

PERTH AIRPORT MAJOR WORKS APPROVAL

What are Major Works?

Major works typically comprise of new building construction, terminal extensions, major building alterations and/or extensions and road constructions/works.

Approvals Framework

Land use planning and building control at Perth Airport is regulated by the Department of Infrastructure, Transport, Regional Development and Communications under the Commonwealth *Airports Act 1996* (the Act). All building activity on Perth Airport land require approval under the Act. Depending on the scope of works, this approval process can consist of up to four separate applications as follows:

- Major Development Plan (MDP),
- Development Application (DA),
- Perth Airport Consent, and/or
- Airport Building Controller (ABC) permit approval.

Major Development Plan and application process

Section 89 of the Act requires submission of a Major Development Plan (MDP) to Department of Infrastructure, Transport, Regional Development and Communications where proposed developments trigger approvals requirements. The MDP assessment process ensures that the proposed development is consistent with the Perth Airport Master Plan and addresses all Commonwealth, State and Local stakeholder requirements and issues.

Please contact the Consents Coordinator to ascertain if your proposed works require an MDP. MDPs are obtained by Perth Airport and can take up to 12 months to draft and seek approval. Therefore, you are strongly encouraged to contact Perth Airport early in your planning process.

Development Application process

A Development Application (DA) is required for all Major Works unless otherwise determined by Perth Airport. This approval is required independently of an MDP.

The purpose of a DA is for Perth Airport to ensure that the proposed construction is consistent with Perth Airport's Design Guidelines, Lease Agreement and Master Plan.

DA applications are to be submitted electronically to the Consents Coordinator. Concept plans are acceptable, but must include at a minimum:

- Site plan including Finish Floor Levels (Australian Height Datum),
- Elevations including,
- Colour schemes,
- Building materials, and
- Floor plans / layouts and external facades.

Once the DA review has been undertaken by Perth Airport, advice will be provided to the applicant which may include any changes required. It is important to note that all requested changes must be made prior to submitting Perth Airport Consent and Airport Building Controller Permit Applications.

Perth Airport Consent and Airport Building Controller Permit Applications

The Consent is processed by Perth Airport and assesses the approval from a Leasing, Occupational Safety and Health, Operations and Master Plan viewpoint.

Consent applications are to be submitted to consents@perthairport.com.au

The ABC assesses the activity under the Airports Act and Regulations (including the Airports (Building Control) Regulations 1996, National Construction Codes and applicable Australian Standards.

The ABC is appointed by Department of Infrastructure, Transport, Regional Development and Communications and is a separate entity to Perth Airport. As such, there are separate application processes and fees for Consent and ABC assessments.

The process for applying and obtaining ABC approvals has moved from paper-based to an online web-based system called 'ABC Online'.

<https://infrastructure.gov.au/aviation/airport/airport-building-control/abco/index.aspx>

All queries on this online process are to be directed to the ABC.

Approval timeframes

The MDP process can take up to 12 months. DA approvals typically requires 28 calendar days for assessment and provision of advice.

The Act specifies that a decision by Perth Airport to approve or refuse a Consent application shall be made within 28 calendar days of receipt of all necessary information and fees. There may be instances where the Airport Building Controller and Perth Airport request additional information, documentation and/or plans. These requests may delay your approval time. If any requests for information are not acknowledged within 28 days, the application will be cancelled. Upon receiving the finalised Perth Airport Consent conditions, the ABC can take up to 28 business days to issue their permit. However, assuming all required information has been provided and fees paid, the Permit approval is typically issued within 7-10 business days.

Consent Approval Validity

The Consent Approval has a validity of two (2) years from the date of issue and can be extended by one (1) year, subject to approval.

For further queries please contact:

Perth Airport Consents Coordinator

Email: consents@perthairport.com.au

Phone: (08) 6278 8112

Airport Building Controller

Email: abcperth@inet.net.au

Phone: (08) 9479 5170

Stephen Ward: 0417 880 381

Ben Tran: 0419 042 788

Consent Submission Checklist (where applicable)

Perth Airport will require an electronic copy of the following items. Figures and drawings are to be provided in Microstation DGN format where possible, or alternatively in a PDF format.

