

04/09/2008
C73

SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO12**.

RAILWAY NOISE ATTENTION AREA

1.0

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Design objectives

To ensure that development incorporates appropriate noise attenuation measures to minimise railway noise levels within the development.

To achieve appropriate railway noise attenuation levels having regard to the proposed use of the land.

2.0

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Buildings and works

Buildings and works must be sited and designed to incorporate appropriate noise attenuation measures to minimise railway noise levels within the development to the satisfaction of the responsible authority.

An application must be accompanied by a report prepared by a suitably qualified acoustic engineer that recommends appropriate noise attenuation measures to minimise railway noise levels within the development having regard to the proposed use of the land. Any recommendations by the acoustic engineer to meet the design objectives must be incorporated in the development. If in the opinion of the responsible authority, a report prepared by a suitably qualified acoustic engineer is not relevant to the assessment of an application, the responsible authority may waive the requirement.

3.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- Whether the development incorporates appropriate noise attenuation measures to minimise railway noise levels within the development having regard to the proposed use of the land.
- The extent to which the development incorporates the recommendations of the acoustic engineer in the report submitted with the application.

Exemption from notice and review

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.