

## Airport-Related Land Uses Planning Proposal

### Summary of Proposed Land Uses

The Planning Proposal seeks to introduce additional permitted uses relating to Sydney (Kingsford Smith) Airport on land located north of the Airport in Mascot. The Planning Proposal is consistent with the priorities for the Sydney Airport Precinct transport gateway in *A Plan for Growing Sydney*. The Proposal will protect Sydney Airport's function as an international gateway for passengers and freight, and support airport-related land uses and infrastructure in the area around the Airport. As stated in *A Plan for Growing Sydney*, the Sydney Airport Precinct is tightly constrained and has limited room to expand. The land around this facility is important to support and maximise the contribution of this gateway to Sydney's economic activity. The Planning Proposal recognises the constraints of the Airport Precinct and its importance by permitting additional airport-related land uses to support its functions.

Please note the following land uses\* are already permissible in the B5 and B7 zones. Accordingly, the Planning Proposal only seeks to permit them within the IN1 zone. Given that most of the IN1 zone is owned by Qantas for which the land uses were made permissible under the *Botany Bay Local Environmental Plan (BBLEP) 2013 (Amendment No. 1)*, the proposed amendment under this Planning Proposal would have minimal change to the permissibility within the subject area.

#### Office Premises\*

**office premises** means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

Office premises associated with Sydney (Kingsford Smith) Airport is required for airlines, government departments and authorities for the purpose of administrative, clerical, technical, professional or similar activities that do not generally include dealing with members of the public face-to-face on a direct and regular basis.

For example, Qantas Global Headquarters is an office park located at 203 Coward Street, Mascot. The headquarters has enabled Qantas to achieve cost efficiencies by consolidating its Sydney offices into one headquarter.

The permissibility of office premises in Mascot for airport-related land uses will provide other airlines, government departments and authorities the opportunity to strategically locate office functions in the IN1 zone in the area to achieve cost efficiencies.

#### Business Premises\*

**business premises** means a building or place at or on which:

(a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or

(b) a service is provided directly to members of the public on a regular basis, and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

Business premises, including banks, post offices, hairdressers, dry cleaners, travel agencies and internet access facilities, located in the subject Precinct would serve local workers involved in the airport industry and travellers staying at the local tourist and visitor accommodation.

### **Function Centres\***

**function centre** means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.

Function centres located near the Airport will cater for interstate and international business people, particularly those on a tight schedule, to be able to conveniently attend functions, such as conferences in convention centres, exhibition centres and reception centres soon after they arrive in Sydney. The location of the function centres near the Airport will particularly suit interstate travellers who are only in Sydney for the day and need to catch flights before and after the function. Strategically located function centres will also be convenient for those travellers that are staying in one of the local tourist and visitor accommodation.

### **Information and Education Facilities\***

**information and education facility** means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

As stated in *A Plan for Growing Sydney*, Sydney Airport is an international gateway for passengers. Information centres near the Airport will provide an introduction and gateway to Sydney and Australia. Facilities could be provided for visitors to inform and educate them about Australia, Sydney and the attractions the city offers.

Visitor information centres are located in many local government areas (such as Manly, Parramatta and Camden), providing a range of information for tourists, including accommodation, attractions, events and other services. Information and education facilities near the Airport would complement George Hanna Memorial Museum located in Mascot Library which holds social history exhibitions highlighting the area's history.

Given the limited number of information and education facilities in the Precinct close to the Airport, city, and tourist and visitor accommodation, information and education facilities would complement tourists staying near the Airport.

### **Passenger Transport Facilities\***

**passenger transport facility** means a building or place used for the assembly or dispersal of passengers by any form of transport, including facilities required for parking, manoeuvring, storage or routine servicing of any vehicle that uses the building or place.

With increasing aviation passenger numbers and airports expanding, businesses specialising in passenger transport facilities have become increasingly important to ensure the provision of safe and efficient passenger transport services for both passengers and staff at airports.

Given the specialised nature of the services offered by passenger transport facility businesses, their location near Sydney Airport is convenient and logistically sound, providing cost and time efficiencies.

