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Commercial Development



9.1. Introduction

The airport is one of the largest private commercial land holdings in Adelaide. AAL continues to identify and leverage opportunities that add value to the airport's traditional business activities. It does so primarily through maximising property-development opportunities of airport land that is not required for aeronautical purposes. Further such development will complement and enhance future airport operations; support the delivery of a wide range of services and facilities demanded by airport users; and create employment opportunities, which will contribute to the economy of the Western Region of Adelaide as well as the gross state product (GSP).

9.2. Overview

- A new office park is proposed adjacent to Terminal 1, within the Terminals & Business Precinct
- The Airport East Precinct will continue to be developed as a major freight, transport and logistics hub



9.3. Recent Developments

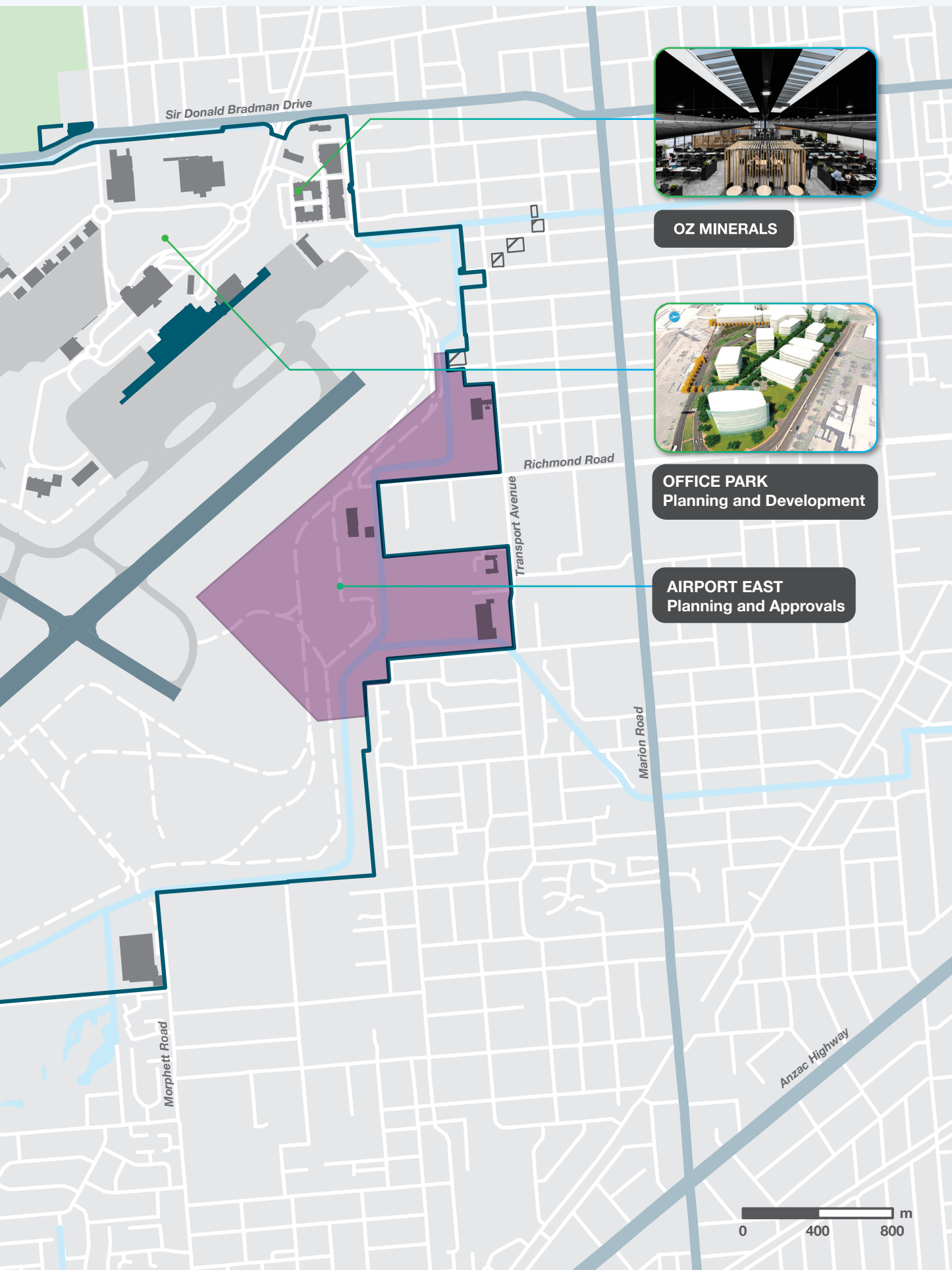
Since Master Plan 2014, much of the commercial development that has occurred at Adelaide Airport has been within the Terminals & Business Precinct. Key commercial developments over the past five years (including developments recently approved) are detailed in Table 9-1 and shown in Figure 9-1.

