



Council Policy

Albany Airport (ANEF) Noise Buffer

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Objectives

The objectives for the Albany Airport (ANEF) Noise Buffer are to:

- protect the continued operations of the Albany regional airport and its flight paths.
- control subdivision and development to minimise the potential for sensitive land uses to be undertaken within the noise buffer in accordance with the Australian Noise Exposure Forecast criteria.
- restrict the development of residential uses and occupation of other buildings that may be adversely affected by aircraft noise in accordance with the Australian Noise Exposure Forecast (ANEF) criteria as follows:
 - i) Acceptable for residential development - areas <20 ANEF.
 - ii) Conditional for residential development - areas 20 - 25 ANEF.
 - iii) Unacceptable for residential development - areas >25 ANEF.

Policies

1. General

1.1 Planning Scheme Consent is required for all development including the construction, extension or alteration of a single house within the buffer area as designated on Map No. 5.

1.2 In considering an application, the Council shall have regard to:

- (a) the objectives of this Policy;
- (b) position of the subject site as designated on Map No. 5;
- (c) the requirements contained within Australian Standards AS2021-2000 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction; and
- (d) the comments of the Department for Planning and Infrastructure (Transport Division) and Department for Environment; and
- (e) the Building Use Type Acceptability Table shown below:

BUILDING USE TYPE	ANEF LEVEL		
	< 20	20 – 25	> 25
residential house, units, flats, caravan	acceptable	conditionally acceptable	unacceptable
education premises, school, university	acceptable	conditionally acceptable	unacceptable
hospital, nursing home	acceptable	conditionally acceptable	unacceptable

hotel/motel, tourism, hostel	acceptable	conditionally acceptable	conditionally acceptable
public building, library, courts	acceptable	conditionally acceptable	conditionally acceptable
commercial building, shops, offices	acceptable	acceptable	conditionally acceptable
general or light industry, manufacturing, processing	acceptable	acceptable	acceptable

NOTE: The Building Use Type Acceptability Table determines the acceptability of different building types and has been adapted from AS 2021. The building types are classified as acceptable, conditionally acceptable and unacceptable based on the sensitivity of the associated use or occupation of the building and the forecast aircraft noise level forecast for the premises.

- 1.3 Council shall not grant planning approval to any development that compromises the purposes of the Albany Airport (ANEF) Noise Buffer Policy.

2. <20 ANEF Acceptable Development Area

There are no restrictions on the development of a single house or other developments beyond the <20 ANEF contour providing that the development and land use activity is compatible with the purpose of this Policy.

3. 20 – 25 ANEF Conditional Development Area

The following standards shall apply to all land within the 20 – 25 ANEF conditional development area:

- (a) For the development of a single house (including any alteration or extension) or other form of habitable accommodation, the proponent shall provide a specialist report (prepared by a suitably qualified acoustic consultant) with the application to show that the proposed design and construction of the building can achieve the following internal noise levels:
- common areas 55 dB(A)
 - living areas 45 dB(A)
 - sleeping areas 40 dB(A)
- (b) For the development of all other uses classified as acceptable or conditionally acceptable within the Building Use Type Acceptability Table, the proponent shall demonstrate to Council's satisfaction that the development and land use activity is compatible with the objectives of this Policy and any necessary noise attenuation measures have been incorporated into the design and construction of the building.
- (c) A memorial to be placed on the Certificate of Title stating that the premises may be subject to high noise levels from airport operations.

4. >25 Anef Unacceptable Development Area

The following standards shall apply to all land within the >25 ANEF unacceptable development area:

- (a) Council shall not approve a single house (including any alteration or extension) or other form of habitable accommodation on land contained within the >25 ANEF unacceptable development area.
- (b) For the development of all other uses classified as acceptable or conditionally acceptable within the Building Use Type Acceptability Table, the proponent shall demonstrate to Council's satisfaction that the development and land use activity is compatible with the objectives of this Policy and any necessary noise attenuation measures have been incorporated into the design and construction of the building.
- (c) A memorial to be placed on the Certificate of Title stating that the premises is subject to high noise levels from airport operations.

5. Subdivision

- (a) Council does not support the closer subdivision of land within the >25 ANEF unacceptable development area as this would increase the potential for additional lots to be developed and used for residential purposes which is inconsistent with the objectives of this Policy.
- (b) If subdivision is approved within the 20 – 25 ANEF conditional development area, Council shall require that all new lots created be subject to the following conditions:
 - A memorial to be placed on the Certificate of Title stating that the land may be subject to noise impacts from the airport operations; and
 - Any residential development will be required to comply with design and construction noise attenuation measures contained in Australian Standards AS2021-2000 Acoustics - Aircraft Noise Intrusion – Building Siting and Construction.

Additional Information

1. *The data for this Policy was prepared by Connell Wagner as part of the Albany Airport 2001 Master Plan.*
2. *Preliminary discussion with Council Officers is encouraged for any application likely to be affected by this Policy to ascertain the particular requirements for submitting an application and process to be followed in determining the application.*

ALBANY AIRPORT (ANEF) NOISE BUFFER



Albany Airport (ANEF) Noise Buffer

-  Acceptable Development Area
-  Conditional Development Area
-  Unacceptable Development Area

Map No. 5