

19/01/2006
VC37

SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO6**

LAND IN THE VICINITY OF THE STATE MOTORCYCLE SPORTS COMPLEX

1.0

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Requirement before a permit is granted

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been submitted with a planning application and approved by the responsible authority.

2.0

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Conditions and requirements for permits

In considering whether or not to grant a permit, the responsible authority must consider the development plan for the State Motorcycle Sports Complex.

SP1 Area

The construction of dwellings on land which is within the area marked SP1 on the plan attached to this schedule will be strongly discouraged, as it is likely that dwellings constructed within this area will be severely affected by noise from the use of the State Motorcycle Sports Complex.

SP2 Area

On the land which is within the area marked SP2 on the plan attached to this schedule, a permit is required to construct any buildings or carry out any works except repair and routine maintenance of an existing building or works.

Prior to the construction of any dwellings within this area, the Mitchell Shire Council and Motorcycling Australia Victoria (MAV) must have prepared an overall acoustic assessment showing the necessary measures to ensure that the construction of dwellings is compatible with relevant environmental standards.

3.0

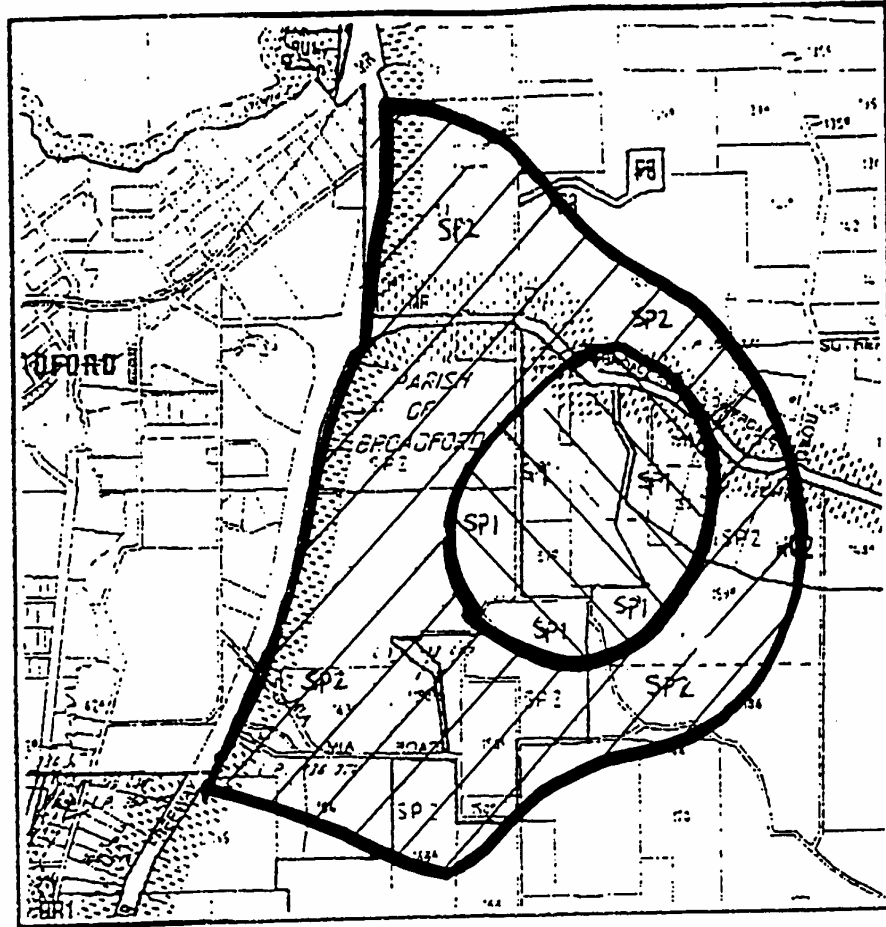
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Requirements for Development Plan

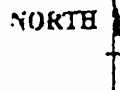
An application for a permit must be accompanied by a development plan for the land.

The development plan must contain:

- details about the overall use and development of the land.
- a detailed acoustic assessment of the likely noise levels as a result of the use of the State Motorcycle Sports Complex directly impacting on the land of the permit applicant. The acoustic assessment must be made on a calculation basis assuming a maximum vehicle noise emission levels of 95 db(A) from the circuit or use directly impacting on the land of the permit applicant allowing for neutral weather influence. Such assessment to be carried out by an accredited and appropriately qualified acoustic consultant.
- siting details including a building envelope within which any dwelling may be constructed and details of design of buildings having regard to noise impact as a result of operations from the State Motorcycle Sports Complex.
- details of what additional measures are to be taken to minimise the likelihood of noise impact from the State Motorcycle Sports Complex activity or use directly impacting on the land of the permit applicant.
- one half of the reasonable cost of providing such a plan shall be borne by the State Motorcycle Sports Complex.





LEGEND



NOT TO SCALE

OVERLAY CONTROL

-  OVERLAY CONTROL CATEGORY SP1
-  OVERLAY CONTROL CATEGORY SP2