

22.08 SCORESBY-ROWVILLE EMPLOYMENT PRECINCT

14/12/2017
C150

This policy applies to Commercial 2, Public Use and Public Park and Recreation zoned land bounded by Ferntree Gully, Stud and Wellington Roads and the EastLink reservation.

22.08-1 Policy basis

14/12/2017
C150

This policy:

- Applies the urban design objectives in Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework to local circumstances.
- Applies the MSS objectives in Clause 21.05 (Built Environment and Heritage) and Clause 21.07 (Economic Development) of the Local Planning Policy Framework.
- Applies the findings of the *Scoresby-Rowville Industrial Area Review (2000)* to provide a high amenity employment precinct for production economy related activities with a primary focus on research and development, industry/technology and warehousing/distribution and office uses. This policy aims to create a high amenity built form and natural environment that will assist in attracting production economy related businesses to the Precinct, thereby boosting the range of employment opportunities available in Knox.

Stamford Park forms part of the Precinct and there is a need to ensure that new development within that property and on adjoining properties protects and enhances environmental and heritage qualities.

Findings of the *Scoresby-Rowville Industrial Area Review (2000)* propose that emerging trends in the global production economy (term used to describe the 'elongation of production chains' where the production process is distributed across the globe and not necessarily concentrated in one place) will be strongest for the Scoresby-Rowville Employment Precinct in the primary areas of research and development, industry/technology and warehousing/distribution and business / office park.

To boost the attractiveness of the Precinct to potential businesses and to service the needs of businesses and employees, the *Scoresby-Rowville Industrial Area Review (2000)* findings state there is a need to establish a neighbourhood activity centre. The neighbourhood activity centre will be located centrally in the vicinity of the current market site within the Precinct and include uses that complement and service the needs of businesses and employees in the area and be designed to encourage informal business interaction.

22.08-2 Objectives

22/05/2008
C73

To encourage the development of an increased range of 'high amenity' production economy related businesses that provide a diversity of employment opportunities with a primary focus on research and development, industry/technology and warehousing/distribution uses and office / business park.

To promote innovation in development with integrated architectural and landscape treatment.

To ensure that design, finish, landscaping and siting of built form enhances and maintains the high amenity of the Precinct.

To ensure that the character, views and vistas of adjoining or nearby public open space, sites of heritage significance, reserves and linkages are protected and from inappropriate development and land use.

To facilitate the development of a neighbourhood activity centre that is sited centrally within the Precinct and incorporates commercial activities that complement and service the needs of businesses and employees in the Precinct.

To promote design and subdivision which are functional to the needs of a range of uses.

To encourage the development of facilities for passive and active community recreation where appropriate.

To ensure that any environmental impacts associated with development and/or land use are minimised.

22.08-3

Policy

14/12/2017
C150

It is policy that:

Production Economy

- The use and development of production economy related businesses with a primary focus on research and development, industry/technology, warehousing/distribution and office business park is encouraged.

Restricted Retail Premises

- The use and development of restricted retail premises within the Precinct, including the neighbourhood activity centre, is discouraged.

Retail Premises

- The use and development of retail premises is discouraged in areas outside the Precinct's neighbourhood activity centre as shown on an approved development plan.

Office use

- The extent to which the development is physically integrated with existing development and facilities, including pedestrian and vehicle access, public transport, urban design aspects and building relationships.
- The location of, and interaction with, other activities.
- The extent to which the development is compatible with and will reinforce and enhance the character and functioning of the Precinct.
- Effects on the amenity of adjoining areas including traffic intrusion, noise and overlooking.

Site analysis and design response

- Applications for use and development are to be accompanied by:
 - A site analysis.
 - A design response.

Site Analysis

- The site analysis may include a detailed site plan, photographs or other techniques and must accurately describe:
 - The built form, scale, design and use of surrounding development.
 - Solar access to the site and surrounding properties.
 - Identified areas of environmental significance.
 - Open space.
 - Views to and from the site, including views to Lake Caribbean, Dandenong Ranges and Dandenong Valley Parklands as appropriate.
 - Location of significant trees and vegetation.
 - Drainage.
 - Street frontage features such as poles, street trees and kerb crossovers.

- Any contaminated soils and filled areas, where known.
- Any other notable features or characteristics of the site.

Design Response

- The design response must explain how the proposed design:
 - Derives from and responds to the site analysis.
 - Meets the objectives and requirements of this policy.
 - The design response must include correctly proportioned street elevations or photographs showing the development in the context of surrounding buildings and/or landscape.

