

Name of area	Purpose	Additional provisions
Special Control Area 9 — Albany Port Special Control Area Buffer	(1) The Port Special Control Area Buffer seeks to manage the design of subdivision and development to mitigate potential noise from industrial operations at the Port.	(1) Subdivision and Development within the Buffer Area (a) The local government shall request the Commission impose a condition on the approval for the creation of any new lot(s) created as a result of subdivision within the Albany Port Special Control Area be required to have a memorial placed on the Certificate of Title stating that the land is situated in a location that may experience increased noise levels and other impacts from the normal operations of the Albany Port from time to time. (b) The local government may grant development approval and impose conditions on the approval including requiring the applicant: (i) Provide a specialist report (prepared by a suitably qualified acoustic consultant) to show that the proposed development can achieve the provisions of the <i>Environmental Protection (Noise) Regulations 1997</i> (c) Where deemed necessary by the local government, incorporate one or more of the following design and construction methods/materials into the development: (i) Locating habitable rooms such as bedrooms on the opposite side of dwelling to the port; (ii) Locating non-habitable rooms such as laundries/bathrooms on the same side of the dwelling as the port; (iii) Position main entrance and window openings away from port; (iv) Restrict the total area of door (to have an automatic closure, be acoustically sealed and be solid core) and window openings (to be minimum of 6 mm laminated/toughened or 3 mm 'double-glazed' laminated/toughened glass) within the building walls facing the port; (v) Provide wall and roof insulation to reduce sound transmission; or (vi) The use of mechanical ventilation; and (vii) A memorial to be placed on the Certificate of Title stating: (1)) The premises are subject to high noise levels from the port operations; and (2) Any residential development will be required to incorporate design and construction methods/materials to reduce noise impacts into the dwelling.