

PLANNING

Permit No.:

TPA/35875/I**PERMIT**

Planning Scheme:

Monash Planning Scheme

Responsible Authority:

Monash City Council**ADDRESS OF THE LAND**

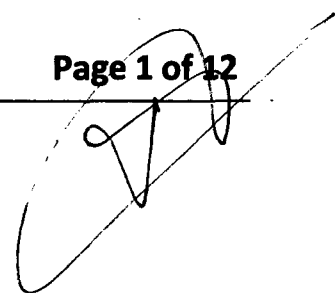
296-308 and 310-324 Ferntree Gully Road NOTTING HILL VIC 3168

THE PERMIT ALLOWS

Staged development of office, warehouse and industry premises, development and use of food and drink premises, development and use of a residential hotel (serviced apartments), access to a Road Zone (Category 1) and road works

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. Before the development and use starts, three copies of 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 submitted with the application (TPA/35875/H), but modified to show :
 - a) Any required acoustic attenuation measures as a consequence of the required Acoustic Assessment.
 - a) Bicycle parking provision to be increased to 20 spaces (10 hotel resident and 10 visitor).
 - b) Undercroft car space 12 widened to 2.6m with a corresponding reduction in the width of the turning bay.
 - c) Indicative detail of signage (subject to separate permit application) providing for prominent identification of the premises/business.

Page 1 of 12**Date issued:****12 March 2008****Extensions of time:****11 May 2010****16 March 2011****28 March 2012****29 July 2015****15 August 2017****Signature for the****Responsible Authority:**

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The Responsible Authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if-
 - the development or any stage of it does not start within the time specified in the permit, or
 - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if-
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if-
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision -
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of appeal exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an application for review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

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2. Prior to the commencement of any buildings or works for Buildings B, C, D, E and N, three copies of amended plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. Full details of the buildings including details of materials and colours of each building and location of bicycle and waste facilities must be submitted for approval. The gross floor area for Buildings B and C must be no greater than 9,867sqm and 6,703sqm, respectively. The gross floor area for Building D must be no greater than 7,723sqm. The gross floor area for Building E must be no greater than 2,192sqm for warehouse, 3,047sqm for office, 1,386sqm for research and development and 310sqm for amenities and the atrium. The gross floor area for Building N must be no greater than 5,239sqm. When approved the plans will be endorsed and will then form part of the permit.
 3. The development and use as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
 4. Floor area in excess of 1800 square metres must only be used for offices as specified in Clause 22.02-3 dot point No. 11 of the Monash Planning Scheme, unless the use is otherwise specified by the endorsed plans forming part of this permit.
 5. The provision of car parking on the site must be provided at a rate not less than:
 - 3.5 car parking spaces to each 100 square metres of net floor area for office use.
 - 0.8 car spaces to each accommodation room for the residential hotel (serviced apartments).
- Car parking must be provided prior to the commencement of the use and within the designated spaces to the satisfaction of the Responsible Authority as shown on the endorsed plans under this permit and/or within the designated car parking spaces approved under other Planning Permits for this land.
6. Bicycle facilities for each building, hereby permitted, must be provided in accordance with the provisions detailed in Clause 52.34 of the Monash Planning Scheme.
 7. The maximum number of seats permitted within the café is 100 unless the Responsible Authority gives consent in writing.

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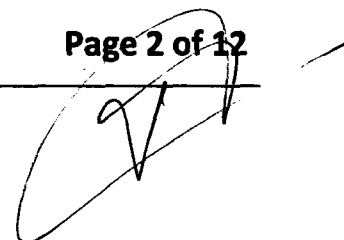
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8. Once the development of each building has started it must be continued and completed to the satisfaction of the Responsible Authority. The Responsible Authority must be advised in writing when the construction and works for each building are completed to enable the site to be inspected.
9. No goods must be stored or left exposed outside any building so as to be visible from any public road or thoroughfare.
10. No bin or receptacle or any form of rubbish or refuse shall be allowed to remain in view of the public and no odour shall be emitted from any receptacle so as to cause offence to persons outside the land.
11. Adequate provision shall be made for the storage and collection of garbage and other solid wastes and these facilities are to be located on the site to the satisfaction of the Responsible Authority.
12. The amenity of the area must not be detrimentally affected by the use or development, through the :
 - a) transport of materials, goods or commodities to or from the land;
 - a) appearance of any building, works or materials;
 - b) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - c) presence of vermin.
13. 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 any building unless otherwise agreed to in writing by the Responsible Authority.
14. 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 prior to the commencement of any works. The plan must show the proposed landscape treatment of the site including:-
 - the location of all existing trees and other vegetation to be retained on site
 - provision of canopy trees with spreading crowns located throughout the site

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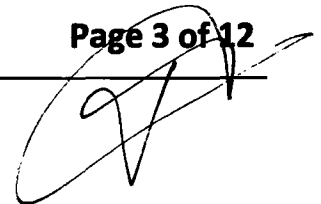
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- planting to soften the appearance of hard surface areas such as driveways and other paved areas
- a schedule of all proposed trees, shrubs and ground cover, which will include the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material
- the location and details of all fencing
- the extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site
- details of all proposed hard surface materials including pathways

When approved the plan will be endorsed and will then form part of the permit. The landscaping may be staged as per staging of buildings.

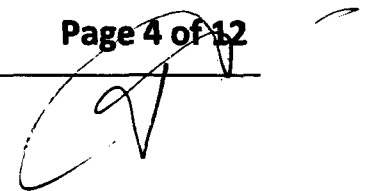
15. Before occupation of any of the buildings, landscaping works as shown of the endorsed plans for each stage must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.
16. Before the development of each building permitted is completed, areas set aside for parked vehicles and access lanes for each building as shown on the endorsed plans must be :
- (a) constructed to the satisfaction of the Responsible Authority;
 - (a) properly formed to such levels that they can be used in accordance with the plans;
 - (b) surfaced with an all-weather sealcoat to the satisfaction of the Responsible Authority;
 - (c) drained, maintained and not used for any other purpose to the satisfaction of the Responsible Authority;
 - (d) 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.
17. The driveway and parking area should be designed in accordance with the Australian Standard for Off Street Parking, AS/NZS 2890.1-2004, apart from the dimensions of car parking spaces and associated accessways, which must be in accordance with Clause 52.06-3 of the Monash Planning Scheme.

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18. Access ramps for people with disabilities should be designed in accordance with the Australian Standard for Design for Access and Mobility, AS 1428.
19. All on-site stormwater is to be collected from hard surface areas and must not be allowed to flow uncontrolled into adjoining properties.
20. Before the development starts, a site layout plan drawn to scale and dimensioned must be approved by the Responsible Authority.

The plans must show a drainage scheme providing for the conveying of the stormwater to the nominated point of discharge. The nominated point of discharge is to the south of the property where it must be collected and free drained via a pipe to the Council pits along the southern boundary easement to be constructed to Council Standards.

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

21. Any new drainage work within a Council easement drain requires the approval of the Council's Engineering Division prior to the works commencing. Three copies of the plans for the drainage works for stages 1, 2 & 3 must be submitted to and approved by the Engineering Division prior to the commencement of works.
22. The redundant crossings are to be removed and reinstated with kerb and channel to the satisfaction of Council. The footpath and naturestrip are to be reinstated to the satisfaction of Council.
23. Prior to occupation of any new premises hereby permitted, an amended Parking Management Plan detailing the management and allocation of car parking on the site must be submitted to and approved by the Responsible Authority.
The amended Parking Management Plan must be generally in accordance with the approved Parking Management Plan, but modified to detail:
 - Provision of car parking at a minimum rate of 3.5 spaces per 100sqm of office floor area across the development;
 - 0.8 car spaces to each accommodation room for the residential hotel (serviced apartments).

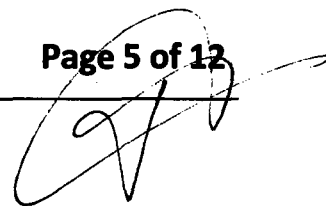
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- Provision and adequacy of car parking to service other uses undertaken on the land;
- Equitable allocation and management of car parking of car parking throughout the development

The Parking Management Plan may be amended with the written consent of the Responsible Authority. When approved the Parking Management Plan will be endorsed to form part of this permit.

24. Prior to the commencement of the use of any building hereby permitted, the owner shall prepare a Waste Management Plan for the collection and disposal of garbage and recyclables for all uses on the site. The Waste Management Plan shall provide for:
- a. The method of collection of garbage and recyclables for uses;
 - a. Designation of methods of collection including the need to provide for private services or utilisation of council services;
 - b. Appropriate areas of bin storage on site and areas for bin storage on collection days;
 - c. Measures to minimise the impact upon local amenity and on the operation, management and maintenance of car parking areas;
 - d. Litter management.

A copy of this plan must be submitted to Council.

25. Prior to commencement of any buildings and works on the site, a Construction Management Plan must be prepared and submitted to the Responsible Authority for approval. The plan must be to the satisfaction of the Responsible Authority. Once approved, the plan must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:
- a) measures to control noise, dust and water runoff;
 - a) prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - b) the location of where building materials are to be kept during construction;
 - c) site security;
 - d) maintenance of safe movements of vehicles to and from the site during the construction phase;
 - e) on-site parking of vehicles associated with construction activities;
 - f) wash down areas for trucks and vehicles associated with construction activities;
 - g) cleaning and maintaining surrounding road surfaces.

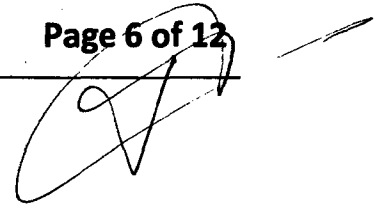
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26. Prior to endorsement of plans pursuant to condition 1 of the permit (TPA/35875/H) an Acoustic Assessment must be submitted to and approved by the responsible authority.

The Acoustic Assessment must be undertaken by a suitably qualified person to:

- a) Assess the noise impact of permissible surrounding land use on the approved residential hotel.
- a) Specify any required noise attenuation measures to be incorporated into the design of the residential hotel. The residential hotel building must be designed to limit noise levels in bedrooms to a maximum of 45dB LAeq,8h for the night period from 10:00pm to 6:00am the following day in accordance with relevant Australian Standards for acoustic control.

Any recommendations or required modifications to the development must be specified on the endorsed plans and implemented to the satisfaction of Responsible Authority prior to occupation of the premises.

When approved the Acoustic Assessment will be endorsed to form part of this permit.

27. Prior to the commencement of the permitted development, the owner of the land to which this permit relates must enter into an agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987. In addition to the usual mechanical provisions, the agreement must provide for the following matters:

- a) Residential hotel (serviced apartments) premises within the development are restricted to short-stay serviced apartments defined as "Residential Hotel" by the Monash Planning Scheme.
- a) Permanent occupation of apartment premises as a primary residence is prohibited.
- b) Residential hotel (serviced apartments) premises are to managed and remain under the control of a single operator responsible for the operation and maintenance of the entire premises.
- c) Car parking allocated to serviced apartments located within common property, managed and allocated by the serviced apartment operator to the satisfaction of the Responsible Authority.

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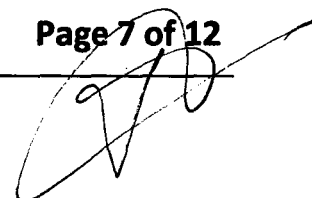
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- d) Subdivision of the residential hotel units is prohibited.
- e) The costs of the Responsible Authority in relation to the preparation, review and registration of the agreement are to be borne by the owner.

A memorandum of the Agreement is to be entered into on Title. The cost of the preparation and execution of the Agreement and entry of the memorandum on Title is to be paid by the owner.

28. Prior to the commencement of the use for serviced apartments an Operational Management Plan concerning the residential hotel (serviced apartments) prepared to the satisfaction of the Responsible Authority must be submitted and approved by the Responsible Authority. The plan should detail but not be limited to:
- a) The presence of a manager on site at such times to operate the reception area.
 - a) Services provided.
 - b) Operating hours.
 - c) Management of the car park associated with the residential hotel (serviced apartments).

When approved, the Operational Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority.

29. Function and conference facilities within the development must not exceed 54 patrons/seats at any single time and be operated ancillary to the primary use as serviced apartments, unless with the prior written consent of the Responsible Authority. Adequate car parking must be provided for function and conference facilities within close proximity to the premises (within Ferntree Business Park) to the satisfaction of Responsible Authority.

VicRoads Conditions (0332808 & 01281/11 – 13 December 2011)

30. Prior to the use of any building constructed with the authority of this permit, the following road works shall be constructed to Vic Road's satisfaction:
- a) Extension of the existing u-turn lane (west approach) of the signalized intersection of Ferntree Gully Road and Gilby Road. The length of the extension is to be approved by VicRoads in consideration of SIDRA analysis to be undertaken by the applicant.

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- a) Extension of the right/u-turn lane (east approach) at the median opening in Ferntree Gully Road, approximately 150 metres from the western property boundary. The length of the extension is to be approved by VicRoads in consideration of SIDRA analysis to be undertaken by the applicant.
31. Prior to the commencement of the use of more than 10,000 square metres of floor area constructed with the authority of this permit, the following road works shall be constructed to VicRoads satisfaction: -
- a) A channelization treatment at the central access point on Ferntree Gully Road, generally in accordance with GTA consultants Drawing 12M1543000-02, or other mitigation treatments to the satisfaction of VicRoads.
32. Prior to the commencement of any roadworks, in, on, under or over the Ferntree Gully Road reservation the applicant must have first applied for and received written consent from VicRoads for those works in accordance with Section 63 of the Road Management Act 2004.
33. Where the roadworks associated with the access arrangement to Ferntree Gully Road (including footpath and nature strip) lie within the property, the applicant must arrange for the plan of subdivision to show the land abutting the road, which is affected by the roadworks, labelled "ROAD" which vests in the Roads Corporation upon certification of the plan of subdivision. Prior to the commencement of the use of more than 10,000 sq metres of floor area constructed with the authority of this permit, a Statement of Compliance must be issued for the subdivision.
34. The applicant must pay the full cost of all roadworks, drainage, service relocations, public lighting and modifications, and any other costs associated with the development.

Department of Transport Condition (DOPT2008/0013)

35. The relocation of the bus stop and shelter must be to the satisfaction of the Director of Public Transport, fully compliant with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002 and completed prior to the decommissioning of the existing stop.

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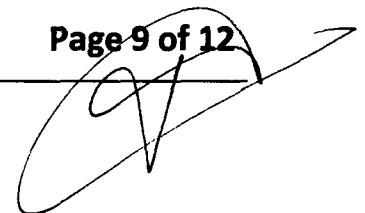
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36. This permit will expire in accordance with section 68 of the *Planning and Environment Act 1987*, if one of the following circumstances applies:

- The development is not started before *12 March 2013*.
- The development is not completed before *12 March 2020*.

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 within six months of the permit expiry date, where the development allowed by the permit has not yet started; or within 12 months of the permit expiry date, where the development has lawfully started before the permit expires.

NOTES:

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

1. Unless no permit is required under the planning scheme, no sign must be constructed or displayed without a further permit.

2. Engineering permits must be obtained for new or altered vehicle crossings and for new connections to Council drains and pits and these works are to be inspected by Council (9518 3690).

3. Prior to the commencement of the development permitted a statement of liability indemnity, (Use of Easement Approval), related to the road and car parks over the western, eastern and southern boundary easements on the site shall be provided to the satisfaction of the City of Monash.

Approval to be given subject to:

- Council and Yarra Valley Water approval being given
- The Registration of a Section 173 Agreement on Title between the owners and Council, protecting Council's future drainage maintenance rights.
- The use of easement agreement being signed by Council.
- A construction joint being made along the easement line.

4. Tree planting should be kept clear of the drainage easement.

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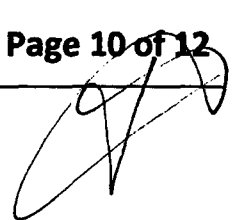
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5. Stormwater detention requirements may be obtained from the Council prior to design of any stormwater detention system.
6. VicRoads approval and inspections are required for roadworks along Ferntree Gully Road and a copy of the approved plans and details of inspections are to be submitted for Council records.
7. Buildings and structures are not to be constructed within the easement containing the existing 300mm & 225mm stormwater drains (as shown on Council drawing no 20223) within 296-308 Ferntree Gully Road property if the pipes are to be used. These drains will become private drains as part of the private internal stormwater system for the development. However if the stormwater pipes are not to be utilised and proven to Council's satisfaction that no other property connects into this drainage system then they can be made redundant.

VicRoads Note

8. Separate consent for works within the road reserve and the specifications of these works is required under the Road Management Act. For the purposes of this application the works will include provision of:
 - Channelization treatment at the central access.
 - Extension of the U-turn lane (west approach) of the signalized intersection of Ferntree Gully Road and Gilby Road.
 - Extension of the right/U-turn land (east approach) at the median opening along Ferntree Gully Road west of the site.

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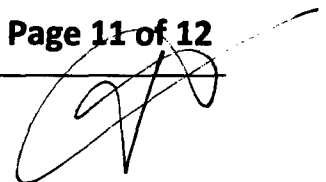
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THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief Description of Amendment	Name of responsible authority that approved the amendment
16 December 2011	<ul style="list-style-type: none"> • Address of permit modified to reference – 'Part' inserted as the first word. • Conditions 1(i), 2, 3, 23, 24, 27, 28 amended to alternate wording. • Conditions 26, 29, 30, 31 and 34 amended to note deletion by VicRoads • Conditions 1(k)-(n) and a new Condition 31 added. 	Monash City Council
28 March 2012	<ul style="list-style-type: none"> • Extension of time • Conditions 1(o) added • Conditions 2, 23 and 26. 	Monash City Council
19 July 2012	<ul style="list-style-type: none"> • Address of the land amended • Condition 2 replaced • Condition 4 replaced. 	Monash City Council
9 August 2012	<ul style="list-style-type: none"> • Condition 2 replaced. 	Monash City Council
17 December 2014	<ul style="list-style-type: none"> • Condition 1 & 2 amended • Condition 23 amended 	Monash City Council
29 July 2015	<ul style="list-style-type: none"> • Condition 2 & 32 amended • Amended plans be endorsed 	Monash City Council
4 July 2017	<ul style="list-style-type: none"> • Preamble amended • Condition 1 & 5 amended • New conditions 26, 27, 28 & 29 • Remaining conditions renumbered accordingly 	Monash City Council
5 April 2018	<ul style="list-style-type: none"> • Conditions 2 & 29 amended 	Monash City Council

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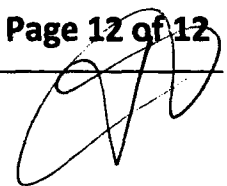
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NORTH EAST VIEW

GRAY PUKSAND

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Contractors to use Architectural drawings for set out.
Contractors to check & verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions.
Any Discrepancies should be immediately referred to the Architect.
All work to comply with N.C.C. Statutory Authorities & Relevant Australian Standards.
NSW Nominated Architects Scott Moylan 7147 Craig Saltmarsh 6569

REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
P2	Preliminary TP Issue	02/09/2019
P3	Townplanning Issue	11/09/2019

SHEET LIST: TOWN PLANNING

Sheet Number	Sheet Name
TP00	COVER SHEET
TP010	SITE INFORMATION
TP012	SITE CONTEXT (PHOTOS)
TP013	PROPOSED SITE PLAN (MASTERPLAN)
TP014	SITE ANALYSIS - WIND, SUN + VIEWS
TP015	BUILDING FORM DEVELOPMENT
TP024	DEMOLITION SITE PLAN
TP025	PROPOSED SITE PLAN
TP100	FLOOR PLAN - BASEMENT 2
TP101	FLOOR PLAN - BASEMENT 1
TP102	FLOOR PLAN - GROUND LEVEL
TP103	FLOOR PLAN - LEVEL 1
TP104	TYPICAL FLOOR PLAN LEVELS 2-5
TP105	ROOF PLAN
TP200	NORTH ELEVATION
TP201	SOUTH ELEVATION
TP202	EAST ELEVATION
TP203	WEST ELEVATION
TP300	SECTIONS - SHEET 1
TP301	SECTIONS - SHEET 2

Sheet Number	Sheet Name
TP302	SECTIONS - BASEMENT
TP350	SHADOW STUDIES - 22nd September (11am-2pm)
TP351	SHADOW STUDIES - 22nd June (11am-2pm)
TP400	SECTIONAL PERSPECTIVE
TP401	FAÇADE INSPIRATION
TP402	FAÇADE DETAIL
TP403	FAÇADE MATERIALITY - NORTH ELEVATION
TP404	FAÇADE MATERIALITY - SOUTH ELEVATION
TP600	PROPOSED STREETSCAPE - FERNTEE GULLY RD
TP601	ENTRANCE STUDY
TP602	3D VIEW - SOUTH SIDE

DEVELOPMENT SUMMARY

UPPER LEVEL AREAS		
OFFICE SPACE	GFA	NLA
GROUND (PARTIAL)	1785m ²	1050m ²
LEVEL 1	1800m ²	1509m ²
LEVEL 2	1983m ²	1765m ²
LEVEL 3	1983m ²	1765m ²
LEVEL 4	1983m ²	1765m ²
LEVEL 5	1983m ²	1765m ²
TOTAL	11517m²	9619m²
GROUND FLOOR AREAS:		
LIFT LOBBY FOYER STAIRS	246m ²	-
END OF TRIP	184m ²	-
SERVICES + LOADING DOCK AREA	305m ²	-
GRAND TOTAL	12252m²	9619m²

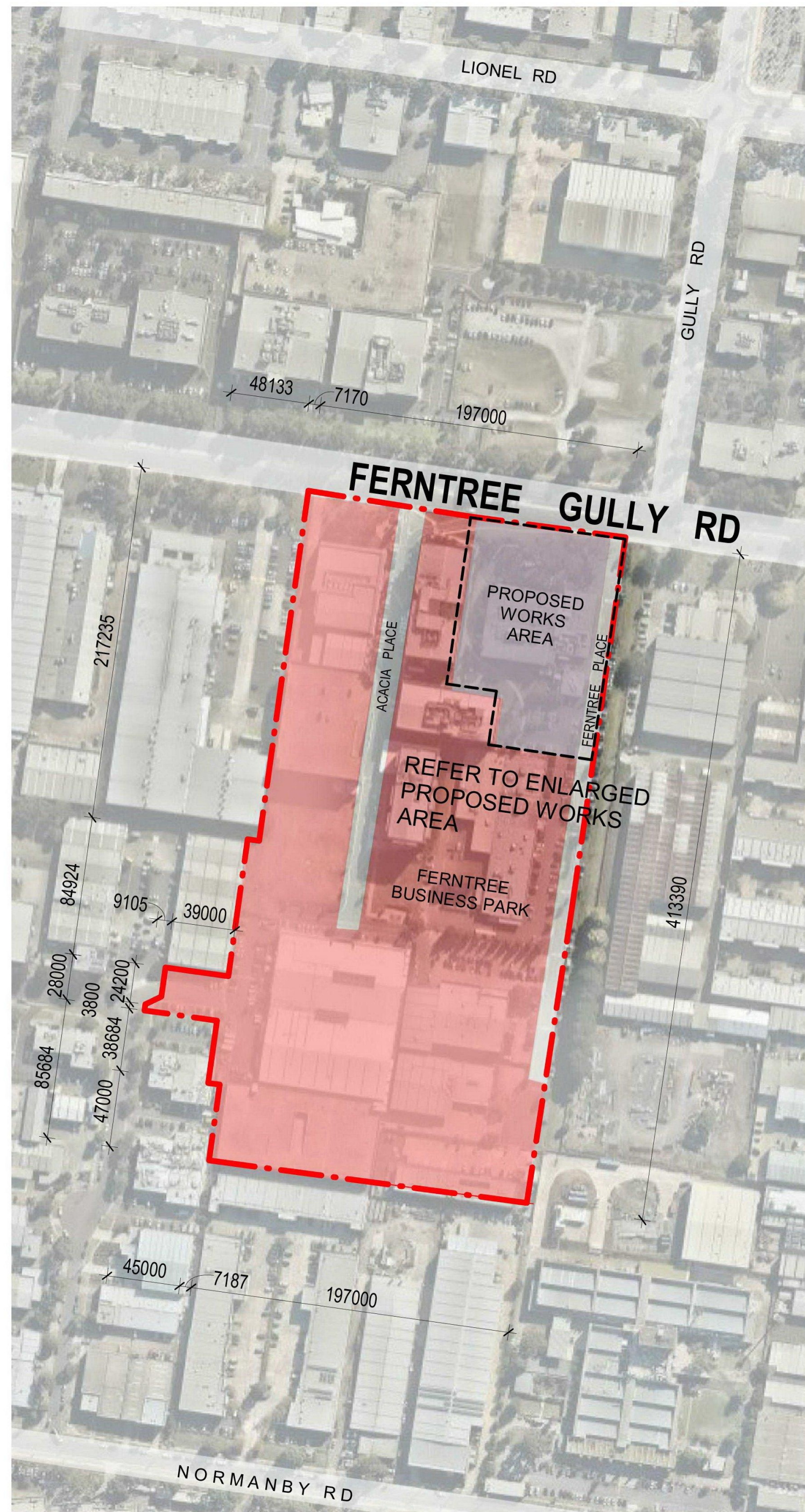
BASEMENT AREAS	
BASEMENT 1 (46 CARS)	GFA
CAR PARK + RAMPS	1900m ²
PLANT + MECH ZONES (INCL PLENUM)	192m ²
LIFT LOBBY + STAIRS	70m ²
TOTAL	2162m²
BASEMENT 2 (51 CARS)	
CAR PARK + RAMPS	1640m ²
PLANT + MECH ZONES (INCL PLENUM)	105m ²
LIFT LOBBY + STAIRS	70m ²
TOTAL	1815m²

PROJECT NO	119028
DRAWN	JG, JP
CHECKED	NT, JG
APPROVED	NT

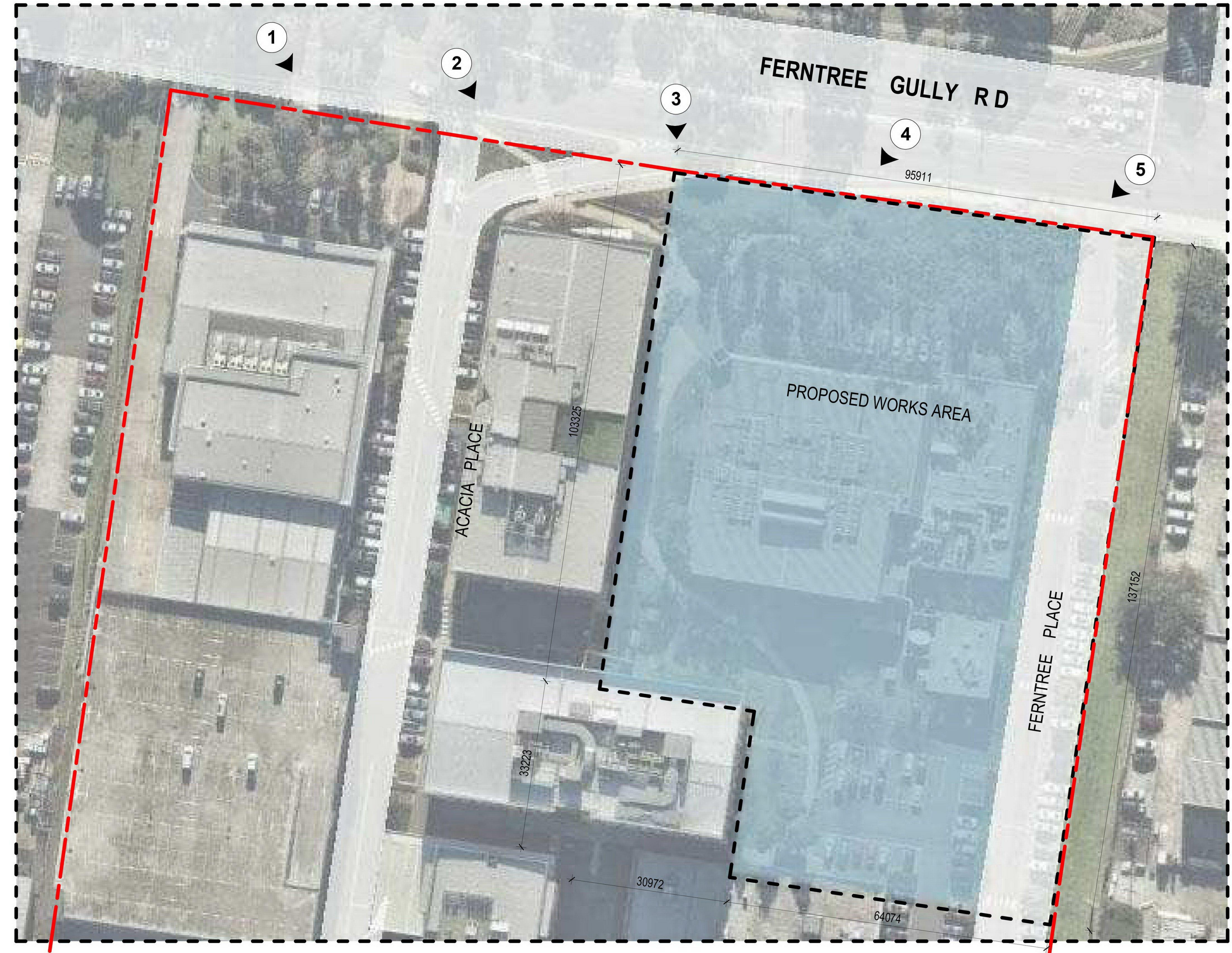
MTAA SUPER NEW OFFICE BUILDING 2-4 FERNTEE PLACE, NOTTING HILL TOWN PLANNING

COVER SHEET

DWG #	TP00	REV	P3
SCALE @ A1	1 : 100		



1 SITE LOCATION
SCALE 1:2500



2 ENLARGED PROPOSED WORKS AREA
SCALE 1:500

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NSW Nominated Architects Scott Moylan 7147 Craig Saltmarsh 6569

REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
P2	Preliminary TP Issue	02/09/2019
P3	Townplanning Issue	11/09/2019

PROJECT NO	119028
DRAWN	JG, JP
CHECKED	NT, JG
APPROVED	NT

MTAA SUPER NEW OFFICE BUILDING
2-4 FERNTREE PLACE,
NOTTING HILL
TOWN PLANNING

SITE INFORMATION

DWG #	TP010	REV	P3
SCALE @ A1	As indicated		



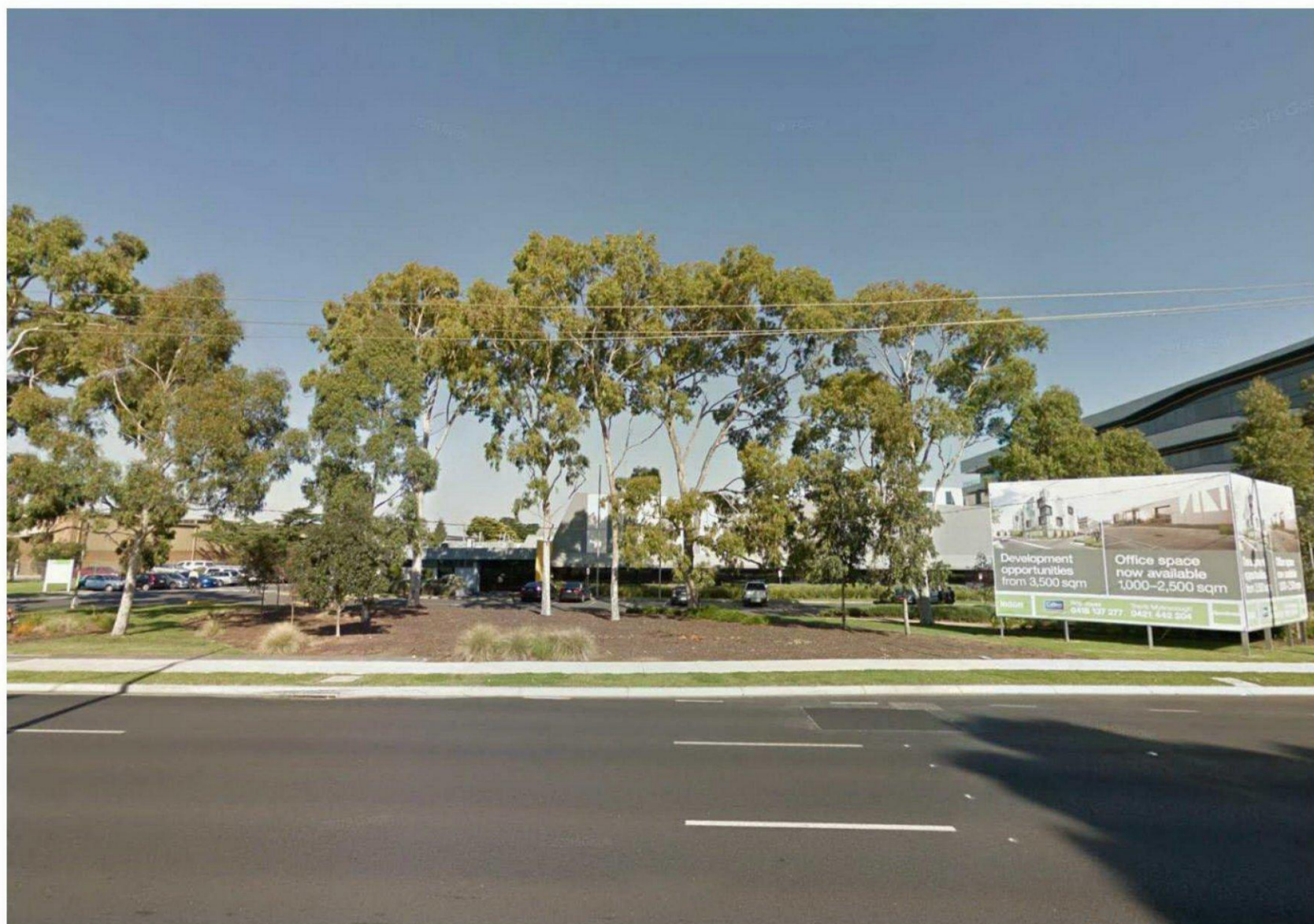
1



2



3



4



5

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P3	Townplanning Issue	11/09/2019

PROJECT NO	119028
DRAWN	JG, JP
CHECKED	NT, JG
APPROVED	NT

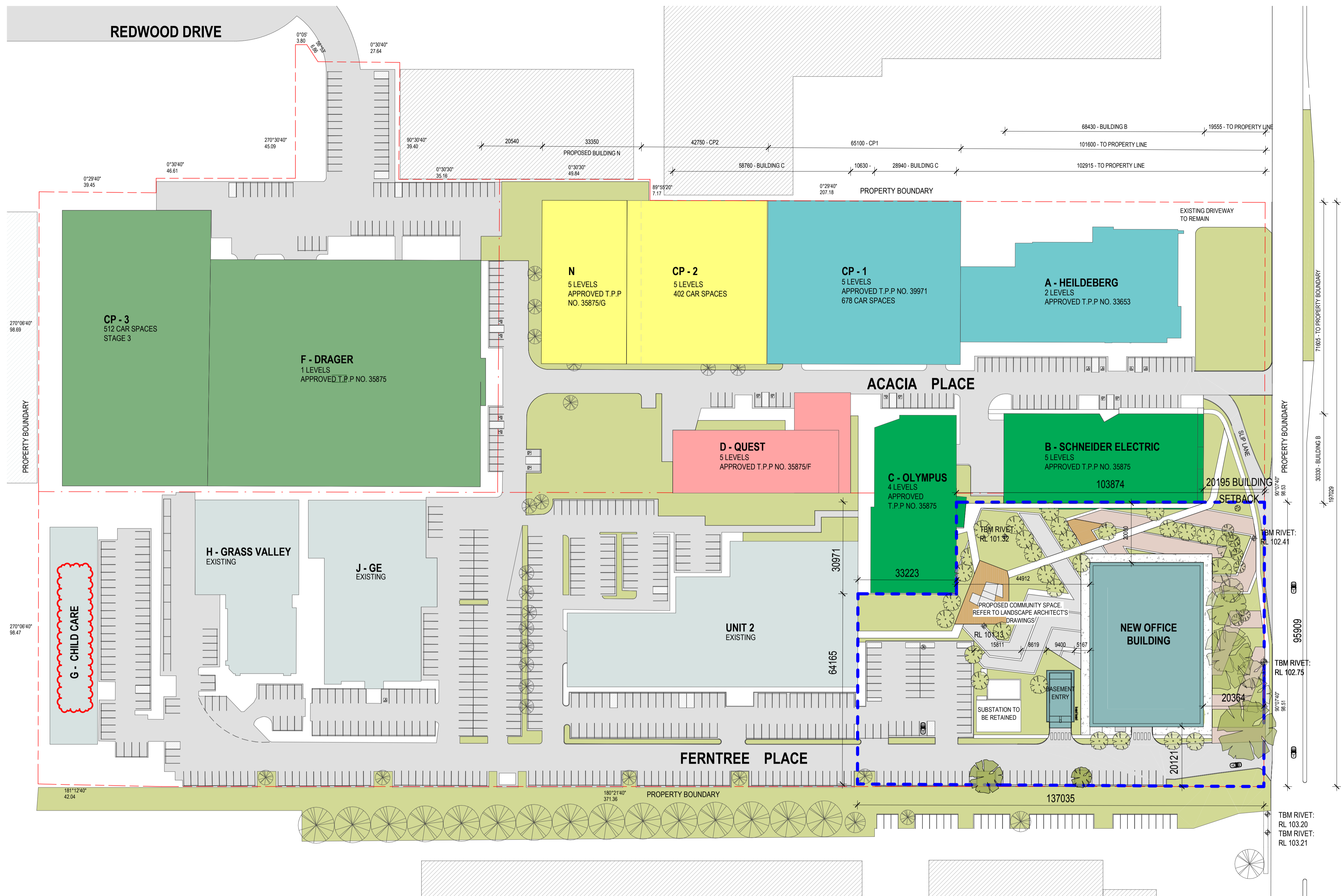
MTAA SUPER NEW OFFICE BUILDING 2-4 FERNTREE PLACE, NOTTING HILL

TOWN PLANNING

SITE CONTEXT (PHOTOS)

DWG #	TP012	REV	P3
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SCALE @ A1



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REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
P2	Preliminary TP Issue	02/09/2019
P3	Townplanning Issue	11/09/2019
P4	Townplanning Issue	16/10/2019

PROJECT NO: 119028
 DRAWN: JG, JP
 CHECKED: NT, JG
 APPROVED: NT

MTAA SUPER NEW OFFICE BUILDING 2-4 FERNTREE PLACE, NOTTING HILL TOWN PLANNING

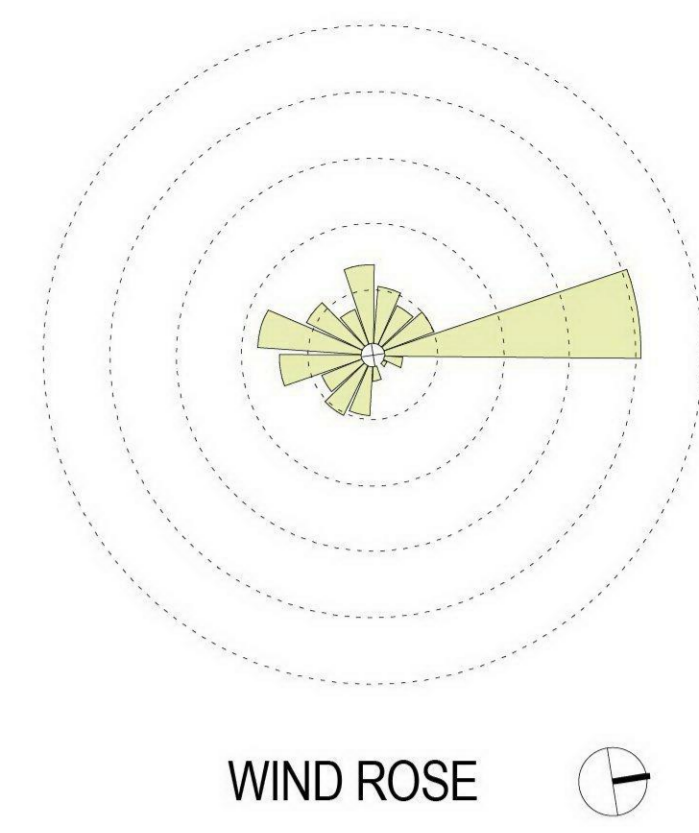
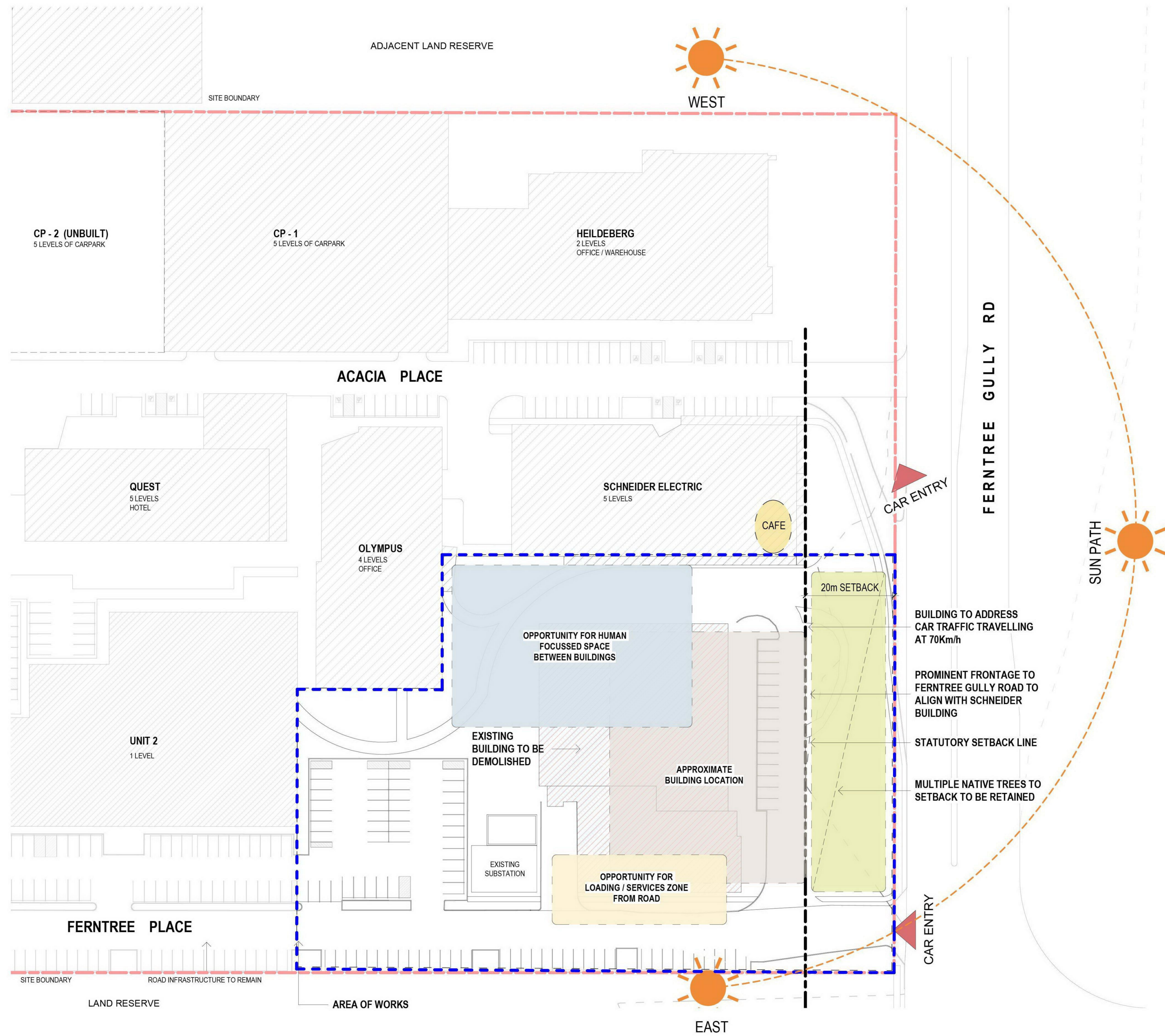
PROPOSED SITE PLAN (MASTERPLAN)

DWG # **TP013** REV **P4**
 SCALE @ A1 As indicated

BUILDING SCHEDULE		
LOCATION	GFA m2	NLA m2
NEW OFFICE BUILDING	12252	9619
B - SCHNEIDER	9189	8008
C - OLYMPUS	6703	5927
D - QUEST	6603	6420
F - DRAGER	6935	6935
N	6950	4885

CARPARK SCHEDULE	
LOCATION	NO. OF CARPARKS
CP-1	687
CP-2 (BUILDING N)	402
CP-3	511
ON GRADE PARKING	629
BUILDING B	20
BUILDING D (QUEST)	31
BUILDING F	79
PROPOSED BUILDING	97
TOTAL	2456

- TOWNPLANNING APPROVAL LEGEND:**
- SUBJECT TO APPROVED TPA 35875/G
 - SUBJECT TO APPROVED TPP 35875
 - SUBJECT TO APPROVED TPP 39971 & 33653
 - SUBJECT TO APPROVED TPA 35875/F
 - SUBJECT TO AMENDED PLANNING APPLICATION TPP 35875/F



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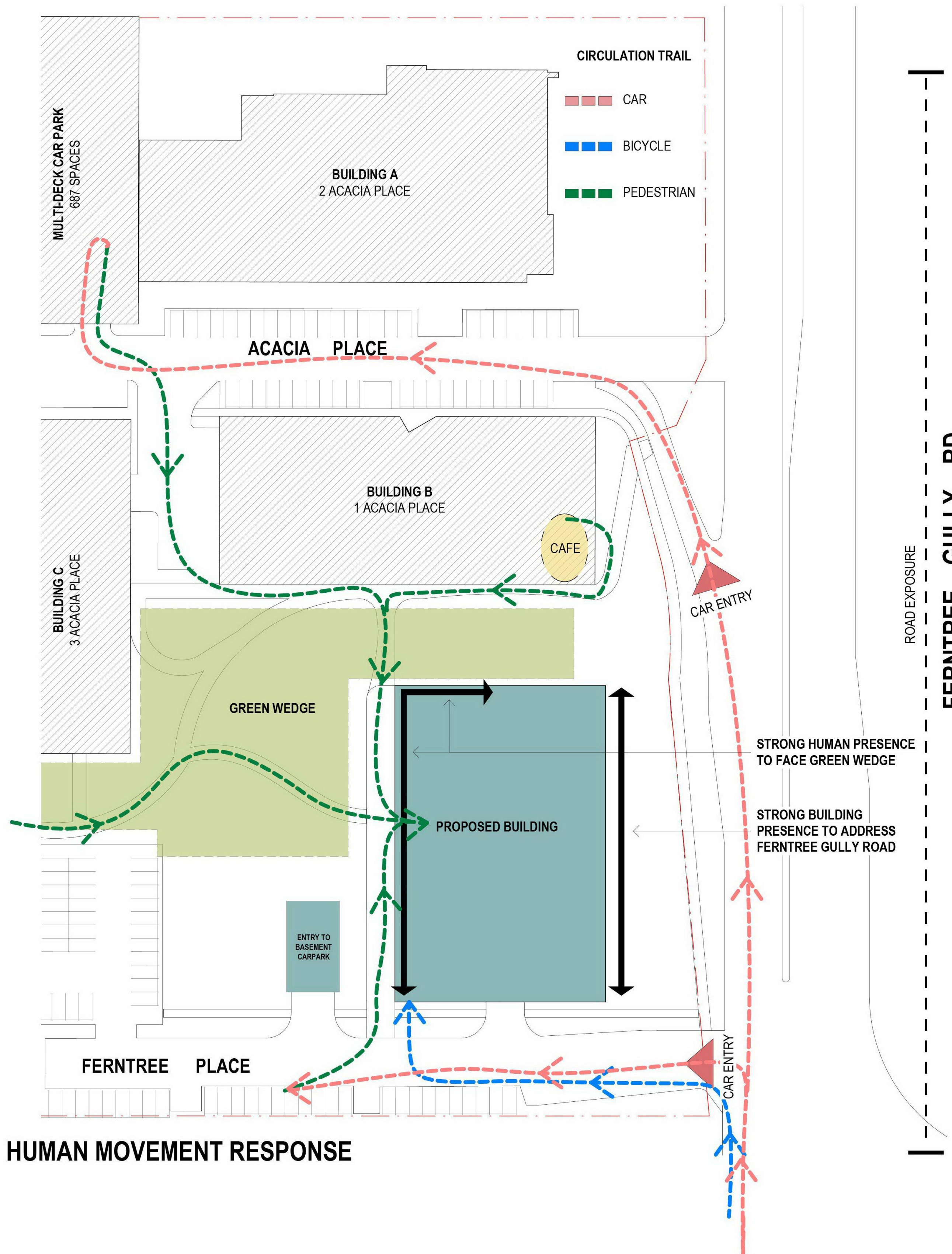
REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
P2	Preliminary TP Issue	02/09/2019
P3	Townplanning Issue	11/09/2019

PROJECT NO	119028
DRAWN	JG, JP
CHECKED	NT, JG
APPROVED	NT

MTAA SUPER NEW OFFICE BUILDING
 2-4 FERNTREE PLACE,
 NOTTING HILL
TOWN PLANNING

SITE ANALYSIS - WIND, SUN + VIEWS

DWG #	TP014	REV	P3
SCALE @ A1	As indicated		



HUMAN MOVEMENT RESPONSE

ARCHITECT'S STATEMENT

This building is to set the new benchmark for the future of Fern tree Business Park.

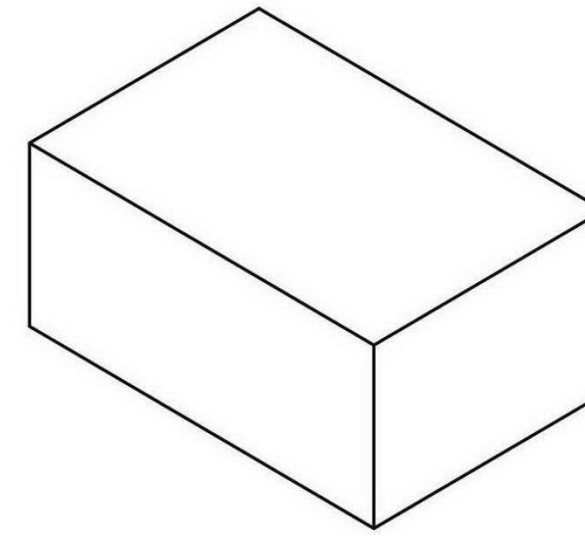
It is to provide a strength of presence to Fern tree Gully Road, and quality in design and construction to announce the new long term ownership for the park. The building is to also provide a new human oriented space to the south side of the building and connect the existing Olympus and Schneider buildings through a landscaped plaza, and provide the buildings main front door through this space. This is a direct response to the reality that relatively few people will arrive to the building walking along Fern tree Gully Road.

The design response is focussed to achieve two primary outcomes.

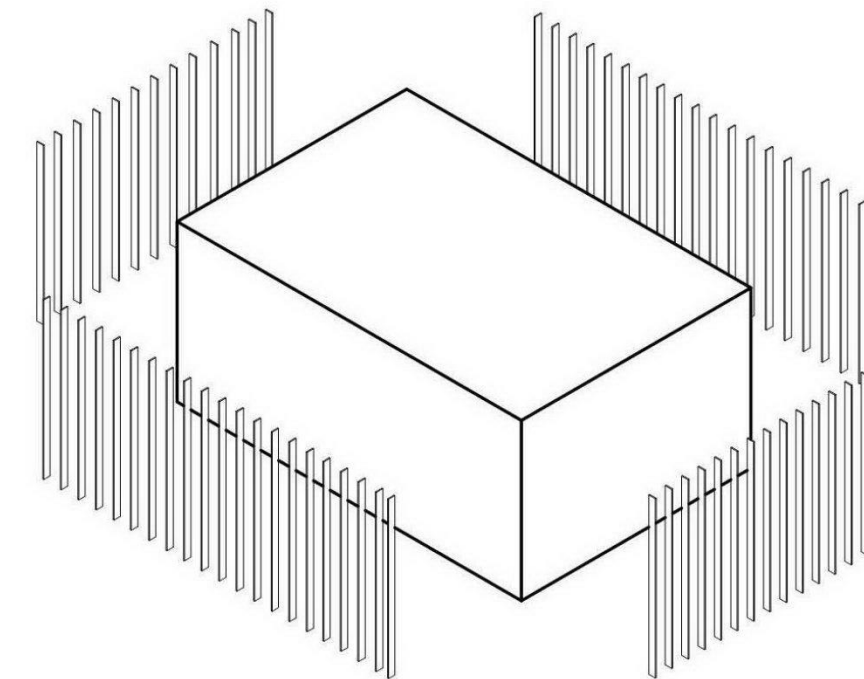
- Respond to the movement of Fern tree Gully Road. The road dictates that the movement is generally at 70 km/h. A building experienced at 70km/h has a different response than a building experienced whilst walking. The rhythm of the building through the use of white concrete fins achieves this outcome, whilst a diagonal cut through the fins around the entire building captures the expressed form of the fins and literally reveals the building to the passing drivers with an openness and transparency to the vision glass that is clearer than the predominant glass of the façade.
- The diagonal cut turns the corner and reveals itself as a colonnade to the south side of the building and presents as a permeable facade to the new community space. This permeability provides protection and the front door of the building protected from the cars on Fern tree Gully Road. The building is to contribute to the new public realm.

BUILDING FORM

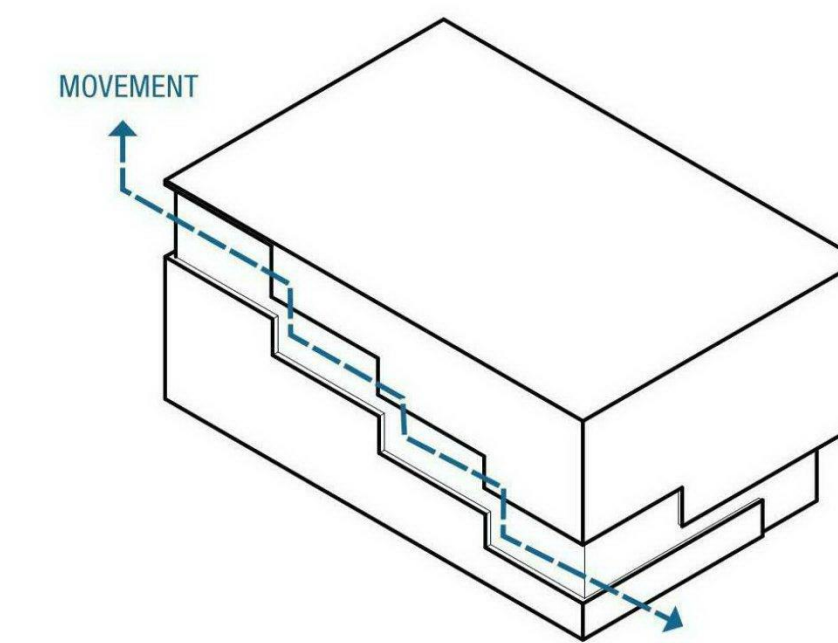
VIEWED AT 70KM/H ALONG FERN TREE GULLY ROAD



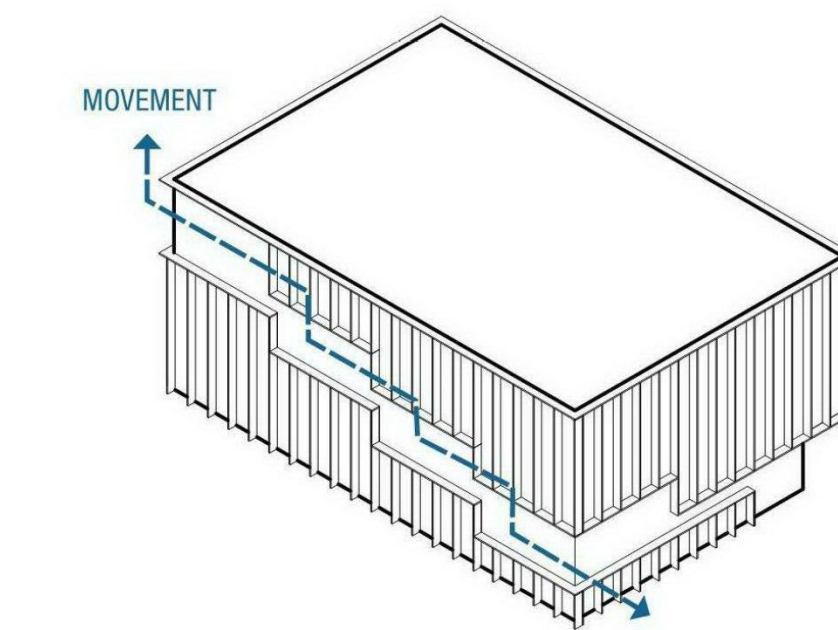
STATIC BLOCK



RHYTHM TO REFLECT MOVEMENT



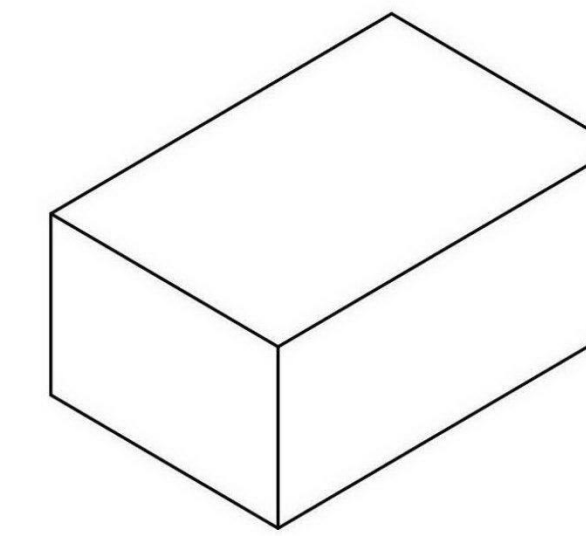
FRACTURE FOR DYNAMIC FORM



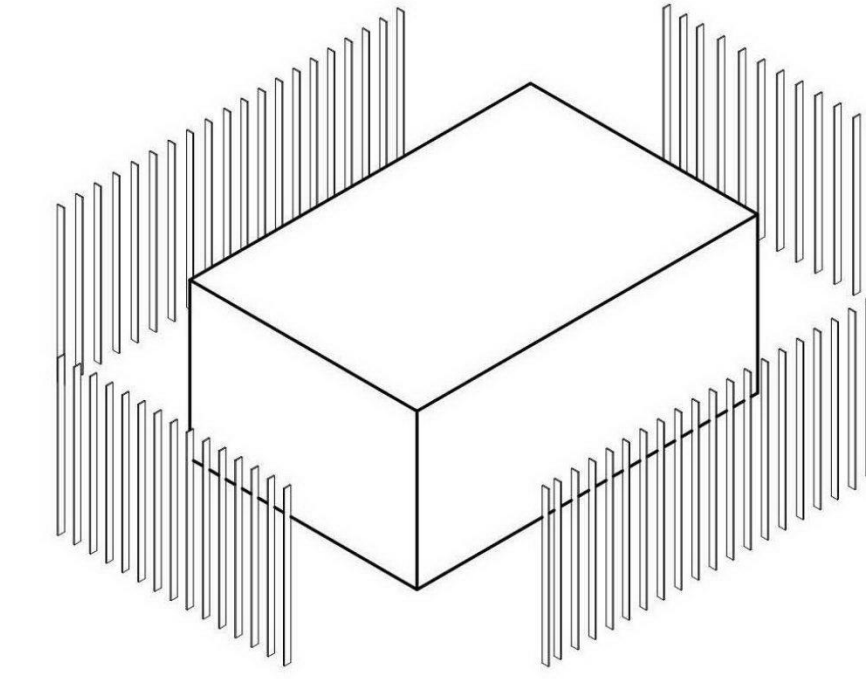
PROPOSED FORM

BUILDING FORM

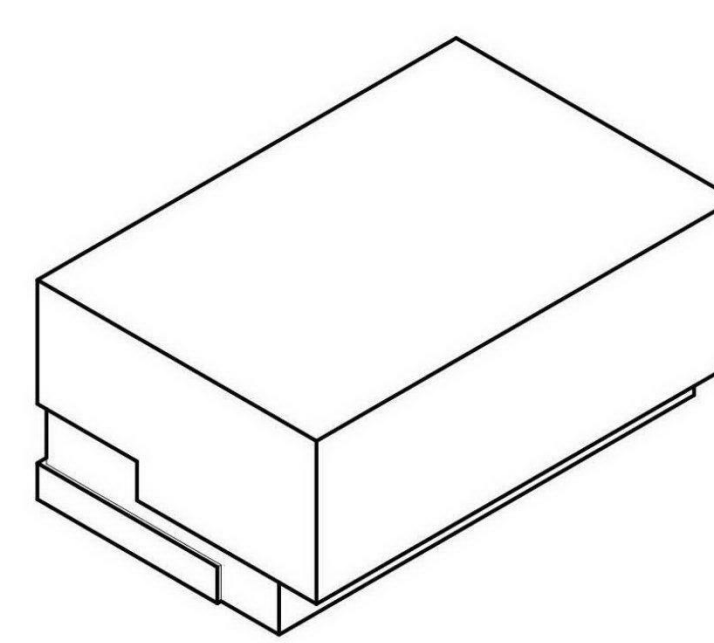
VIEWED BY PEDESTRIANS ALONG GREEN WEDGE



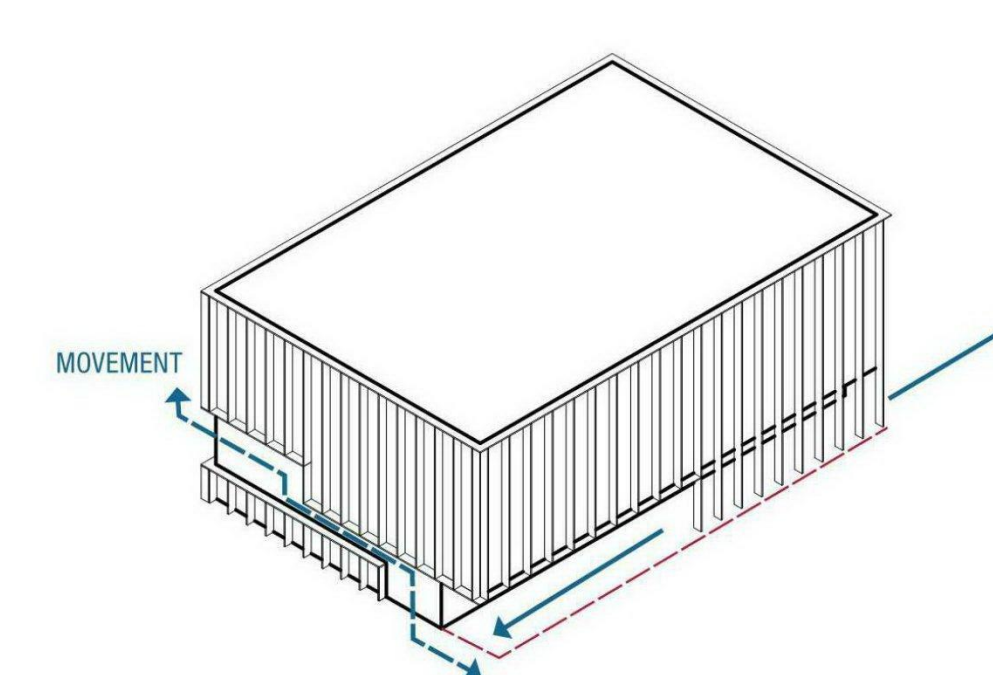
STATIC BLOCK



ESTABLISHED RHYTHM



CUT OUTS TO FORM HUMAN SCALE



SPACE FOR MOVEMENT FOR HUMANS

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REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
P2	Preliminary TP Issue	02/09/2019
P3	Townplanning Issue	11/09/2019

