

APPENDIX

**MASTER
PLAN
REQUIREMENTS
UNDER THE
LEGISLATION**

A

Master Plan Requirements under the Legislation

<i>Airports Act 1996</i>	
Requirements under Part 5, Division 3, Section 71(2): Contents of or final master plan	Chapter/Section Response
71(2) <i>In the case of an airport other than a joint-user airport, a draft or final master plan must specify:</i>	Section 3.6 Planning Context (Chapter 3)
<i>(a) the airport-lessee company's development objectives for the airport;</i>	
<i>(b) the airport-lessee company's assessment of the future needs of civil aviation users of the airport, and other users of the airport, for services and facilities relating to the airport; and</i>	Section 8.5 Aviation Support Operations (Chapter 8)
<i>(c) the airport-lessee company's intentions for land use and related development of the airport site, where the uses and developments embrace airside, landside, surface access and land planning/zoning aspects; and</i>	Section 7.6 Airport (Adelaide) Zone, Section 7.7 Runways Precinct, Section 7.8 Terminals & Business Precinct, 7.9 Torrens Precinct, Section 7.10 Tapleys Precinct, Section 7.11 West Beach Precinct, Section 7.12 Morphett Precinct, Section 7.13 Airport East Precinct (Chapter 7)
<i>(d) an Australian Noise Exposure Forecast (in accordance with regulations, if any, made for the purpose of this paragraph) for the areas surrounding the airport; and</i>	Appendix B – 2034 ANEF (To Be Endorsed)
<i>(da) flight paths (in accordance with regulations, if any, made for the purpose of this paragraph) at the airport; and</i>	Section 5.10 Flight Paths (Chapter 5)
<i>(e) the airport-lessee company's plans, developed following consultations with the airlines that use the airport and local government bodies in the vicinity of the airport, for managing aircraft noise intrusion in areas forecast to be subject to exposure above the significant ANEF levels; and</i>	Section 5.14 Aircraft Noise Mitigation (Chapter 5)
<i>(f) the airport-lessee company's assessment of environmental issues that might reasonably be expected to be associated with the implementation of the plan; and</i>	Section 10.5 Sources of Environmental Impact (Chapter 10) and Sections 11.7 to 11.12 (Chapter 11)
<i>(g) the airport-lessee company's plans for dealing with the environmental issues mentioned in paragraph (f) (including plans for ameliorating or preventing environmental impacts); and</i>	Section 10.11 Compliance Program (Chapter 10) and Sections 11.7 to 11.12 (Chapter 11)
<i>(ga) in relation to the first 5 years of the master plan – a plan for a ground transport system on the landside of the airport that details:</i>	Section 9.5 Future Ground Transport Infrastructure and Section 9.6 Future Ground Transport Systems (Chapter 9)
<i>(i) a road network plan; and</i>	
<i>(ii) the facilities for moving people (employees, passengers and other airport users) and freight at the airport; and</i>	
<i>(iii) the linkages between those facilities, the road network and public transport system at the airport and the road network and public transport system outside the airport; and</i>	
<i>(iv) the arrangements for working with the State or local authorities or other bodies responsible for the road network and the public transport system; and</i>	
<i>(v) the capacity of the ground transport system at the airport to support operations and other activities at the airport; and</i>	
<i>(vi) the likely effect of the proposed developments in the master plan on the ground transport system and traffic flows at, and surrounding, the airport; and</i>	
<i>(gb) in relation to the first 5 years of the master plan—detailed information on the proposed developments in the master plan that are to be used for:</i>	Section 6.3 Airfield Infrastructure Development and Section 6.4 Terminals Development (Chapter 6) and Section 11.3 Potential Future Key Developments – Planning Horizon – 0 to 5 Years and Section 11.4 Potential Future Key Developments – Planning Horizon – Up to 2034 (Ch 11)
<i>(i) commercial, community, office or retail purposes; or</i>	
<i>(ii) for any other purpose that is not related to airport services; and</i>	

