

about:

OVERLAYS 2

AFFORDABLE HOUSING / NOISE AND EMISSIONS

A planning overlay is a map in a Development Plan that shows the location and extent of an area subject to specific planning controls and policies that can be applied Council wide. They are found in the General Section of the Development Plan and are not related to zones or policy areas. In many cases they can cover multiple zones or policy areas.

NOISE AND EMISSIONS OVERLAY

The Noise and Air Emissions Overlay contains planning policies to protect new (noise and air quality) sensitive development from noise and air emissions generated from major transport corridors (road and rail) and mixed land use.

Noise and air quality sensitive development includes dwellings, nursing homes, hospitals, educational institutions, places of worship and caravan parks that accommodate long-term residential use.

Noise and air quality have been linked in this Overlay as many of the policies are useful for reducing both the impacts of noise and air emissions.

The Overlay is to apply specifically to:

- mixed use zones—e.g. Urban Core, Urban Corridor and Suburban Activity Node.
- areas adjacent to roads with high volume and heavy freight traffic.

For further information please go to page 29 (Attachment H) of the 'Amendment' and pages 23 & 31 of the 'Explanatory Statement'.

AFFORDABLE HOUSING OVERLAY

The State Government's Affordable Housing policy sets a 15 per cent affordable housing target for all significant new developments. The Affordable Housing Overlay will provide a spatial representation of areas where this policy should be adopted in the Regional Town Centre Development Plan Amendment as per the following:

- areas subject to structure planning and precinct planning, particularly in new transit oriented developments and transit corridors.
- areas subject to rezoning that substantially increases dwelling potential.
- the affordable housing component applies to all residential components of significant developments comprising more than 20 dwellings.

For further information please go to pages 27 (Attachment G) of the 'Amendment' and pages 23 & 31 of the 'Explanatory Statement'.

**NOISE AND
EMISSIONS
HAVE YOUR SAY**

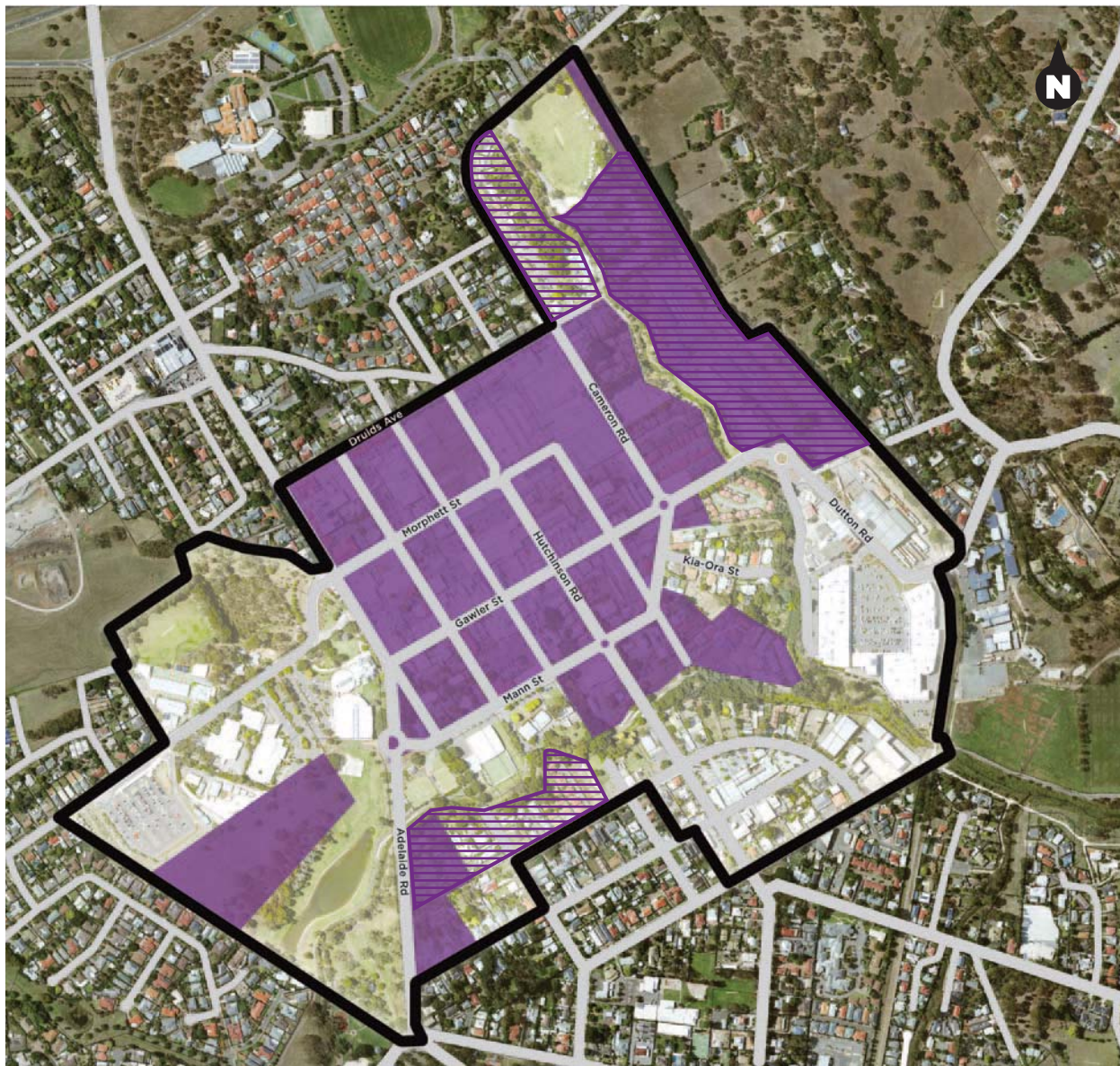
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