PROJECT NO	119028
DRAWN	JG, JP
CHECKED	NT, JG
APPROVED	NT

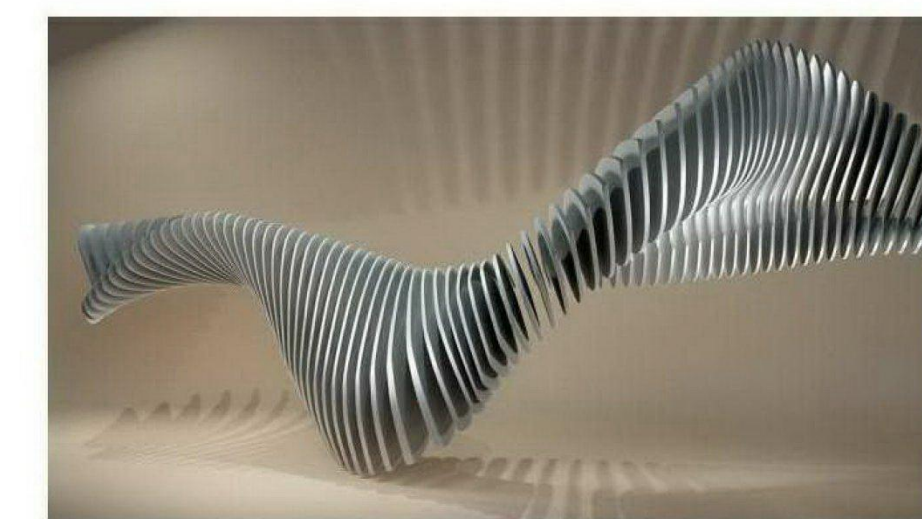
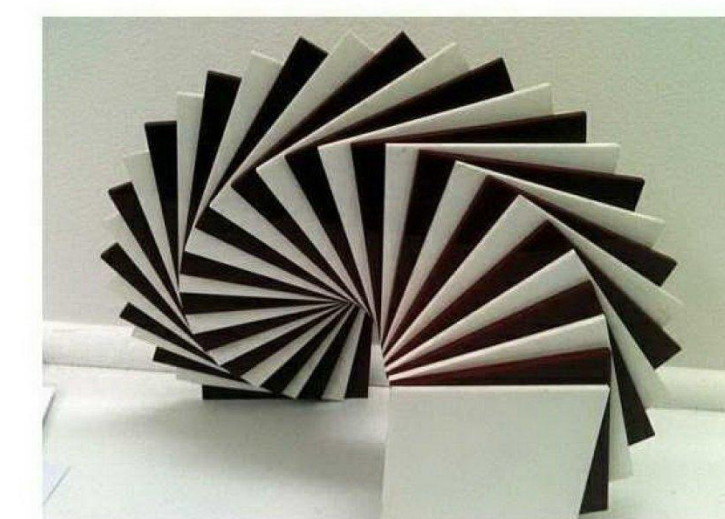
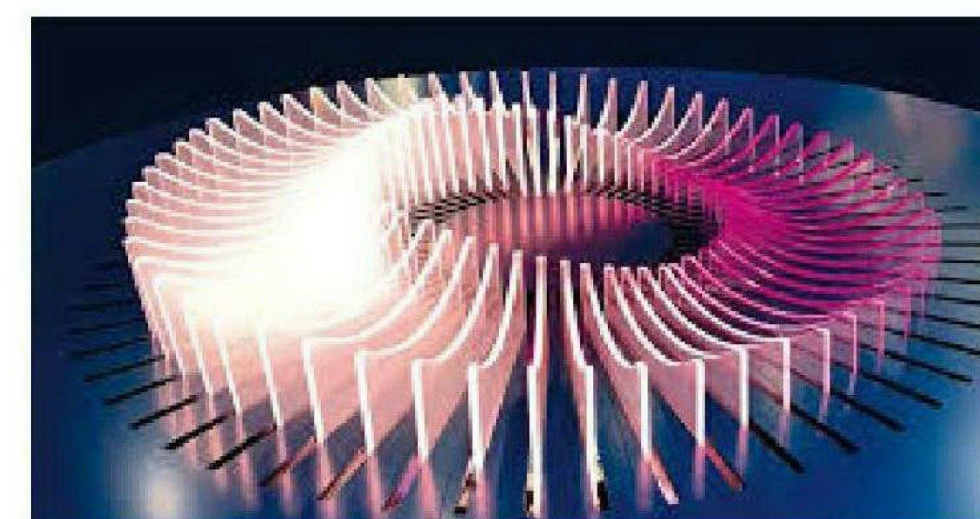
MTAA SUPER NEW OFFICE BUILDING
2-4 FERN TREE PLACE,
NOTTING HILL

TOWN PLANNING

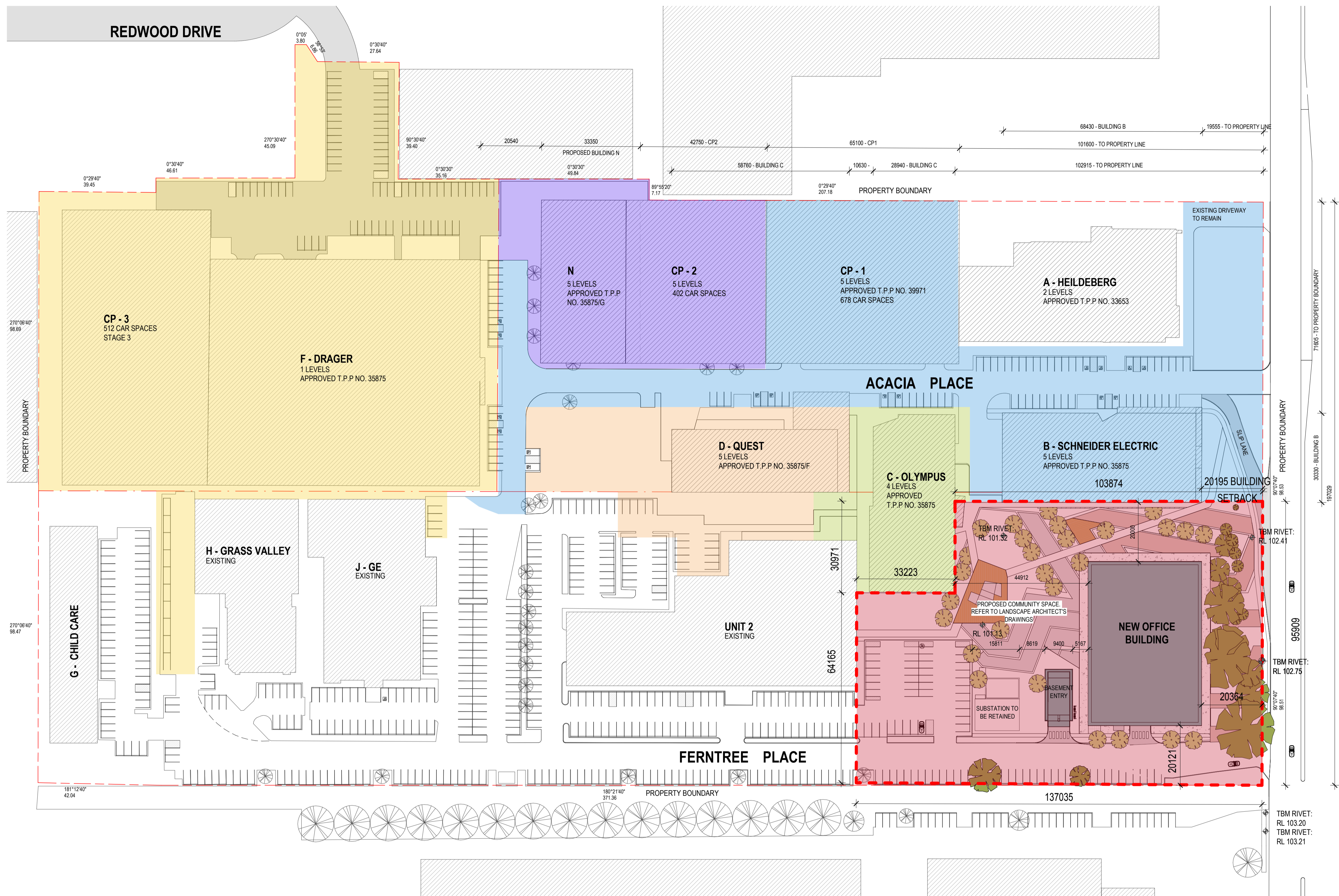
BUILDING FORM DEVELOPMENT

DWG # **TP015** REV **P3**

SCALE @ A1 1 : 500



FORMS EXPRESSING MOVEMENT



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REV	DESCRIPTION	DATE
P1	Townplanning Issue	16/10/2019

PROJECT NO	119028
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

MTAA SUPER NEW OFFICE BUILDING 2-4 FERNTREE PLACE, NOTTING HILL TOWN PLANNING

PROPOSED SITE PLAN (MASTERPLAN)

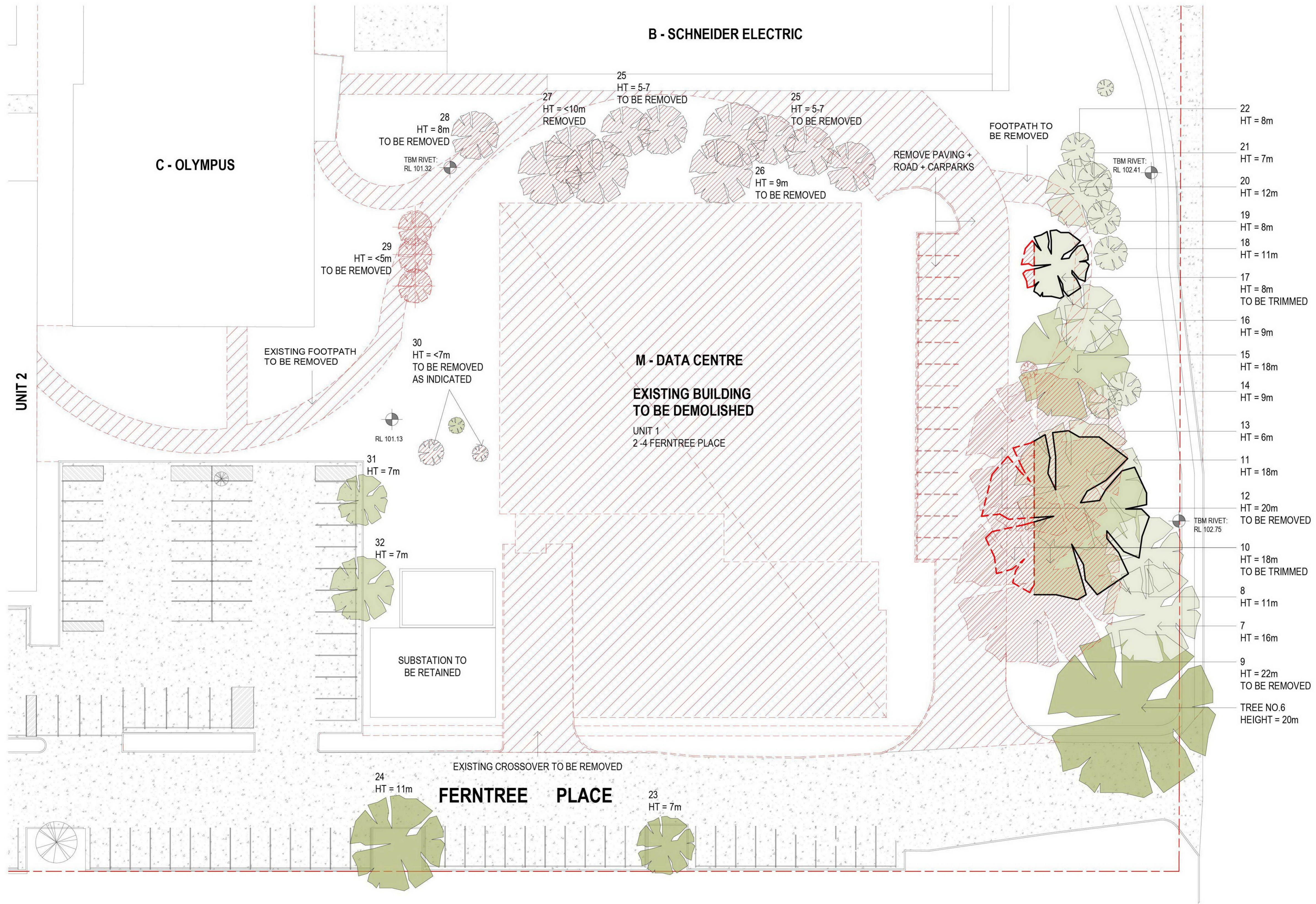
DWG #	TP016	REV	P1
SCALE @ A1 As indicated			

BUILDING SCHEDULE		
LOCATION	GFA m2	NLA m2
NEW OFFICE BUILDING	12252	9619
B - SCHNEIDER	9189	8008
C - OLYMPUS	6703	5927
D - QUEST	6603	6420
F - DRAGER	6935	6935
N	6950	4885

CARPARK SCHEDULE	
LOCATION	NO. OF CARPARKS
CP-1	687
CP-2 (BUILDING N)	402
CP-3	511
ON GRADE PARKING	629
BUILDING B	20
BUILDING D (QUEST)	31
BUILDING F	79
PROPOSED BUILDING	97
TOTAL	2456

TOWNPLANNING APPROVAL LEGEND:

- STAGE 1 WORK ZONE COMPLETED
- STAGE 2 WORK ZONE COMPLETED
- STAGE 3 WORK ZONE COMPLETED
- STAGE 4 WORK ZONE COMPLETED
- STAGE 5 WORK ZONE 18 MONTHS
- STAGE 6 WORK ZONE 18 MONTHS



FERNTREE GULLY RD

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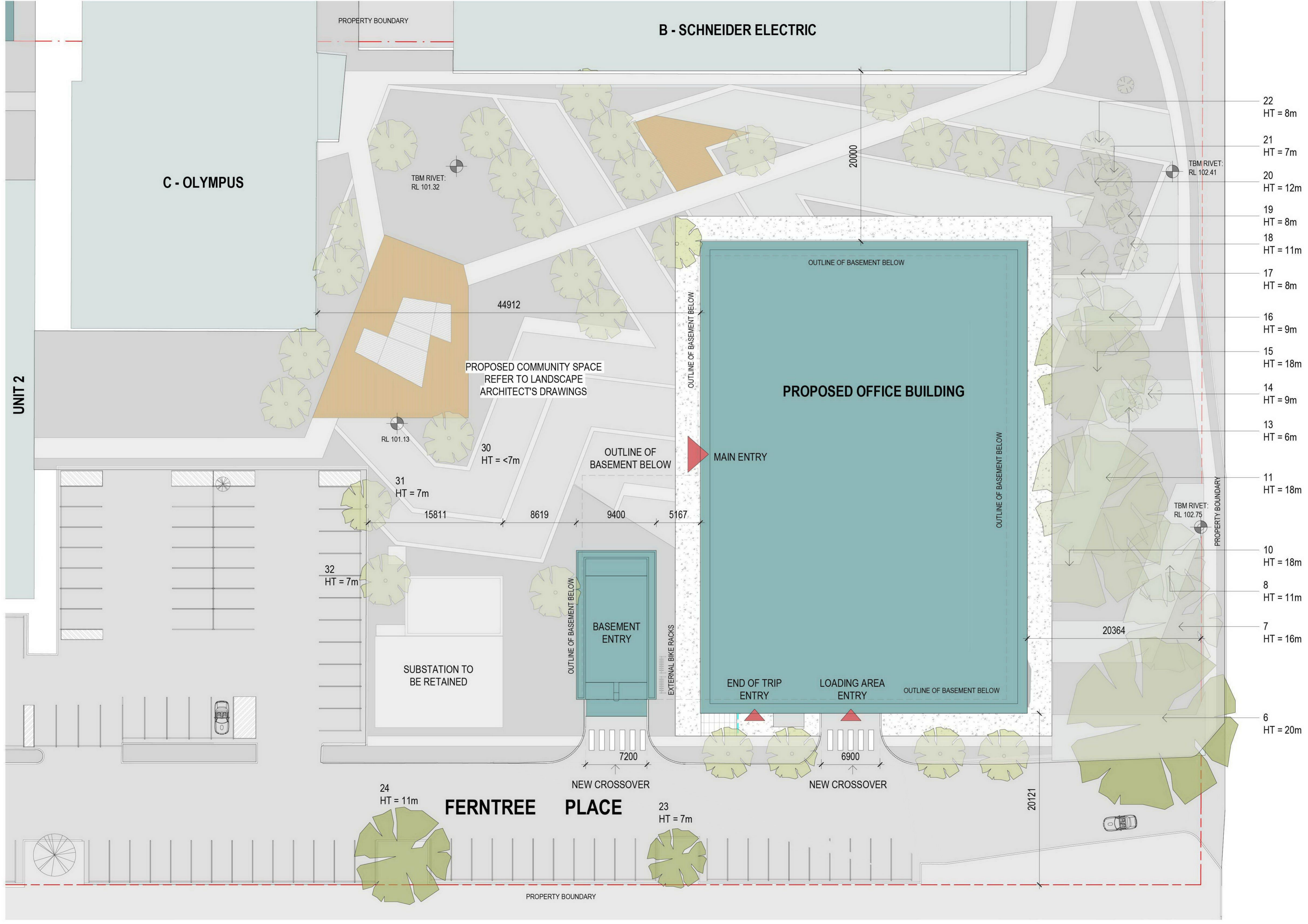
REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
P2	Preliminary TP Issue	02/09/2019
P3	Townplanning Issue	11/09/2019

PROJECT NO	119028
DRAWN	JG, JP
CHECKED	NT, JG
APPROVED	NT

MTAA SUPER NEW OFFICE BUILDING
 2-4 FERNTREE PLACE,
 NOTTING HILL
TOWN PLANNING

DEMOLITION SITE PLAN

DWG #	TP024	REV	P3
SCALE @ A1	1 : 250		



FERNTREE GULLY RD

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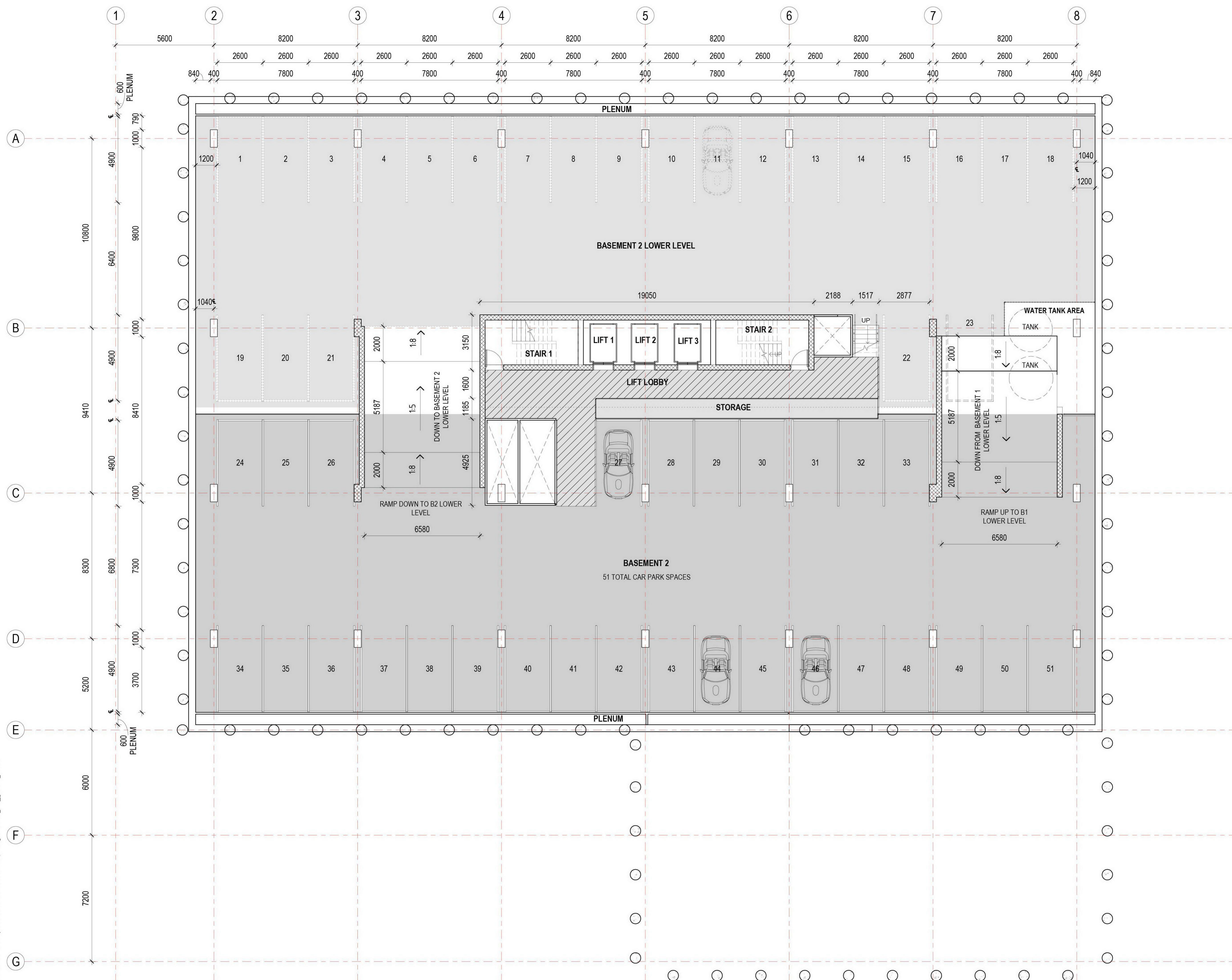
REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
P2	Preliminary TP Issue	02/09/2019
P3	Townplanning Issue	11/09/2019

PROJECT NO	119028
DRAWN	JG, JP
CHECKED	NT, JG
APPROVED	NT

MTAA SUPER NEW OFFICE BUILDING
 2-4 FERNTREE PLACE,
 NOTTING HILL
TOWN PLANNING

PROPOSED SITE PLAN

DWG #	TP025	REV	P3
SCALE @ A1 1 : 250			



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REV	DESCRIPTION	DATE
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P2	Preliminary TP Issue	02/09/2019
P3	Townplanning Issue	11/09/2019

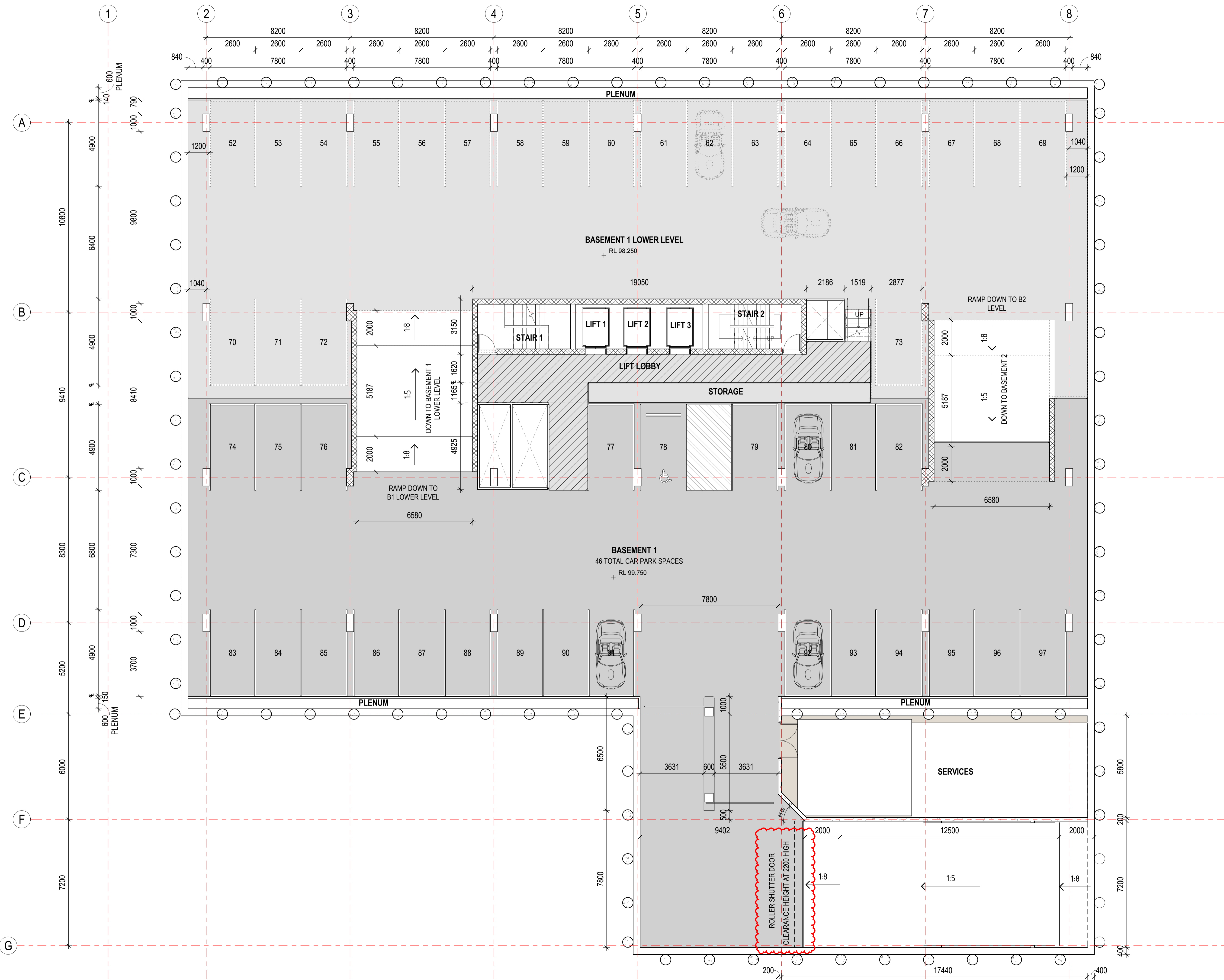
PROJECT NO: 119028
 DRAWN: Author
 CHECKED: Checker
 APPROVED: Approver