Airports Act 1996	
Requirements under Part 5, Division 3, Section 71(2): Contents of draft or final master plan	Chapter/Section Response
<p>(gc) <i>in relation to the first 5 years of the master plan—the likely effect of the proposed developments in the master plan on:</i></p> <p style="margin-left: 20px;">(i) <i>employment levels at the airport; and</i></p> <p style="margin-left: 20px;">(ii) <i>the local and regional economy and community, including an analysis of how the proposed developments fit within the planning schemes for commercial and retail development in the area that is adjacent to the airport;</i></p>	Section 11.2 Potential Future Key Developments – Planning Horizon (Chapter 11)
<p>(h) <i>an environment strategy that details:</i></p> <p style="margin-left: 20px;">(i) <i>the airport-lessee company's objectives for the environmental management of the airport; and</i></p> <p style="margin-left: 20px;">(ii) <i>the areas (if any) within the airport site which the airport-lessee company, in consultation with State and Federal conservation bodies, identifies as environmentally significant; and</i></p> <p style="margin-left: 20px;">(iii) <i>the sources of environmental impact associated with airport operations; and</i></p> <p style="margin-left: 20px;">(iv) <i>the studies, reviews and monitoring to be carried out by the airport-lessee company in connection with the environmental impact associated with airport operations; and</i></p> <p style="margin-left: 20px;">(v) <i>the time frames for completion of those studies and reviews and for reporting on that monitoring; and</i></p> <p style="margin-left: 20px;">(vi) <i>the specific measures to be carried out by the airport-lessee company for the purposes of preventing, controlling or reducing the environmental impact associated with airport operations; and</i></p> <p style="margin-left: 20px;">(vii) <i>the time frames for completion of those specific measures; and</i></p> <p style="margin-left: 20px;">(viii) <i>details of the consultations undertaken in preparing the strategy (including the outcome of the consultations); and</i></p> <p style="margin-left: 20px;">(ix) <i>any other matters that are prescribed in the regulations;</i></p> <p>(j) <i>such other matters (if any) as are specified in the regulations.</i></p>	<p>Chapter 10</p> <p>Section 10.10 Strategy Objectives (Chapter 10)</p> <p>Section 10.16.1 Sites of Significance (Chapter 10)</p> <p>Section 10.5 Sources of Environmental Impact (Chapter 10)</p> <p>Section 10.9 Monitoring, Compliance, Sustainability (Chapter 10)</p> <p>Section 10.9 Compliance, Sustainability (Chapter 10)</p> <p>Section 10.11 Compliance Program, Section 10.12 Sustainable Development, Section 10.13 Energy and Climate Change, Section 10.14 Water Resources, and Section 10.15 Waste (Chapter 10)</p> <p>Section 10.11 Compliance Program, Section 10.12 Sustainable Development, Section 10.13 Energy and Climate Change, Section 10.14 Water Resources, and Section 10.15 Waste (Chapter 10)</p> <p>Section 10.8 Communication, Training and Reporting (Ch 10)</p> <p>(See following table)</p> <p>(See following table)</p>
Requirements under Part 5, Division 3, Section 71A: Draft or final master plan must identify proposed sensitive developments	Chapter/Section Response
<p>(1) <i>A draft or final master plan must identify any proposed sensitive development in the plan.</i></p> <p>(2) <i>A sensitive development is the development of, or a redevelopment that increases the capacity of, any of the following:</i></p> <p style="margin-left: 20px;">(a) <i>a residential dwelling;</i></p> <p style="margin-left: 20px;">(b) <i>a community care facility;</i></p> <p style="margin-left: 20px;">(c) <i>a pre-school;</i></p> <p style="margin-left: 20px;">(d) <i>a primary, secondary, tertiary or other educational institution;</i></p> <p style="margin-left: 20px;">(e) <i>a hospital.</i></p> <p>(2A) <i>A sensitive development does not include the following:</i></p> <p style="margin-left: 20px;">(a) <i>an aviation educational facility;</i></p> <p style="margin-left: 20px;">(b) <i>accommodation for students studying at an aviation educational facility at the airport;</i></p> <p style="margin-left: 20px;">(c) <i>a facility with the primary purpose of providing emergency medical treatment and which does not have in-patient facilities;</i></p> <p style="margin-left: 20px;">(d) <i>a facility with the primary purpose of providing in-house training to staff of an organisation conducting operations at the airport.</i></p>	<p>Section 7.9 Torrens Precinct (Chapter 7), Section 7.11 West Beach Precinct (Chapter 7), Section 11.8 Torrens Precinct (Chapter 11)</p>

