

**SouthEast  
Business Park**

**SouthEast Business Park**  
**Design Guidelines**



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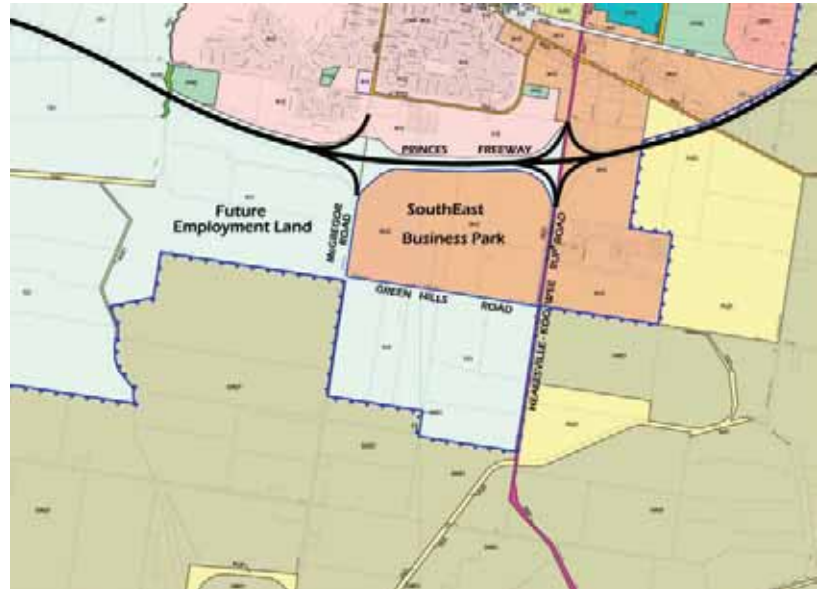
# 1. Introduction

## 1.1 – A vision for SouthEast Business Park

SouthEast Business Park will be a high-quality industrial estate at Pakenham, and is identifiable by its attractive and unified treatment of building forms, landscaping and entry statements to create a pleasant place in which to do business.

These design guidelines are an essential mechanism to ensure the design vision becomes reality. By providing certainty about the development outcome, property values are likely to be higher than in uncontrolled industrial estates and property values are likely to grow more quickly.

It is important that these guidelines accord with the Shire of Cardinia's Industrial Strategy and Landscape Design Guidelines. Development proposals that accord with the SouthEast Business Park Design Guidelines will therefore help create a unified and attractive image for the entire area.



These guidelines control development within the current stages of the SouthEast Business Park, and are also intended to cover future stages. Balance layout is indicative only.

## 1.2 – Objectives of the Guidelines

The guiding objectives for new development at SouthEast Business Park are not mandatory but represent a preferred set of standards that contributes to achieving the desired vision, in particular:

- To accomplish development which is responsive to the estate's context, in particular the landscape character.
- To optimise the potential for new industrial and commercial development on the site, through the active promotion of industries and associated office space.
- To attract high-calibre occupiers and tenants by providing a quality business environment and the security of long-term ownership and tenancy.

- To ensure that future development contributes to the creation of a high quality landscape environment on the site.
- To encourage sustainability objectives through environmentally responsible architectural design and function.
- To create a focus for a wide variety of businesses that offers employees and visitors a lively and attractive environment, becoming more than just a “place of work” but one that compliments and connects business activities with each other, and with high quality public space.

## 1.3 – Application of the Guidelines

These guidelines apply to all proposals for building and development on land within SouthEast Business Park. New development proposals will be assessed against the guidelines prior to an approval being issued.

These guidelines have been prepared to ensure that the high standards envisaged for the development of SouthEast Business Park are implemented and maintained.

The overall aim of the guidelines is to establish a set of clear standards to guide future development of SouthEast Business Park in respect of:

- building siting and design
- building setbacks
- materials and finishes
- landscaping setbacks
- tree planting and landscape design
- advertising signage
- environmental awareness
- transportation efficiency

The amenity and appearance of SouthEast Business Park will be established and maintained by adherence to these design guidelines.

The guidelines are not intended to be applied as prescriptive controls but rather as a set of performance based standards.



## 1.4 – The Approval Process

A planning permit is required to construct a building or to carry out any construction works. The proposal must comply with the relevant sections of the Cardinia Planning Scheme.

