



Department of Jobs, Skills, Industry and Regions

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17 October 2025

URGENT

Via online lodgement portal
Attention: Ms Divyaa Sundaravadivel
Planner Development Approvals and Design
Department of Transport and Planning
PO BOX 500
EAST MELBOURNE VIC 8002

Via email: divyaa.sundaravadivel@transport.vic.gov.au

Dear Divyaa

SUBMISSION IN RESPONSE OUTSTANDING FURTHER INFORMATION REQUEST. APPLICATION TO AMEND PLANNING PERMIT NO. PA2201830-2 133-153 WELLINGTON ROAD CLAYTON VIC 3168

1. mRNA Victoria (**mRNA**) herein applies to amend Planning Permit No. PA 2201830-1 issued by the Minister for Planning on 16 February 2023 (**Permit**) pursuant to section 72 of the Planning and Environment Act 1987 (**Section 72 Amendment Application**).
2. In response to the recent request for further information between mRNA and the Department of Transport and Planning (**DTP**), mRNA seeks planning approval of the Minister for Planning to amend the conditions pursuant to the Permit and plans previously submitted to:
 - a. amend the currently exempt single-sided totem/blade sign to a double-sided blade sign and add three (3) additional signs to the plans
 - b. amend plans to include four (4), flag poles to the southern side of the building.
3. We set out the following information to assist review of this Section 72 Amendment Application.

Background to Proposal

4. The Permit is for the land at 133-153 Wellington Road, Clayton known as Certificate of Title Volume 12271 Folio 237, more particularly described as Lot 1 on Plan of Subdivision 829728A, being part of the Monash University, Clayton campus (**Subject Site**). The Minister for Planning is the responsible authority for the Subject Site pursuant to Clause 72.01 of the Monash Planning Scheme (**Scheme**).

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5. The Subject Site is located in a Special Use Zone 5 (**SUZ5**) and is partly affected (along its Blackburn Road and Wellington Road frontage for a depth of 20 metres) by Design and Development Overlay - Schedule 1 (**DDO1**) under the Scheme. The Subject Site is not affected by any environmental or vegetation controls.
6. The Permit allows:
 - Construct a building or construct or carry out works associated with a research and development centre within the Design and Development Overlay; reduction in the statutory car parking requirements; and create or alter access to a road in a Transport Zone 2, in accordance with the endorsed plans.
7. In effect, the Permit allows works associated with a Research and Development Centre (Moderna Resilience Campus) following an agreement reached between Moderna, the Australian Government and the Victorian Government to build the first mRNA production facility in the Southern Hemisphere. This project is a significant and important project for Victoria and, more broadly, Australia.
8. Plans were most recently endorsed pursuant to the Permit PA2201830-1 via a Secondary Consent on 22 July 2024.
9. This submission outlines the proposed amendments to the conditions of the Permit and provides an assessment of those changes against the provisions of the Monash Planning Scheme (**Scheme**).

Permit Triggers

10. Although no planning permit is required for the proposed use of the Subject Site for a Research and Development Centre, pursuant to Clause 5.0 of the SUZ5, signage requirements are at Clause 52.05 of the scheme. All land located within this Schedule to this zone is in Category 2 – Office and Industrial:
 - A permit is required for business identification signage in excess of 8sqm in accordance with Clause 52.05-12 Section 1.
 - The total display area of the proposed four (4) signs exceeds 8 sqm.
 - A permit is also required for signs where the area of internal illumination exceeds 1.5sqm and/or are within 30m of a residential zone or pedestrian or traffic lights:
 - The proposed total internally illuminated area exceeds 1.5sqm.
 - The proposed internally illuminated 3 x totem/blade signs are more than 30m from a residential zone or pedestrian or traffic lights.
11. While a permit is not required to fly the Australian flag/s under 52.05-10 of the Scheme:
 - Under Clause 52.05-12 Section 2 a permit is required for any sign not in Section 1.
 - There are four flagpoles proposed, of which three (3) will fly the Australian flags – the Australian National Flag, the Aboriginal Flag and the Torres Strait Island Flag.
 - The remaining flag will fly the Moderna or corporate flag and is not exempt.

