

# 07

## PROPERTY STRATEGY

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# OVERVIEW

## A VIBRANT COMMERCIAL HUB

Brisbane Airport is one of Queensland's largest contiguous commercial sites. Access to aviation facilities, excellent transport connections and proximity to the CBD make it an attractive place to do business and currently home to more than 400 commercial businesses large and small, including some of Australia's best known companies.

The new Brisbane Airport Hotels and Conference Centre, located within the Domestic Terminal precinct, along with the 5 star Pullman and 3.5 star Ibis hotels, each complement the existing the 4 star Novotel at Skygate providing a broader spectrum of hotel options available for travellers and conference guests alike.

Brisbane Airport is also home to some of the region's most popular shopping destinations with more than 50 local and international retailers operating at DFO Skygate. The recent opening of Skygate Home & Life has seen the arrival of household name retailers including TK Maxx and Nick Scali Furniture.

Responding to market demand in supplying a mix of business, retail, industry and tourism activities, future developments will seek to achieve best practice built form, landscape and open space design and will be designed to drive increased use of public transport, improved access and connectivity.

Future growth extends beyond aviation and aviation related sectors. Opportunities exist to create beneficial neighbourhoods in food and beverage, logistics and distribution, professional and training industries.

## CREATING CONNECTED NEIGHBOURHOODS

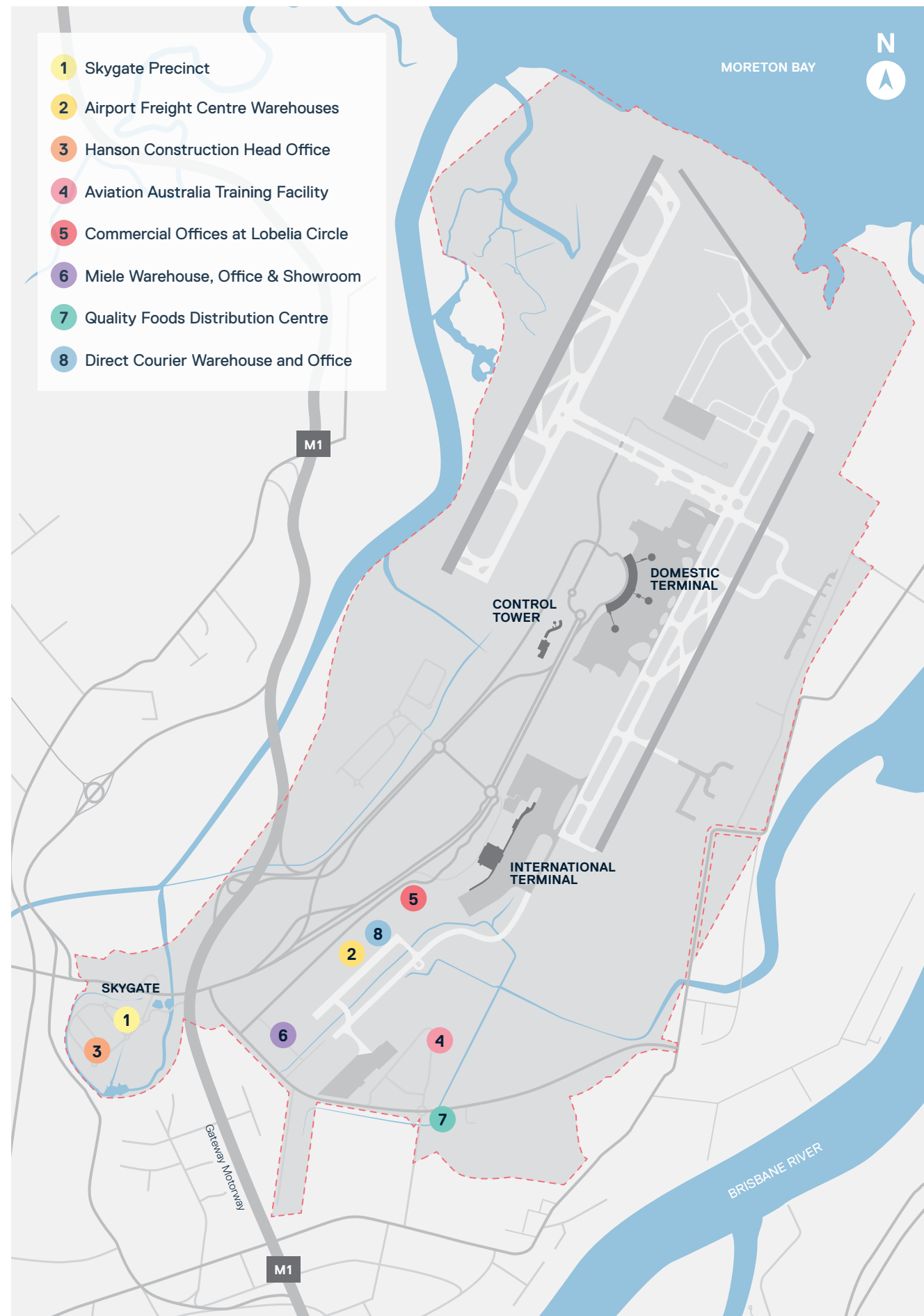
Brisbane Airport Corporation's (BAC) approach to land use planning over the next 20 years will be designed to continue to increase the contribution to the successful performance of regional and state economies.

In line with initiatives featured in Brisbane City Council's New World City Action Plan, Brisbane Airport's future vision in developing commercial property is to create integrated business clusters or "neighbourhoods" that group businesses with similar activities together to benefit from shared common services and economies of scale.

This chapter contains details of the types of businesses operating within each neighbourhood as well as information on planning regulations and guidelines governing development at the airport.



## LOCATIONS OF PROPERTY INITIATIVES



# PROPERTY INITIATIVES IN THE LAST FIVE YEARS

Over the last five years, the combination of modern facilities, high quality transport links and proximity to the airport and its facilities has attracted a number of high profile businesses to relocate to the airport or to increase the scope of existing operations.



