



Brisbane Airport Corporation

PROPERTY DEVELOPMENT MASTER PLAN



BRISBANE AIRPORT



ARTIST IMPRESSION

TRANSFORMING WHAT'S POSSIBLE AT BRISBANE AIRPORT

The 2012 Property Development Master Plan is intended to guide the transformation of developable airport land over the next 50 years. Driven by Brisbane Airport Corporation's (BAC) Property Division, **BNE Property**, it presents a clear vision for the airport as a self-sustaining commercial centre for business, retail and leisure that complements the CBD and continues to be a significant contributor to the economic and cultural growth of Queensland.

The plan seeks to establish a strong sense of place and a sought-after address for businesses. It provides development opportunities for appropriate levels of:

- Commercial;
- Retail;
- Industrial;
- Mixed Industry and Business (MIB);
- Hotel and short term accommodation; and
- A range of special projects.

It builds on the vibrant mix of aviation, commercial and lifestyle offerings already on airport and is consistent with the 2009 Airport Master Plan (*Airports Act 1996*). Under this plan, Brisbane Airport's operations will be protected and enhanced to ensure airport safety, efficiency and opportunities for growth.



VISION

Brisbane Airport will be a place of transit and gathering for people, ideas and materials, a vibrant centre for commerce, innovation and recreation and an internationally recognised model of sustainable development.

A NEW PARADIGM IN PROPERTY DEVELOPMENT

CONNECTIVITY

DOES YOUR OFFICE HAVE AN AIRPORT?

Brisbane Airport is a thriving transport and commercial hub, located around 8km from Brisbane's CBD. The unique airport address provides businesses with unparalleled connectivity to the domestic and international terminals.

In the heart of the Australia TradeCoast precinct, the airport is positioned at the intersection of air, road, rail and shipping. Strategic planning protects the efficiency of the existing transport infrastructure networks against future capacity needs and delivers easy connections within the airport and to the city through a seamless multi-modal transport network.

Connected to:

- Gateway Motorway – M1
- Southern Cross Motorway and East West Arterial – M7
- Inner City Bypass
- Clem7
- Airportlink
- Airtrain
- Port of Brisbane – via Gateway Motorway

PLACE MAKING

BNE Property is focused on place making; creating a high-quality, highly-connected, energetic and distinctive place that is memorable and prosperous. Place making will ensure that Brisbane Airport is not only a place of transit, but a unique destination in its own right. The plan complements existing developments to create geographically defined development areas with strong market identity – **Airport Central, Airport North, Airport East, Airport South and Airport West.**

Each consolidated business community on airport will be characterised by definitive landscape elements, with engaging public open spaces and an interconnecting transport network. As the gateway to the State, the public realm will have a distinctly Queensland flavour.





DEVELOPMENT AREAS



AIRPORT CENTRAL

At the heart of the site, Airport Central is a critical mass of activity, energy and vitality, including the International Terminal, Domestic Terminal and Skygate. The high-quality retail, leisure and commercial environment of Skygate enlivens the precinct as the gateway to the airport.

AIRPORT NORTH

Airport North provides a future logistics hub for industrial and aviation related developments and businesses that require airside access.

AIRPORT EAST

With airside access and links to multiple transport modes, Airport East is ideal for aircraft maintenance, logistics and freight (includes: Aerotech Park).

AIRPORT SOUTH

As a highly desirable location for Mixed Industry and Business (MIB), Airport South will be a connected village-like setting with quality amenity and excellent motorway access (includes: Export Park, Da Vinci and Airport Industrial Park).

AIRPORT WEST

Covering a large area with a predominantly natural character, Airport West provides a buffer to Kedron Brook and links the airport to Moreton Bay (includes: Banksia Place).

NORTH



SUSTAINABILITY

With a focus on sustainability, the airport will become the natural address for companies seeking a reputation for responsible development practices.

As a predominantly greenfield development site, BAC can provide infrastructure to facilitate sustainable development at building, precinct and community levels and introduce planning policies and development requirements that reflect its commitment to this important global agenda. Initiatives like these are intended to help achieve development outcomes across the site and help Brisbane Airport become Australia's green airport. As testimony to this, BAC is a major sponsor of the Green Building Council of Australia's Green Star – Communities rating tool initiative.





ADVANTAGE

Brisbane Airport's single leasehold ownership creates a unique opportunity for investment and innovation in infrastructure, and a strong commitment to place making. The airport holds a prime position in the industrial and commercial real estate hierarchy of the region as the largest single land holding in south-east Queensland capable of immediate non-residential property development. BAC's control of planning under Commonwealth legislation gives confidence in the establishment and maintenance of high-quality public realm and sustainable infrastructure.

As a destination for over 20 million travellers, Brisbane Airport offers businesses an exciting and diverse market base.

Brisbane Airport is home to more than 420 businesses with a combined workforce of more than 19,000 people.

In the next 20 years the airport workforce is expected to grow to 50,000 people and passenger numbers should climb to 45 million annually.

GENERATING VALUE BEYOND AIRPORT BOUNDARIES

Our vision for Brisbane Airport is to create an exciting commercial and transport hub that complements the CBD and is valued as a key part of Brisbane's urban fabric. As an important element in the broader city framework, Brisbane Airport has the potential to play a central role in Brisbane's transformation into a new world city.

Located at the junction of multiple transport modes, the airport is well positioned to facilitate opportunities for vast and diverse commercial, cultural and knowledge exchange. Brisbane Airport's role as a key employment hub will drive significant economic benefit and value beyond its boundaries into the greater south-east Queensland region.

The Property Development Master Plan clearly outlines what is possible at our Brisbane Airport, providing a new and exciting vision for this strategic transportation, logistics, business, innovation, cultural and community hub. It demonstrates the airport precinct's potential to contribute to Brisbane economically and culturally. Already a key driver of our city's future, Brisbane Airport is a cornerstone of our competitive offering as Australia's new world city.

**JOHN AITKEN,
CEO, BRISBANE MARKETING**



*In 2031, Brisbane is regarded
as a top ten lifestyle city
and global hub for resource
and related service
industry businesses. Its high
performing economy is
known for its strong business
and cultural links with Asia.*

BRISBANE ECONOMIC DEVELOPMENT PLAN 2012-2031,
BRISBANE CITY COUNCIL, 2012

*Geographic boundaries are erased. The single
most important measure of urban vitality will be
the extent to which cities, and their citizens, are
connected with other cities. More specifically,
the destiny of urban settlements will be shaped
by access to air transport.*

ALAIN DE BOTTON,
A WEEK AT THE AIRPORT (2009)





Brisbane Airport Corporation

TRANSFORM. DEVELOP. CONNECT.

As Brisbane Airport Corporation's Property Division, **BNE Property** is responsible for guiding sustainable property development at Brisbane Airport.

Representing one of south-east Queensland's largest single-owner sites, **BNE Property** has a property portfolio worth close to \$800 million including retail, commercial, industrial and land developments.

BNE Property believes Brisbane Airport has the potential to become one of the key commercial, recreational and lifestyle hubs in Brisbane. As a 24-hour global trade and commerce centre, it has the space and capacity for development and growth in a strategically-designed and ideally located environment.

BNE Property would like to thank members of the 2012 Property Development Master Plan Team – AECOM / Grimshaw / Bennett and Trimble / Tract / Three Plus / Cambray Consulting – and PwC for working with BAC and its Development and Design Integrity Panel to develop this plan.

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