For example, Carbridge, a company that provides passenger transport and aviation solutions, is located near the Airport at 50 Ross Smith Avenue, Mascot. Its location near the Airport is suitable given its clients include Sydney Airport and Qantas. Carbridge offer a number of services, including transport consultancy solutions, specialised bus design and manufacture, and ground services for airlines and airports (such as pilot and escort services, and tarmac marshalling and safety services).

## **Tourist and Visitor Accommodation**

**tourist and visitor accommodation** means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- (a) backpackers' accommodation,
  - (b) bed and breakfast accommodation,
  - (c) farm stay accommodation,
  - (d) hotel or motel accommodation,
  - (e) serviced apartments,
- but does not include:
- (f) camping grounds, or
  - (g) caravan parks, or
  - (h) eco-tourist facilities.

Tourist and visitor accommodation, particularly hotel or motel accommodation and serviced apartments, are ideal for the subject area as they provide travellers and tourists with accommodation conveniently located near the Airport. Local accommodation would particularly suit business travellers who need to attend meetings and functions within the local area and the city. As discussed above, travellers staying at local tourist and visitor accommodation would support other local airport-related land uses that cater for travellers, such as function centres and business premises.

The existing tourist and visitor accommodation near the Airport is evidence that the location is suitable for these land uses. For example, Adina Apartment Hotel Sydney Airport (17 Bourke Road, Mascot), Quest serviced apartments (108-114 Robey Street, Mascot), ibis Sydney Airport (205 O'Riordan Street, Mascot) and Holiday Inn Sydney Airport (Bourke Road and O'Riordan Street, Mascot).

Extending the permissibility of tourist and visitor accommodation to the B7 and IN1 zones would provide opportunity for additional accommodation to be located near the Airport to service travellers and airport staff. Accommodation within the subject area also has the benefit of being located a short walk from Mascot train station, providing a short train trip to the city.

## **Freight Transport Facilities**

**freight transport facility** means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

The location of the subject area near the Airport and Port Botany provides freight transport facilities the opportunity to bulk handle goods for transport by road, rail, air or sea, including the loading and unloading of vehicles, aircraft, vessels or containers used to transport those

goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

There are a number of existing freight transport facilities in the area, including Interfreight International (221 O’Riordon Street Mascot), Toll Global Forwarding (293 Coward Street, Mascot) and IJS Global (1/285 Coward Street, Mascot). These businesses market their advantage and competitive edge of being located near the Airport and Port Botany with the ability and flexibility to provide both ocean and air freight. The locational advantage of these freight transport facilities allows the businesses to provide a variety of modes of transport to handle freight of varying size, configuration and weight. The businesses can work with customers to determine the best transport mode or multi-modal requirements based on time limitations, cost and freight type. Some of these businesses also have a relationship with commercial airlines which means that they are well-positioned to provide a wide range of aviation logistics services. It should also be noted that the subject Precinct has been identified as a strategically located area to support freight activity and movements around Sydney Airport and Port Botany in *A Plan for Growing Sydney*.

Action 1.5.1 of *A Plan for Growing Sydney* states “Develop and implement a Strategy for the Sydney Airport and Port Botany Precincts to support their operation, taking into account land uses and the proposed road transport investments.” In accordance with the Action, the suitability of freight transport facilities would be assessed at the development application stage to protect the amenity of residential developments and ensure proposed developments do not result in land use conflicts. However, it should be noted that this will not generally be an issue considering residential accommodation is prohibited in the subject Precinct (except dwelling houses in the B7 zone subject to Clause 6.12 of the *BBLEP 2013*).

Accordingly, the subject area provides an ideal location for freight transport facilities to take advantage of the proximity to the Airport and Port Botany. These businesses and their clients benefit from the ability to utilise a variety of modes of transport according to the type of freight.

## **Industrial Training Facilities**

***industrial training facility*** means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.

Industrial training facilities in the subject Precinct provide a building or place for vocational training in an activity associated with the Airport. Given the numerous operations undertaken at the Airport and the number of personnel required to be trained, industrial training facilities are necessary for the safe and efficient operation of the Airport. For time and cost efficiencies, industrial training facilities associated with the Airport should be located near the Airport.

