

# Scoresby - Rowville Employment Precinct Indicative Structure Plan and Strategic Context

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City of Knox

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**SGS**  
Economics & Planning





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# 1 Introduction

The purpose of this report is to clarify the intent of, and provide more detail on, the proposed Scoresby-Rowville Employment Precinct in the City of Knox.

The context of this assignment is as follows:

- 1999 and 2000 - Preparation of a strategic analysis of and directions for all industrial land in the Scoresby and Rowville areas, as documented in *Scoresby-Rowville Industrial Area Review (August 2000)*<sup>1</sup>;
- 2001 - Preparation of an economic and retail impact assessment for a proposed activity centre within the study area, as documented in *Scoresby-Rowville Economic & Retail Impact Assessment (2001)*<sup>2</sup>;
- 2000 - 2002 - Adoption of the report's recommendations by Knox Council to plan for an 'employment precinct' within one part of the study area. Council proceeded to rezone that land from Industrial 1 to Business 3, among other more detailed actions, to implement the Employment Precinct concept; and
- 2002 - Planning Panels Victoria generally accepts the rezoning but places conditions on the Business 3 zoning (in terms of office space). The Panel also asked for more detail on the proposed future land use composition of the area.

Within this context, Knox City Council seeks to clarify in more detail the Employment Precinct proposal. This report provides a summary of the context and land use specifications of the proposal.

This report has four sections following this introduction:

- Section 2 - Strategic Context and Directions - This summarises the strategic work undertaken for the Employment Precinct and the Panel's recommendations;
- Section 3 - Employment Precinct Context and Importance - This provides more detail on the wider context of the Employment Precinct concept within a contemporary view of Melbourne's evolving economic structure;
- Section 4 - Indicative Framework Plan - This provides more detail on the proposed Employment Precinct, in terms of land use composition, internal and external connections and other features; and
- Section 5 - Conclusions - This documents the conclusions of this assignment.

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<sup>1</sup> Prepared by the authors of this report, SGS Economics & Planning (formerly Spiller Gibbins Swan).

<sup>2</sup> MacroPlan Consultants.



## 2 Strategic Context and Directions

### 2.1 Scoresby – Rowville Industrial Area Review (2000)

The purpose of this study was to understand the role of the Scoresby-Rowville industrial areas in the 'production economy' and to develop a strategic land use and economic development framework for the areas.

The main land use findings were:

- The area generally performs three roles in Melbourne's property market by offering: production and service industry land; business park land, and peripheral sales land.
- The study area has been successful in attracting firms with global reach in manufacturing and administration and / or distribution. This is due to a combination of location factors (ie. it is well-connected to markets and a workforce) and site factors (ie. suitable facilities and space in a high amenity setting for a competitive price).
- A number of firms occupy significant office space<sup>3</sup>, some of which have administration as a primary site function.

Key changes to production activities within Australia and indeed globally are defining the role of the study area. The main economic findings were:

- 'Elongation of production chains' means that the production process is distributed across the globe.
- The distinction between production and service work is increasingly blurred with the technological advancement and fragmentation of manufacturing within Australia.
- In the future, 'places' will increasingly specialise in one or a number of roles in the production chain – such as management, research & development, production, distribution, marketing & sales, service & customer support – but not necessarily all of these roles.

The study concluded that:

- The specialisation of the study area is likely to be strongest in management, regional distribution, marketing & sales and service & customer support. In the future a greater technology focus is envisaged.
- Existing planning controls have not been updated to reflect what had happened, what is happening and what could happen in the study area. The Industry 1 Zone is inappropriate for enabling the next phase of 'industrial' related development to occur in this area – which requires greater flexibility in land uses between office-based, storage and production space.

<sup>3</sup> About 12% of all establishments in the study area have more than 500 square metres of office floor area. This figure is 25% for establishments that have a total floor area of over 500 square metres and thus the potential to exceed this mark. (The quantum of office space is generally highest in the precinct recommended for Employment Precinct development).



On this basis, and recognising the strategic advantages of the region, the key recommendation was establishment of an Employment Precinct within one component of the study area as shown below. The aim being to increase the number and range of production-related businesses and jobs in the study area.

It was envisaged that the Employment Precinct would accommodate production economy firms (ie. industry / production or warehouse / distribution operations) but actual land uses could be diverse, and include office / technology / industry / storage space or one of these land uses only.

On this basis other key recommendations included:

- Scrapping minimum or maximum floorspace codes, to allow more flexibility in business development;
- Encouraging activities that are production-economy related, but not necessarily engaged in production or assembly, and require a business park setting; and
- Providing a limited commercial / activity area to service businesses and workers in the area, in order to boost the competitive advantage of the Employment Precinct by assisting the attraction and retention of skilled workers, and promoting informal interaction spaces.

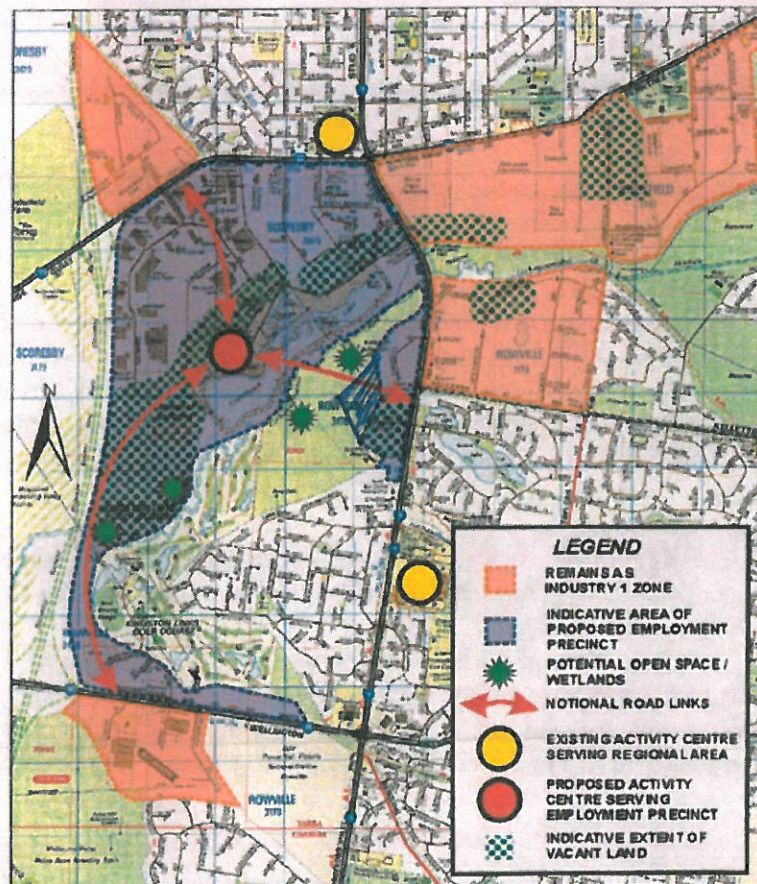


Figure 1 - Strategic Vision



***The Scoresby-Rowville Industrial Area Review (2000) recommended confirming and advancing an already established Employment Precinct. This envisaged a mix of employment generating land uses. An activity centre to boost the attractiveness of the area for executive labour was also recommended.***

## 2.2 Scoresby / Rowville Economic & Retail Impact Assessment (2001)

This assessment found that in the long term (ie. 2041) the proposed activity centre within the Employment Precinct could sustain just under 5,000 sqm of retail floorspace. However, given the long development timeframe of the study area, the report recommended a three-stage retail development: Stage 1 (at 2004) would enable 1,000 sqm of retail space (comprising food and other convenience stores); Stage 2 (at 2015) would provide a further 1,500 sqm of retail space (comprising personal and business services); and Stage 3 (post 2025) could provide a further 2,500 sqm of space (with the actual quantum and tenancy mix to be subject of further review).