Item	Notes	Y or NA
Description of proposed works	<ul style="list-style-type: none"> • General scope of works • Statements of consistency with Master Plan and Major Development Plan (if applicable) • Demonstrate compliance with the DA Approval (if applicable) 	
Design/Engineering drawings	<ul style="list-style-type: none"> • Location of buildings including setbacks compliant with the Perth Airport Design Guidelines • Site plan to a minimum scale of 1:200 including AHD contours, spot levels, nominated datum point and setbacks, detailed floor plans, elevations and cross sections to a minimum scale of 1:100 • Finished ground levels and proposed finished floor levels are to be clearly defined • Building materials including choice of material with consideration given to the potential for glare and reflectivity. Zinalume may need to be assessed separately • Specifications 	
Services	<ul style="list-style-type: none"> • Drawings for all electrical, fire, mechanical, wastewater connections and hydraulic services on the site and proposed methods of connection and/or protection of services on and adjoining the site. • Stormwater drainage to be undertaken to comply with the requirements detailed in the Perth Airport Drainage Design Criteria document. 	
Signage	<ul style="list-style-type: none"> • Detailed location and graphics of all signs to be erected on the site or building. • Construction and fixing method, incl footings 	
Road works and/or Traffic Management	<ul style="list-style-type: none"> • Public access details including location of crossovers, car parking and walkways, compliant with the Perth Airport Design Guidelines • Traffic Management Plan • Road Safety Audit 	
Landscaping	<ul style="list-style-type: none"> • A detailed landscape plan indicating the landscaping concept, types and size of plants and trees, existing landscaping or features, lawn areas etc. (minimum scale 1.200). 	
Item	Notes	Y or NA
Construction method and timing	<ul style="list-style-type: none"> • Staging of works (if applicable) • Clean up and rehab proposals • Height restrictions to be considered during design and construction planning so that Obstacle Limitation Surface (OLS) is not penetrated by the proposed works 	

	<ul style="list-style-type: none"> Noise impacts – an acoustic engineers report and/or additional noise insulation may be required to ensure that the impact of aircraft noise on human health has been considered and appropriately mitigated in line with AS 2021 	
<p>Electrical Design and Power Demand</p>	<ul style="list-style-type: none"> For minor works such as lighting changes or new power circuits within existing installations where there are no substantive changes to the facility switchboard or electrical load the following is required; <ul style="list-style-type: none"> General lighting and Power layout showing added/deleted equipment. Marked up switchboard schematic showing added/deleted circuits. For new installations or substantive changes to existing installations (e.g. replacement of switchboards, addition of new loads and major refits) the following is required as applicable to the installation; <ul style="list-style-type: none"> Electrical site plan showing location of site main switchboard, cabling routes, and location of new equipment. Lighting and Power plans. Electrical single line diagram of the site with markup of changes/additions to existing electrical single line diagram. Electrical equipment load list and maximum demand estimation. Electrical design compliance of any hazardous areas and hazardous materials storage. 	
<p>Environmental and Heritage Management</p>	<ul style="list-style-type: none"> Site Specific Construction Environment Management Plan (CEMP or EMP), including management and disposal actions of spills and potentially contaminating substances Environmental Risk Assessment Clearing required- if so, what area? Excavation Soil movement – if required, what volume? Dewatering required – if so, submit a Dewatering Management Plan Status of Contamination – provide contaminated site assessment or understanding of the site conditions. Heritage Management Plan where construction or ground disturbance works are proposed in or within 100m of an Aboriginal Heritage site (additional approvals may be required) 	

Fees and Charges

Fees are payable on submission of an approval application and are based on project value, inclusive of GST. Cheques are to be made payable to "Perth Airport Pty Ltd". If you wish to pay via credit card or EFT, please request an invoice from the Consent Coordinator. Please be aware that all invoices have a 7 day payment period. The approval application will not be processed until the fees have been paid.

The following table outlines Perth Airport Consent fees and charges.

Schedule of fees and charges

Major Development Plans
Should your project require an MDP, there are fees and charges imposed by Perth Airport for preparation, lodgement and negotiations with Department of Infrastructure, Transport, Regional Development and Communications. Fees are calculated based upon the complexity of the project.