MTAA SUPER NEW OFFICE BUILDING 2-4 FERNREE PLACE, NOTTING HILL TOWN PLANNING

FLOOR PLAN - BASEMENT 2

DWG # **TP100** REV **P3**
 SCALE @ A1 1 : 100

16/10/2019 10:06:26 AM C:\Revit\Projects\1190228 MTA 2-4 Ferntree Place - Notting Hill Central_R17_01.dwg



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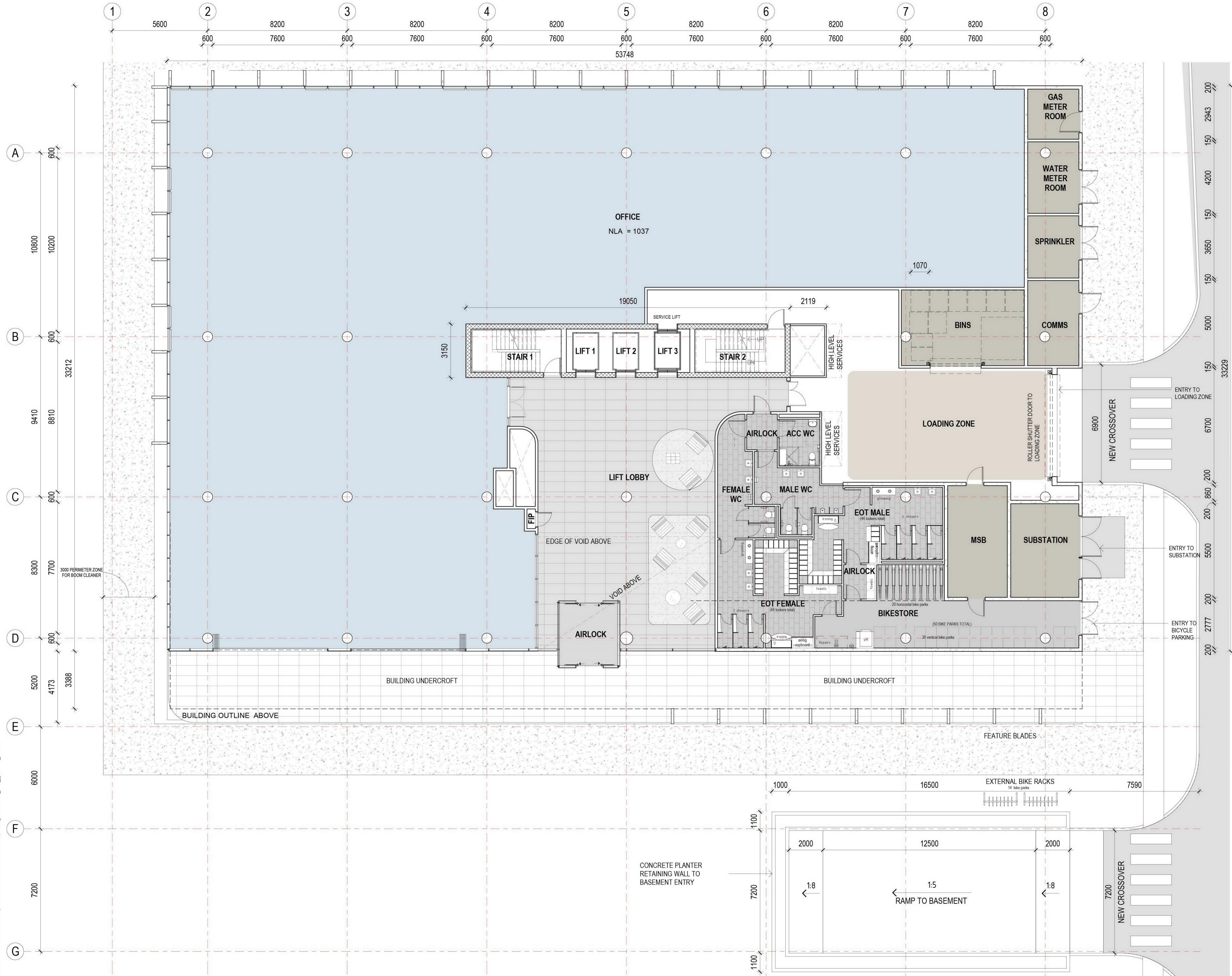
REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
P2	Preliminary TP Issue	02/09/2019
P3	Townplanning Issue	11/09/2019
P4	Townplanning Issue	16/10/2019

PROJECT NO	119028
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

MTAA SUPER NEW OFFICE BUILDING
 2-4 FERNTREE PLACE,
 NOTTING HILL
TOWN PLANNING

FLOOR PLAN - BASEMENT 1

DWG #	TP101	REV	P4
SCALE @ A1	1 : 100		



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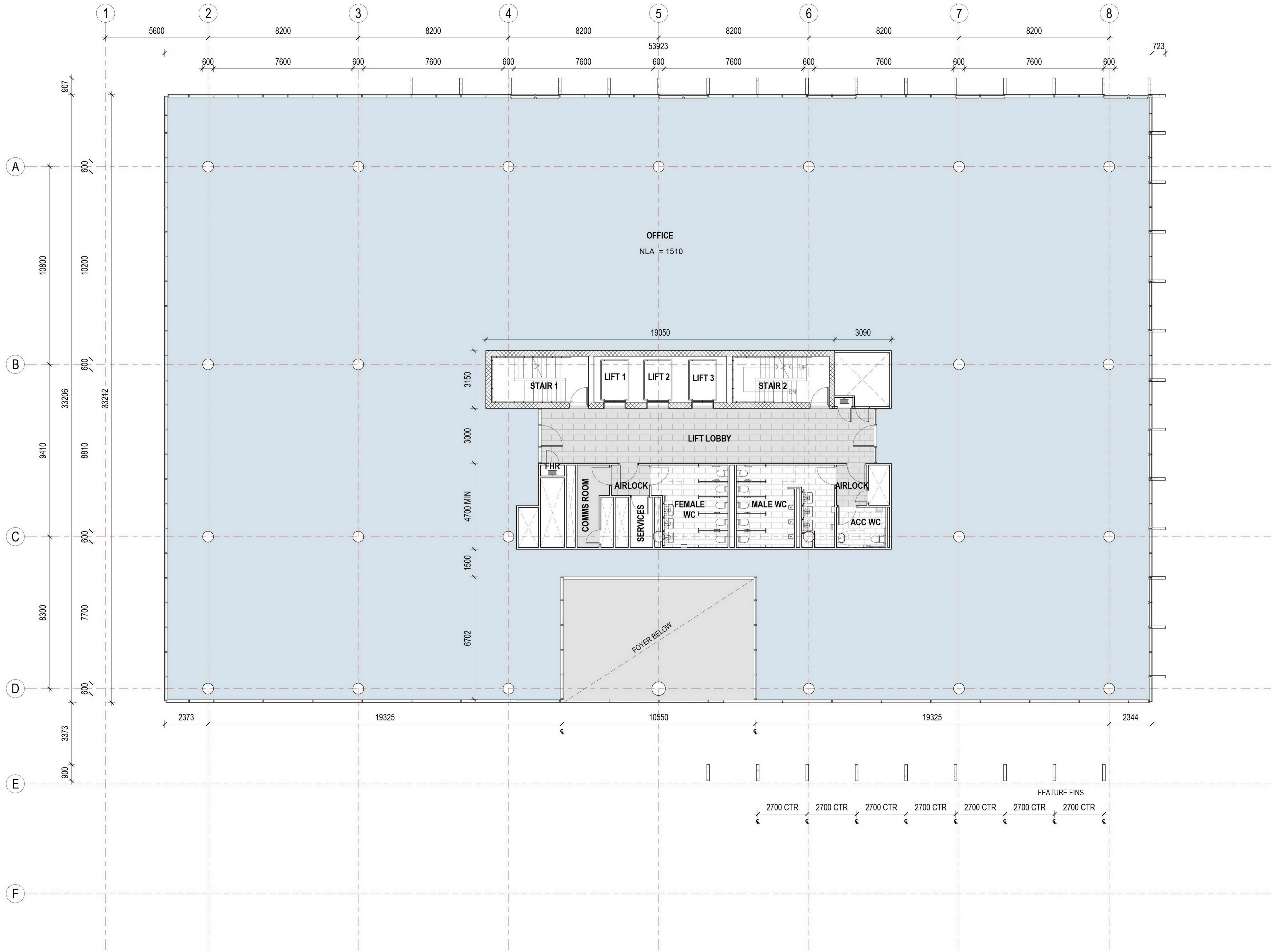
REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
P2	Preliminary TP Issue	02/09/2019
P3	Townplanning Issue	11/09/2019

PROJECT NO	119028
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

MTAA SUPER NEW OFFICE BUILDING 2-4 FERNREE PLACE, NOTTING HILL TOWN PLANNING

FLOOR PLAN - GROUND LEVEL

DWG #	TP102	REV	P3
SCALE @ A1	1 : 100		



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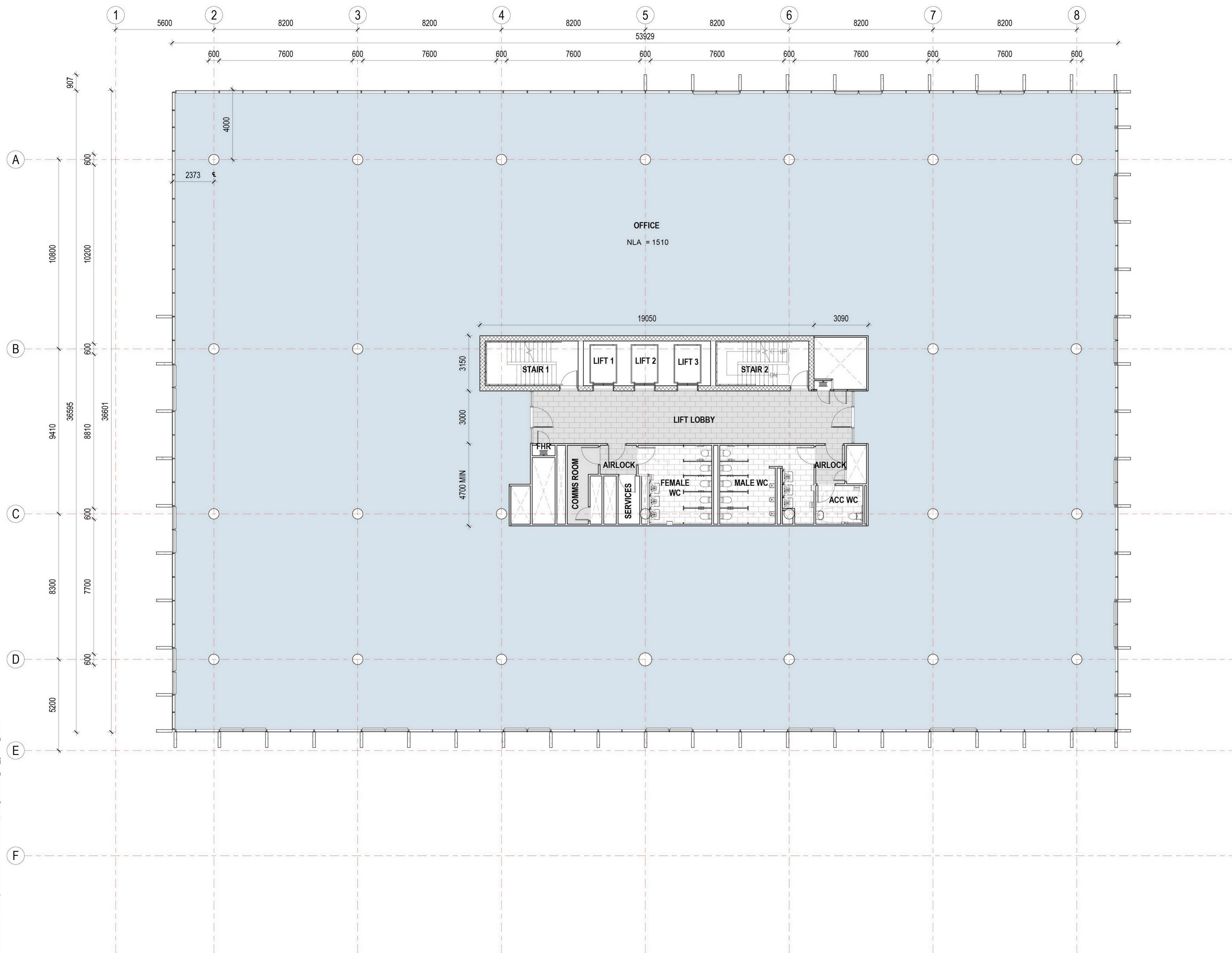
REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
P2	Preliminary TP Issue	02/09/2019
P3	Townplanning Issue	11/09/2019

PROJECT NO	119028
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

MTAA SUPER NEW OFFICE BUILDING
 2-4 FERNREE PLACE,
 NOTTING HILL
TOWN PLANNING

FLOOR PLAN - LEVEL 1

DWG #	TP103	REV	P3
SCALE @ A1	1 : 100		



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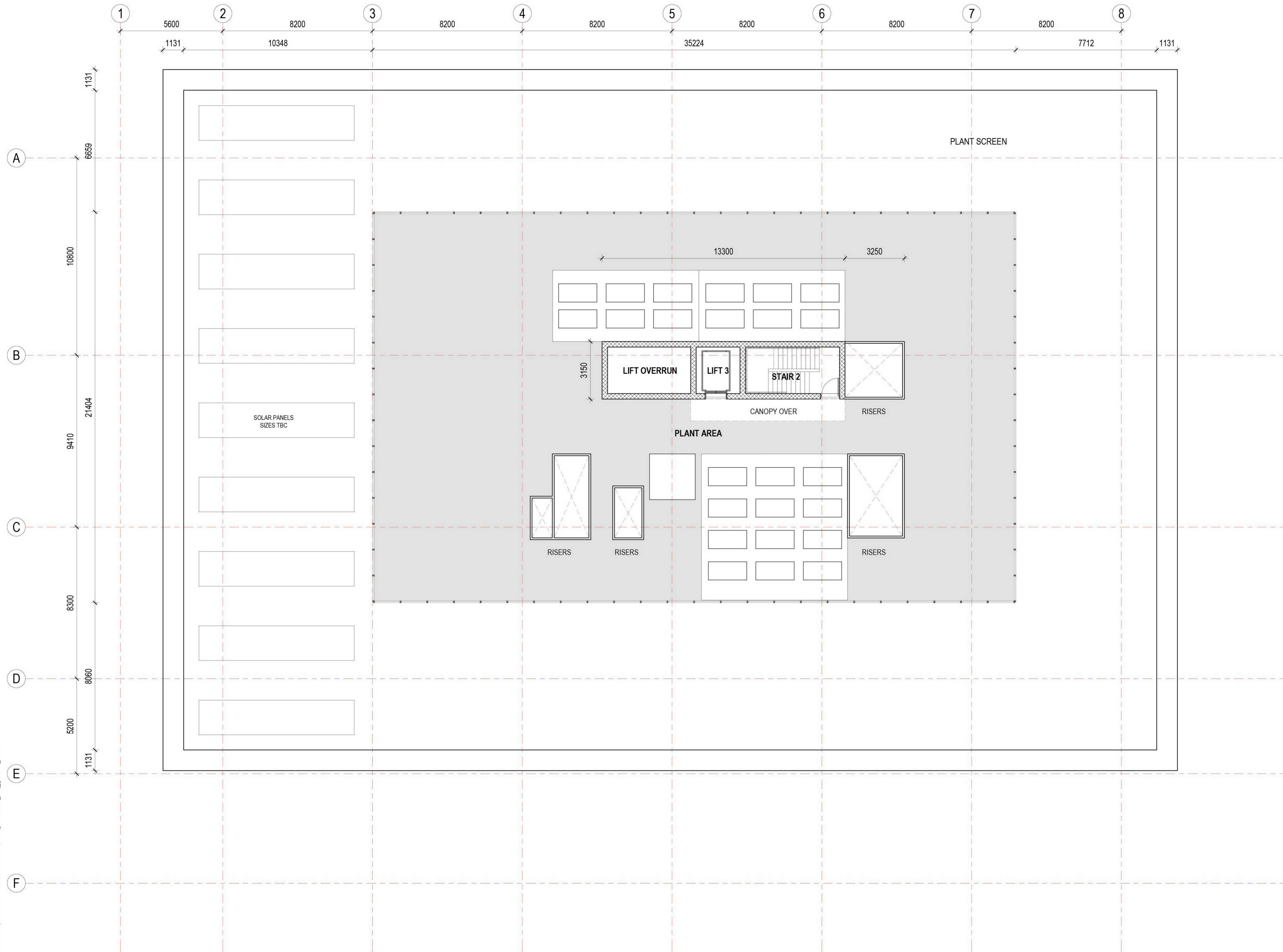
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REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
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P3	Townplanning Issue	11/09/2019

PROJECT NO	119028
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

MTAA SUPER NEW OFFICE BUILDING
 2-4 FERNREE PLACE,
 NOTTING HILL
TOWN PLANNING

TYPICAL FLOOR PLAN LEVELS 2-5



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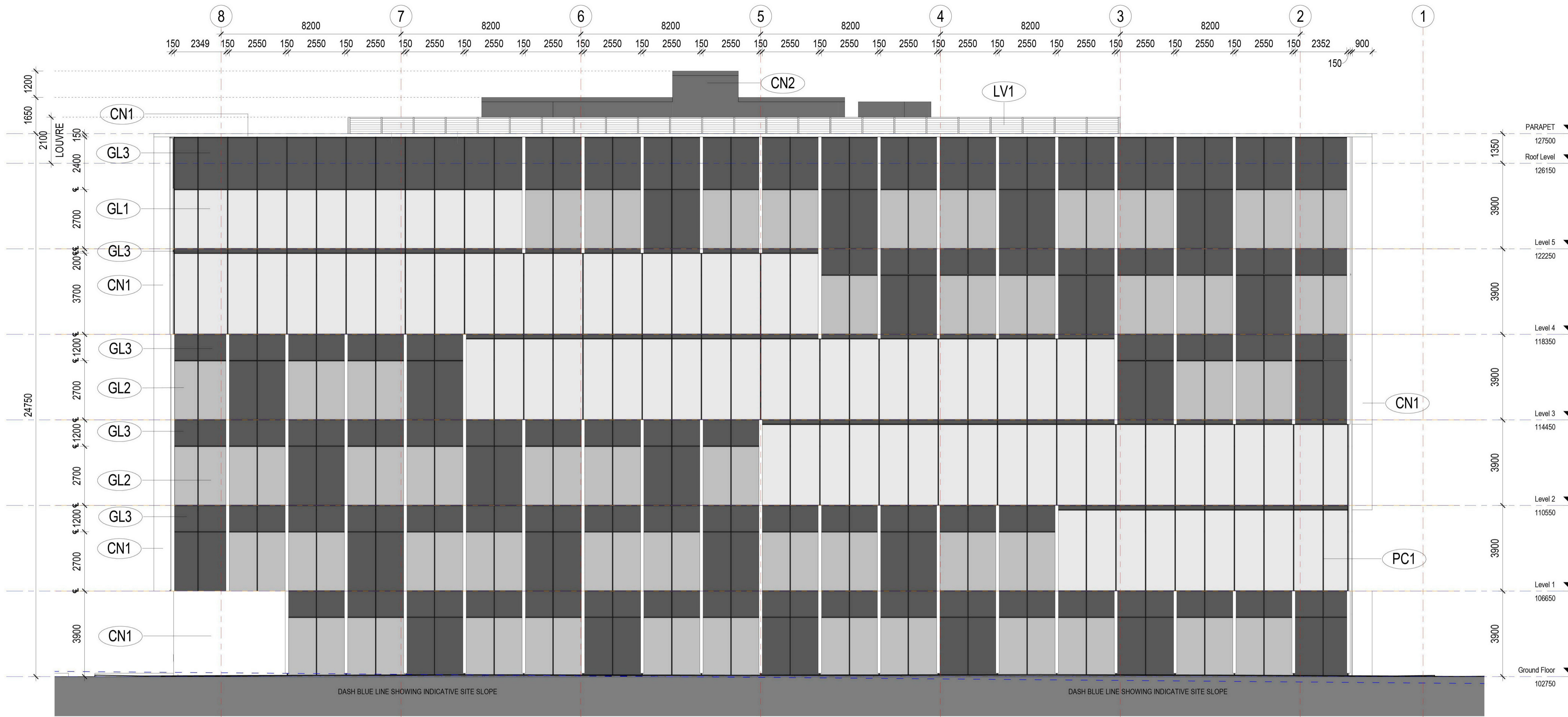
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REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
P2	Preliminary TP Issue	02/09/2019
P3	Townplanning Issue	11/09/2019

PROJECT NO 119028
 DRAWN Author
 CHECKED Checker
 APPROVED Approver

MTAA SUPER NEW OFFICE BUILDING
 2-4 FERNREE PLACE,
 NOTTING HILL
TOWN PLANNING

ROOF PLAN
 DWG # **TP105** REV **P3**
 SCALE @ A1 1 : 100



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REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
P2	Preliminary TP Issue	02/09/2019
P3	Townplanning Issue	11/09/2019

PROJECT NO **119028**
 DRAWN **JG, JP**
 CHECKED **NT, JG**
 APPROVED **NT**

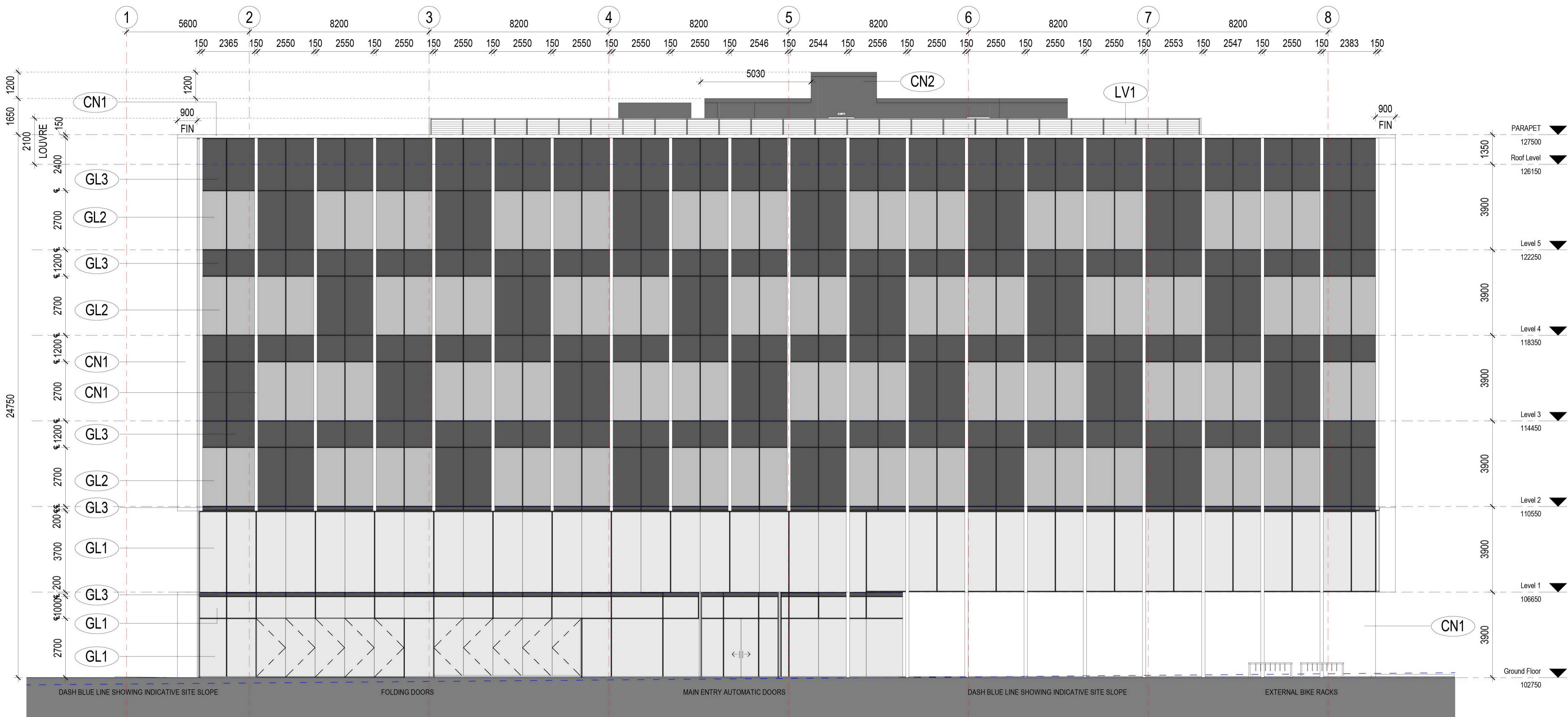
MTAA SUPER NEW OFFICE BUILDING
 2-4 FERNREE PLACE,
 NOTTING HILL
TOWN PLANNING

NORTH ELEVATION

DWG # **TP200** REV **P3**
 SCALE @ A1 1 : 100



GL1 GLASS VISION PANEL LIGHT GREY TRANSPARENT GLASS
GL2 GLASS VISION PANEL DARK GREY TRANSPARENT GLASS
GL3 SPANDREL GLASS CHARCOAL GREY TRANSPARENT GLASS
CN1 PRECAST CONCRETE WALL OFF WHITE STAINED COLOURED
CN2 PRECAST CONCRETE WALL DARK STAINED COLOURED
LV1 HORIZONTAL LOUVRE PANELS BLACK POWDERCOAT



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REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
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P3	Townplanning Issue	11/09/2019

PROJECT NO 119028
 DRAWN JG, JP
 CHECKED NT, JG
 APPROVED NT

MTAA SUPER NEW OFFICE BUILDING
 2-4 FERNREE PLACE,
 NOTTING HILL
TOWN PLANNING

SOUTH ELEVATION

DWG # **TP201** REV **P3**
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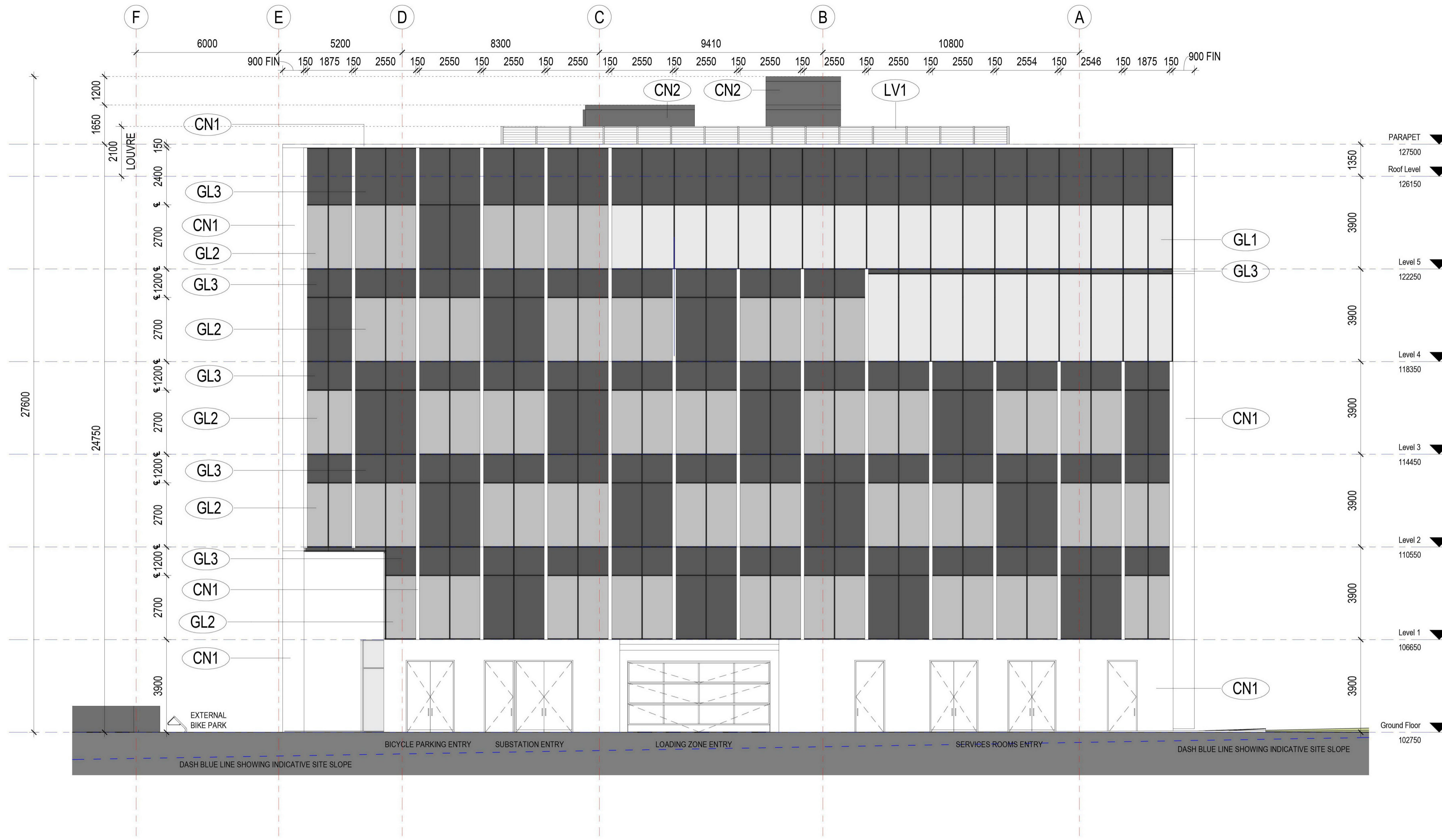
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GL3 SPANDREL GLASS CHARCOAL GREY TRANSPARENT GLASS