Siting

- Buildings and car parking areas are set back a minimum of 20 metres from all Category 1 Roads (and their service roads).
- Buildings and car parking areas are set back a minimum of 7.5 metres from a Category 2 Road or lower order road with a road reserve of more than 9 metres in width.
- Where the side setback of buildings is a dominant characteristic, buildings should be setback from side boundaries to enhance the garden setting of the Precinct.
- Where appropriate buildings should be sited to create views and vistas to adjoining open space, Lake Caribbean and/or distant views to the Dandenong Ranges.
- Development sharing a boundary with Lake Caribbean should be located a sufficient distance from the shore line to allow for the provision of public access via walking and/or cycling trails/boardwalks.
- Car parking areas are to be located to the side, rear or basement level of buildings, not within front setback areas, except for sites where a boundary is shared with Lake Caribbean where the siting of car parking will be assessed on an individual basis.
- Unsightly areas and works are to be sited and screened from external view.

Bulk and mass

- Building design should avoid box-like structures through the provision of articulation, the use of glazing, height, variation in materials and textures and the use of architectural features to provide visual interest.

Facades

- Facades should be stepped, offset and staggered to break up long continuous alignments and should incorporate a diversity of building and architectural elements that result in a coherent overall design.
- On corner sites, facades should address both street frontages and may include a higher corner element or a design element to emphasise its street corner location.
- Active uses should be located towards the street frontage of buildings to avoid blank walls facing streets.

Roof

- Roof profiles should be considered as part of the overall building form. This includes the integration of unsightly plant, exhaust and intake vents in building design and other technical equipment to avoid an adverse effect on the

appearance of the building. Due consideration should also be given to noise issues and appropriate, fully integrated screening devices in these structures.

Design

- The style and scale of buildings should be of a high quality that complements existing development and makes a positive contribution to the amenity of the Precinct.
- On streets and areas of pedestrian activity, the design should allow for good visual penetration of the ground floor facade to provide natural surveillance.
- Alcoves or spaces that cannot be observed by passers-by are to be avoided.

Access and Connectivity

- Walkways and major entrances to buildings should be designed to allow pedestrian access for all persons, including those with disabilities (refer to Australian Standards: Design for Access & Mobility Set AS1428).
- Where required, road, pedestrian and bicycle access should be provided to ensure connectivity between different properties and for the Precinct as a whole.

Heritage

- Development on properties adjoining Stamford Park House and land within the restricted arc and broader view corridor (as shown by the dotted line in Figure 1 to this clause) must be in accordance with an approved development plan. Development should ensure that the open pastoral setting of the House, gardens and principal views from the House are protected and enhanced by:
 - Designing buildings and works to respect and make a positive contribution to the cultural heritage significance, setting and principal views from the House.
 - Incorporating appropriate external materials, finishes, and colours (including fencing, seating, signage, road and car park lighting infrastructure) which complement and enhance the setting of the House and garden where development has an immediate interface with and/or is located within the restricted arc and broader view corridor.
 - Avoiding the placement of blank walls facing the House.
 - Employing appropriate design techniques to screen car parking areas and roads located near the boundary of the House.
 - Incorporating soft and hard landscaping that reflects the heritage garden setting of the House within boundary setbacks between the House and adjoining properties.

Landscaping

- Landscaping should reflect the examples of high standards set by established development within the Precinct.
- Plant species used in landscaped areas near Corhanwarrabul Creek should not include any weed species specified in an environmental management plan.
- High quality landscape treatments should be provided on road frontages (including road sideages) of the development.
- The edges of access-ways should be landscaped to soften the appearance of paved surfaces.
- Where required, additional trees should be provided on the nature strip of adjoining road reserves.

- Where retaining walls are required landscaping should be incorporated into the retaining wall design.
- Landscape buffers of sufficient dimension should be provided along the western boundary of the Precinct to assist in screening buildings when viewed from Dandenong Valley Parklands and along Corhanwarrabul Creek.
- Existing significant vegetation should be retained where possible.

Lighting

- Facades should make provision for location of external lighting for public safety purposes and to give interest to nighttime streetscapes.

Fencing

- No fences should be provided to frontages of buildings.
- Where required, fencing should be colour coated (ie. not exposed wire or uncoated timber) and designed to fit in with the overall building design.

Antennae and Technical Attachments

- Antennae and other technical attachments should be integrated into the building design and not detract from the appearance of buildings.
- New buildings should be designed to accommodate attachments without disrupting the appearance of the building.
- Where attachments cannot be screened, they should be designed to complement the building.