The analysis also concluded that there would be no impact on surrounding retail centres with appropriate staging.

***The Employment Precinct can sustain a limited activity centre without impacting on surrounding retail facilities.***

## 2.3 Amendment Process and Panel Recommendations

Knox City Council generally adopted the recommendations and selected the most appropriate zoning available in the menu of zones under the Victorian Planning Provisions – Business 3 Zone. This seeks to "encourage the integrated development of offices and manufacturing industries and associated commercial uses".

The Panel generally accepted the broad objectives being pursued<sup>4</sup>. However, the Panel raised the issue of the Employment Precinct becoming a defacto office area or activity area. This development would be contrary to what the Panel believes the impending Metropolitan Strategy is likely to say, especially regarding limiting (as much as possible) commercial / office development outside existing activity centres, especially transit oriented ones. The Panel references a technical report on activity centres<sup>5</sup> and implies that its recommendations are likely to become Government policy.

<sup>4</sup> Knox Planning Scheme Amendments C22 & C23 Panel Report (May 2002).

<sup>5</sup> Technical Report 9 Activity Centres Review.



On this basis, the Panel recommended that a planning permit be required within the Employment Precinct (ie. Business 3 Zone) where office development exceeds 500 sqm. The Panel also sought more certainty in the development outcome being sought through more specific decision guidelines in the Development Plan Overlay relating to land use mix.

The Panel acknowledged that the strategic intent of the Employment Precinct was not questioned by any party and that the Metropolitan Strategy also has as an input a report on global competitiveness (prepared by the authors of this report<sup>6</sup>). The globalisation report recommends abandoning "official distinctions of industry (with possible exception of hazardous) in favour of more generic mixed use employment zones focus being on environmental performance standards rather than land use coding". This is consistent to the Scoresby-Rowville Employment Precinct concept. By its conclusions, the Panel implies that this land use direction will not form government policy, or that the Scoresby-Rowville area is not a candidate for such a classification.

There is a tension between the activity centres report and the globalisation report. It is important to note that there are nuances and niches within activity centre / employment node structures, and the type of businesses they can attract. It is envisaged that the Employment Precinct will complement and support the existing network of activity centres in the region and Melbourne.

***The Panel generally accepted the broad objectives of the Business 3 Zoning and Employment Precinct concept. It sought however greater certainty in development outcomes and prescribes that the area should not become a defacto office centre. On this basis, the Panel recommended that a planning permit be required within the Employment Precinct (ie. Business 3 Zone) where office development exceeds 500 sqm.***

### 3 Employment Precinct Context and Importance

#### 3.1 A Contemporary View of Melbourne's Evolving Economic Structure

A range of information sources are suggesting that metropolitan Melbourne's economic structure is being increasingly divided into two 'spheres':

- Central (comprising inner, northern and western Melbourne); and
- South East.

The prosperity of regions and the wealth of residents, and the various 'flow ons' (retail economy, investment in the built and natural environments, social cohesion, etc.), is increasingly tied to the capacity of the spheres to create wealth (primarily through exports).

<sup>6</sup> Technical Report 3 Globalisation, Competitiveness and Metropolitan Strategy (November 2000) by SGS Economics & Planning.



The Central sphere has a strategic advantage by having the inner urban economy, central business district and national and international infrastructure systems. Business services, advanced manufacturing, tourism and other sectors will drive wealth creation and sustain activity in local sectors.

The South East sphere on the other hand has a more challenged future. Its economic base is more narrowly defined (primarily manufacturing). Work by National Economics for the QR11 municipalities (framed by Bayside-Maroonah-Knox-Cardinia-Mornington Peninsula-Bayside) indicates the key drivers of wealth creation in the region at the present time are Kingston, Greater Dandenong and Monash<sup>7</sup>. An analysis of economic flows in that study shows that Knox is heavily reliant on its own wealth creation and activity in Monash Council, its neighbour to the west. Monash Council is dependant on itself and regions outside QR11 (eg. central city and beyond). In a symbolic sense, Knox's economic flows display an east-west pattern, working through the Monash hub of the South East economy.

***This points to a need to further develop the local economy of Knox, and develop better ties to Monash and the Central sphere of metropolitan Melbourne.***

### 3.2 Maximising Investment in the Scoresby Corridor

The Scoresby corridor transport development is expected to provide a major stimulus to investment and jobs growth in the region. It is expected that investment in infrastructure will deliver significant economic benefits to the South East region.

The Scoresby-Rowville Employment Precinct is likely to be a major beneficiary of this investment, given that it abuts the corridor reservation and will have on / off connections at its northern and southern boundaries (ie. Ferntree Gully Road and Wellington Road).

***It is important that Scoresby corridor investment is maximised by facilitating regional investment and jobs growth. The Scoresby-Rowville Employment Precinct is ideally placed to capitalise on this infrastructure investment.***

Jobs growth is a critical issue for the South East Region. In places like Knox, there is a significant **under-supply of jobs** relative to the population / labour force base. For example, the municipality of Knox has over 17,000 more people in the labour force than there are jobs in the municipality (1996 data)<sup>8</sup>. As the table below shows, the situation has improved since 1991, but this still represents a significant under-supply of jobs relative to the population / labour force base.

<sup>7</sup> Determinants of Economic Activity and Degree of Connectivity: Scoresby Corridor (April 2002) by National Economics.

<sup>8</sup> ABS Census: Jobs by Work Destination and Labour Force. NB: Journey to work data is expected to be released for 2001 in November 2002.



**Employment Under-Supply, City of Knox, 1991 and 1996**

	Residents	In Labour Force	Jobs Within Knox	Differential
1991	130,378	63,228	23,441	-39,787
1996	136,825	66,801	49,525	-17,276
2021	143,066	69,816	?	?

1991 and 1996 Source: Department of Infrastructure, Melbourne in Fact 1991 and 1996

2021 Population Source: Department of Infrastructure Victoria in Future

2021 Labour Force Source: SGS Economics & Planning estimate

A consequence of this situation is likely to be commuting by Knox's resident workers to other locations. It is likely that most commuting occurs by car. There is of course likely to be cross-over travel patterns (with residents from other municipalities commuting to Knox for work as well).