CN1 PRECAST CONCRETE WALL OFF WHITE STAINED COLOURED

CN2 PRECAST CONCRETE WALL DARK STAINED COLOURED

LV1 HORIZONTAL LOUVRE PANELS BLACK POWDERCOAT



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REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
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P3	Townplanning Issue	11/09/2019

PROJECT NO: 119028
 DRAWN: JG, JP
 CHECKED: NT, JG
 APPROVED: NT

MTAA SUPER NEW OFFICE BUILDING
 2-4 FERNREE PLACE,
 NOTTING HILL
TOWN PLANNING

EAST ELEVATION

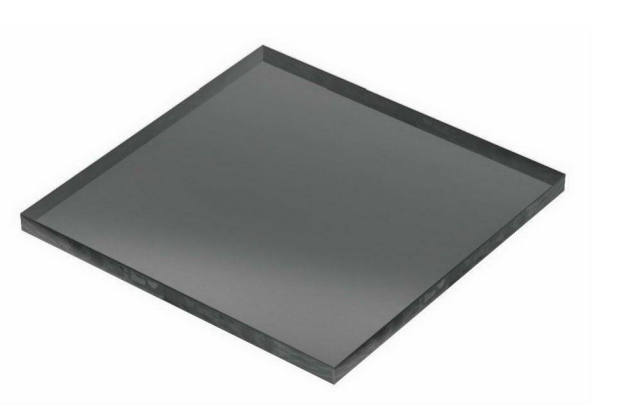
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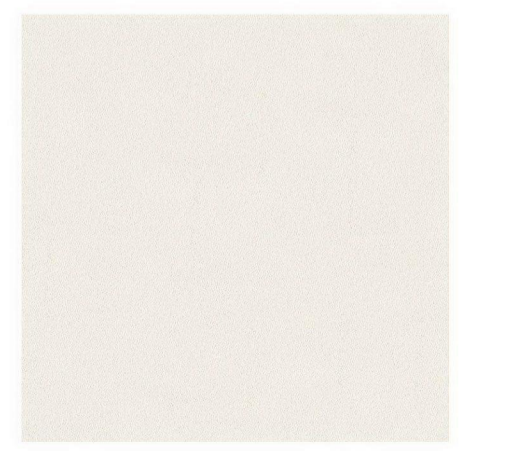
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GL2 GLASS VISION PANEL DARK GREY TRANSPARENT GLASS



GL3 SPANDREL GLASS CHARCOAL GREY TRANSPARENT GLASS



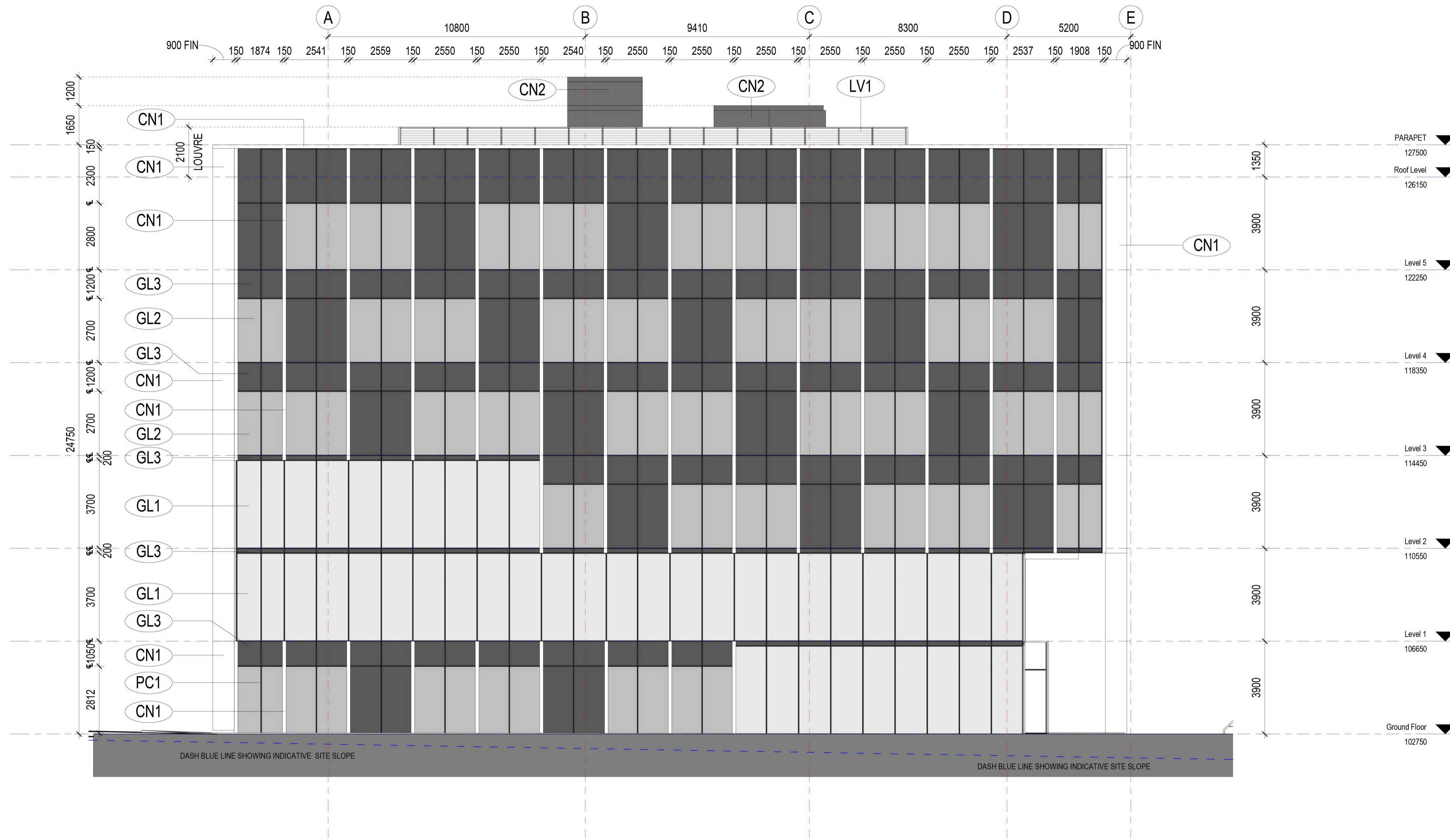
CN1 PRECAST CONCRETE WALL OFF WHITE STAINED COLOURED



CN2 PRECAST CONCRETE WALL DARK STAINED COLOURED



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REV	DESCRIPTION	DATE
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P3	Townplanning Issue	11/09/2019

PROJECT NO 119028
 DRAWN JG, JP
 CHECKED NT, JG
 APPROVED NT

MTAA SUPER NEW OFFICE BUILDING
 2-4 FERNREE PLACE,
 NOTTING HILL

TOWN PLANNING

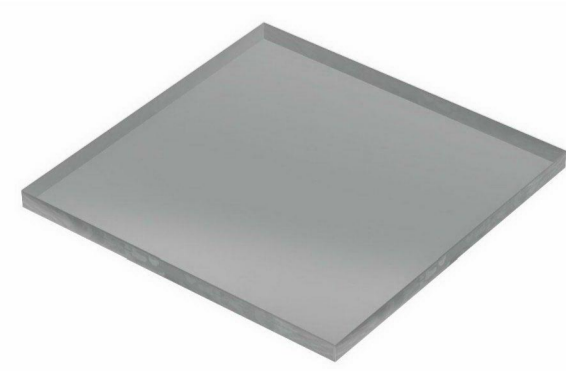
WEST ELEVATION

DWG # **TP203** REV **P3**

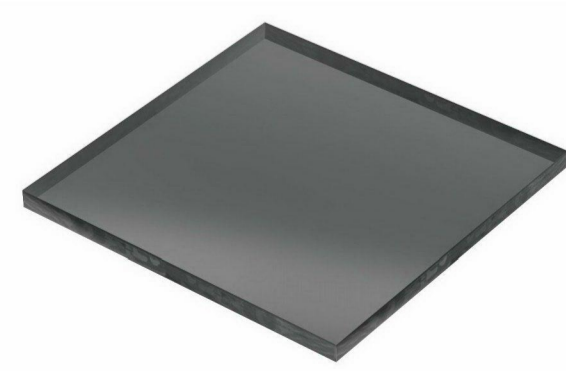
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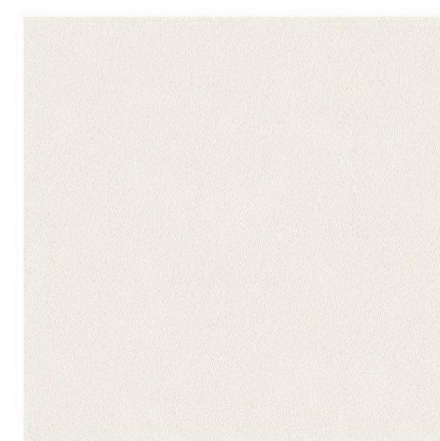
GL1 GLASS VISION PANEL LIGHT GREY TRANSPARENT GLASS



GL2 GLASS VISION PANEL DARK GREY TRANSPARENT GLASS



GL3 SPANDREL GLASS CHARCOAL GREY TRANSPARENT GLASS



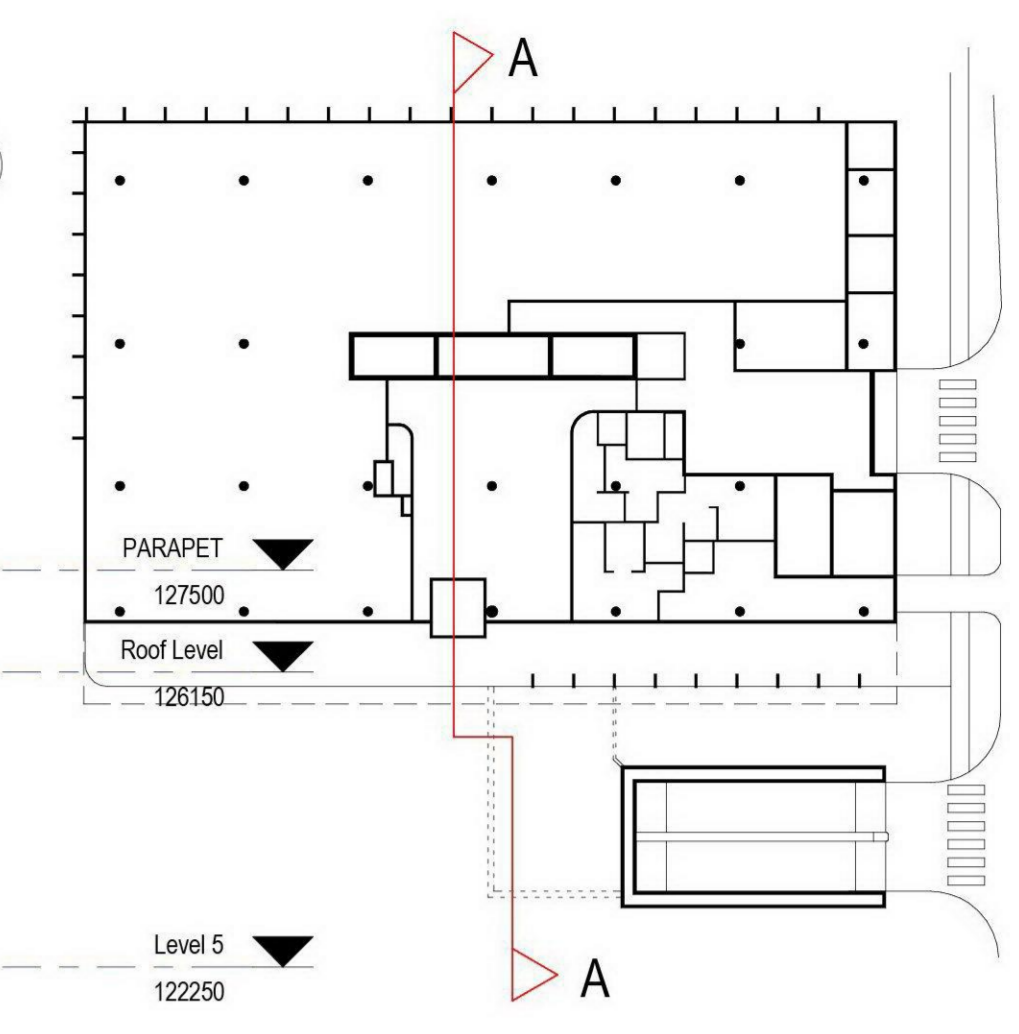
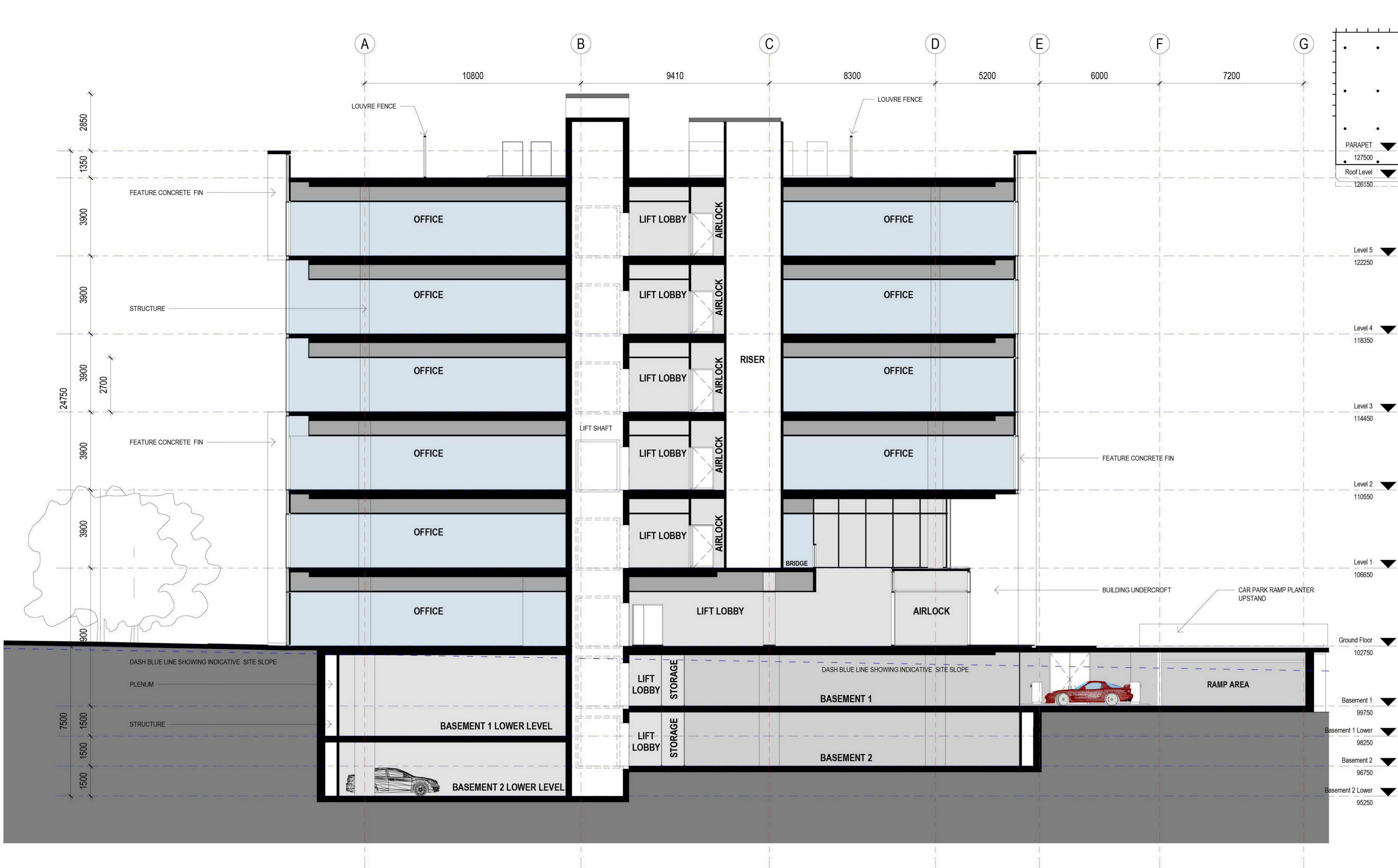
CN1 PRECAST CONCRETE WALL OFF WHITE STAINED COLOURED



CN2 PRECAST CONCRETE WALL DARK STAINED COLOURED



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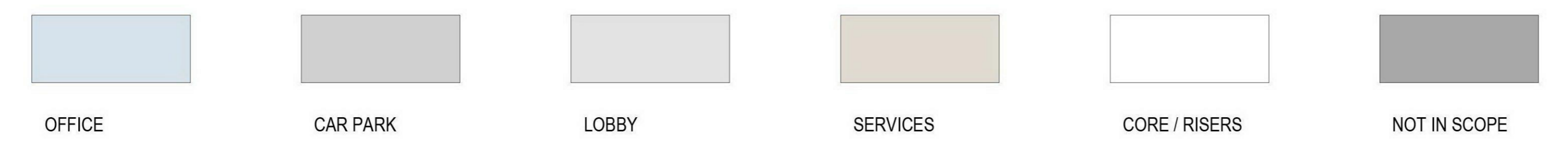
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P2	Preliminary TP Issue	02/09/2019
P3	Townplanning Issue	11/09/2019

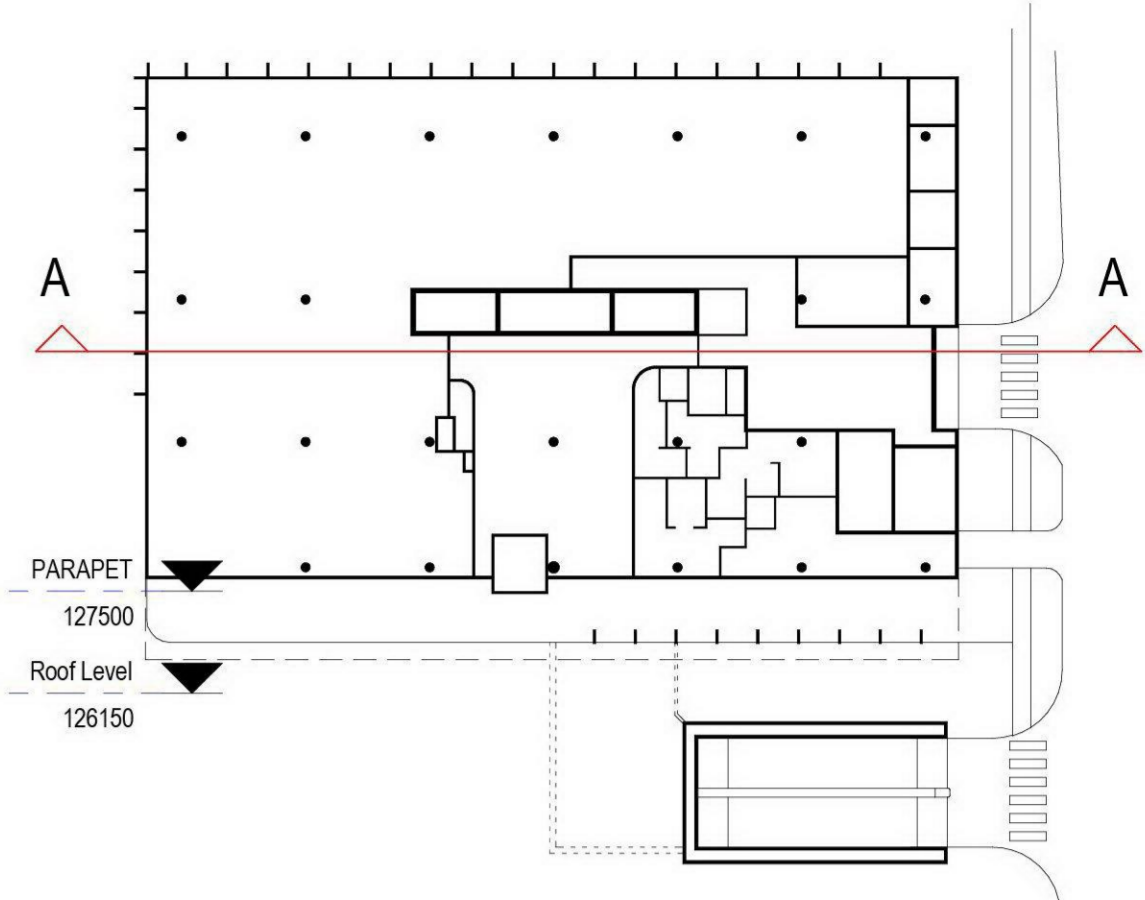
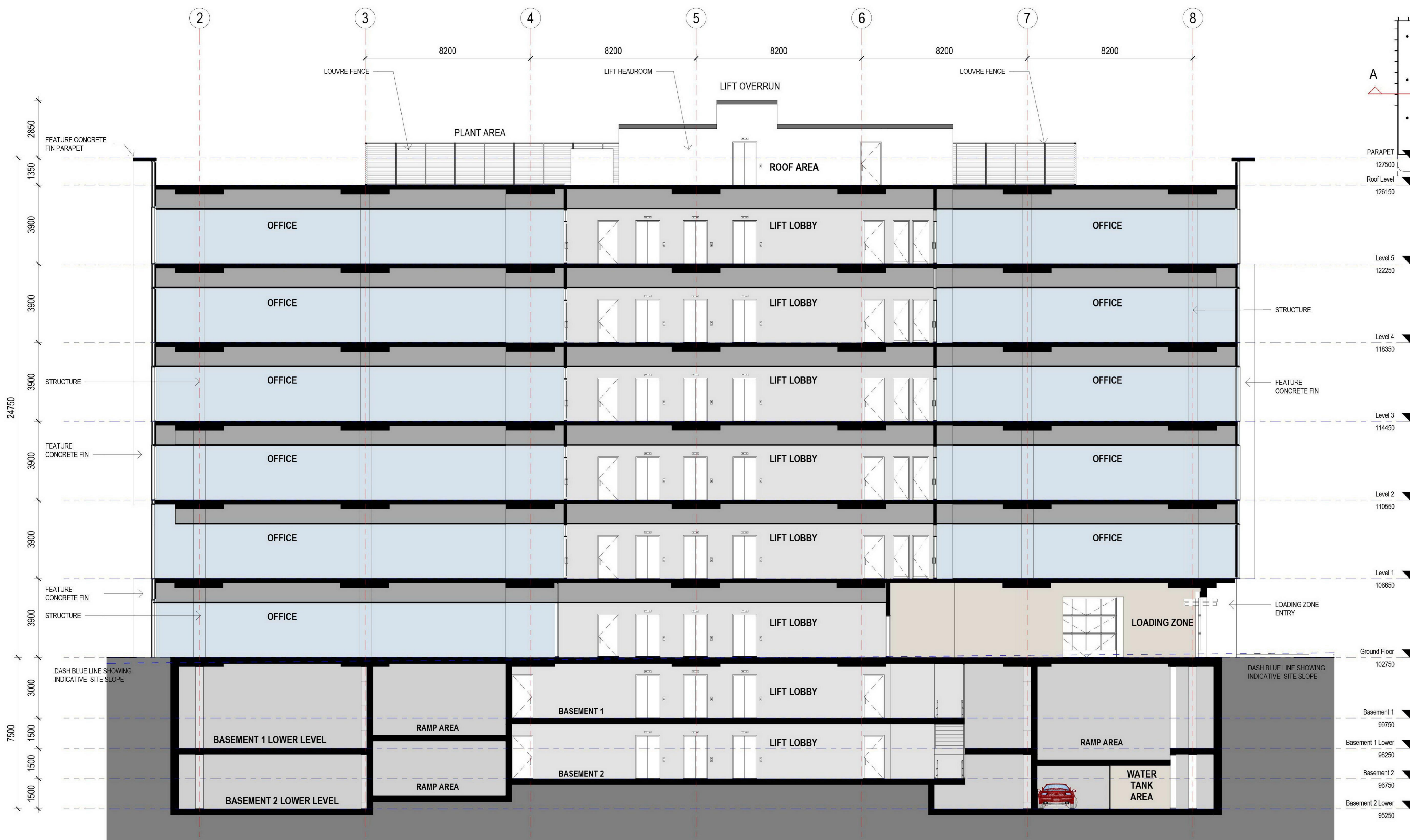
PROJECT NO 119028
 DRAWN JG, JP
 CHECKED NT, JG
 APPROVED NT

MTAA SUPER NEW OFFICE BUILDING 2-4 FERN TREE PLACE, NOTTING HILL TOWN PLANNING

SECTIONS - SHEET 1

DWG # **TP300** REV **P3**
 SCALE @ A1 As indicated





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P3	Townplanning Issue	11/09/2019

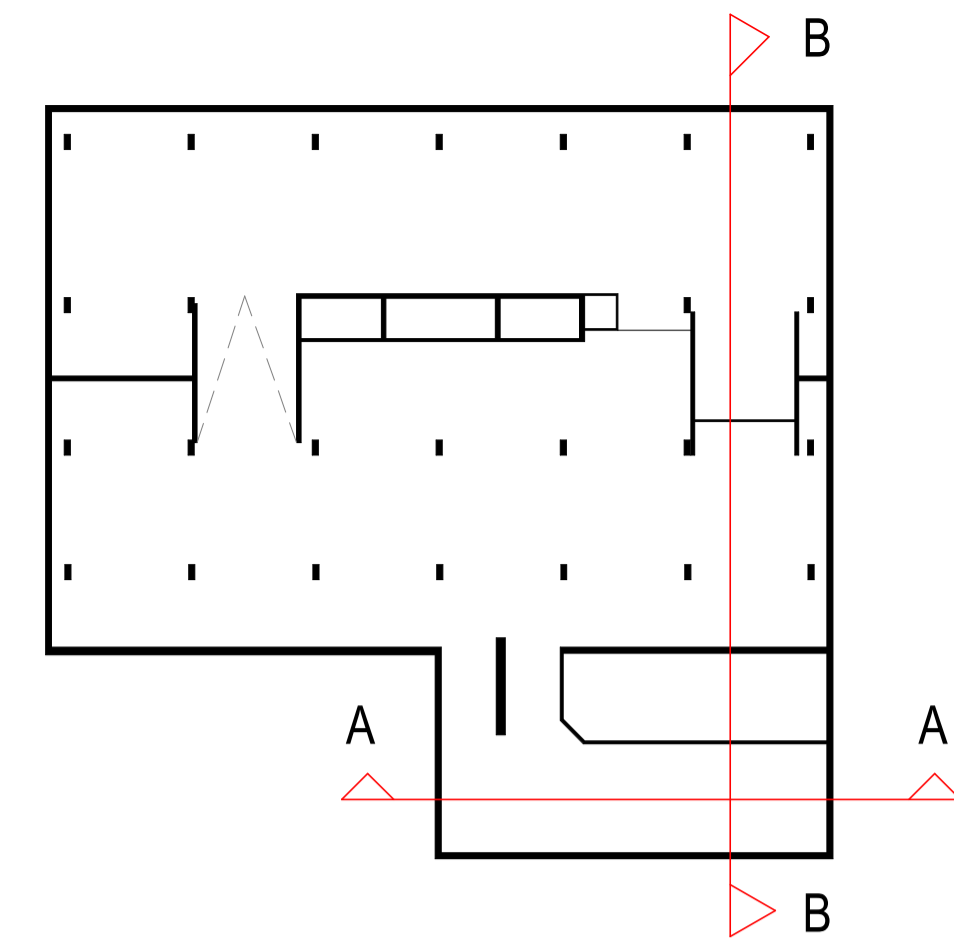
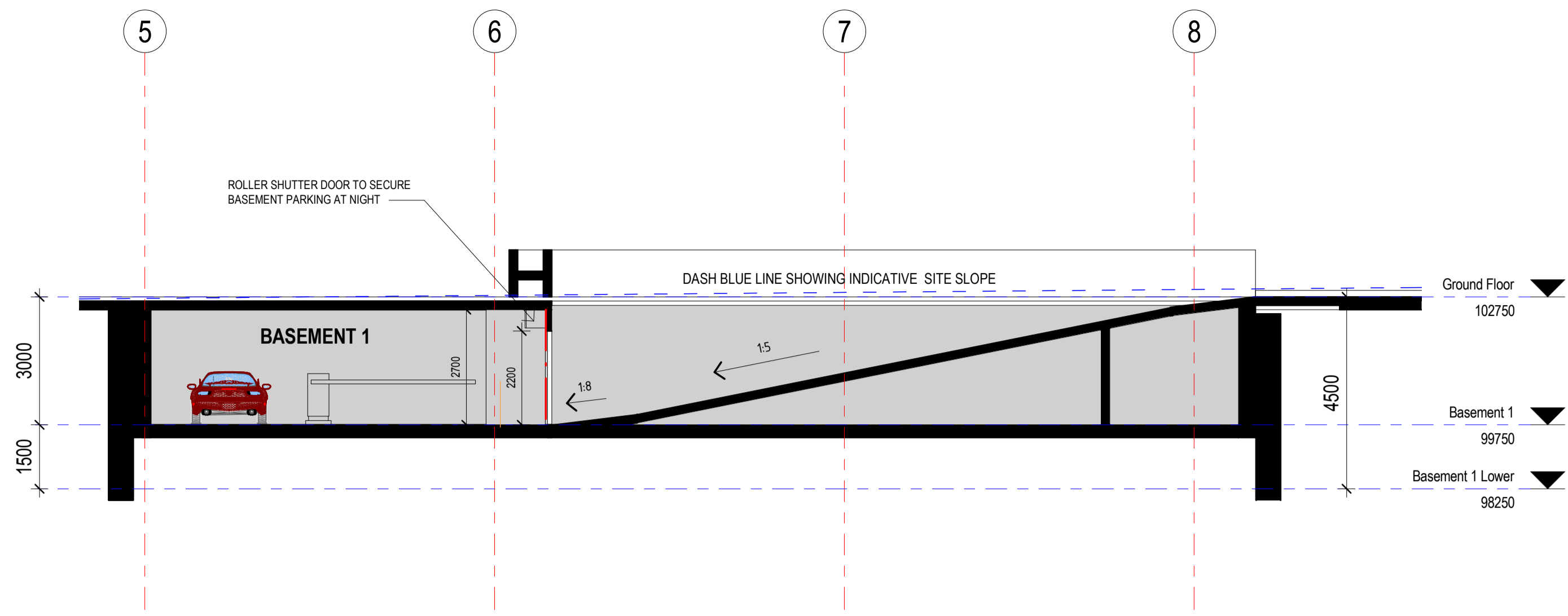
PROJECT NO	119028
DRAWN	JG, JP
CHECKED	NT, JG
APPROVED	NT