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Section 72 Amendment Application

12. Following recent emails with the Department of Transport and Planning, we were instructed to lodge a Section 72 Amendment Application because the number and size of proposed signs and flagpoles triggered a permit application under the Scheme.
13. The Section 72 Amendment Application seeks to alter the plans previously submitted to the Authority and amend Condition 2 of the Permit as follows:
 - a. amend the current one (1) single sided blade sign indicated on the endorsed plans to a double-sided blade sign (EX-3)
 - b. add three (3) new additional signs to the plans at the following locations:
 - Blackburn Road vehicle entry (EX-1) double sided blade sign
 - Wellington Road pedestrian access (EX-2) blade sign
 - Corner of Wellington & Blackburn Road (EX-4) monument sign
 - c. amend plans to include four (4), flag poles to the southern side of the building adjacent to the main foyer entry
 - flags sizes shall be 1.8m wide x 0.9m high (1.62sqm x 4 = 6.48sqm)
 - no lighting for flag poles
14. We confirm that no other changes to the Permit are required.
15. To assist the Minister for Planning and DTP with their assessment of this application, the following documents have been submitted electronically, including this submission:
 - a. Title Documents including:
 - (i) Register Search Statement for Certificate of Title Volume 12271 Folio 237
 - (ii) Plan of Subdivision No. PS829728A
 - (iii) Section 173 Agreement Instrument No. S521336Y.
 - b. An amended application for a Planning Permit Form dated 10 October 2024
 - c. Architectural Plans prepared by Greenbox Architecture Pty Ltd dated 09 October 2024, including signage and flagpole locations.

Other Planning Considerations

Zone Controls

16. Pursuant to the Scheme, the Subject Site is included within the SUZ5. The purpose of the SUZ5 is:
 - *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - *To recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone.*

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- *To provide for the use and development of land for the Australian Synchronisation and associated uses.*

17. Pursuant to Clause 37.01-1, use of the Subject Site for a Research and Development Centre is a section 1, no permit required use.

Overlay Controls

18. Pursuant to the Scheme, the Subject Site is affected by the DDO1. The purpose of the DDO1 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which are affected by specific requirements relating to the design and built form of new development.*

19. Key design objectives of DDO1 that may be relevant to the assessment of the suitability of signage are:

- *To ensure that development, including front setbacks, is in keeping with and contributes to the Garden City Character as set out in the Municipal Planning Strategy.*
- *To ensure that the building scale and form in terms of height and bulk complements and does not visually overwhelm surrounding buildings.*
- *To ensure that streetscape engineering details of new developments integrate with the existing streetscape.*
- *To ensure that fences or planting along property boundaries do not adversely affect urban character or adjacent open space.*
- *To ensure that the landscape treatment within the front setback contributes to the positive aspects of the applicable industry or business Character Type identified in Clause 22.03.*
- *To retain existing on-site vegetation if possible.*
- *To ensure that car parking, vehicle access and service areas do not visually impinge on front setbacks or affect streetscape elements such as trees and nature strips.*
- *To minimise visual clutter.*

20. Having regard to the Subject Site, the area affected by DDO1 is a 20 metre setback area from both Blackburn and Wellington Roads. This is the area in which the proposed signage will be located and is designed to minimise impact on vegetation and not create visual clutter in the context of the street.

21. Relevantly, Schedule 1 to the DDO specifies that:

- (a) buildings and car park areas must be set back from the front boundary of a site at least the distance specified in the table at Clause 7.0 of this schedule, which in this instance is 20 metres for Blackburn and Wellington Roads; and
- (b) established engineering treatments must be used where new streets or accessways, including kerb radii, kerb and channel materials, nature strips and road surface details, meet existing streets. New accessways and streets must be designed so that they fit in with existing streetscape details.

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The following guidelines are relevant to assessment of signage:

- *Whether the development is consistent with the desired future character statement for the applicable industry or business Character Type identified in Clause 22.03.*
- *Whether the building setbacks are generally consistent with the setbacks in the applicable industry or business Character Type and are consistent with the desired future character statement identified in Clause 22.03.*
- *Whether streetscape and engineering details are consistent with streetscape and engineering details within existing streets.*
- *Whether side and front fences are in keeping with the character of the neighbourhood.*
- *Whether the landscape treatment in the side and front setbacks contributes to the Garden City Character.*
- *Whether any existing vegetation that contributes to neighbourhood character will be removed by the development.*
- *Whether any large native or exotic trees have been proposed that will contribute to neighbourhood character.*
- *Whether any steps have been taken to minimise visual clutter caused by overhead services.*

