landscaped setback on each lot frontage, planted with large native trees that should eventually provide a dense tree canopy extending throughout the entire area to unify the diverse range of building styles.
- Providing car parking at the rear and sides of the buildings, even when re-developing sites.

The site is also located within the Monash National Employment and Innovation Cluster (MNEIC), where it is the core employment/ university/ hospital precinct.

ASSESSMENT

Built Form

Height and Scale

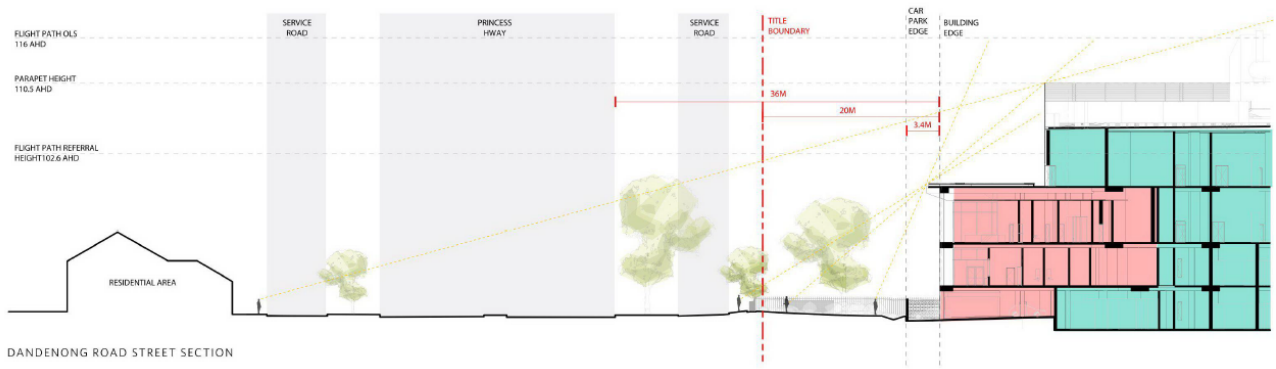
The site is located within the Design and Development Overlay, Schedule 1 which applies to industrial and commercial design. The policy specifies a building setback to Dandenong Road of 20 metres to allow for landscape setbacks consistent with the Garden City Character. The proposed building setback of 20 metres meets the requirement however the proposed under-croft car park with setback of 17.26 metres from the boundary to Dandenong Road is less than the required minimum landscaped setback.

In this instance, the reduced front setback is considered an acceptable outcome. The existing at-grade car park extends to the front boundary, resulting in limited landscaping opportunities within the front setback to Dandenong Road. In contrast, the proposed development will provide a substantially larger landscaped setback, significantly improving the presentation of the site and the overall landscape character of the Dandenong Road frontage.

The proposed front setback will create enhanced opportunities for landscaping along the street frontage and make a positive contribution to the Garden City Character. Importantly, the setback is capable of accommodating large native canopy trees that will establish a substantial tree canopy across the frontage, consistent with the objectives and strategies of Industry Character Type IND4 in Clause 15.01-2L-01.

The proposed landscaping outcome should also be considered within the context of the surrounding Dandenong Road streetscape. Properties within this section of Dandenong Road are generally characterised by industrial and commercial development with limited landscaping and, in many instances, little or no meaningful front setback planting. As such, the proposed development will represent an improvement on both the existing site conditions and the prevailing character of the surrounding area.

The building has also been designed to minimise its visual impact on the streetscape. The fourth level is recessed between 9 and 15 metres from the lower levels, reducing the perception of building bulk and scale when viewed from Dandenong Road and adjoining properties. As demonstrated in the diagram below, the fourth level will have limited visibility from the opposite side of Dandenong Road and the adjoining footpath, further mitigating its visual impact on the streetscape.



Proposed Dandenong Road section

The height and scale of the proposed building are compatible with the existing development on the site and will sit comfortably within the surrounding streetscape. The presentation of the building to the street at three-storeys, combined with the generous 20-metre landscaped setback to Dandenong Road, assists in softening the appearance of the built form and provides an appropriate human-scaled interface to the street. The fourth level is substantially recessed, being setback more than 30 metres from the Dandenong Road frontage. This design response reduces the perception of building bulk, assists in screening rooftop plant and equipment, and ensures the upper level does not dominate the streetscape.

The proposed building façade incorporates a combination of solid and perforated panels, providing articulation, visual interest and shading while maintaining a cohesive architectural expression that complements the existing development on the site.

The eastern, southern and western elevations incorporate vertical acoustic louvres, precast concrete panels, perforated metal panels and aluminium concave panels. These materials and design elements create visual interest and ensure the building presents as a well-resolved architectural form rather than a utilitarian or "back-of-house" outcome.

The proposed building is setback approximately 80 metres from the nearest residential properties to the west. Given this generous separation distance, any visual or amenity impacts are expected to be minimal. In addition, the existing buildings on the site will further screen views of the development from surrounding residential areas, reducing its overall visibility.

Overall, the building has been well articulated, with façades punctuated by contrasting vertical and horizontal elements that break down the scale of the development and reduce the perception of visual bulk. The contemporary material palette and architectural treatment result in an attractive built form outcome that responds appropriately to the industrial context of the area.

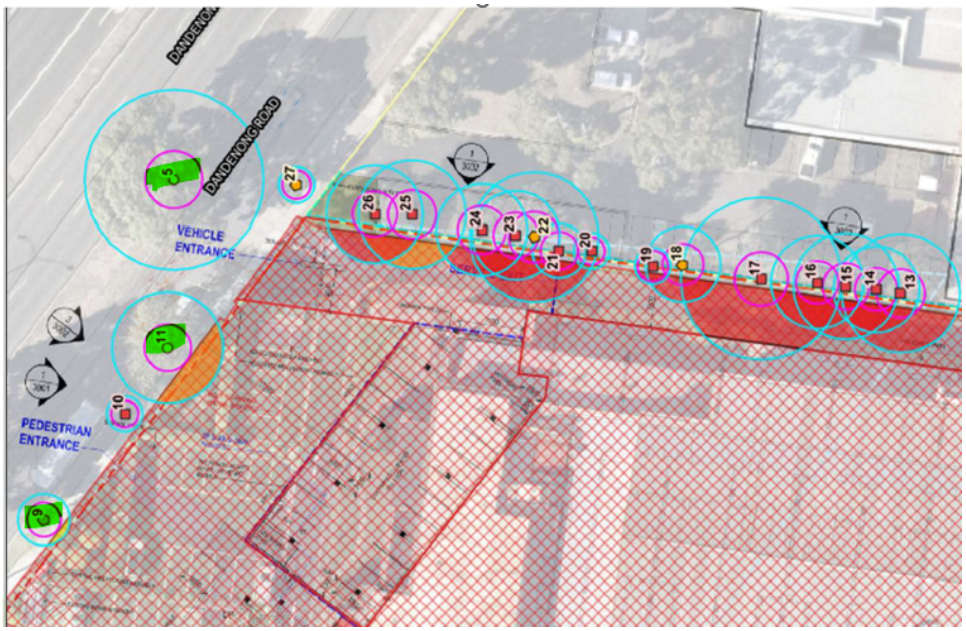
It is considered that the proposed buildings and works are appropriate for the site. The development is centrally located within the landholding and achieves a height, scale and design outcome that is consistent with both the existing development on the site and the character of the surrounding industrial area.

Landscaping

Existing Landscaping

The arboricultural assessment provided with the application shows that all existing trees on the subject site and adjacent properties are planted vegetation and none were natural occurring indigenous trees.

The arboricultural assessment shows that there are three street trees (Trees 5, 9 and 11) on the naturestrip will potentially be affected however the encroachments into the Notional Root Zone (NRZ) of these trees are considered acceptable.



Extract from Aboricultural Assessment

Tree 5 on the naturestrip may require pruning for vehicular access during construction. There are no potential root impact to this tree. Council's arborist has no concerns about pruning of this tree subject to the works being undertaken in accordance with the arborist recommendations.

The increase in garden bed within the front setback will encroach into the NRZ of Trees 9 and 11.

There are minor encroachments into the NRZ of Tree 9 (8.8%) and major encroachment into the NRZ of Tree 11 (23.57%) however these trees would tolerate the encroachments if recommendations outlined within the arboricultural report are followed.

All trees to the east adjoining properties would have major encroachment into the NRZ except for Tree 20. The assessment notes that these encroachments can be largely mitigated because the works are within the existing driveway footprint, where roots are unlikely to be present beneath the current hard surface.

The assessment concludes that all impacted trees are expected to remain viable provided the recommended protection and construction methods are implemented.

Council's Arborist supported this assessment and recommended that the proposed works to be undertaken in accordance with the arborists advice.

Proposed Landscaping
The landscape plan shows the provision of eight (8) new canopy trees within the Dandenong Road frontage. The proposal proposes to retain the existing vehicle access along the eastern boundary with small additional landscaping along the boundary. This provides additional landscaping and improve the overall landscape outcome of the site. Recommended permit conditions will require a landscape plan to show details of the proposed canopy trees and landscaping.

The proposal overall provides sufficient setback within the front setback to Dandenong Road to provide for landscaping and canopy tree planting to maintain the garden city character and soften the scale of the proposal and minimise the perception of visual bulk.

External Amenity Impacts

Noise
The submitted noise impact assessment indicates the proposed data centre will comply with all relevant criteria and will not unreasonably affect noise amenity in the area. Noise levels from the mechanical services were found to comply with the EPA 'Noise Protocol' limits and noise peak sleep disturbance criteria.

Noise levels from the anticipated delivery activities were also found to comply with the EPA limits and noise peak sleep criteria.

External Lighting
The external lighting assessment provides the concept design and documentation covering external lighting for the building perimeters, pedestrian areas, car parks, pathways, and access roads for the proposed data centre.

The external lighting design incorporates 4.5 metre pole-mounted and wall-mounted luminaries with 0% Upward Light Output Ratio, along with low-level entrance bollards. All luminaries have been positioned to minimise light spill and sky glow, with the pole-mounted and wall-mounted fittings certified as Australian Dark Sky compliant. Considering the nearest residential properties are located more than 80 metres from the subject building, there will be minimal external amenity impacts from the proposed external lighting.

Hazard and Risk Assessment
The Preliminary Risk Screening and Hazard Analysis advised that the main hazards identified and assessed related to diesel storage, lithium-ion batteries, transformers containing oil and during the demolition of the existing buildings there is also the potential for hazardous materials such as asbestos and lead to be present.

The report concluded that the proposed development would be identified as a suitable development for the area, with suitable engineering controls, operational controls and managements controls in place.

The Victorian WorkCover Authority and FRV require an emergency response plan and a Fire Safety Study to be prepared in accordance with the relevant regulations, this has been included as a condition in the recommendation above.

Environmental Sustainability

Clause 15.01-2L-02 (Environmentally Sustainable Development Policy) requires the Submission of a Sustainability Management Plan and a Green Travel Plan as the gross floor area of the proposed building is more than 1,000 square metres.

A Sustainability Management Plan (SMP)was prepared by HDR which includes a BESS assessment. The assessment has been undertaken to meet minimum sustainability policy provisions contained within the Planning Policy Framework and Local Planning Policy and achieves a BESS score of 59% which exceeds the 50% requirement.

It is recognised that Data centres consume significant amounts of power, and energy efficiency is generally considered to be the single most important sustainability feature of any data centre design. The SMP details how a high efficiency design is achieved for this proposal through a combination of a number of measures, including but not limited to the following ESD measures:

- The proposed development will be fully electric and will include provisions to utilise 20% of the roof area for onsite renewable energy generation.
- The proposed development will utilise heating, colling and water heating systems that are within one star of the highest efficiency rating for equivalent capacity.
- The data hall will operate at elevated temperatures, maximising the efficiency of the cooling and heat rejection system's
- High-efficiency air-cooled chiller system with smart-lift refrigerant technology
- The proposed air-cooled system uses no water and is both energy efficient and greenhouse gas efficient.

The proposal will facilitate the continued use of the site as a Data Centre. In addition, recommended Permit conditions will require a Green Travel Plan to be submitted in accordance with Clause 15.01-2L-02.

Car Parking, Traffic and Access

Car Parking Provision

'Data Centre' is not a defined use in Table 1 of Clause 52.06-5, car parking must be provided to the satisfaction of the Responsible Authority.

The car parking demand assessment prepared by TTW Pty Ltd indicates a likely peak parking demand for up to 19 car spaces. The proposal provides a total of 21 car spaces on site which is considered adequate to meet the expected parking demand generated by the development. The report also suggests that other on-site car parking spaces for the existing uses are generally underutilized, which indicates that additional capacity is available on-site to accommodate any infrequent surges in visitor parking demand should be required.

In addition, on-street parking along the Dandenong Road Service Road frontage also appears to be generally unutilised during daytime hours, and visitors may choose to use them for convenience and ease of access. It is considered that the proposed on-site car park will likely to be not fully utilized.

Council's Transport Engineer is satisfied with the car parking demand assessment and supports the proposed car parking provision.

Access

Access to the at-grade car park is proposed via a widened eastern crossover to the Dandenong Road Service Road, expanded to approximately 12 metres. The current left-out only arrangement will be converted to a left-in/ left-out access. The proposed entry boom gate will be located at least 6 metres from the property boundary to allow vehicles to queue within the site, without obstructing the footpath.

The existing eastern access road along the eastern property boundary will continue to serve as an emergency egress, fire truck access, and the temporary construction access when required. A swept path assessment demonstrating exit movements is also provided.

Council's Transport Engineer and the Department of Transport and Planning (DTP) consider the proposed access arrangement is satisfactory.

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

Waste Collection

A waste management plan will be required via permit conditions to provide details of the waste management procedures in place for the collection, storage and disposal of waste associated with the proposed and existing uses.

Signage

The proposal proposes to construct and display three (3) signs comprising the following details:

Sign	Type of Sign	Dimensions	Illumination	Location
Sign 1	Business identification sign	6m (h) x 1m (l) x 1m (d)	Non-illuminated	Site entrance from Dandenong Road
Sign 2	Business identification sign	1.4m (h) x o.6m (l) x 0.15m (d)	Non-illuminated	Car park entrance gate
Sign 3	Business identification sign	1.4m (h) x o.6m (l) x 0.15m (d)	Non-illuminated	Car park wall

Sign 1 is located at the street frontage to Dandenong Road. The proposed sign is approximately 5-metre high on a 1-metre-high concrete base reaching a maximum of 6 metres high above ground.

Signs 2 and 3 are located further away from the street frontage at a proposed height of 1.4-metres.

The signs are not illuminated and do not include animated or flashing lights which will not cause safety hazards for vehicles or dazzle or district drivers. The extent of signage will not result in unreasonable visual clutter and overall the signs will have minimal impact on the street or adjoining properties.

The proposed signs are appropriate to the site providing for adequate business identification.

Objections not Previously Addressed

Land use compatibility with nearby residential uses
The use of land for a data centre is an existing use and does not require further approval and is an existing use on this site, and as such it is unable to be assessed as part of this application. The report assesses the proposed extension of the existing data centre, including consideration of any additional safety measures to the facility.

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 proposed development is considered an appropriate response to the site context, location and the objectives of the relevant planning policies. The proposed building height and scale is considered appropriate, and the proposal provides generous landscaping opportunities within the front setback which is consistent with the Garden City Character and Industry and Business Development and Character Policies.

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 - 1816-1832 Dandenong Rd [**7.1.2.1** - 1 page]
2. Development Plans - 1816-1832 Dandenong Rd [**7.1.2.2** - 34 pages]
3. Zoning and Overlays Map - 1816-1832 Dandenong Rd [**7.1.2.3** - 1 page]
4. Objector Map - 1816-1832 Dandenong Rd [**7.1.2.4** - 1 page]


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LANTANA ST
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ARNOTT ST
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PROJECT RESET

1816-1832 DANDENONG ROAD, CLAYTON, VIC, 3168

PLANNING PERMIT APPLICATION



DRAWING LIST

DRAWING NUMBER	DRAWING NAME	CUSTOM SCALE	CURRENT REVISION	CURRENT REVISION DATE
HDR-AR-0000	COVER PAGE	NTS	B	23/02/2026
HDR-AR-1100	URBAN CONTEXT PLAN	1:1000	A	15/12/2025
HDR-AR-1101	MASTER PLAN	1:500	A	15/12/2025
HDR-AR-1102	SITE SURVEY	1:500	A	15/12/2025
HDR-AR-1103	SITE PLAN - EXTERNAL ARCHITECTURAL WORKS	1:300	A	15/12/2025
HDR-AR-1104	AXO VIEWS	1:500	A	15/12/2025
HDR-AR-1201	DEMOLITION PLAN	1:500	A	15/12/2025
HDR-AR-1700	OVERSHADOW STUDY	1:1000	A	15/12/2025
HDR-AR-2000	AREA SCHEDULE	NTS	A	15/12/2025
HDR-AR-2001	AREA PLANS - UG	1:250	A	15/12/2025
HDR-AR-2002	AREA PLANS - LG	1:300	A	15/12/2025
HDR-AR-2003	AREA PLANS - GF	1:250	A	15/12/2025
HDR-AR-2004	AREA PLANS - L1	1:250	A	15/12/2025
HDR-AR-2005	AREA PLANS - L2	1:250	A	15/12/2025
HDR-AR-2006	AREA PLANS - RF	1:250	A	15/12/2025
HDR-AR-2101	GENERAL ARRANGEMENT PLAN - UG	1:250	A	15/12/2025
HDR-AR-2102	GENERAL ARRANGEMENT PLAN - LG	1:250	B	23/02/2026

