8.2 Overlay codes

8.2.1 Airport environs overlay code

8.2.1.1 Application

This code applies to assessing material change of use development applications for development within the airport environs area as shown on the **Airport environs overlay maps (OM-001)** contained in Schedule 2 and identified as requiring assessment against the **Airport environs overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.1.2 Purpose

(1)   The purpose of the code is to manage development that is in close proximity to airports so that aircraft operations are not impeded by the encroachment of incompatible development.

(2)   The purpose of the code will be achieved through the following overall outcomes:
(a)   the safety of aircraft operating within the operational airspace of an airport is maintained and enhanced;
(b)   aviation facilities including navigation, surveillance and communications facilities are protected from incompatible development to maintain and ensure efficient functioning;
(c)   noise sensitive or other incompatible land uses are not adversely impacted by aircraft noise or ground operations;
(d)   the risk of public safety being compromised by incidents in the take-off and landing phase of aircraft operations is minimised.

8.2.1.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 8.2.1.1—Airport environs overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
PO1 (a) Development in the vicinity of Airports protects the safe and efficient operation of the Airport; (b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and (c) does not restrict the future operational requirements of the Airport.	**AO1** Buildings, structures (both freestanding and attached to buildings including signs, masts or antennae) and vegetation (at its mature height) where within the Airport Environs Buffer identified on the **Airport environs overlay maps (OM-001)** have a maximum height of 7.5 metres at any point above ground level.
PO2 The height of any building, structure or tree that can reach a significant height located in the Obstacle Limitation Surface (OLS) area of the airport, is restricted so that, the safe and efficient operations of the airport are protected.	**AO2** The maximum height of any building, structure or tree is below the height of the Obstacle Limitation Surface (OLS) height as indicated for the particular site.