In 2021, Knox is expected to have over 143,000 residents. Assuming the 1996 labour force to population ratio holds to that time, Knox will have in the order of 69,800 persons in the labour force. In order to achieve numerical employment self-containment, some **20,290 jobs** will need to be created above 1996 levels.

***This points to a need to create more jobs within existing suburban areas including Knox, not only for economic / employment sustainability, but also transport / environmental sustainability. Knox for example would need to generate an additional 20,000 jobs in the next 20 years to achieve notional employment self-containment.***

Another significant issue for the region is the **low range of jobs** available<sup>9</sup>. In Knox for example, about 58% of jobs are provided by three sectors: manufacturing (28.1%), retail trade (17.8%) and wholesale trade (11.9%). This contrasts to a metropolitan situation where about 58% of jobs are provided by five sectors as follows: manufacturing (16.8%); retail trade (13.6%); property and business services (11.5%); health and community services (9.1%); and education (7.0%).

***This points to a need to boost the range of jobs within the region and Knox, to better cater for the needs of the local / regional working populations.***

The Scoresby-Rowville Economic & Retail Impact Assessment made broad land use and employment assumptions for the purposes of that assessment. It concluded that development of the Employment Precinct would deliver some 8,200 jobs over and above a typical industrial development scenario to 2041 (ie. 17,400 jobs as an Employment Precinct versus 9,200 jobs with the existing land use configuration).

***The Scoresby-Rowville Employment Precinct could deliver many thousands of jobs that may otherwise not locate in the South and East. It could generate over 8,000 more jobs as a mixed use Employment Precinct compared to a standard industrial zone.***

<sup>9</sup> ABS Census: Jobs by Work Destination and Labour Force 1996.



### 3.3 The Employment Precinct Within the Metropolitan Area's Economic Structure

The proposed Employment Precinct is a 'new economy' concept in land use planning. It is essentially a **mix of employment generating uses** (high technology industrial, commercial, research, distribution, etc.). In this sense it must be viewed, and planned for, as being different from traditional activity centres and traditional industrial areas.

The role of the Employment Precinct within Melbourne's industrial land use structure is shown notionally in Figure 2 below. This shows the various specialisations of regions in general terms. Scoresby-Rowville is within a business park / high amenity industrial belt in Melbourne's south and east. These areas have access to skilled labour, transport links and high environmental standards (for this form of employment use).

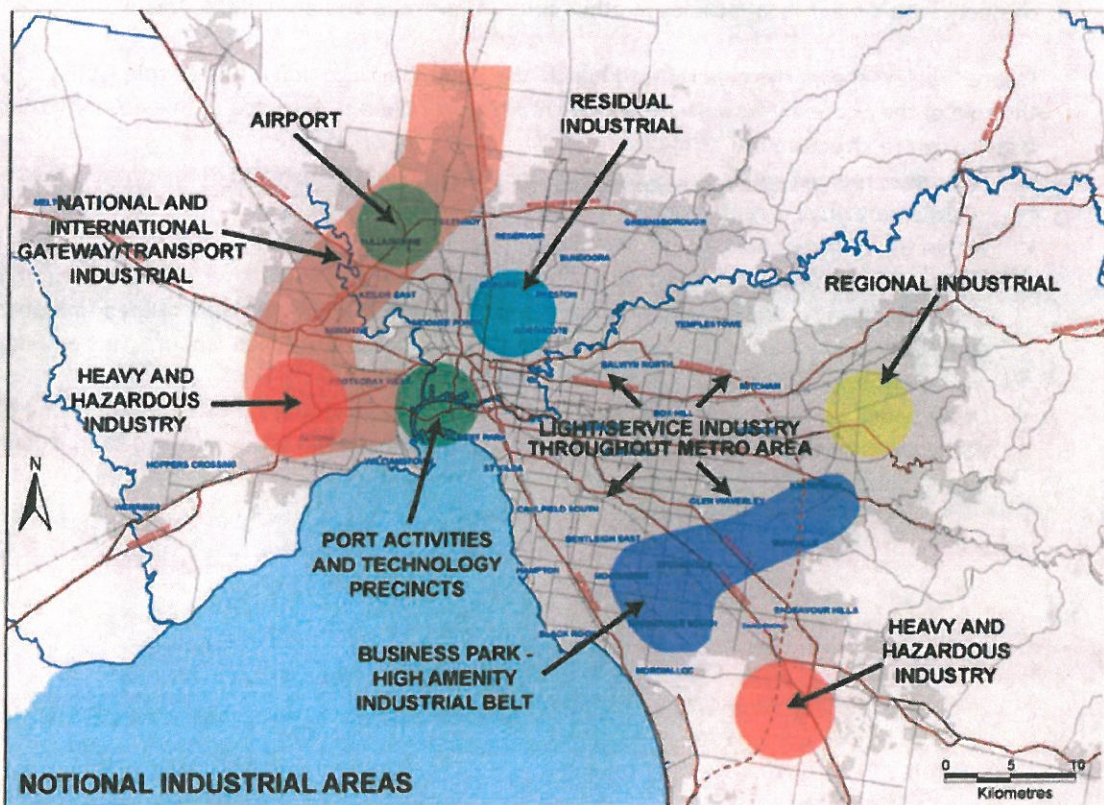


Figure 2 - Industrial Specialisations



The proposed Employment Precinct is envisaged to accommodate the growing pool of business activities that require a high amenity and non-traditional activity centre setting or industrial setting, especially those that seek large horizontal floorplates. This is especially relevant for international / national corporates that choose between cities and regions to locate. A key strategic role of the Employment Precinct would be to accommodate the more transient international / national firms that do not invest in land packaging and property development (which may be required in many traditional activity centres). This describes firms that seek out high amenity and low cost premises to order.

Other roles of the Employment Precinct would include accommodating firms that have property needs described above and seek proximity / links to: the Monash economy (ie. the technology area adjacent to the University and Synchrotron facility); executive labour (ie. professionals and managers) in eastern Melbourne; the Melbourne market (for distributors); and so on.

In that sense the Employment Precinct should not compete with Melbourne's existing network of activity centres and industrial nodes, but complement this network. It should be geared to compete with similar land facilities in other cities in Australia and around the Asia-Pacific.

Figure 3 below shows the general workings of the South East economy, Knox's role within it, and the role of the Scoresby-Rowville Employment Precinct. The key features of this economic and activity centre structure are as follows:

- The driver regions within the South East are Dandenong, Monash and Kingston<sup>10</sup>. These areas in large part drive wealth creation for the whole region.
- Within the business park / high amenity industrial belt, the Scoresby-Rowville Employment Precinct is symbolically and economically connected to the Monash area, and has the potential to benefit from technology oriented development in the Monash economy related to higher education and research, the Synchrotron facility and access to skilled labour. This advantage will be boosted by Scoresby Corridor development.
- Other nodes of employment activity include transit cities and retail centres. Dandenong in particular is best positioned (geographically and in terms of infrastructure and connections) to be the South East's regional city centre, with other centres playing a support role.

