



LEGEND

	LDP Boundary		Pylon sign (preferred location)
	Building Envelope (indicative)		Service Area (preferred location)
	Parking & Access		Primary Orientation
	Reciprocal Vehicular Access		Key Pedestrian Link
	Landscape / Drainage (indicative)		Crossover
	Swale (indicative)		

LOCAL DEVELOPMENT PLAN PROVISIONS

1. SCHEME AND BUILDING VARIATIONS

- The requirements of the Shire of Harvey District Planning Scheme No. 1 (DPS1) (as amended) are varied as described in these provisions.
- The requirements of DPS1 shall be satisfied in all other matters.

STREETSCAPE & BUILT FORM

2. SETBACKS

- The location and extent of built form shall be limited to the Building Envelopes as identified on the LDP.

3. BUILDING DESIGN

- The maximum height of any building shall not exceed 10m generally.
- Higher elements to define building entrances and/or assist with breaking up the built form are encouraged. Such elements shall comprise no more than 30% of an elevation, and limited to a maximum height of 13m.
- Building facades shall be designed as follows:
 - Buildings must present their main entrance to the Primary Orientation as indicated on the LDP, be clearly defined and visible from the public realm;
 - Building elevations shall be designed to create visual interest through articulation of walls and openings, architectural features, or variation in textures and/or colours;
 - An awning shall be provided to the Primary Orientation of any building, to provide weather protection for pedestrians. Awnings should be to at least 50% of the building length, and no higher than 3.0 metres above ground level.
- Open structures (eg. canopies; shade devices) are permitted within the 'Parking & Access' area.
- Servicing yards/areas should be in the locations as shown on the LDP and screened from the public realm. Where the servicing area is enclosed, it shall be designed to match the colours and materials of the overall building.

4. LANDSCAPING

- The location of landscaping and drainage shall be in accordance with that shown on the LDP.
- Landscaping within the setback areas to Road 01 and the common boundary with Proposed Lot 1 shall be a minimum 2.0m in width.
- Landscaping should be provided to screen service, loading and storage areas where practical.

5. SIGNAGE

- Advertising signs to individual buildings shall be in accordance with the requirements of the Shire of Harvey Policy 4.115 - Advertising Signs.
- Pylon signs shall be limited to the locations as shown on the LDP.

6. LIGHTING

- An external lighting plan shall be provided with the application for a Building Permit.
- Lighting shall be both functional and aesthetically appropriate, in terms of ensuring safety whilst complementing the built form and architectural detailing. Lighting shall be compliant with relevant Australian Standards and ensure overspill to adjacent development is minimised.

ACCESS & MOVEMENT

7. PEDESTRIAN ACCESS

- A continuous pedestrian pathway shall be provided as shown on the LDP, and designed for universal access in accordance relevant Australian Standards.
- Where the pathway traverses vehicular accessways, pedestrian priority shall be ensured through the provision of appropriate linemarking, contrasting materials and/or raised medians.

8. CAR PARKING & ACCESS

- Car parking shall be provided in accordance with the requirements of DPS1.
- Vehicular access to Road 01 shall be restricted to the locations as shown on the LDP.

Unsigned Version

Approved 31/01/2024

Local Development Plan - Commercial Precinct

Lot 565 Paris Road, Australind

Valid until 31/01/2034



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