



Planning & Development Services

**City of Albany
Policy**

**BARKER ROAD
INDUSTRIAL AREA**

BARKER ROAD INDUSTRIAL AREA

Objectives:

- 1) *To designate the subject land for light industrial, service industrial, showroom and warehouse development that will be compatible with adjoining uses such as the caravan park and sports centre.*
- 2) *To preclude uses that would prejudice the amenity of adjacent uses because of noise, odour, fumes, vibration, light, electrical interference, soot, ash, dust, grit, oil, liquid waste or waste products and heavy vehicle movement that may be associated with such uses.*

Policy Statement

- 1) For the purpose of assessing proposed development with the Barker Road Industrial Area, the area has been divided into two precincts. Figure 1 refers.
- 2) Precinct A immediately abuts the Caravan Park which has a number of park homes located close to the common boundary. Uses proposed within Precinct A will be most stringently controlled by Council to ensure they comply with the definition of light industry and do not impact on the amenity of the caravan park.
- 3) Within Precinct B, because of the greater separation distances from the Caravan Park and the potential buffers provided by development located between a proposed use and the Caravan Park, Council will give consideration to a broader range of uses providing they can demonstrate there will be no impact on the amenity of the Caravan Park.
- 4) Development proposed within either Precinct A or B of the Barker Road Industrial Area shall provide a detailed description of proposed uses, materials, machinery, hours of operation, by products and potential impacts on adjoining landuse. Measures proposed to address any impacts shall be detailed and Council may require expert advice to ensure such measures will be effective. Council shall also have regard to the recommended buffer distances and Codes of Practice prepared by the EPA in assessing proposed uses.
- 5) Within either Precinct A or B, Council shall also have regard to the following measures which may minimise potential impacts:
 - a) the design of the development and extent to which all activities, outside storage areas, lighting, car parking, loading and vehicle manoeuvring areas are buffered by the building from the caravan park;
 - b) the insulation qualities of the building materials and screen walls;
 - c) the hours of operation.
 - d) Uses such as car wrecking, transport and fuel depots, concrete batching plants, metal fabrication and seafood processing would not be acceptable in either Precincts A or B.
 - e) Uses such as panel beating, spray painting, small good manufacturing, dry cleaners, joinery and wood working would not be approved in Precinct A but, depending on their location and scale, may be permissible in Precinct B.
 - f) To effectively screen the industrial estate from the caravan park by providing:
 - i) a 1.8 meter high mist green coloured sheet metal fence on the boundary adjacent to the caravan park and pt lot 1 Albany Highway;
 - ii) a 3 metre wide landscaped buffer area which is planted and maintained with suitable vegetation adjacent to the sheet metal fence to effectively screen the industrial estate; and
 - iii) a landscaping easement 3 metres in width upon the titles of those lots affected the by the landscaped buffer area and the placement of pine log

barriers on the boundary of the easement to prevent vehicles or stored goods encroaching into the easement.

The fence and landscaped buffer area shall be provided by the developers to Council's specification and satisfaction.

- 6) To encourage a high standard of development fronting Barker Road with facades being constructed predominantly of brick and glass. All development to be constructed of new materials.
- 7) To coordinate landscaped setback areas to Barker Road, with a minimum width of three metres adjacent to the road reserve being planted as a continuous strip.
- 8) To coordinate access, egress and car parking along the Barker Road frontage in order to minimise the number of driveways onto Barker Road and create safe and convenient car parking in front of proposed developments.
- 9) Applications to develop lots fronting Barker Road will be required to design car parking and landscaping areas so that they can be coordinated with adjoining lots and reciprocal rights of access will be required in order to achieve this objective. Direct access onto Barker Road from individual lots will generally not be supported.
- 10) To control future uses of the subject land, Council reserves the right to serve notice in accordance with Clause 7.14 of The City of Albany's Town Planning Scheme No. 1A, where any activity is viewed as not being in accordance with the Policy.