DRAWING LIST

DRAWING NUMBER	DRAWING NAME	CUSTOM SCALE	CURRENT REVISION	CURRENT REVISION DATE
HDR-AR-2103	GENERAL ARRANGEMENT PLAN - GF	1:250	A	15/12/2025
HDR-AR-2104	GENERAL ARRANGEMENT PLAN - L1	1:250	A	15/12/2025
HDR-AR-2105	GENERAL ARRANGEMENT PLAN - L2	1:250	A	15/12/2025
HDR-AR-2106	GENERAL ARRANGEMENT PLAN - RF	1:250	A	15/12/2025
HDR-AR-2107	GENERAL ARRANGEMENT PLAN - RF TOP	1:250	A	15/12/2025
HDR-AR-2111	GENERAL ARRANGEMENT PLAN - FOH - LG	1:100	B	23/02/2026
HDR-AR-2112	GENERAL ARRANGEMENT PLAN - FOH - GF	1:100	A	15/12/2025
HDR-AR-2113	GENERAL ARRANGEMENT PLAN - FOH - L1	1:100	A	15/12/2025
HDR-AR-3000	SITE ELEVATIONS	1:500	B	23/02/2026
HDR-AR-3001	BUILDING ELEVATIONS	1:250	B	23/02/2026
HDR-AR-3002	DETAILED ELEVATIONS - FOH	1:150	B	23/02/2026
HDR-AR-3003	DETAILED ELEVATIONS - TYPICAL GANTRY & END VIEW	1:150	B	23/02/2026
HDR-AR-3100	OVERALL SECTIONS	1:150 / 1:250	A	15/12/2025
HDR-AR-3102	DETAIL SECTION - FOH 01	1:100	A	15/12/2025
HDR-AR-3103	DETAIL SECTION - FOH 02	1:100	A	15/12/2025
HDR-AR-9400	SIGNAGE SCHEDULE	1:20	A	15/12/2025
HDR-AR-9600	FINISHES SCHEDULE	NTS	B	23/02/2026

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KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	
B	COUNCIL RFI	23/02/2026	HDR	

CLIENT
Centuria
RESETDATA

PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE
COVER PAGE

SCALE

PROJECT NUMBER
10432938

DRAWING NUMBER
HDR-AR-0000

ISSUE
B

PROJECT STATUS
PLANNING PERMIT APPLICATION

26/02/2026 9:26:25 AM



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NORTH POINT

KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

GRAPHICAL LEGEND

- PROPERTY BOUNDARY
- SETBACK
- SUBJECT SITE

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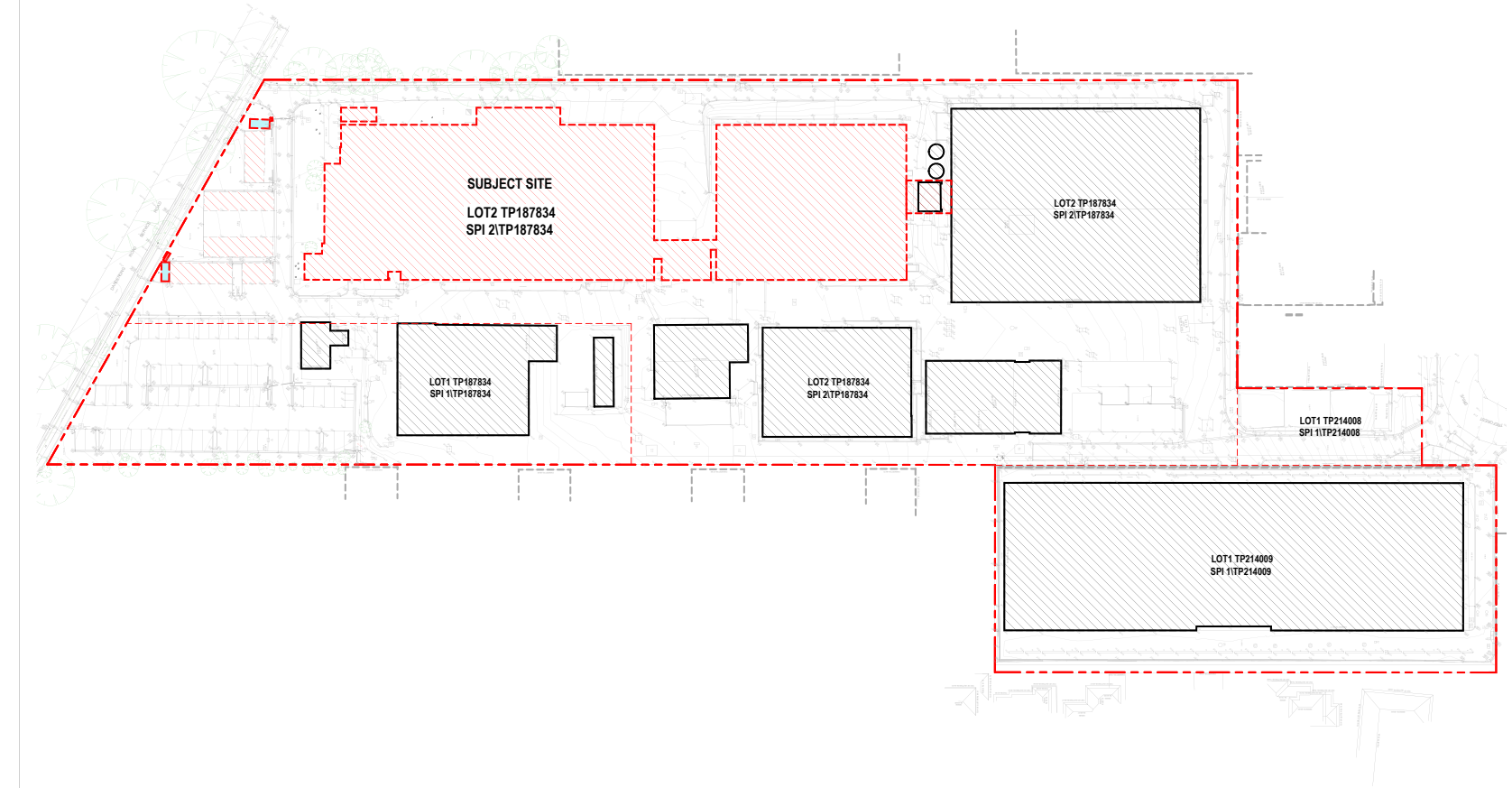
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PROJECT STATUS
PLANNING PERMIT APPLICATION

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NORTH POINT
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REV DESCRIPTION OF CHANGE DATE CHECKED ISSUED
A DESIGN APPLICATION 15/12/2025 HDR
GRAPHICAL LEGEND
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PROPOSED FENCE LINE
INSITE LOT BOUNDARY
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PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168
DRAWING TITLE
MASTER PLAN
SCALE
1:500 @ A1
PROJECT NUMBER
10432938
DRAWING NUMBER
HDR-AR-1101
ISSUE
A
PROJECT STATUS
PLANNING PERMIT APPLICATION
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NORTH POINT

KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

GRAPHICAL LEGEND

- EXISTING WATER ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING BUILDING - DEMOLITION
- EXISTING BUILDING - RETAINED

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PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD, CLAYTON, VIC, 3168

DRAWING TITLE
SITE SURVEY

SCALE
1:500 @ A1

PROJECT NUMBER
10432938

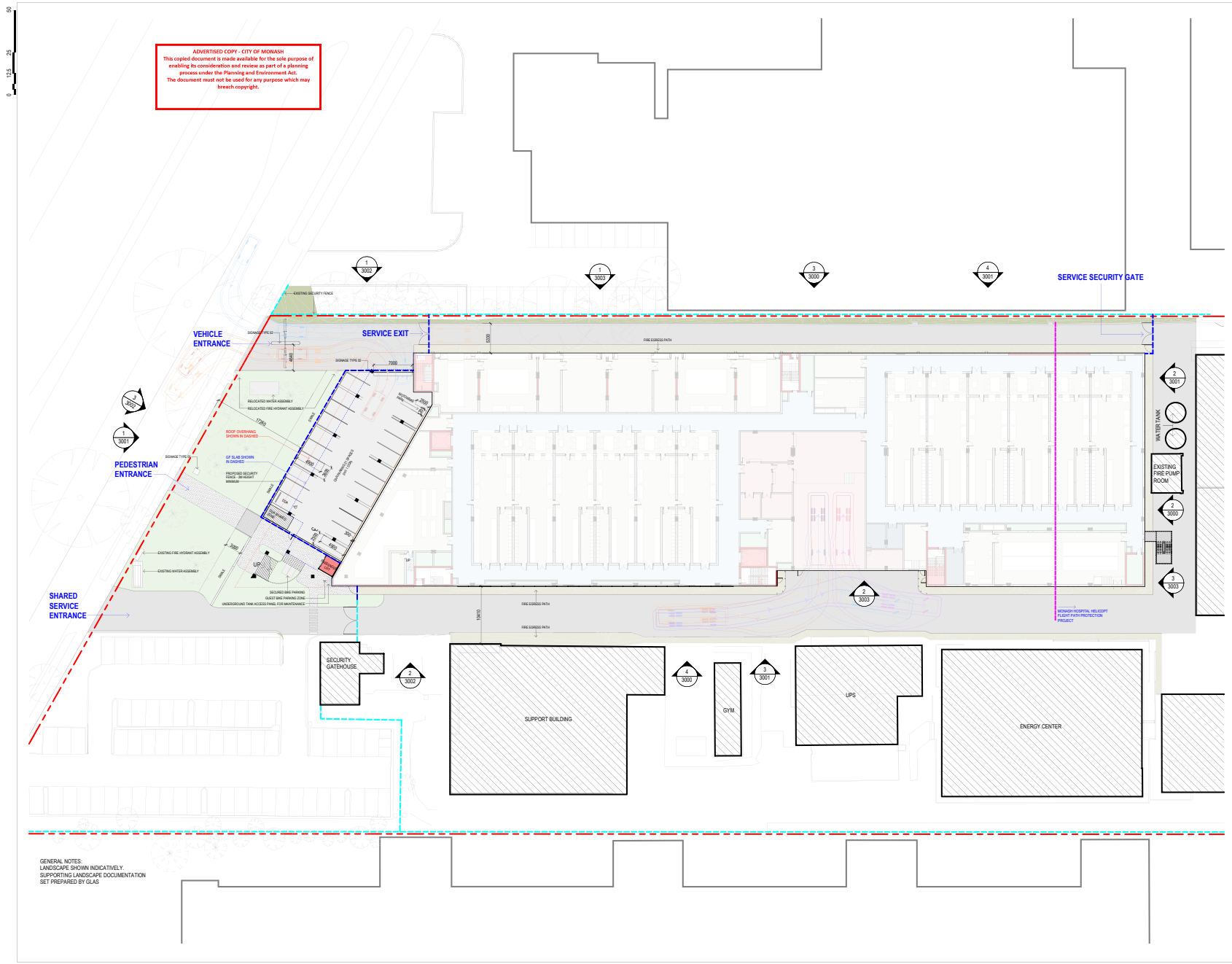
DRAWING NUMBER
HDR-AR-1102

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KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

GRAPHICAL LEGEND
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- INSITE EXISTING BUILDING

DEPARTMENT
- AMENITIES
- FOH
- CIRCULATION
- CIRCULATION VERTICAL
- BOH
- DATA HALL
- GENERATOR
- MECH CORRIDOR
- PLANT / FUEL TANK
- SERVICE
- RISER
- STORAGE

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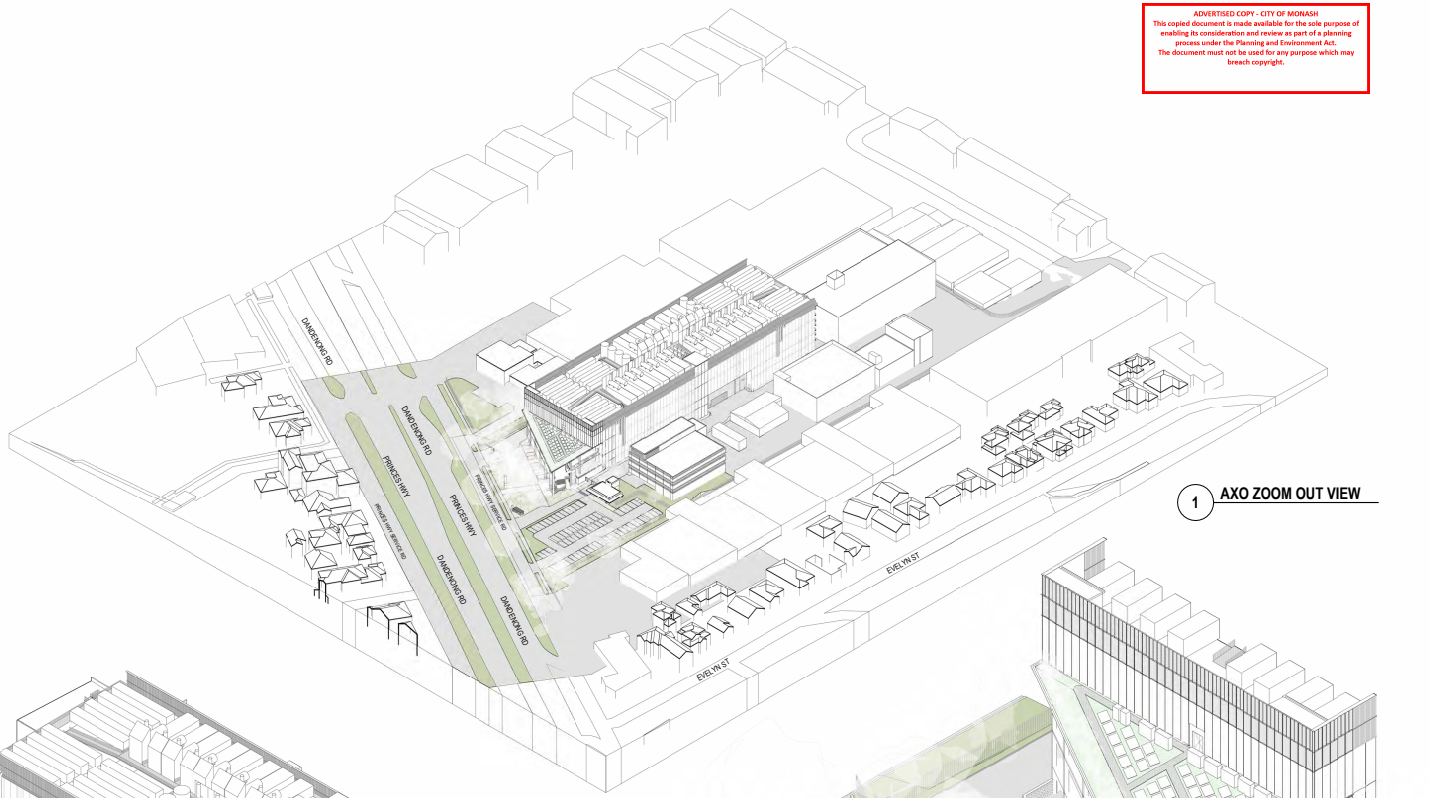
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1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE
SITE PLAN - EXTERNAL
ARCHITECTURAL WORKS

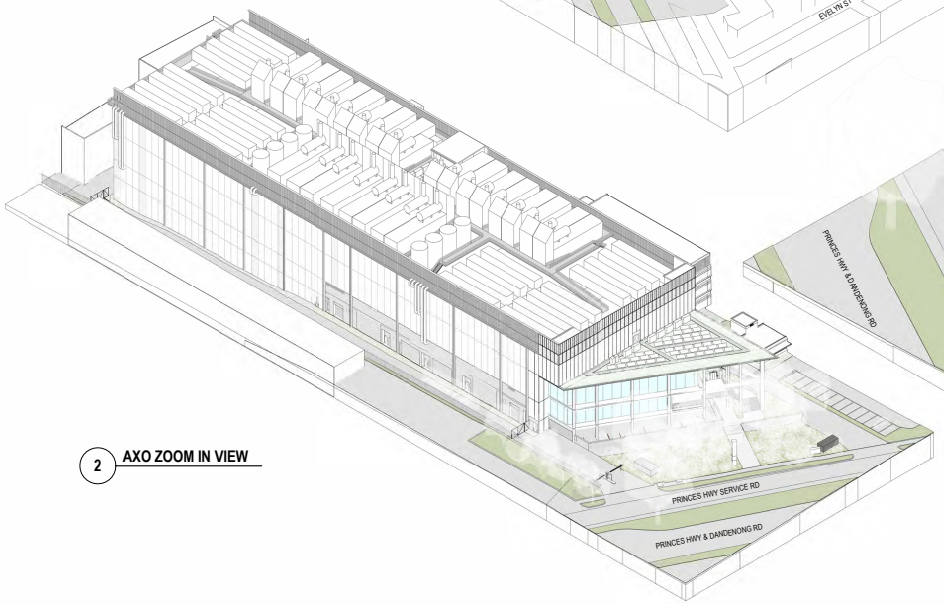
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DRAWING NUMBER HDR-AR-1103
ISSUE A
PROJECT STATUS PLANNING PERMIT APPLICATION

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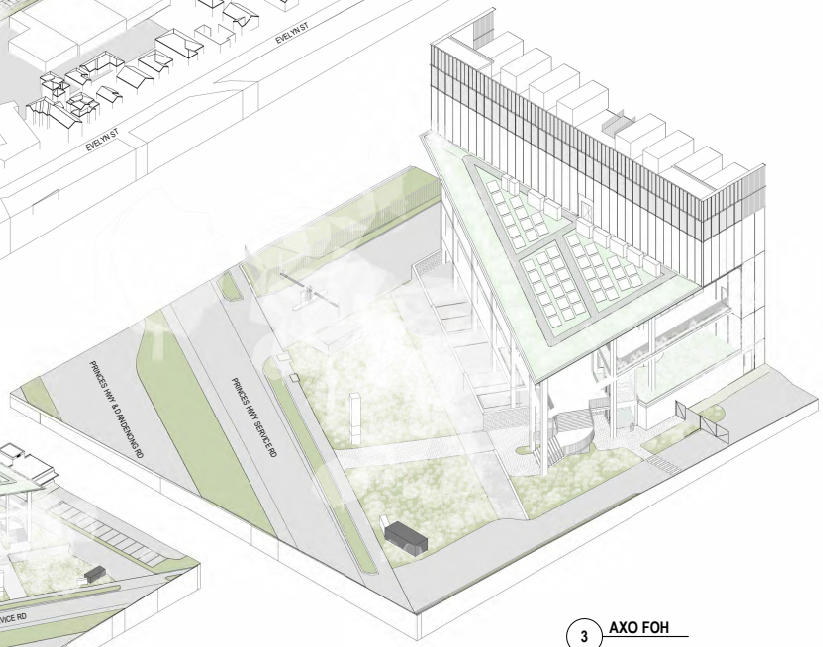
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1 AXO ZOOM OUT VIEW