Industry and Business Development Policy - 22.03

22. Pursuant to the Scheme, the Subject Site is included within Industry Character Type 3 - IND3.

23. Aspects of the future character statement of IND3 relevant to the consideration of signage and the decision guidelines for DDO1 include:

- *This Character Type should continue to develop as a modern industrial and technology park within an attractive landscape setting containing a large number of large, mature, native trees. The main road frontages should be well landscaped and contain high profile businesses that should present a positive public image of the municipality to road users.*
- *Well designed and attractive signs should be coordinated throughout the area and contribute to a common design theme and identity for each neighbourhood.*

Outdoor Advertising Policy - 22.08

24. The Outdoor Advertising Policy also provides guidance to implement the objectives of Clause 22.03-3 of the Scheme with reference to advertising signs within industrial and business developments, in particular, to avoid the erosion of the garden city character as outlined in the MSS at Clause 21.03-5 through the appropriate location and design of outdoor advertising signs.

25. The specific objective of the Monash Technology Precinct is:

- *To foster the Garden City image of the city by promoting clear, modern corporate identification and maintain spatial relationships.*

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Site context and character

26. The Subject site is a part of the landholding known as 133-153 Wellington Road, Clayton. The new Moderna facility is located within the Monash Technology Precinct, which comprises land situated, more broadly, within the Monash National Employment and Innovation Cluster. The Monash Technology Precinct is the largest hub for employment and innovation in Victorian outside Melbourne's Central Business District with a \$9.4 billion contribution to the Victorian economy per year.

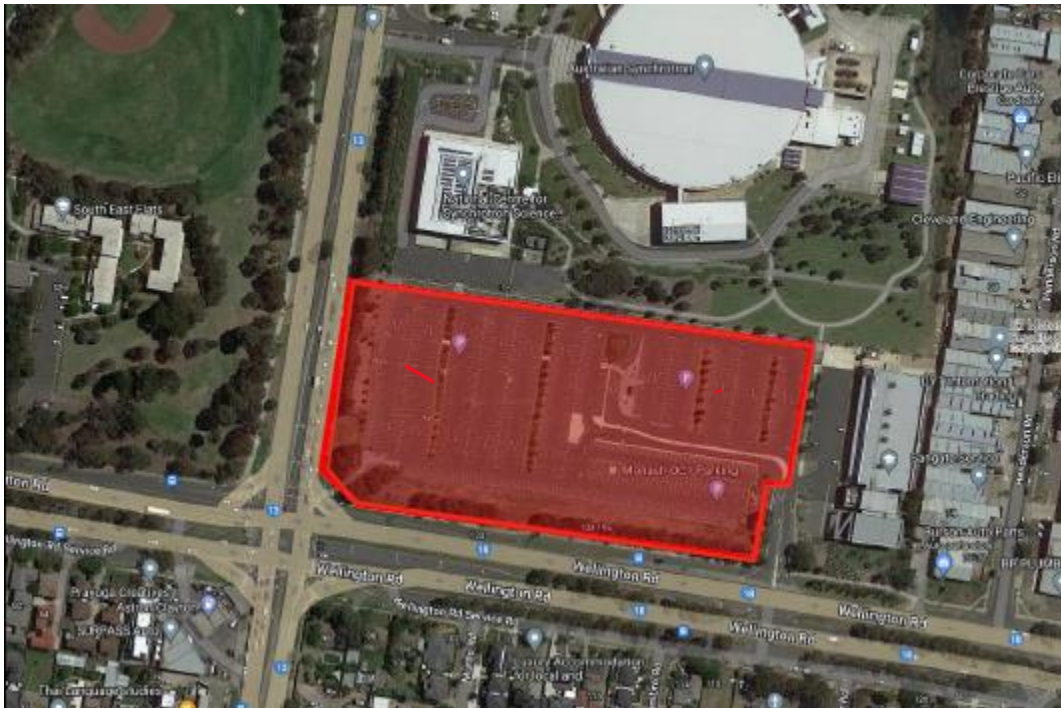


Figure 1: Satellite image of the Subject Site in red and immediate surrounds.

