

19/01/2006  
VC37

## **SCHEDULE 1 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO1.

### **WINTON MOTOR RACEWAY ENVIRONS AREA**

#### **1.0**

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#### **Statement of environmental significance**

Winton Motor Raceway is a major motor sports facility within Victoria. Due to the noise levels that can be experienced during operation, it is important to protect the site by requiring development associated with noise sensitive uses within the immediate area to be compatible with the Raceway.

#### **2.0**

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#### **Environmental objective to be achieved**

To encourage development appropriate to the area and protect the amenity of the environment.

To ensure that dwellings constructed within the immediate proximity of Winton Motor Raceway provide an acceptable level of sound attenuation for their occupants.

To provide for uses that are not noise sensitive and that are related to motor sports to locate in proximity to Winton Motor Raceway.

#### **3.0**

22/06/2006  
C15

#### **Permit requirement**

##### **Development of land**

A permit may be granted to develop land that is either directly related to servicing the motor sports industry, or is ancillary to an activity within the motor sports industry provided the use is permitted in this scheme and is not for a purpose listed in the table to Clause 52.10.

##### **Development Requirements for Dwellings**

Any dwelling or extension to a dwelling must be constructed in accordance with the guidelines of Australian Standard AS 3671 Acoustics - Road traffic noise intrusion - Building siting and construction.

#### **4.0**

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#### **Decision guidelines**

Before deciding on an application to develop land, to construct a building or to construct or carry out works, the responsible authority must consider:

- The degree to which the proposal is compatible with the operation of a motor sports precinct.
- Whether a proposal to construct a dwelling complies with the guidelines of Australian Standard AS 3671 Acoustics - Road traffic noise intrusion - Building siting and construction.