## 2 AIRPORT FREIGHT CENTRE 4

The 8,887 square metre industrial development, Airport Freight Centre 4 at Export Park, takes full advantage of a unique airside location.

Completed in 2017, direct airside access presents a prime opportunity for logistics and distribution businesses looking to boost their efficiency and market competitiveness.

Leading airline caterer Gate Gourmet has prime position in one of the five warehouses.



## 1 SKYGATE HOME & LIFE/DFO EXPANSION

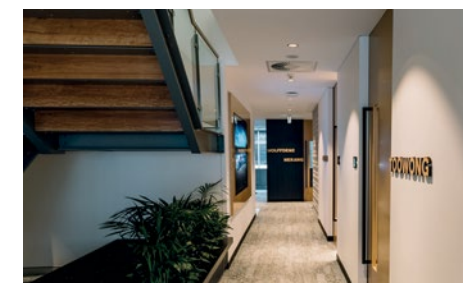
Development of the Skygate precinct started in 2005 with a plan to create a dynamic commercial, retail and leisure precinct for passengers.

As Skygate continues to grow in popularity, 2015 saw a \$35 million expansion of DFO, recently complemented by the opening of the retailing complex, Skygate Home & Life, home to a number of popular large scale Australian and international retailers.

## 3 HANSON CONSTRUCTION & BUILDING MATERIALS

The office, laboratory and showroom facility for Hanson Construction & Building Materials is located in 3,000 square metres of space at Skygate.

Proximity to the North Brisbane concrete plant, major arterials and amenities at Skygate were important factors in selecting Brisbane Airport as the location of their head office. State-of-the-art fully automated robotic testing equipment and a call centre housed at the premises service the company's national requirements.







#### 4 AVIATION AUSTRALIA

A specialised education and training facility for Aviation Australia and LifeFlight was constructed to provide additional space for their growing business.

The new facility provides a high-quality learning environment for students with 20 lecture rooms, technical training centre with operational hangar and flight simulator, corporate offices and a cafe.



#### 6 MIELE

The 7,065 square metre tailored warehouse, office and showroom facility for Miele, a leading manufacturer of premium domestic appliances opened in December 2018.

Located in Airport South, the new location successfully amalgamated two Brisbane operations into one site with double the warehouse capacity, retaining options for future expansion.



#### 5 FIVE LOBELIA CIRCLE

Architecturally designed with views to the CBD and the Port of Brisbane, the building at Five Lobelia Circle has a 4.5-star NABERS rating and was a finalist in the 2015 Property Council of Australia Innovation and Excellence Awards.

Prior to taking up residence, the Australian Federal Police worked closely with the airport property development team to ensure the building met their specific security and technology requirements.



#### 7 QUALITY FOOD AND BEVERAGES

Airport Industrial Park is home to the new 11,260 square metre Quality Food and Beverages distribution centre, one of the largest customised facilities built within the Australian Trade Coast in recent times.

Quality Food and Beverages supplies more than 6,000 products to schools, cafés, restaurants and clubs in south-east Queensland and New South Wales. The new premises has allowed the company to automate logistical activities, with space available to accommodate further growth.



#### 8 DIRECT COURIERS

Like Miele, Direct Couriers had outgrown their previous premises at Brisbane Airport and chose to relocate to the airport.

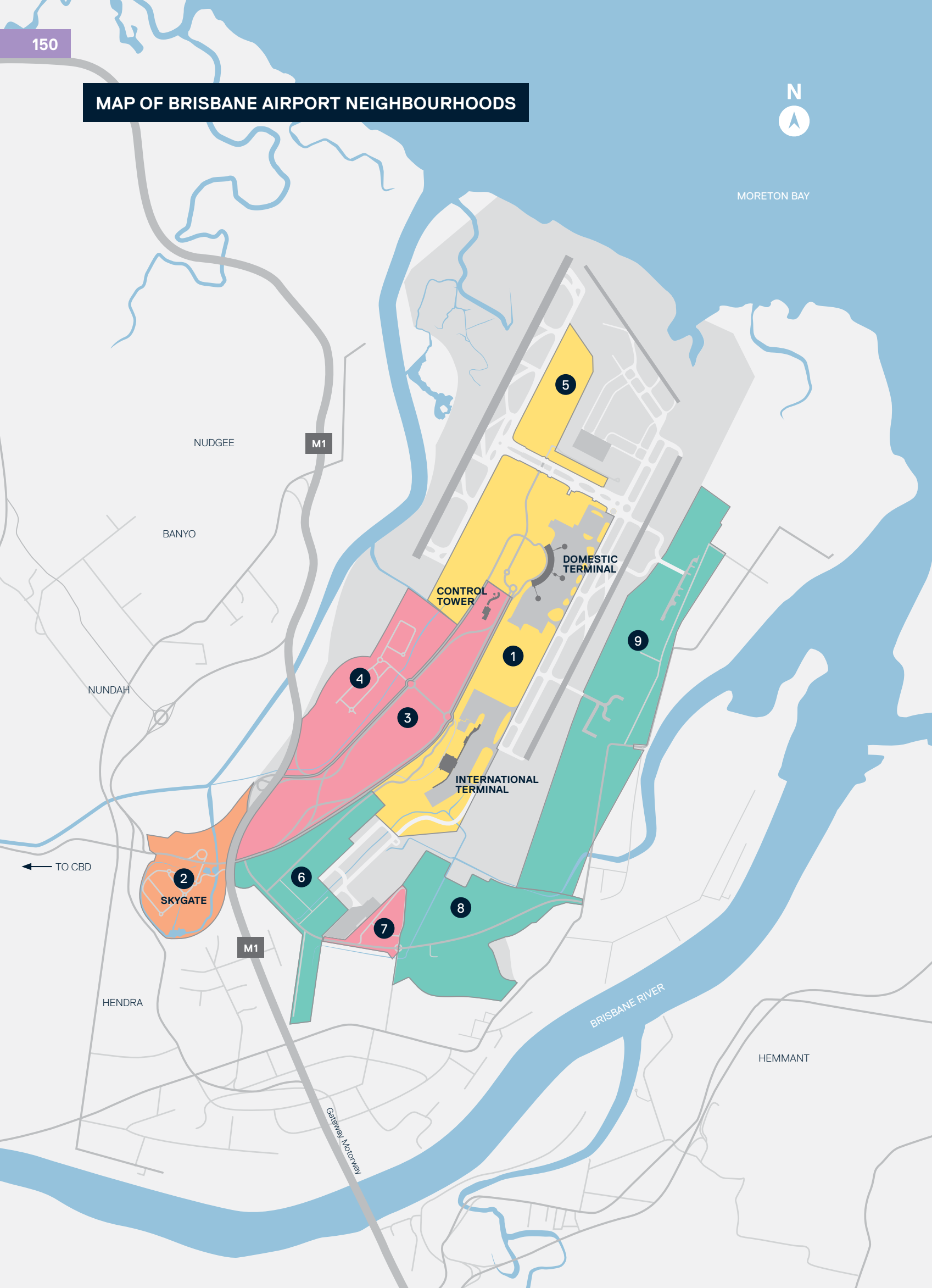
The transport infrastructure and amenity that Direct Couriers were already accustomed to made it easy for the distribution company to choose another purpose-built warehouse and office facility at Brisbane Airport.