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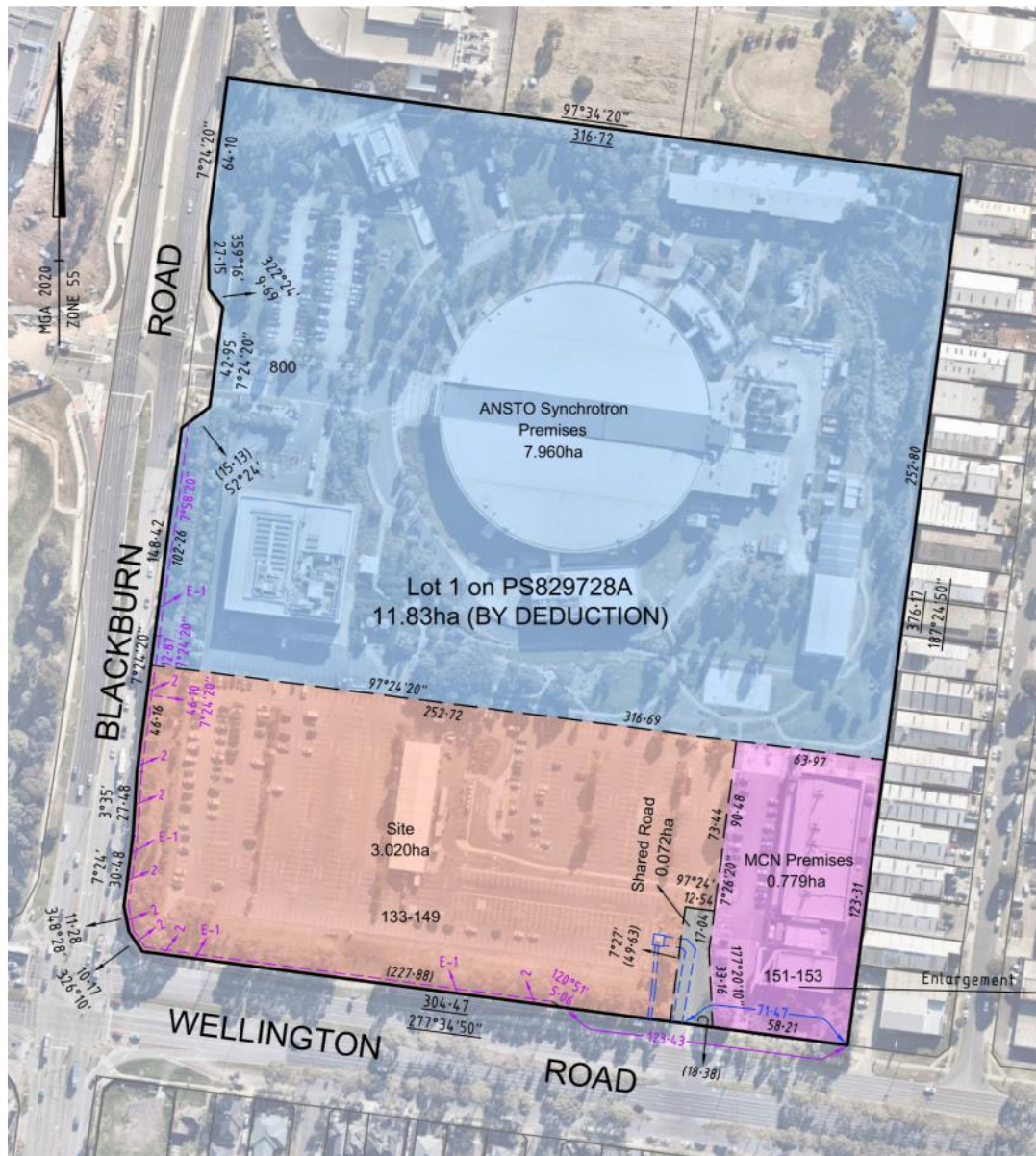


Figure 2: Extract of the Survey Plan, Version 2 prepared by Spiire dated 8 August 2022 showing the Subject Site in red.

