

Name of area	Purpose	Additional provisions
Special Control Area 3 — Albany Speedway Noise Special Control Area	(1) The purpose of the Albany Speedway Noise Special Control Area is to: Allow for the ongoing operations of the Attwell Park Speedway and encourage the operators to incorporate additional noise attenuation measures to reduce noise egress into adjoining residential locations; (b) Acknowledge and recognise the approved residential developments that exist within the Albany Speedway Noise Special Control Area; (a) Ensure that new developments within the Special Control Area incorporate measures to reduce noise impacts from the speedway.	(a) (1) In considering an application for development approval within the Albany Speedway Noise Special Control Area, the local government shall have particular regard to: Recognise existing dwellings constructed within the Special Control Area prior to these controls; (b) Acknowledge the seasonal and part-time nature of the speedway activities and its potential to impact upon existing residents; (c) Consider the position of the proposed development within the Special Control Area mapping; and (d) Give consideration to the provisions of the <i>Environmental Protection (Noise) Regulations 1997</i> and any advice on the proposal received from the responsible state department/s. (2) Having regard to provision (1), the local government may require the applicant to incorporate design and construction methods/materials to reduce noise impacts into the dwelling. The following construction requirements are recommended: (a) Where possible, bedrooms are located on the opposite side of the dwelling away from the Speedway; (b) Laundry and Bathrooms are preferably located on the same side as the Speedway; (c) Double brick or concrete construction; (d) Casement windows (with winders) in timber or commercial steel frame and compressible seals; (e) For bedrooms facing or exposed to the speedway, glazing to be minimum 6.38 mm thick laminated glass; (f) Roofs to include 50 mm thick anticon; (g) Installing the windows slightly forward in the reveal to allow a secondary sliding window to be installed or select frames that allow for the installation of a second operable window to be installed within the frame, such as a Capral window frame or equivalent. (3) The local government may grant development approval for outbuildings to be developed within the Albany Speedway Noise Special Control Area provided that the local government deems the development and/or land use compatible with the purpose of the Albany Speedway Noise Special Control Area and any necessary noise attenuation measures have been incorporated into the design for the premises. (4) The local government shall request the Commission impose a condition on the approval for the creation of any new lots created as a result of subdivision within the Albany Speedway Noise Special Control Area be required to have a memorial placed on the Certificate of Title stating that the land may be subject to temporary high noise levels from activities conducted at the Attwell Park Speedway