DEVELOPMENT	DESCRIPTION
TERMINALS & BUSINESS PRECINCT	
Terminals & Commercial Business Policy Area	
Atura Hotel	New Atura Hotel adjacent to Terminal 1, comprising 165 rooms, conference facilities and restaurant/bar, including a pedestrian link from the Hotel to Level 2 of Terminal 1
Masters Hardware Store	The former Masters Hardware Store was constructed and occupied, but currently remains vacant. Alternative uses are presently being considered
OZ Minerals Office	Refurbishment of existing warehouse/light industry for use as the Australian headquarters for OZ Minerals
Burbridge Business Park Policy Area	
Australian Clinical Labs	Pathology laboratories and offices
Aldi Supermarket	Aldi Supermarket servicing the day-to-day needs of the airport's employees and surrounding community
Kennards Self Storage	Self-storage facility for short and long-term storage
AFL Max	Indoor recreation facility and play café, specialising in AFL football
TAPLEYS PRECINCT	
MedSTAR Helicopters	South Australian Ambulance Service MedSTAR emergency medical retrieval base
Royal Flying Doctor Service	New 24-hour Royal Flying Doctor Service base, adjacent to the main runway providing emergency retrieval services, inter-hospital transfers and primary health care to regional South Australia
Pet Hotel	Beau's Pet Hotel (Guide Dogs SA/NT), providing dog and cat boarding and day care
Pilatus Australia	New hangar and offices for Pilatus Australia national headquarters
MORPHETT PRECINCT	
West Torrens Council Depot	Re-use of the former manufacturing facility as the West Torrens Council Depot and associated sub-tenancies
KickStart for Kids Warehouse	New office/warehouse facility for distribution of food parcels

Table 9-1: Recent Commercial Developments



Figure 9-1: Location of Recent Commercial Developments and Activities



OZ MINERALS



OFFICE PARK
Planning and Development

AIRPORT EAST
Planning and Approvals

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9.4. Commercial Property Strategy

The timing and scope of any future commercial developments at Adelaide Airport are subject to many factors including airport requirements, business viability, demand and economic conditions. The Commercial Property Strategy as presented in this Master Plan reflects the current knowledge of potential future commercial developments and economic predictions.

Over the next eight years, it is anticipated that:

- The first stages of the Airport Business District Office Park area will be developed, initially comprising approximately 18,000 square metres of office floor area
- New commercial development will continue within Burbridge Business Park and the Airport East Precinct including consolidation of freight facilities
- Further transition from industrial/warehouse uses to primarily office uses within the Terminals & Commercial Business Policy Area

Over the 20-year horizon it is anticipated that the main focus for development will continue to be within Burbridge Business Park and Terminals and Commercial Business policy areas. Key developments within Tapleys and Morphett Precincts are also envisaged to occur over the longer 20-year timeframe.

Several major commercial developments noted in the Master Plan 2014 have not yet occurred but are still envisaged to occur including:

- An office park within the Terminals & Business Precinct

- Additional commercial development within the Burbridge Business Park
- Freight, transport and logistics facilities in the Airport East Precinct
- Warehouse development within the Morphett Precinct

It is anticipated that the airport will continue to attract significant investment in industrial, commercial and retail developments.

The envisaged commercial and retail developments are consistent with the types of developments already located at the airport. Future commercial and retail uses (as outlined in Section 7) are complementary to the retail hierarchy surrounding the airport and the wider catchment areas.

The intentions for each Precinct, as part of the Commercial Property Strategy, are discussed below.

9.4.1. Terminals & Business Precinct

The Terminals & Business Precinct includes the Terminals & Commercial Business, and Burbridge Business Park policy areas.

The Terminals & Commercial Business Policy Area will be the focus for new office accommodation within the proposed office park and to transition from the existing industrial and warehouse uses to office uses. This will include relocating existing freight uses within this area to the Airport East Precinct.

Overall the extent of additional building area to be



developed or upgraded in this policy area over the next eight years is estimated to be approximately 43,500 square metres mainly comprising industrial, office and retail developments.

The Burbridge Business Park Policy Area will continue to be the focus for commercial and industrial development within the planning period. It is estimated that approximately 40,000 square metres of additional commercial development will occur within the area over the next eight years. This will mainly consist of industrial (27,000 square metres) and bulky goods/retail developments (13,000 square metres).

9.4.2. Airport East Precinct

Aligned with the National Freight and Supply Chain Strategy, the Airport East Precinct continues to be identified for the development of a major freight, transport and logistics hub with the potential for a new common user air-freight cargo area.

Such development will initially be driven by the relocation of existing freight operators currently dispersed throughout the Airport Business District. This Airport East Precinct will provide accommodation opportunities for additional tenants. It is expected that 65,000 square metres of new building area may be developed within the precinct over the next eight years.

9.4.3. Tapleys Precinct

The Tapleys Precinct will continue to be a focus for aviation operations including helicopter and

emergency services facilities, along with retail/commercial development fronting Tapleys Hill Road.

Potentially 3,000 square metres of additional aviation-related development is identified for this precinct within the next eight years. This will expand the existing aviation facilities in the eastern part of the precinct.

