

8.2.2 Airport Environs and Defence Land Overlay Code



8.2.2.1 Application

This code applies to development:

- (1) within the Airport Environs and Defence Land Overlay as identified on the overlay maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Airport Environs and Defence Land Overlay Code by the tables of assessment in **Part 5 Tables of Assessment**.

8.2.2.2 Purpose and Overall Outcomes

- (1) The purpose of the Airport Environs and Defence Land Overlay Code is to ensure that development does not compromise aircraft safety of strategic airports, the efficient functioning of aviation facilities or the continued viability of defence land.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development does not create incompatible intrusions or compromise aircraft safety in the operational airspace (Height Restriction Zones and Wildlife Buffer Areas) of strategic airports;
 - (b) Development in Building Restricted Areas, does not adversely affect the functioning of aviation facilities; and
 - (c) Development in the Defence Land Buffer Area:
 - (i) does not result in uses incompatible with the defence land;
 - (ii) is designed and sited to not adversely affect the safety and operational efficiency of defence operations; and
 - (iii) attenuates noise from defence operations.

8.2.2.3 Assessment Benchmarks

Table 8.2.2.3.2— Airport Environs and Defence Land Overlay Code - for Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes
Height Restriction Zone	
PO1 Development located in a Height Restriction Zone does not create a permanent or temporary physical or transient obstruction in an operational airspace.	AO1.1 Sport and recreational aviation activities including parachuting, hot air ballooning and hang-gliding do not occur within a Height Restriction Zone.
	AO1.2

Performance Outcomes	Acceptable Outcomes								
	<p>The height of buildings, structures and mature landscaping is no greater than 45m (above natural ground level) in Height Restriction Zone A and 90m (above natural ground level) in Height Restriction Zone B.</p> <p>AO1.3 Cranes and other equipment used during construction are of a height no greater than 45m in Height Restriction Zone A and 90m in Height Restriction Zone B.</p> <p><i>Editor's note - Encroachments of a height greater than 45m in Height Restriction Zone A and 90m in Height Restriction Zone B must be referred to the Department of Defence (DoD) for assessment.</i></p>								
<p>PO2 The emissions from the development do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in a Height Restriction Zone.</p>	<p>AO2.1 Development does not emit smoke, dust, ash or steam into a Height Restriction Zone.</p> <p>AO2.2 Development does not emit a gaseous plume into a Height Restriction Zone at a velocity exceeding 4.3m per second.</p> <p>AO2.3 Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3 metres per second is designed and constructed to mitigate adverse impacts of emissions within a Height Restriction Zone.</p> <p><i>Editor's Note - Proposals with the potential to affect visibility in a Height Restriction Zone must be referred to the Department of Defence (DoD) for assessment.</i></p>								
Wildlife Buffer Area									
<p>PO3 Development does not cause wildlife to create a safety hazard within a strategic airport's operational airspace.</p>	<p>AO3 A land use listed in Table 8.2.2.3.4 - Land Uses That Can Attract Wildlife (which are associated with increases in wildlife strikes and hazards) and located in the Wildlife Buffer Area does not increase the potential to attract birds and bats.</p> <p>Table 8.2.2.3.4- Land Uses That Can Attract Wildlife</p> <table border="1" data-bbox="804 1630 1417 2000"> <thead> <tr> <th data-bbox="804 1630 1110 1659">High Risk Activities</th> <th data-bbox="1110 1630 1417 1659">Moderate Risk Activities</th> </tr> </thead> <tbody> <tr> <td data-bbox="804 1659 1110 1832"> Rural- (1) <i>Cropping</i> (turf farm); (2) <i>Cropping</i> (fruit tree farm); (3) <i>Intensive animal industry</i> (piggery); (4) <i>Aquaculture</i> (fish processing/packing plant). </td> <td data-bbox="1110 1659 1417 1832"> Rural- (1) <i>Animal husbandry</i>; (cattle/dairy farm); (2) <i>Intensive animal industry</i> (poultry farm). </td> </tr> <tr> <td data-bbox="804 1832 1110 1906"> Conservation- (1) Conservation estate (eg. wetland). </td> <td data-bbox="1110 1832 1417 1906"> Conservation- (1) Conservation estate (all other). </td> </tr> <tr> <td data-bbox="804 1906 1110 2000"> Recreation- (1) <i>Major sport, recreation and entertainment facility</i> (showground). </td> <td data-bbox="1110 1906 1417 2000"> Recreation- (1) <i>Major sport, recreation and entertainment facility</i> (all other); </td> </tr> </tbody> </table>	High Risk Activities	Moderate Risk Activities	Rural- (1) <i>Cropping</i> (turf farm); (2) <i>Cropping</i> (fruit tree farm); (3) <i>Intensive animal industry</i> (piggery); (4) <i>Aquaculture</i> (fish processing/packing plant).	Rural- (1) <i>Animal husbandry</i> ; (cattle/dairy farm); (2) <i>Intensive animal industry</i> (poultry farm).	Conservation- (1) Conservation estate (eg. wetland).	Conservation- (1) Conservation estate (all other).	Recreation- (1) <i>Major sport, recreation and entertainment facility</i> (showground).	Recreation- (1) <i>Major sport, recreation and entertainment facility</i> (all other);
High Risk Activities	Moderate Risk Activities								
Rural- (1) <i>Cropping</i> (turf farm); (2) <i>Cropping</i> (fruit tree farm); (3) <i>Intensive animal industry</i> (piggery); (4) <i>Aquaculture</i> (fish processing/packing plant).	Rural- (1) <i>Animal husbandry</i> ; (cattle/dairy farm); (2) <i>Intensive animal industry</i> (poultry farm).								
Conservation- (1) Conservation estate (eg. wetland).	Conservation- (1) Conservation estate (all other).								
Recreation- (1) <i>Major sport, recreation and entertainment facility</i> (showground).	Recreation- (1) <i>Major sport, recreation and entertainment facility</i> (all other);								