Master Plan Requirements under the Legislation

<i>Airports Act 1996</i>	
Requirements under Part 5, Division 3, Section 71A: Draft or final master plan must identify proposed sensitive developments	Chapter/Section Response
<p>(3) In this section:</p> <p>aviation educational facility means any of the following:</p> <p>(a) a flying training school;</p> <p>(b) an aircraft maintenance training school;</p> <p>(c) a facility that provides training in relation to air traffic control;</p> <p>(d) a facility that provides training for cabin crew;</p> <p>(e) any other facility with the primary purpose of providing training in relation to aviation related activities.</p> <p>Community care facility includes the following:</p> <p>(a) a facility that provides aged care with the meaning given by the Aged Care Act 1997;</p> <p>(b) a retirement village within the meaning given by the Social Security Act 1991;</p> <p>(c) a facility that provides respite care with the meaning given by the Aged Care Act 1997;</p>	
Requirements under Regulation 5.02: Contents of draft or final master plan – general	Chapter/Section Response
<p>(1) For paragraphs 71(2)(i) and (3)(j) of the Act, the following matters are specified:</p>	
<p>(a) any change to the OLS or PANS-OPS surfaces for the airport concerned that is likely to result if development proceeds in accordance with the master plan;</p>	<p>Section 7.14.4 Building Heights and Other Obstacles (Chapter 7)</p>
<p>(b) for an area of an airport where a change of use of a kind described in subregulation 6.07 (2) of the Airports (Environment Protection) Regulations 1997 is proposed:</p>	<p>Chapter 10 – Environment Strategy Section 10.5 (Sources of Environmental Impact) and Section 10.11.4 (Soil and Groundwater), Chapter 8 – Services & Infrastructure Section 8.5.7 and Chapter 11 – Development Program Section 11.11.5</p>
<p>(i) the contents of the report of any examination of the area carried out under regulation 6.09 of those Regulations; and</p>	<p>Chapter 6 – Aviation Infrastructure, Chapter 7 – Land Use Planning and Chapter 11 – Development Program</p>
<p>(ii) the airport-lessee company's plans for dealing with any soil pollution referred to in the report.</p>	<p>Section 10.5 Sources of Environmental Impact (Chapter 10)</p>
<p>(2) For section 71 of the Act, an airport master plan must, in relation to the landside part of the airport, where possible, describe proposals for land use and related planning, zoning or development in an amount of detail equivalent to that required by, and using terminology (including definitions) consistent with that applying in, land use planning, zoning and development legislation in force in the State or Territory in which the airport is located.</p>	<p>Section 7.6 Airport (Adelaide) Zone, Section 7.7 Runways Precinct, Section 7.8 Terminals & Business Precinct, 7.9 Torrens Precinct, Section 7.10 Tapleys Precinct, Section 7.11 West Beach Precinct, Section 7.12 Morphett Precinct, Section 7.13 Airport East Precinct (Chapter 7) and Section 11.3 Potential Future Key Developments – Planning Horizon – 0 to 5 Years and Section 11.4 Potential Future Key Developments – Planning Horizon – Up to 2034 (Chapter 11)</p>