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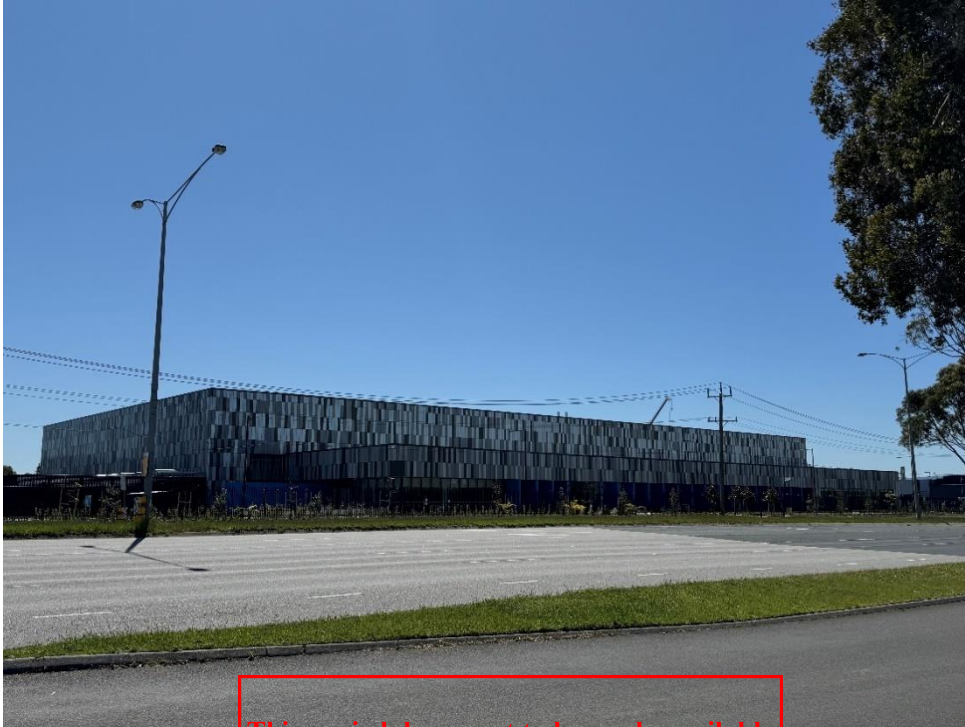


Figure 3a: The newly developed Moderna facility – Wellington Road



Figure 3b: The newly developed Moderna facility – cnr of Blackburn and Wellington roads

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27. The following aspects of the Subject Site are noteworthy:
- the Subject Site is rectangular in shape and has an area of 3.12 hectares
 - the Subject Site has a frontage to Blackburn Road of approximately 125 metres and to Wellington Road of approximately 255 metres
 - the topography of the Subject Site is generally flat, with a minor fall from east to west
 - the Subject Site has several mature, native trees within landscape setback approximately 20 metres in depth along the Blackburn Road boundary. Newer vegetation has been planted along Wellington Road.
 - the Subject Site has been developed as an mRNA production facility.
28. The area surrounding the Subject site is characterised by industrial and institutional buildings set in landscape on one side of Wellington Road and residential development on the other side. Blackburn Road is similarly large format industrial and institutional buildings set in landscape.
29. Both Blackburn Road and Wellington Road are 6 lane roads with Wellington Road having a wide, landscaped centre median.
30. Adjacent buildings have totem/blade signs in their landscaped setbacks similar to the proposed.



Figure 5: Monash University entry totem/blade sign (Wellington Road)

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Figure 6: Entry to the Melbourne Centre for Nanofabrication (next to subject site)
Blue University blade sign has been removed. A new Moderna sign is locate here
See Figure 13.



Figure 7: Nearby business on Wellington Road

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Figure 8: Signage on nearby businesses, Wellington Road



Figure 9: Signage on nearby businesses, Wellington Road

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Figure 10: Signage on adjacent ANSTO site, Blackburn Road (note flagpoles within property line)



Figure 11: Signage on adjacent Victorian Heart Hospital, Blackburn Road (pedestrian for scale)

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Sign details

The following signs are proposed:

Proposed plan	Current endorsed plan
EX3 Change the current single sided totem/blade sign to a double-sided sign – same content both sides	A single sided 4m high x 1.5 m wide, single sided sign at the shared driveway entrance to Wellington Road
Add three (3) new signs at nominated locations within the landscape setback <ol style="list-style-type: none"> 1. EX1 Main entry sign (for vehicles) on Blackburn Road with Moderna signage (totem/blade sign) 2. EX2 Pedestrian entry sign on Wellington Road with Moderna signage (totem/blade sign) 3. EX4 Monument sign located within 3-chord truncation on the corner of Wellington and Blackburn Roads with Moderna signage (monument sign) 	Sign EX3 assists with goods movements to the loading dock (as a single sided sign)
Four (4) x 7.5m tall flagpoles located against the southern face of the building on Wellington Road, adjacent to the main building entry.	No other signs or flagpoles documented

Please reference page 14 of [Attachment 5 1.0 IPSGB mRNA S72 Summary for Signage v4.0](#) for plan locations, and visual representations of the proposed signs.

