

Schedule 8

Table 18. Special control areas in Scheme area

Name of area	Purpose	Additional provisions																																											
Special Control Area 1 — Albany Airport	(1) The purpose of the Albany Airport Special Control Area is to: (a) Protect the continued operations of the Albany regional airport and its flight paths; (b) Control subdivision and development to minimise the potential for sensitive land uses to be undertaken within the special control area in accordance with the Australian Noise Exposure Forecast criteria and AS 2021-2000: <i>Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i>; and (c) Restrict the development of the 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 less than 20 ANEF. (ii) Conditional for residential development: areas between 20 – 25 ANEF. (iii) Unacceptable for residential development: areas greater than 25 ANEF.	(1) In considering any application for development approval, the local government shall have particular regard to: (a) The position of the premises and the ANEF level areas shown in the Special Control Area mapping and the associated Building Type Acceptability as follows: <table><tr><th colspan="4">ANEF Levels</th></tr><tr><th rowspan="2">Building Type Acceptability</th><th colspan="3">ANEF Level</th></tr><tr><th><20</th><th>20 – 25</th><th>>25</th></tr><tr><td colspan="4">Acceptable - 1 Conditionally Acceptable - 2 Unacceptable - 3</td></tr><tr><td>Single House, Grouped/Multiple Dwellings</td><td>1</td><td>2</td><td>3</td></tr><tr><td>Educational Establishment</td><td>1</td><td>2</td><td>3</td></tr><tr><td>Hospital, Medical Centre</td><td>1</td><td>2</td><td>3</td></tr><tr><td>Hotel/Motel, Holiday Accommodation</td><td>1</td><td>2</td><td>2</td></tr><tr><td>Community Purpose</td><td>1</td><td>2</td><td>2</td></tr><tr><td>Shop, Office</td><td>1</td><td>1</td><td>2</td></tr><tr><td>Industry</td><td>1</td><td>1</td><td>1</td></tr></table> <i>Note:</i> 1. The above determines the acceptability of different building types and has been adapted from AS 2021-2000: <i>Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i>. (b) Recommendations contained within AS 2021-2000: <i>Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i>; and (c) Advice of the responsible state department/s. <i>Note:</i> The specific location of the 20 ANEF contour is difficult to define accurately, primarily because of variation in aircraft flight paths. Subsequently, the local government may apply the Scheme controls for building sites outside but near to the 20 ANEF contour. (2) Within 20 ANEF to 25 ANEF, the local government may recommend the incorporation of noise control features in the construction of residences contained within AS 2021:2000.	ANEF Levels				Building Type Acceptability	ANEF Level			<20	20 – 25	>25	Acceptable - 1 Conditionally Acceptable - 2 Unacceptable - 3				Single House, Grouped/Multiple Dwellings	1	2	3	Educational Establishment	1	2	3	Hospital, Medical Centre	1	2	3	Hotel/Motel, Holiday Accommodation	1	2	2	Community Purpose	1	2	2	Shop, Office	1	1	2	Industry	1	1	1
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		(3) The local government may refuse applications for development of any sensitive land uses within the >25 ANEF area. (4) The local government may refuse any application for development approval or may approve the development of sensitive land uses within the 20 – 25 ANEF and <20 ANEF areas and impose conditions on the approval including requiring the applicant: (a) Incorporate noise attenuation measures into the design of the building; and/or (b) Register a notification on title advising of the potential for aircraft noise nuisance. (5) The local government may not support the rezoning of land within the 20 – 25 ANEF or above contour levels for any of the above sensitive uses (i.e. acceptable within the <20 ANEF Level) or subdivision which would permit development involving any increase in residential density above one dwelling for every 10 ha, or any increase in occupational density of other noise-sensitive premises above that which would normally be expected for the equivalent rural residential development based on a 10 ha minimum lot size.