2 AXO ZOOM IN VIEW



3 AXO FOH

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KEY PLAN

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PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE
AXO VIEWS

SCALE

PROJECT NUMBER
10432938

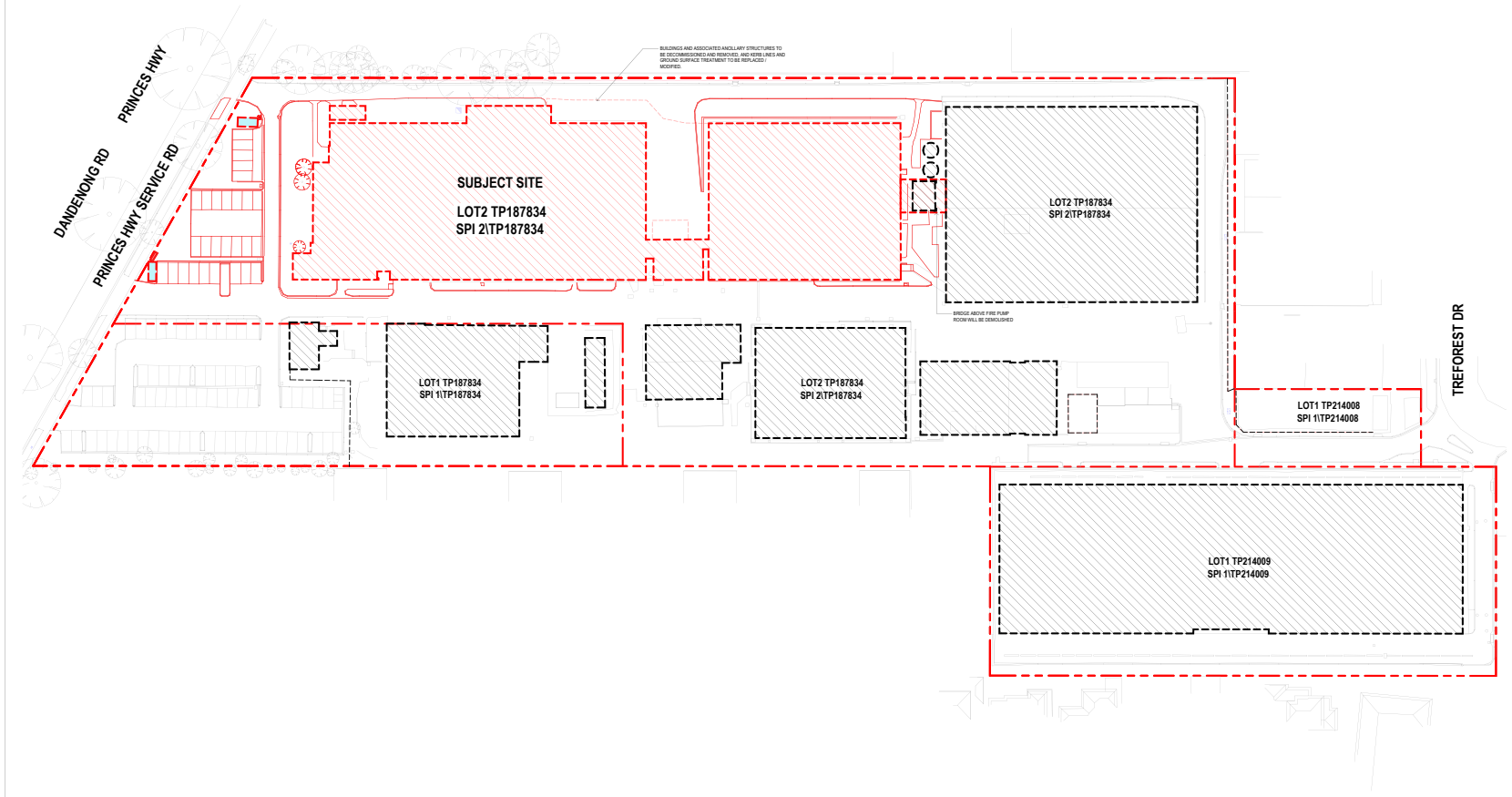
DRAWING NUMBER
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NORTH POINT

KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

DEMOLITION LEGEND

- EXISTING WATER ASSEMBLY - RELOCATED
- EXISTING FIRE HYDRANT ASSEMBLY - RELOCATED
- EXISTING BUILDING - DEMOLISHED
- EXISTING BUILDING - RETAINED
- FENCE - DEMOLISHED
- FENCE - RETAINED

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PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE
DEMOLITION PLAN

SCALE
1:500 @ A1

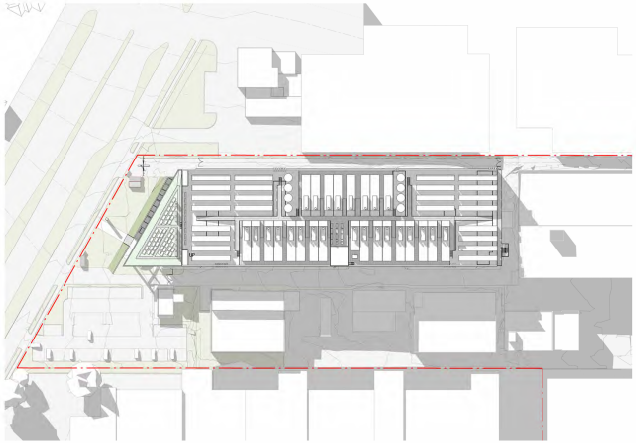
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DRAWING NUMBER
HDR-AR-1201

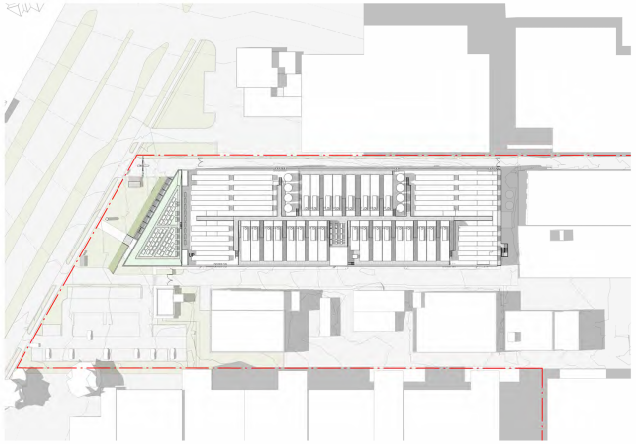
ISSUE
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PROJECT STATUS
PLANNING PERMIT APPLICATION

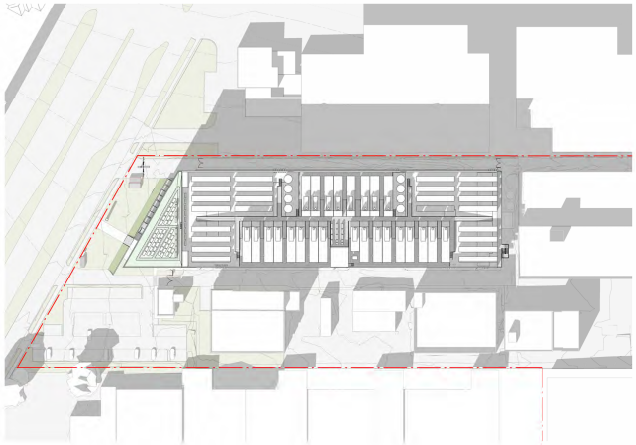
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1 SPRING 22ND SEPTEMBER 9AM
1 : 1000



2 SPRING 22ND SEPTEMBER 12PM
1 : 1000



3 SPRING 22ND SEPTEMBER 3PM
1 : 1000

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KEY PLAN

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A	DESIGN APPLICATION	15/12/2025	HDR	

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PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE
OVERSHADOW STUDY

SCALE
1:1000 @ A1

PROJECT NUMBER
10432938

DRAWING NUMBER
HDR-AR-1700

ISSUE
A

PROJECT STATUS
PLANNING PERMIT APPLICATION

10/12/2025 4:52:02 PM

GROSS BUILDING AREA: OVERALL TOTAL

GROSS BUILDING AREA - OVERALL TOTAL	
Department	Area
AMENITIES	167 m²
BOH	489 m²
CIRCULATION	4,961 m²
CIRCULATION VERTICAL	592 m²
DATA HALL	3,009 m²
FOH	712 m²
FUEL TANKS	411 m²
GENERATOR	2,469 m²
MECH CORRIDOR	2,139 m²
PLANT	10,350 m²
RISER	792 m²
SERVICES	284 m²
STORAGE	1,289 m²
	27,663 m²

Total Site Area: 10,390m²

PROPOSED GFA: 10,161m²

PROPOSED GBA: 27,663m²

GROSS BUILDING AREA: PER LEVEL

GBA - UG	
Department	Area
FUEL TANKS	187 m²
PLANT	129 m²
	316 m²

GBA - LG	
Department	Area
AMENITIES	15 m²
BOH	489 m²
CIRCULATION	1,072 m²
CIRCULATION VERTICAL	125 m²
FUEL TANKS	223 m²
PLANT	3,055 m²
RISER	120 m²
SERVICES	14 m²
STORAGE	33 m²
	5,147 m²

GBA - GF	
Department	Area
AMENITIES	68 m²
CIRCULATION	1,139 m²
CIRCULATION VERTICAL	129 m²
FOH	242 m²
PLANT	2,622 m²
RISER	176 m²
SERVICES	36 m²
STORAGE	469 m²
	4,881 m²

GBA - L1	
Department	Area
AMENITIES	60 m²
CIRCULATION	1,358 m²
CIRCULATION VERTICAL	121 m²
DATA HALL	1,504 m²
FOH	470 m²
MECH CORRIDOR	1,069 m²
PLANT	459 m²
RISER	213 m²
SERVICES	22 m²
STORAGE	355 m²
	5,632 m²

GBA - L2	
Department	Area
AMENITIES	25 m²
CIRCULATION	1,381 m²
CIRCULATION VERTICAL	158 m²
DATA HALL	1,504 m²
MECH CORRIDOR	1,069 m²
PLANT	802 m²
RISER	206 m²
SERVICES	212 m²
STORAGE	432 m²
	5,789 m²

GROSS FLOOR AREA: OVERALL TOTAL

GFA SCHEDULE	
Level	Area
LOWER GROUND	1,144 m²
GROUND FLOOR	1,918 m²
LEVEL 1	3,747 m²
LEVEL 2	3,342 m²
ROOF LEVEL	11 m²
	10,161 m²

SITE AREA BREAKDOWN	
Area Type	Area
SITE AREA	10,390 m²
BUILDING FOOTPRINT	5,707 m²
HEAVY HARDSTAND	2,587 m²
LIGHT HARDSTAND	1,204 m²
SOFTSCAPE	869 m²

55% SITE COVERAGE

GBA - RF	
Department	Area
CIRCULATION	11 m²
CIRCULATION VERTICAL	58 m²
GENERATOR	2,469 m²
PLANT	3,285 m²
RISER	76 m²
	5,898 m²

GROSS FLOOR AREA (GFA): PER DEPARTMENT

GFA - FOH		
Level	Department	Area
GROUND FLOOR	FOH	242 m²
LEVEL 1	FOH	470 m²
		712 m²

GFA - STORAGE		
Level	Department	Area
LOWER GROUND	STORAGE	33 m²
GROUND FLOOR	STORAGE	469 m²
LEVEL 1	STORAGE	355 m²
LEVEL 2	STORAGE	432 m²
		1,289 m²

GFA - DATA HALLS		
Level	Department	Area
LEVEL 1	DATA HALL	1,504 m²
LEVEL 2	DATA HALL	1,504 m²
		3,009 m²

GFA - CIRCULATIONS		
Level	Department	Area
LOWER GROUND	CIRCULATION	1,072 m²
GROUND FLOOR	CIRCULATION	1,139 m²
LEVEL 1	CIRCULATION	1,358 m²
LEVEL 2	CIRCULATION	1,381 m²
ROOF LEVEL	CIRCULATION	11 m²
		4,961 m²

GFA - AMENITIES		
Level	Department	Area
LOWER GROUND	AMENITIES	15 m²
GROUND FLOOR	AMENITIES	68 m²
LEVEL 1	AMENITIES	60 m²
LEVEL 2	AMENITIES	25 m²
		167 m²

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AREA EXCLUDED FROM GFA: PER DEPARTMENT

NON GFA - BOH		
Level	Department	Area
LOWER GROUND	BOH	465 m²
		465 m²

NON GFA - VERTICAL CIRCULATION		
Level	Department	Area
LOWER GROUND	CIRCULATION VERTICAL	125 m²
GROUND FLOOR	CIRCULATION VERTICAL	129 m²
LEVEL 1	CIRCULATION VERTICAL	121 m²
LEVEL 2	CIRCULATION VERTICAL	158 m²
ROOF LEVEL	CIRCULATION VERTICAL	58 m²
		592 m²

NON GFA - PLANTS		
Level	Department	Area
UNDER GROUND	PLANT	129 m²
LOWER GROUND	PLANT	3,055 m²
GROUND FLOOR	PLANT	2,622 m²
LEVEL 1	PLANT	459 m²
LEVEL 2	PLANT	802 m²
ROOF LEVEL	PLANT	3,285 m²
		10,350 m²

NON GFA - SERVICES		
Level	Department	Area
LOWER GROUND	SERVICES	14 m²
GROUND FLOOR	SERVICES	36 m²
LEVEL 1	SERVICES	22 m²
LEVEL 2	SERVICES	212 m²
		284 m²

NON GFA - RISERS		
Level	Department	Area
LOWER GROUND	RISER	120 m²
GROUND FLOOR	RISER	176 m²
LEVEL 1	RISER	213 m²
LEVEL 2	RISER	206 m²
ROOF LEVEL	RISER	76 m²
		792 m²

NON GFA - GENERATORS		
Level	Department	Area
ROOF LEVEL	GENERATOR	2,469 m²
		2,469 m²

NON GFA - FUEL TANKS		
Level	Department	Area
UNDER GROUND	FUEL TANKS	187 m²
LOWER GROUND	FUEL TANKS	223 m²
		411 m²

NON GFA - MECH CORRIDOR		
Level	Department	Area
LEVEL 1	MECH CORRIDOR	1,069 m²
LEVEL 2	MECH CORRIDOR	1,069 m²
		2,139 m²

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A	DESIGN APPLICATION	15/12/2025	HDR	

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PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD, CLAYTON, VIC, 3168

DRAWING TITLE
AREA SCHEDULE

SCALE

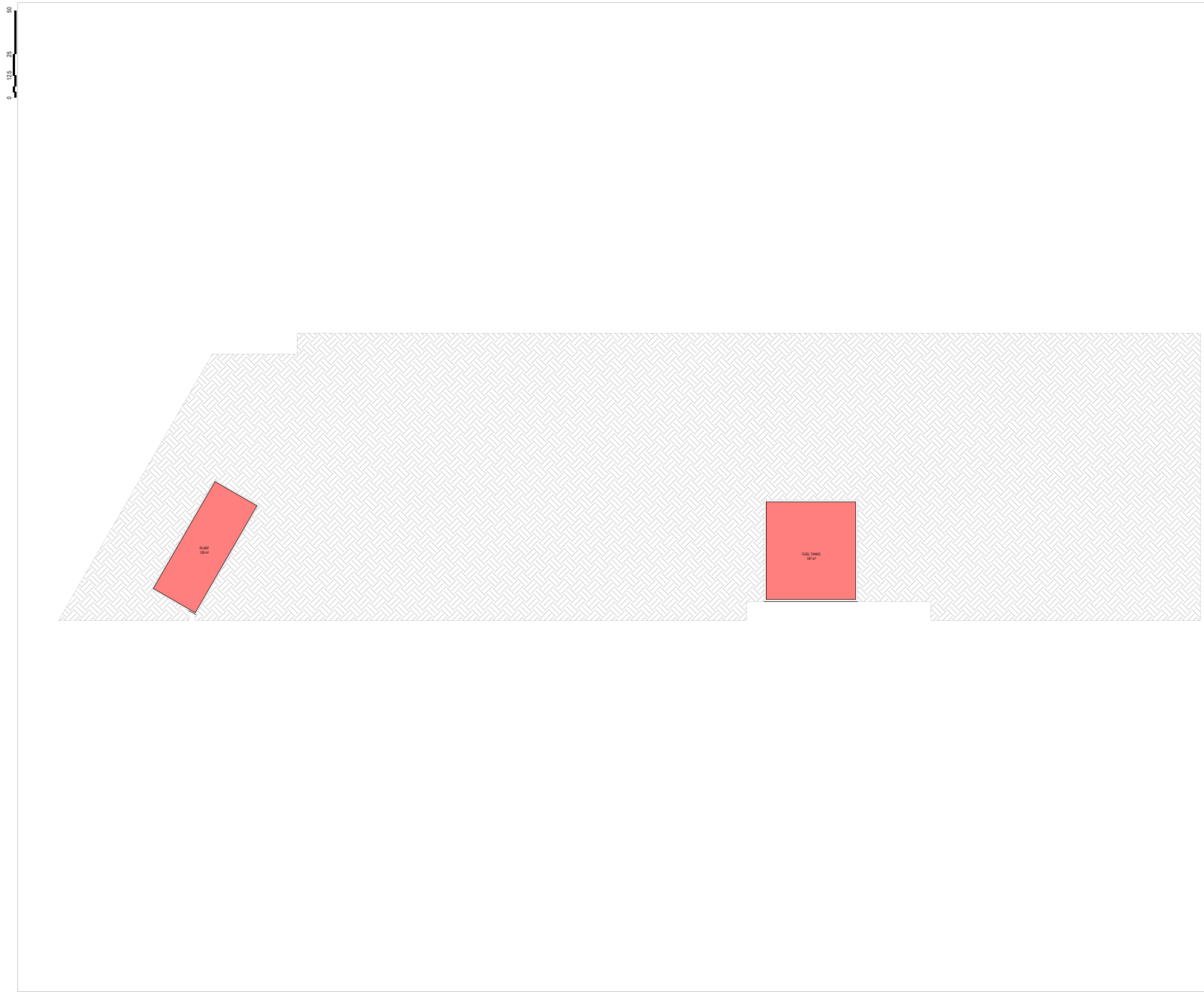
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DRAWING NUMBER
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KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

