

> Non-Aviation Land Development Concept – Objectives & Principles



Bankstown Airport

Master Plan
2004/05



> Non-Aviation Land Development Concept – Objectives & Principles

The key objectives and principles behind the Non-Aviation Land Development Concept are set out below.

16.1 Key Objectives

This MP provides a comprehensive master plan for the Bankstown Airport site to provide a framework for airport tenants and users. The MP complements and enhances the existing building approval, development approval and environmental assessment procedures.

BAL's objectives for the non-aviation side of the business include:

- **consolidating Bankstown Airport's role as a major activity hub** – a key objective for BAL is to optimise the contribution that Bankstown Airport makes to jobs and economic activity in Bankstown and Greater Western Sydney;
- **enhancing value** – the development of land surplus to aviation activity will ensure that value is enhanced for BAL's shareholders and businesses located on the Airport;
- **growing and diversifying the business** – maintain Bankstown Airport's long term sustainability and to protect from revenue shocks (eg loss of a major tenant, or large scale reduction in aviation activity due to external factors such as terrorism etc);
- **integration with surrounding areas** – a key objective is for non-aviation development to complement metropolitan planning strategies and to integrate with surrounding areas and the local community; and
- **meeting all of BAL's statutory, regulatory and custodial obligations** – BAL will meet all of its statutory, regulatory and custodial obligations.

The non-aviation land objectives are not recognised in existing State and local planning policies and controls as they apply to the airport site. The sale and development of the Airport was not envisaged at the time of the preparation of existing planning controls, with the Airport land simply being included within a "Special Uses" zone permitting "aerodrome" and ancillary uses under Council planning instruments, and with little recognition in State or Regional planning policies.

In accordance with the requirements of the Airports Act, the MP:

- incorporates the objectives and associated

principles for the development of the non-aviation land;

- establishes a strategic planning framework guiding the long term development of the site;
- implements land use zones with associated objectives reflecting BAL's stated land side aims;
- identifies that detailed development guidelines and controls will be established to assist in achieving the proposed land-use objectives; and
- provides a process whereby relevant objectives and guidelines will be considered in the assessment of any development proposal on the Airport.

The MP does not provide detail of any specific development proposal for the site. Detailed proposals will be the subject of a separate assessment process.

16.2 Principles

In achieving the objectives outlined above, BAL proposes to adhere to the following principles:

- **compatibility with the requirements of aviation operations** – any non-aviation development to be compatible with aviation activity (eg taking into account appropriate set-backs and prescribed airspace requirements);
- **sustainability** – property developments to adopt high standards of environmental and social sustainability by striving to utilise resources in an efficient manner while meeting the expectations of stakeholders including government regulators, employees, tenants, investors and the broader community with regard to financial, social and environmental performance;
- **development planning** – developments to be planned taking into account local and State planning regulations;
- **traffic management** – developments to be planned to take into account traffic impacts on external road systems and on residential areas to the north of the airport site;
- **heritage** – key heritage elements of Bankstown Airport to be conserved in accordance with a heritage management strategy and any new development will consider and respect heritage issues; and
- **open space and environmental areas** – the Land Development Concept is to be developed cognisant of environmentally sensitive sites and provide adequate open space areas and landscaping.