Performance Outcomes	Acceptable Outcomes	
		(2) <i>Outdoor sport and recreation;</i> (3) <i>Park.</i>
	Industry- (1) <i>Low impact industry</i> (food processing plant); (2) <i>Medium impact industry</i> (food processing plant); (3) <i>High impact industry</i> (food processing plant).	Recreation- (1) <i>Major, sport, recreation and entertainment facility</i> (all other).
	Utility installation- (1) Food/organic waste facility; (2) Putrescible waste facility (e.g. landfill, transfer station).	Utility installation- (1) Non-putrescible waste facility (e.g. landfill, transfer station); (2) Sewerage/wastewater treatment facility
<p>Editor's Note - Proposals involving the above land uses must be referred to the Department of Defence (DoD) for assessment.</p>		

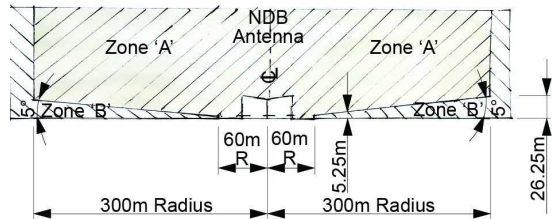
Building Restricted Area	
<p>PO4 Development does not interfere with the function of aviation facilities.</p>	<p>AO4 Development is not located within: (1) 60m of the Non-Directional Beacon (NDB) antenna; or (2) 300m from the NDB antenna and the development will cross the zone boundary (zone boundary is defined as an elevation angle of 5 degrees from ground level at the centre of the NDB antenna).</p>  <p style="text-align: center;">Figure 1 Non directional beacon (NDB)</p> <p>Note - Refer to Figure 1 Non directional beacon (NDB) for assistance in determining points (a) and (b) above. Any development in the area shown as Zone 'A' on Figure 1 Non directional beacon (NDB) does not meet the outcomes and will be elevated to Code Assessment.</p>

Table 8.2.2.3.3— Airport Environs and Defence Land Overlay Code - for Assessable Development

Performance Outcomes	Acceptable Outcomes
Height Restriction Zone	
<p>PO1 (1) Development located within the Building Restricted Area for an aviation facility does not create: (a) permanent or temporary physical obstructions in the line of sight between antennas; or (b) an electrical or electromagnetic field that will interfere with signals transmitted by</p>	<p>AO1 No acceptable outcome is prescribed.</p>

Performance Outcomes	Acceptable Outcomes
<p>the facility; or (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility.</p> <p>OR</p> <p>(2) Development located within the Building Restricted Area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility.</p> <p><i>Editor's Note - The SPP State Interest Guideline - Strategic Airports and Aviation Facilities provides guidance on development requirements in Building Restricted Areas for aviation facilities.</i></p> <p><i>Editor's Note - A development proposal on land located within a Building Restricted Area must be referred to Airservices Australia or the Department of Defence (DoD) for assessment. Airservices Australia or DoD will provide local government and proponents with authoritative advice about the impact of a proposed development on the function of an aviation facility, requirements for a risk assessment process, and mitigation methods. It is recommended that advice be sought during pre-lodgement stage of development assessment processes to avoid objections from Airservices Australia or DoD.</i></p>	
Defence Land Buffer Area	
<p>PO2 Development within the Defence Land Buffer identified on Airport Environs and Defence Land Overlay Map OM-02 does not:</p> <p>(1) restrict the nature or scope of defence operations; or (2) increase the number of persons living or congregating in the Defence Land Buffer Area.</p>	<p>PO3 Development within the Defence Land Buffer Area does not include any of the following:</p> <ol style="list-style-type: none"> (1) <i>Animal keeping;</i> (2) <i>Child care centre;</i> (3) <i>Community care centre;</i> (4) <i>Community residence;</i> (5) <i>Community use;</i> (6) <i>Educational establishment;</i> (7) <i>Function facility;</i> (8) <i>Health care service;</i> (9) <i>Home based business (involving Bed and Breakfast);</i> (10) <i>Hospital;</i> (11) <i>Hotel;</i> (12) <i>Multiple dwellings;</i> (13) <i>Place of worship;</i> (14) <i>Relocatable home park;</i> (15) <i>Residential care facility;</i> (16) <i>Retirement facility;</i> (17) <i>Rooming accommodation;</i> (18) <i>Short-term accommodation;</i> (19) <i>Tourist park;</i> (20) <i>Veterinary service;</i> (21) Reconfiguring a lot that results the creation of additional lots.
<p>PO4 Development located in the Defence Land Buffer Area is designed and sited to prevent unintended or</p>	<p>AO4 No acceptable outcome is prescribed.</p>

Performance Outcomes	Acceptable Outcomes
unauthorised access to defence land.	
<p>P05 Development is designed and sited to manage potential noise exposure from the Canungra Land Warfare Centre (identified as Defence Land on Airport Environs and Defence Land Overlay Map OM-02).</p>	<p>A05 No acceptable outcome is prescribed.</p>