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<sup>10</sup> Determinants of Economic Activity and Degree of Connectivity: Scoresby Corridor (April 2002) by National Economics.



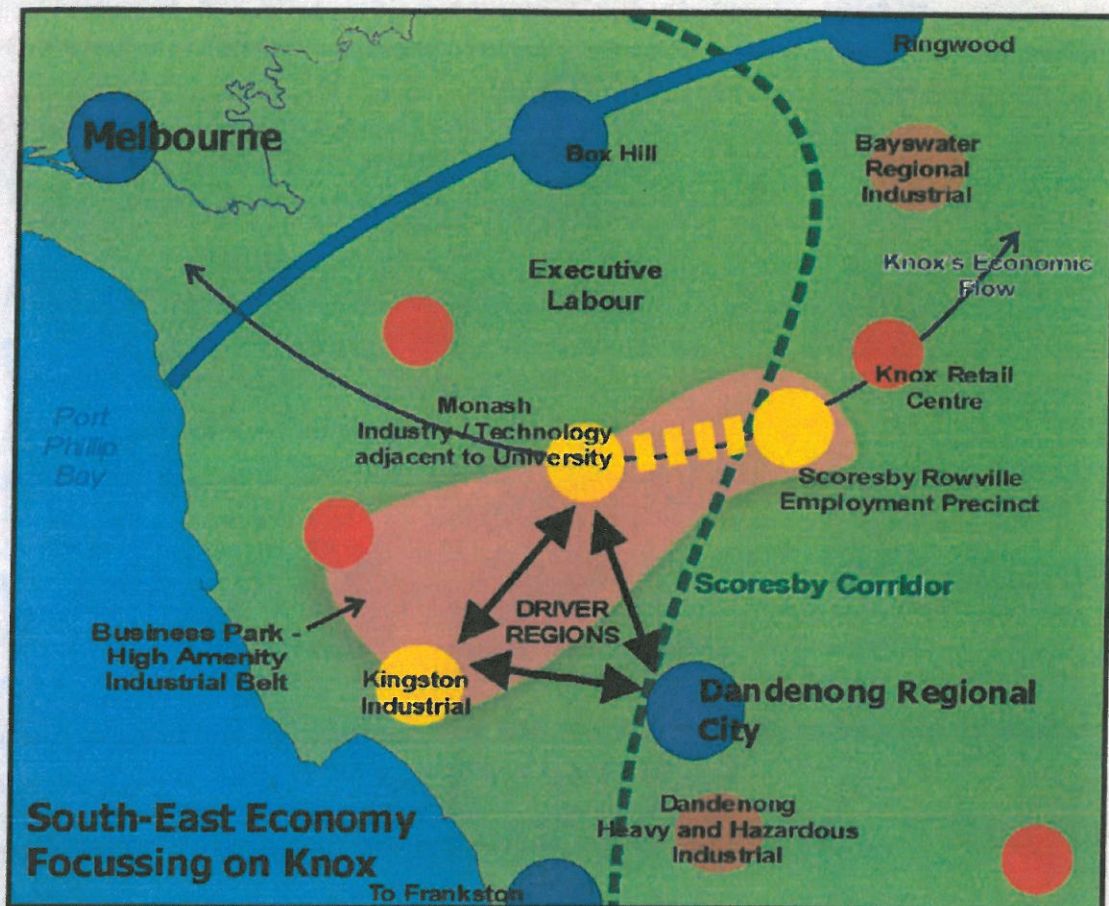


Figure 3 - Notional South East Economy and Activity Centre Structure

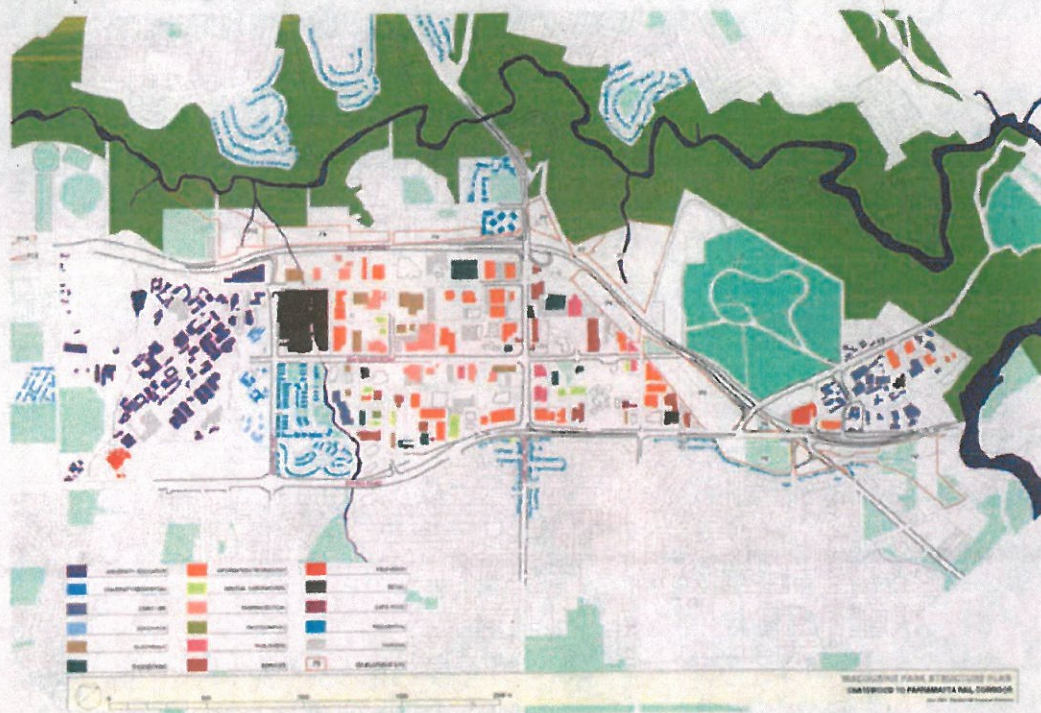
*The Employment Precinct should be geared to accommodate a mix of employment generating uses and investment, including firms that would otherwise not locate in eastern / southern Melbourne or in Melbourne at all.*

### 3.4 An Example: Macquarie Park, Sydney

There are a number of examples of the Employment Precinct concept internationally (eg. Multimedia Super Corridor in Malaysia and various zones in Singapore). In Australia, a close parallel can be found at Macquarie Park in Sydney.



The Macquarie Park story is very similar to the Monash and Scoresby-Rowville development belt, although the Sydney version is far more advanced in terms of development size and staging. Key features of Macquarie Park are summarised below<sup>11</sup>.



