

**2.1.7 Code for Development in the Vicinity of the Airport**

**PURPOSE**

The purpose of this code is to ensure that development in the vicinity of the airport:

- achieves Council’s planning intentions for the airport and surrounding area, as expressed in Planning Area No. 9 – North Shore and the part of Planning Area No. 23 – Maroochy river Plains;
- avoids land use conflict and nuisance between the airport (and its significant impacts and associated aviation facilities) and surrounding land by seeking the prevention of inappropriate development; and
- ensures that any premises, is appropriate, include suitable measures to mitigate impacts, and are used in a manner that does not affect airport operations.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 Development and use of premises must not cause an obstruction or other potential hazard to aircraft movement associated with the airport by way of:</b></p> <ul style="list-style-type: none"> <li>• the physical intrusion into aircraft take-off and approach flight paths,</li> <li>• attracting wildlife, particularly flying vertebrates such as birds or bats, in significant numbers.</li> <li>• providing lighting similar to runway lighting or which could otherwise distract or confuse aircraft pilots or interfere with a pilot’s vision,</li> <li>• interfering with navigation or communication facilities,</li> <li>• emissions that may affect air turbulence, pilot visibility, or aircraft operations, or</li> <li>• transient intrusions into the airports operational airspace.</li> </ul>	<p><b>A1.1</b> Buildings, other structures and vegetation at its mature height do not exceed the airport’s obstacle limitation surfaces (as shown on Regulatory Map No 1.8 (1 of 7 and 2 of 7).</p> <p><b>AND</b></p> <p><b>A1.2</b> Uses involving temporary or permanent aviation activities are not located beneath the airport’s obstacle limitation surfaces (as shown on Regulatory Map No 1.8 (1 of 7 and 2 of 7).</p> <p><b>AND</b></p> <p><b>A1.3</b> Cranes and any other construction equipment or activities do not exceed the airport’s obstacle limitation surfaces (as shown on Regulatory Map No 1.8 (1 of 7 and 2 of 7).</p> <p><b>AND</b></p> <p><b>A1.4</b> Uses involving the disposal of putrescible waste are not located within 13km of runways (as shown on Regulatory Map No 1.8 (3 of 7):</p> <p><b>AND</b></p> <p><b>A1.5</b> Uses involving the following activities are not located within 3km of runways (as shown on Regulatory Map No 1.8 (3 of 7):</p> <ol style="list-style-type: none"> <li>aquaculture</li> <li>fruit tree farming,</li> <li>turf farming,</li> <li>piggeries,</li> <li>wildlife sanctuaries,</li> <li>food processing plants,</li> <li>stock handling or slaughtering.</li> </ol> <p><b>AND</b></p> <p><b>A1.6</b> If the activities listed in A1.4 are located between 3km and 8km of runways (as shown on Regulatory Map No 1.8 (3 of 7):</p> <ol style="list-style-type: none"> <li>potential food/waste sources are covered so that they are not accessible to wildlife; and</li> <li>for fruit and turf production, wildlife deterrence measures including bird scatters and netting are carried out.</li> </ol>

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p><b>P1 continued</b></p>	<p><b>AND</b></p> <p><b>A1.7</b> Where uses involving the following activities are not located within 3km of runways (as shown on Regulatory Map No 1.8 (3 of 7) potential food/waste sources are covered so that they are not accessible to wildlife:</p> <ul style="list-style-type: none"> <li>(a) the keeping, handling or racing of horses,</li> <li>(b) fair grounds,</li> <li>(c) outdoor theatres,</li> <li>(d) restaurants with outdoor dining.</li> </ul> <p><b>AND</b></p> <p><b>A1.8</b> Outdoor lighting within 6km of runways (as shown on Regulatory Map No 1.8 (3 of 7) does not involve<sup>1</sup>:</p> <ul style="list-style-type: none"> <li>(a) lighting that shines light above a horizontal plane;</li> <li>(b) coloured, flashing or sodium lights;</li> <li>(c) flare plumes; or</li> <li>(d) configurations of lights in straight parallel lines 500m to 1000m long.</li> </ul> <p><b>AND</b></p> <p><b>A1.9</b> None of the following is emitted:</p> <ul style="list-style-type: none"> <li>(a) a gaseous plume at a velocity exceeding 4.3m per second; or</li> <li>(b) noticeable smoke, dust, ash or steam.</li> </ul> <p><b>AND</b></p> <p><b>A1.10</b> Works or uses are not located within the sensitive area of the NDB (Non-directional beacon) site shown on Regulatory Map No 1.8 (4 of 7) that involve any:</p> <ul style="list-style-type: none"> <li>(a) buildings, structures or other works within 60 metres of the site or</li> <li>(b) metallic buildings or structures between 60 and 150 metres of the site or</li> <li>(c) buildings or structures with a size greater than 2.5 metres in any dimension between 60 and 150 metres of the site or</li> <li>(d) other works between 60 and 150 metres of the site which exceed 3 metres in height or</li> <li>(e) buildings, structures or other works between 150 and 500 metres of the site which exceed 7.9 metres in height.</li> </ul> <p><b>AND</b></p> <p><b>A1.11</b> Works or uses are not located within the sensitive area of the DME (Distance measuring equipment) site shown on Regulatory Map No 1.8 (4 of 7) that involve any:</p> <ul style="list-style-type: none"> <li>(a) buildings, structures or other works within 115 metres of the site which exceed 8 metres in height or</li> <li>(b) buildings, structures or other works between 115 and 230 metres of the site which exceed 9 metres in height or</li> <li>(c) buildings, structures or other works between 230 and 500 metres of the site which exceed 10 metres in height or</li> </ul>

Continued over page.

