

***DRAFT MINOR VARIATION TO APPROVED MAJOR DEVELOPMENT PLAN
HOTEL COMPLEX, ADELAIDE AIRPORT***

(ADELAIDE AIRPORT LIMITED)

DRAFT CONDITIONS OF MINISTERIAL APPROVAL

DEFINITIONS

In this document, unless the contrary intention appears:

AAL means Adelaide Airport Limited and any future lessee company for Adelaide Airport.

ABC means the Airport Building Controller for the Airport appointed by the Secretary of the Department (or his/her delegate) under the Act.

Act means the *Airports Act 1996* as amended from time to time.

Airport means Adelaide Airport.

AEO means an Airport Environment Officer for the Airport appointed under the AEPR.

AEPR means the Airport (Environment Protection) Regulations 1997 as amended from time to time.

AHD means Australian Height Datum

Attachment A means drawing C1493001 as provided to the Department on 22 August 2008 by AAL.

Attachment B means a letter to the Department from AAL dated 22 August 2008

Attachment C means conceptual drawings as provided to the Department on 12 September 2008 by AAL.

CASA means Civil Aviation Safety Authority.

CEMP means the Construction Environmental Management Plan for the Development.

construction period means the period beginning at the commencement of construction of the Development and ending on the day a certificate of use is issued for the Development under the Airports (Building Control) Regulations 1996.

the Department means the Department administered by the Minister.

Development means the development proposed in the MDP.

Minister means the Minister administering the Act.

MDP means the Major Development Plan: Adelaide Airport Hotel Complex.

Terminal means Adelaide Airport Terminal 1

INTERPRETATION

In this document, unless the contrary intention appears:

- (i) if a word or phrase is given a particular meaning above, other parts of speech and grammatical forms of that word or phrase have corresponding meanings; and
- (ii) a term that is defined in the Act or in regulations made under the Act has the same meaning when it is used in this document.

Conditions about Air Safety

- 1 Prior to the commencement of the construction period, AAL must prepare and submit to CASA a risk analysis to demonstrate compliance with the Safety Management System for the Airport required under regulation 139.250 of the Civil Aviation Safety Regulations 1998.
- 2 AAL must meet the requirements of the CASA Manual of Standards (MOS) 9.21 “lighting within the vicinity of aerodromes” within the proposed Development area.

Conditions about the environment

- 3 At least 28 business days prior to commencement of the construction period, AAL must ensure that a CEMP is prepared and submitted to the AEO for approval.

The CEMP must include, but is not limited to:

- a. A Stormwater Management Plan to mitigate any potential impacts associated with the Development. This plan should include both short term and long term measures;
 - b. A Noise and Vibration Management Plan. The plan is to be developed in accordance with the Airports (Environment Protection) Regulations 1997, the South Australian Environmental Protection Noise Policy 2007 under the *Environment Protection Act 1993* and relevant Australian Standards; and
 - c. A contaminated soils management plan.
- 4 AAL must ensure the CEMP is implemented.
 - 5 AAL must provide to the AEO a report on the last business day of each quarter on compliance with the CEMP.
 - 6 AAL must seek approval from the AEO for any variation to the CEMP. If the AEO approves a variation to the CEMP, AAL must ensure the variation is implemented.
 - 7 AAL must implement measures to reduce waste, water and energy consumption during the construction period and for the Development.

These measures may include:

- a. Capture and store rain water for use within the precinct;
- b. Treat and reuse grey water, particularly for in-building and landscape purposes;
- c. Introduce waterless toilet (urinal) facilities;
- d. Adopt low energy lighting and other electrical devices for use in building and landscape purposes;
- e. Reduce external and in building lighting (other than for security and OH&S reasons) outside trading hours; and

- f. Adopt recycling procedures for water products, such as paper, containers and biodegradable items such as food scraps.

Conditions about traffic

- 8 AAL must develop a Traffic Management Plan which incorporates measures to reduce any potential impacts during construction and for the development to surrounding road transport networks and plans for parking on the airport site.
- 9 AAL must implement the Traffic Management Plan.

Conditions about the final design

- 10 AAL must ensure the footprint covered by the Development remains within the blue Zone set out in Attachment A and that the Development be within the shadow of the Terminal with respect to RADAR area of sensitivity and the Development remain below a maximum height of 42m AHD.
- 11 AAL must ensure the final design of the Development is consistent with one of the two options presented by AAL in Attachment B; being a tower or linear model, and be consistent with the conceptual drawings in Attachment C.