



LEGEND

	Area Subject to this LDP
	General Industry
	Landscaped Vegetation - 20m wide
	Continuous Solid Fence
	Landscaped Vegetation - 25m wide (No Fence required)

APPLICATION OF LOCAL DEVELOPMENT PLAN

Screening to Chester Pass Road Interface

Intent

To provide an effective and visually appropriate screening treatment along the Chester Pass Road frontage, consistent with the Structure Plan intent, while allowing flexibility in how that outcome is achieved.

Requirements

1. Screening Outcome

Development adjacent to Chester Pass Road is to incorporate a continuous screening treatment to minimise views into the Industrial area from the road.
2. Vegetation Corridor Width
 - o The Structure Plan identifies a 60 metre wide vegetation corridor for screening purposes.
 - o Notwithstanding this, a minimum 20 metre wide landscaped vegetation strip is to be provided along the Chester Pass Road frontage.
 - o The reduced vegetation width is supported where the integrated screening treatment outlined below is implemented to the satisfaction of the City of Albany.
3. Integrated Screening Treatment

The screening interface is to comprise the following elements:

 - o A 20 metre wide landscaped vegetation strip adjacent to Chester Pass Road to provide initial visual softening;
 - o A continuous solid fence (e.g. Colorbond or similar to a standard fence height of 1.8 metres) located behind the vegetation strip, designed in muted, non-reflective dark colours; or
 - o A 25m landscaped vegetation strip without any fencing, adjacent to Chester Pass Road to provide visual softening.
4. Design and Implementation
 - o Landscaping is to comprise locally appropriate species, including a mix of canopy trees and understory planting, to be planted by a suitably quality landscaping contractor.
 - o Planting density and layout are to achieve effective screening within a reasonable establishment period.
 - o Fencing, where erected, is to be continuous and maintained in good condition for the life of the development.
5. Performance Criteria

The combined screening treatment (vegetation and fencing) is to:

 - o Provide a consistent visual buffer to Chester Pass Road;
 - o Obscure or soften views of buildings, storage, and industrial activities; and
 - o Contribute positively to the streetscape and landscape character of the locality.
6. City Discretion

The City of Albany may support minor variations to the configuration of the screening treatment where it is satisfied that the intended visual screening outcome is achieved.

APPLICATION OF LOCAL DEVELOPMENT PLAN

The Local Development Plan has been approved by the City of Albany under Schedule 2, Clause 52 of the Planning and Development (Local Planning Scheme) Regulations 2015.

Signature

Date



Harley Dykstra

SURVEYING | TOWN PLANNING | PROJECT MANAGEMENT

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