<sup>1</sup> Design of light sources should have regard to Civil Aviation Safety Authority's CASR Part 139 Manual of Standards Chapter 9.21 "Lighting in the Vicinity of Aerodromes"

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES										
<p><b>P1 continued</b></p>	<p>(d) buildings, structures or other works between 500 and 1000 metres of the site which exceed 12 metres in height or</p> <p>(e) buildings, structures or other works between 1000 and 1500 metres of the site which exceed 16.5 metres in height.</p> <p><b>AND</b></p> <p><b>A1.12</b> Works or uses are not located within the sensitive area of the CVOR (Conventional omnidirectional range) site shown on Regulatory Map No 1.8 (4 of 7) that:</p> <p>(a) involve any buildings, structures or other works within 300 metres of the site or</p> <p>(b) between 300 and 1000 metres of the site, involve any:</p> <ul style="list-style-type: none"> <li>i fences exceeding 2.5 metres in height or</li> <li>ii overhead lines exceeding 5 metres in height or</li> <li>iii metallic structures exceeding 8 metres in height or</li> <li>iv trees and open lattice towers exceeding 10 metres in height or</li> <li>v wooden structures exceeding 13 metres in height.</li> </ul>										
<p><b>P2 Development must not introduce premises in the area surrounding the airport which are:</b></p> <ul style="list-style-type: none"> <li>• sensitive to noise interference or nuisance, or</li> <li>• at high risk from an aircraft collision.</li> </ul>	<p><b>A2.1</b> No premises for purposes set out in column 1 are located above the ANEF or ANEC contours specified in column 2 and shown on Regulatory Map 1.8 (5 of 7 and 6 of 7):</p> <table border="1" data-bbox="676 1106 1311 1534"> <thead> <tr> <th>Column 1</th> <th>Column 2</th> </tr> </thead> <tbody> <tr> <td>Long term residential use or Community use <b>not</b> involving general access by the public</td> <td>25 ANEF or 25 ANEC</td> </tr> <tr> <td>Short term residential use or Community use involving general access by the public</td> <td>30 ANEF or 30 ANEC</td> </tr> <tr> <td>Commercial use</td> <td>35 ANEF or 35 ANEC</td> </tr> <tr> <td>Light industry</td> <td>40 ANEF or 40 ANEC</td> </tr> </tbody> </table> <p><b>AND</b></p> <p><b>A2.2</b> Premises for purposes set out in column 1 between the ANEF or ANEC contours specified in column 2 and shown on Regulatory Map 1.8 (5 of 7 and 6 of 7): incorporate effective noise attenuation measures to achieve indoor design sound levels in accordance with table 2 in the guideline for State Planning Policy 1/ 02 - Development in the Vicinity of Certain Airports and Aviation Facilities<sup>2</sup>.</p>	Column 1	Column 2	Long term residential use or Community use <b>not</b> involving general access by the public	25 ANEF or 25 ANEC	Short term residential use or Community use involving general access by the public	30 ANEF or 30 ANEC	Commercial use	35 ANEF or 35 ANEC	Light industry	40 ANEF or 40 ANEC
Column 1	Column 2										
Long term residential use or Community use <b>not</b> involving general access by the public	25 ANEF or 25 ANEC										
Short term residential use or Community use involving general access by the public	30 ANEF or 30 ANEC										
Commercial use	35 ANEF or 35 ANEC										
Light industry	40 ANEF or 40 ANEC										

Continued over page.

<sup>2</sup> In determining appropriate noise attenuation measures, applicants may have regard to section 3 of Australian Standard AS2021-2000: Acoustics - Aircraft Noise Intrusion - Building Siting and Construction for guidance on appropriate design and construction considerations.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES	
P2 continued	Column 1	Column 2
	Long term residential use or Community use <b>not</b> involving general access by the public	20-25 ANEF or 20-25 ANEC
	Short term residential use or Community use involving general access by the public	20-30 ANEF or 20-30 ANEC
	Commercial use	25-35 ANEF or 25-35 ANEC
	Light industry	30-40 ANEF or 30-40 ANEC
<p><b>AND</b></p> <p>A2.3 Development does not introduce or intensify residential, community, industrial or commercial uses or other activities involving the manufacture or bulk storage of hazardous or flammable materials in the existing or proposed safety zones at the ends of runways, extending:</p> <ul style="list-style-type: none"> <li>(a) 1500 m beyond the main take-off runway existing or proposed,</li> <li>(b) 1000 m beyond other runways, or</li> <li>(c) 225 m either side of the extended runway centreline.</li> </ul> <p>as shown on Regulatory Map 1.8 (7 of 7).</p>		