MTAA SUPER NEW OFFICE BUILDING 2-4 FERNREE PLACE, NOTTING HILL TOWN PLANNING

SECTIONS - SHEET 2

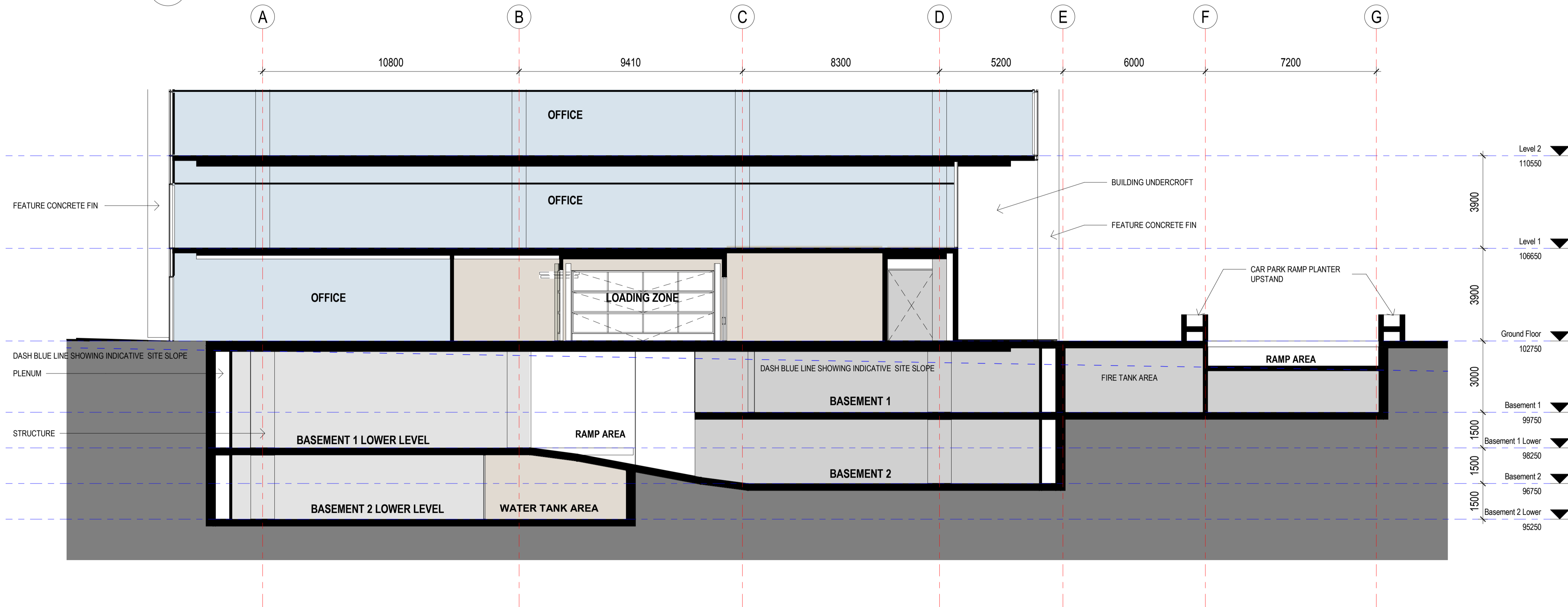
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SCALE @ A1 As indicated			





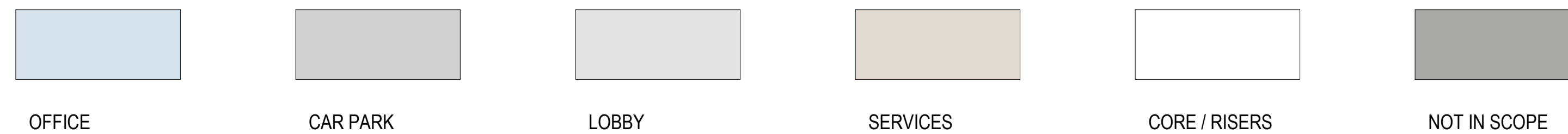
1 BASEMENT SECTION A-A

A011 SCALE 1:100



2 BASEMENT SECTION B-B

A011 SCALE 1:100



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P3	Townplanning Issue	11/09/2019

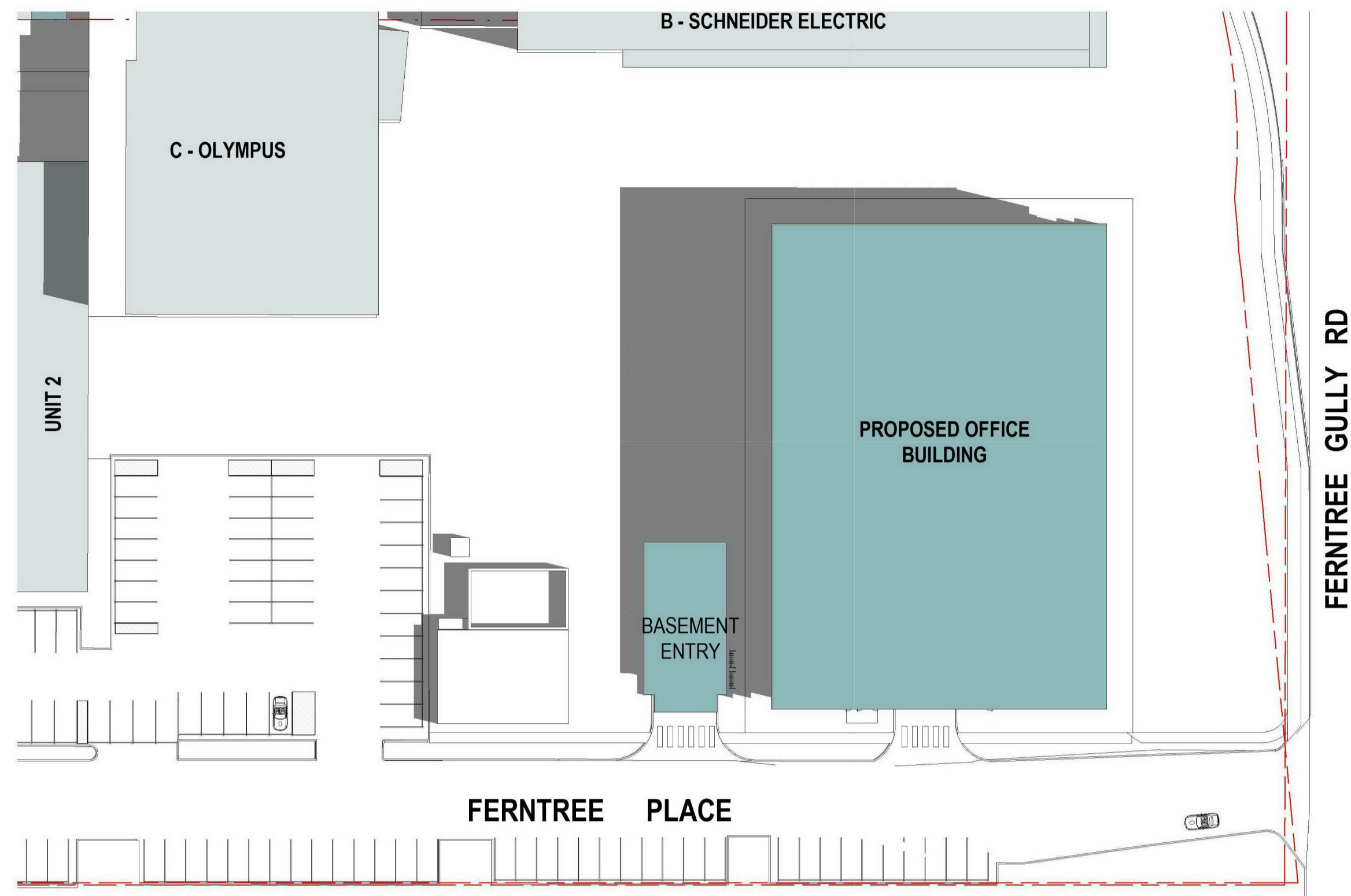
PROJECT NO **119028**
 DRAWN **JG, JP**
 CHECKED **NT, JG**
 APPROVED **NT**

MTAA SUPER NEW OFFICE BUILDING
2-4 FERN TREE PLACE, NOTTING HILL
TOWN PLANNING

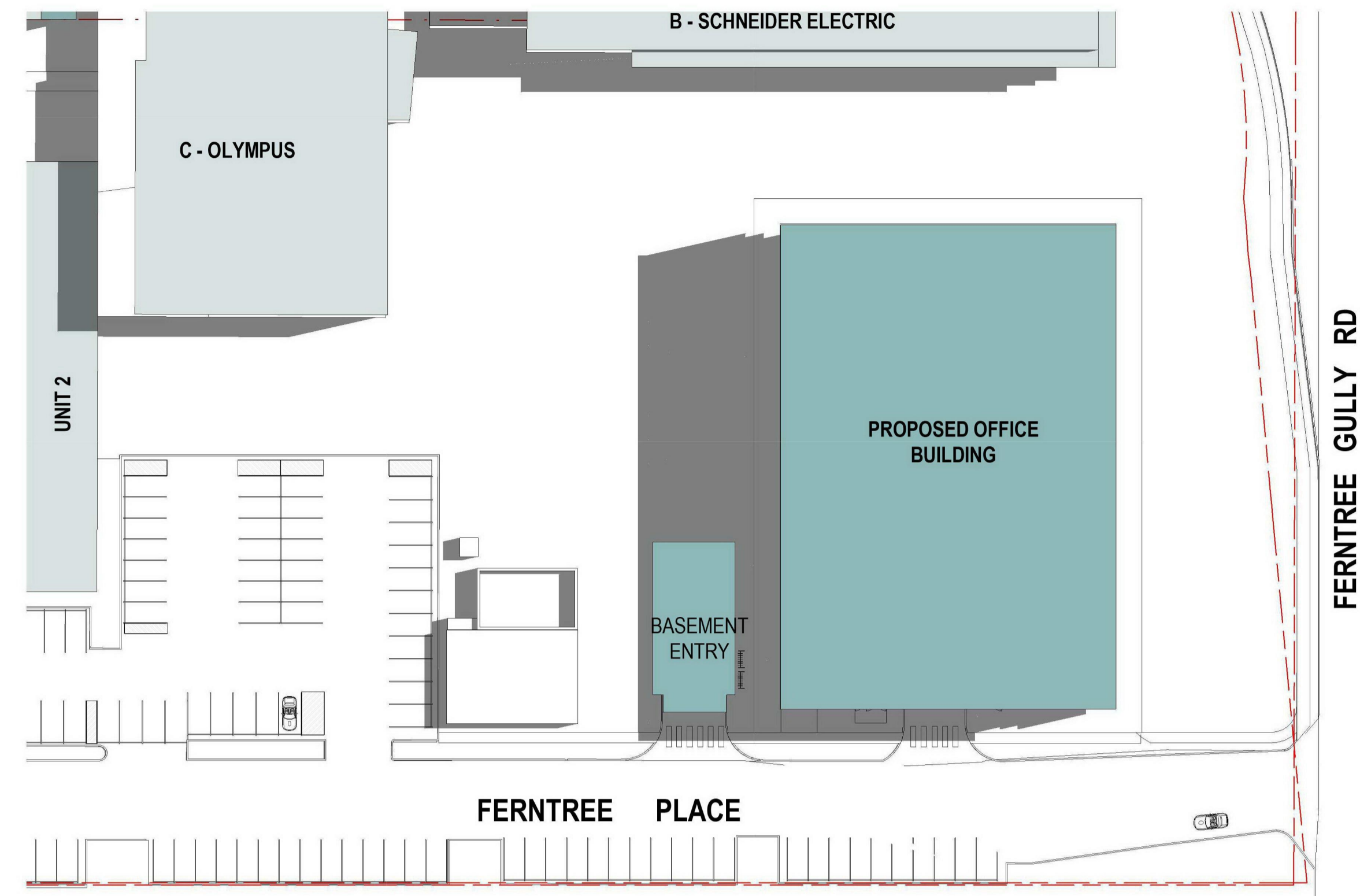
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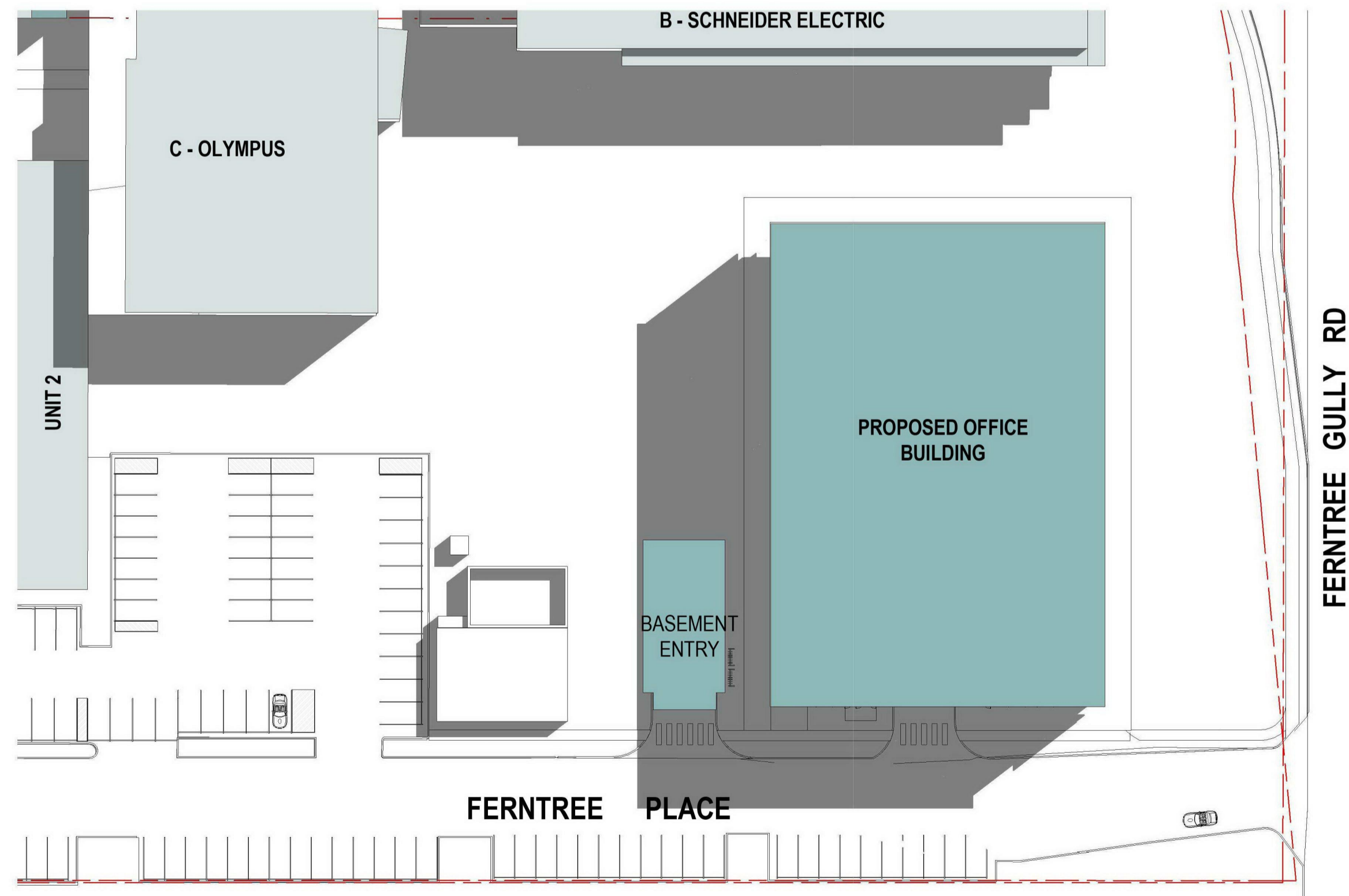
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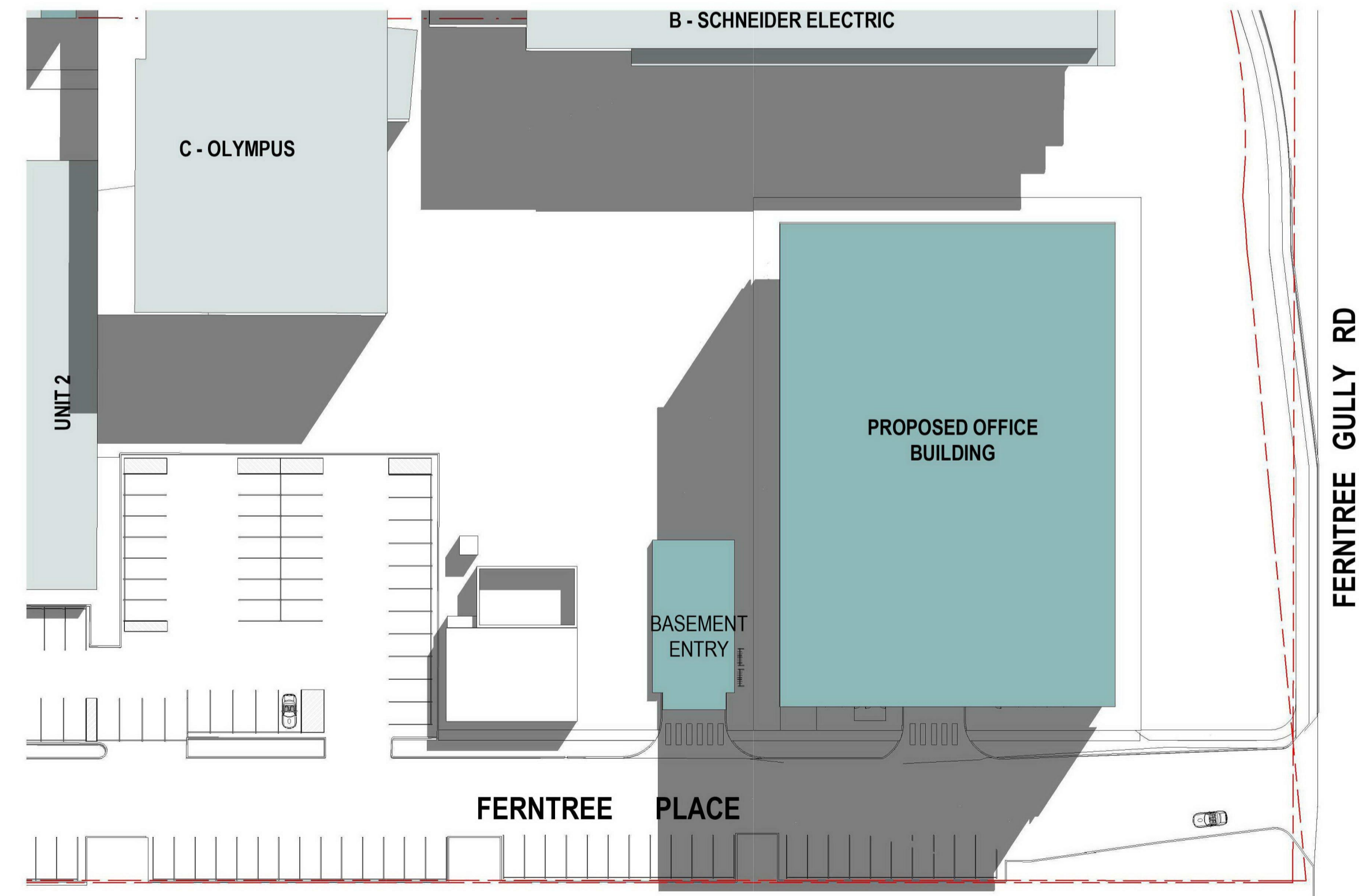
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A122 SCALE 1: 500



2 22 SEP 12PM
A122 SCALE 1: 500



3 22 SEP 1PM
A122 SCALE 1: 500



4 22 SEP 2PM
A122 SCALE 1: 500

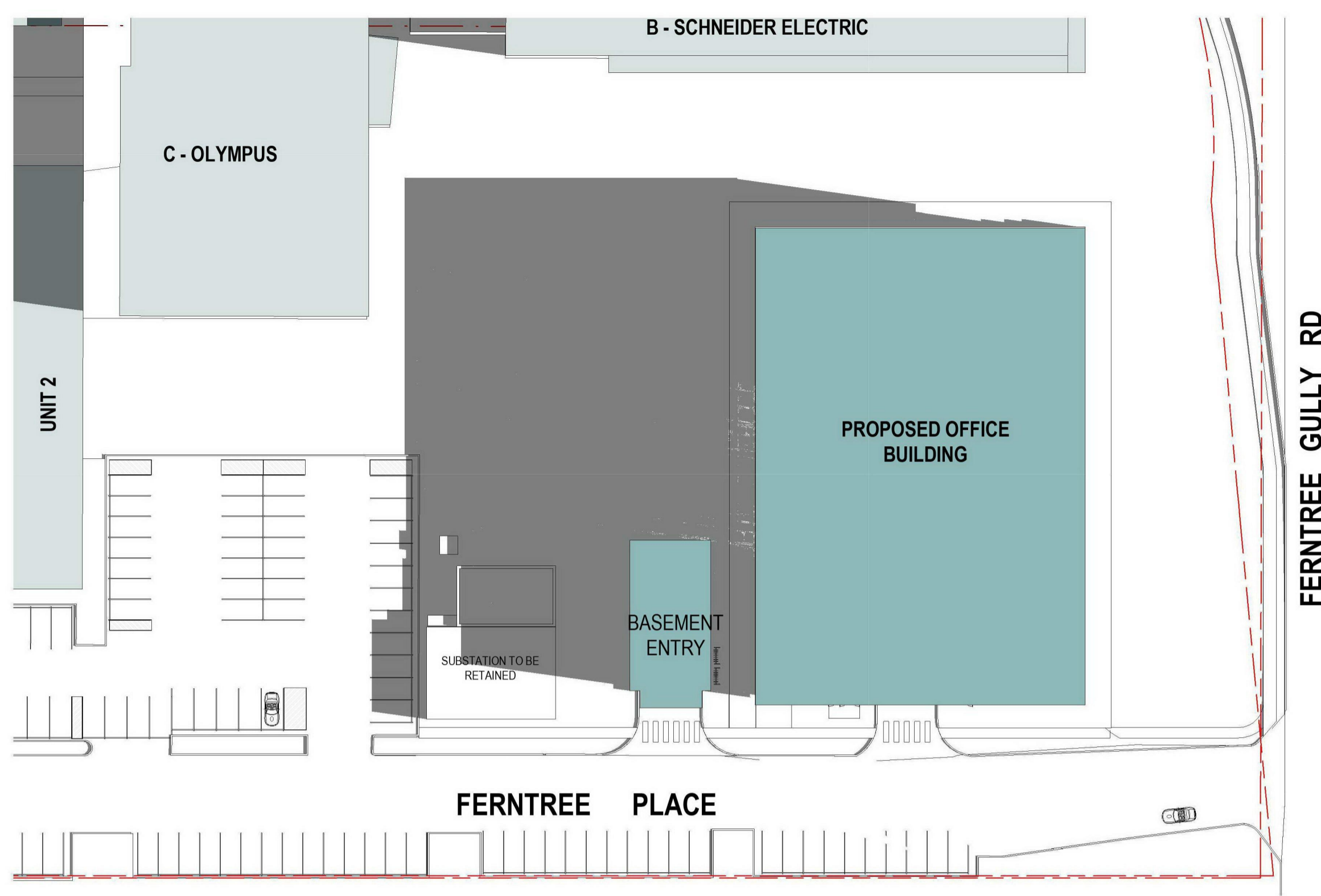
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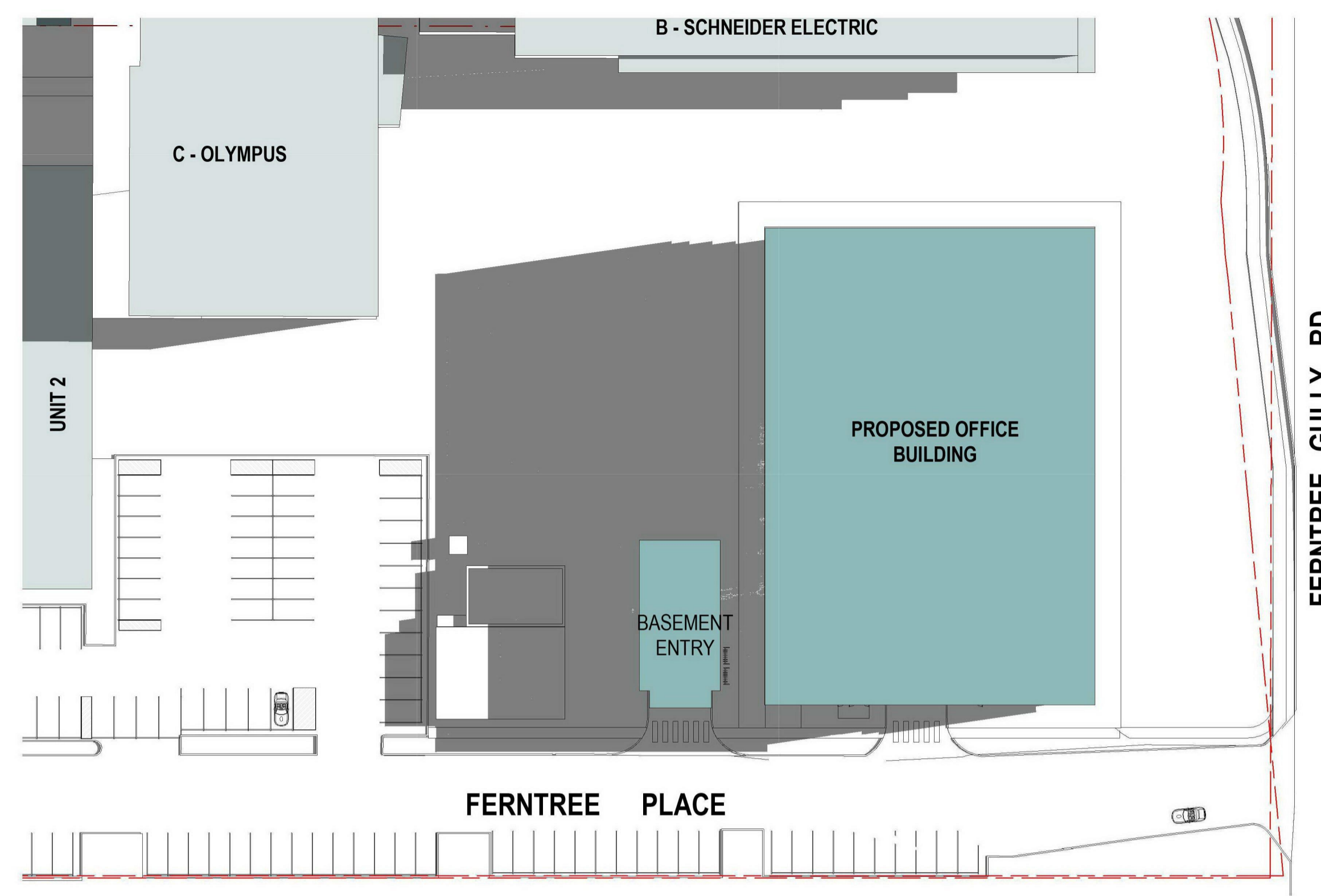
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P3	Preliminary TP Issue	02/09/2019
P4	Townplanning Issue	11/09/2019

