



Building activities at core-regulated airports between \$20 and \$25 million—Guidance for Airport Building Controllers

Issued September 2024

Purpose

This document sets out guidance for Airport Building Controllers (ABCs) for building activities where the cost of construction is estimated to be close to the monetary threshold under section 89 of the *Airports Act 1996* (the Act).

Projects costed between \$20 and \$25 million

Section 89(9) of the Act establishes \$25 million as the cost threshold for determining whether a development should be considered a major airport development. This determination is based on the estimated cost of the building activity at the commencement of construction and is considered at the time the application is being processed by the ABC.

To ensure accurate cost assessment of projects within the \$20 and \$25 million range, the department is requesting that ABCs undertake the following actions:

Confirmation of Construction Costs

- ABCs shall make reasonable efforts to confirm the cost of construction of a building activity at the building application stage, where the estimated value of the building application entered into Airport Building Control Online (ABCO) is close to \$25 million (between \$20 and \$25 million).
- Confirmation of the cost of construction may include sighting (by an ABC) an approved cost schedule prepared by a suitably qualified or registered person or organisation, such as a construction cost engineer consultant or quantity surveyor.
- Where the ABC considers there is a risk that the cost of construction of the development may exceed \$25 million, ABCs may require applicants to provide a final cost agreement or contract prior to commencement of construction.
- This may also be an appropriate course of action where there is an extensive length of time (i.e. over 12 months) expected between issuing a building approval and construction commencing.

If there is any doubt, please contact the department to discuss.

This requirement applies to all building and works applications made after 30 August 2024.

This requirement also applies to Sydney (West) Airport.

Questions

Please direct any queries or suggestions on this matter to the department for response.

Departmental Contact

Airport Building Control Coordinator

Airports Branch, Domestic Aviation and Reform

Contact: ABCMailbox@infrastructure.gov.au