



INFORMATION SHEET

PLANNING AND ENVIRONMENT

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BUILDING ON LAND NEAR AIRPORTS AND FLIGHTPATHS

This information sheet has been prepared to assist HIA members to understand the regulations and guidelines regarding building on land near airports and flightpaths.

Some buildings around airports and within airport can interfere with operations at big and small airports. Airport operators have arrangements in place to ensure that development beyond the boundary of the airport does not adversely impact upon aviation operations.

A key protection measure that relevant authorities have in place is a Obstacle Limitation Surface (OLS) which defines the airspace surrounding an airport that must be protected from obstacles (buildings and cranes) to ensure aircraft flying in good weather during the initial and final stages of the flight, do so safely. A map indicating the boundaries of the OLS is produced by airport operators to keep the public informed of this information.

Protection of the airspaces around airports is managed by Commonwealth legislation and jointly managed by airport operators, the Civil Aviation Safety Authority (CASA) and the Department of Infrastructure and Regional Development.

Relevant Commonwealth legislation includes:

- [Airport Act 1996](#) and [Airports \(Protection of Airspace\) Regulations 1996](#)
- [Civil Aviation Act 1988](#) and [Civil Aviation \(Buildings Control\) Regulations 1988](#)

It is important to also be aware of the effects of aircraft noise when building. Most council plans have prescribed conditions regarding this noise source that apply to land in the ANEF contour 20 or greater. ANEF means Australian Noise Exposure Forecast system.

In most case, councils are required to take into consideration impact of aircraft noise when assessing proposals for the construction of new buildings or to carry out substantial alterations/additions to existing buildings. Council will consider the location of the development in relation to the criteria set out in *AS 2021:2015 – Acoustics – Aircraft Noise Intrusion – Building Siting and Construction*.

For further information refer to the following authorities:

- [Department of Infrastructure and Regional Development](#)
- [Civil Aviation Safety Authority \(CASA\)](#)
- [Air Services Australia](#)
- [Sydney Airport](#)

For further information about the ANEF system refer to:

https://infrastructure.gov.au/aviation/environmental/transparent_noise/expanding/app_a.aspx

**HIA members can contact HIA's Planning and Environment team for more information on
1300 650 620 or nsw_planning@hia.com.au**

DISCLAIMER - The above is intended to provide general information in summary form. The contents do not constitute specific advice and should not be relied upon as such. Formal specific advice should be sought by members with respect to particular matters before taking action.

phone 1300 650 620 | fax 1300 655 953 | enquiries@hia.com.au | hia.com.au