Prior to a planning application to Council for any buildings and works on an allotment within the SouthEast Business Park, a Site Context plan & Building Proposal plan must be prepared and submitted to the SouthEast Business Park Development Panel (SEBPDP) for approval in accordance with the Covenants.

The purpose of the SEBPDP will be to ensure that proposals comply with the guidelines, or to consider variations to the guidelines where applicable.

A Pre-Application meeting is advised prior to the preparation of plans for the proposed works. The SEBPDP will offer support and assistance on design guideline issues to encourage consideration of the desired outcomes.

**The guidelines are not mandatory but represent a set of preferred objectives. Variations to the suggested performance measures may be acceptable where an improved design result can be demonstrated.**

Assistance will also be available during the planning permit application process should input from the SEBPDP be required.

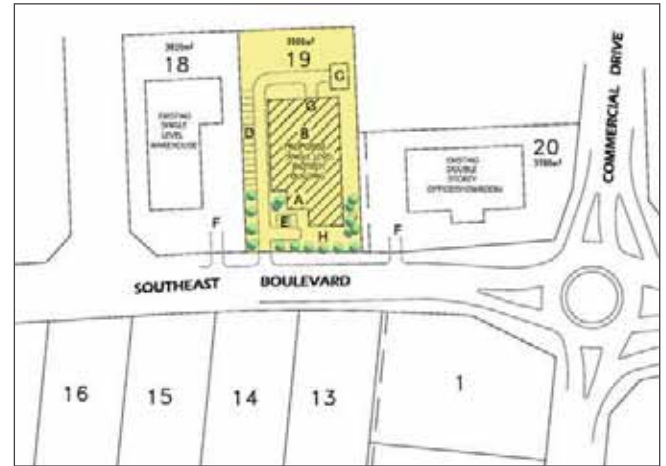
An application for a Building Permit must be assessed in conjunction with these guidelines, and must be consistent with the plans approved by the SEBPDP.

The Site Context plan should detail how the proposed development of an allotment relates to adjoining existing buildings to ensure compatibility of height, bulk, landscape planting and vehicle access.

The Building Proposal plan should indicate a design response to the guidelines. This plan must also be drawn at an appropriate scale and must show:

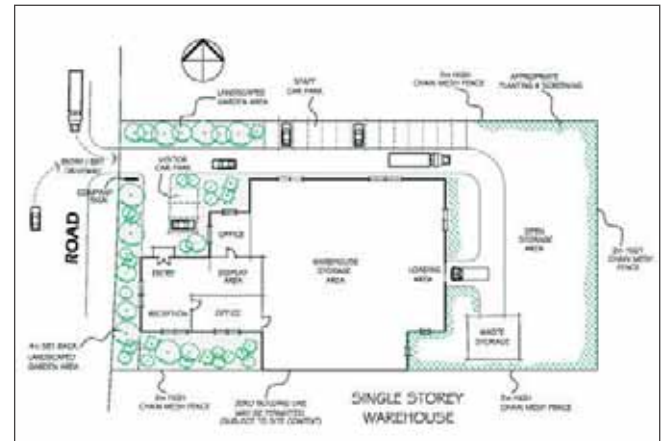
- A fully dimensioned drawing which includes:
  - the boundaries and dimensions of the site
  - the proposed use and development of the land
  - the position and elevations of proposed buildings and fences
  - the setback of buildings from all site boundaries
  - the layout of driveways, car parking and loading areas
  - proposed landscape concept and planting schedule
  - waste collection areas
  - proposed locations and size of signage structures including other dedicated sign areas visible from the street frontage and sideage.
  - proposed external lighting
- Front, side and rear elevations and a description of the proposed external building materials and finishes.

## Site Context Plan Example



A	Visitor entry	E	Visitor parking
B	Floor space in sqm	F	Existing driveways
C	Waste storage	G	Loading area
D	Employee Parking	H	4m Office set-back

## Building Proposal Plan Main Elements Example



## 2. The Urban Design Vision

The achievement of high quality, sustainable development outcomes underpins the vision for industrial development within SouthEast Business Park. The design objectives for the estate include:

- To establish and maintain an exceptional business environment through the provision of varied building setbacks, distinctive urban design statements, and extensive landscaping to promote active streetscapes.
- To encourage trees and shrubs which will provide a sense of greenery while being hardy and appropriate to the area.
- To provide definitive and exciting entry treatments at appropriate locations.
- To site and design buildings and other structures to minimise changes to the existing topography and drainage.
- To use simple, large scale, bold and precise forms in the buildings and grounds to reflect the proposed industrial/business use.



