

MAZ – Mercer Airport zone

The relevant district-wide chapter provisions apply in addition to this chapter.

Purpose

The purpose of the MAZ – Mercer Airport zone is to enable the continued operation and development of Mercer Airport whilst maintaining amenity outcomes compatible with surrounding land uses.

Objectives

MAZ-O1 Operation and development.

Mercer Airport is able to operate safely and efficiently and is developed to meet the current and future needs of the aviation community.

MAZ-O2 Adverse effects.

The adverse effects of airport activities are managed to maintain amenity outcomes compatible with surrounding land uses.

Policies

MAZ-P1 Operation and development.

To enable the continued operation and development of Mercer Airport by providing for a diversity of aviation and other activities which support the aviation sector.

MAZ-P2 Operational and safety requirements.

To protect the operational and safety requirements of Mercer Airport by controlling development surrounding the Airport that may restrict or infringe those requirements through mechanisms such as airspace protection (Obstacle Limitation Surface) and noise control boundaries.

MAZ-P3 Buildings and structures.

To enable development at the Airport that provides for its operational requirements whilst maintaining rural amenity and character of surrounding properties.

MAZ-P4 Commercial activities.

To enable a range of commercial activities that support Mercer Airport and the aviation sector including hangars, workshops, storage buildings and refuelling facilities.

MAZ-P5 Adverse effects.

(I) Mitigate adverse airport effects through the application of general and airport specific performance standards including:

- (a) The scale and intensity of on-site activities;
- (b) Noise;
- (c) Glare and Lighting;

- (d) Earthworks;
- (e) Hazardous substances;
- (f) Outdoor storage; and
- (g) Temporary events

Rules

Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

MAZ-R1	General aviation including helicopters	
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a	
MAZ-R2	Recreational flying	
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a	
MAZ-R3	Commercial aviation	
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a	
MAZ-R4	Commercial maintenance and servicing	
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a	
MAZ-R5	Aviation related light industry	
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a	
MAZ-R6	Aviation related offices	
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a	
MAZ-R7	Aviation related storage and warehousing	
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a	
MAZ-R8	Navigational equipment	
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a	
MAZ-R9	Mercer Airport runway and taxiways	

<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>MAZ-R10 Clubrooms</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>MAZ-R11 Café</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>MAZ-R12 Construction or alteration of a building for a sensitive land use</p>	
<p>(1) Activity status: PER Activity-specific standards:</p> <ul style="list-style-type: none"> (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: <ul style="list-style-type: none"> (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more. 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.
<p>MAZ-R13 Construction, demolition, addition, and alteration of a building or structure</p>	
<p>(1) Activity status: PER Activity-specific standards: Nil</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>MAZ-R14 Fuel storage and refuelling</p>	
<p>(1) Activity status: CON Activity-specific standards: Nil.</p> <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (a) The proposed site design and layout in relation to: <ul style="list-style-type: none"> (i) The sensitivity of the surrounding natural, human and physical environment; (ii) Potential hazards and exposure pathways arising from the proposed 	<p>(2) Activity status where compliance not achieved: n/a</p>

<p>facility, including cumulative risks with other facilities; and</p> <p>(iii) Interaction with natural hazards (flooding, instability), as applicable;</p> <p>(iv) Proposed emergency management planning (spills, fire and other relevant hazards); and</p> <p>(b) Proposed procedures for monitoring and reporting of incidents.</p>	
MAZ-RI 5	Jet flights
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards: Nil.</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(a) Frequency and duration of flights;</p> <p>(b) Effects on amenity values;</p> <p>(c) Hours and days of operation; and</p> <p>(d) Noise levels</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
MAZ-RI 6	Accommodation above hangars
<p>(1) Activity status: RDIS</p> <p>Activity-specific standards: Nil.</p> <p>Council's discretion shall be restricted to the following matters:</p> <p>(a) Acoustic insulation and achievement of internal noise levels;</p> <p>(b) Design and orientation of habitable building; and</p> <p>(c) Provision of appropriate water, wastewater and stormwater disposal services.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
MAZ-RI 7	Any activity that is not listed as prohibited, permitted, restricted discretionary or discretionary.
<p>(1) Activity status: NC</p>	

