

# Recommended Changes to ODP (Tracked Changes) – revised 20/3/2017

The text shown in ~~black strike through~~ and underlined are the amendments outlined in notified Private Plan Change 84.

The text shown in ~~red strike through~~ and underlined are the further amendments recommended in the s42A report.

The text shown in ~~green strike through~~ and underlined are the further amendments recommended in the officer's response.

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## PART C – OBJECTIVES AND POLICIES

### OBJECTIVE 1.0

#### POLICY 2: USES

**A range of activities in the "Airport Mixed Use Precinct" will be permitted to support aviation activities and provide for non-aviation, commercial and other employment opportunities.**

Explanation: The "Airport Mixed Use Precinct" permits aviation activity to grow beyond the "Airport Core Precinct". Non-aviation business and commercial activity and development is permitted to support the sustainability of the Airport Core Precinct activities. Certain specified activities are classified as non-complying (i.e.g. residential activity in some areas, offensive trades, certain retail/commercial activities etc), discretionary (i.e.g. work associated with heritage buildings) or controlled activities (i.e.g. the external design, appearance and siting of buildings and associated development) to enable to the Council to manage potential adverse effects. ~~Supermarkets, Department Stores and more than one small scale retail grocery outlet are prohibited activities.~~ More than one Supermarket in the zone is a non-complying activity, and more than one department Store is a prohibited activity.

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## PART D – RULES AND STANDARDS

### D.9.1 Airport Zone Rules

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#### D.9.1.4 Discretionary Activities

The following are discretionary activities:

- (i) The alteration or modification, which is not a minor work as defined in Part Q of this Plan, and the demolition or removal of any heritage feature or building recorded in the Heritage

Register. In relation to historic buildings, "modification" includes any subdivision of land containing the historic building and its curtilage.

- (ii) Activities within the "Aviation Heritage Precinct" not provided for as permitted activities and not defined as non-complying or prohibited.
- (iii) The alteration or modification which is not a minor work as defined in Part Q of this Plan and the demolition or removal of the control tower, as a historic building. In relation to historic buildings, "modification" includes any subdivision of land containing the historic building and its curtilage (except where specified in this Plan to be a non-complying activity or prohibited activity).
- (iv) Activities which do not comply with any restricted discretionary activity standards are discretionary activities.
- ~~(v) Noise sensitive activities outside the Air Noise Boundary not specifically provided for as a permitted activity.~~
- ~~(vi) One only supermarket within the zone.~~
- ~~(vii) More than one store of between 151m<sup>2</sup> and 1,500m<sup>2</sup> GFA that retails groceries or non-specified food lines.~~
- (v) Noise sensitive activities between the Outer Noise Boundary and the Airport Noise Effects Advisory Overlay not specifically provided for as a permitted activity.

#### **D.9.1.5 Non-Complying Activities**

The following are non-complying activities:

- (i) Offensive trades.
- (ii) The keeping of free flight birds.
- (iii) Retail and commercial service activities, not being a prohibited activity, that are not listed as permitted activities in rule D.9.1.1 or do not comply with the permitted activity retail/commercial activity floorspace threshold standards in D.9.2.1.
- (iv) Aircraft operations occurring between 10.30pm and 6am that are not exempt by the "Noise from Aircraft Operations" permitted activity noise standard.
- (v) Any other activity not being a permitted, controlled, discretionary (restricted), discretionary or prohibited activity.
- (vi) Any development in the Airport Zone, not being a prohibited activity, which results in the development in the Airport Zone exceeding 339,400m<sup>2</sup> GFA.

- (vii) Any above ground development, within the area defined on the Precinct Plan as Runway 12/30, which is inconsistent with the use of that area for imperative landings and other limited uses.
- ~~(viii) One only Department Store within the zone.~~
- ~~(ix) Supermarkets other than as provided for in rule D.9.1.4.~~
- ~~(x) More than one store of between 151m<sup>2</sup> and 1,500m<sup>2</sup> GFA that retails groceries or non-specified food lines.~~
- ~~(xi) Noise sensitive activities outside the Air Noise Boundary but inside the Outer Noise Boundary not specifically provided for as a permitted activity.~~

#### D.9.1.6 Prohibited Activities

The following are prohibited activities:

- ~~(i) Noise sensitive activities within the Airport Noise Boundary not specifically provided for as a permitted activity.~~
- ~~(ii) Department Stores other than as provided for in rule D.9.1.5.~~
- ~~(iii) Supermarkets.~~
- ~~(iv) More than one store of between 151m<sup>2</sup> and 1,500m<sup>2</sup> gross floor area that retails groceries or non-specified food lines.~~

#### PART Q: DEFINITIONS

**Supermarket** means an activity of more than 1,500m<sup>2</sup> gross floor area within a single building mainly engaged in retailing groceries or non-specific food lines, whether or not the selling is organised on a self-service basis, except that in the Airport Zone the minimum gross floor area shall be 1000m<sup>2</sup>.