## 2.1 – Public Realm Objectives

- Pedestrian connections strengthened to create a network of strategic public space that enables safe linkages to internal and local destinations.
- Accessible public open space that responds to key landform features such as high points and areas of water retention.
- Provides a pedestrian scale environment
- Encourages vitality, and gives opportunities for workers to engage outside of their immediate workplace.
- Landscaping theme that establishes an estate identity and local character
- Body Corporate maintained “common property”
- Encourages sustainable forms of transport (cycle, bus)



## 2.2 – Private Realm objectives

- Building design that offers distinctive architectural style consistent with the estate identity. Building codes to be observed.
- Building permits to gain pre-approval by the SouthEast Business Park Development Panel to ensure appropriate set-backs, height, materials and signage are in accordance with the estate building codes.
- On-site car-parking provision should demonstrate adequate provision for employees and visitors without impacting on yard space. Siting of car-parking to avoid conflict with the movement of delivery vehicles. Frontages to be landscaped to provide attractive interface to the streetscape.
- Appropriate access to delivery and loading docks to the rear of buildings is encouraged. Separate entry and exits points.
- Emphasis upon energy efficient building design and the principles of sustainability.



## 2.3 – Sustainability Objectives (to be encouraged)

The Guidelines also reflect the SouthEast Business Park's recognition of the importance of maximising sustainability throughout the development. Care is being taken to provide for the future with less reliance upon fossil based fuels and natural resources, and minimising greenhouse gas generation.

The following details key aspects of sustainable objectives that are recommended for consideration in the preparation of plans for building works.

### WATER CONSERVATION AND LANDSCAPING

- Retention of rainwater to be required and incorporated into building design to enable on-site recycling for internal uses where alternatives to potable water can be acceptable (ie toilet flushing or landscape use)
- Low volume irrigation systems to be installed across the site with computer controlled night time watering. Drought-tolerant Australian native plants to be prioritised in landscaping design
- Minimising impervious areas. Porous surfaces to maximize on-site filtration

Stormwater run-off and overland flow through the estate will be managed by on-site retention and water quality treatment before entering the natural drainage system.

The State Government's "Melbourne 2030 – Planning for sustainable growth" Policy 7.4 calls for a 'reduction on the impact of storm water on bays and catchments'.

The SouthEast Business Park responds to this requirement by integrating stormwater management into the landscape.

### ENERGY EFFICIENCY

- Built form to reinforce and compliment sustainability objectives. Buildings to include passive solar design elements to encourage optimal site orientation, together with natural ventilation systems to reduce dependency upon artificial heating and cooling.
- Buildings to be orientated to maximize natural light and give further reductions in energy consumption.
- Buildings to incorporate renewable energy systems
- Landscape plans to include types of vegetation to assist the reduction of energy use such as deciduous trees on the north side of buildings.



Reference documentation for further details on achieving sustainability objectives:  
Cardinia Sustainable Development Guidelines.  
Prepared by Cardinia Shire Council.

Website available for further reference:  
The Green Building Partnership  
[www.60lgreenbuilding.com](http://www.60lgreenbuilding.com)

# 3. Guidelines for Buildings

## 3.1 – Building Envelope and Orientation

Buildings shall be set back from the street boundary\* of the lot at least the distance shown in the table below or such distance that may be approved by the SouthEast Business Park Development Panel:

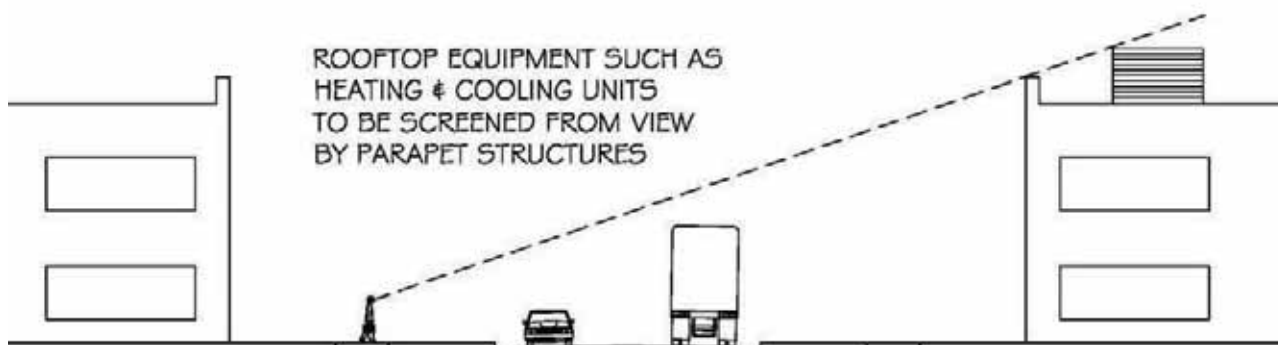
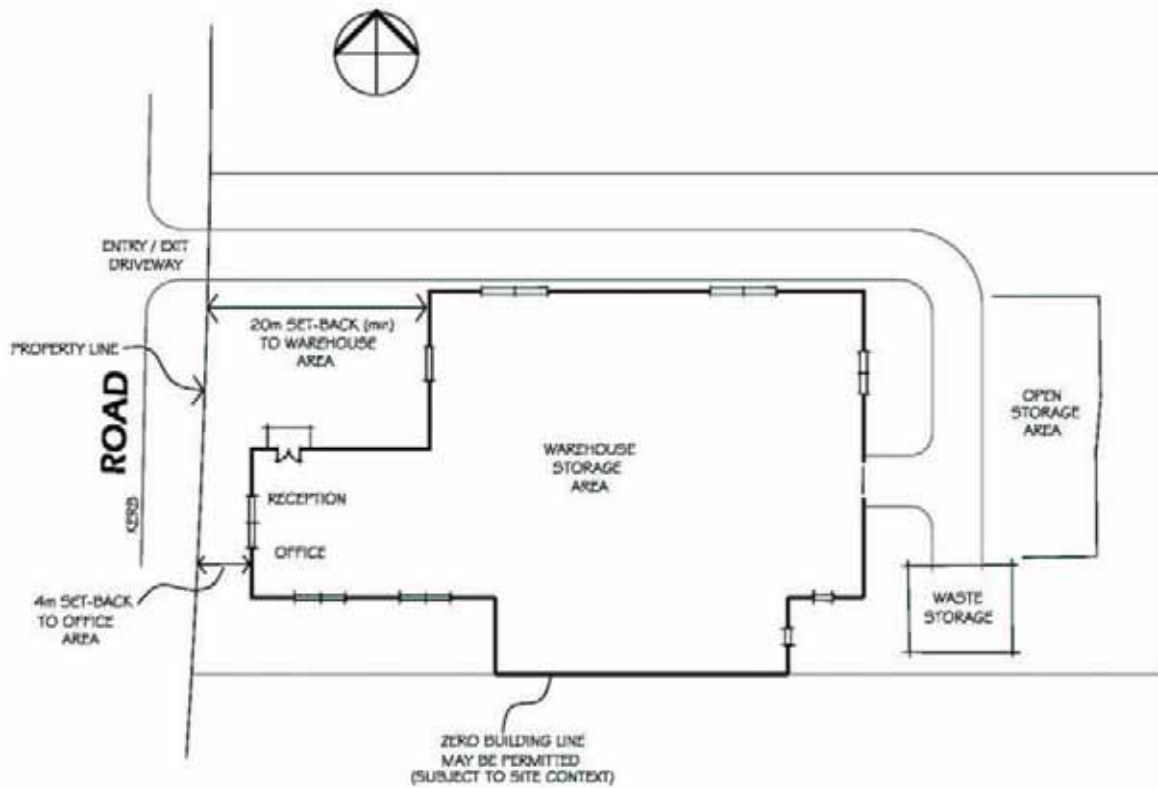
Street Frontage	Office set-back (m)	Landscape set-back (m)	Warehouse set-back (m)
<b>Koo Wee Rup Road</b>			
- without service road	7	3	20
- with service road	5	3	20
- with drainage reserve	3	0	3
<b>McGregor Road</b>			
- without service road	7	3	20
- with service road	5	3	20
<b>Green Hills Road</b>			
- without service road	7	3	20
- with service road	5	3	20
SouthEast Boulevard	4	3	20
All other roads	4	3	20
Sideage of corner lots	4	3	7

\*Where lots have more than one street frontage, the setbacks shown above shall apply only to the frontage of the most major street. Frontage to Koo Wee Rup Road shall have precedence over all other street frontage.