GFA LEGEND

GFA

NON GFA

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PROJECT

PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE

AREA PLANS - UG

SCALE: 1:250 @ A1
PROJECT NUMBER: 10432938
DRAWING NUMBER: **HDR-AR-2001**
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KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

GFA LEGEND

- GFA
- NON GFA
- HEAVY HARDSTAND
- LIGHT HARDSTAND
- SOFTSCAPE

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PROJECT

PROJECT RESET
1816-1832 DANDENONG ROAD, CLAYTON, VIC, 3168

DRAWING TITLE

AREA PLANS - LG

SCALE: 1:300 @ A1
PROJECT NUMBER: 10432938
DRAWING NUMBER: **HDR-AR-2002**
ISSUE: **A**
PROJECT STATUS: **PLANNING PERMIT APPLICATION**

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GFA LEGEND

GFA

NON GFA

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PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE
AREA PLANS - GF

SCALE
1:250 @ A1

PROJECT NUMBER
10432938

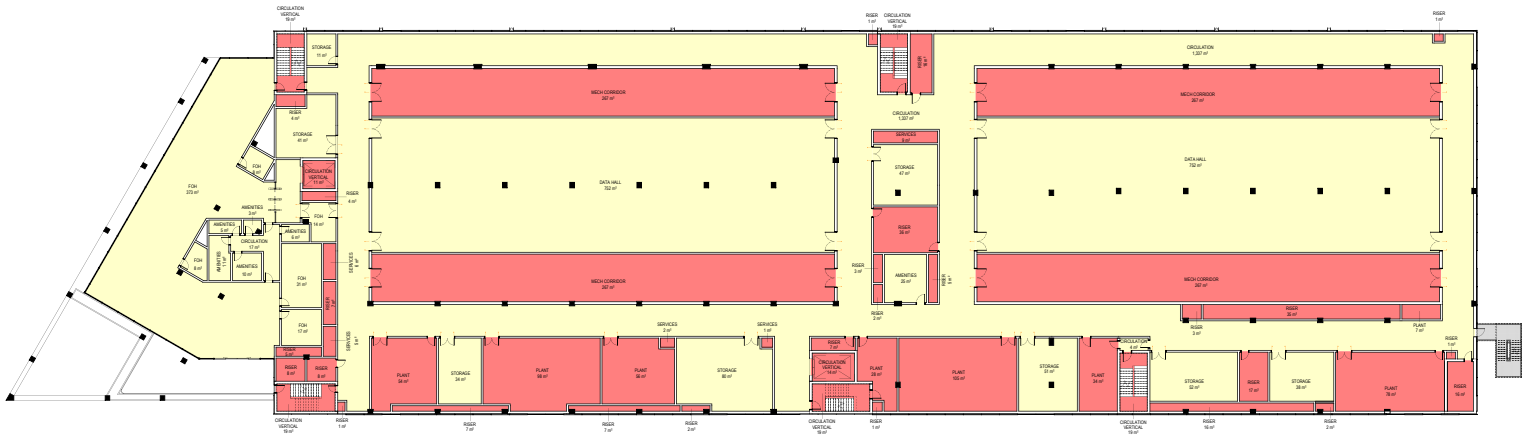
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KEY PLAN

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A	DESIGN APPLICATION	15/12/2025	HDR	

GFA LEGEND

GFA

NON GFA

CLIENT

Centuria
RESETDATA

PROJECT

PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE

AREA PLANS - L1

SCALE
1:250 @ A1

PROJECT NUMBER
10432938

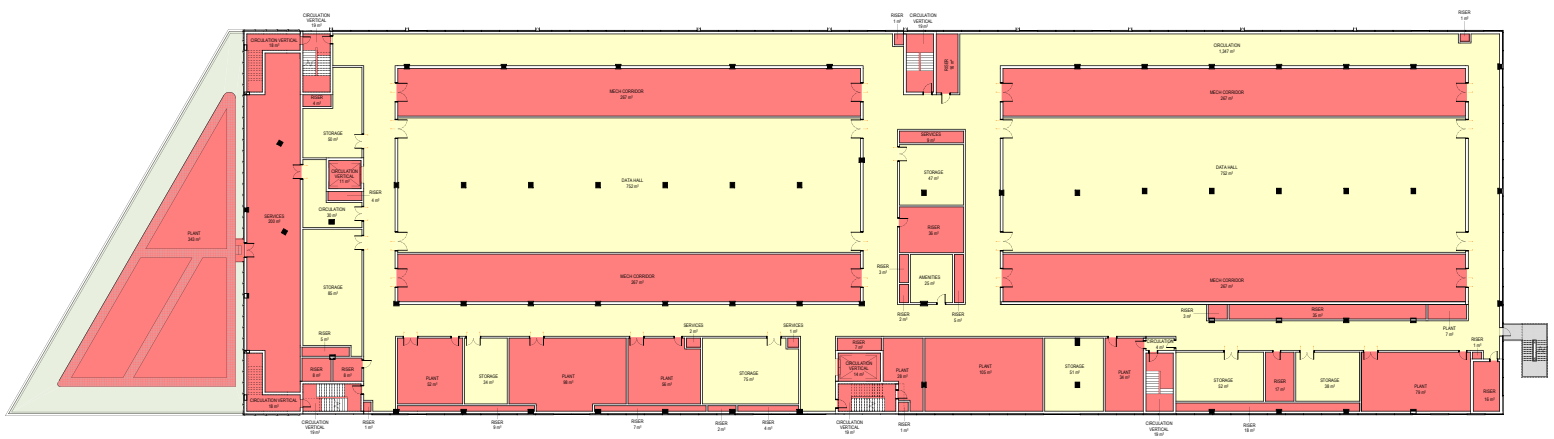
DRAWING NUMBER
HDR-AR-2004

ISSUE
A

PROJECT STATUS
PLANNING PERMIT APPLICATION

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NORTH POINT

KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

GFA LEGEND

GFA

NON GFA

CLIENT

Centuria
RESETDATA

PROJECT

PROJECT RESET
1816-1832 DANDENONG ROAD, CLAYTON, VIC, 3168

DRAWING TITLE

AREA PLANS - L2

SCALE: 1:250 @ A1
PROJECT NUMBER: 10432938
DRAWING NUMBER: **HDR-AR-2005**
ISSUE: **A**
PROJECT STATUS: **PLANNING PERMIT APPLICATION**

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KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

GFA LEGEND

- GFA
- NON GFA
- ELEVATED PLATFORM

CLIENT
Centuria
RESETDATA

PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE
AREA PLANS - RF

SCALE
1 : 250 @ A1

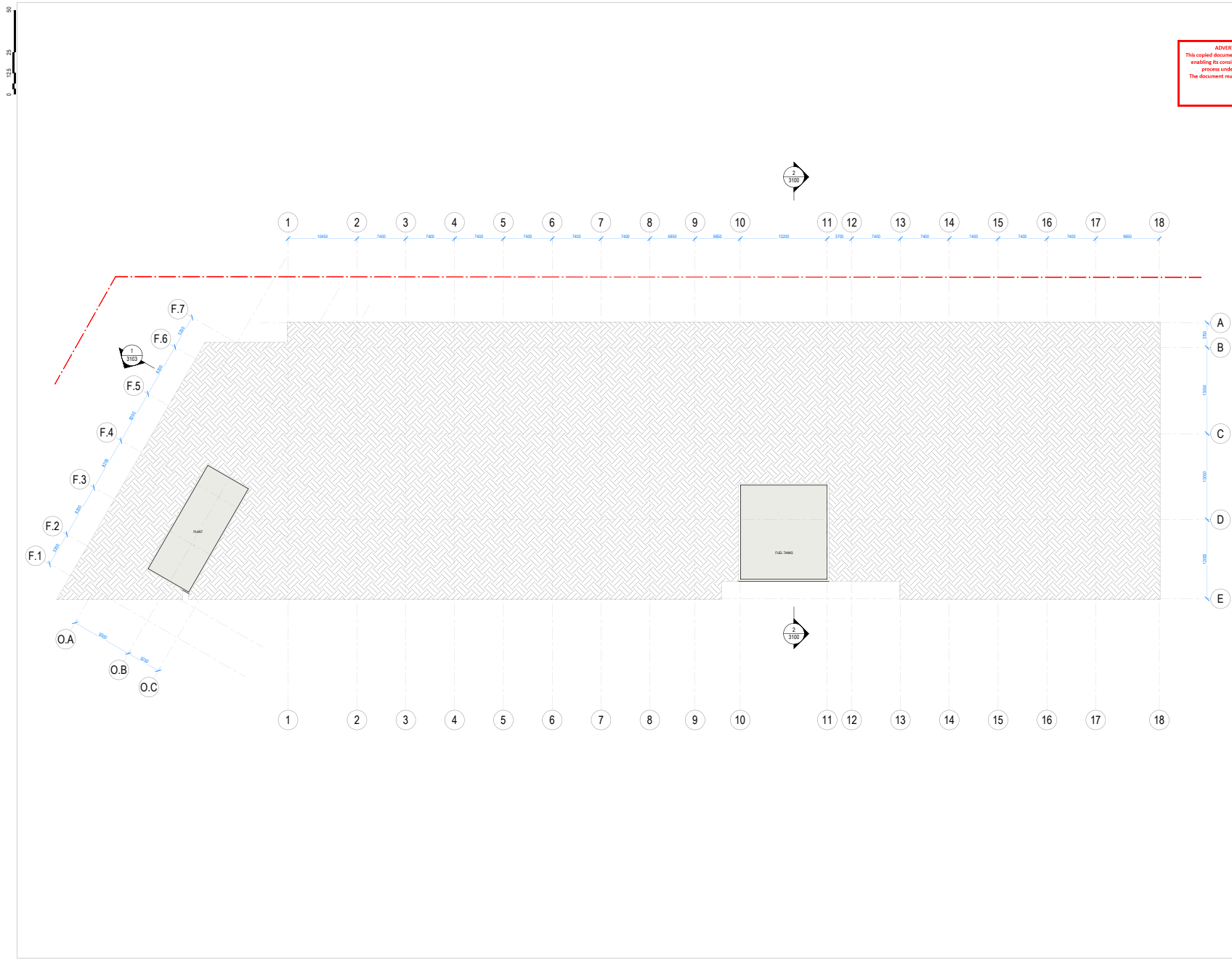
PROJECT NUMBER
10432938

DRAWING NUMBER
HDR-AR-2006

ISSUE
A

PROJECT STATUS
PLANNING PERMIT APPLICATION

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KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

DEPARTMENT

- AMENITIES
- FOH
- CIRCULATION
- CIRCULATION VERTICAL
- BOH
- DATA HALL
- GENERATOR
- MECH CORRIDOR
- PLANT / FUEL TANK
- SERVICE
- RISER
- STORAGE

CLIENT
Centuria
RESETDATA

PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE
GENERAL ARRANGEMENT PLAN - UG

SCALE
1:250 @ A1

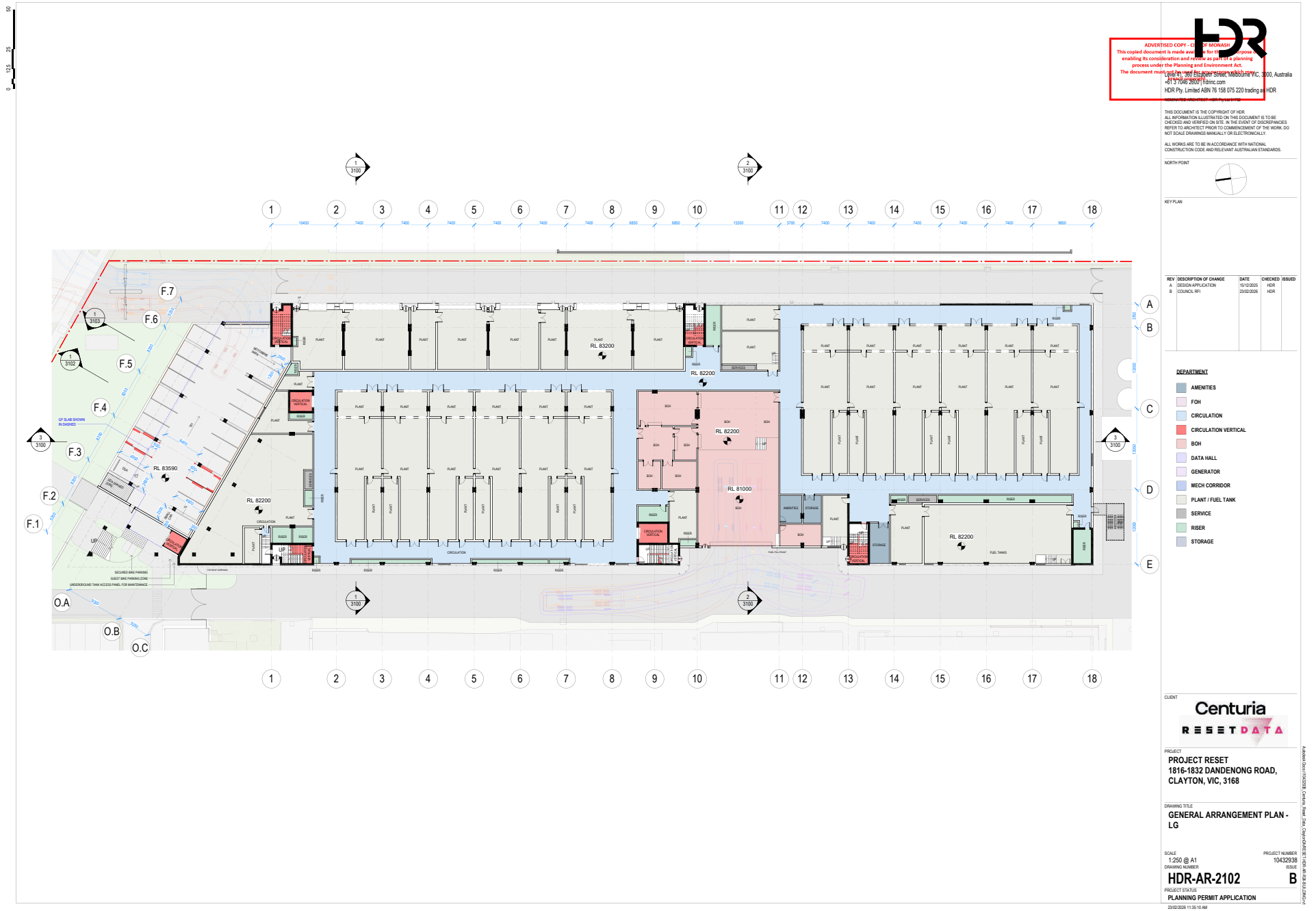
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10432938

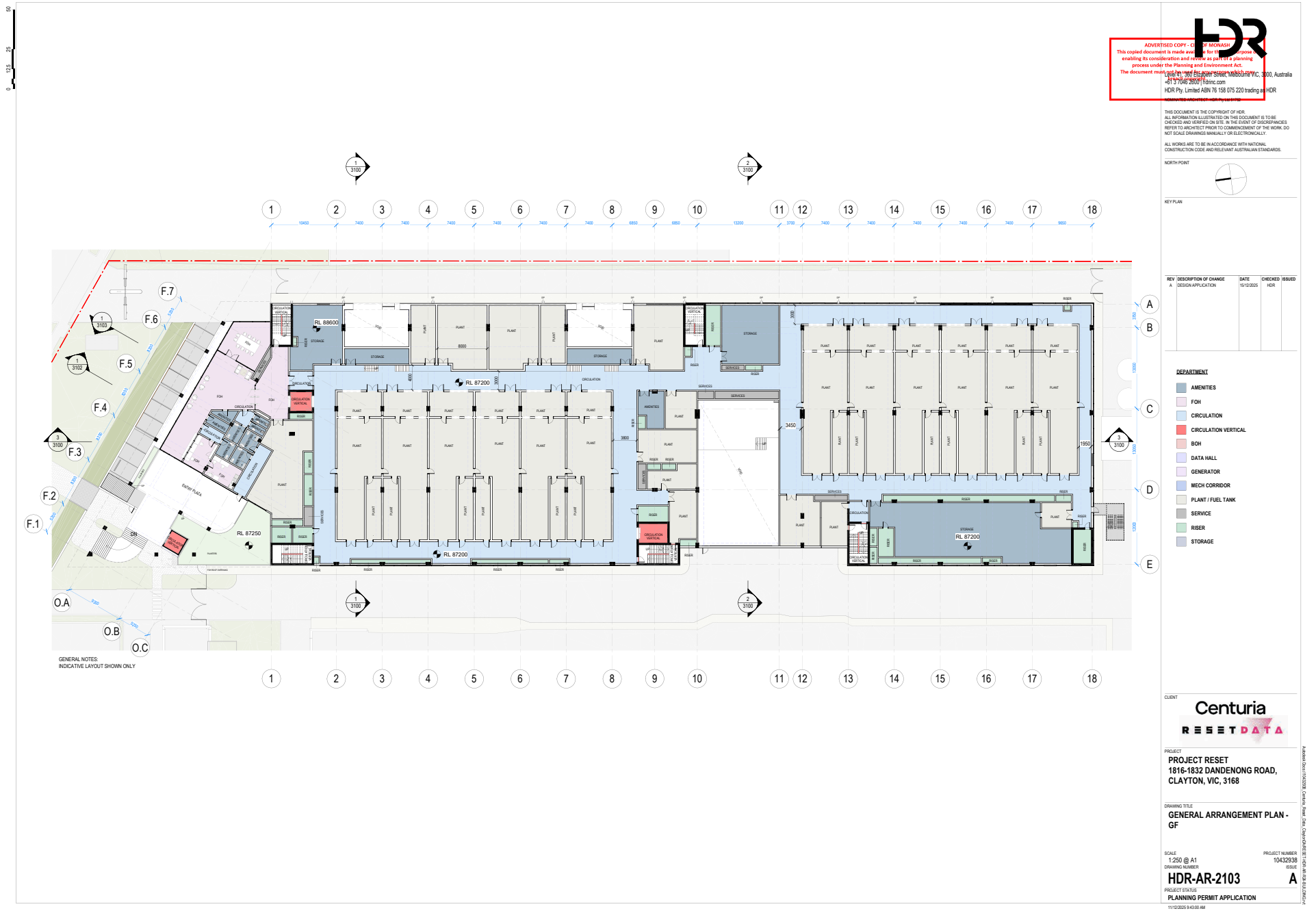
DRAWING NUMBER
HDR-AR-2101

ISSUE
A

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PLANNING PERMIT APPLICATION

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NORTH POINT
KEY PLAN
REV DESCRIPTION OF CHANGE DATE CHECKED ISSUED
A DESIGN APPLICATION 15/12/2025 HDR
B COUNCIL RFI 23/02/2026 HDR
DEPARTMENT
AMENITIES
FOH
CIRCULATION
CIRCULATION VERTICAL
BOH
DATA HALL
GENERATOR
MECH CORRIDOR
PLANT / FUEL TANK
SERVICE
RISER
STORAGE
RL 83200
RL 82200
RL 81000
RL 83590
CLIENT
Centuria
RESETDATA
PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168
DRAWING TITLE
GENERAL ARRANGEMENT PLAN - LG
SCALE
1:250 @ A1
PROJECT NUMBER
10432938
DRAWING NUMBER
HDR-AR-2102
ISSUE
B
PROJECT STATUS
PLANNING PERMIT APPLICATION
23/02/2026 11:35:10 AM