For example, Qantas have a flight training facility adjacent to the Airport. The purpose built facility provides pilots and flight attendants with practical and theoretical training. The centre contains flight simulators, aircraft cabin mock-ups, ditching pools and multimedia learning centres.

Brisbane Airport Corporation (BAC) also announced in April this year the construction of a \$10 million Aviation Australia campus at Brisbane Airport. The project represents an investment in new education and training facilities to expand on the existing facilities and will allow the Airport to improve the services they offer to the aviation industry and growing domestic and international customers.

The subject area provides a practical location for other airlines and Sydney Airport to establish industrial training facilities near the Airport to ensure its safe and efficient operation.

## General Industries

**general industry** means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

In the airline industry, *general industries* include buildings or places (other than a heavy industry or light industry) that are used to carry out an industrial activity, such as airline engineering and maintenance for aircraft engines and components.

For example, Qantas Engineering and Maintenance maintains Qantas' own fleet of over 130 aircraft. Although purpose built hangars at the Airport would be required for maintenance on larger aircraft components, specialist aircraft workshops suitable in warehouses in the subject area are also required by airlines. These workshops, such as those used by Qantas, may involve fitting and machining, survival and safety equipment, chair maintenance, cabin interior refurbishment, and paint and surface restoration.

Airlines also undertake research and development to constantly improve their products, processes and systems. Continual improvements in airline technology benefit both airlines and its customers through safer and more cost effective aircrafts. Businesses that are located near the Airport benefit from convenient and cost and time effective practices that can be passed onto consumers.

The permissibility of general industries within the B5 and B7 zones would be consistent with the priority for the Sydney Airport Precinct transport gateway in *A Plan for Growing Sydney*. The priority involves the identification and protection of strategically important industrial zoned land in and near Sydney Airport Precinct. Although not industrial zoned, the business zones immediately adjoin the IN1 zone and would complement it, particularly given that the Precinct is tightly constrained and has limited room to expand. As also stated in *A Plan for Growing Sydney*, the land around this facility is important to support and maximise the contribution of the gateway to Sydney's economic activity.

As discussed above, land use conflicts would be assessed at the development application stage but would be minimal as residential accommodation is prohibited in the subject Precinct (except dwelling houses in the B7 zone subject to Clause 6.12 of the *BBLEP 2013*).

## Light Industries

**light industry** means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following:

- (a) high technology industry,
- (b) home industry.

**high technology industry** means a building or place predominantly used to carry out an industrial activity that involves any of the following:

- (a) electronic or micro-electronic systems, goods or components,
- (b) information technology (such as computer software or hardware),
- (c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,
- (d) biological, pharmaceutical, medical or paramedical systems, goods or components,
- (e) film, television or multi-media technologies, including any post production systems, goods or components,
- (f) telecommunications systems, goods or components,

(g) sustainable energy technologies,

(h) any other goods, systems or components intended for use in a science or technology related field, but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.

**Note.** High technology industries are a type of *light industry*—see the definition of that term in this Dictionary.

Light industries for airport industries may involve research and development by airlines for technological advances in aviation electronics, instruments and communication systems (i.e. high technology industries). High technology industries are a form of light industry as they do not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise. Given that these light industries have limited amenity impacts, they would result in minimal land use conflicts.

## Storage Premises

**storage premises** means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.

Storage premises located near Sydney Airport would complement freight transport facilities by providing premises where freight can be stored. Storage premises near the Airport would also provide airlines with the ability to store goods, materials, plant or machinery for commercial purposes within close proximity to the Airport. Businesses can achieve time and cost efficiencies associated with reduced transportation requirements to access and transport the storage contents to and from the Airport.

For example, Airgate Business Park (283 Coward Street, Mascot) markets its industrial/warehouses as an ideal freight sorting facility adjacent to Sydney Airport and strategically located in Mascot's freight and logistics hub.

