



Council Policy

Richard Street Light Industry Zone

**Lots 104, 105, 106, 108
and Pt Location 384
Richard Street, Milpara**

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102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

1.0 Preamble

The subject lots were zoned Residential under the City of Albany's Town Planning Scheme No.3, and form a peripheral component of the Milpara Light Industrial Area where the boundary between light industrial activity is effectively Richard Street.

The subject lots derive public road access from Richard Street (north side) and Charles Street (west side), Milpara and adjoin what was the municipal boundary between the former Shire of Albany and Town of Albany.

In June 1997, Council resolved to rezone the subject lots from the Residential zone to Light Industry zone.

The rezoning of the lots from Residential to Light Industry was endorsed, subject to the preparation of design guidelines to address development issues that would apply at the interface of an industrial and residential area.

2.0 Existing Character

The north side of Richard Street east of Charles Street is developed Light Industrial land, while the north side of Richard Street west of Charles Street is vacant cleared bushland. There are several developed industrial properties in Charles Street, and the south side of Richard Street is fully developed with residential single houses.

In view of the existing circumstances, the subject lots were virtually: -

- Incapable (economic feasibility) of development for residential purposes; and
- Incapable (planning constraints) of development for light industrial purposes; and
- Unsaleable as vacant residential land given the nature of potential future land use of adjoining lands.

3.0 Development Objectives

The development of the subject lots should be based on low-key small-scale light industrial development with inoffensive activities (ie. Minimal visual impact, noise, odour, fumes, vibration, light, electrical interference, soot, ash, dust, grit, oil, waste emissions and traffic impact) arising from the development.

Notwithstanding the zoning/land use provisions of the City of Albany's Town Planning Scheme No.3 the development of the following landuses on the subject lots will be treated as 'AA' uses pursuant to the scheme;

- Light Industry, Rural Industry, Service Industry, Fish Shop, Milk Depot, Motor Repair Station, Sports Ground, Radio TV Installation, Public Recreation, Winehouse, Rural Storage Yard.

All other landuses shall be subject to the requirements of the Scheme.

4.0 Policy Objectives

The objectives of this policy are:-

- i. To develop the subject lots for light industrial, service industrial, showroom and warehouse uses that will be compatible with adjoining residential lots on the south side of Richard Street between Turner and Broughton Streets.
- ii. To preclude those industrial landuses that would prejudice the visual and aesthetic amenity (refer to issues in section 3) of the adjoining residential lots on the south side of Richard Street between Turner and Broughton Streets.
- iii. To promote visual and aesthetic amenity by the judicious placement of:-
 - Wastewater disposal to reticulated sewerage.
 - On-site stormwater retention and disposal.
 - Landscape vegetation retention and enhancement.
 - Boundary fencing.
 - Car parking location.
 - Street frontage access.

5.0 Design Guidelines

In accordance with Clause 5.13 of the Scheme, Council may relax the scheme provisions to allow:-

- buildings to maintain a minimum five (5) and average ten (10) metre front setback to Richard Street on the subject lots.
- buildings to have a nil setback from side and rear boundaries where vehicle access is provided internally within the building or to one side.
- a minimum front landscaping area of 5% of the total site area with a minimum width of ten (10) metres and a minimum depth of five (5) metres as measured from the Richard Street frontage.

All buildings shall not exceed eight (8) metres in height above natural ground level.

All waste water products shall be either retained and stored on-site in an appropriate receptacle for later disposal or discharged to reticulated sewer in a safe effective manner.

Each lot shall be limited to one (1) vehicle crossover with access to Charles Street in preference to Richard Street and provision of internal turning areas such that all vehicles enter and leave the premises in a forward gear.

All carparking and accessways are to be constructed, drained, edged with kerbing and sealed.