The new property has provided Direct Couriers with approximately 60 per cent more space and allows for planned business growth.





## MAP OF BRISBANE AIRPORT NEIGHBOURHOODS



# AIRPORT NEIGHBOURHOODS

The 2020 Master Plan is supported by more than 40 years of planning history. The first stage of new airport facilities was constructed from plans written in the 1980s that set the future direction of development at Brisbane Airport.

## NINE NEIGHBOURHOODS

The organisation of the airport into definable separate neighbourhoods directly aligns with the vision of the Brisbane 2022 New World City Action Plan, which references the development of complementary neighbourhoods.

Neighbourhoods are strong complementary communities of interest where businesses located together each have the potential to derive benefits from their location in terms of shared or common services and facilities.

## MANAGING EXISTING LEASES

In becoming the airport-lessee in July 1997, Brisbane Airport Corporation assumed pre-existing lessor obligations and became the head-lessee, subject to other interests in airport land, such as easements.

Although many of those contractual and other pre-existing rights have since expired, Brisbane Airport Corporation will continue to act consistently with remaining obligations or interests.

## CHANGES SINCE 2014 MASTER PLAN

This Property Strategy is generally consistent with the 2014 Master Plan. The following minor adjustments have been made to clarify the way Land Use is organised at the airport:

- The on airport areas previously termed "precincts" and "sub precincts" have now been amalgamated into a single, simpler planning layer and are known as airport neighbourhoods.
- The boundaries of those neighbourhoods now align with the boundaries of the Land Use Zones.
- Minor modifications have been made to the characteristics and outcomes sought for each neighbourhood.

The following pages outline the unique characteristics of the nine neighbourhoods and detail significant developments delivered in each neighbourhood since the publication of the 2014 Master Plan.

## THE NINE NEIGHBOURHOODS ARE

- 1 Terminals
- 2 Skygate
- 3 Airport Central
- 6 Export Park
- 7 Da Vinci
- 8 Airport Industrial Park
- 4 Airport West
- 9 Airport East
- 5 Airport North

# AIRPORT NEIGHBOURHOODS TERMINALS

## NEIGHBOURHOOD CHARACTERISTICS

The International and Domestic Terminals are at the heart of Brisbane Airport and represent the focus of airport activity, with more than 23 million passengers using the terminals annually. With the airport operating 24/7, seven days a week, the terminals precinct is a hive of constant activity.

The perimeters of the neighbourhood are defined by the runways and major access roads of Moreton and Airport Drives. The design and buildings convey a distinctively urban Queensland character.



## IMPORTANT DEVELOPMENTS OVER THE LAST FIVE YEARS

### AERONAUTICAL AND TERMINAL EXPANSIONS

An ongoing and extensive investment program of expansion and improvements to the terminals is designed to provide safe and secure services while making journeys easier and more enjoyable for all.

Over the last five years, upgrade and improvement projects at the International Terminal have included the development of the departure level and retail precinct as well as expansions to terminal lounges and improvements to check-in and bag drop services.

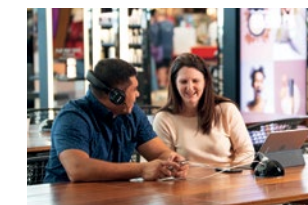
In the Domestic Terminal, changes included a baggage handling system upgrade and a redevelopment of the southern end of the terminal, including the reconfiguration and upgrading of food halls and facilities for specialist retailers.

### HOTELS AND CONFERENCE CENTRE

Opened in 2017, the new Brisbane Airport Hotels and Conference Centre is ideally located next to the Domestic Terminal.

The state-of-the-art meeting and conference space has been designed with the flexibility to meet the dynamic needs of conference groups large and small with a pillar-less ballroom, conference rooms, executive boardrooms, a large pre-function area, open air terrace and business centre.

The opening of the 5 star Pullman and 3.5 star Ibis hotels at the airport means a full spectrum of hotel options are now available for travellers, from quality affordable to upscale international-standard accommodation.



## POSSIBLE DEVELOPMENT OVER THE NEXT FIVE YEARS

ZONING	POTENTIAL AREAS OF DEVELOPMENT	ESTIMATED GFA (SQM)	ESTIMATED ADDITIONAL EMPLOYMENT
Special Purpose Airport	Terminal upgrades, offices, aviation support facilities, ground transport facilities, retail, shops, car parks.	TBA	700



# AIRPORT NEIGHBOURHOODS SKYGATE

## NEIGHBOURHOOD CHARACTERISTICS

An expansive commercial, retail and leisure offering at the entrance to the airport, Skygate has become a popular destination, with millions visiting each year to take advantage of Queensland's only 24/7 Woolworths, more than 160 speciality stores at DFO, a hotel and a golf driving range.