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KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

CLIENT
Centuria
RESETDATA

PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE
GENERAL ARRANGEMENT PLAN - GF

SCALE
1:250 @ A1

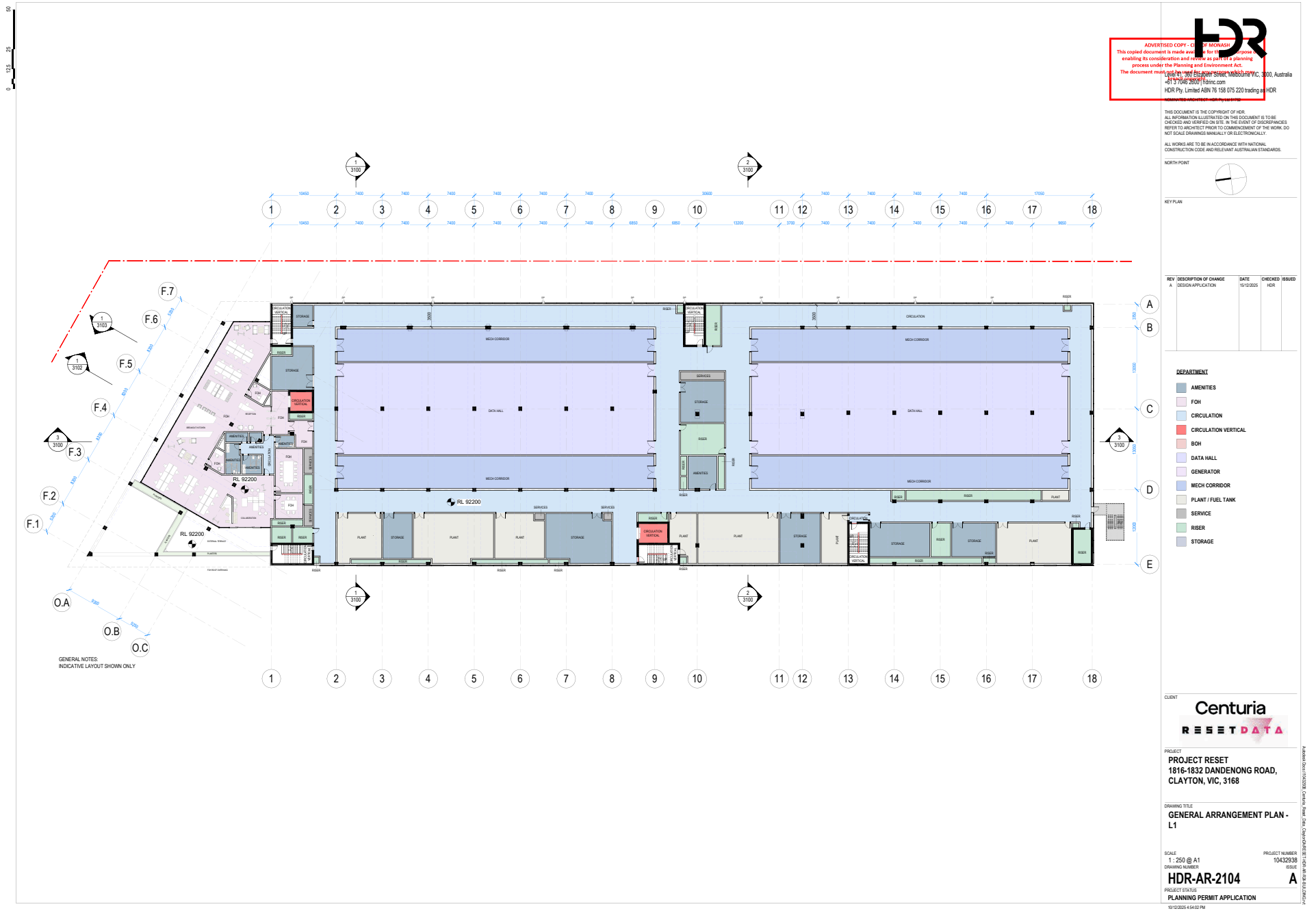
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10432938

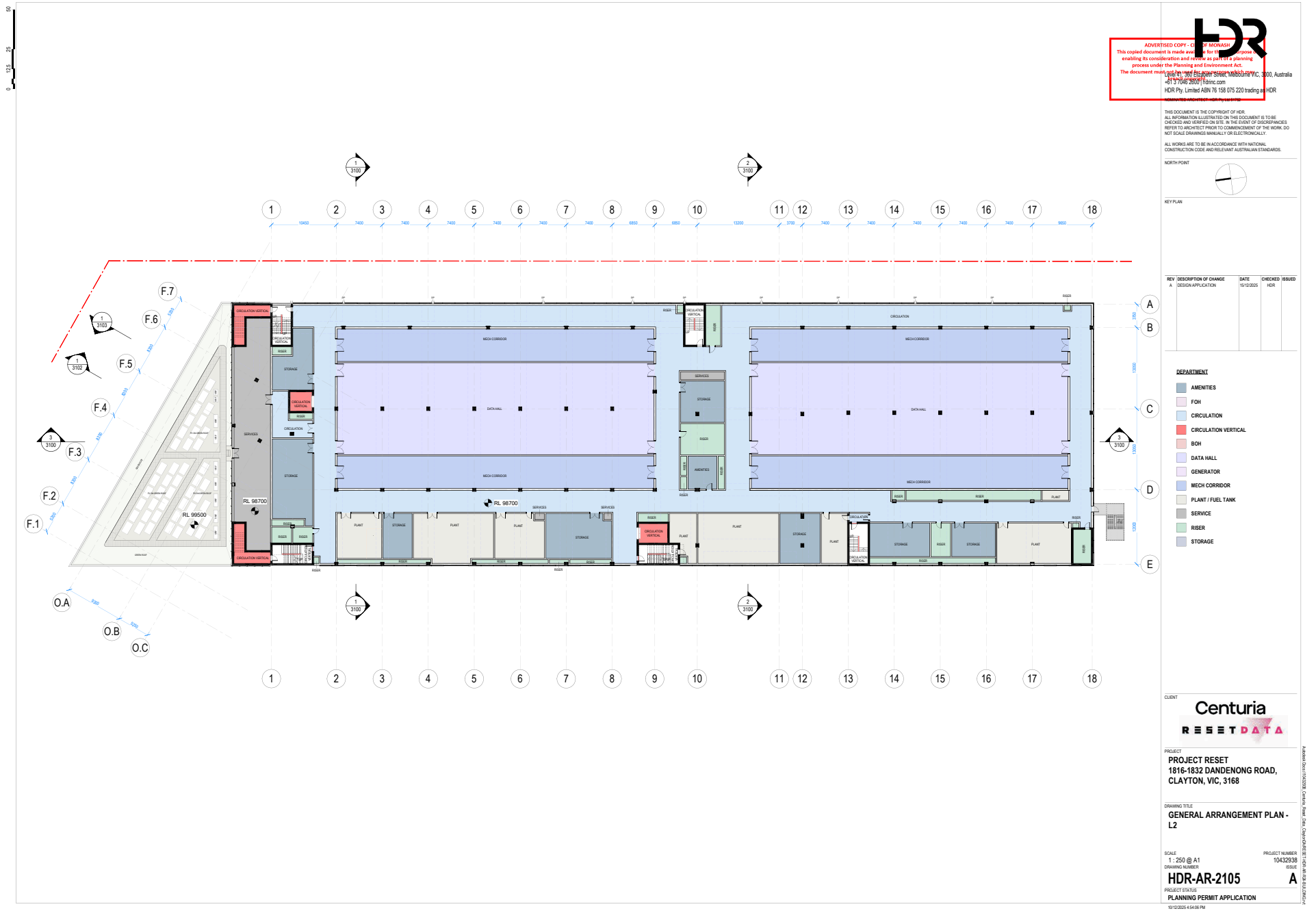
DRAWING NUMBER
HDR-AR-2103

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NORTH POINT
KEY PLAN
REV DESCRIPTION OF CHANGE DATE CHECKED ISSUED
A DESIGN APPLICATION 15/12/2025 HDR
DEPARTMENT
AMENITIES
FOH
CIRCULATION
CIRCULATION VERTICAL
BOH
DATA HALL
GENERATOR
MECH CORRIDOR
PLANT / FUEL TANK
SERVICE
RISER
STORAGE
RL 92200
GENERAL NOTES:
INDICATIVE LAYOUT SHOWN ONLY
CLIENT
Centuria
RESETDATA
PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168
DRAWING TITLE
GENERAL ARRANGEMENT PLAN - L1
SCALE
1 : 250 @ A1
PROJECT NUMBER
10432938
DRAWING NUMBER
HDR-AR-2104
ISSUE
A
PROJECT STATUS
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NORTH POINT

KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

DEPARTMENT

- AMENITIES
- FOH
- CIRCULATION
- CIRCULATION VERTICAL
- BOH
- DATA HALL
- GENERATOR
- MECH CORRIDOR
- PLANT / FUEL TANK
- SERVICE
- RISER
- STORAGE

CLIENT
Centuria
RESETDATA

PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE
GENERAL ARRANGEMENT PLAN - L2

SCALE
1 : 250 @ A1

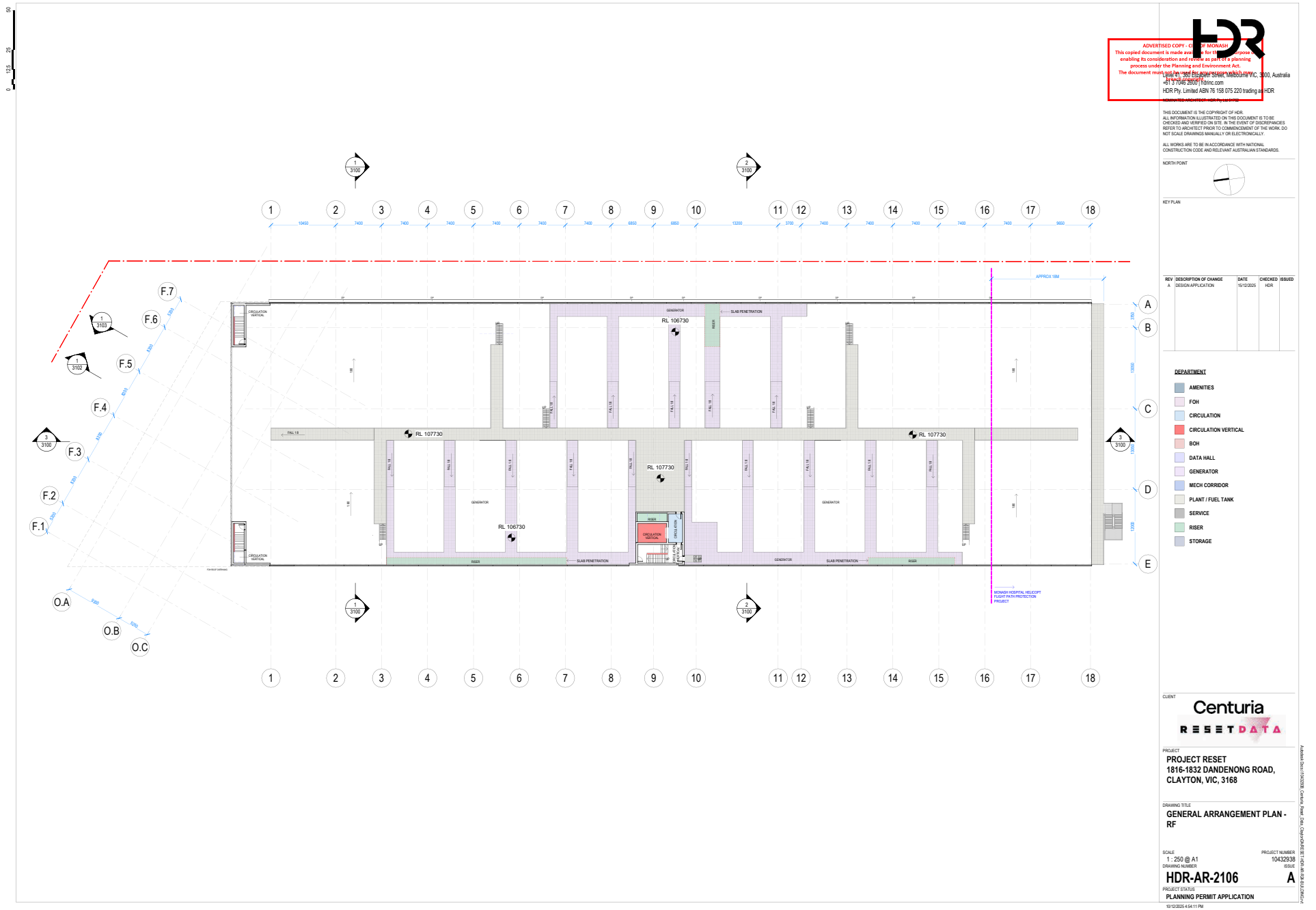
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DRAWING NUMBER
HDR-AR-2105

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NORTH POINT

KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

DEPARTMENT

- AMENITIES
- FOH
- CIRCULATION
- CIRCULATION VERTICAL
- BOH
- DATA HALL
- GENERATOR
- MECH CORRIDOR
- PLANT / FUEL TANK
- SERVICE
- RISER
- STORAGE

CLIENT
Centuria
RESETDATA

PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE
GENERAL ARRANGEMENT PLAN - RF

SCALE
1 : 250 @ A1

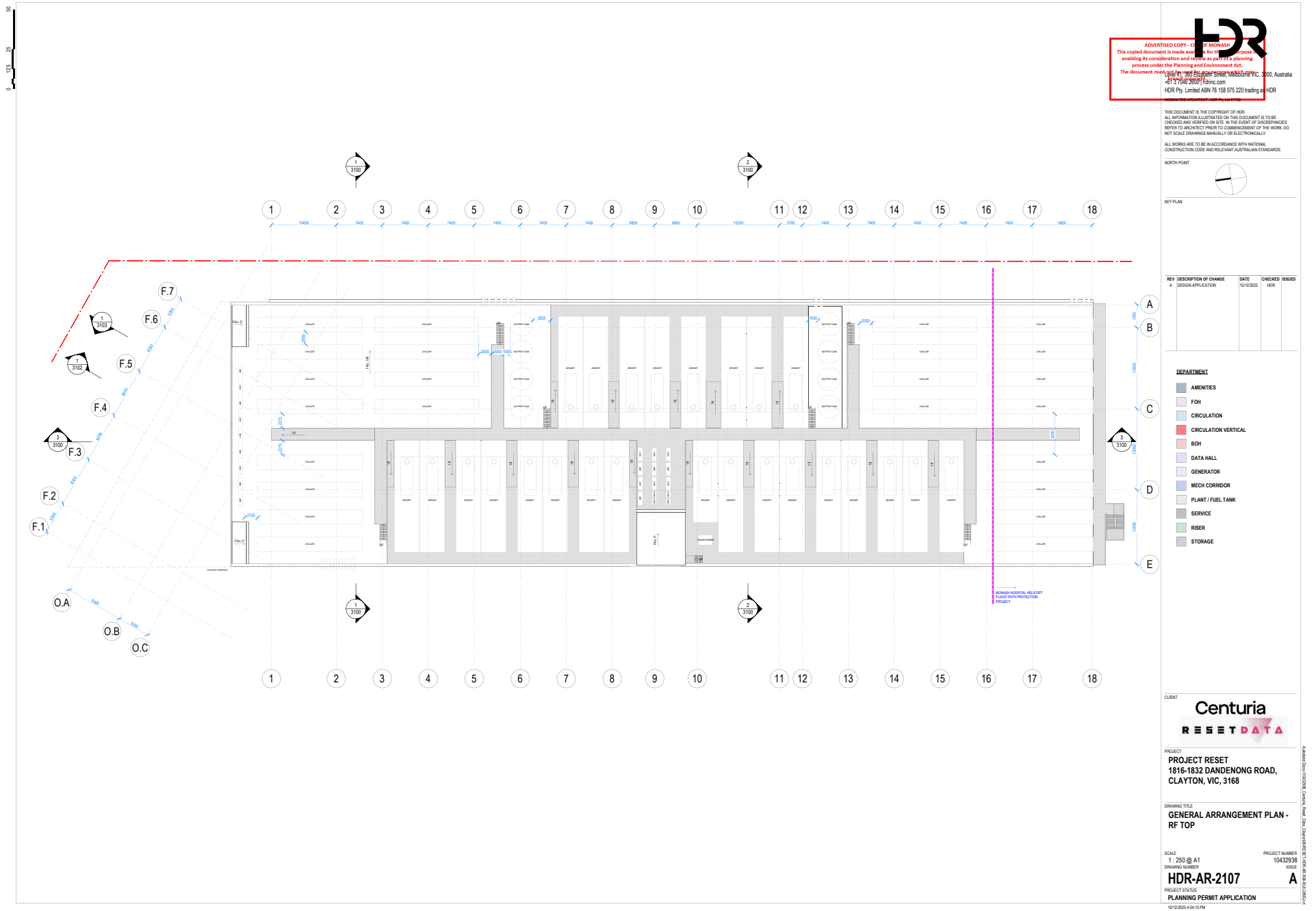
PROJECT NUMBER
10432938

DRAWING NUMBER
HDR-AR-2106

ISSUE
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NORTH POINT
KEY PLAN
REV DESCRIPTION OF CHANGE DATE CHECKED ISSUED
A DESIGN APPLICATION 15/12/2025 HDR
DEPARTMENT
AMENITIES
FOH
CIRCULATION
CIRCULATION VERTICAL
BOH
DATA HALL
GENERATOR
MECH CORRIDOR
PLANT / FUEL TANK
SERVICE
RISER
STORAGE
CLIENT
Centuria
RESETDATA
PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168
DRAWING TITLE
GENERAL ARRANGEMENT PLAN - RF TOP
SCALE
1 : 250 @ A1
PROJECT NUMBER
10432938
DRAWING NUMBER
HDR-AR-2107
ISSUE
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PROJECT STATUS
PLANNING PERMIT APPLICATION
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NORTH POINT

KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

DEPARTMENT
- AMENITIES
- FOH
- CIRCULATION
- CIRCULATION VERTICAL
- BOH
- DATA HALL
- GENERATOR
- MECH CORRIDOR
- PLANT / FUEL TANK
- SERVICE
- RISER
- STORAGE

CLIENT
Centuria
RESETDATA

PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE
GENERAL ARRANGEMENT PLAN - FOH - LG

SCALE
1 : 100 @ A1

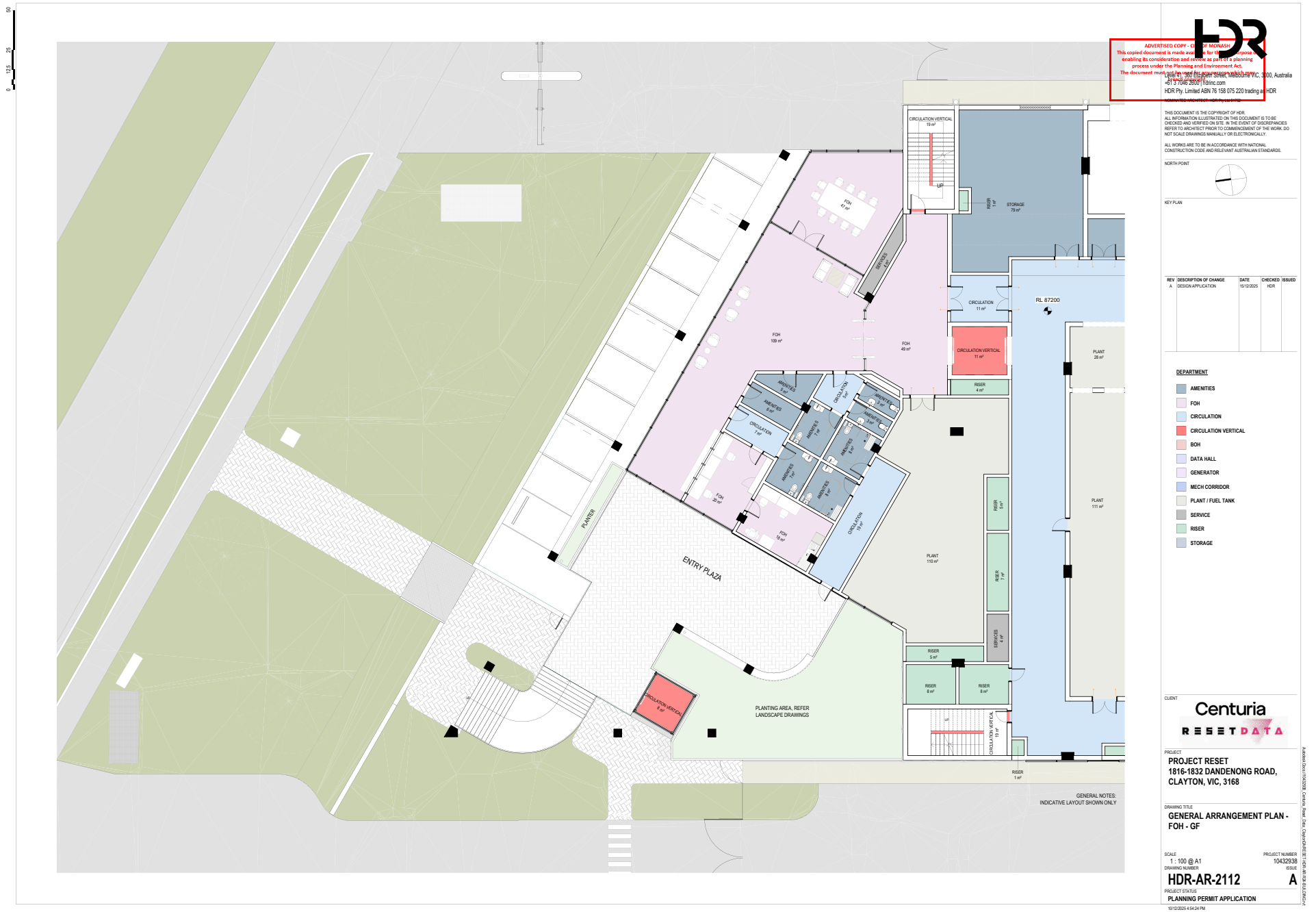
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DRAWING NUMBER
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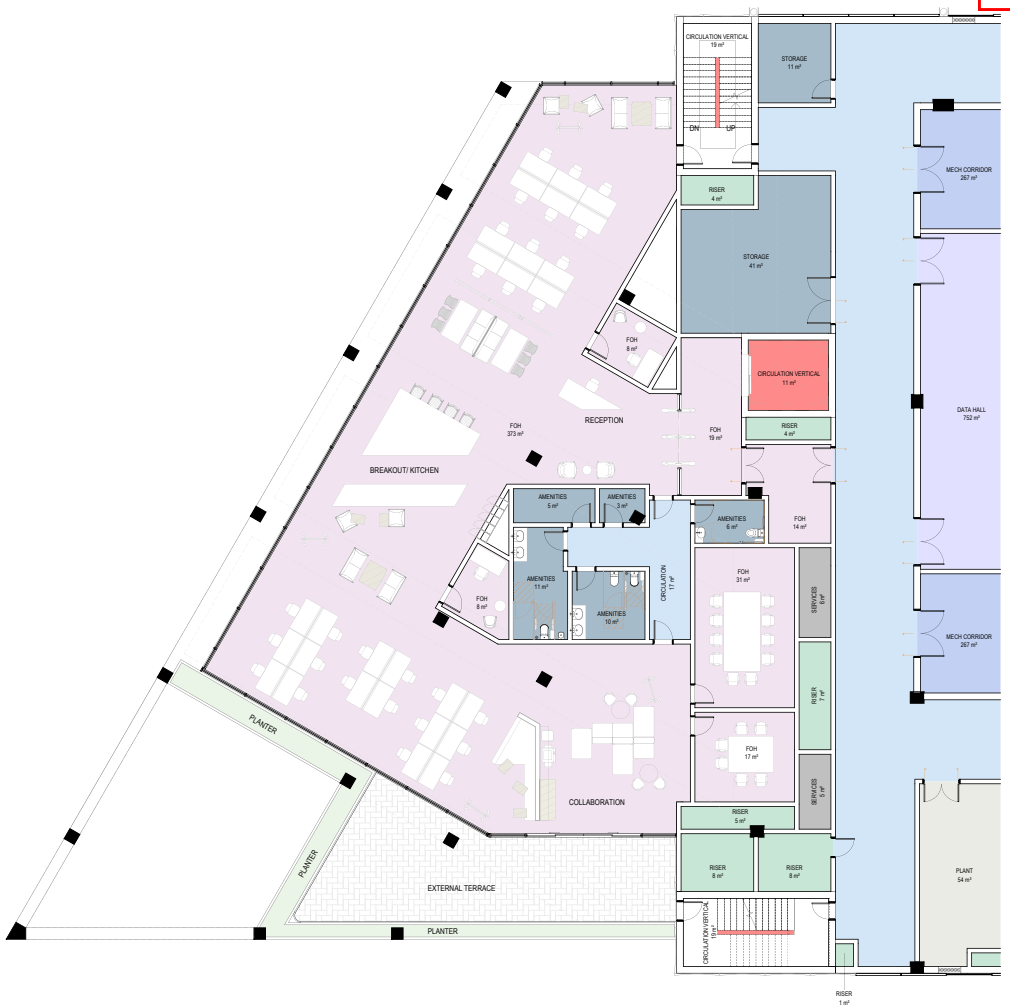
ISSUE
A

PROJECT STATUS
PLANNING PERMIT APPLICATION

10/12/2025 4:54:19 PM


ENTRY PLAZA
PLANTING AREA, REFER LANDSCAPE DRAWINGS
PLANTER
RL 87200
GENERAL NOTES:
INDICATIVE LAYOUT SHOWN ONLY
DEPARTMENT
AMENITIES
FOH
CIRCULATION
CIRCULATION VERTICAL
BOH
DATA HALL
GENERATOR
MECH CORRIDOR
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NORTH POINT
KEY PLAN
REV A
DESCRIPTION OF CHANGE DESIGN APPLICATION
DATE 15/12/2025
CHECKED HDR
ISSUED
CLIENT
Centuria
RESETDATA
PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168
DRAWING TITLE
GENERAL ARRANGEMENT PLAN - FOH - GF
SCALE 1 : 100 @ A1
PROJECT NUMBER 10432938
DRAWING NUMBER HDR-AR-2112
ISSUE A
PROJECT STATUS PLANNING PERMIT APPLICATION
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NORTH POINT

KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

DEPARTMENT

- AMENITIES
- FOH
- CIRCULATION
- CIRCULATION VERTICAL
- BOH
- DATA HALL
- GENERATOR
- MECH CORRIDOR
- PLANT / FUEL TANK
- SERVICE
- RISER
- STORAGE

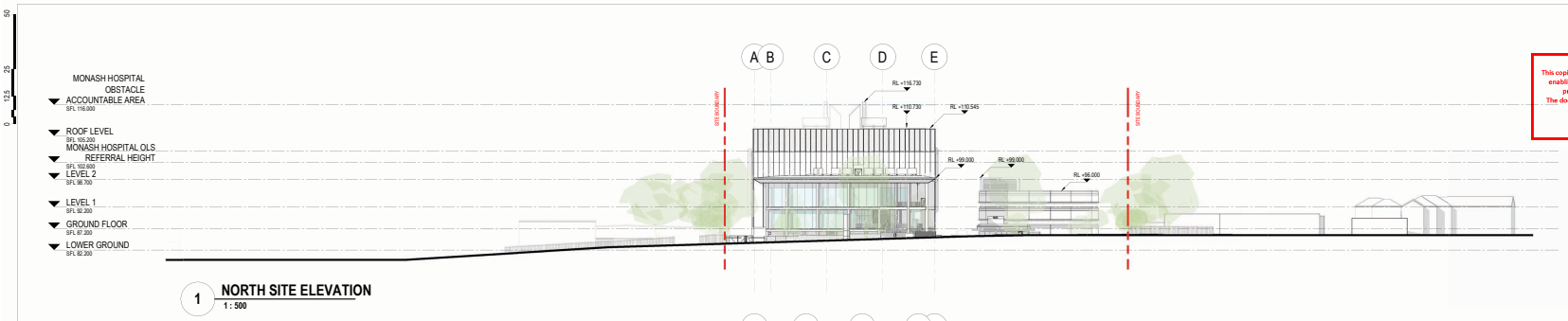
CLIENT
Centuria RESETDATA

PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD, CLAYTON, VIC, 3168

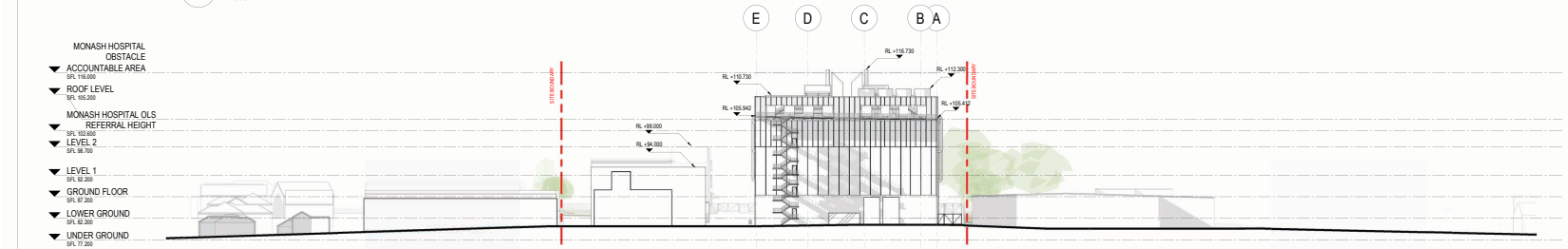
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GENERAL ARRANGEMENT PLAN - FOH - L1

SCALE: 1 : 100 @ A1
PROJECT NUMBER: 10432938
DRAWING NUMBER: **HDR-AR-2113**
ISSUE: **A**
PROJECT STATUS: **PLANNING PERMIT APPLICATION**

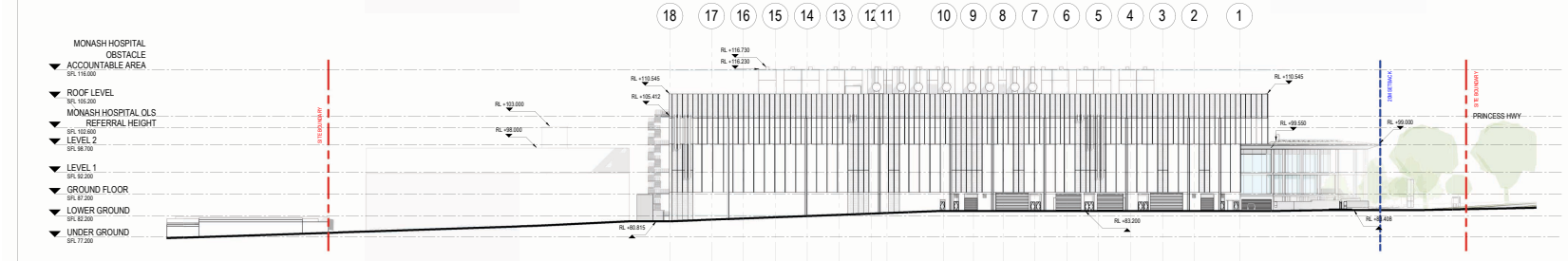
10/12/2025 4:54:30 PM



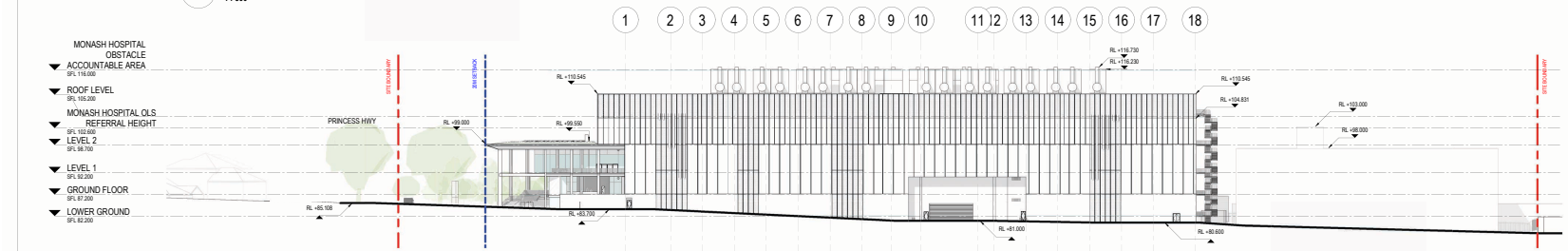
1 **NORTH SITE ELEVATION**
1 : 500



2 **SOUTH SITE ELEVATION**
1 : 500



3 **EAST SITE ELEVATION**
1 : 500



4 **WEST SITE ELEVATION**
1 : 500

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KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	
B	COUNCIL RFI	23/02/2026	HDR	