PROJECT NO	119028
DRAWN	JG, JP
CHECKED	NT, JG
APPROVED	NT

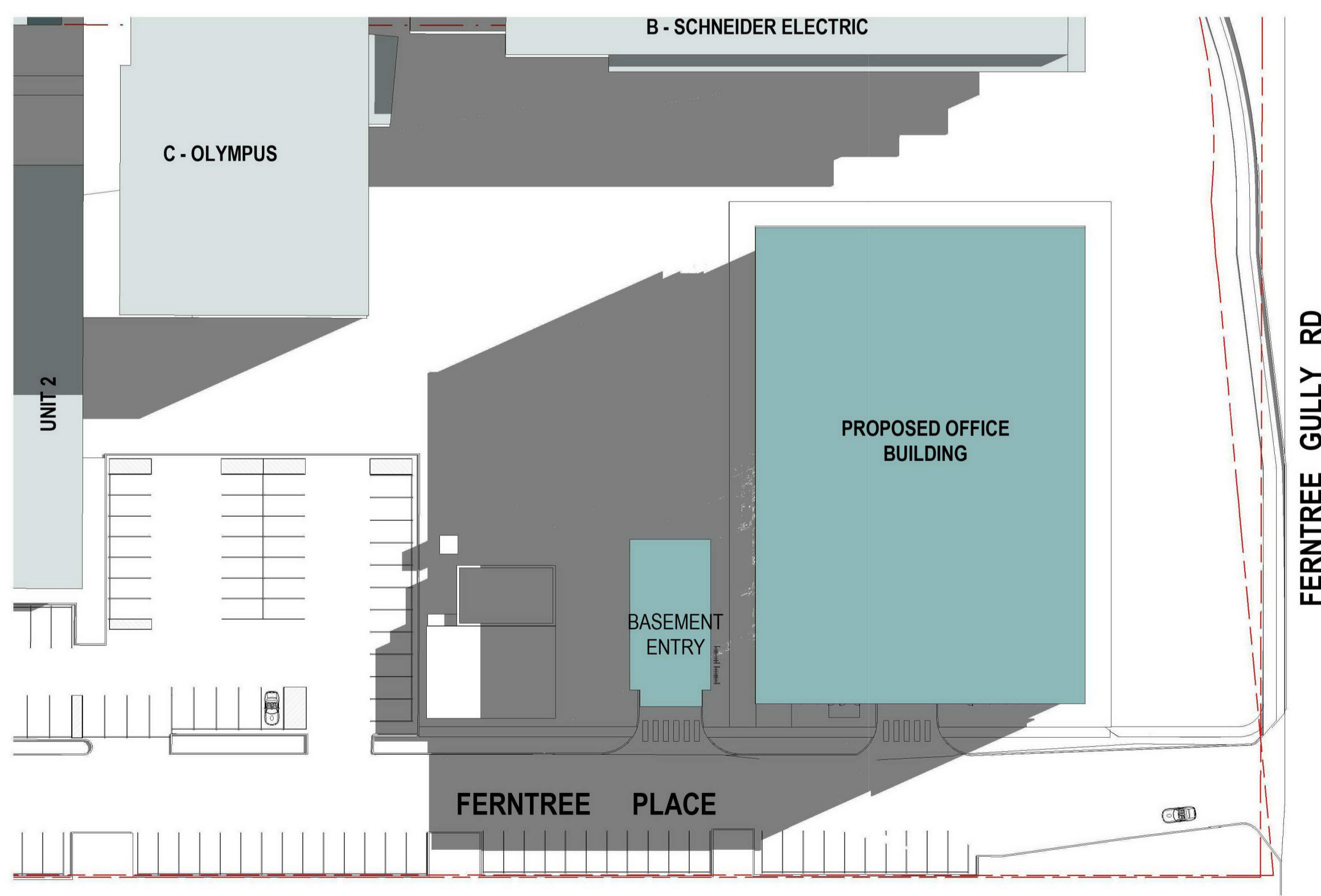
MTAA SUPER NEW OFFICE BUILDING
2-4 FERNTREE PLACE,
NOTTING HILL
TOWN PLANNING



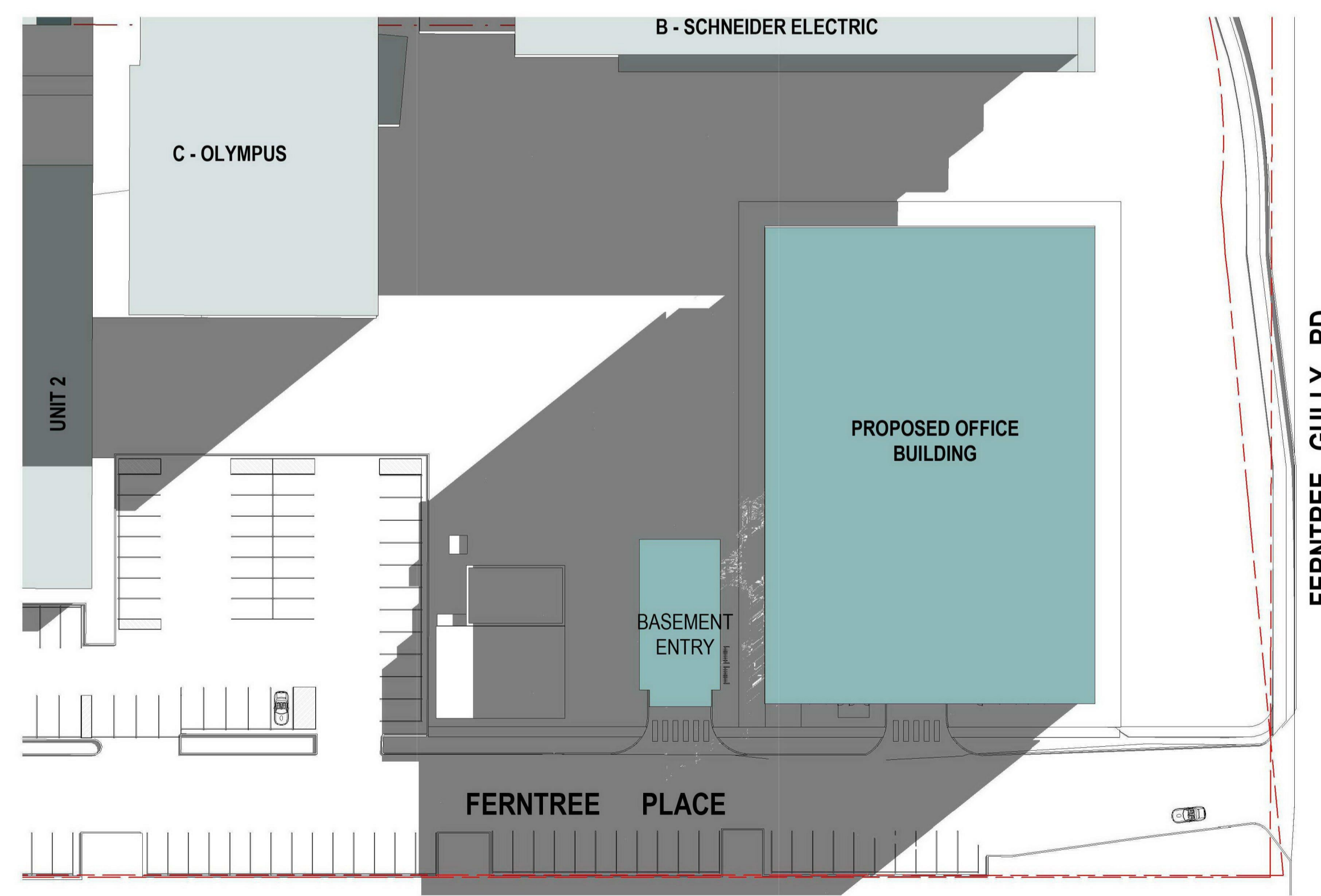
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A122 SCALE 1:500



2 22 JUNE 12PM
A122 SCALE 1:500



3 22 JUNE 1PM
A122 SCALE 1:500



4 22 JUNE 2PM
A122 SCALE 1:500

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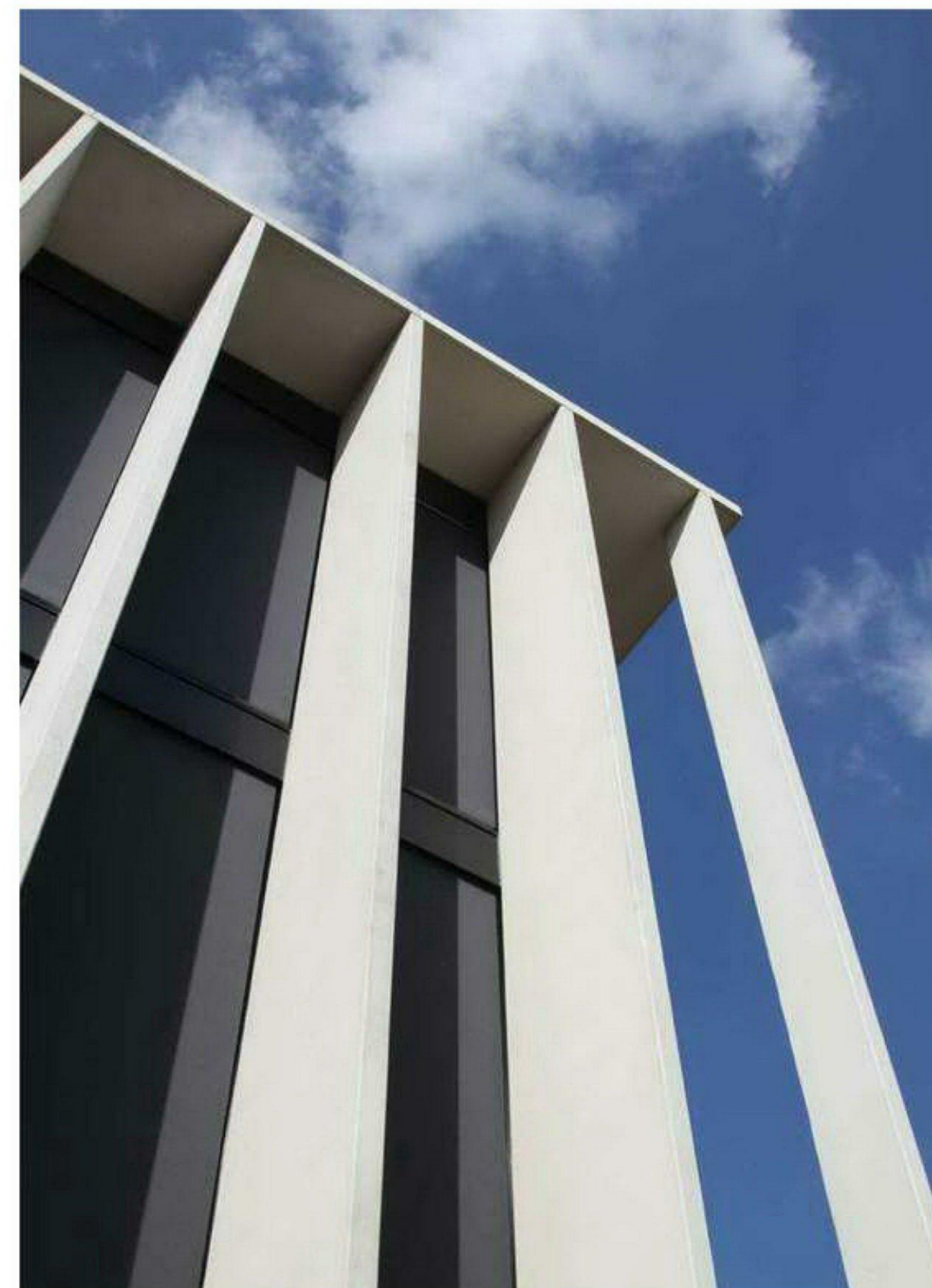
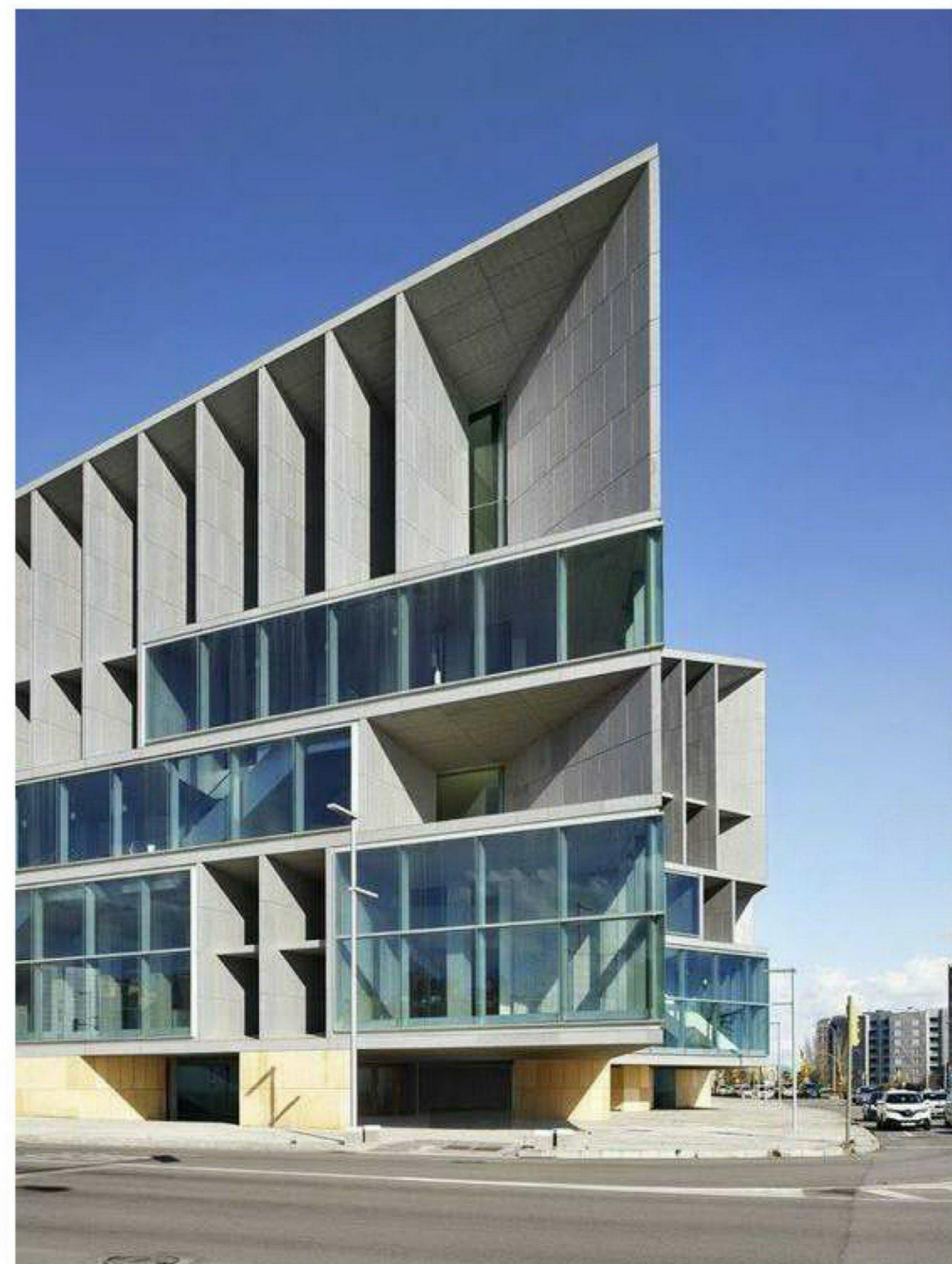
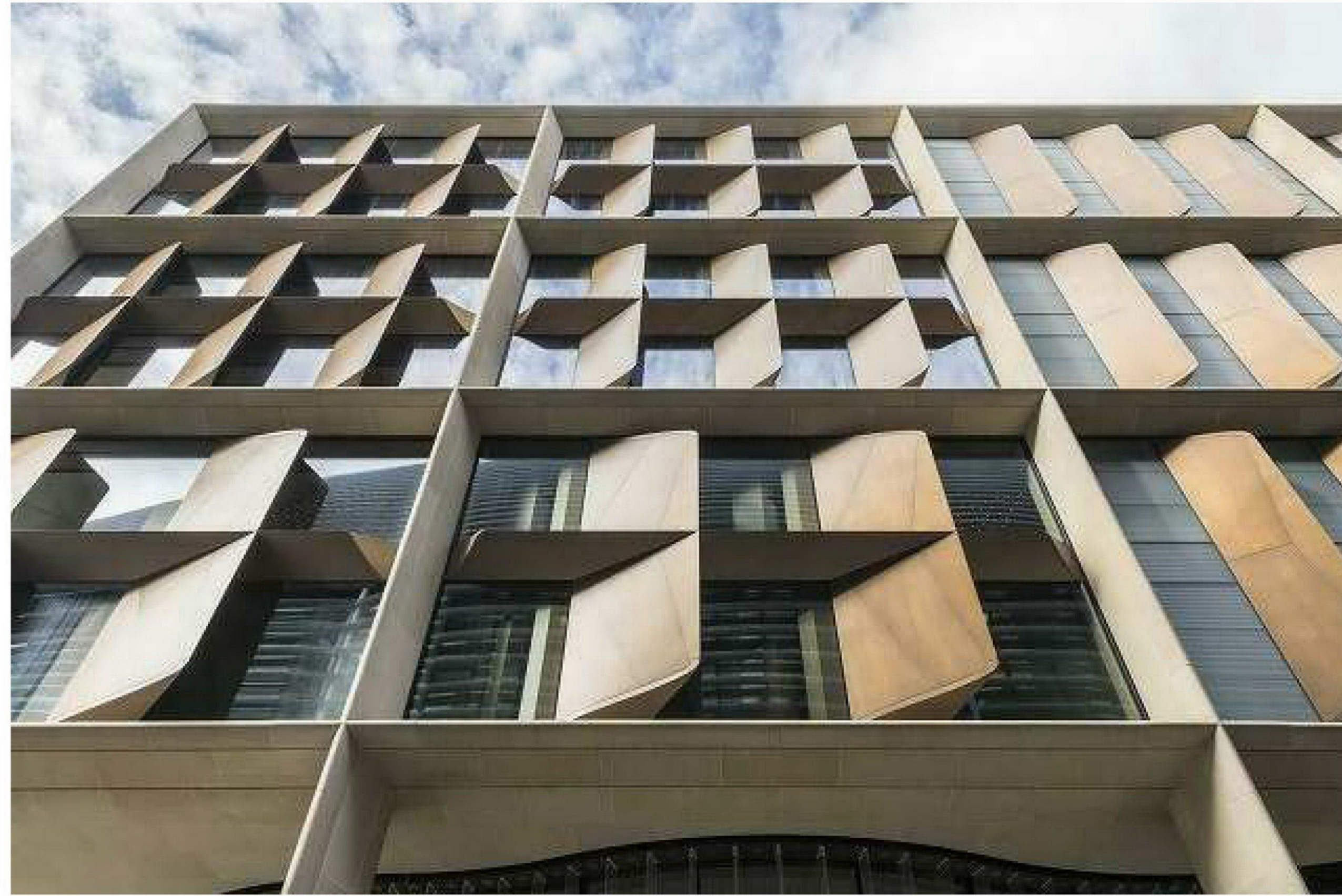
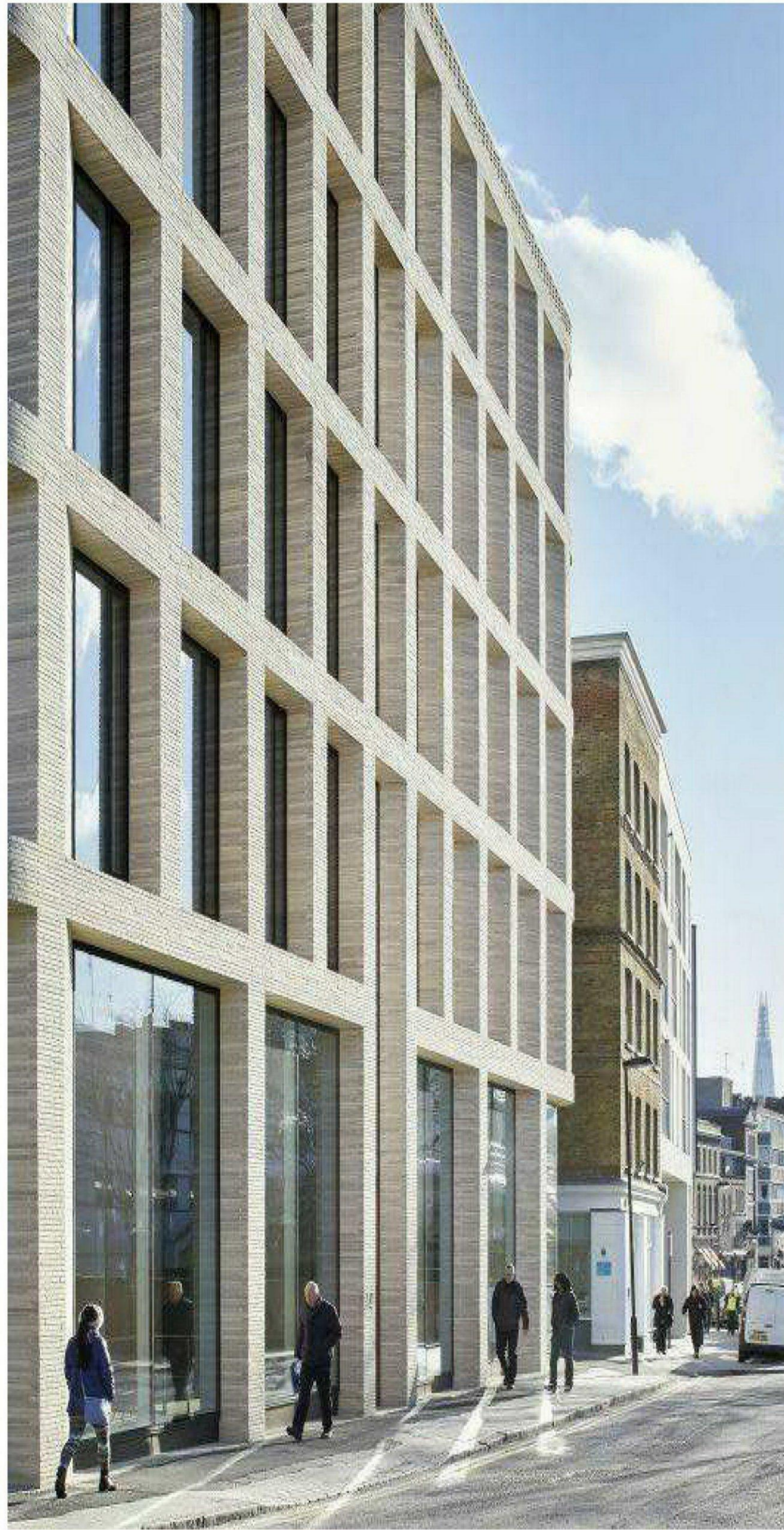
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TOWN PLANNING

SECTIONAL PERSPECTIVE

DWG #	TP400	REV	P3
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SCALE @ A1



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PROJECT NO	119028
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APPROVED	NT

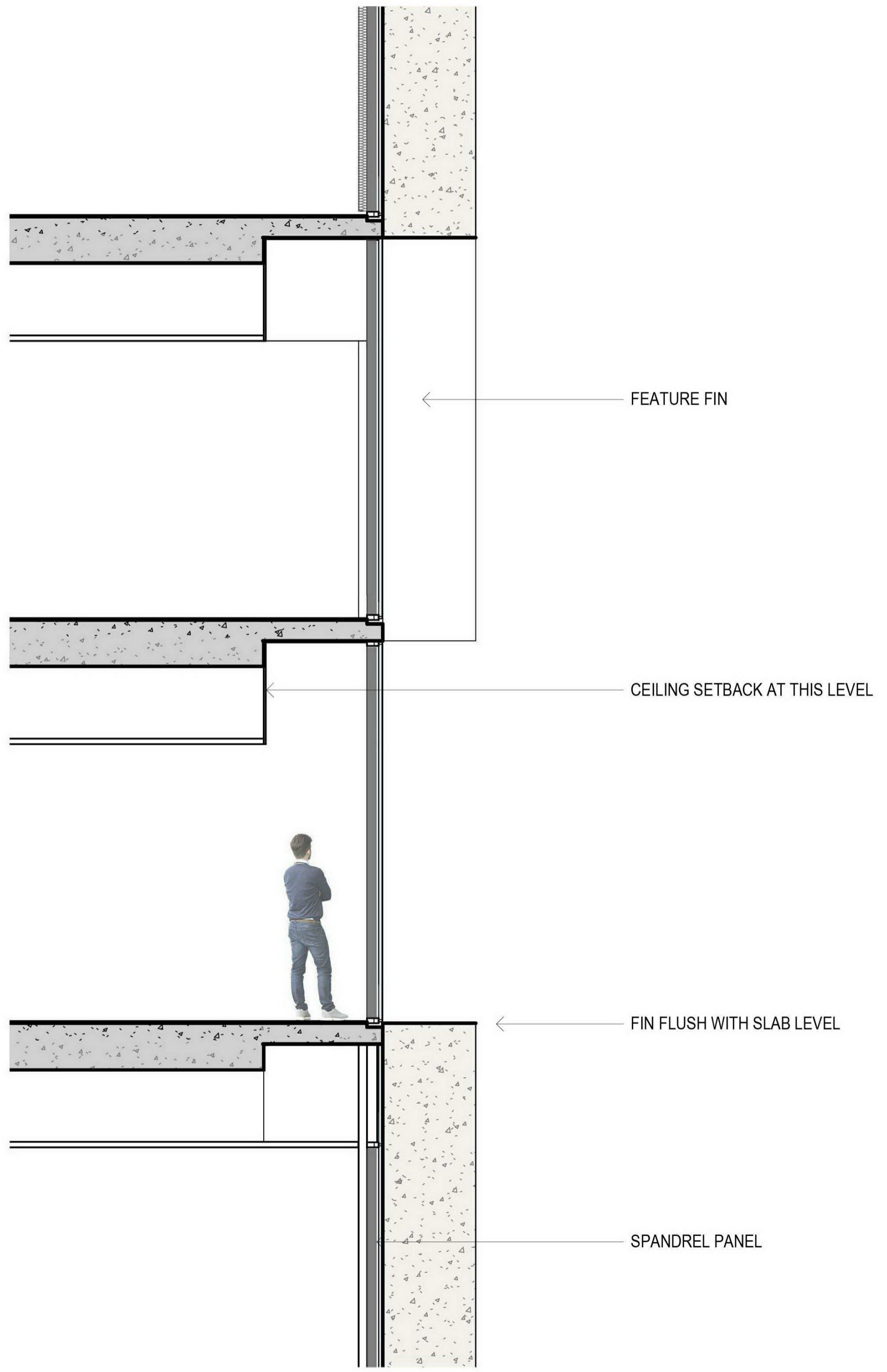
MTA SUPER NEW OFFICE BUILDING
2-4 FERNTREE PLACE,
NOTTING HILL

TOWN PLANNING

FAÇADE INSPIRATION

DWG #	TP401	REV	P3
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SCALE @ A1 1 : 100



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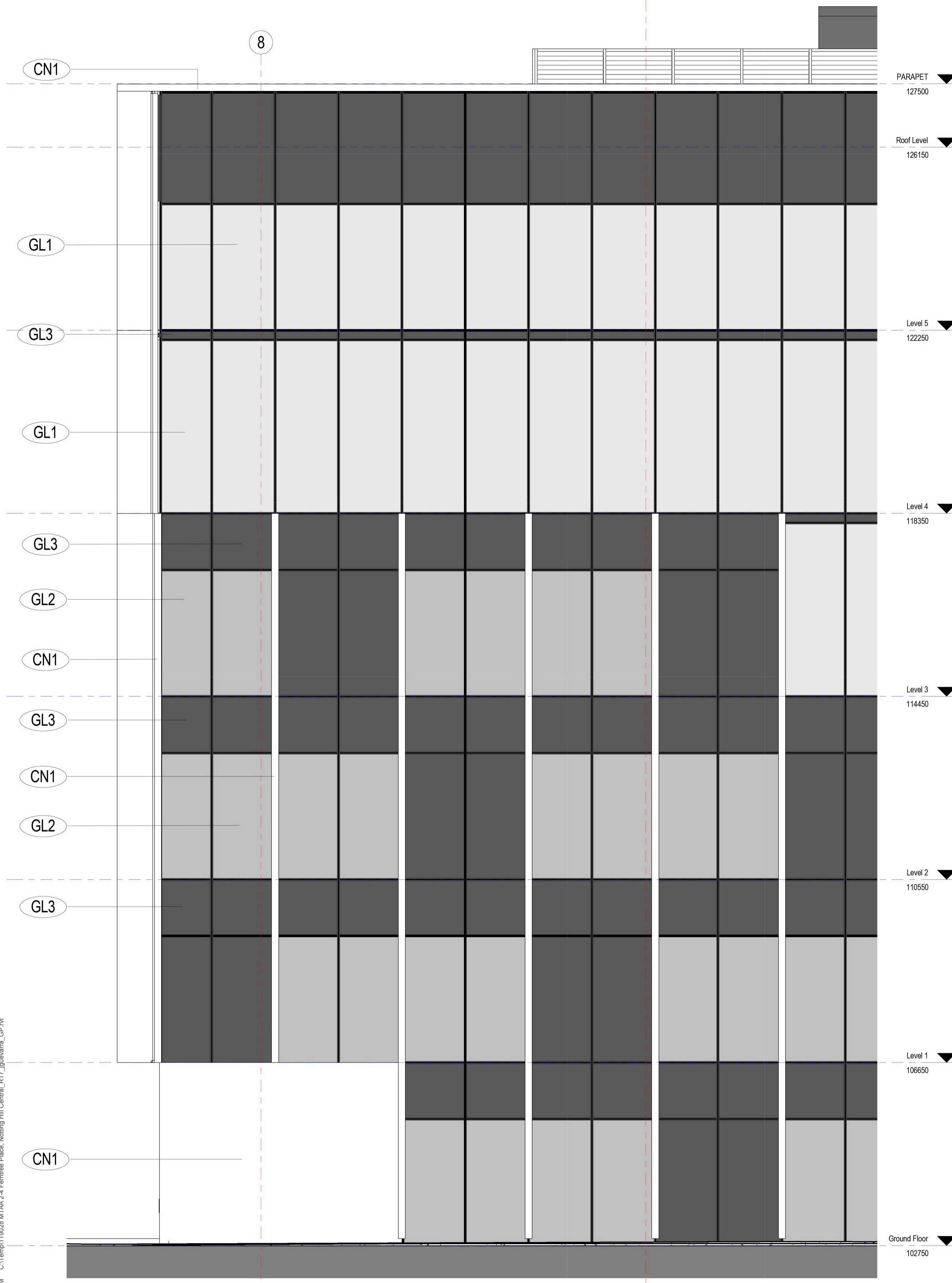
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P3	Townplanning Issue	11/09/2019

PROJECT NO	119028
DRAWN	JG, JP
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MTAA SUPER NEW OFFICE BUILDING
 2-4 FERNREE PLACE,
 NOTTING HILL
TOWN PLANNING

FACADE DETAIL

DWG #	TP402	REV	P3
SCALE @ A1			



PARAPET
127500

Roof Level
126150

Level 5
122250

Level 4
118350

Level 3
114450

Level 2
110550

Level 1
106650

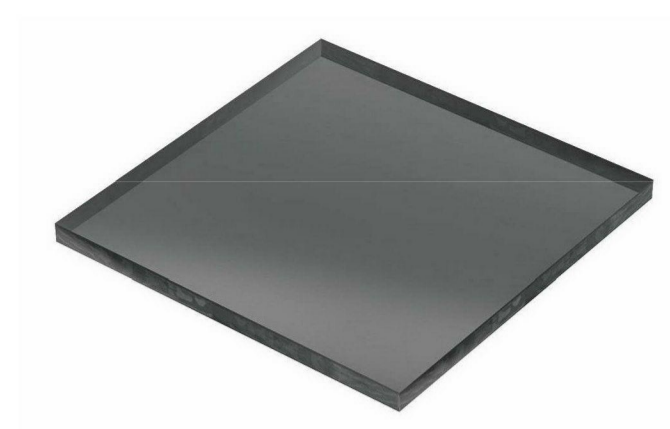
Ground Floor
102750



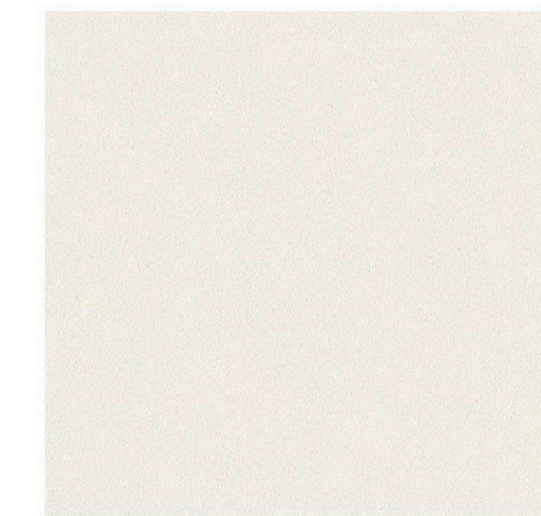
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LIGHT GREY TRANSPARENT GLASS



