

## **DEVELOPMENT APPLICATION: CONSULTATION POLICY 2010**

Sydney Metro Airports' management and staff are committed to ensuring appropriate and effective consultation of Airport development with on and off Airport stakeholders including tenants, Airport users, residents, businesses, Local, State and Federal Government and other infrastructure agencies.

### **General Considerations**

To enable appropriate and effective consultation to occur, consideration should be given by applicants to the following questions:

- Q. Will the proposal create any impacts, social or economic, on stakeholders?
- Q. Will the proposal create any additional loads to the on and off Airport infrastructure, such as traffic?
- Q. Will the proposal create any environmental impacts (noise, stormwater, air quality, shadowing, etc) on the local community during the construction phase?
- Q. Will the proposal create any environmental impacts (noise, stormwater, air quality, shadowing, etc) on the local community during the operational phase?

### **Application Requirements**

To assist in the assessment of Development Applications Bankstown Airport Limited (BAL) and Camden Airport Limited (CAL) may require any or all of the following:

- A Statement of Environmental Effects (SEE) identifying impacts on Airport stakeholders including tenants, local residents, local businesses, local and regional infrastructure;
- Provision of information in a form suitable for inclusion in BAL's Metro Flyer and community newsletter;
- Preparation of a Draft Consultation Program identifying stakeholders and consultation activities for approval by BAL, with implementation prior to determination of an application.

BAL / CAL will endeavour to identify these requirements during the pre-DA phase of an application but reserves the right to require implementation during the assessment process.

### **Bankstown Council and Bankstown Airport Memorandum of Understanding (MOU)**

BAL also advises that a Memorandum of Understanding (MOU) is in place with Bankstown City Council. A copy of the Development Application may be provided by BAL, at BAL's discretion, to Bankstown Council for review and comment in accordance with the MOU.

## Sydney Metro Airports Website

To comply with Regulation 2.04A of the Airports (Building Control) Regulations all development applications received will be listed on the Airport website. This listing will provide details including:

- Name of the applicant;
- General description of the proposal;
- Date received by the Airport for assessment;
- Status of the application;
- Project value; and
- Location

This listing will remain until either 3 months after approval or if the application is withdrawn.

## When is a separate Consultation Program required?

In addition to the requirements of the Regulations and to ensure that appropriate consultation is undertaken and that the consultation expectations of stakeholders are appropriately managed, the following criteria list identifies when an application will be required to undertake a consultation program. If a proposed development triggers any of the following criteria, a consultation program will be required:

1. The proposal value exceeds \$1,000,000 including GST;
2. The proposal is in or adjacent to an identified environmentally sensitive area or is near an identified environmentally significant area in the Bankstown Airport Environment Strategy then in force;
3. The proposal is located on the boundary of the Airport and Local Government areas;
4. The proposal has the potential to increase the loads on off Airport infrastructure, such as roads or stormwater. (This relates specifically to the development of greenfields areas. Extensions or redevelopment of existing facilities, the greater of (a) up to 1000m<sup>2</sup> or (b) less than 10% of the floor area, will not generally be notified);
5. The proposal has the potential to create environmental impacts (noise, stormwater, air quality, shadowing, etc) on neighbouring premises;
6. The proposal will create impacts on Airport infrastructure (e.g. upgrade of services, road closures, etc).

In addition to the above, BAL will reserve the right to require a consultation program if the proposed development is considered to be of a scale to ensure stakeholders are consulted. Consultation will be related to the nature of the development, but will generally be a combination of notification to neighbours, seeking comment on an application through the Sydney Metro Airports' website and advice of the outcome also through the website.

Applicants are advised to review *Airport Development Consultation Guidelines, December 2007*, located at:

[http://www.infrastructure.gov.au/aviation/airport/planning/Airports\\_Branch\\_Consultation\\_Guidelines.pdf](http://www.infrastructure.gov.au/aviation/airport/planning/Airports_Branch_Consultation_Guidelines.pdf)

For further information contact the Development Assessment Team on 0424 184 116 or by email [development@bankstownairport.com.au](mailto:development@bankstownairport.com.au)