CLIENT
Centuria
RESETDATA

PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD, CLAYTON, VIC, 3168

DRAWING TITLE
SITE ELEVATIONS

SCALE
1 : 500 @ A1

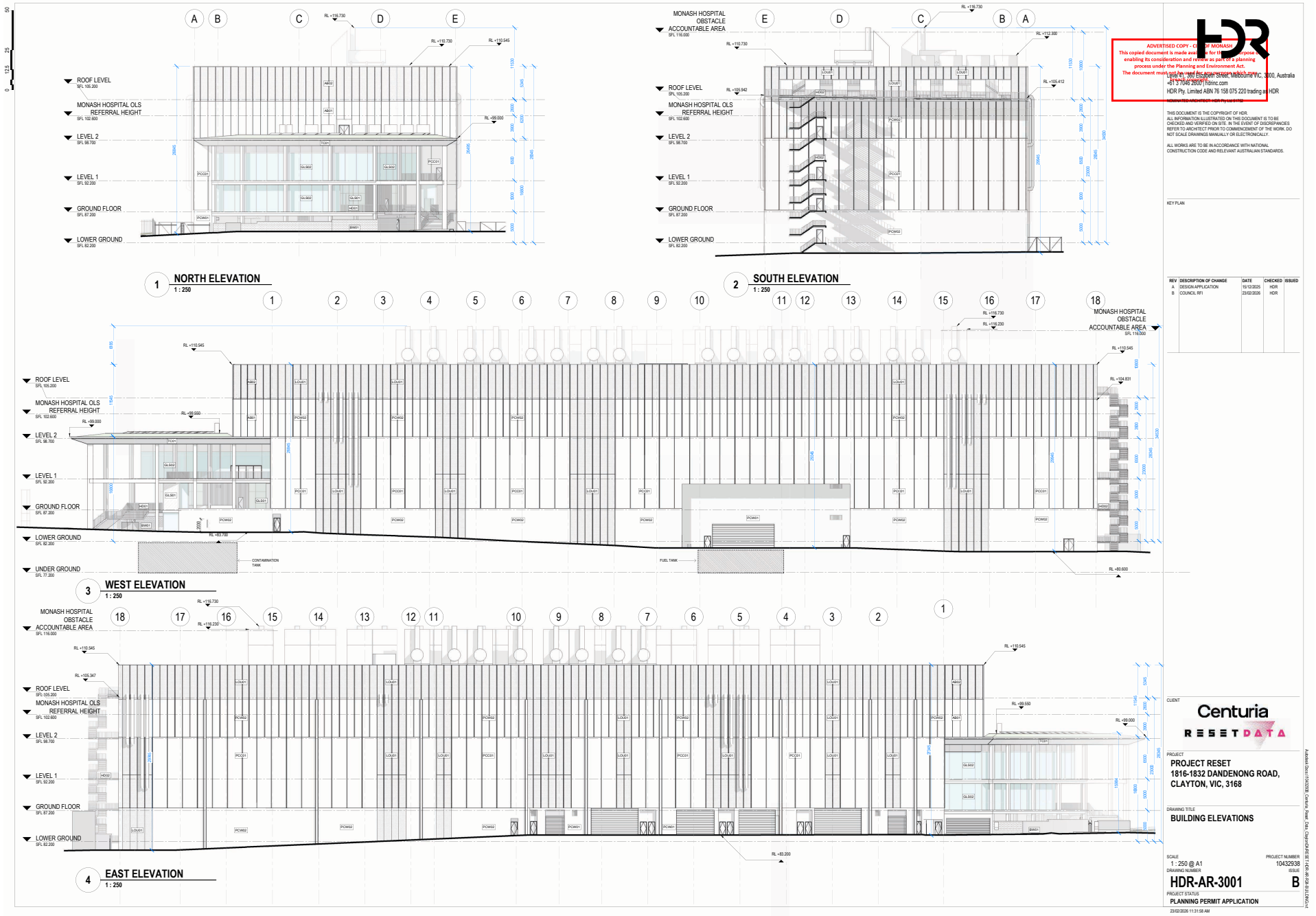
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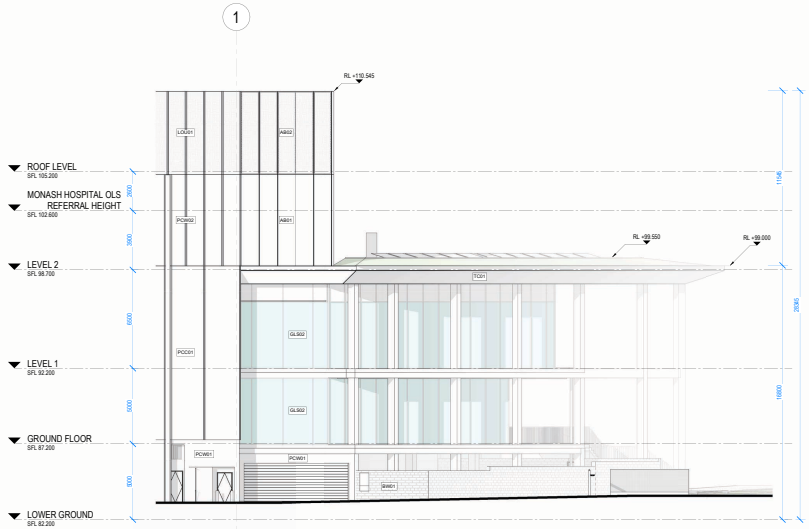
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HDR-AR-3000

ISSUE
B

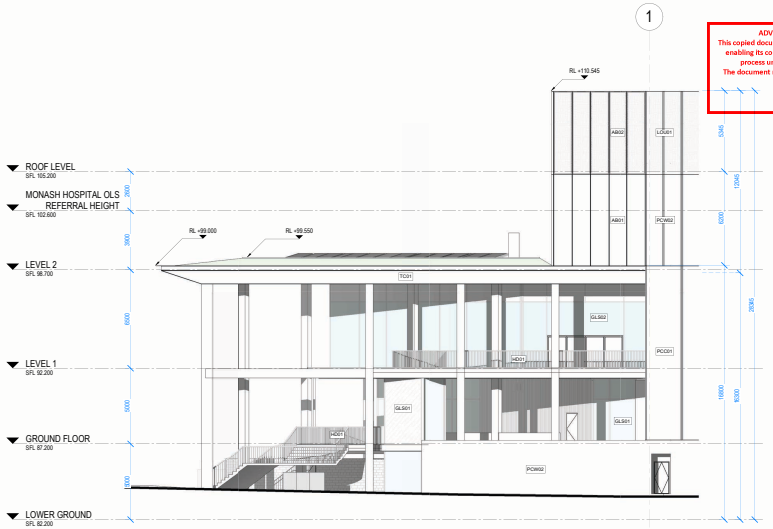
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PLANNING PERMIT APPLICATION

23/02/2026 11:31:33 AM

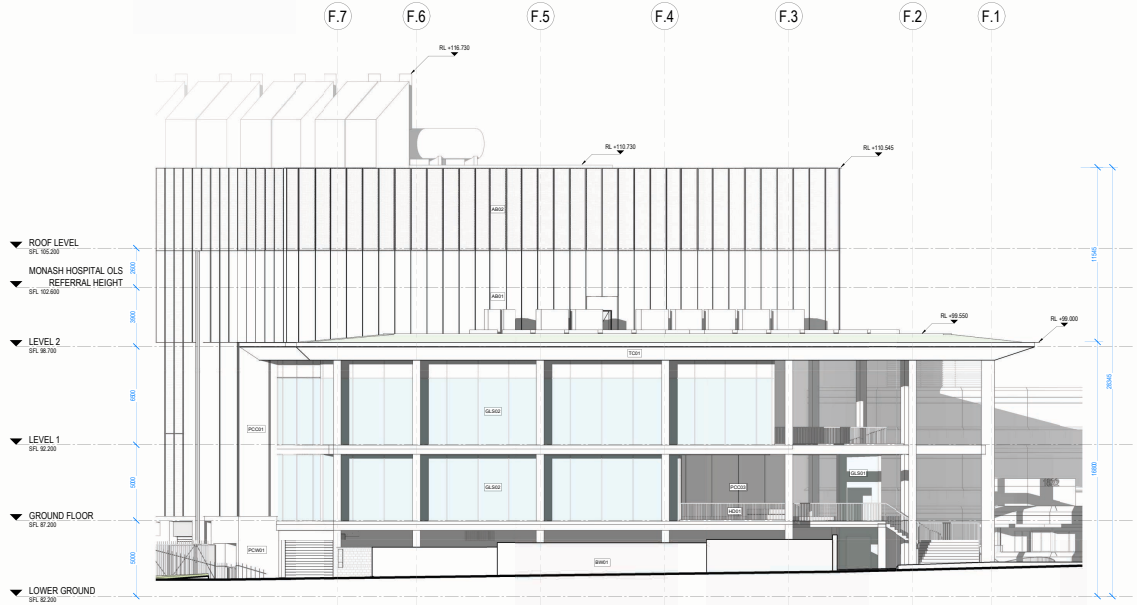

1 NORTH ELEVATION
1 : 250
2 SOUTH ELEVATION
1 : 250
3 WEST ELEVATION
1 : 250
4 EAST ELEVATION
1 : 250
ROOF LEVEL
MONASH HOSPITAL OLS REFERRAL HEIGHT
LEVEL 2
LEVEL 1
GROUND FLOOR
LOWER GROUND
UNDER GROUND
MONASH HOSPITAL OBSTACLE ACCOUNTABLE AREA
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KEY PLAN
REV DESCRIPTION OF CHANGE DATE CHECKED ISSUED
A DESIGN APPLICATION 15/12/2025 HDR
B COUNCIL RFI 23/02/2026 HDR
CLIENT
Centuria
RESETDATA
PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168
DRAWING TITLE
BUILDING ELEVATIONS
SCALE
1 : 250 @ A1
PROJECT NUMBER
10432938
DRAWING NUMBER
HDR-AR-3001
ISSUE
B
PROJECT STATUS
PLANNING PERMIT APPLICATION



1 OFFICE EAST ELEVATION
1 : 150



2 OFFICE WEST ELEVATION
1 : 150



3 OFFICE NORTH ELEVATION
1 : 150

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KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	
B	COUNCIL RFI	23/02/2026	HDR	

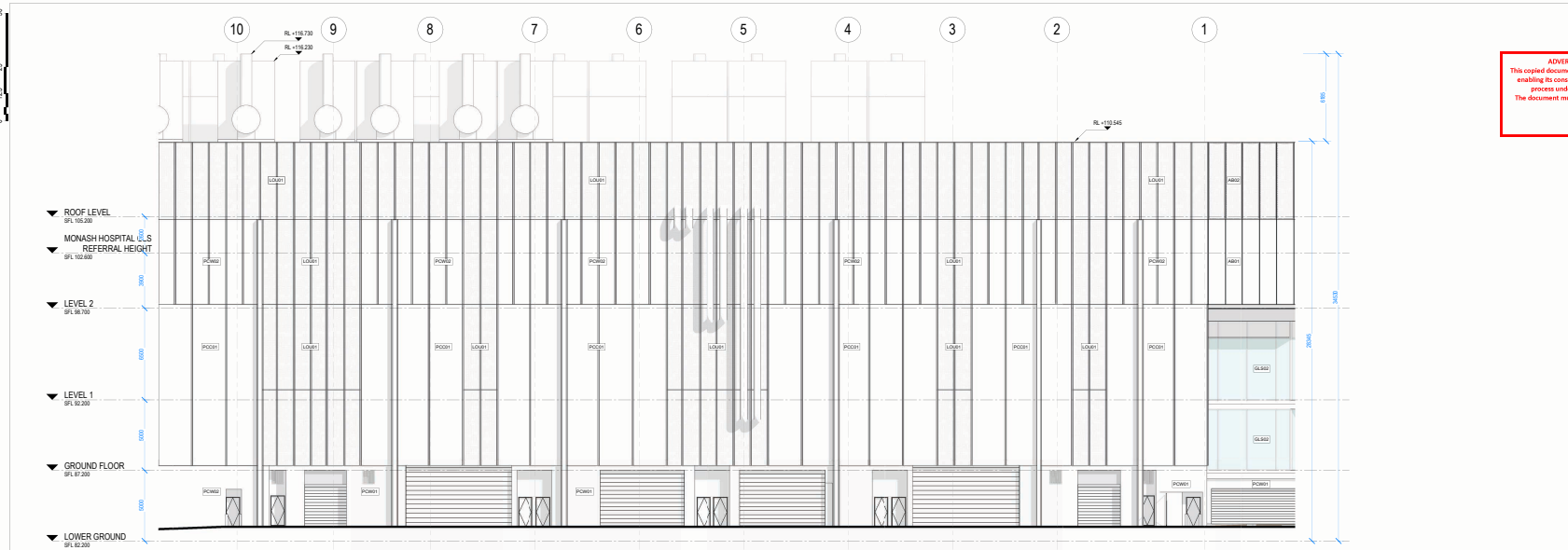
CLIENT
Centuria
RESETDATA

PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

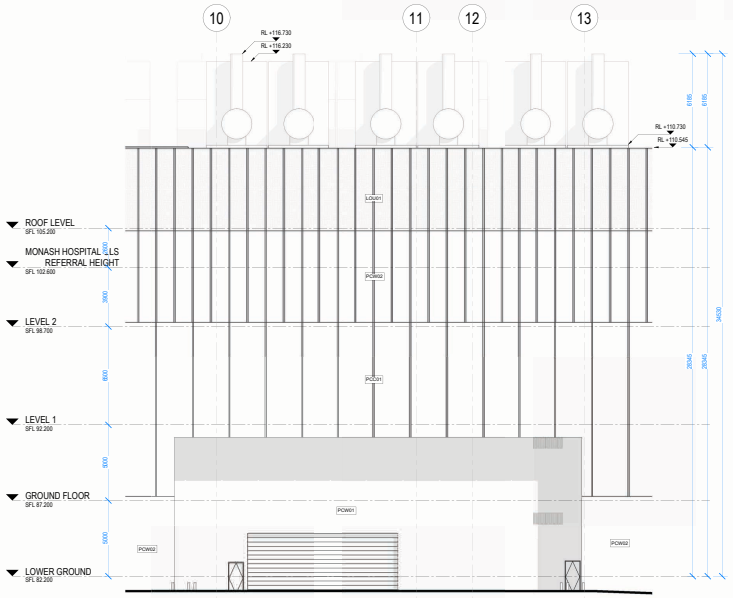
DRAWING TITLE
DETAILED ELEVATIONS - FOH

SCALE
1 : 150 @ A1
PROJECT NUMBER
10432938
DRAWING NUMBER
HDR-AR-3002
ISSUE
B
PROJECT STATUS
PLANNING PERMIT APPLICATION

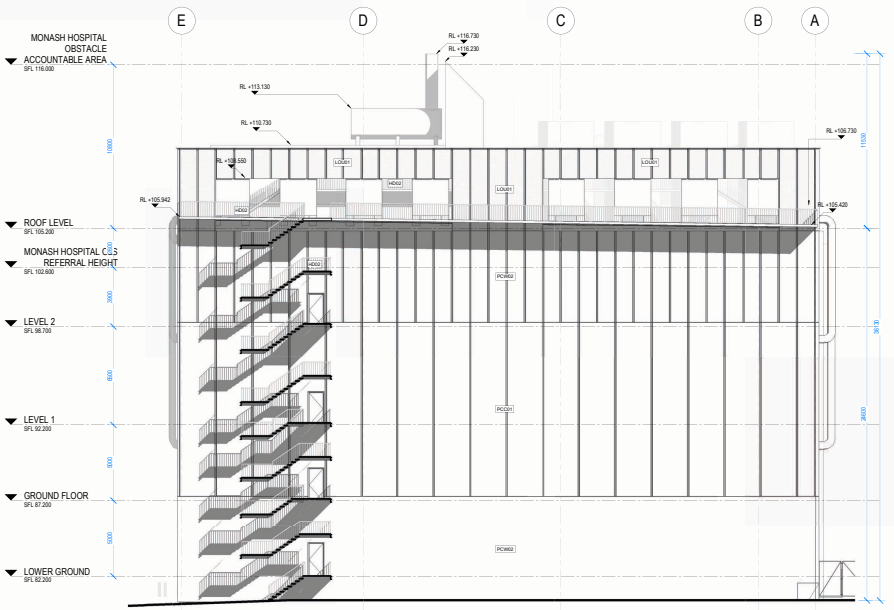
23/02/2026 11:32:13 AM



1 BACK OF BUILDING ELEVATION - EAST
1 : 150



2 BACK OF BUILDING ELEVATION - WEST
1 : 150



3 BACK OF BUILDING ELEVATION - SOUTH
1 : 150

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KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	
B	COUNCIL RFI	23/02/2026	HDR	

CLIENT
Centuria
RESETDATA

PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE
DETAILED ELEVATIONS - TYPICAL GANTRY & END VIEW

SCALE
1 : 150 @ A1

PROJECT NUMBER
10432938

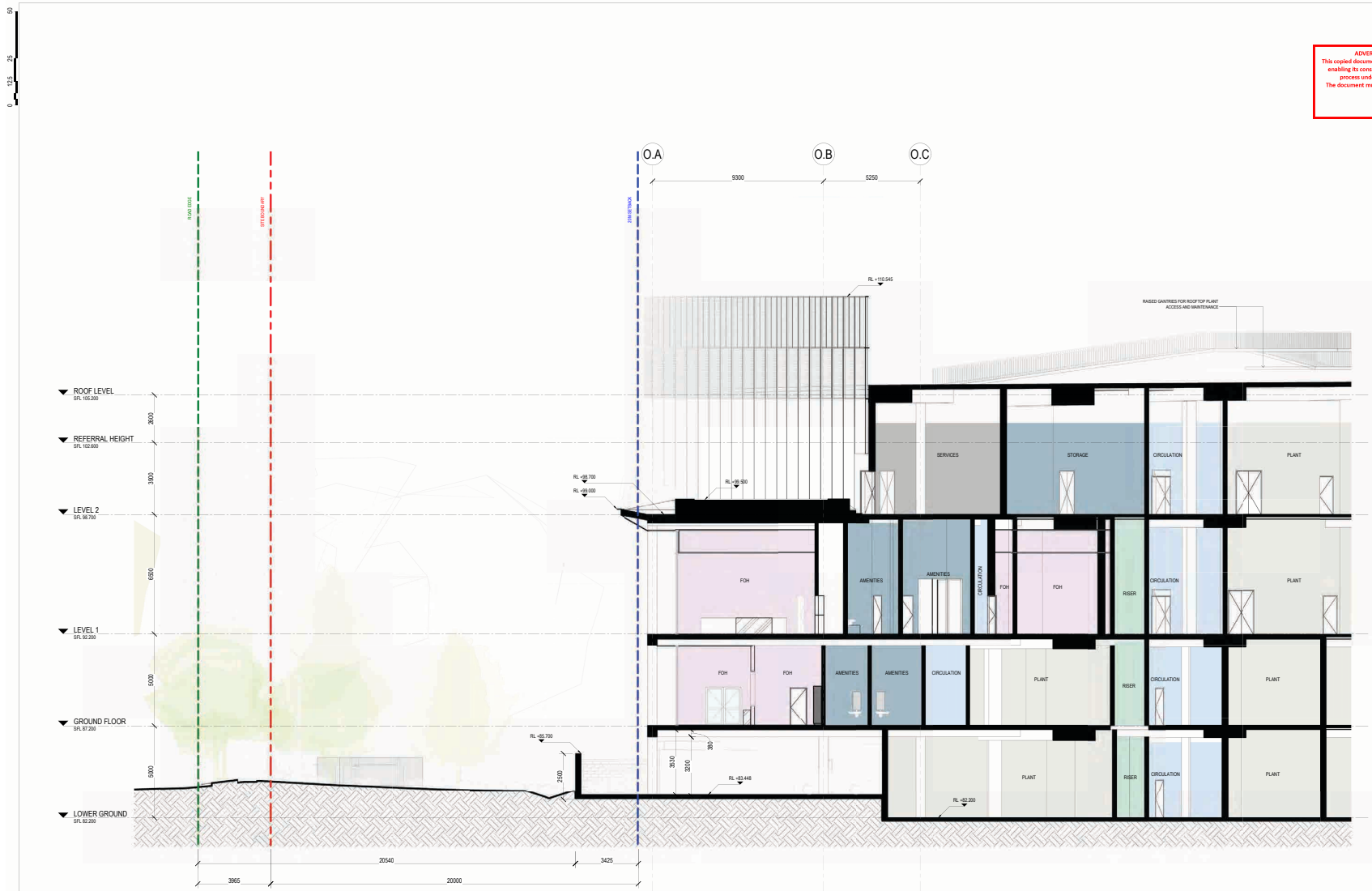
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HDR-AR-3003