The latest addition, Skygate Home & Life brings more large format retailers to the already popular shopping destination.

For easy navigation, the precinct is divided into four areas, Skygate Centre, Skygate Dining, DFO and Skygate Home & Life, each supported by ample parking, transport and pedestrian pathways.

The development and landscape in Skygate celebrates the distinctive subtropical character of South East Queensland.



## IMPORTANT DEVELOPMENTS OVER THE LAST FIVE YEARS

### DFO EXPANSION

In 2015, the successful outlet shopping enterprise at DFO completed an award-winning expansion that saw the arrival of more than 30 new retailers, additional parking for 1,000 vehicles and alfresco dining options with five new restaurants.

The expansion also provided new commercial office space and improved facilities for pedestrians between Skygate and DFO.

### SKYGATE HOME & LIFE

In a further expansion of the retail offering at the airport, 2018 saw the opening of Skygate Home & Life, a new 9,260 square metre retailing complex hosting national and international "large form" retailers including TK Maxx, Nick Scali, Pillow Talk, James Lane, Lighting Illusions, Early Settler and Deco Rug.

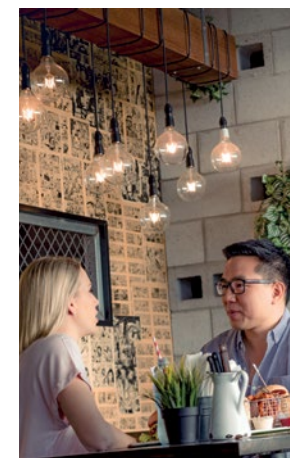
The addition of these new major retailers will continue to create jobs on the airport as well as further boosting Skygate's reputation as a unique shopping destination for the people of South East Queensland and further afield.

### HANSON CONSTRUCTION AND BUILDING MATERIALS

Opened in 2016, Skygate is now home to a large scale office, laboratory and showroom facility for Hanson Construction and Building Materials.

Demonstrating the flexibility of the location, the premises include state-of-the-art fully automated robotic testing equipment and a call centre managing national services.

Part of the Heidelberg Cement group Hanson, one of Australia's leading suppliers of heavy building materials to the construction industry, chose the location based on excellent connectivity to road networks and tunnels in all directions and good public transport options.



## POSSIBLE DEVELOPMENT OVER THE NEXT FIVE YEARS

ZONING	POTENTIAL AREAS OF DEVELOPMENT	ESTIMATED GFA (SQM)	ESTIMATED ADDITIONAL EMPLOYMENT
Major Centre	Skygate Home & Life (Stage 2), offices, retail, public transport facility.	11,500	650



# AIRPORT NEIGHBOURHOODS

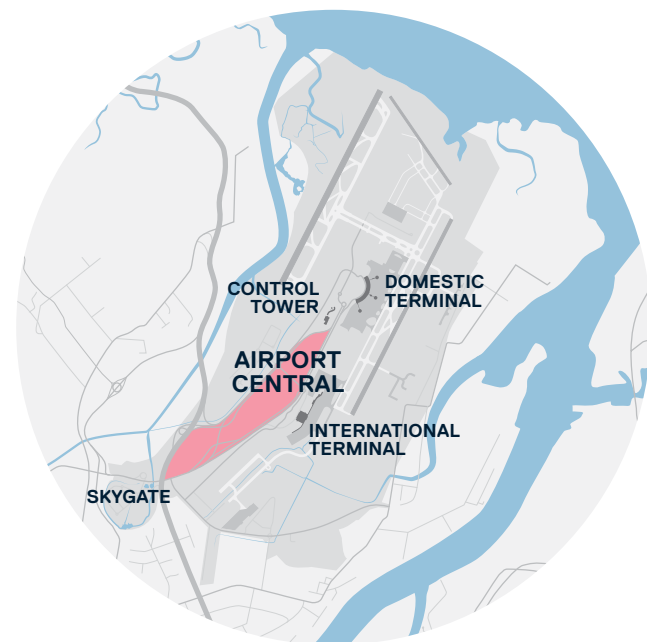
## AIRPORT CENTRAL

### NEIGHBOURHOOD CHARACTERISTICS

Already home to the BNE Service Centre and soon to be opened BNE Auto Mall, the Airport Central neighbourhood attracts airport visitors as well as the greater Brisbane community.

Airport Central is surrounded by the airport's major transport linkages, Moreton and Airport Drives and strategically located between the terminals and the Central Parking Area.

The high profile location, expansive land parcels and the flexibility offered by the greenfield environment present a unique opportunity to create distinctive and memorable addresses within this precinct.



### IMPORTANT DEVELOPMENTS OVER THE LAST FIVE YEARS

#### THE BNE SERVICE CENTRE

First opened to the public in 2014, this \$12 million project has grown to now include a centrally located petrol station, supporting the 24/7 operation of the airport.

Since opening, the centre has created more than 200 new full and part-time jobs and includes a 24-hr Shell petrol station, a Coles Express and a 24-hr McDonald's restaurant.

#### BNE AUTO MALL

Construction has now commenced on Brisbane Airport's innovative new Auto Mall. Scheduled to open pending final approval in 2021, the BNE Auto Mall will revolutionise the way people buy and appreciate motor vehicles.

Situated on 51.3 hectares within Airport Central, this \$300 million development is the first of its type in Australia and the airport's largest non-aviation related development to date.

An exclusive and state of the art home to automotive retailers, experience centres, exhibition and conference facilities, hotels, event areas, commercial offices and associated amenities, the unique location on Brisbane Airport offers unrivalled access and the potential for 24/7 operations.

Central to the facility will be a purpose-built performance track which can be divided as needed into a series of independent operational modules or deployed as a 2.5 kilometre all encompassing track to assist with driver training, vehicle engineering, safety testing and development, as well as a unique test-driving environment for motor retailers and the public alike.

