

Local Development Plan Implementation

- The provisions of this adopted Local Development Plan are applicable to the lots identified on the plan and are to provide guidance in the assessment and approval of development applications for these lots.
- The provisions of this Local Development Plan are proposed as refinements to any Local Planning Policy applicable to sites within the 'General Industrial' zone, and will form a component of any adopted Local Planning Policy.
- Variations to the provisions of this Local Development Plan can be considered and approved subject to justification outlined within a Development Application.

Built Form Design and Quality

- Portions of a building which face on to the primary and secondary frontage are to incorporate:
 - Variation in colours and materials with a minimum of two different colours and/or two different materials to be used;
 - Horizontal and vertical articulation to assist in breaking up the building mass through the use of architectural features; and
 - Glazing to office and administration buildings to provide passive surveillance of the adjacent public realm.
- Where relevant, building form shall use architectural features to establish visually distinct pedestrian access points. This includes the provision of legible pedestrian access points from the rear car parking areas to the rear entrance points of the building and distinctive entry doors and canopies to the street elevations.

Access Restrictions

- The majority of Abernethy Road has restricted access via a restrictive covenant for the subject lots, as outlined on the spatial plan.
- The access restriction results in Abernethy Road forming the secondary frontage for development sites unless otherwise proposed in a development application.

Building Setbacks

- Minimum street setback to Primary Frontage of 15m.
- Minimum street setback to Secondary Frontage of 3m.
- Minimum setback to other lot boundary in accordance with National Construction Code requirements.

Parking and Access

- Variations to parking standards under Local Planning Scheme No. 3 will be considered where justified via a development application and based on anticipated employee/visitor parking demand for the development.
- Areas of dedicated car parking to accommodate staff and visitors are to consist of a sealed finish such as asphalt, paving material or concrete.
- All vehicular access ways, service areas and parking areas shall be designed to enable vehicles to enter and leave in forward gear.





Landscaping Standards

- Minimum landscaping within Abernethy Road Street Setback area of 1 tree (minimum bag size of 100L) for every 10m of frontage, in addition to a variety of shrubs.
- Minimum of 1 tree per 4 car parking spaces (minimum bag size of 100L) within dedicated car park areas (not applicable to overflow car parking areas)
- No more than 6 adjoining car bays within dedicated parking areas are to be proposed without the area being punctuated by a tree.

Boundary Fencing

- Fencing located along the front lot boundary is to be black powder coated Garrison or Palisade fencing to a maximum height of 1800mm.
- Fencing shall be visually permeable to ensure passive surveillance opportunities.

Legend

 Extent of Local Development Plan	 Reciprocal Access Easement
 Indicative Primary Frontage (15m minimum setback subject to design and development application)	 Indicative Secondary Frontage - Access Restriction Applicable (3m minimum setback subject to design and development application)

Endorsement Table

This Local Development Plan has been approved:

Authorised Officer: _____

Date: 5 November 2020