ISSUE
B

PROJECT STATUS
PLANNING PERMIT APPLICATION

23/02/2026 11:32:31 AM


ROOF LEVEL
REFERRAL HEIGHT
LEVEL 2
LEVEL 1
GROUND FLOOR
LOWER GROUND
UNDER GROUND
1 SECTION 01
1 : 150
2 SECTION 02
1 : 150
3 SECTION 03
1 : 250
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KEY PLAN
REV DESCRIPTION OF CHANGE DATE CHECKED ISSUED
A DESIGN APPLICATION 15/12/2025 HDR
DEPARTMENT
AMENITIES
FOH
CIRCULATION
CIRCULATION VERTICAL
BOH
DATA HALL
GENERATOR
MECH CORRIDOR
PLANT / FUEL TANK
SERVICE
RISER
STORAGE
CLIENT
Centuria
RESETDATA
PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168
DRAWING TITLE
OVERALL SECTIONS
SCALE
As indicated @ A1
PROJECT NUMBER
10432938
DRAWING NUMBER
HDR-AR-3100
ISSUE
A
PROJECT STATUS
PLANNING PERMIT APPLICATION
10/12/2025 5:00:40 PM



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KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

DEPARTMENT

- AMENITIES
- FOH
- CIRCULATION
- CIRCULATION VERTICAL
- BOH
- DATA HALL
- GENERATOR
- MECH CORRIDOR
- PLANT / FUEL TANK
- SERVICE
- RISER
- STORAGE

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Centuria
RESETDATA

PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE
DETAIL SECTION - FOH 01

SCALE
1:100 @ A1
PROJECT NUMBER
10432938
DRAWING NUMBER
HDR-AR-3102
ISSUE
A
PROJECT STATUS
PLANNING PERMIT APPLICATION

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KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

DEPARTMENT

- AMENITIES
- FOH
- CIRCULATION
- CIRCULATION VERTICAL
- BOH
- DATA HALL
- GENERATOR
- MECH CORRIDOR
- PLANT / FUEL TANK
- SERVICE
- RISER
- STORAGE

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Centuria
RESETDATA

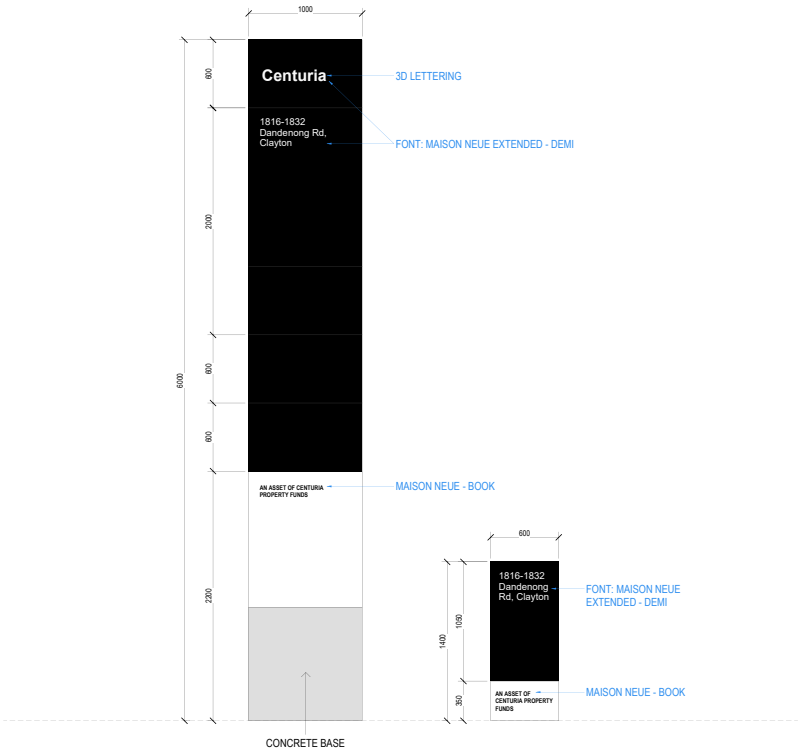
PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD,
CLAYTON, VIC, 3168

DRAWING TITLE
DETAIL SECTION - FOH 02

SCALE 1:100 @ A1
PROJECT NUMBER 10432938
DRAWING NUMBER HDR-AR-3103
ISSUE A
PROJECT STATUS PLANNING PERMIT APPLICATION

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SIGNAGE TYPE 1
ENTRY TOTEM

SIGNAGE TYPE 2
CARPARK ENTRY
GATE&ACCESS

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KEY PLAN

REV	DESCRIPTION OF CHANGE	DATE	CHECKED	ISSUED
A	DESIGN APPLICATION	15/12/2025	HDR	

CLIENT
Centuria
RESETDATA

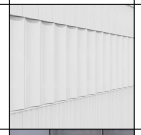
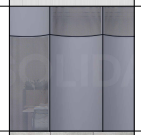
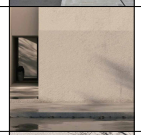
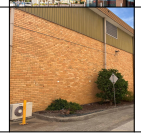
PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD, CLAYTON, VIC, 3168

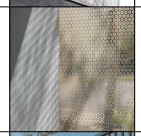
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SIGNAGE SCHEDULE

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PROJECT NUMBER
10432938
DRAWING NUMBER
HDR-AR-9400
ISSUE
A
PROJECT STATUS
PLANNING PERMIT APPLICATION

10/12/2025 5:02:26 PM

EXTERNAL FINISHES SCHEDULE

CATEGORY	REFERENCE IMAGE	CODE	DESCRIPTION	FINISH
ALUMINIUM CONCAVE SINGLE PANEL - SOLID		AB01	FOH ROOF TOP FACADE	CONCRETE FINISHES
ALUMINIUM CONCAVE SINGLE PANEL - PERFORATED		AB02	FOH ROOF TOP FACADE	CONCRETE FINISHES
PRECAST CONCRETE PANEL 2.4m (W) X 12m (H.MAX)		PCC01	EXTERIOR WALL OF BACK OF BUILDING - MIDDLE PART	CONCRETE FINISHES
PRECAST CONCRETE PANEL 1.2m (W) X 6m (H.MAX)		PCC02	EXTERIOR WALL OF BACK OF BUILDING - UPPER PART	CONCRETE FINISHES
PRECAST CONCRETE WALL DARK COLOR		PCW01	EXTERIOR WALL OF LOADING DOCK AND EAST NORTH PLANT ROOMS	DARK GREY CONCRETE FINISHES
PRECAST CONCRETE WALL BRIGHT COLOR		PCW02	EXTERIOR WALL OF BACK OF BUILDING - BOTTOM PART	CONCRETE FINISHES
PERFORATED PANEL		LOU01	BACK OF BUILDING ROOF TOP PLANT ZONE & VENTILATION ZONE	MATT SILVER (COLOR MATCH WITH CONCRETE FINISHES)
TIMBER FINISHED METAL CLADDING		TC01	EXTERIOR ROOF CANTILEVER AND CEILING	OKU TIMBER OR SIMILAR
BRICK WALL		BW01	ON GROUND CARPARKING FENCE USING RECYCLED BRICK ONSITE	CREAM BRICK

CATEGORY	REFERENCE IMAGE	CODE	DESCRIPTION	FINISH
SQUARE DOWNPIPE		DP01	EMBEDDED INTO STRUCTURE ON EAST FACADE	MATT GREY
GUTTER		GT01	RECTANGLE PROFILE	MATT SILVER
GLASS TYPE 1		GLS01	GENERAL CLEAR GLAZING	LIGHT BLUE
CLASS TYPE 2		GLS02	FOH FRITTED GLAZING	TRANSLUCENT BRONZE
SECURITY FENCE		SCF01	NORTH ENTRANCE AND SITE BOUNDARY FOR SECURITY PROTECTION	BLACK
SLIDING GATE		SCG01	SECURITY GATE FOR TRUCK TRAP	BLACK
HANDRAIL		HD01	STEEL HANDRAIL FOR FOH STAIR AND BALCONY	MATT SILVER
HANDRAIL		HD02	STEEL HANDRAIL FOR ROOF TOP PLANT PLATFORM AND SOUTH EXTERIOR STAIR	MATT SILVER

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A	DESIGN APPLICATION	15/12/2025	HDR	
B	COUNCIL RFI	23/02/2026	HDR	

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Centuria
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PROJECT
PROJECT RESET
1816-1832 DANDENONG ROAD, CLAYTON, VIC, 3168

DRAWING TITLE
FINISHES SCHEDULE

SCALE

PROJECT NUMBER
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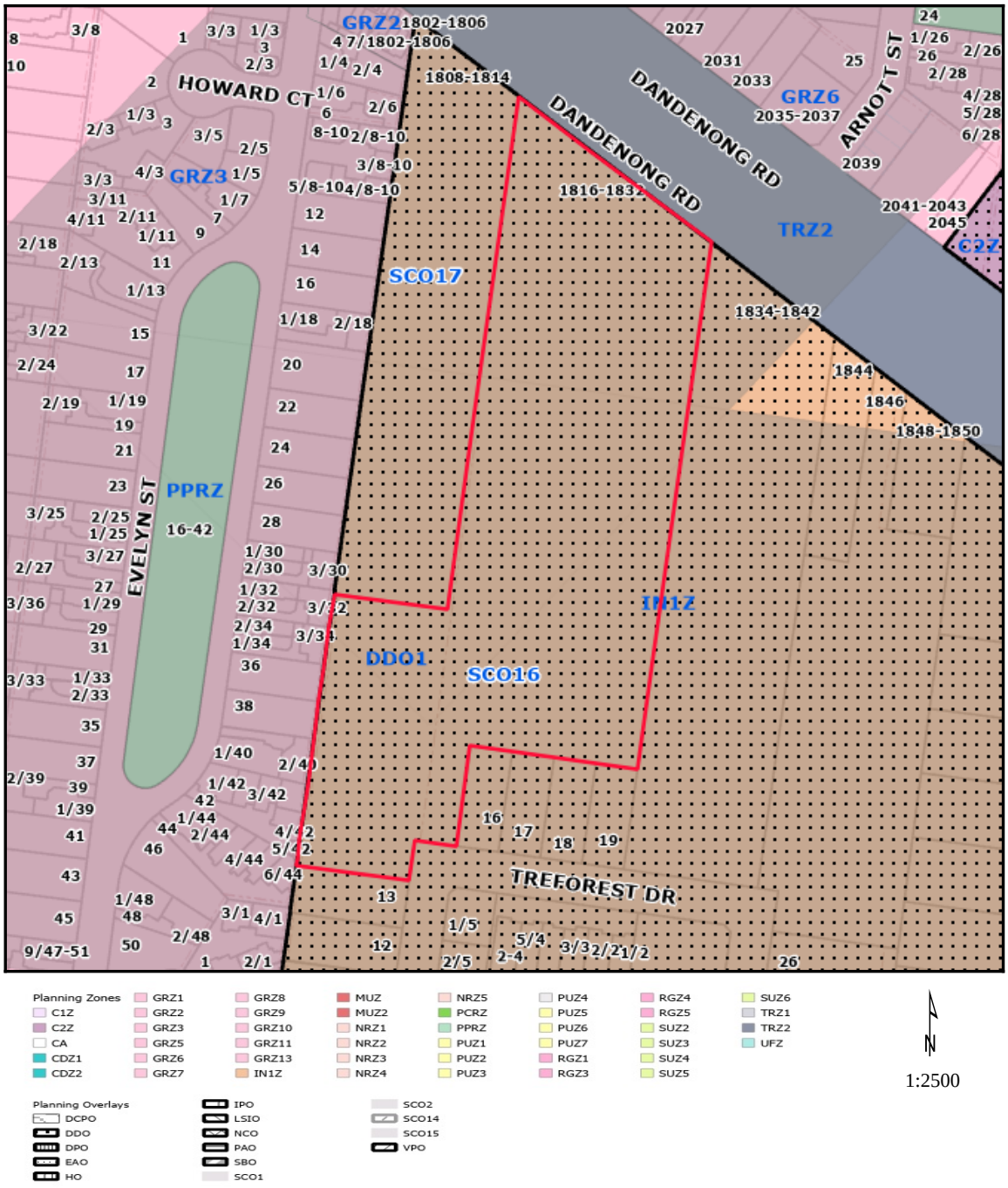
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HDR-AR-9600

ISSUE
B

PROJECT STATUS
PLANNING PERMIT APPLICATION

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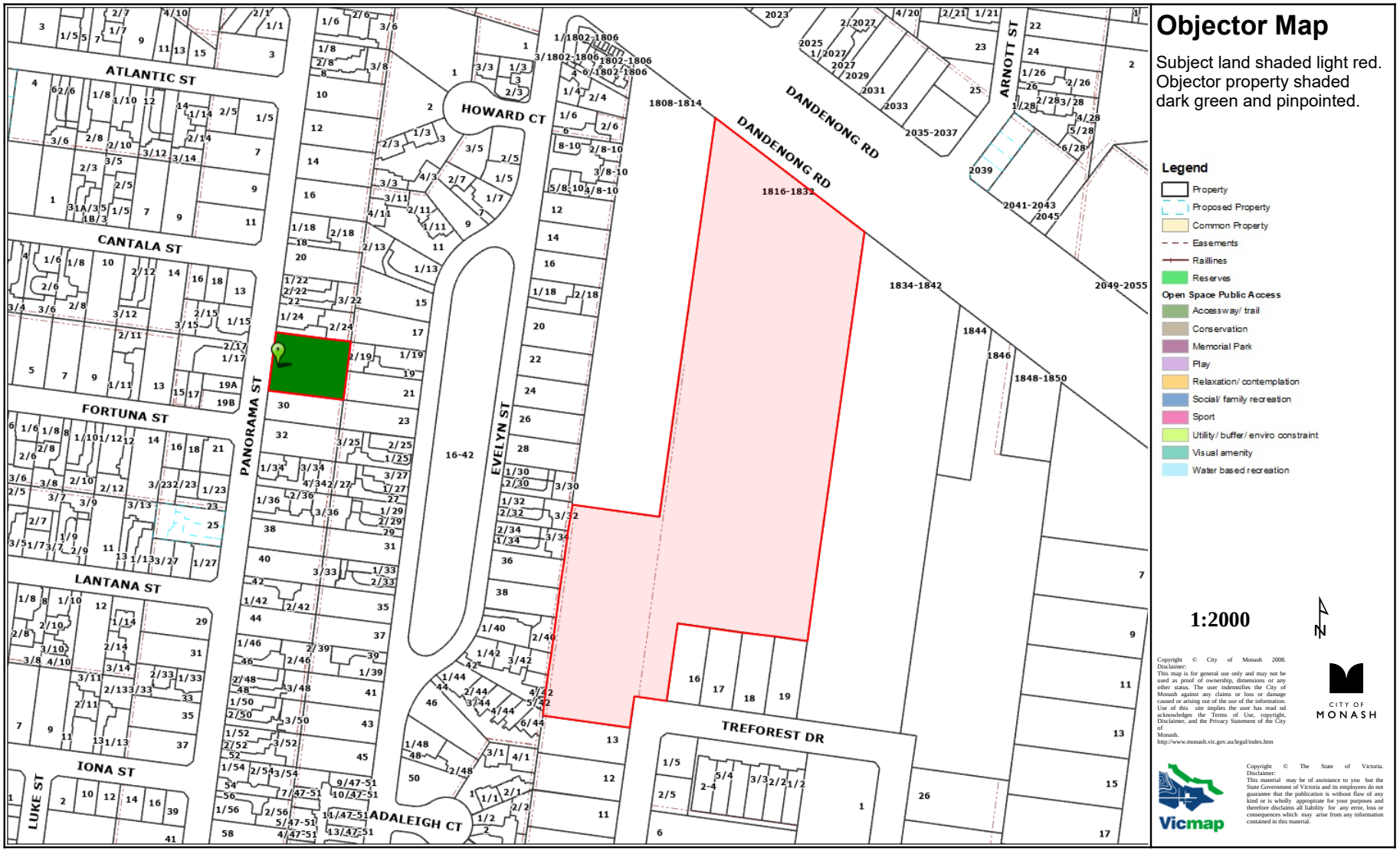
Planning Overlays and Zones



Address: 1816-1832 Dandenong Road CLAYTON VIC 3168

Area: 31800.000000000 sqm

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The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.


Objector Map
Subject land shaded light red.
Objector property shaded
dark green and pinpointed.
Legend
Property
Proposed Property
Common Property
Easements
Raillines
Reserves
Open Space Public Access
Accessway/ trail
Conservation
Memorial Park
Play
Relaxation/ contemplation
Social/ family recreation
Sport
Utility/ buffer/ enviro constraint
Visual amenity
Water based recreation
1:2000
N
CITY OF MONASH
Vicmap
ATLANTIC ST
CANTALA ST
FORTUNA ST
LANTANA ST
IONA ST
LUKE ST
PANORAMA ST
HOWARD CT
EVELYN ST
ADALEIGH CT
DANDENONG RD
1808-1814
1816-1832
1834-1842
2049-2055
ARNOTT ST
TREFOREST DR
16-42
1844
1846
1848-1850
2023
2025
2027
2029
2031
2033
2035-2037
2039
2041-2043
2045