



Planning & Development Services

**City of Albany
Policy**

**DOWN ROAD TIMBER
PROCESSING PRECINCT**

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Objective:

Protect the operations and opportunities for industrial and agriculture uses in the Down Road industrial areas and reduce noise and visual amenity impacts on surrounding rural homesteads.

Background

As part of the approval process for the Down Road Timber Processing Precinct (the Precinct), an Environmental Management Plan has been prepared to identify an appropriate noise and hazard separation area for industries within the Precinct.

The indicative noise contours for the Precinct are based upon industry best practice management. Those industries are not currently operating and there is a need to prevent any permanent habitable structures from being developed within the area affected by the hypothetical 30dB(A) noise contour until a timber processing industry has been constructed.

A review of this policy is to be undertaken in 2010 with the aim of deciding the alignment of the 35dB(A) noise contour on what is known at the time. The following items will be considered at the review stage;

- What industries have established and/or are proposed in the Precinct; and
- If the industries are not operational, engineering detail of the proposed industry will provide more information than is currently available to determine if a variation to the policy area is required; or
- The existing industry, at the time of the review, should be monitored to ground truth the modelling.

If proposed industries meet the expected noise levels at the Special Use Area 17-Inner Area, then the Special Use Area 17 - Outer Area could be removed. Alternatively, if proposed industries require the repositioning of the Special Use Area 17 - Inner Area, the 35dB(A) contour shall be redefined and evaluated in consultation with the City of Albany and the Environmental Protection Authority.

A risk assessment is being prepared and a predictive acceptable risk separation area defined in the Mirambeena Timber Processing Precinct Environmental Management Plan (2005).

Policy Statement

- 1) The development of proposed lots within the Special Use Zone 17 (Down Road Timber Processing Precinct) shall be undertaken in a manner which ensures the noise generated by the development meets the assigned sound power levels for that lot, as identified in the Mirambeena Timber Processing Precinct Environmental Management Plan (2005).
- 2) The Special Use Zone 17 – Inner Area, the Special Site 17 – Outer Area and the Down Road Timber Processing Precinct Hazard Risk Area are those areas identified on the plan appended to this policy.

Prior to 2009, on those portions of lots identified in the scheme policy as being within Special Use Zone No. 17 – Inner Area, Special Use Zone 17 - Outer Area or Down Road

- 3) Timber Processing Precinct Hazard Risk Area, no dwelling house, permanent dwelling units or habitable structures shall be developed on that part of the lot.
- 4) Commencing the 1st January 2009, no dwelling house, permanent dwelling unit or habitable structure shall be constructed within that area of a lot identified as being within the Special Use Zone 17 – Inner Area or the Down Road Timber Processing Precinct Hazard Risk Area.