Development adjacent to Tapleys Hill Road will continue to focus on retail/commercial development which capitalises on the high exposure from passing highway traffic. Further upgrading of Harbour Town is anticipated, along with additional car parking.

Development over the next 20-year planning horizon will comprise a combination of retail, aviation/private aviation and emergency services uses.

9.4.4. West Beach Precinct

It is proposed that the West Beach Precinct will remain largely undeveloped during this Master Plan, with no commercial building development anticipated. Car parking may be established on sites with frontage to West Beach Road, which would support anticipated growth in airport parking demand.

9.4.5. Torrens Precinct

Existing development within the Torrens Precinct consists of an aged-care facility, hockey pitch, ovals and associated club rooms, and over ten hectares of open space reserved for sporting activities and events.

While no specific developments have been identified during the planning period of this Master Plan, development within the precinct may include the expansion of the aged-care facility and associated retirement-housing subject to Ministerial approval for a 'sensitive' development under the Airports Act. The existing sports fields are also likely to be upgraded.

9.4.6. Morphett Precinct

Since 2014, development within the Morphett Precinct has been limited to the conversion of the previous large-scale engineering building adjacent Morphett Road to the City of West Torrens' Council Work Depot and associated tenancies.

Future development in the precinct within the next eight years is expected to comprise a new warehouse of approximately 900 square metres on land fronting James Melrose Road.

By 2039, additional development in the Precinct may include an industrial/storage facility, and an energy/fuel storage facility totalling approximately 25,000 square metres. Both potential development sites front James Melrose Road.



9.5. 8-Year Commercial Development Plan

Table 9-2 details potential key developments within each precinct over the eight-year period of this Master Plan. It includes details regarding the type of development, scale and associated development triggers.

The timing of development is influenced by demand and economic circumstances and is therefore subject to change.

DEVELOPMENT TYPE	APPROXIMATE SCALE	TRIGGER
RUNWAYS PRECINCT		
Car Park	800 spaces	Subject to parking demand and ground transport improvements
TERMINALS & BUSINESS PRECINCT		
Terminals & Commercial Business Policy Area		
Retail (Reuse of Masters Hardware site)	13,000 m ²	Subject to approvals and commercial demand
Office	18,000 m ²	Subject to approvals and commercial demand
Child Care	500 m ²	Subject to approvals and commercial demand
Office – change of use of existing development from industrial/commercial (former Export Park)	12,000 m ²	Subject to approvals and commercial demand
Car Park (National Drive)	2,000 spaces	Subject to parking demand
Car Park (multi-level expansion)	1,700 spaces	Subject to parking demand
Burbridge Business Park Policy Area		
Industrial	27,000 m ²	Subject to approvals and commercial demand
Bulky Goods	13,000 m ²	Subject to approvals and commercial demand
Recreation*	5,000 m ²	Approved development (*under construction)
AIRPORT EAST PRECINCT		
Freight/Logistics/Warehousing	65,000 m ²	Subject to approvals and commercial demand
TAPLEYS PRECINCT		
Aviation Services	3,000 m ²	Subject to approvals and commercial demand
Car Park (Harbour Town extension)	400 spaces	Subject to parking demand associated with shopping centre
MORPHETT PRECINCT		
Warehouse	900 m ²	Subject to approvals and commercial demand

Table 9-2: Potential 8-year commercial development

9.6. 20-Year Commercial Development Plan

Table 9-3 details potential key developments within each precinct over the longer term of this Master Plan. It includes details regarding the type of development, scale and associated development triggers.

The timing of development is influenced by demand and economic circumstances and is therefore subject to variation.

DEVELOPMENT TYPE	APPROXIMATE SCALE	TRIGGER
RUNWAYS PRECINCT		
Car Park	900 spaces	Subject to parking demand
TERMINALS & BUSINESS DISTRICT PRECINCT		
Terminals & Commercial Business Policy Area		
Retail	26,000 m ²	Subject to approvals and commercial demand
Office	20,000 m ²	Subject to approvals and commercial demand
Office – change of use of existing development from industrial/commercial (former Export Park)	11,000 m ²	Subject to approvals and commercial demand
Burbridge Business Park Policy Area		
Industrial	24,000 m ²	Subject to approvals and commercial demand
TAPLEYS PRECINCT		
Aviation	4,800m ²	Subject to approvals and commercial demand
Aviation/Emergency Services	4,800m ²	Subject to approvals and commercial demand
Retail	4,800m ²	Subject to approvals and commercial demand
Private Aviation	16,000m ²	Subject to approvals and commercial demand
Car Park (Harbour Town expansion)	1,500 spaces	Subject to airport and shopping centre parking demand
MORPHETT PRECINCT		
Industrial/Storage	15,000m ²	Subject to approvals and commercial demand
Potential Energy/Fuel Storage Facility	10,000m ²	Subject to approvals and commercial demand
WEST BEST PRECINCT		
Car Parks	4,000 spaces	Subject to parking demand

Table 9-3: Potential 20-year commercial development