<i>Airports Regulations 1997</i>	
Requirements under Regulation 5.02: Contents of draft or final master plan – general	Chapter/Section Response
(3) For subsection 71 (5) of the Act, a draft or final master plan must: <ul style="list-style-type: none"> (a) address any obligation that has passed to the relevant airport-lessee company under subsection 22 (2) of the Act or subsection 26 (2) of the Transitional Act; and (b) address any interest to which the relevant airport lease is subject under subsection 22 (3) of the Act, or subsection 26 (3) of the Transitional Act. 	Section 8.2 Existing Interests and Easements (Chapter 8)
Requirements under Regulation 5.02A: Contents of draft or final master plan – matters to be specified in environment strategy	Chapter Response
(1) For subparagraphs 71 (2) (h) (ix) and (3) (h) (ix) of the Act, the matters in this regulation must be specified in an environment strategy.	(Chapter 10)
(2) The environment strategy must specify any areas within the airport site to which the strategy applies that the airport-lessee company for the airport has identified as being a site of indigenous significance, following consultation with: <ul style="list-style-type: none"> (a) any relevant indigenous communities and organisations; and (b) any relevant Commonwealth or State body. 	Section 10.16.1 Sites of Significance (Chapter 10)
(3) The environment strategy must specify the airport-lessee company's strategy for environmental management of areas of the airport site that are, or could be, used for a purpose that is not connected with airport operations.	Section 10.4 Responsibilities and Section 10.11 Compliance Program (Chapter 10)
(4) The environment strategy must specify: <ul style="list-style-type: none"> (a) the training necessary for appropriate environment management by persons, or classes of persons, employed on the airport site by the airport-lessee company or by other major employers; and (b) the training programs, of which the airport-lessee company is aware, that it considers would meet the training needs of a person mentioned in paragraph (a). 	Section 10.8 Communication, Training and Reporting (Chapter 10)
Requirements under Regulation 5.02B: Contents of draft or final master plan – things to be addressed in environment strategy	Chapter Response
(1) For subsection 71 (5) of the Act, a draft or final master plan must address the things in this regulation.	(Chapter 10)
(2) In specifying its objectives for the airport under subparagraph 71 (2) (h) (i) or (3) (h) (i) of the Act, an airport-lessee company must address its policies and targets for: <ul style="list-style-type: none"> (a) continuous improvement in the environmental consequences of activities at the airport; and (b) progressive reduction in extant pollution at the airport; and (c) development and adoption of a comprehensive environmental management system for the airport that maintains consistency with relevant Australian and international standards; and (d) identification, and conservation, by the airport-lessee company and other operators of undertakings at the airport, of objects and matters at the airport that have natural, indigenous or heritage value; and (e) involvement of the local community and airport users in development of any future strategy; and (f) dissemination of the strategy to sub-lessees, licensees, other airport users and the local community. 	Section 10.1 Sustainability Policy (Chapter 10)
	Section 10.11 Compliance, Sustainability (Chapter 10)
	Section 10.6 Environmental Management System (Chapter 10)
	Section 10.16 Land and Heritage (Chapter 10)
	Section 10.8 Communication, Training and Reporting (Chapter 10)
	Section 10.8 Communication, Training and Reporting (Chapter 10)