Buildings may be of any height (STCA) however rooftop structures should be suitably screened using a parapet or other alternative architectural forms. Office Buildings should be oriented towards the street frontage. No car-parking within the landscape set-back.



# Building Proposal Plan Main Elements Example



## 3.2 – Building Design and Appearance

The design, appearance, external colours and materials of each building or extension to same must be architecturally sensitive and every effort must be made to break up the bulk of the buildings by articulation of the building mass and the use of colour.

Front facades, especially should provide some visual interest, for example, the use of panels of colour, banding, rebates, mouldings, and projecting and recessed panelling. Areas of large plain wall surfaces of dark colour in the front facades are discouraged.



## 3.3 – Building Materials

100% of the area (save for the provision of windows and doors) of wall surfaces facing a street or road should be either:

- full height painted, rendered or pigmented precast concrete;
- full height rendered blockwork

### SIDE OR REAR WALLS

- full height painted, rendered or pigmented precast concrete;
- full height rendered blockwork; or
- painted, rendered or pigmented precast concrete panels to 2.1m high with colour bonded metal sheeting above.

### SECONDARY MATERIALS FOR WALLS MAY INCLUDE

- Anodised metal window frames (incorporating thermal blocks)
- Colorbond stormwater pipes or painted plumbing
- Glass and glass blocks

### THE FOLLOWING WALL MATERIALS ARE DISCOURAGED

- timber
- corrugated galvanised metal sheeting
- full height sheet metal

Proposals using materials other than those encouraged above will be assessed on merit, and will be considered in context with the overall development proposal.



## 3.4 – Minor Building Elements

### ACCEPTABLE MINOR BUILDING ELEMENTS

- sunscreens to windows
- rooftop air conditioning plant, if screened from public view
- solar collectors
- flag poles
- metal framed entrance and exit canopies
- antennae and dishes, where discreetly positioned
- fire service static storage tanks, (to rear of site or appropriately screened)
- shade sails
- walls with climbing plants for visual appeal and prevention of graffiti

### UNACCEPTABLE MINOR ELEMENTS

- above-ground electricity and telephone cables
- conduits, wiring or pipes (other than stormwater) on external walls
- wall-mounted air conditioning plant
- canvas awnings and blinds
- timber arbours and pergolas



## 4. Guidelines for External Works

### 4.1 – General

Plans for external works shall be submitted to the SouthEast Business Park Development Panel for approval. All external areas must be constructed, planted and maintained in accordance with the approved plans.

Completion of approved external works must be completed within 90 days of the occupancy of the lot, or substantial completion of building works, whichever occurs first.

All utility services shall be installed underground.

Locations for debris/recycling bins or piles shall be nominated on the submitted plans. Construction debris shall only be placed in these locations.

Recycling of surplus materials is encouraged.

### 4.2 – Vehicle access, parking, loading and unloading areas

Access to each site shall be via a paved crossover from the street carriageway to the lot. The crossover width must be less than 7.5m, (excluding splays).

Vehicle access between the lot and the street shall be prevented except at crossovers by a kerb, low fence or other barrier.

Design of access areas should consider the following functional demands:

- Staff and disabled parking
- Service vehicles
- Goods delivery
- Goods dispatch
- Visitor parking
- Courier and short term parking
- Bicycle parking
- Footpaths and pedestrian traffic

Adequate provision for on-site parking for employees and visitors should be provided, based on the nature and scale of activities planned.

Visitor parking shall be located convenient to administration and office areas.

Truck parking areas shall be separate from car parking areas.

All loading and unloading must occur within the lot at least as far back from the street as the front wall of the warehouse building.

The submitted design must show how these demands are accommodated, especially truck travel paths, to demonstrate that adequate provision has been made for access, parking, loading and unloading.



## 4.3 – Storage and Waste Disposal Areas

All service areas, storage areas and waste disposal areas must be adequately screened from public view by proper siting and screening with fences, courtyard walls or landscaping.

Equipment, goods/products and raw materials should be stored in areas screened from public view and from the ground floor of adjacent buildings, and should preferably be within a building.

Areas screened from public view should be provided for incinerators, waste storage tanks, refuse containers and similar equipment, and should be accessible for servicing vehicles.

