BUNDOORA OFFICES 2 - SPECIFIC SITES AND EXCLUSIONS

Land Description

(Nos 1314-1320) Lot CP 166866 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 Responsible Authority must exhibit the development plan to persons affected and consider submissions.

The plot ratio must not exceed 1:1.

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

Vehicular access to the site must be to the satisfaction of the Responsible Authority and VicRoads.

No existing dwelling may be used for the purpose of offices without the written consent of the Responsible Authority.

Landscaping must be provided and maintained to the satisfaction of the Responsible Authority.

The building must have a minimum setback of:-

* 3 metres from Plenty Road

* 4.8 metres at ground floor level from the existing eastern boundary.

* 12.8 metres at first floor level from the existing eastern boundary.

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.