When fully operational, it is envisaged the Auto Mall will become a major visitor attraction and vibrant commercial hub for the automotive industry, creating new jobs and acting as an attractive meeting place and conference venue for allied industries and motoring enthusiasts. More details on the construction history and current progress of the BNE Auto Mall can be found at the end of this chapter.



### POSSIBLE DEVELOPMENT OVER THE NEXT FIVE YEARS

ZONING	POTENTIAL AREAS OF DEVELOPMENT	ESTIMATED GFA (SQM)	ESTIMATED ADDITIONAL EMPLOYMENT
Mixed Use	Dealerships, performance track, offices, shops, event entertainment facility, food and beverage outlet.	75,000	1,500



# AIRPORT NEIGHBOURHOODS EXPORT PARK

## NEIGHBOURHOOD CHARACTERISTICS

Export Park is a well-established, reputable industrial district. Organisations located at Export Park benefit from direct linkages to South East Queensland's dynamic transportation network, with many locations also benefiting from prime airside access.

Developments in Export Park are diverse in use and form, with large scale warehouses, freight handling and distribution centres, catering, wholesaling, and storage facilities.



## IMPORTANT DEVELOPMENTS OVER THE LAST FIVE YEARS

### HAYMANS ELECTRICAL

Haymans Electrical is part of MM Electrical Merchandising (MEM); a private, family owned electrical wholesaler, with more than 250 service centres throughout Australia.

In 2016, Haymans opened their offices and purpose built warehouse at Export Park to be the flagship of their facilities nationwide and will be the largest electrical wholesale branch in Australia.

The 5,600 square metre facility for Haymans Electrical took less than 11 months to complete. Haymans chose the airport for its location, amenity and development flexibility.

### MIELE

Brisbane Airport's property team worked with Miele to deliver a 7,065 square metre tailored warehouse, office, workshop and showroom facility consolidating all administration, logistics and servicing functions into the one building.

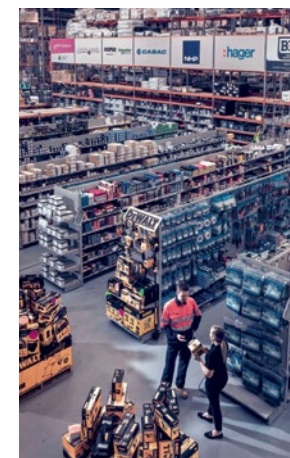
With triple the warehouse capacity and opportunities for the future expansion necessary to cater to forecasted growth in the Queensland market. The larger facility also complements the new Miele experience centre at Newstead.

Widely accepted as a premium supplier of high-end domestic appliances and professional equipment, Miele chose Brisbane Airport because of access to road networks and the convenience of a 24/7 Woolworths, Jetts Fitness and retail, dining and leisure options only a few minutes away.

### AIRPORT FREIGHT CENTRE 4

This 8,887 square metre industrial development is designed for logistics and distribution businesses seeking direct airside access within the warehouse facility.

The warehouse is currently home to leading airline caterer Gate Gourmet who upgraded to the larger premises following continued growth at a neighbouring airport facility.



## POSSIBLE DEVELOPMENT OVER THE NEXT FIVE YEARS

ZONING	POTENTIAL AREAS OF DEVELOPMENT	ESTIMATED GFA (SQM)	ESTIMATED ADDITIONAL EMPLOYMENT
Industry	Warehousing, wholesale supply, offices, food and beverage outlets.	55,000	500



# AIRPORT NEIGHBOURHOODS

## DA VINCI

### NEIGHBOURHOOD CHARACTERISTICS

The Da Vinci neighbourhood is located at the southern end of the airport and is an attractive location for a diverse range of industrial and commercial businesses.

It accommodates corporate offices, specialised education and training centres focused on aeronautical and related industries, mixed industry and business, warehouses, distribution, and storage and depot facilities in a high amenity, business park environment.

The Da Vinci neighbourhood offers tenants good accessibility, with facilities and amenities to meet the needs of workers, students and visitors. It provides a well-defined urban landscape environment in a parkland setting. It benefits from a clear gateway that creates a distinctive local address for development.



### IMPORTANT DEVELOPMENTS OVER THE LAST FIVE YEARS

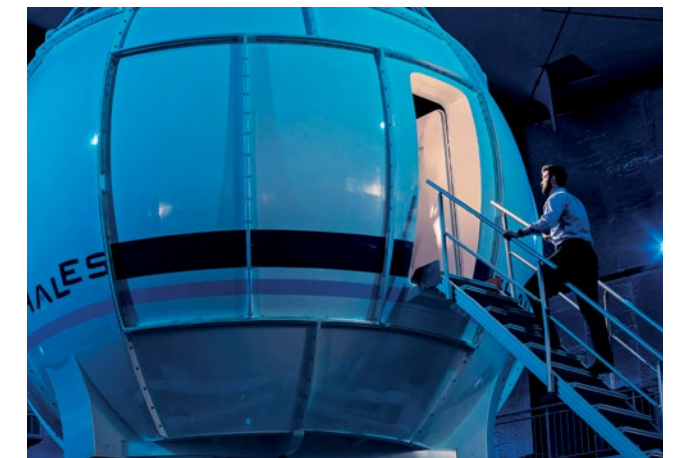
#### AVIATION AUSTRALIA

Following continued business growth, a new specialised education and training facility was constructed for Aviation Australia and LifeFlight, able to accommodate an additional 500 students, allowing Aviation Australia to continue to improve the services offered to the aviation industry and meeting domestic and international customer demand.

The new facility allows the provision of world-class training in aviation related disciplines including engineering, cabin crew, aviation security, pilot training and ground operations.

It also features a co-located Thales LifeFlight Simulation Centre with Australia's first Augusta Westland 139 helicopter full flight simulator to provide multi-mission training, including training for emergency helicopter pilots and crew.

Overall, the new facility provides a high-quality learning environment for students with 20 lecture rooms, a technical training centre, corporate offices and a cafe.