Vehicle wash-down areas should be fitted with triple-interceptor traps. Care should also be taken to ensure there are no adverse impacts upon adjoining owners caused by noise emission or effects from dust or odours.

## 4.4 – Garden Areas and Planting

Except for driveways and footpaths, garden areas shall occupy the front of each lot from the street boundary\* of the lot to at least the distance shown in the table below or such distance that may be approved by the SouthEast Business Park Development Panel:

Street Frontage	Min distance (m)
<b>Koo Wee Rup Road</b>	
- without drainage reserve	3
- with drainage reserve	0
SouthEast Boulevard	3
All other streets	3

\*Where lots have more than one street frontage, the distances shown above shall apply only to the frontage of the most major street. Frontage to Koo Wee Rup Road shall have precedence over all other street frontages

Where a lot has a frontage to a side street, except for driveways and footpaths, garden areas shall occupy the first 3 metres of that lot measured from the side street boundary.

A landscape plan shall be submitted showing details of levels, materials, plant species, spacing and size, lighting and irrigation. Plants used shall be chosen

from the plant list given in this document. Landscape plan to be approved by the SouthEast Business Park Development Panel.

Drought tolerant native trees/shrubs should be considered. Irrigation of gardens using recycled water is encouraged. Planting types to also assist with moderating the micro-climate such as deciduous trees.



## Proposed Species List

Refer to following list for trees and shrubs to be encouraged for use within the SouthEast Business Park detailing the preferred species to be selected for landscape design. Trees are to be supplied as a minimum 45L depending on availability. All trees are to be given sufficient root volumes for their size.

- \* Denotes indigenous plant species
- \*\* Denotes plant species native to Australia
- \*\*\* Denotes native plant cultivar
- ^ Denotes exotic species
- # Denotes local endangered species

### SUGGESTED PLANT SPECIES (Not limited to)

Botanical Name	Common Name
<b>Trees</b>	
* Acacia melanoxylon	Blackwood
^ Acer freemanii 'Autumn Blaze'	Lipstick Maple Cultivar
^ Acer rubrum 'October Glory'	Red Maple Cultivar
** Allocasuarina cunninghamii	River Sheoak
* Allocasuarina littoralis	Black Sheoak
** Corymbia citriodora	Lemon-Scented Gum
** Eucalyptus camaldulensis	River Red Gum
* Eucalyptus melliodora	Yellow Box
# Eucalyptus fulgens	Green Scentbark
*** Eucalyptus leucoxyloides 'Rosea'	Pink flowering Yellow Gum
* Eucalyptus obliqua	Messmate
* Eucalyptus ovata	Swamp Gum
* Eucalyptus radiata	Narrow Leafed Peppermint
** Eucalyptus scoparia	Wallangarra White Gum
*** Eucalyptus sideroxyloides 'Rosea'	Red Flowering Ironbark
* Eucalyptus viminalis	Manna Gum
^ Gleditsia triacanthos 'Sunburst'	Golden Honey Locust
^ Lagerstroemia indica	Crepe Myrtle
* Melaleuca ericifolia	Swamp Paperbark
* Melaleuca squarrosa	Scented Paperbark
^ Platanus orientalis digitata	Cut-Leaf Plane
^ Pyrus calleryana 'Chanticleer'	Chanticleer Pear
^ Quercus palustris	Pin Oak
^ Ulmus parvifolia 'Todd'	Chinese Elm, 'Todd' form (Flemings selection)
<b>Shrubs</b>	
* Acacia pycnantha	Golden Wattle
* Acacia verticillata	Prickly Moses
* Allocasuarina paludosa	Swamp Sheoak
** Allocasuarina paludosa	Scrub Sheoak
* Banksia marginata	Silver Banksia
* Banksia spinulosa	Hairpin Banksia
* Bauera rubioides	Dog Rose
* Bursaria spinosa	Sweet Bursaria
*** Callistemon 'Kings Park'	Bottlebrush Cultivar
* Cassinia aculeata	Common Dogwood
^ Convolvulus cneorum	Bush Morning Glory
** Correa glabra	Rock Correa
* Daviesia latifolia	Hop Bitter-pea
* Goodenia ovata	Hop Goodenia
* Kunzea ericoides	Burgan
* Leptospermum continentale	Prickly Tea-tree
* Leptospermum lanigerum	Woolley Tea-tree
* Olearia lirata	Snowy Daisy Bush
** Philotheca myoporoides	Long-Leaf Wax Flower
* Spyridium parvifolium	Dusty Miller
* Ozothamnus ferrugineus	Tree Everlasting
** Westringia fruticosa	Native Rosemary
<b>Ground covers</b>	
* Acrotriche prostrata	Trailing Ground-berry
** Acrotriche serrulata	Honey-pots
** Brachyscome multifida	Cut-Leaf Daisy
** Burchardia umbellata	Milkmaids
^ Convolvulus cneorum	Bush Morning Glory