Signage

- Signage should be uncluttered and integrated with the architecture and landscaping of a building.
- Business signs should be sensitive to the style, scale and type of development.
- Billboards and large advertising signs are discouraged.

Energy Efficiency

- Buildings should be designed to optimise operational energy efficiency, reduce pollution and include waste management systems which minimise waste and encourage recycling. Consideration at the design stage should include:
 - Lighting systems and controls.
 - Heating, ventilating and cooling systems.
 - Glazing and insulation to control heat gain and loss.
 - Thermal performance of building materials and colours.
 - Energy recovery systems.
 - Building orientation.
 - Energy storage systems.
 - Automatic control systems.

Public Spaces

- Public spaces should be designed to contribute to the high amenity of the Precinct, serve the needs of employees, businesses and visitors to the Precinct and to maximise the safety of users.

- Public spaces should be located where they will contribute to the functionality of different uses within the Precinct.
- Public spaces should be designed to minimise any impacts on adjoining areas of environmental significance.

Neighbourhood Activity Centre

- The built form environment should ensure that the 'Centre' has its own identity and responds positively to any existing natural features.
- Urban art, sculpture and water fountains should be integrated within the public realm.
- The design and layout of buildings should face and reinforce the public realm.
- Buildings should be designed to accommodate a range of uses that serve the needs of businesses and employees in the Precinct.
- A safe pedestrian environment should be designed to complement business activity of the Centre.
- The design of public spaces within the Centre should allow for a range of activities to occur.

Subdivision

- Lot sizes and dimensions should reflect existing standards of nearby development or raise the standard of nearby development.
- Large lots should be provided on main road frontages to enable landscaping and sensitive building siting.

22.08-4

14/12/2017
C150

Decision guidelines

It is policy that before deciding on an application, the responsible authority will consider, as appropriate:

Employment Precinct (other than the Neighbourhood Activity Centre)

- Whether facades adjoining public spaces and edges of public spaces will maintain continuity of the streetscape.
- Whether existing natural features such as trees, waterways and adjoining open space have been appropriately incorporated into the design of public spaces.
- The provision of adequate public facilities such as seating, bicycle racks, tables, drinking fountains, public telephones and toilets.
- The integration of soft and hard landscaped features within the design of public spaces.
- The provision of adequate lighting for public areas such as streets and walkways.
- The provision of public art and fountains within public areas.
- Whether public spaces allow ease of pedestrian circulation and through access, easily accessible for all persons and safe.
- The provision of adequate directional signs in public areas and streets.
- Whether the road layout design allows for flexibility and provision of links to other lots outside the Precinct and Category 1 roads bounding the Precinct.
- Whether proposed road reserve treatments complement existing and proposed landscaping of the Precinct.
- Adequate screening of car parking areas from the public realm.

- The entry and exit points onto road networks are designed to ensure maximum safety for vehicles and pedestrians.
- Whether new development on sites adjoining Stamford Park House protects and enhances the open pastoral setting of the House and garden and principal heritage views from the House.
- The design and layout of roads, footpaths and bicycle paths ensure that the safety of users is maximised and appropriate links are provided within and outside the Precinct.
- The design of building facades makes provision for signage and ensure that there is a strategy for integration with the architecture of the building.

Neighbourhood Activity Centre

- Openings in facades and active uses abut public space and waterways (where present).
- Particular attention is given to the treatment of abutting facades to provide interest.
- Walkways/promenades form a major focus of development, and provide linkages within and outside the Centre.
- The design of walkways/promenades incorporates a range of uses such as outdoor eating areas, jogging, walking and cycling where appropriate.
- Where abutting an area of environmental significance or a waterway, appropriate design measures have been used.
- Building setbacks to adjoining public walkways, streets, open space and buildings are located to enhance the public realm.
- Building frontages are designed to encourage a variety of street and/or walkway focused activities and functions.
- The integration of public art and fountains within the public realm.
- The use of durable, high quality and consistent materials and finishes.
- Whether the development and/or use will primarily serve the needs of businesses and employees in the precinct.

Reference documents

Scoresby/Rowville Industrial Area Review, Spiller Gibbins Swan Pty Ltd for Knox City Council, 2000.

Scoresby/Rowville Employment Precinct Indicative Structure Plan and Strategic Context, Spiller Gibbins Swan Pty Ltd for Knox City Council, July 2002.

Figure 1 – Stamford Park House and the restricted arc and broader view corridor

