22.27 ALBURY WODONGA ENTERPRISE PARK – INDUSTRIAL PRECINCT

This policy applies to the use and development of land within the Industrial 1 Zone of the Albury Wodonga Enterprise Park. The Albury Wodonga Enterprise Park is located on McKoy Street Wodonga West.

Policy Basis

The Industrial land component of the Albury Wodonga Enterprise Park is a key economic development initiative described in the Municipal Strategic Statement and will provide a location for businesses with a focus on freight logistics, transport operations and manufacturing, compatible with the surrounding area. These uses will be developed in a manner that supports the operation of both the Enterprise Park and West Wodonga Freight Node.

The direct outlook of the Enterprise Park to the Hume Freeway adds to the significance of the site and need for development to achieve a high visual standard of presentation. This policy reinforces the significance of the Enterprise Park and recognises the existence of nearby residences to ensure that the range of industrial uses will be restricted to discourage the establishment of uses with an adverse amenity potential.

Objectives

- To ensure that all new use and development makes a positive contribution to the amenity of the area.
- To encourage a range of use and development that reinforces the role of the Enterprise Park and West Wodonga Freight Node.
- To create the best possible entry to Albury Wodonga by ensuring development achieves a high standard of presentation.
- To implement the urban design requirements of the “Enterprise and Technology Park Urban Design Master Plan”
- To protect remnant native vegetation and to use locally indigenous species in any new plantings proposed on land within the Industrial 1 Zone;

Implementation

It is policy that:

- The use and development of land is to occur in accordance with the design and development guidelines and Master Plan for the Albury Wodonga Enterprise Park.
- Industrial development that is likely to detract from the amenity of the Park by way of appearance, will be strongly discouraged.
- Industrial development that is unable to comply with the threshold distances of the table to clause 52.10 will be strongly discouraged.
- Sites that can be viewed from the Hume Freeway and with direct frontage to McKoy Street must be developed in a manner that compliments the park like setting desired for the area, provided through generous landscaping and appropriately designed and sited buildings.
- The use and development of land is to be generally in accordance with urban design plans prepared for the Enterprise Park;
- The removal of remnant native vegetation will be strongly discouraged;
- The roadside vegetation located within Probyn’s Road be enhanced and protected and access to properties be restricted locations that will not result in the removal of native vegetation;
Decision Guidelines

Before deciding on an application the responsible authority must consider these matters in relation to remnant native vegetation, as appropriate:

- The effect of any proposed development on remnant native vegetation;
- The adequacy of measures proposed to minimise the removal of native vegetation;
- The adequacy of measures proposed offset the removal of native vegetation;

Reference Documents

- Albury Wodonga Enterprise Park – Design and Development Guidelines
- Enterprise and Technology Park – Urban Design Masterplan (November 2001)