

**22.02 SPRINGVALE INDUSTRIAL PARK AREA POLICY**19/01/2006  
VC37

This policy applies to all land shown in the local planning policy map which forms part of this clause.

**22.02-1 Policy basis**19/01/2006  
VC37

The Springvale Industrial Estates are recognised as 'leading edge' in providing for integrated and high quality industrial development within an attractive landscaped setting. The Municipal Strategic Statement promotes the continued development of high amenity industrial environments in Kingston as a means of enhancing the municipality's attractiveness as a destination for office/industrial headquarters. This policy provides a framework of use and development objectives to ensure a high standard of industrial development is achieved within the estates and that the existing 'garden industrial' character is enhanced.

**22.02-2 Objectives**19/01/2006  
VC37

To promote innovation in industrial development, particularly in the form of managed estates with integrated architectural and landscape treatment.

To create a chain of high amenity garden industrial parks, in highly accessible locations which offer a range of opportunities for industries requiring such locational advantages.

To provide sites suitable for high-technological industrial and research enterprises and medium to larger size firms wishing to consolidate manufacturing and warehousing with management and administration functions.

To provide business centres with professional, service and conference, dining and motel facilities to support the associated industries.

To reinforce tourism through the motels, conference and dining facilities, and more generally by presenting attractive, interesting vistas along the adjacent freeways and arterial roads.

To respect sensitive interfaces with residential, non-urban and open space areas, especially near protected conservation areas.

To effectively use the existing and planned arterial road network and concentrate employment along a linear corridor, readily serviced by public transport.

**22.02-3 Policy**19/01/2006  
VC37

It is policy that:

- A mix of larger occupancy sites be provided which suit the needs of medium to larger sized firms.
- On land with frontage or sideage to a Category 1 or 2 road zone, buildings contain an occupancy greater than 1400m<sup>2</sup>.
- Sites which are suitable for high-technological industrial and research enterprises, value added and knowledge based manufacturing and a range of associated industrial activities which will not adversely affect the environment or the amenity of nearby land be provided.
- The layout, nature and intensity of buildings, works and services and provision for landscaping be established on an overall concept plan prior to the subdivision and development of the land.

- Innovative, low density building form and development be encouraged within a high amenity, attractively landscaped setting. The site coverage of buildings on a site less than 50% with substantial areas of landscaping, open space and amenity areas is deemed to meet this policy.
- High standards of urban design and integrated architectural and landscape treatments be provided which are compatible with existing development within the estate.
- The development of the land takes place in an orderly and proper manner having regard to safe and efficient vehicle access, pedestrian movement and car parking.
- Appropriate setbacks and landscaping treatment be provided along primary arterial roads and interfaces with adjoining residential, non urban and open space areas. Buildings setback a minimum of 9 metres from the proposed Mornington Peninsula Freeway Reservation, 20 metres from Boundary Road and Centre Dandenong Road, and 12 metres from any other road is deemed to meet this policy. Reductions in setbacks will be supported only where exceptional design responses can be demonstrated.
- Buildings constructed adjacent to the Mornington Peninsula Freeway Reserve be designed and finished in material which enhance their appearance from the freeway reserve.
- Landscaping treatment is sympathetic to the surrounding environment, particularly any remnant stands of native vegetation, and endeavours to restore positive elements of the locality's former ecology and landscape.
- Office development is limited to that which is needed to service the immediate area.

### **Subdivision**

- Each lot be at least 0.25 hectares and the average area of all lots be at least 0.6 hectares. If a lot of no more than 40 square metres is required by a referral authority, this lot can be disregarded in calculating the area of the lot from which it is subdivided.
- Smaller lots may be created if any of the following apply:
  - The lot is required for public use by the Crown, a public authority or a municipality.
  - The subdivision realigns the boundary between lots provided no additional lots are created.
  - A permit has been granted to use the land in accordance with a relevant concept plan.
  - The lots are created by subdividing a building (including land appurtenant to the building) on the land.

Map 1: Springvale Industrial Park Area