Development Application		
From	To	FY2021/2022
\$ -	\$500,000	\$300
\$500,000	plus \$150 for every additional \$100,000 thereafter	

Perth Airport Consent		
From	To	FY 2021/2022
\$ -	\$10,000	\$400
\$10,001	\$25,000	\$650
\$25,001	\$50,000	\$910
\$50,001	\$100,000	\$1,400
\$100,001	\$250,000	\$1,950
\$250,001	\$500,000	\$3,050
\$500,001	\$1,000,000	\$5,500
\$1,000,001	\$5,000,000	\$8,100
\$5,000,001	\$10,000,000	\$11,000
\$10,000,001	Above	\$11,000 Plus \$1,200 per \$1M
Application for Consent Validity Extension		\$400

Variation Fee Calculation:

New Project Value (NPV) = Original Project Value (OPV) + Variation Project Value

Variation Fee = \$400 if the NPV is in the same price bracket as the OPV

or

The difference of both fees if the NPV has moved to a different price bracket whichever is higher.

Airport Building Controllers Fee's

Fees for an ABC permit are payable directly to Department of Infrastructure, Transport, Regional Development and Communications upon submission of the ABC online application.

Post Approval considerations

Upon receipt of the ABC permit, if applicable, or Perth Airport Consent, please note the following additional approvals and/or requirements which may be applicable and should be factored into project timeframes and management plans:

- Additional OSH Permits** Upon receiving your approval, you will be required to attend an OSH Works Planning Meeting with your Project Facilitator. The scope of works and the applicant's proposed mitigation and management plans will be discussed. Additional OSH permits will be required should there be high risk activities involved, i.e. works including excavation, hot works, confined space entry, working at heights, cranes, demolition & penetration, energy isolations & control, life safety systems and OLS penetrations.
- ASICs** Where works are proposed to be undertaken in sterile areas or Airside, an ASIC or Visitors pass will be required. Please be aware that ASIC approvals can take up to 6 weeks to process.
- As-cons** All above ground features (e.g. buildings and associated canopies, pavements, light poles, pits, valves, fences and gates, tanks etc.) and all underground services are to be recorded by survey or field measurement and the as-constructed data and drawings forwarded to the assigned Perth Airport Project Facilitator or Project Manager. All as-constructed survey works are to be undertaken by Perth Airport's surveyor, VERIS (0458 964 000) or an approved surveyor, at the expense of the applicant to standards outlined in the latest version of the document PAPL-76-120 PAPL Spatial Data Standard.
- Aboriginal Heritage** Aboriginal Heritage monitors are required to be present during any initial ground disturbing works in areas where there are registered Aboriginal heritage sites and Other Heritage Places. Applicants can arrange Aboriginal heritage monitors via Perth Airport's Approvals Team. Contact the Consents Coordinator to arrange: consents@perthairport.com.au

Application for Consent Approval

Office Use Only	
Consent No:	
Date Received:	

APPLICANT DETAILS (if raising an invoice, it will be sent to the applicant unless otherwise advised)			
Name:		Phone:	
Company:		Mobile:	
Address:			
		Post Code:	
Email Address:			

PROJECT DETAILS	
Work Location as per gridded map, see last page:	
Location street name, Lease No if applicable	
Description of works	
Estimated Commencement Date:	
Estimated Completion Date:	
Does this Project have a DA?	YES / NO

