

**TEMPORARY LOCAL PLANNING INSTRUMENT**

**01 / 2012**

**MAROOCHY PLAN 2000**

**INCLUSION OF DEFINITION  
AND  
CODE FOR 'AIR SERVICES'**

**Date of Commencement:**

John Knaggs  
CHIEF EXECUTIVE OFFICER

## 1. PURPOSE

- 1.1. The purpose of this Temporary Local Planning Instrument, made under Part 3 of the Sustainable Planning Act 2009, is to allow 'air services' as defined in this Instrument in Table 5.1 to occur as self assessable development on the land identified on the map at attachment 1 to this instrument.

Under the Queensland Planning Provisions, 'air services' includes an airport, airstrip, helipad and ancillary uses.

- 1.2. To achieve this purpose a definition for 'air services' and a Code for Sunshine Coast Airport will be included in Maroochy Plan 2000 through this Temporary Local Planning Instrument.

The use will be self-assessable in the area defined on the TLPI map.

## 2. APPLICATION OF THIS TEMPORARY LOCAL PLANNING INSTRUMENT

- 2.1. This Temporary Local Planning Instrument applies to the area which is defined on the map marked 'Temporary Local Planning Instrument 01-2012 Maroochy Plan 2000' as attached to this document.
- 2.2. This Temporary Local Planning Instrument overrides the provisions contained in Maroochy Plan 2000 to the extent of matters that this Instrument relates to as outlined in section 5.

## 3. DURATION

- 3.1. This Temporary Local Planning Instrument will have effect in accordance with the *Sustainable Planning Act 2009* for a period not exceeding 12 months from the date of commencement of the Temporary Local Planning Instrument.

## 4. DEFINITIONS

- 4.1. The terms used in this Temporary Local Planning Instrument have the same meaning as defined in Maroochy Plan 2000 unless otherwise defined in this Instrument.

## 5. AIR SERVICES

5.1. 'Air services' has the following meaning as described in the table below.

USE	DEFINITION	INCLUDES	DOES NOT INCLUDE THE FOLLOWING
Air services	Premises used for the following: <ul style="list-style-type: none"> <li>• the arrival and departure of aircraft;</li> <li>• the housing, servicing, maintenance and repair of aircraft;</li> <li>• the assembly and dispersal of passengers and/or goods on or from an aircraft;</li> <li>• any ancillary activities directly serving the needs of passengers and visitors to the use; and</li> <li>• associated training and education facilities.</li> </ul>	Airport, airstrip, helipad, public.	

### 5.2. Levels of assessment

5.2.1. Development for the purpose of air services has the following level of assessment.

DEVELOPMENT	LEVEL OF ASSESSMENT	APPLICABLE CODES
Material change of use for air services, and operational works necessary to meet the requirements of the applicable codes	Self assessable	Code 5.3 to this Temporary Local Planning Instrument Maroochy Plan 2000 Code 2.4 Code for Transport, Traffic and Parking.

### 5.3. Code for Sunshine Coast Airport

The purpose of the Sunshine Coast Airport code is for assessing a material change of use for air services landuses.

Sunshine Coast Airport code table – for self assessable development only.

ACCEPTABLE OUTCOMES	
AO1	Maximum site coverage: <ul style="list-style-type: none"> <li>• Landside lots 50%</li> <li>• Airside lots 80%</li> </ul>
AO2	Minimum building setbacks:

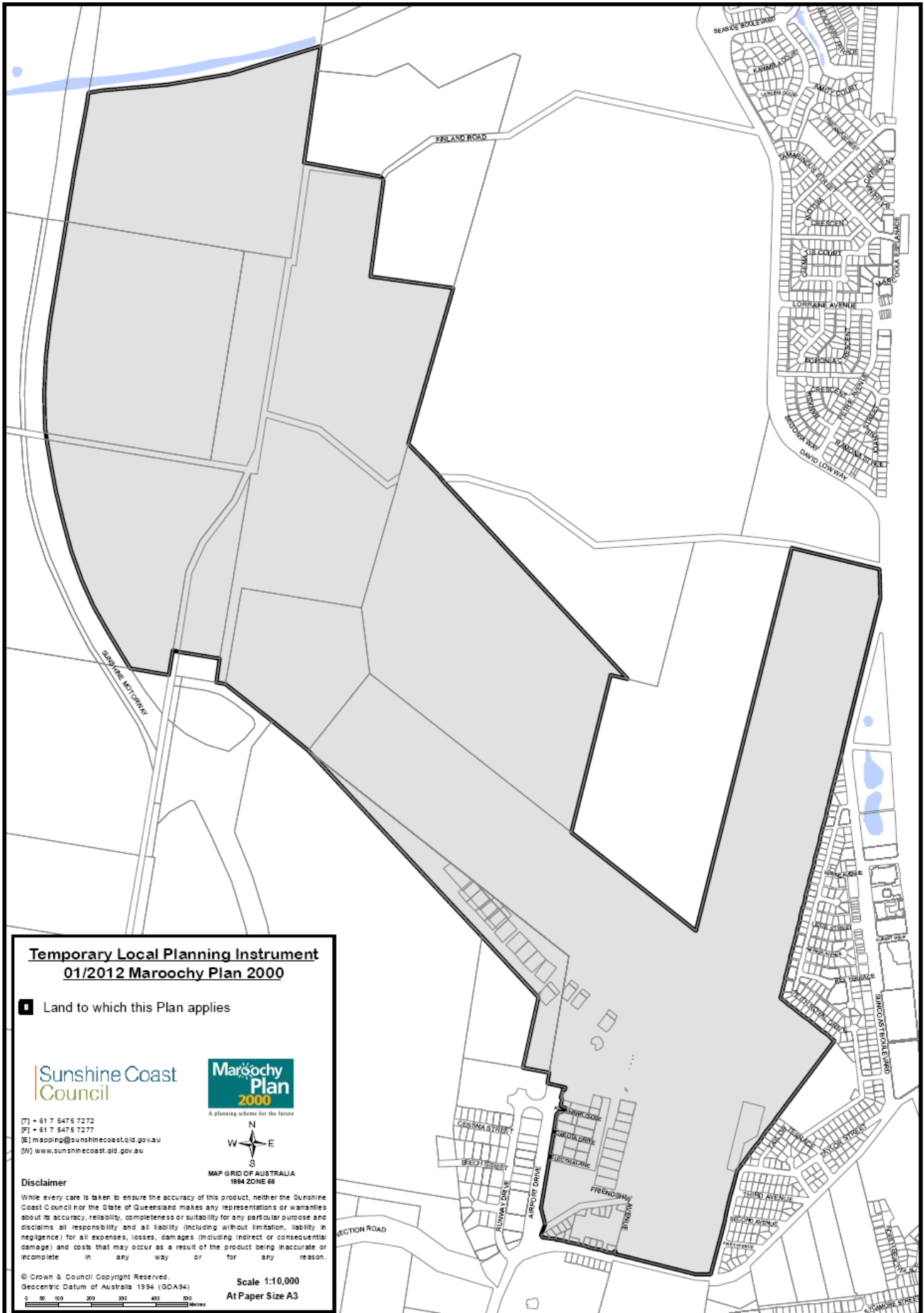
# SC Airport App A TLPI

ACCEPTABLE OUTCOMES	
	<ul style="list-style-type: none"> <li>• Front boundaries 6m</li> <li>• Rear boundaries:               <ul style="list-style-type: none"> <li>○ Landside lots 2m</li> <li>○ Airside lots 0m</li> </ul> </li> <li>• Side boundaries 2m</li> <li>• Side or rear boundaries of any lot adjacent to non-airport land 10m</li> </ul>
AO3	<p>Maximum building height 20m-subject to compliance with SCA obstacle limitation surfaces (OLS) and visibility requirements of the control tower.</p>
AO4	<p>Building design:</p> <ul style="list-style-type: none"> <li>• All building material shall be of a non reflective material, to ensure that glare does not occur to pilots.</li> <li>• All exterior lighting, including illuminated signs, must not reflect above a horizontal plane.</li> </ul>
AO5	<p>Landscaping:</p> <ul style="list-style-type: none"> <li>• Building setbacks to airport roads, public roads and/or non-airport lands are to be landscaped with endemic low maintenance screen planting.</li> <li>• Landscaping plant selection should seek to avoid species likely to attract birds or flying foxes.</li> </ul>
AO6	<p>Car Parking: Car parking is to be provided at the following rate:</p> <ul style="list-style-type: none"> <li>• Office/educational 1 space per 30m<sup>2</sup> gfa</li> <li>• Workshop 1 space per 50m<sup>2</sup> gfa</li> <li>• Hangars 1 space per 100m<sup>2</sup> gfa</li> </ul> <p>Parking spaces are to be setback a minimum of 2 metres from any front boundary, and are to be screened by appropriate landscaping.</p> <p>Parking spaces are not to encroach into the 10m landscaped setback area to non-airport land.</p> <p>Parking spaces are to be a minimum dimension of 2.5m x 5.5m. The design and layout of parking areas is to conform to the requirements of Council's Code for Transport, Traffic and Parking.</p>
AO7	<p>Bicycle Parking: Bicycle parking is to be provided at the following rate:</p> <ul style="list-style-type: none"> <li>• Office/educational 1 space per 50m<sup>2</sup> gfa</li> <li>• Workshop 1 space per 100m<sup>2</sup> gfa</li> <li>• Hangars 1 space per 500m<sup>2</sup> gfa</li> </ul> <p>Bicycle parking is to be provided in a secure and convenient location and in accordance with AS2890.3 Bicycle Parking Facilities and Austroads Guide to Traffic Engineering Practice, Part 14 – Bicycles.</p> <p>Where at least 10 bicycle parking spaces are required in accordance with the table above, end of trip facilities are to be provided as follows:</p> <ul style="list-style-type: none"> <li>• 1 locker per 2 bicycle parking spaces; and</li> </ul>

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ACCEPTABLE OUTCOMES	
	<ul style="list-style-type: none"><li>• 1 shower cubicle with ancillary change rooms per 10 bicycle spaces.</li></ul>
AO8	<ul style="list-style-type: none"><li>• Signage on lots is limited to signage describing the name of the occupant and the nature of the business conducted on that lot.</li><li>• Signage area is not to exceed a combined maximum of 10m<sup>2</sup> per lot.</li></ul>
AO9	Drainage: <ul style="list-style-type: none"><li>• Hard paved areas are to be graded such that drainage to the airport's stormwater drainage network is achieved.</li><li>• Roof water is to be connected to the airport's stormwater drainage network.</li></ul>
A10	Fencing: Airside access lots are to provide security fencing to ensure that no unauthorised person is able to gain access to the airside area of the airport.

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**Temporary Local Planning Instrument  
01/2012 Maroochy Plan 2000**

**Land to which this Plan applies**



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