

19/01/2006
VC37

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**.

PREMIER SPEEDWAY AREA

1.0

19/01/2006
VC37

Design objective

To discourage the development of dwellings within the vicinity of the Premier Speedway in view of the noise generated by the facility.

To discourage an increase in the number of dwellings in the vicinity of the Premier Speedway to limit the potential for conflict between potential residents and the ongoing use of Premier Speedway.

To encourage the use of noise protection measures in dwellings when constructed in the vicinity of Premier Speedway.

2.0

19/01/2006
VC37

Buildings and works

A permit is not required to construct a building or construct or carry out works except if the buildings or works are to be used for accommodation including a dwelling.

3.0

19/01/2006
VC37

Subdivision

Subdivision should be in association with the operation of Premier Speedway or to realign the boundary of existing lots. Subdivisions which realign boundaries with the purpose of increasing the distance of a potential dwelling site from the Speedway will be encouraged.

4.0

19/01/2006
VC37

Decision guidelines

Before deciding on an application the responsible authority will consider, as appropriate:

- The Premier Speedway Policy.
- The comments of the Environment Protection Authority.
- The comments of the organising body of Premier Speedway.
- The amenity of the proposed development.
- The potential impact of the development upon the continued use of Premier Speedway.
- The possibility of locating the proposal at a greater distance from the Speedway facility.
- The need for sound insulating material to be used in the construction of the development.