**Figure 4 - Macquarie Park's Existing Land Use<sup>12</sup>**

#### Overview of Development History and Forecasts

- For most of last century the area comprised market gardens and open space.
- Macquarie University and Industrial areas were established; University and business links were not a major driver of industrial development in early years.
- Business development to and during the early 1990s was mainly focused on warehouses and distribution facilities, and to a lesser extent factories and offices.
- In the early 1990s the use mix was two-thirds warehouse / factory and one-third office.
- In 2002 total floorspace is 770,000 sqm, of which 350,000 sqm is office, making this the fourth largest office precinct in Sydney. The area is estimated to have about 29,000 jobs.
- Today, some two-thirds of development is office based with warehouse uses assuming a much lesser role; there is significant redevelopment / conversion of warehouses and factories into

<sup>11</sup> This material is drawn from 'Macquarie Park Corridor Structure Plan' (April 2002) undertaken by Civitas Partnership, SGS Economics & Planning, National Economics, Guppy and Associates for Planning NSW and Ryde City Council

<sup>12</sup> Macquarie Park Corridor Structure Plan (April 2002)



high technology (or office) space. Some 46% of all office space in the area has been established since 1998.

- Future development is forecast to be almost exclusively office / technology based.
- In 20 years the area is expected to have more business / office space than Adelaide's CBD, increasing to 800,000 sqm.

#### **Type of Businesses the Area Attracts**

- The area attracts a range of sectors from information technology, business services, administration, distribution centres, scientific research, technical services, computer services, marketing and research & development.
- The area attracts uses that seek large horizontal floorplates (rather than high rise silos); flexible building arrangements; warehouse / distribution facilities; and uses that require strong ties with the University.
- Recent trends indicate that spill-over development is being accommodated by similar land and infrastructure areas around Homebush (as opposed to traditional activity nodes).
- Macquarie Park's role in the Sydney economy is shown notionally in Figure 5 below. This shows that the arc between the Park and the Airport contains Sydney's key nodes of global activity, each of which plays a different but complementary role.

#### **Key Drivers of Activity**

- Executive and professional labour in the region.
- Availability of land and buildings to cater for changing work environments and need for more flexible spaces and buildings.
- Links to support firms and services in Chatswood, North Sydney, the CBD and Airport.
- University related commercialisation in recent years is becoming more of a feature.

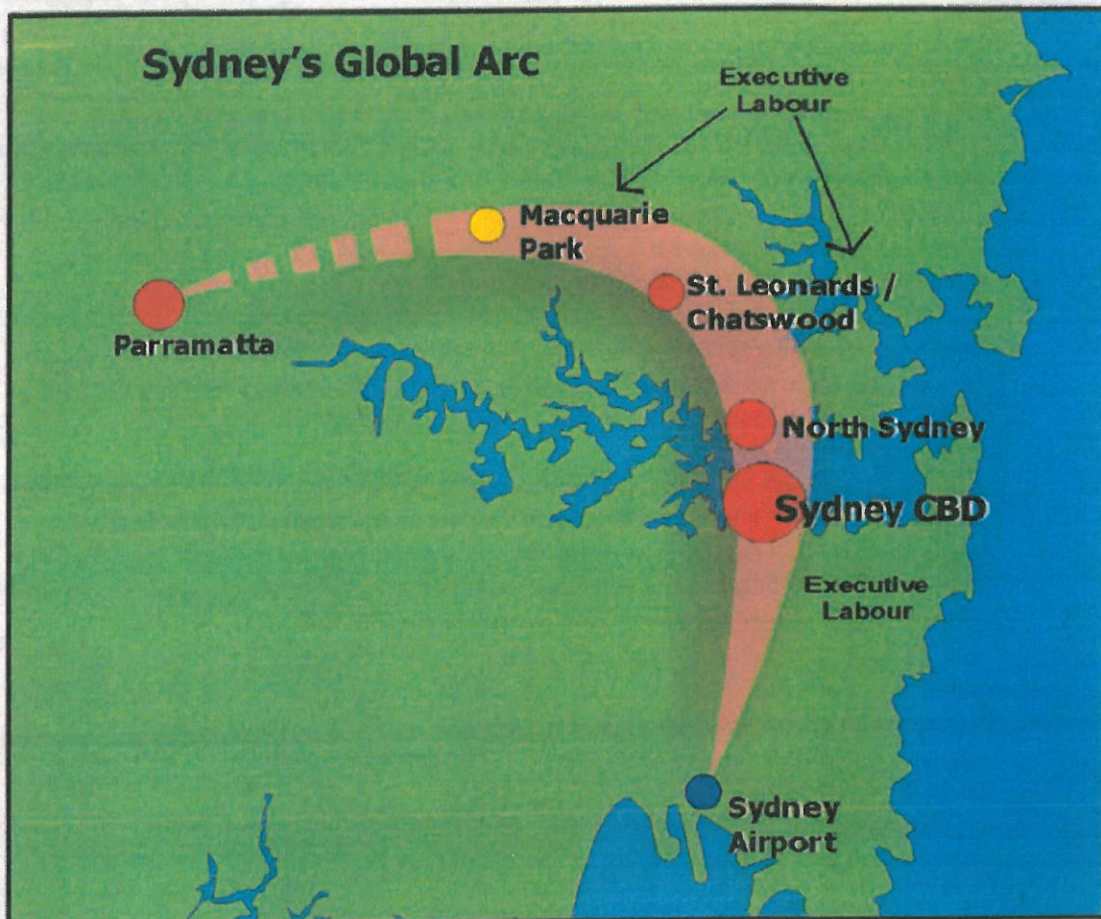
#### **State Government Rail Development**

- Over 80% of travel to the area is made by car. The State Government is in the process of linking Macquarie Park to the suburban rail system; three rail stations are to be built in the area within the next 5 to 10 years.
- A further rail link between Macquarie Park and Paramatta is proposed but not yet scheduled.

#### **A Recommended Plan**

- The plan for the area recommends moving beyond outdated notions of single-use business / industry park and develop the 'working neighbourhood' concept; this comprises greater integration of mixed uses of community activities and corporate functions integrated with surrounding areas. This includes developing more lifestyle support services and cultural / leisure facilities.





**Figure 5 - Sydney's Global Activity Nodes**

The closest example of the Macquarie Park employment node in Melbourne is the Monash to Scoresby-Rowville high amenity industrial / business park belt. Establishment of research and development facilities and businesses at Monash University, including development of the Synchrotron facility, places Scoresby-Rowville (with its large tracts of undeveloped land) in a highly strategic position in Melbourne's economic structure.

***The Scoresby-Rowville area is ideally placed to absorb Australian and international investment in uses that search for 'working neighbourhood' environments. By not providing similar spaces within Melbourne, there is a risk of creating an uncompetitive environment for business investment and jobs growth.***



## 4 Indicative Framework Plan: Scoresby-Rowville Employment Precinct

### 4.1 Re-Cap of the Role of the Employment Precinct

The proposed Employment Precinct must be viewed, and planned for, as being different from traditional activity centres and traditional industrial areas. It should not compete with Melbourne's existing network of activity centres and industrial nodes, but complement this network. It should be geared to compete with similar land facilities in other cities in Australia and around the Asia-Pacific. More detail on anticipated land use is provided in Section 4.3 below.