## Transport Depots

**transport depot** means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.

Transport depots used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking are suitable to be located near the Airport given the number and type of vehicles used in the airport and tourism industries. These vehicles may involve the transportation of staff and travellers within the Airport between the international and domestic terminals, and to and from accommodation and airport-related workplaces and the Airport.

For example, AAT Kings Tours Pty Ltd which operates bus tours across Australia and New Zealand has a bus depot at 21 Daphne Street, Botany. The bus depot is strategically located near the Airport as they provide airport transfers with some of their tours and their tours cover major cities suiting travellers arriving and departing from major airport gateways, such as Sydney. However, the site is zoned R3 – Medium Density Residential and currently subject to a development application involving demolition of the existing building and construction of two residential flat buildings. Accordingly, AAT Kings Tours Pty Ltd will need to relocate their bus depot and the subject Precinct near the Airport provides an ideal

location for the business to continue their operations servicing travellers arriving and departing from Sydney.

**a) services related to any of the following uses carried out at Sydney (Kingsford Smith) Airport:**

**i. the assembly, storage or land transport of air freight,**

As discussed above, the subject area provides an ideal location for freight transport facilities to take advantage of the proximity to Sydney Airport and provide a wide range of aviation logistics services. These freight transport facilities would also be complemented by storage premises located nearby where freight can be stored.

**ii. the accommodation, or transportation by air or land, of air passengers or air crew,**

Tourist and visitor accommodation in the subject area would provide a convenient location for business travellers, air crew and tourists with easy access to the Airport. Tourist and visitor accommodation and their patrons would also complement other airport-related land uses that would cater for travellers, such as function centres and business premises.

As discussed above, passenger transport facilities would cater for the transportation by air or land, of air passengers and air crew, including patrons staying at local tourist and visitor accommodation. There are also a number of car storage businesses in near the area providing secure parking and shuttle services to the Airport. These include Mascot Airport Parking (13 Sarah St, Mascot), Airport Express Car Parking (2 Merchant Street, Mascot), Mascot Parking Services (18-26 Church Avenue, Mascot) and Mascot Airport Valet Parking (235 O'Riordan Street, Mascot).

**iii. the storage, operation, maintenance or repair of aircraft or aircraft components,**

As discussed above, storage premises near the Airport would provide airlines with the ability to store goods, materials, plant or machinery within close proximity to the Airport, achieving time and cost savings. General industries used to carry out industrial activities, such as airline engineering and maintenance for aircraft engines and components, would also benefit from being located near the Airport.

**iv. the administrative functions associated with the airport, such as airport management and security,**

Office premises associated with Sydney Airport are required for airlines, government departments and airport-related authorities for the purpose of administrative, clerical, technical, professional or similar activities. These office premises provide the ability for administrative functions to be conveniently and logistically carried out near the Airport where the primary functions are undertaken, such as airport management and security. The strategic location assists government departments to fulfil their role more effectively with time and cost savings.

For example, government offices are currently located at Customs House Sydney (10 Cooks River Drive, Mascot) which contains the Australian Customs and Border Protection Service,

and the Department of Immigration and Border Protection. Other government departments and airport-related authorities that may also benefit from centrally located offices include the Australian Federal Police, Civil Aviation Safety Authority (CASA) and Air Services Australia. The Planning Proposal would facilitate the relocation of departments and authorities near the Airport.

**v. the functions of government departments and authorities related to air passengers and air freight,**

As discussed above, government departments and authorities located near the Airport would benefit from time and cost savings. These departments and authorities undertaking functions related to air passengers and air freight would also benefit logistically from being located within offices where administrative functions are undertaken. Furthermore, the advantages of locating passenger transport facilities and services near the Airport has been discussed above.

**b) services provided for hotel or motel guests, including banking, dry cleaning, hairdressing and the like, that are located within the confines of the hotel or motel building.**

Services provided for hotel or motel guests, including banking, dry cleaning, hairdressing and the like, that are located within the confines of the hotel or motel building would complement the business travellers and tourists staying at the local tourist and visitor accommodation. The provision of these additional services within the confines of the hotel or motel building would contribute to the attractiveness of local accommodation.