

Moruya Airport – Aviation Based Development

If you are considering leasing land and building a hangar or other aviation based development at the Moruya Airport, you will need to lodge a development application (DA).

The Airport Masterplan and Precinct zoning are designed to make development of aviation related development as simple as possible. This Fact Sheet provides you with a guide to get you through the process.

<p>Step 1 – Discussions with Property Unit.</p>	<p>Discuss your requirements, possible lease location and proposed use with Property Unit.</p> <p>Generally, Council’s permitted use for land leased at Moruya Airport is “Aviation related commercial operations”.</p>
<p>Step 2 – confirm Airport operational requirements.</p>	<p>When designing areas, it is prudent to provide space for casual and itinerant aircraft. In this development aircraft cannot be parked on the airport side of the new fence. Hangar aprons need to be provided for within the leased area. There is a building limit line and the areas that aircraft cannot be parked should be well defined. The boundary pegs in place make provision for the curb side set back.</p> <p>The taxiway is built to Code B specifications. This is for aircraft wingspans of 15m up to and not including 24m.</p> <p>The taxiway strip width is 20m from Centreline. (This is where the chainmesh fence is)</p> <p>Please discuss any operational requirements for your use i.e where aircraft can park, or taxiway suitability with the Airport Coordinator. Airport Coordinator: 0409 037 520</p>
<p>Step 3 – Does your development need consent?</p>	<p>Most types of land uses and building to be established at the airport will need approval from Council. This mean that you will need to lodge a development application (DA). As Council also owns the land, you will also need to obtain land owners consent from Council.</p> <p>Council’s Property Unit of Council can assist you with any land ownership and leasing matters. Property Unit: 4474 1330</p> <p>Council’s Development Services Unit can assist you with the development approvals process. Please call 4474 1231.</p>
<p>Step 4 – Research & pre-application consultation</p>	<ul style="list-style-type: none"> • Zone: The Airport has a Special Activities zoning (SP3) under Council’s Local Environmental Plan Controls. This means that only aviation related development or development ancillary to the airport can occur within the Airport grounds. • Setbacks: <ul style="list-style-type: none"> ○ There are no specific planning controls in terms of setbacks, site coverage or landscaping controls. ○ Council recommends taking guidance from the Industrial Zones DCP.

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	<ul style="list-style-type: none"> ○ Achieve compliance with the Building Code of Australia (BCA). Generally, structures are setback 3 metres from boundaries for fire safety reasons. You can go closer to the boundary, but you will need to use fire resistant construction. ○ setback to airport land will need to allow for plane outside of hangar and not on airport land. ○ Compliance with CASA guidelines (wind shear, colours, etc) ● Sewer: the site is serviced by pressurised sewer mains. A pressure sewer pump will need to be proposed with any development. The sewer pump will need to be in such a location that access can be provided by Council staff should an issue arise in the future. A conceptual sewer plan is required to be lodged with the application. ● Stormwater: A conceptual stormwater plan is required to be provided including an on-site detention. ● Bushfire: The land is bushfire prone land, and any development must consider Planning for Bushfire Protection 2019 and relevant legislation. This is of particular importance when proposing tourist and visitor accommodation and or managers residences, early advice should be sought from the NSW RFS. Depending on the size of the building, you may also need to consider water storage for firefighting purposes. ● Generally, telecommunications and electricity supply will be available to the land but you should consult with Telstra and Essential Energy. ● As your development is on public land (owned by Council), you will need to enter into a lease. You will need to submit a subdivision plan for your leased area as part of the development application. This simply requires that you provide a plan with a dimensioned boundary and area around the development site to quantify the amount of land to be leased. ● Please see the DA process for more information.
<p>Step 5 – Preparing and lodging your DA</p>	<ul style="list-style-type: none"> ● See councils DA Process ● Development application must be lodged via the NSW planning portal with all required supporting documentation you will also need to upload the relevant checklists, see above link. ● A DA will need to be accompanied by plans of the structure or building proposed including site plan, floor plan and elevations. The plans must be to scale and dimensioned ● A Statement of Environmental Effects (SEE) is also required. This document provides a written description of your proposal including the nature of the business, work hours, staff numbers, service vehicles and environmental impacts such as noise and waste. ● As the building is proposed within Airport grounds, airport safety and the safety of aircraft utilizing the facility is essential. Depending on your proposal you may need to address additional matters such as light spillage, reflectivity of building material and to avoid bird attraction.
<p>Step 6 – Assessment of your application</p>	<p>A Development Assessment Officer will assess your application under 4.15 of the Environmental Planning and Assessment Act 1979. This involves inspecting the site and considering all relevant planning controls and Council policies, the likely impacts of the development, the suitability of the site for the proposed development.</p> <p>Some of the matters considered include:</p> <ul style="list-style-type: none"> ● Traffic parking; ● Height, form and materials; ● Building setbacks;

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	<ul style="list-style-type: none"> • Visual and acoustic privacy; • Servicing of the development including water supply, sewerage disposal and stormwater runoff. • Compliance with aviation authority guidelines.
Step 7 – Determination & notice	Your assessor will then make a determination granting conditional approval or refusal of the DA. You will receive a consent notice advising of the determination and where approval is granted, this notice will include conditions of consent and stamped plans.
Step 8 – Construction certificate	After you receive development consent, and before building work can commence, you will need to obtain a Construction Certificate (designed to ensure your proposal will meet the required standards i.e. the Building Code of Australia and the development consent). Once a Construction Certificate has been issued, building works can commence.
Step 9 – Commencement	You will need to notify Council of the proposed commencement date and appointment of the Council or a private Accredited Certifier as the Principal Certifier (PC) for the development. This is usually the same person or organisation that issues the Construction Certificate. The PC is required to carry out inspections at specific stages of the works and to issue an Occupation Certificate upon completion of the development.

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