### POSSIBLE DEVELOPMENT OVER THE NEXT FIVE YEARS

ZONING	POTENTIAL AREAS OF DEVELOPMENT	ESTIMATED GFA (SQM)	ESTIMATED ADDITIONAL EMPLOYMENT
Mixed Use	Warehouse, office, educational establishment.	16,000	220



# AIRPORT NEIGHBOURHOODS

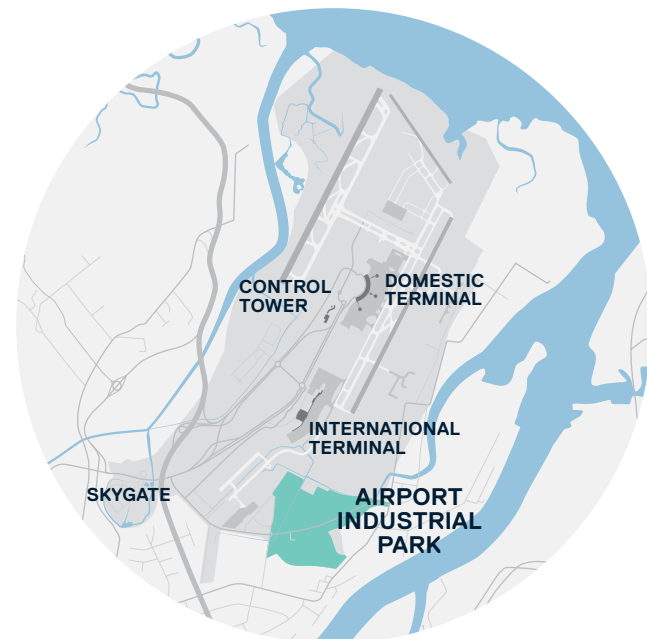
## AIRPORT INDUSTRIAL PARK

### NEIGHBOURHOOD CHARACTERISTICS

Airport Industrial Park can be seen as a relatively blank canvas, offering opportunities for industrial development. It currently accommodates a range of warehousing, storage and distribution operations.

Opportunities exist across the 100 hectare site for the establishment of a wider range of uses, including those that benefit from the adjacency of the neighbourhood to the specialised education centres within the Da Vinci precinct, and the current large scale industrial and aviation-related uses within Airport East.

The neighbourhood also benefits from proximity to the southern end of the current runway with the potential for airside access and potential linkages to the Pinkenbah/ Eagle Farm Industrial areas.



### IMPORTANT DEVELOPMENTS OVER THE LAST FIVE YEARS

#### LAND IMPROVEMENT

In anticipation of future requirements, improvement works have been conducted on an area of over 25 hectares of land at Airport Industrial Park.

#### QUALITY FOOD AND BEVERAGES

Airport Industrial Park is home to the new 11,260 square metre distribution centre for Quality Food and Beverages.

Quality Food and Beverages' reasons for choosing Brisbane Airport included a combination of development flexibility, future expansion options and the availability of local amenities, together making the location an attractive option.

Quality Food Services is a wholesale supplier of food solutions to schools, pubs, clubs, cafes, hospitals and retailers, servicing Brisbane, Gold Coast, Sunshine Coast and Northern NSW. It stocks over 5,000 product lines including dry, frozen and chiller foods, beverages, packaging and disposables.

The new premises has allowed the company to automate much of its logistical activities and offer the potential to accommodate growth within the existing building and beyond.



### POSSIBLE DEVELOPMENT OVER THE NEXT FIVE YEARS

ZONING	POTENTIAL AREAS OF DEVELOPMENT	ESTIMATED GFA (SQM)	ESTIMATED ADDITIONAL EMPLOYMENT
Industry	Warehousing, animal keeping, sport and recreation, education facility.	75,000	1,000



# AIRPORT NEIGHBOURHOODS

## AIRPORT WEST

### NEIGHBOURHOOD CHARACTERISTICS

Airport West forms part of an important environmental buffer to Kedron Brook, linking Brisbane Airport to Moreton Bay.

A comprehensive environmental management strategy is in place to uphold the values of the buffer area, including a thorough impact assessment of any adjacent uses.

Considerate of the restrictions of good environmental management and managing the constraints of being located under the flight path for the new runway, the area is most commonly used for low impact, remote support facilities, including vehicle parking, maintenance and storage.

All of these services benefit from the precinct's central location and proximity to Moreton Drive, the airport's busiest transport corridor.

The established character of the environment in Airport West has been protected and enhanced, to reinforce the distinctive bayside setting of the airport.

Development areas integrate with the landscape, framing the extensive network of channels that are a key part of the water management system.



### IMPORTANT DEVELOPMENTS OVER THE LAST FIVE YEARS

#### PARKING EXPANSIONS

The last five years has seen a number of parking projects at the precinct's Central Parking Area, responding to passenger demand for new facilities.

Developments have included the \$31 million Airpark project and expansion of the airport staff car park.

#### BUS CHARGING FACILITY

To accompany the introduction of the airport's new electric landside bus fleet, a purpose-built facility has been developed devoted to the parking, maintenance and charging of the vehicles in Airport West.



### POSSIBLE DEVELOPMENT OVER THE NEXT FIVE YEARS

ZONING	POTENTIAL AREAS OF DEVELOPMENT	ESTIMATED GFA (SQM)	ESTIMATED ADDITIONAL EMPLOYMENT
Mixed Use	Car park, utility installation, public transport facility, transport depot.	n/a	n/a



# AIRPORT NEIGHBOURHOODS

## AIRPORT EAST

### NEIGHBOURHOOD CHARACTERISTICS

Airport East is currently home to aeronautical businesses, accommodating general aviation, aircraft maintenance, logistics, freight businesses, warehouses, distribution centres, and storage and depot facilities.

These uses each benefit from excellent airside access and links to multiple transport modes.

