

**22.01**19/01/2006  
VC37**WESTERN HIGHWAY**

This policy applies to the use and development of land within 100 metres of the Western highway.

**Policy Basis**

The planning and control of land use and development in the areas through which highways pass should be co-ordinated and integrated. Planning measures to control land use and development can materially assist the efficient performance of highways, and can protect the appearance of the areas through which they pass.

The Western Highway is a principal road linking Melbourne and Adelaide and is a designated National Highway. Land use and development planning should take full account of this National Highway when development occurs in its vicinity.

**Objectives**

The objectives of this policy are:

- To ensure that the use and development of land does not prejudice the levels of service, safety and amenity of the Western Highway.
- To minimise any adverse effects of noise from traffic using the highway, particularly where the highway passes through Nhill.

**Policy**

It is policy that an application for use and development, including subdivision, be in accordance with the following:

**Noise**

- Any new lot created for the purpose of constructing a dwelling should have sufficient space to allow a dwelling to be sited where the noise level does not exceed 70dB(A).
- Dwellings should be designed and constructed to acoustic standards as set out in AS3671-1989 "Acoustics – Road Traffic Noise Intrusion – Building Siting and Construction" where the noise level is in excess of 60dB(A). (Noise levels quoted are free field L, (18 hr)).
- Other buildings providing for noise sensitive uses should be designed and constructed to acoustic standards with interior noise levels not greater than those set out in AS2107-1987 "Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors."
- An application for noise sensitive use and development, including subdivision which will create lots which will be used for noise sensitive uses, will be required to be accompanied by a report prepared by a qualified acoustic consultant outlining the necessary noise control measures which should be undertaken as part of the proposed development.