GL2 GLASS VISION PANEL
DARK GREY TRANSPARENT GLASS



GL3 SPANDREL GLASS
CHARCOAL GREY TRANSPARENT GLASS



CN1 PRECAST CONCRETE WALL
OFF WHITE STAINED COLOURED



CN2 PRECAST CONCRETE WALL
DARK STAINED COLOURED



LV1 HORIZONTAL LOUVRE PANELS
BLACK POWDERCOAT

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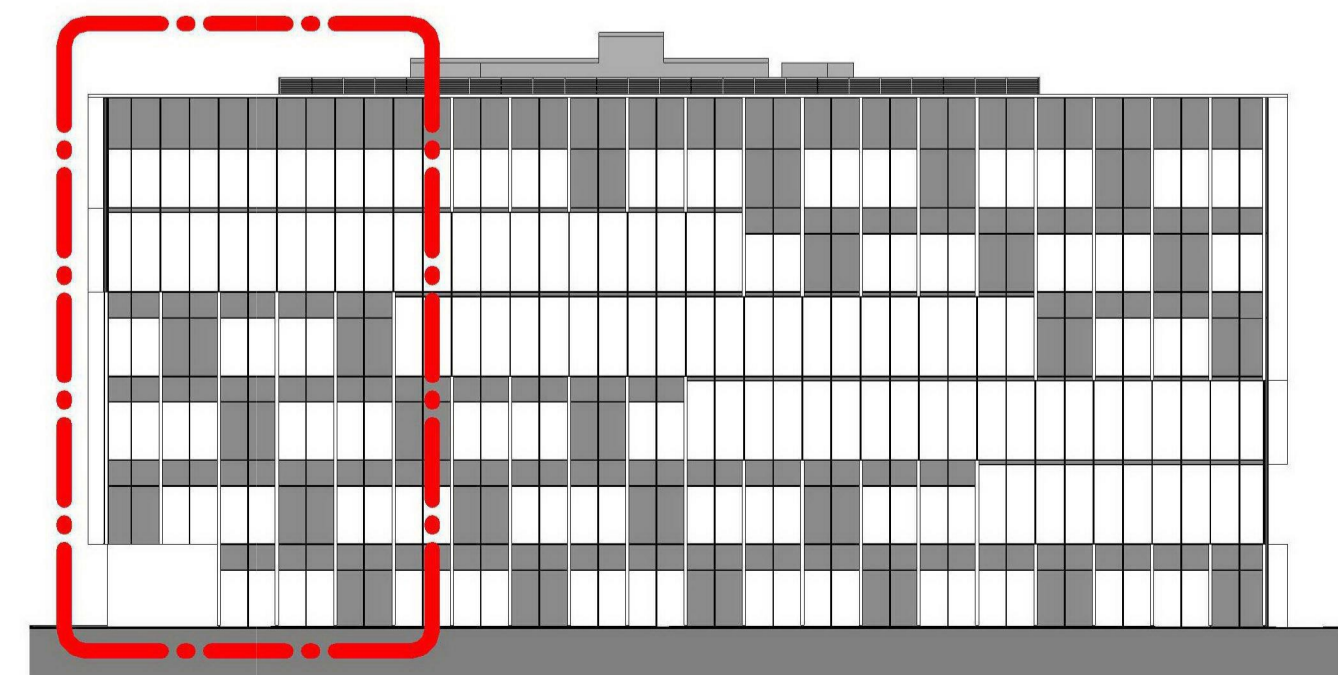
REV	DESCRIPTION	DATE
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P3	Townplanning Issue	11/09/2019

PROJECT NO	119028
DRAWN	JG, JP
CHECKED	NT, JG
APPROVED	NT

MTAA SUPER NEW OFFICE BUILDING
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NOTTING HILL
TOWN PLANNING

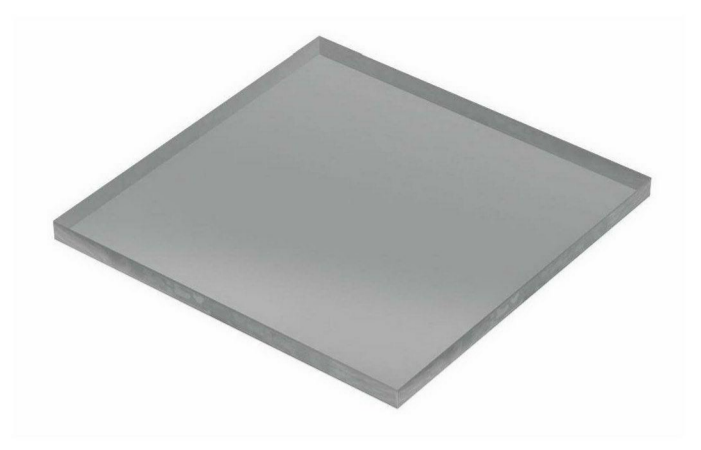
FACADE MATERIALITY - NORTH ELEVATION

DWG #	TP403	REV	P3
SCALE @ A1 As indicated			

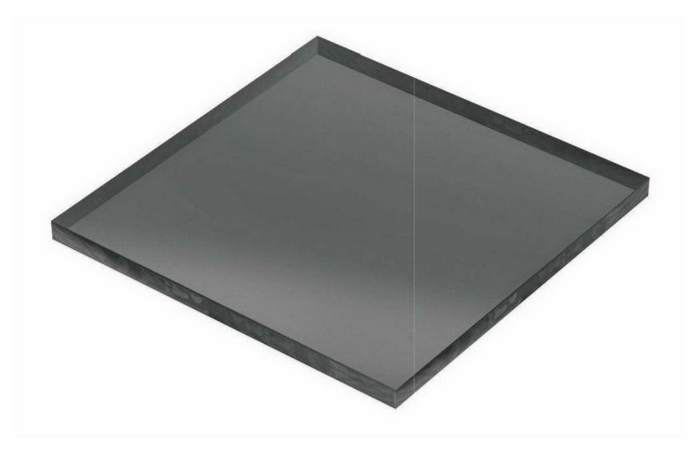




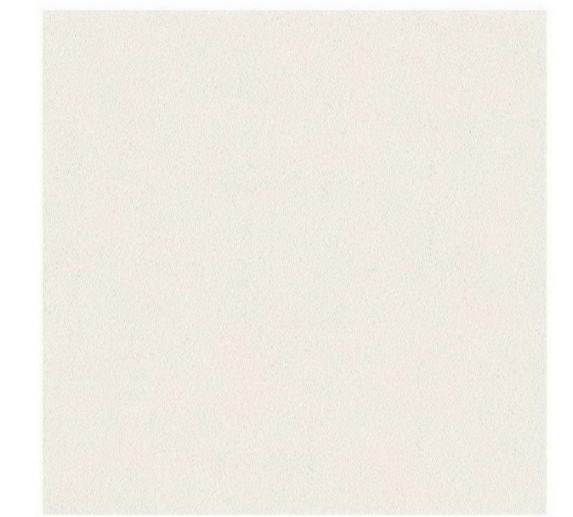
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LIGHT GREY TRANSPARENT GLASS



GL2 GLASS VISION PANEL
DARK GREY TRANSPARENT GLASS



GL3 SPANDREL GLASS
CHARCOAL GREY TRANSPARENT GLASS



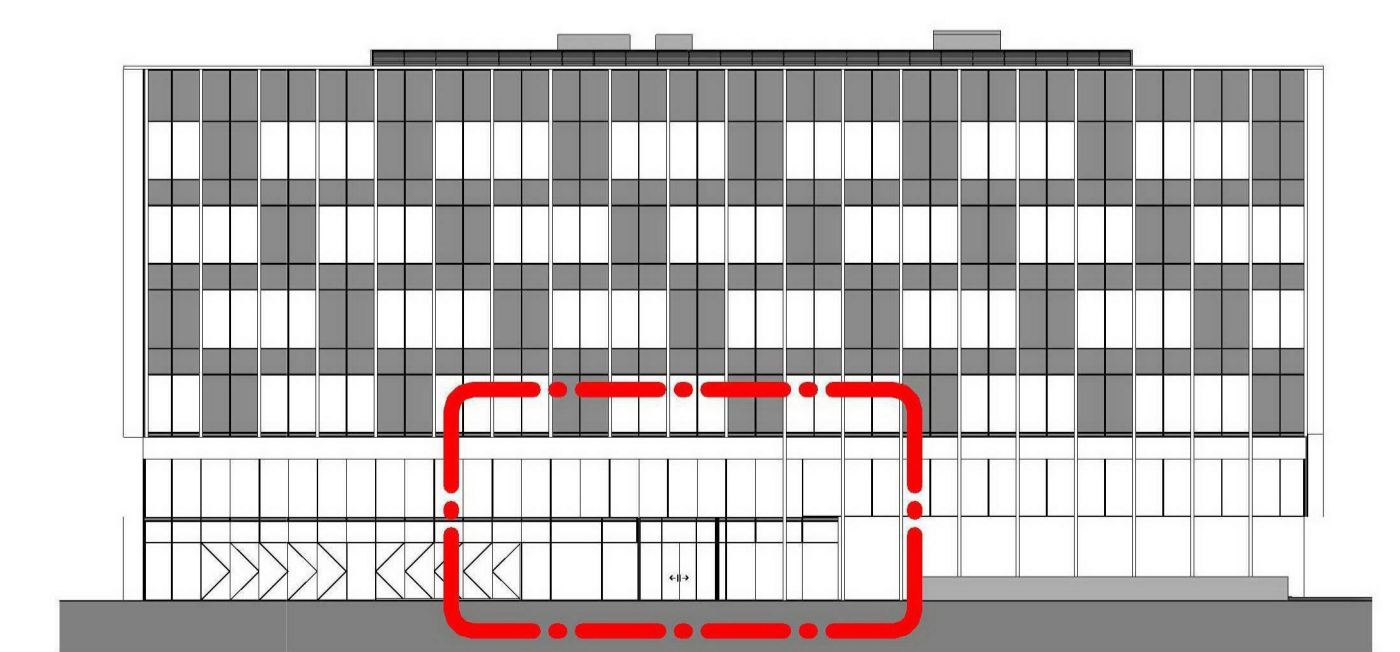
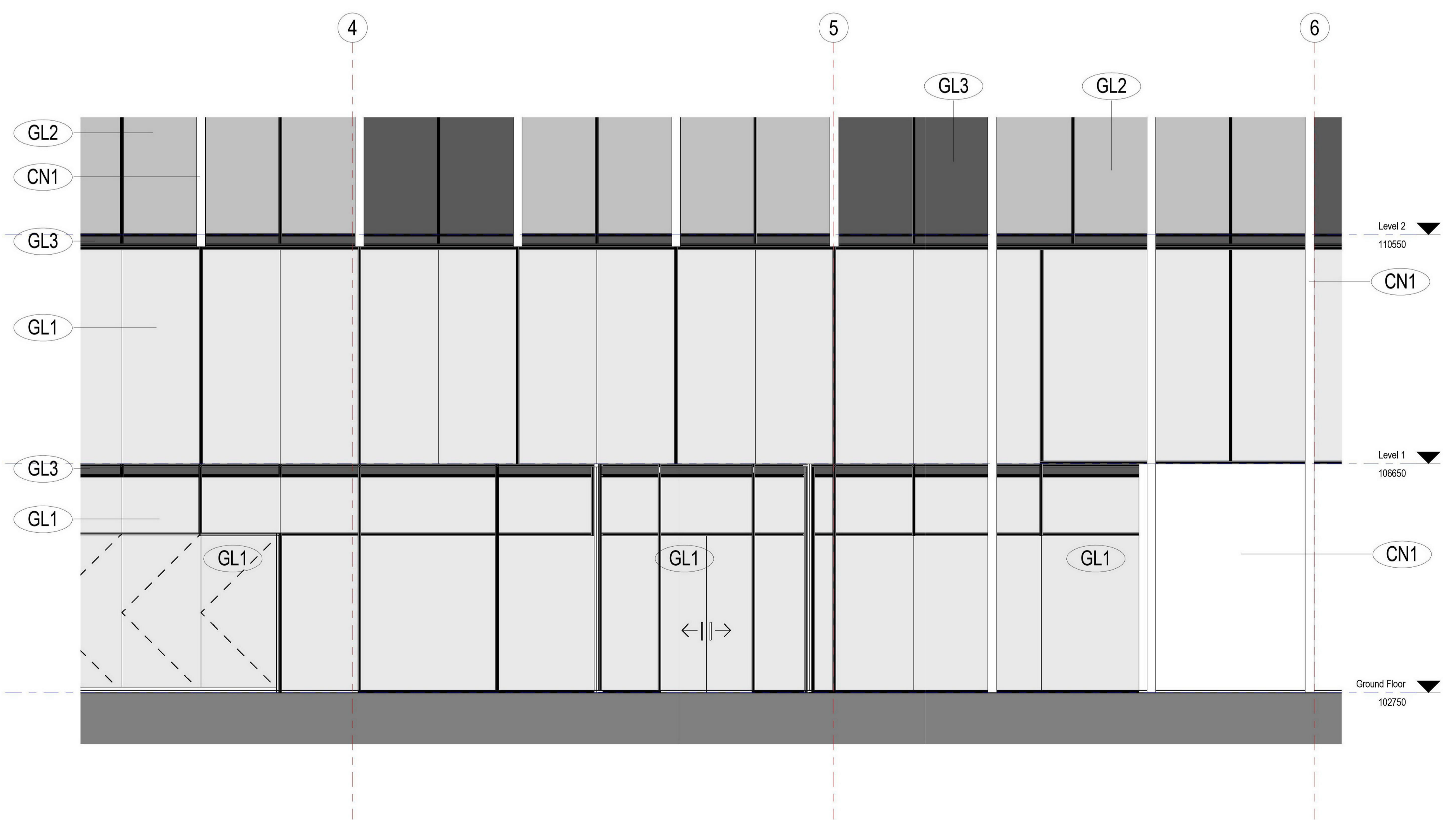
CN1 PRECAST CONCRETE WALL
OFF WHITE STAINED COLOURED



CN2 PRECAST CONCRETE WALL
DARK STAINED COLOURED



LV1 HORIZONTAL LOUVRE PANELS
BLACK POWDERCOAT



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 NSW Nominated Architects Scott Moylan 7147 Craig Saltmarsh 6569

REV	DESCRIPTION	DATE
P1	Preliminary TP Issue	23/08/2019
P2	Preliminary TP Issue	02/09/2019
P3	Townplanning Issue	11/09/2019

PROJECT NO	119028
DRAWN	JG, JP
CHECKED	NT, JG
APPROVED	NT

MTA SUPER NEW OFFICE BUILDING
 2-4 FERN TREE PLACE,
 NOTTING HILL
TOWN PLANNING

FACADE MATERIALITY - SOUTH ELEVATION

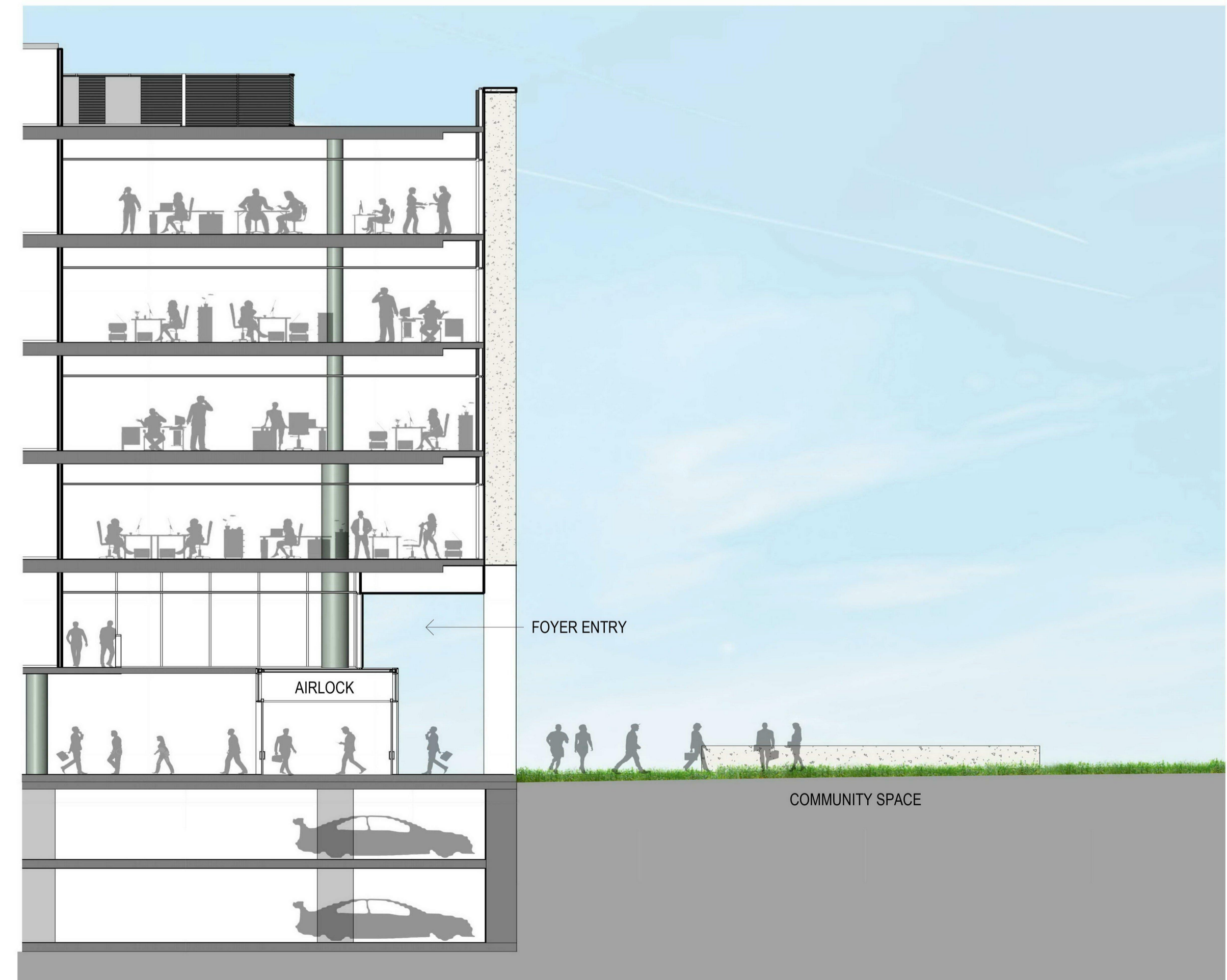
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SCALE @ A1 As indicated			



FERNTREE GULLY ROAD STREET SCAPE



NORTH SIDE ACTIVATION: FERN TREE GULLY ROAD



SOUTH SIDE ACTIVATION: COMMUNITY SPACE

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PROJECT NO	119028
DRAWN	JG, JP
CHECKED	NT, JG
APPROVED	NT

MTAA SUPER NEW OFFICE BUILDING
 2-4 FERNTREE PLACE,
 NOTTING HILL

TOWN PLANNING

**PROPOSED STREETSCAPE -
 FERNTREE GULLY RD**

DWG #	TP500	REV	P3
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SCALE @ A1 1 : 1



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PROJECT NO	119028
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CHECKED	NT, JG
APPROVED	NT

MTAA SUPER NEW OFFICE BUILDING
 2-4 FERNTREE PLACE,
 NOTTING HILL

TOWN PLANNING

ENTRANCE STUDY

DWG #	TP501	REV	P3
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SCALE @ A1



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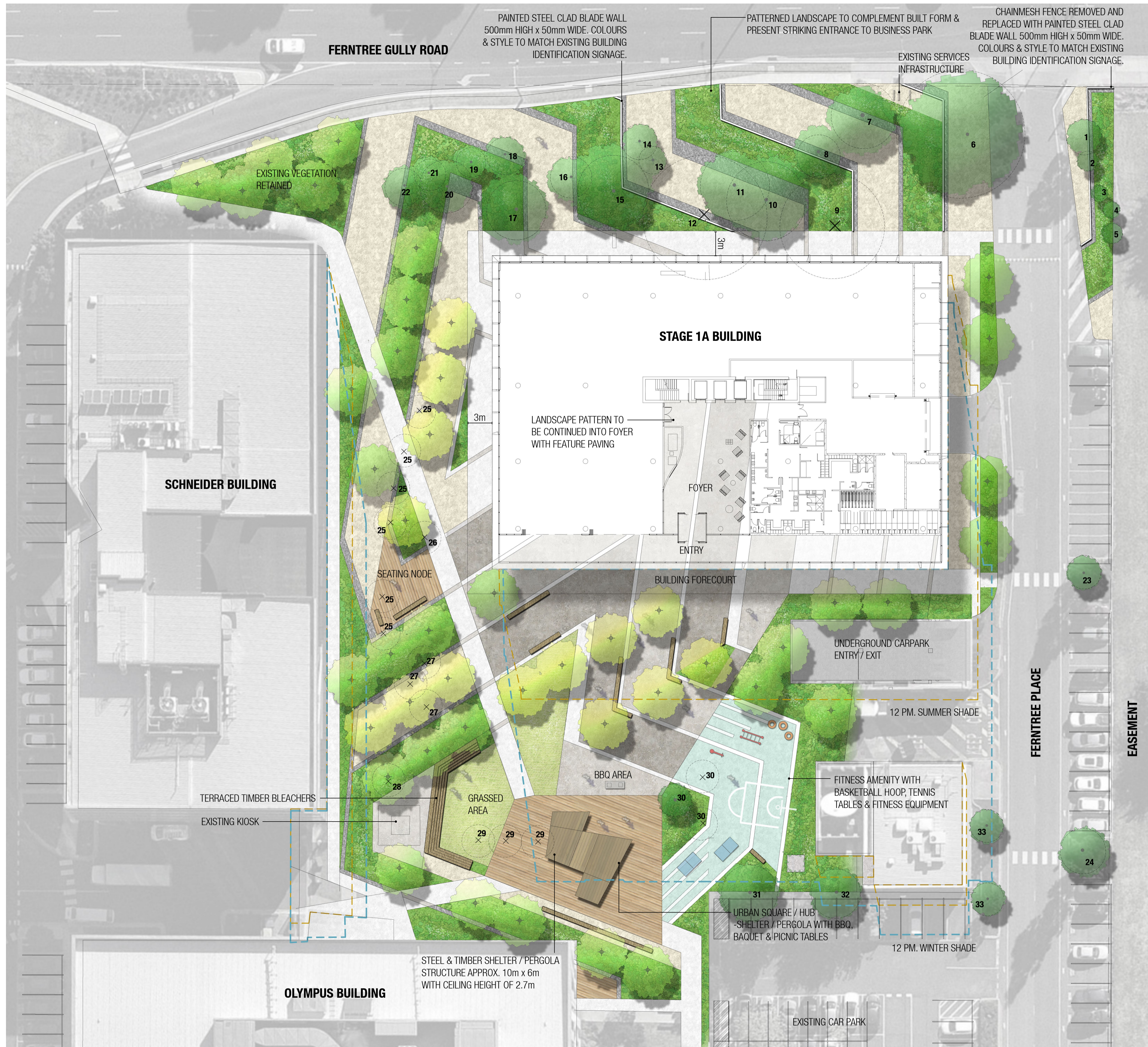
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PROJECT NO	119028
DRAWN	JG, JP
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MTAA SUPER NEW OFFICE BUILDING
2-4 FERNREE PLACE,
NOTTING HILL
TOWN PLANNING

3D VIEW - SOUTH SIDE

DWG #	TP502	REV	P3
SCALE @ A1			



LEGEND

- EXISTING TREES TO BE RETAINED (TPZ + NO. SHOWN)
- TREES TO BE REMOVED (NO. SHOWN)
- PROPOSED TREES
- FEATURE PAVING (STONE OR TIMBER)
- COLOURED CONCRETE PAVING WITH BANDING
- STANDARD GREY CONCRETE
- SPORTS SURFACE
- GRAVEL PAVING WITH PEBBLE BANDING
- GRASSED AREA
- SEATING

INDICATIVE PLANT LIST

- Trees**
- Corymbia citriodora 'Scentuous'
 - Pyrus calleryana 'Chanticleer'
 - Ulmus parvifolia 'Todd'
 - Dwarf Lemon Scented Gum
 - Ornamental Pear
 - Chinese Elm
- Shrubs & Groundcovers**
- Anigozanthos flavidus 'Red'
 - Callistemon 'Better John'
 - Convolvulus cneorum
 - Correa reflexa
 - Isolepis nodosa
 - Lomandra longifolia 'Tanika'
 - Lomandra longifolia
 - Myoporum parvifolium
 - Nandina domestica 'Murasaki'
 - Poa labillardieri 'Eskdale'
 - Westringia 'Mundi'
 - Westringia 'Wynyabbie Gem'
 - Red Kangaroo Paw
 - Better John Bottlebrush
 - Silver Bush
 - Common Correa
 - Knobby Club-Rush
 - Fine Leaf Spiny-Headed Mat-Rush
 - Spiny-Headed Mat-Rush
 - Creeping Boobialla
 - Flirt Nandina
 - Eskdale Tussock Grass
 - Mundi Westringia
 - Wynyabbie Gem Westringia

PRECEDENT IMAGERY



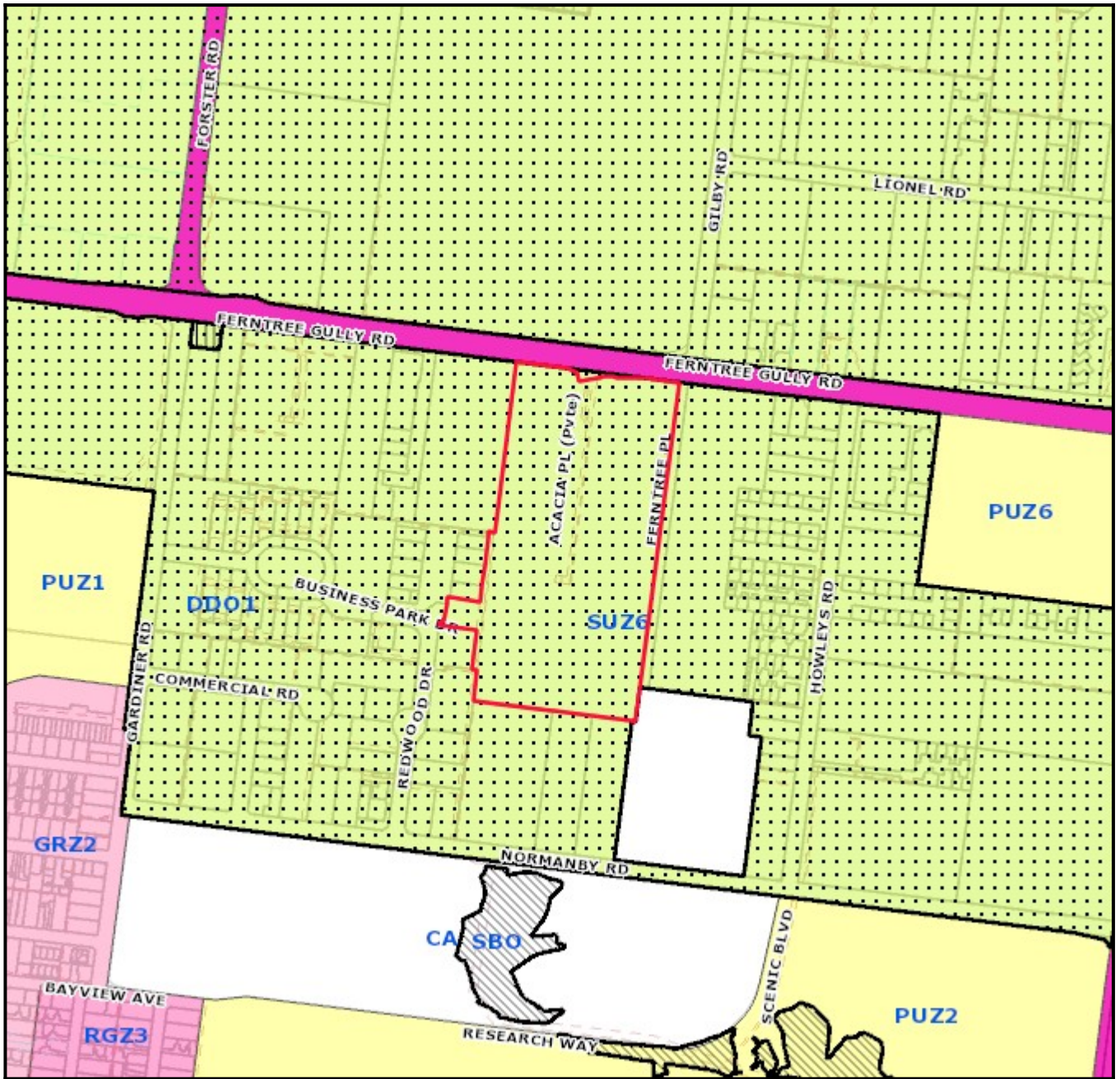
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Attachment 3: 296-308 & 310-324 Ferntree Gully Road, Notting Hill





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays



1:7500

Address

296-308 & 310-324 Ferntree Gully Road, NOTTING HILL VIC 3168