

Perth Airport 

Master Plan 2020

APRIL 2020





Domestic arrivals





Section 11: **Implementation**

The development of Perth Airport is carefully planned and delivered to meet passenger and stakeholder demand.



This Master Plan 2020 represents the expectation that developments will be realised in a staged manner, largely as a result of an increase in aircraft movements and passenger and commercial demand.

Planning by its nature is a dynamic activity requiring continuous monitoring of changing conditions, standards and technology. Therefore, the implementation of the developments outlined in this Master Plan 2020 will require flexibility that takes into account fluctuations in economic activity, factors that affect air travel and commercial demands, and also regulatory change.

11.1 Approvals Required to Undertake Development

Approval of this Master Plan 2020 does not automatically constitute approval of subsequent airport developments.

Land use planning and building control at Perth Airport is regulated by the Department of Infrastructure, Transport, Regional Development and Communications under the *Airports Act 1996* (Airports Act) and the Airports (Building Control) Regulations 1996 (Regulations).

The Regulations outline the requirement and criteria for approval of all building and/or work activities on the estate. These Regulations require approval to be obtained from Perth Airport as well as from the Airport Building Controller (ABC) prior to commencement of all works, unless a specific exemption is applicable.

Depending on the scope of works, the process can consist of up to four separate approvals:

- Major development plan,
- Development application,
- Perth Airport consent, and
- Airport Building Controller approval.

An overview of the regulatory framework required to undertake development is provided in Table 11-1.

Regulatory Framework	Perth Airport Outcomes
Master Plan	
<ul style="list-style-type: none"> • Approved by the Federal Minister for Infrastructure, Transport, Cities and Regional Development • Includes an Environment Strategy and Ground Transport Plan • Reviewed every five years • Has a 20 year planning period • Requires a 60 business day public comment period 	<ul style="list-style-type: none"> • Identifies Perth Airport development objectives • Identifies the intended land uses on the Perth Airport estate • Enables other planning authorities to develop plans that align with airport planning • Provides information to the public about airport development • Defines the aircraft noise exposure forecast for the airport operations • Defines the flight paths for the airport • Defines a ground transport system for the landside of the airport • Identifies proposed future non-aviation development • Identifies future employment levels at Perth Airport • Provides an Environment Strategy for Perth Airport
Major Development Plans	
<ul style="list-style-type: none"> • Approved by the Federal Minister for Infrastructure, Transport, Cities and Regional Development • Required for: <ul style="list-style-type: none"> – New or extended runways and terminals – New or extended taxiways that add significantly to airport capacity – New buildings with a construction value greater than \$25 million – New or extended surface access that add significantly to airport capacity – Developments that have significant environmental or community impact • Includes a 60 business day public period comment • Development must be consistent with the Master Plan 	<ul style="list-style-type: none"> • Identifies objectives of the proposed development • Provides a detailed outline of the proposed development • Defines the extent to which the future needs of aviation users will be met by the proposed development • Identifies consistency with the Master Plan • Identifies any impacts on flight paths and noise exposure forecast • Identifies consistency with the airport lease • Includes an assessment of environmental impacts and the measures to mitigate them
Building Approvals	
<ul style="list-style-type: none"> • Perth Airport issues Consent • Department of Infrastructure, Transport, Regional Development and Communications appoint an Airport Building Controller (ABC) and an Airport Environmental Officer (AEO) • ABC issues building approvals • AEO monitors and, where necessary places conditions on environmental management • Required for all new works at the airport 	<ul style="list-style-type: none"> • Ensures that buildings are compliant with the National Construction Codes and applicable Australian Standards • Ensures that works do not occur without Perth Airport consent • Ensures that required fire safety measures are addressed

Table 11-1 Perth Airport's regulatory framework for development

Source: Perth Airport

11.1.1 Major Development Plans

Section 88 of the Airports Act requires that, where a major airport development is proposed, a major development plan (MDP) is prepared for public comment and Commonwealth Government approval.

Section 91(1A)(b) requires that an MDP is consistent with the Final Master Plan for the airport. Major airport development is defined by Section 89 and generally includes:

- construction of a new runway, or extensions or significant alterations to an existing runway,
- construction of a new passenger terminal, or extension to an existing terminal,
- construction of a significant new building not principally used as a passenger terminal,
- construction of significant new taxiways, or significant extensions to existing taxiways,
- construction of significant new road or rail access, or significant extensions to existing road or rail access facilities, and
- a development/s which is likely to have a significant environmental impact, or significant impact, on the local or regional community.

The required contents of an MDP are set out in Section 91 and include:

- the objectives of the proposed development,
- an assessment of the extent to which the future needs of civil aviation users of the airport and other users of the airport will be met by the development,
- a detailed outline of the proposed development,
- whether or not the proposed development is consistent with the airport's lease from the Commonwealth,
- whether or not the proposed development is consistent with the final master plan,
- if the proposed development could affect flight paths and noise exposure levels at the airport, and the extent of relevant consultation with airlines and Local Government,
- the effect the proposed development will have on traffic flows at the airport and surrounding the airport, employment levels at the airport, and the local and regional economy, and community (including how the proposed development fits within the local planning schemes for commercial and retail developments in the adjacent area),
- an assessment of environmental and heritage impacts of the proposed development and the plans for dealing with any such impacts, and
- if the development relates to a sensitive development, the exceptional circumstances that would justify the development at the airport.

An MDP is required to be referred to the Minister responsible for the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) (Federal Minister for the Environment) for their advice, pursuant to Section 160 of the EPBC Act, by the Minister administering the Airports Act (Federal Minister for Infrastructure, Transport, Cities and Regional Development).

In the case of Aboriginal heritage, any proposed works which could impact on a registered heritage site requires approval under the provisions of the *Aboriginal Heritage Act 1972* (WA).

All MDPs are published on the Perth Airport website as required by the Airports Act.

11.1.2 Development Application and Perth Airport Consent

A Development Application is required for all major works within the airport estate. The Development Application must include plans and relevant information of the proposed development. Perth Airport reviews the application to ensure that the proposed construction is consistent with any relevant Perth Airport Design Guidelines, Lease Agreement, the final airport master plan and any applicable MDP. An approval issued by Perth Airport may contain conditions that are required to be complied with. Any requested changes must be made prior to submitting the Perth Airport Consent and Airport Building Controller applications.

All building activity within the Perth Airport estate requires Perth Airport Consent assessment and approval. Perth Airport assesses the proposed activity with regards to:

- Occupational Safety and Health,
- environmental and heritage impacts,
- protected airspace,
- noise impacts,
- utilities and services,
- choice of building materials,
- public access, and
- consistency with the Final Master Plan, relevant Lease Agreement and/or MDP.

The approved Perth Airport Consent may contain conditions that are required to be complied with.

11.1.3 Airport Building Controller

An Airport Building Controller (ABC) and Airport Environment Officer (AEO) are appointed by the Department of Infrastructure, Transport, Regional Development and Communications to administer the building approvals required under the Airports Act and the Airports (Building Control) Regulations 1996.

The Regulations require a Building Permit to be obtained from the ABC (with advice from the AEO) for all developments within the Perth Airport estate.

The ABC assesses the activity under the Airports Act and Regulations, National Construction Codes and applicable Australian Standards. The ABC will also consider any approval conditions of the Perth Airport Consent.

11.2 Review Process

The Airports Act provides for a Final Master Plan to remain in force for five years or until such time that a revised master plan is approved by the Minister. The Airports Act includes additional provision for minor amendments to a master plan, and for the Minister to direct another master plan be prepared.