Sign	Depth(m)	Display size(H&W)	Illuminated areas	Display sides	Display area (m2)
EX1 Totem/blade sign	0.214	4 x 1.5 m	1.8 sqm	1	6 sqm
EX2 Totem/blade sign	0.214	3 x 1.4 m	2.0 sqm	2	8.4 sqm
EX3 (existing 1 side to 2 sides) Totem/blade sign	0.3	4 x 1.5 m	2.6 sqm	2	12 sqm
EX4 Monument	0.245	1.285 x 3.585 m	n/a	1	4.6 sqm
		Total Display Area	6.4 sqm		31sqm

Impact on views and vistas

31. The proposed signage is consistent with other signage in the locality (Figures 5 -11) and on similar buildings. It will have a low impact on the long views down Wellington and Blackburn roads in both directions due to the width of the road and the generally high level of treed vegetation in the landscape setback and centre medians. This is also a 70kmh environment and so requires signs with some scale and visual appeal to allow it to be registered and provide an address to the facility.
32. The proposed flagpoles are set back well inside of the property boundary and close to the building. They will be screened from Wellington Road by newly planted vegetation as it develops and over time are likely only to register from within the site.



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Figure12: Wellington Road elevation. Existing sign EX3 is visible in the distance.



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Figure13: Existing sign EX3 – currently covered

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Relationship to streetscape, site and building

33. The streetscape on the Subject Site's side of Wellington and Blackburn Road is generally characterised by large and low scale industrial buildings with some multi-storey commercial. Given the scale of the buildings, signage of the size proposed is dwarfed by the built form to which it is adjacent.
34. It is also worth noting that on Blackburn Road, the totem/blade signage is adjacent to a stand of native trees as it is on the corner where the monument sign is proposed to be located. Newly planted vegetation on the Wellington Road boundary will also soften any impact of signage along this frontage over time.
35. As noted above, any proposed flagpoles are setback well within the property boundary and the bulk of the building and future vegetation means they are unlikely to have a visual impact beyond the site.

Vegetation and setbacks

36. No vegetation is proposed to be removed as a part of this application.
37. All signage is wholly within the landscaped setback and framed by existing trees or new vegetation planted to enhance the Garden City character of the area.

Impact of structures associated with sign and flagpoles

38. The structure of the blade signs is integrated within the signage and not visible externally.
39. The monument sign on the corner is a low masonry wall to which lettering is attached.
40. The flagpoles are of standard manufacture without embellishment, similar to those used in the adjacent ANSTO site.

Illumination

41. It is proposed to illuminate the signage as follows:
 - a. EX1-3 to be internally illuminated by LED (6000k) zones
 - b. Ex4 to be lit from in-ground uplights at the monument base
 - c. Signs are proposed to be illuminated from 6.00pm -7.00am.

Need for identification and impact of road safety

42. The development has two significant frontages and the facility itself is large. Multiple signs are needed to clearly identify separate vehicle, goods and pedestrian entries. The vehicle and goods entries particularly need to be legible from a moving vehicle.
43. Signs are consistent with others in the locality and well set back from the road so as not to create visual obstructions for drivers.

Conclusion

44. Having regard to the above, it is respectfully submitted that the Proposal exhibits merit and that a permit should issue for the following reasons:
- a. The Proposal is consistent with the statutory and strategic frameworks of the Monash Planning Scheme.
 - b. The Proposal is of high quality and appropriate having regard to the context of the Subject Site.
 - c. The Proposal will not result in any unreasonable amenity impacts to the surrounding area.
 - d. The Proposal will not adversely affect the municipality's Garden City Character by respecting the existing vegetated 20 metre setbacks to Blackburn and Wellington Roads.
45. We trust that the attached information is sufficient for your consideration of this application. Should you have any queries or require anything further, please Damian Dewar, Senior Manager mRNA Victoria at damian.x.dewar@ecodev.vic.gov.au or 0409240369.

Yours sincerely



Damian Dewar

Snr Investment Officer
mRNA Victoria, Department of Jobs, Skills, Industry and Regions
Government of Victoria, Australia

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