### 4.2 Development Conditions

There are a few significant development conditions that relate to the Employment Precinct. These are as follows.

- Vacant Land Stock – The proposed Employment Precinct has a significant vacant land stock at the current time, which is around 70 hectares. This provides an opportunity to establish a critical mass of businesses in a coordinated fashion.
- Land Ownership – Almost all vacant land north of the Creek / Lake is under one ownership. The owner is committed to realising an Employment Precinct outcome for the region, consistent with Council's vision. Similarly, vacant land stock south of the Creek / Lake along Stud Road is in consolidated ownership with the owner sharing employment outcome objectives.
- Development Timeframe – The Employment Precinct is expected to develop slowly. Development could take in the order of 40 years for full development.
- Development Direction – Given an anticipated long development timeframe, it is very important that the development direction of the Precinct is clearly articulated in planning policies, controls and in economic strategies. Certainty is required.

***The Employment Precinct has strategic development advantages. It has significant vacant land stock (in the order of 70 hectares) almost all of which is in two land parcels. Land owners are in favour of the Employment Precinct concept. This presents an ideal opportunity to develop a critical mass of employment uses in a co-ordinated way. Given past trends, full development could take four decades. It is therefore very important that the development direction of the Precinct is clearly articulated in planning controls.***

### 4.3 Land Use Expectations

For the purposes of providing more certainty on development outcomes, it is necessary to provide a land use outcome scenario for the Employment Precinct. A workshop was held with a range of stakeholders to derive guidelines on anticipated land use. The purpose of the workshop was to establish an indicative framework of uses that would achieve Employment Precinct objectives whilst not compromising existing and planned activity centre development in the region. On this basis,



the following land use scenario is proposed for the Employment Precinct. It is expected that relevant authorities will seek to formalise these arrangements through planning controls in addition to those already proposed by the rezoning process.

Note that Industrial / Technology refers to manufacturing, warehouse / distribution, research & development and related uses. Office / Commercial refers to standard office configurations. Retail / Entertainment refers to a limited activity centre.

Employment Precinct Land Use	Indicative Specifications	Rationale
Industrial / Technology	<p>At full Employment Precinct development:</p> <ul style="list-style-type: none"> <li>▪ 90% of site area, or approximately 1,383,500 sqm of site area.</li> <li>▪ It is not possible or necessary to prescribe floorarea for this use in advance.</li> </ul>	<p>This is the primary use of Employment Precinct land at present and will continue into the future. It is expected that the area will and should develop a greater technology emphasis over time (ie. research &amp; development).</p>
Office / Commercial	<p>At full Employment Precinct development:</p> <ul style="list-style-type: none"> <li>▪ 9% of site area, or approximately 140,000 sqm of site area.</li> <li>▪ Office floorarea to be capped at 50,000 sqm.</li> <li>▪ The site area for this use would include generous landscaping, recreation and public areas on the northern bank of the Lake.</li> </ul>	<p>The Employment Precinct vision will require a mix of uses and building forms including office to ensure it is a viable and vibrant mixed use area. It is envisaged uses will relate to production economy / activities. However, it is proposed that floorspace be capped so as to ensure development does not compromise existing and planned activity centre development in the region.</p>
Retail / Entertainment	<p>At full Employment Precinct development:</p> <ul style="list-style-type: none"> <li>▪ 1% of site area, or approximately 14,000 sqm of site area.</li> <li>▪ 5,000 sqm of floorarea (approximately).</li> <li>▪ Tenancy mix to be geared to executive labour. This should include cafes, restaurants, bars, entertainment, health related facilities and low scale business services.</li> <li>▪ Development of this use would be subject to staging as shown in the MacroPlan report.</li> </ul>	<p>The limited activity centre would service businesses and workers in the Employment Precinct. Its role would be to boost the competitive advantage of the Precinct by assisting the attraction and retention of skilled workers. Quality of life is an increasingly important factor in attracting and retaining the brightest people, and hence business development. The area would also act as an informal interaction space to encourage business relationships.</p>



Open Space / Recreation	Focussed along the Creek line and Lake, including golf course.	The open space and waterway corridor through the Employment Precinct (linking external open space features) is important in its own right and presents the Employment Precinct with a strategic advantage by offering a high amenity natural environment setting.
Stamford House	House, approach zone from Stud Road and view arc from the house to the Lake.	This is an important historical feature. The house, surrounding land and views from the site are to be maintained and enhanced.

Refer to the Panel Report for more detailed environmental management and design considerations.

***Within this framework, most land uses will continue an industrial / technology function mixed with office uses and a limited activity centre serving the Precinct, open space and other features (including Stamford House). This mix is required to ensure the Employment Precinct optimises its role and does not inadvertently compromise directions to bolster existing transit / activity centres.***

## 4.4 Indicative Framework Plan

An indicative framework plan is shown in the following Figures. This shows in broad terms land use precincts, internal and external connections and other features. The key aspects of the Plan are as follows:

### Land Uses:

- Industrial / technology space throughout the study area apart from the Lake frontage.
- The limited activity centre and commercial / office uses to be focused along the northern bank of the Lake, along with generous open space and public areas.
- Open space corridors and recreation areas (including existing golf course) focussed along the Creek / Lake corridor, and southern Lake frontage.
- Stamford Heritage House and associated open space presents recreation and tourism opportunities.

### Connections:

- Connections to be provided / enhanced to better integrate the Precinct to surrounding road / public transport networks and activity centres (including Scoresby transport corridor, Stud Park and Scoresby Village).
- Road links to be extended within and external to the area.
- Public transport could include heavy rail, light rail and bus services around and within the Precinct.
- Pedestrian / cycle links enhanced / extended along open space corridors.



Other Features:

- Refer to the Panel Report for more detailed environmental management and design considerations.

***Major connections within and around the study area – including external connections to the Scoresby transport corridor and surrounding retail centres – are envisaged. This should include road, public transport (possibly heavy and light rail and bus services), pedestrian / cycle links and open space corridors.***

Five plans follows. These are:

- Proposed land uses, connections and other features of the Precinct at full development.
- Existing land uses.
- Existing and proposed connections and public transport.
- Proposed landscape treatment.
- Proposed land uses (only).



