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SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**

NOISE AMENITY AREA

1.0

Design objectives

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- To ensure that development for residential and other noise sensitive uses incorporates appropriate noise attenuation measures in its design to have regard to nearby existing industrial activity and attenuate noise levels within the building and external areas.
- To ensure that land use and development in the vicinity of existing industrial areas does not adversely affect the viability of established industry within the surrounding area.
- To ensure that noise attenuation measures are consistent with high quality urban design and architecture and do not detract from the streetscape or public realm.

2.0

Buildings and works

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No permit is required for buildings or works unless it is associated with a use listed below.

- Accommodation
- Child care centre
- Education centre
- Funeral parlor
- Crematorium
- Hospital
- Library

3.0

Building design

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Any new development that will accommodate residential or other noise sensitive uses must:

- Provide acoustic insulation for habitable rooms that may be affected by noise emanating from existing industrial uses in order to achieve maximum internal noise levels in habitable, unfurnished rooms of 38 dba during the day and 27 dba at night with all windows and doors closed.
- Consider noise attenuation measures to external balconies, courtyard, recreation areas and other sensitive amenity areas facing existing industrial uses as required.
- Provide noise attenuation measures that feature high quality urban design and architecture that includes articulated, diverse facades and activated frontages.

4.0

Conditions and requirements for Permits

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Any planning permit issued for development of the subject site for a noise sensitive use listed in Section 2.0 must include a condition requiring that:

- Any new building must incorporate noise attenuation measures to achieve maximum internal noise levels in habitable, unfurnished rooms of 38 dba during the day and 27 dba at night with all windows and doors closed.

5.0 Decision guidelines

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Before deciding on an application, the Responsible Authority must consider as appropriate:

- How the design of the development respects the operations of the surrounding land use.
- The building design and materials to be used to buffer the development against background noise and minimise the infiltration of noise into the building and external areas.
- The architectural quality and innovative response of the building design.
- Whether the development complies with any other relevant policy of this scheme.