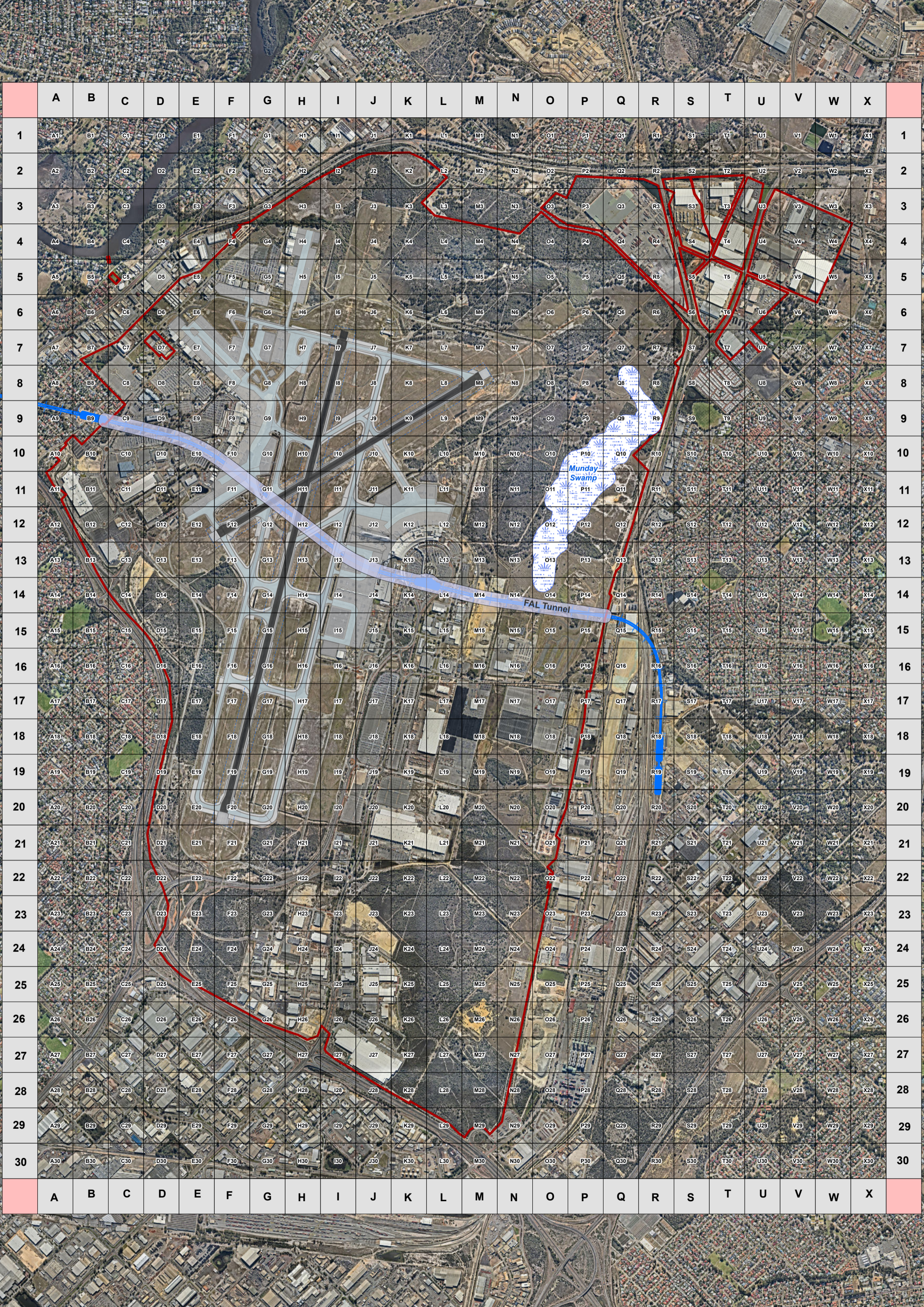
Project Manager, Supervisor or Contractor (main point of contact on site)			
Name:		Phone:	
Company			
Email Address			

FEES	
Estimated/ Contract Value:	\$

DOCUMENTATION (as noted in “Requirements and Considerations’ in the guidelines)		
Title	Revision	Date

- 1) *The Applicant acknowledges that by accepting the plans and specifications and other documents submitted to it, and by providing its Consent:*
 - i) *Perth Airport makes no assessment of, or warranty in respect of, the plans and specifications and other documents submitted with respect to:*
 - i) *the suitability for the purpose intended by the Applicant or the Applicant’s clients or contractors;*
 - ii) *the compliance with applicable building regulations, standards or requirements, of the plans and specifications and other documents submitted, and*
 - b) *Perth Airport disclaims any responsibility or liability arising in any way in respect of the matters referred to in paragraph (a) above or otherwise in respect of its Consent; and the Applicant may make no claim against Perth Airport or its officers, employees, consultants, advisers, contractors or agents in relation to those matters.*
- 2) *The applicant is responsible for the action of all conditions listed in the approval and accepts responsibility to ensure that prior to commencement of works, all contractors will attend an OSH Works Planning Meeting with the Project Facilitator, to discuss the scope of works to ensure clarity in relation to how High-Risk Activity’s (HRA) and Energy Isolation will be controlled.*

Applicant (as per the applicants details above)	
Name:	
Signature:	
Date:	



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	
1	A1	B1	C1	D1	E1	F1	G1	H1	I1	J1	K1	L1	M1	N1	O1	P1	Q1	R1	S1	T1	U1	V1	W1	X1	1
2	A2	B2	C2	D2	E2	F2	G2	H2	I2	J2	K2	L2	M2	N2	O2	P2	Q2	R2	S2	T2	U2	V2	W2	X2	2
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