

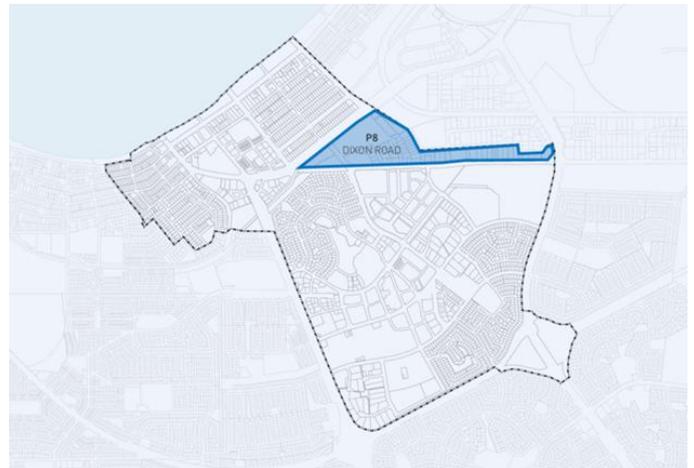


P8 – Dixon Road Sub-Precinct

Dixon Road is an important service and employment area and forms the northeastern gateway to the Strategic Centre. The precinct includes light industrial, commercial, and bulky goods uses, with an upgraded streetscape that creates a clear sense of arrival. Landscaping will help screen industrial areas and improve the overall appearance of this corridor.

Our Goals

- Strengthen the area as a key service commercial precinct.
- Create an attractive gateway along Ennis Avenue, Dixon Road, and Patterson Road through landscaping, lighting and signage.
- Upgrade older industrial streetscapes to reflect the growing function of the area.
- Ensure environmental sensitive areas are protected.



Development Notes

- Service commercial uses including bulky goods, warehouses, trade supplies and offices.
- No plot ratio applied.
- Direct vehicle access permitted (but no new crossovers on Dixon Road).
- Parking may be located between the building and street (except on Dixon Road).
- Retain significant trees wherever possible.
- Lots 501 Patterson Rd and 502–503 Dixon Rd require flora/fauna surveys, environmental management plans and clearing permits before development.
- Lots 1515 and 502 Patterson Rd zoned R-AC0 must follow Commercial Frontage Type requirements.
- Public art required for developments with 10+ dwellings or commercial construction over \$5 million.
- No front fencing for commercial development; rear/side fencing must be high quality.

References

Detailed requirements for frontage types, podium heights, setbacks, glazing, awnings, vehicle access and parking are set out in:

- Table 15 – Dixon Road Built Form Controls – page 55
- Figure 20 – Dixon Road Sub-Precinct Requirements – page 54