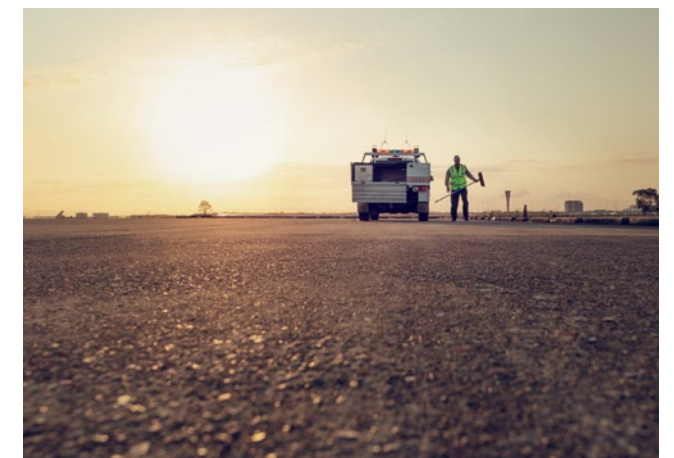
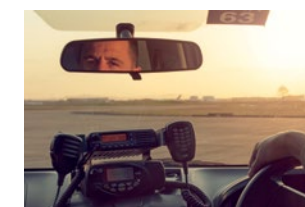
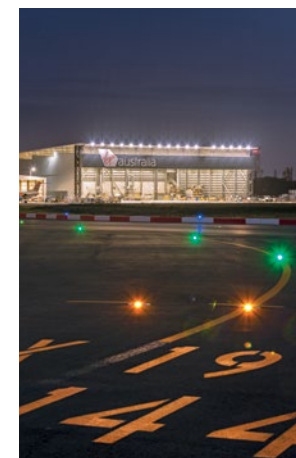
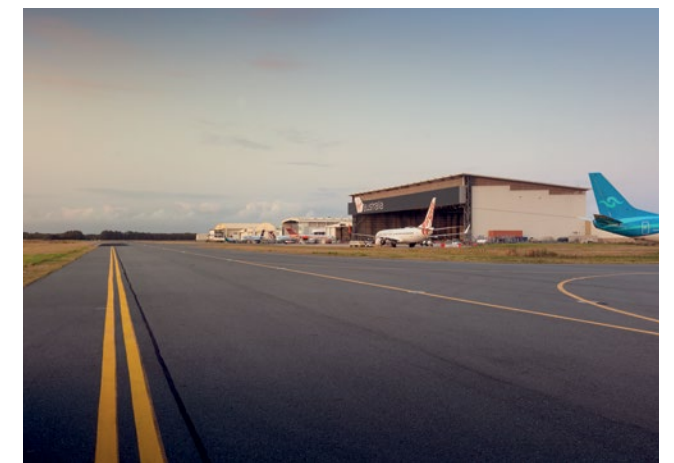
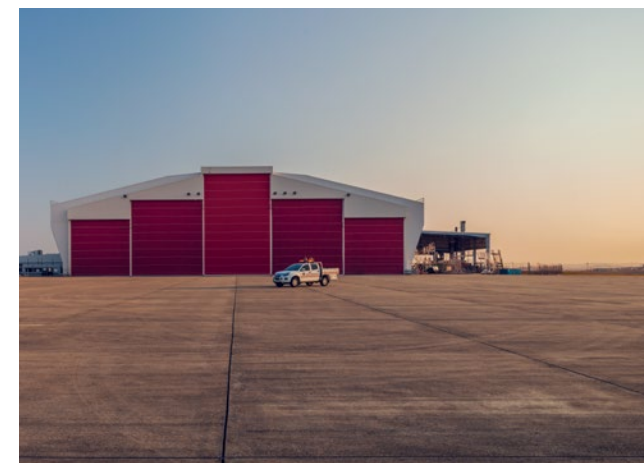
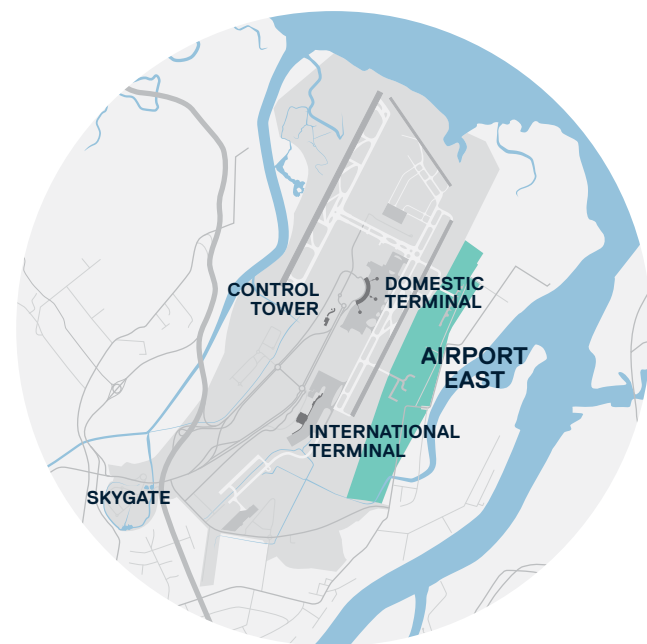
The location also supports the clean working environment needed for sensitive tasks such as aircraft maintenance and testing.

### IMPORTANT DEVELOPMENTS OVER THE LAST FIVE YEARS

#### TAXIWAY UPGRADE

To support ongoing growth, Taxiway 'Hotel' was upgraded to 'Code E' at a cost of more than \$25 million.

This upgrade allows larger aircraft to access the aviation support facilities in this neighbourhood.



### POSSIBLE DEVELOPMENT OVER THE NEXT FIVE YEARS

ZONING	POTENTIAL AREAS OF DEVELOPMENT	ESTIMATED GFA (SQM)	ESTIMATED ADDITIONAL EMPLOYMENT
Industry	Aircraft maintenance facility, office, car park, storage premises.	45,000	275



# AIRPORT NEIGHBOURHOODS

## AIRPORT NORTH

### NEIGHBOURHOOD CHARACTERISTICS

Airport North is located between Brisbane Airport's current and new runways and represents the ideal destination for a logistics hub, servicing industrial and aviation-related businesses seeking development opportunities with direct airside access.

