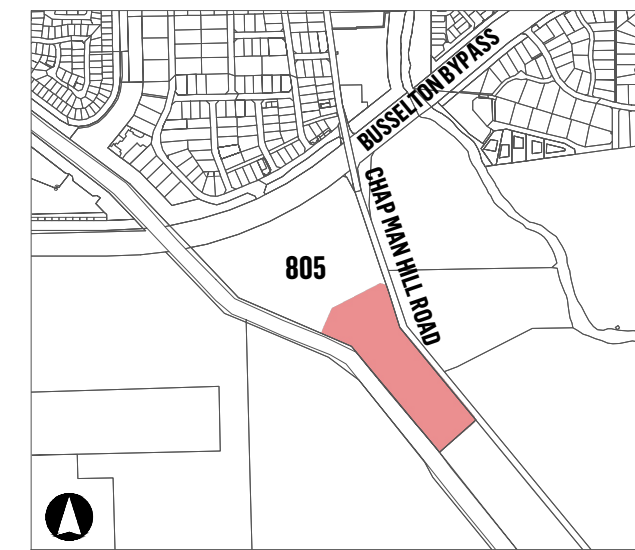












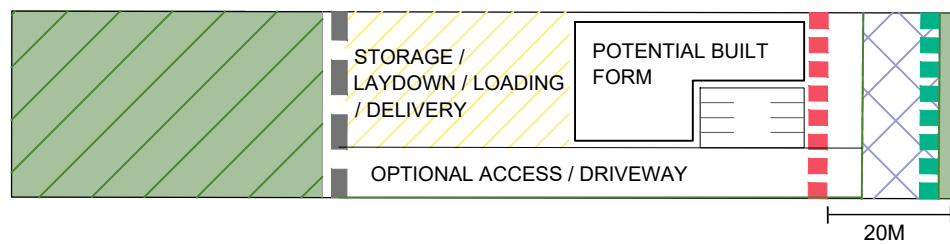
LOCATION PLAN



LEGEND

-  LDP APPLICATION AREA
-  PRIMARY FRONTAGE / 20M MINIMUM SETBACK
-  SECONDARY FRONTAGE
-  RESTRICTED VEHICLE ACCESS
-  VEHICLE ENTRY ACCESS
-  VEHICLE ACCESS AND PARKING
-  SERVICE LANE
-  LANDSCAPING
-  DRAINAGE
-  ARCHITECTURAL FEATURE TO CORNER

INSET: INDICATIVE LOT LAYOUT OPTION



ENDORSEMENT TABLE

This Local Development Plan has been approved under clause 52(1)(a) of the Deemed Provisions of *Planning and Development (Local Planning Schemes) Regulations 2015* and Local Planning Scheme No.21 (LPS21).

.....
 Authorised Officer

18/12/25

Date



DISCLAIMER

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LDP PROVISIONS

This LDP is made pursuant to Part 6 of Schedule 2 - Deemed Provisions for Local Planning Schemes, of the *Planning and Development (Local Planning Schemes) Regulations 2015*, LPS 21, and subject to the requirements of the Ambergate Industrial/Service Commercial Area Structure Plan. The LDP provides guidance on the site presentation and built form outcomes for the lots identified within this LDP.

LAND USE AND CAR PARKING

Land use permissibility and car parking shall be in accordance with LPS No. 21 and the requirements set out in Special Provisions 48.

DESIGN ELEMENTS

The following design elements shall be considered during the design of development on lots within the LDP area. The indicative lot layout option on the LDP plan demonstrates how these design elements may be applied to the development of the lots within the LDP.

1.0 Site Layout

This LDP indicatively identifies the areas for the concentration of primary built form, storage and laydown areas, car parking areas and access and delivery zones. This ensures that the built form will be concentrated toward Chapman Hill Road and will facilitate activity and interactions within this frontage.

1.1 Site Setbacks

The built form on each site must be set back a minimum of 20m from Chapman Hill Road and Ambergate North Entry Road; however, this space can be utilised for the purposes of access, parking and landscaping as depicted on the LDP.

Additional setback considerations include:

- A 2m landscaping strip is to be maintained to the lot boundary where it abuts an external road (Chapman Hill Road and/or the future Ambergate North Entry Road).
- Side setbacks are permitted to be nil.
- Rear setbacks are permitted to be nil to the eastern edge of the access easement/service lane. Where the development accommodates rear servicing, the design must allow for vehicle access, loading and egress outside of the service lane area and must not rely on vehicles stopping in the service lane area.

2.0 Vehicle Access

There is no direct vehicle access permitted to Chapman Hill Road.

All vehicle access is to be provided via the vehicle access easement shown on the LDP. The internal access through the LDP area shall be maintained via an access easement to facilitate public access to all lots. The integrated parking and access within the easement is to be constructed by the subdivider prior to creation of the lots.

3.0 Building Facades

The LDP provides for two (2) frontage types, Primary Frontage and Secondary Frontage. These are distributed across the site to ensure that activity and built form is scaled and designed to respond to the relevant access context in addition to maintaining appropriate interfaces with the adjacent drainage reserve, roads and development.

3.1 Primary Frontages

This frontage is concentrated around the interface with Chapman Hill Road, where activation and clear visual engagement is promoted. Built form along the primary frontage shall incorporate the following elements:

- The entrance shall be clearly defined and easily identifiable from the access road.
- Variations in design: colours, textures, finishes and materials;
- Incorporation of windows, screens and sun shading devices to office components.

3.2 Secondary Frontages

This frontage type recognises the need to provide additional materiality for frontages which interface with the public realm, yet do not require the same level of interaction as the primary façade. Built form along the secondary frontage shall incorporate the following elements:

- Variations in design: colours, textures, finishes and materials;
- Incorporation of windows, screens and sun shading devices to office components.

4.0 Architectural Feature to Corner

The feature corner as indicated on this LDP is to be easily visible and recognisable from Chapman Hill Road and to signpost the entrance to Ambergate North Estate. Built form should generally incorporate the following to emphasize the 'landmark' role of this location:

- Distinct architectural features, materials and textures such as detailed panels, vertical and horizontal lines, and glazing.
- Facades that address both street frontages and/or the public realm.

5.0 Location and Screening of Services

Consideration to the location and screening of services shall be undertaken to ensure:

- External fixtures (e.g. utilities, plant, equipment, infrastructure) are to be a similar colour to the building to which they are affixed and adequately screened.
- Service areas, including refuse and storage areas and Loading docks, shall not front or face the street or public spaces unless these areas are fully integrated with the design of the building, and/or adequately screened from view of the public realm.
- Service areas shall be located to allow service vehicles to enter the access road in forward gear and avoid conflict with users of customer parking areas and pedestrian movement linkages.

6.0 Fencing

- Fencing is not permitted forward of the building line to the primary frontage.
- Any side and rear fencing is to be 1800m black PVC coated link mesh fencing.