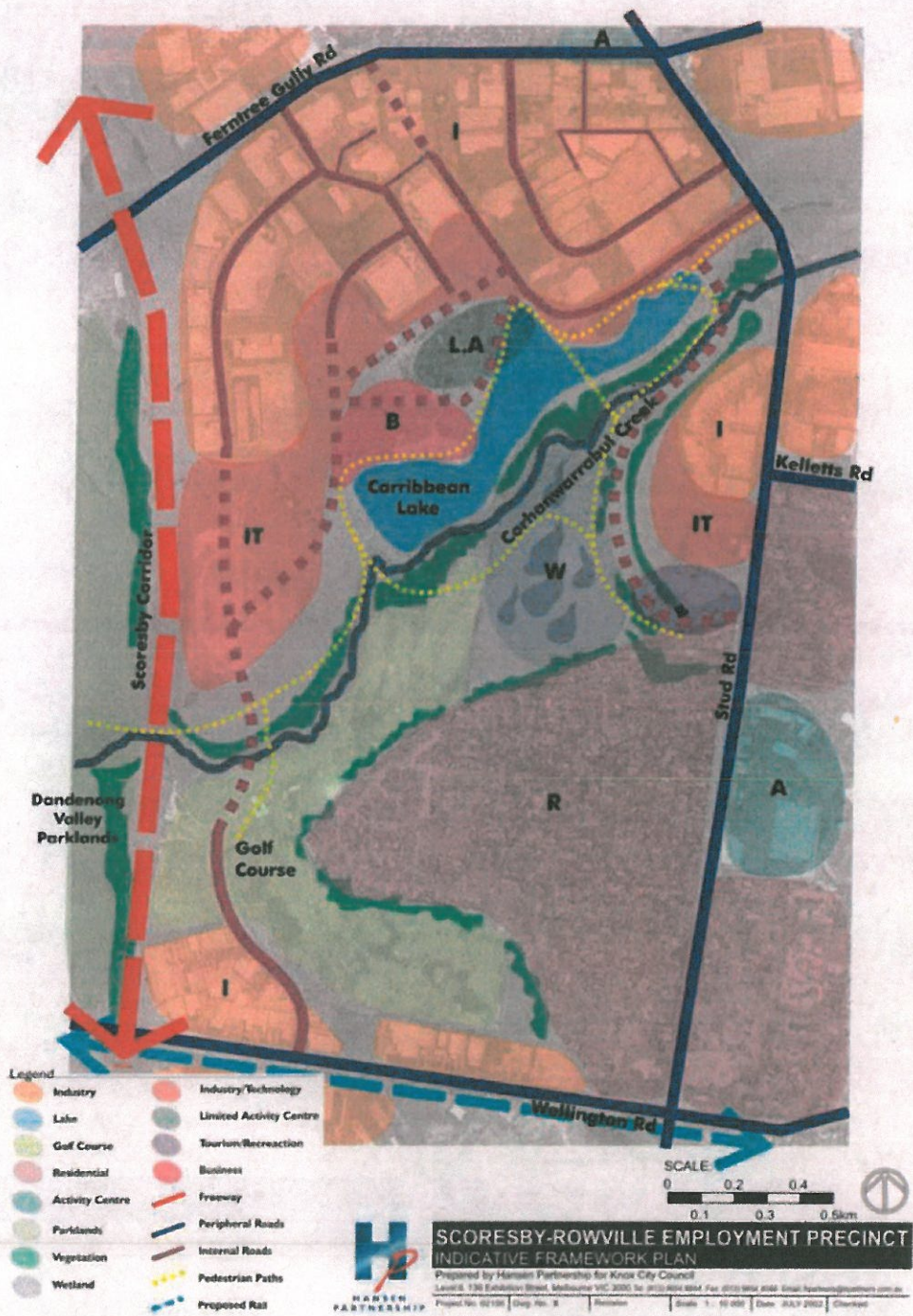


Figure 6 – Indicative Framework Plan





Figure 7 – Existing Land Use





**Figure 8 – Access and Linkages, With Existing & Proposed Public Transport Routes**



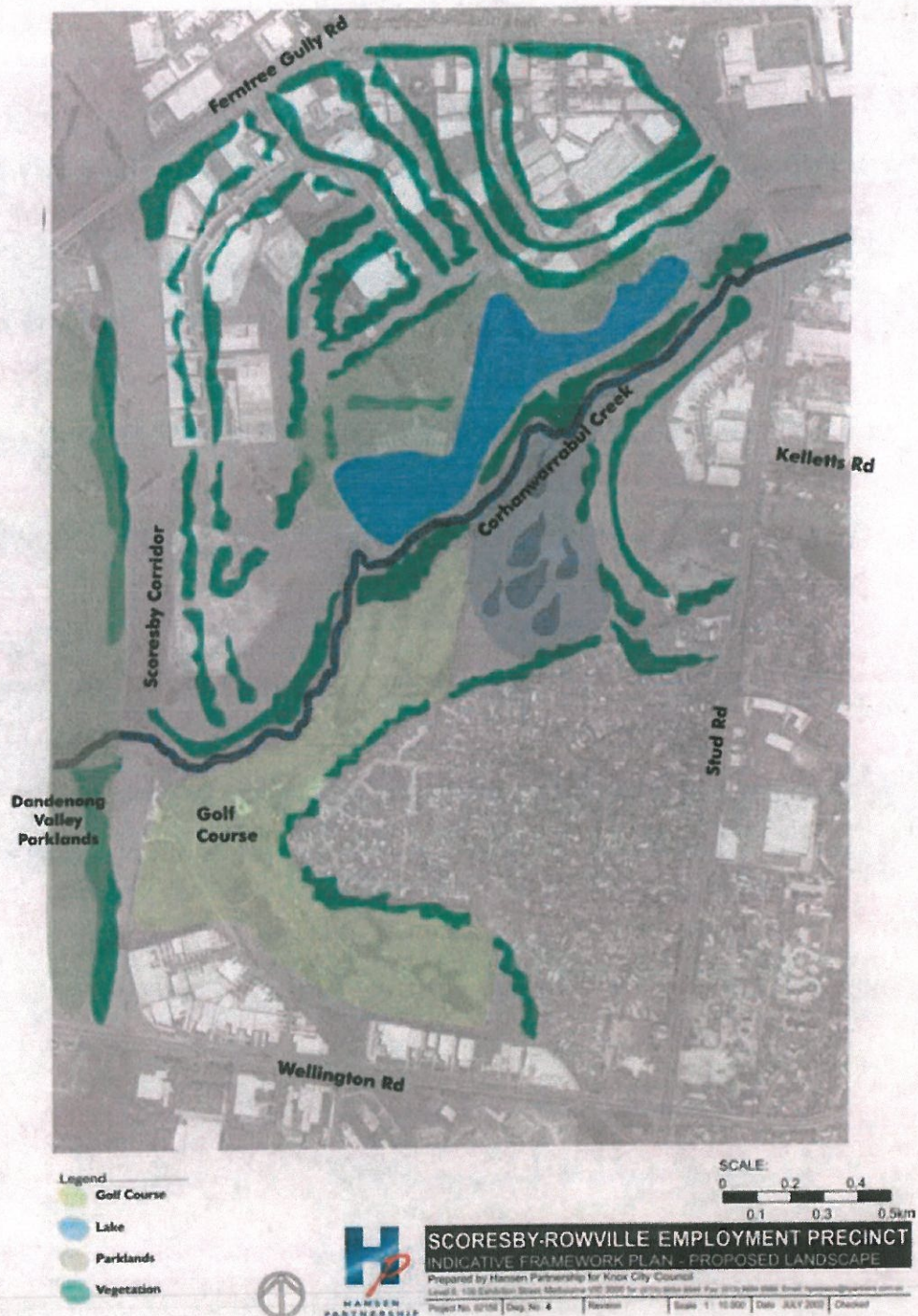


Figure 9 – Proposed Landscape



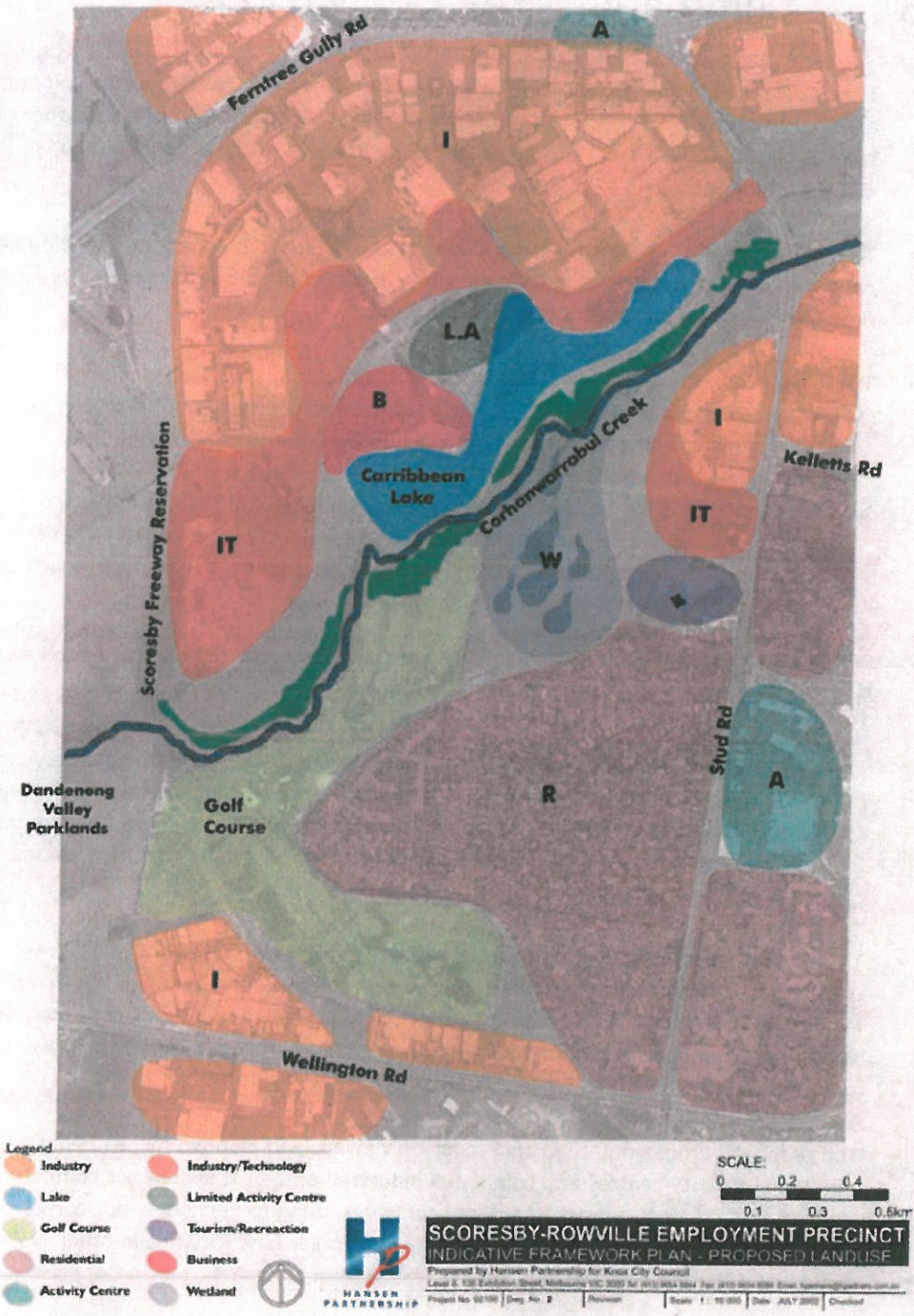


Figure 10 – Proposed Land Use Precincts



## 5 Summary of Key Conclusions

- The Scoresby-Rowville Industrial Area Review (2000) recommended confirming and advancing an already established employment precinct. This envisaged a mix of employment generating land uses. An activity centre to boost the attractiveness of the area for executive labour was also recommended.
- The Planning Panel accepted the objectives of the Business 3 Zoning and Employment Precinct concept. It sought however greater certainty in development outcomes and prescribes that the area should not become a defacto office centre.
- The main economic directions relating to the area are:
  - There is a need to further develop the local economy of Knox, and develop better ties to Monash and the Central sphere of metropolitan Melbourne.
  - There is a need to create more jobs within existing suburban areas including Knox, not only for economic / employment sustainability, but also transport / environmental sustainability. Knox for example would need to generate an additional 20,000 jobs in the next 20 years to achieve notional employment self-containment.
  - There is a need to boost the range of jobs within the region and Knox, to better cater for the needs of the local / regional working populations.
  - It is important that Scoresby corridor investment is maximised by facilitating regional investment and jobs growth. The Scoresby-Rowville Employment Precinct is ideally placed to capitalise on this infrastructure investment.