	Botanical Name	Common Name
**	<i>Correa</i> 'Dusky Bells'	Correa Cultivar
*	<i>Correa reflexa</i>	Common Correa
*	<i>Dichondra repens</i>	Kidney-weed
*	<i>Drosera peltata</i>	Tall Sundew
*	<i>Epacris impressa</i>	Common Heath
*	<i>Gonocarpus tetragynus</i>	Common Raspwort
*	<i>Goodenia lanata</i>	Trailing Goodenia
***	<i>Goodenia ovata</i> 'Prostrata'	Prostrate Goodenia
**	<i>Grevillea lanigera</i> 'Mt.Tamboritha'	Prostrate Grevillea
*	<i>Helichrysum scorpioides</i>	Button Everlasting
**	<i>Hibbertia riparia</i>	Erect Guinea-flower
*	<i>Hypericum gramineum</i>	Small St John's Wort
**	<i>Myoporum parvifolium</i>	Creeping Boobialla
^	<i>Phormium tenax</i> spp.	Flax Species
*	<i>Pultenaea gunni</i>	Swamp Bush Pea
*	<i>Pultenaea scabra</i>	Rough Bush Pea
*	<i>Pteridium esculentum</i>	Austral Bracken
*	<i>Viola hederacea</i>	Ivy-leaf Violet
*	<i>Xanthorrhoea minor</i>	Small Grass-tree
<b>Tufting Plants</b>		
**	<i>Austrodanthonia geniculata</i>	Kneed Wallaby-grass
*	<i>Austrostipa rudis</i>	Veined Spear-grass
**	<i>Caesia calliantha</i>	Blue Grass-lily
**	<i>Caesia parviflora</i>	Pale Grass-lily
*	<i>Dianella longifolia</i>	Pale Flax-lily
*	<i>Dianella revoluta</i>	Black-anther Flax-lily
**	<i>Eleocharis acuta</i>	Hair Grass
*	<i>Joycea pallida</i>	Silvertop Wallaby-grass
*	<i>Lomandra filiformis</i>	Wattle Mat-rush
*	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush
*	<i>Microlaena stipoides</i>	Weeping Grass
*	<i>Poa labillardieri</i>	Common Tussock-grass
*	<i>Poa sieberiana</i>	Grey Tussock-grass
*	<i>Themeda triandra</i>	Kangaroo Grass
<b>Water Tolerant Plants</b>		
*	<i>Carex apressa</i>	Tall Sedge
*	<i>Carex fascicularis</i>	Tassell Sedge
*	<i>Carex teteticaulis</i>	Common Sedge
*	<i>Juncus bufonius</i>	Toad Rush
*	<i>Juncus flavidus</i>	Yellow Rush
*	<i>Juncus pallidus</i>	Pale Rush
*	<i>Juncus procerus</i>	Tall Rush
*	<i>Eleocharis sphacelata</i>	Tall Spike Sedge
*	<i>Gahnia radula</i>	Thatch Saw-sedge
*	<i>Isolepis inundata</i>	Swamp club-sedge
*	<i>Lepidosperma laterale</i> var. <i>laterale</i>	Variable Sword-sedge
*	<i>Restio tetraphyllus</i>	Tassell Cord Rush
<b>Aquatic Plants</b>		
*	<i>Alisma plantago-aquatica</i>	Water Plantain
*	<i>Isolepis fluitans</i>	Floating Club-sedge
*	<i>Persicaria hydropiper</i>	Water-pepper
*	<i>Triglochin procerum</i>	Water-ribbons
<b>Creepers / Climbers</b>		
*	<i>Billardiera scandens</i>	Common Apple-berry
**	<i>Comesperma volubile</i>	Love Creeper
**	<i>Glycine clandestina</i>	Twining Glycine
*	<i>Hardenbergia violacea</i>	Purple Coral Pea
*	<i>Pandorea pandorana</i>	Wonga Vine
^	<i>Rosa</i> sp. <i>Banksia</i>	Banksia Rose

