

26.3 Land Use – Building

26.3.1 Motorsport and recreational facilities – Precinct A

PI	Construction or alteration of a building or structure for a motor sport and recreation facility in Precinct A (Operational Motorsport Area) identified on the planning maps.
D+	Construction or alteration of a building that does not comply with Rule 26.3.1 PI.

26.3.2 Height – All precincts

PI	(a) A building or structure in Precinct A (Operational Motorsport Area) identified on the planning maps shall not exceed the following height <u>measured from the natural ground level immediately below that part of the structure</u> : <ul style="list-style-type: none"> (i) 15m over 90% of the precinct; and (ii) 17m over 10% of the precinct.
P2	(a) A building or structure shall not exceed 10m in height in measured from the natural ground level immediately below that part of the structure: <ul style="list-style-type: none"> (i) Precinct B (Industrial and Business Precinct Industrial Area); (ii) Precinct C (Travellers Visitor Accommodation and Minor Race Track Area); (iii) Precinct D (Residential Apartments); or (iv) Precinct E (Industrial Units) as identified on the planning maps shall not exceed 10m in height.
RDI	(a) A building or structure that does not comply with Rule 26.3.2 PI or P2. (b) Council discretion is restricted to the following matters: <ul style="list-style-type: none"> (i) Building height; (ii) Design and location of the building; (iii) Privacy at on adjoining properties sites; (iv) Visual amenity.

26.3.3 Daylight admission Height in relation to boundary – All precincts

PI	A building <u>or structure</u> in all precincts identified on the planning maps must not protrude through a height control plane rising at an angle of 37 <u>45</u> degrees commencing at an elevation of 2.5m above ground level at every point along the Motorsport and Recreation Zone boundary.
RDI	(a) A building that does not comply with Rule 26.3.3 PI. (b) Council discretion is restricted to the following matters: <ul style="list-style-type: none"> (i) Building height; (ii) Design and location of the building; (iii) Admission of daylight and sunlight to <u>adjoining sites on any other sites</u>; (iv) Privacy at adjoining properties <u>on adjoining zone sites</u>; (v) Amenity values.

26.3.4 Site Building coverage