  - The Scoresby-Rowville Employment Precinct could deliver many thousands of jobs that may otherwise not locate in the South and East. It could generate over 8,000 more jobs as a mixed use Employment Precinct compared to a standard industrial zone.
- The Employment Precinct should be geared to accommodate a mix of employment generating uses and investment, including firms that would otherwise not locate in eastern / southern Melbourne or in Melbourne at all. By not providing Employment Precinct spaces within Melbourne, there is a risk of creating an uncompetitive environment for business investment and jobs growth.
- The proposed Employment Precinct must be viewed, and planned for, as being different from traditional activity centres and traditional industrial areas. It should not compete with Melbourne's existing network of activity centres and industrial nodes, but complement this network. It should be geared to compete with similar land facilities in other cities in Australia and around the Asia-Pacific.
- Within this framework, most land uses will continue an industrial / technology function mixed with office uses and a limited activity centre serving the Precinct, open space and other features (including Stamford House). This mix is required to ensure the Employment Precinct



optimises its role and does not inadvertently compromise directions to bolster existing transit / activity centres.

- Major connections within and around the study area – including external connections to the Scoresby transport corridor and surrounding retail centres – are envisaged. This should include road, public transport (possibly heavy and light rail and bus services), pedestrian / cycle links and open space corridors.