**NOTE:** Other species may be suggested at detailed design stage for Council Approval

**SOURCES:** Cardinia Shire Council Indigenous Plant List-Zone 3; Flora and Fauna Assessment (ERM 2002)  
 Selection List - Aquatic Plants (Pat Condina & Assoc. 2002) Cardinia Shire  
 Vegetation Communities (Rik Brown - Botanical Consultant January 2005)

## 4.5 – Fencing / Screening

Fencing along street boundaries forward of the landscape set-back is discouraged.

A fence or feature wall may be constructed within the front building setback provided the structure is no more than 1.5 metres in height, and is constructed of masonry with an applied finish and is approved by the SEBPDP.

Where a lot has a side boundary to a street, fencing to the street boundary shall be a maximum of 2.1 metres high and set back from the side street boundary by at least 3 metres to allow for landscape requirements.

Fencing along side & or rear boundaries (not having street abuttal) is to be a minimum of 2.1 metres high and a maximum of 2.5 metres high.



### ENCOURAGED FENCING MATERIALS

- materials to match the walls of the building
- black plastic coated chain wire mesh fencing
- steel pickets

### ENCOURAGED SCREENING MATERIALS

- colour bonded sheet metal in earthy tones
- materials to match the walls of the building

### DISCOURAGED MATERIALS

- galvanised chain wire fencing
- corrugated iron
- cement sheet



## 4.6 – Signs

One freestanding company sign or complex identification sign, may be used for the street frontage of each lot. The colour, form and finish of the sign shall match or be compatible with colours and materials used in the building form.

Building facades should incorporate an area for sign placement, such as a recessed or projecting panel or a band of smooth render on a rough render wall.

Signs on building walls shall be of colours, materials, size and position appropriate to the façade. Appropriate techniques may include painting directly

onto the surface or applying three dimensional letters directly to the surface. Painted applied panels or illuminated sign boxes are strongly discouraged unless carefully proportioned and coloured to match the façade.

Sky signs, pole signs, animated signs or bunting are strongly discouraged.

All proposed signage is required to be approved by the SouthEast Business Park Development Panel. Driveway entry signage to be of consistent specifications as directed by the Panel, and must display SEBP logo.



## 4.7 – Lighting

Lighting of buildings, signs and landscaping will be incorporated into the structure or landscaping so that the lighting equipment is discreet. Lighting shall highlight chosen elements and not wash over the entire building, sign or landscaping.

Light standards and bollards shall be a simple, bold contemporary style finished in natural metal or in earth toned powder-coat.

All car parking and access ways shall be illuminated. Lighting shall be no higher than the height of the building and shall be baffled to prevent light spill to adjoining lots.



# 5. Construction & Environmental Management

During the civil works phase of the development, environmental impacts due to construction will be carried out in accordance with the requirements of a site specific Environmental Management Plan (EMP) approved under the planning permit for subdivision of the estate.

In addition, building works carried out by contractors during development of individual allotments must consider the requirements of the Shire of Cardinia Local By-Laws and any relevant controls imposed by the EPA.

It is the responsibility of the building contractor to ensure compliance with these regulations in order to minimise the effects of construction activity upon the environment, in particular:

- Prevention of wind blown litter
- Silt Traps, soil erosion control
- Avoid off-site drainage contamination

To assist in achieving environmental sustainability objectives reference should be made to the following:

- Cardinia Sustainable Development Guidelines. (Cardinia Shire Council)
- Building Site Local Laws (Cardinia Shire Council)  
[www.cardinia.vic.gov.au/Page/Page.aspx?Page\\_Id=74](http://www.cardinia.vic.gov.au/Page/Page.aspx?Page_Id=74)
- The EPA, (Publications 480 & 960)  
[www.epa.vic.gov.au](http://www.epa.vic.gov.au)
- Melbourne 2030 – Planning for sustainable growth  
Department of Sustainability and Environment State  
Government of Victoria
- The Green Building Partnership

**SouthEast  
Business Park**

# SouthEast Business Park

Corner Pakenham Bypass & Koo Wee Rup Road, Pakenham

[SouthEastBusinessPark.com.au](http://SouthEastBusinessPark.com.au)

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