Master Plan Requirements under the Legislation

<i>Airports Regulations 1997</i>	
Requirements under Regulation 5.02B: Contents of draft or final master plan—things to be addressed in environment strategy	Chapter Response
<i>(3) In specifying under subparagraph 71 (2) (h) (ii) or (3) (h) (ii) of the Act, the areas within the airport site it identifies as environmentally significant, an airport-lessee company must address:</i>	Section 10.16 Land and Heritage (Chapter 10)
<i>(a) any relevant recommendation of the Australian Heritage Council; and</i>	Section 10.16 Land and Heritage (Chapter 10)
<i>(b) any relevant recommendation of the Department of Environment regarding biota, habitat, heritage or similar matters; and</i>	Section 10.16 Land and Heritage (Chapter 10)
<i>(c) any relevant recommendation of a body established in the State in which the airport is located, having responsibilities in relation to conservation of biota, habitat, heritage or similar matters.</i>	Section 10.16 Land and Heritage (Chapter 10)
<i>(4) In specifying the sources of environmental impact under subparagraph 71 (2) (h) (iii) or (3) (h) (iii) of the Act, an airport-lessee company must address:</i>	
<i>(a) the quality of air at the airport site, and in so much of the regional airshed as is reasonably likely to be affected by airport activities; and</i>	Section 10.11.2 Compliance – Local Air Quality (Chapter 10)
<i>(b) water quality, including potentially affected groundwater, estuarine waters and marine waters; and</i>	Section 10.11.3 Compliance – Stormwater, Soil and Groundwater (Chapter 10)
<i>(c) soil quality, including that of land known to be already contaminated; and</i>	Section 10.11.4 Compliance – Soil and Groundwater (Chapter 10)
<i>(d) release, into the air, of substances that deplete stratospheric ozone; and</i>	Section 10.11.5 Compliance – Hazardous Substances (Chapter 10)
<i>(e) generation and handling of hazardous waste and any other kind of waste; and</i>	Section 10.11.5 Compliance – Hazardous Substances (Chapter 10)
<i>(f) usage of natural resources (whether renewable or non-renewable); and</i>	Section 10.13 Compliance – Energy and Climate Change, Water Resources (Chapter 10)
<i>(g) usage of energy the production of which generates emissions of gases known as ‘greenhouse gases’; and</i>	Section 10.13 Compliance – Energy and Climate Change (Chapter 10)
<i>(h) generation of noise.</i>	Section 10.11.1 Compliance – Ground Noise (Chapter 10)

<i>Airports Regulations 1997</i>	
Requirements under Regulation 5.02B: Contents of draft or final master plan—things to be addressed in environment strategy	Chapter Response
<i>(5) In specifying under subparagraph 71 (2) (h) (iv) or (3) (h) (iv) of the Act the studies, reviews and monitoring that it plans to carry out, an airport-lessee company must address:</i>	Section 10.9 Environmental Monitoring, Section 10.11 Compliance Program (Chapter 10)
<i>(a) the matters mentioned in subregulation 5.02A (2) and subregulations 5.02B (3) and (4); and</i>	
<i>(b) the scope, identified by the airport-lessee company, for conservation of objects and matters at the airport that have natural, indigenous or heritage value; and</i>	Section 10.9 Environmental Monitoring and Section 10.16 Land and Heritage (Chapter 10)
<i>(c) the approaches and measures identified by the airport-lessee company as its preferred conservation approaches and measures; and</i>	Section 10.0 Strategy Objectives and Section 10.16 Land & Heritage (Chapter 10)
<i>(d) the professional qualifications that must be held by a person carrying out the monitoring; and</i>	Section 10.9 Monitoring (Chapter 10)
<i>(e) the proposed systems of testing, measuring and sampling to be carried out for possible, or suspected, pollution or excessive noise; and</i>	Section 10.9 Monitoring and Section 10.11 Compliance Program (Chapter 10)
<i>(f) the proposed frequency of routine reporting of monitoring results to the airport environment officer (if any) for the airport, or to the Secretary.</i>	Section 10.9 Monitoring and Section 10.11 Compliance Program (Chapter 10)
<i>(6) In specifying under subparagraph 71 (2) (h) (vi) or (3) (h) (vi) of the Act, the measures that it plans to carry out for the purposes of preventing, controlling or reducing environmental impact, an airport-lessee company must address:</i>	Section 10.11.5 Compliance – Hazardous Substances (Chapter 10)
<i>(a) the matters mentioned in subregulations (2) to (4); and</i>	Section 10.4 Responsibilities, Section 10.9 Environmental Monitoring, Section 10.11 Compliance Program (chapter 10)
<i>(b) the means by which it proposes to achieve the cooperation of other operators of undertakings at the airport in carrying out those plans.</i>	Section 10.4 Responsibilities and Section 10.8 Communication, Training and Reporting (Chapter 10)
<i>(7) An airport-lessee company, in specifying the company's strategy for environmental management under subregulation 5.02A (3), must address the matters in subregulations (2) to (6).</i>	(see above references)