Land use – effects

MAZ-SI	Hours of operation for aircraft operations
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Aircraft operations shall be carried out between:</p> <p>(i) 0700 hours to 2200 hours in the summer period; or</p> <p>(ii) 0700 hours to 1900 hours in the winter period.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>(b) MAZ-S1(I) does not apply to the following:</p> <ul style="list-style-type: none"> (i) Aircraft landing or taking off in an emergency; or (ii) Emergency flights required to rescue persons from life threatening situations; or (iii) Emergency flights to transport patients, human vital organs or medical personnel in a medical emergency; or (iv) Flights required to meet the needs to a national or civil defence emergency declared under the Civil Defence Emergency Management Act 2002; or (v) Aircraft using the airfield due to unforeseen circumstances as an essential alternative to landing at a scheduled airport elsewhere; or (vi) Aircraft being used in the course of firefighting duties; or (vii) Aircraft being used in the course of police duties. 	
<p>MAZ-S2 Outdoor storage</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Outdoor storage of goods or materials must: <ul style="list-style-type: none"> (i) Be associated with a Permitted Activity operating from the site; and (ii) Not encroach on any required parking and manoeuvring areas. 	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity; (b) Visual impact; (c) Nature, scale and location of screening; (d) Proximity and height of stockpiles to road reserve or other sites; (e) Access to sunlight and daylight; and (f) Safety of road users and pedestrians
<p>MAZ-S3 Access and vehicles</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The use of Mercer Airport for any permitted activity set out in Rules MAZ-R1 to MAZ-R11 (apart from a temporary event) provided that: <ul style="list-style-type: none"> (i) The number of vehicles accessing the MAZ – Mercer Airport zone shall not exceed 160 vehicles (320 vehicle movements) per day. 	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Safety of access users; (b) Intersection safety with a public road; and (c) Formation, width, drainage.

Land use – building

<p>MAZ-S4</p>	<p>Height of buildings, structures, trees and other vegetation</p>
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<p>(1) Activity status: PER Where: (a) Any building or structure must not exceed a height of 10 m, measured from the natural ground level immediately below that part of the structure; and (i) Any building, structure, tree or other vegetation must not protrude through the Obstacle Limitation Surfaces defined in APPII – Mercer Airport.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion shall be restricted to the following matters: (a) Form, bulk and location of building, structure, object, mast or tree; (b) Effect on the safe and efficient operation of Mercer Airport; and (c) Access to daylight and sunlight.</p>
<p>MAZ-S5 Height in relation to boundary</p>	
<p>(1) Activity status: PER Where: (a) Any building, structure or stockpiling of materials must not protrude through a height control plane rising at an angle of: (i) 45 degrees commencing at an elevation of 2.5m above ground level at every point of the Zone boundary.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion shall be restricted to the following matters: (a) Effects on amenity values; (b) Admission of daylight and sunlight to the site and other sites; and (c) Extent of areas of non-compliance.</p>
<p>MAZ-S6 Building coverage and impervious area</p>	
<p>(1) Activity status: PER Where: (a) Construction or alteration of a building must comply with all of the following: (i) The total building coverage must not exceed: (1) 30% of the site area, up to a maximum of 900m²; and (2) result in more than 60% of the site having an impervious surface, up to a maximum 1800m² impermeability. (b) MAZ-S6(1)(a) does not apply to a structure that is not a building.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion shall be restricted to the following matters: (a) Effects on amenity values; (b) Building form, bulk, location, external cladding and colour; (c) Extent of area of non-compliance; (d) Effects on adjacent sites; (e) Stormwater management; (f) Onsite parking provision; and (g) Landscape planting and other visual mitigation measures</p>
<p>MAZ-S7 Building setback</p>	
<p>(1) Activity status: PER Where: (a) Any building must be set back at least 6m from a MAZ – Mercer Airport zone boundary.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion shall be restricted to the following matters: (a) Effects on amenity values; (b) Effects on adjacent sites; and (c) Effects on aircraft safety and taxiing.</p>
<p>MAZ-S8 Habitable buildings inside the 65 dBA L_{dn} air noise boundary contour on the planning maps</p>	
<p>(1) Activity status: RDIS Where: (a) Any habitable building inside the 65 dBA L_{dn} contour as shown on the planning maps.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

<p>Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Acoustic insulation and achievement of internal noise levels; and (c) Design and orientation of habitable building. 	
<p>MAZ-S9</p>	<p>Accommodation above hangars</p>
<p>(1) Activity status: RDIS</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Any accommodation in the MAZ – Mercer Airport zone when located above a hangar. (b) Rules ANOC-R6 and ANOC-R7 do not apply. <p>Council's discretion shall be restricted to the following matters</p> <ul style="list-style-type: none"> (c) Acoustic insulation and achievement of internal noise levels; (d) Design and orientation of habitable building; (e) Provision of appropriate water, wastewater and stormwater disposal services; and (f) Effects on rural amenity. 	<p>(2) Activity status where compliance not achieved: NC</p>