BUNDOORA OFFICES 1 - SPECIFIC SITES AND EXCLUSIONS

Land Description

(Nos 1326-1346) Pt Lot 318, Lots 319, 320, 321, 322, 323, 324, 325, 325, 327 and Pt Lot 328 LP 12307 Plenty Road, Bundoora

Specific Requirements

Land described above must not be used for an office unless the conditions below are met and a plan of the development is prepared to the satisfaction of the Responsible Authority.

Conditions for Development

The floor area of the offices must not exceed 1,901 square metres.

- The building must have a minimum setback of:
  - 3 metres from Plenty Road
  - 10.9 metres from Bent Street
  - 4.8 metres at ground floor level from the existing eastern boundary.
  - 12.8 metres at first floor level from the existing eastern boundary.
  - 8.2 metres from the southern boundary

Except with a permit no building may exceed 10.6 metres in height above the natural ground level save for plant and architectural features.

A 2 metres wide landscaped buffer must be provided along the eastern boundary to the existing right-of-way to the satisfaction of the Responsible Authority.

Provision must be made for carparking at a ratio of at least 3 spaces per 93 square metres of floor area. The car spaces must be located to the satisfaction of the Responsible Authority.

Vehicular access to the site must be from Plenty Road only to the satisfaction of the Responsible Authority and VicRoads.

The developer must purchase the remainder of the closed right-of-way running along the eastern boundary of the site should any part thereof not be purchased by adjacent owners of property in Alma Road and Bent Street. Any such land must be used and maintained for landscaping purposes.

No dwelling may be used as an office.

Landscaping must be provided and maintained to the satisfaction of the Responsible Authority.
All separate titles must be consolidated.

All materials and finishes must be to the satisfaction of the Responsible Authority.

Measures must be taken to the satisfaction of the Responsible Authority to minimise any overlooking of adjoining properties by the use of appropriate screen landscaping, external window louvres and/or controls on the use of glazing along the eastern wall of the building.

The carpark must be enclosed by a security fence to the satisfaction of the Responsible Authority. The carpark must be secured after hours to the satisfaction of the Responsible Authority.

**Development Plan**

The plan of development must show:

* The layout and elevation of all buildings and works.
* Landscaping.
* Car parking and loading areas.
* Pedestrian and vehicle accessways within and to and from the site.

All buildings and works must be in accordance with the plan.