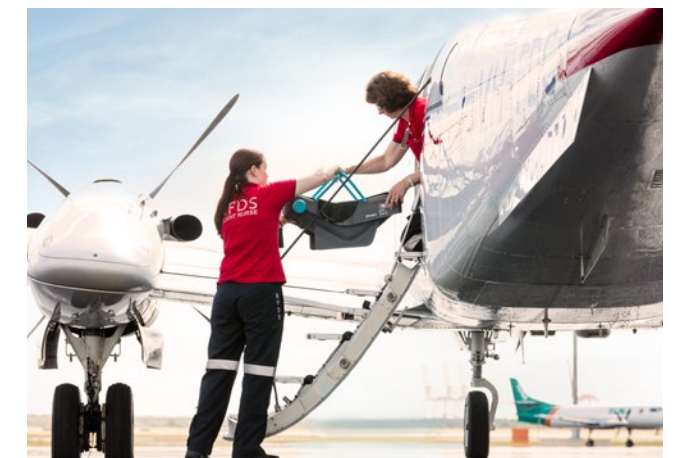
With a less industrial focus, Airport North provides operational areas for smaller, charter carriers and service providers, including the Royal Flying Doctor Service.

The area is also popular with aircraft enthusiasts, providing the airport's best vantage point for plane spotting. As the airport expands, Brisbane Airport Corporation will consider the needs of this dedicated fraternity.

### IMPORTANT DEVELOPMENTS OVER THE LAST FIVE YEARS

#### GENERAL AVIATION TERMINAL UPGRADE

The General Aviation Terminal received a \$5 million upgrade in 2016. Works included an internal refurbishment of the premises as well as exterior modernisation and the surcharging for the apron expansion.



### POSSIBLE DEVELOPMENT OVER THE NEXT FIVE YEARS

ZONING	POTENTIAL AREAS OF DEVELOPMENT	ESTIMATED GFA (SQM)	ESTIMATED ADDITIONAL EMPLOYMENT
Special Purpose Airport	Aviation activity, aviation support facilities, health care services.	13,000	130





# FLEXIBILITY IN FUTURE DEVELOPMENT

In line with planning reforms instituted by the Queensland Government, the review of future and proposed developments at Brisbane Airport is subject to a systematic process designed to ensure compliance with all relevant legislation.

## RESPONDING TO MARKET DEMAND

To maintain market relevance and flexibility into the medium and long-term future, the intended possible uses within each zoning should not be regarded as an exclusive list of the type of activities that may be permitted for that zoning.

Instead, on a case-by-case basis, giving consideration to compliance requirements, some land uses not specified in a particular airport neighbourhood or land use zoning may be permitted, following a performance-based planning assessment to consider the extent to which the proposal is compatible with the overall outcomes desired for the neighbourhood and the development objectives of the Master Plan.

With the advance of technology, opportunities may also emerge for new types of developments not considered in this strategy that support the economic and employment growth of the region. As such, and to maintain market relevance and flexibility into the medium and long-term future, the lists of potential developments for each neighbourhood should not be interpreted as exclusive or limiting.

## INTERIM USES

Subject to fulfilling appropriate criteria, in some instances, Brisbane Airport Corporation may also consider opportunities for interim land uses. Interim uses will be restricted to short-term leases or developments with an option of extending the period only if the aeronautical or other intended long-term land use of the area is not immediately required.

Interim uses will focus on activities requiring minimal infrastructure support and/or where buildings will be of a low key demountable or transportable design. Uses listed as suitable in any of the zones may be considered as possible interim uses.

## ENSURING COMPLIANCE

To guarantee that proposals for future development of Brisbane Airport are sustainable and designed to minimise environmental impacts, a rigorous assessment process ensures that all proposals comply with the Airports (Building Control) Regulations 1996.

BAC carries out planning and environmental impact assessments on all new development proposals. This process is specifically designed to ensure that the 2020 Master Plan, as well as the Brisbane Airport Environment Strategy, the Airports Act 1996 and all other legislative requirements are considered before proceeding with any development proposal.

In line with the Queensland Government's planning reforms and associated new regulations introduced in 2017, BAC seeks to retain some flexibility in assessing new proposals, with performance-based planning and merit-based proposals ensuring that 'best fit' land uses, and developments are not excluded, or overlooked.





# BNE AUTO MALL

Scheduled to open in 2021, pending final approval, the innovative \$300 million BNE Auto Mall development will create a unique new benchmark tourist destination for Queensland and Australia. The BNE Auto Mall will be a multi-purpose auto retailing hub that will see flagship dealers sitting alongside hotels, exhibitions and conferences, hotels, and offices. The development will create more than 300 new jobs.

A major attraction and distinctive feature of the BNE Auto Mall will be a 2.5 kilometre performance track designed to be used for test driving, driver training, manufacturer launch events, vehicle development and corporate events. The design approach to the precinct has placed the track at the heart of the precinct, as a focal point of the development.

The development environment of the BNE Auto Mall will be characterised by a distinctive Queensland feel, high quality and distinctive architecture, and a people orientated and subtropical public realm. Developments will be encouraged to embrace innovation and adopt ecologically sustainable development initiatives.

## CONSTRUCTION HISTORY

The first phase of construction commenced in 2017 with the clearing of casuarina plantations and the filling and surcharging of the project site on 38.5 hectares of land between Moreton and Airport Drives, close to the International Terminal. All cleared trees have been mulched for reuse in the development.

To manage the environmental impacts of construction, an Environmental Assessment Report detailed ongoing environmental monitoring commitments to be undertaken during the construction phase. The report also included details of fauna assessments, surface and groundwater monitoring, noise and vibration monitoring, sediment and erosion control, and cultural heritage.

The Environmental Assessment Report was endorsed by the former Department of Infrastructure and Regional Development (DIRD).

## CURRENT STATUS

Further periods of earthworks will continue until 2021 with the construction of roads, services, landscaping, and performance track, and building construction. Remaining timelines of the BNE Auto Mall project are:

2020: Complete construction of internal roads and services

2021: Develop initial dealerships and brand experience centres

2021: Construction of the performance track and track operation centre