



# Exciting Commercial Developments

Royal Flying  
Doctor Service

# Exciting Commercial Developments

Supporting its role as a major transport, employment and economic hub, the Airport Business District is a major 'activity centre' within metropolitan Adelaide. It is vital that any developments on Adelaide Airport land are developed in a manner that are compatible with adjacent land uses and also without compromising the airport's operational integrity and economic viability.

Land use planning is a critical element of the Master Plan as it provides the overall planning intent for Adelaide Airport. It includes land use strategies, objectives for development and considers the State and local planning policies surrounding the airport.

The Airport Business District, which covers the entire airport site, is divided into seven distinct Precincts including:

- Runways Precinct
- Terminals & Business Precinct
- Airport East Precinct
- Morphett Precinct
- Tapleys Precinct
- West Beach Precinct
- Torrens Precinct

There are currently more than 130 businesses operating at Adelaide Airport throughout the seven precincts. Recent developments include a mix of aeronautical and non-aeronautical facilities such as Aldi, AFL Max, Australian Clinical Laboratories, Royal Flying Doctor Service, Medstar and a new Pilatus showroom currently under construction.



Adelaide Airport Limited (AAL) will continue to develop the airport land for both aviation and commercial activities that attract world class businesses, supporting employment and economic growth in Adelaide and South Australia.

When planning a development, AAL considers the suitability of the proposed development to surrounding uses, traffic generation, aviation impacts, environmental impacts as well as benefit to the local and State economy.

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 primary office uses within the Terminals & Commercial Business policy area

Over the 20-year horizon, it is anticipated the main focus for development will continue to be within Burbridge Business Park and Terminals & Commercial Business policy areas.

The planning and staged development of the Airport Business District Office Park will be a priority for AAL with the intent being to provide a high quality commercial business hub designed around a highly sustainable campus style precinct featuring a range of facilities including childcare, cafes and public spaces. Located at the front door to the Airport, the Airport Business District Office Park will provide a unique sense of place with unrivalled connectivity to the terminal, Adelaide Central Business District and metropolitan areas.

Key developments within Tapleys and Morphett Precincts are also envisaged to occur over the longer 20-year timeframe.



# Facilitating sustainable growth in Air Freight

Adelaide Airport will continue to develop Airport East as a major freight, transport and logistics hub with direct access to major arterial routes including the North-South Corridor.

South Australia's total air freight in 2018 was 58,000 tonnes. Air freight capacity at Adelaide Airport is expected to increase as air traffic movement's increase.

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Air freight is expected to more than double over the next 20 years to 146,000 tonnes in 2039, with the majority to continue to be in the cargo holds of scheduled passenger flights.

Air freight also plays a key factor in the sustainability of passenger services – particularly international services – with the success of any new routes or increased capacity predicated on the ability to match passenger growth with air freight growth.

