

# Exciting Developments

## Economic Prosperity

Parafield Airport is one of the largest private commercial land holdings within the northern Adelaide metropolitan area.

Parafield Airport plays an essential role in the economic prosperity and development of Northern Adelaide and South Australia through employment and value-added production associated with the airport's aviation and non-aviation business activities.

In 2022, Parafield Airport supported 2,570 jobs and contributed an estimated \$354.8 million to South Australia's Gross State Product. The contribution of Parafield Airport to the Northern Adelaide Region is estimated to be 1,670 jobs and \$216.9 million towards the region's Gross Regional Product. Recognising the proposed developments over the 20-year planning period of the Master Plan 2024, it is forecast that by 2043 Parafield Airport will contribute \$740 million to Gross State Product, with an estimated 3,342 direct full-time jobs and 6,878 total jobs.

## Development Opportunities

Parafield Airport Limited (PAL) continues to identify and leverage opportunities that add value to the airport's traditional aviation focused business activities by maximising the development of airport land not required for aeronautical purposes. Commercial development at Parafield Airport complements and enhances future airport operations, supports the delivery of a wide range of services and facilities demanded by airport users, and creates further employment opportunities.

Land use planning is a critical element of the Parafield Airport Master Plan 2024. It is vital that developments at Parafield Airport are achieved in a manner that is compatible with adjacent land uses and does not compromise the airport's operational integrity and economic viability.

There are currently more than 103 businesses operating at Parafield Airport. Recent developments include a mix of aeronautical and non-aeronautical facilities, including a new ambulance station for SA Ambulance Service, site redevelopment and a new hangar for Aerotech, construction of the Parafield Service Centre which is anchored by Sydney Tools, RSEA Safety and KFC, relocation of the Rivergum Homes Display Centre, and repurposing the ex-Masters building for the HomeCo facility which includes Officeworks, Supercheap Auto, Tradezone and Tool Kit Depot. Construction of the District Outlet Centre is now complete and was followed by a successful opening on 1 July 2023.

PAL 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.

The availability of large vacant landbanks at Parafield Airport, as well as the airport's geographical location and connectivity to major infrastructure, provide an opportunity to meet growing demand for industrial and commercial land in a manner that is aligned with both Adelaide and national trends. This includes demand for buildings with larger footprints and commercial offerings catering for specialised markets, such as defence and technology.

When planning for developments, PAL 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. The timing and scope of any future commercial developments at Parafield Airport are subject to a range of factors which are usually driven by market forces, including airport requirements, business viability, market demand and economic conditions.



#### LEGEND

- |                     |                           |
|---------------------|---------------------------|
| Runways & Taxiways  | Future Aviation Zone      |
| Drainage/Water Body | Management Zone           |
| Arterial Roads      | Greenways/Buffer          |
| Local Roads         | Airport Boundary          |
| Airside Boundary    | Air Traffic Control Tower |

#### PARAFIELD AIRPORT PRECINCTS

- |                  |
|------------------|
| Runways          |
| Airport Business |
| Commercial       |
| Bennett          |
| Enterprise       |

Parafield Airport Precincts

# Parafield Airport Precincts

The Parafield Airport site is comprised of five precincts. Each precinct has a range of current and planned land uses.

## Runways Precinct

The Runways Precinct covers 222 hectares and is set aside primarily to support the operation and movement of aircraft and aviation-support activities, including runways, taxiways, aircraft parking areas, navigation aid, and aircraft hangars. A portion of this precinct is set aside for a future aviation zone which will accommodate operational activities, aviation-related support industries and associated facilities.

## Airport Business Precinct

The Airport Business Precinct covers 68 hectares and is divided into 3 policy areas identified as;

- Aviation Related Activities Policy Area
- Flight Training Accommodation Policy Area
- Business Policy Area

The precinct has frontage to Kings Road to the north and the railway corridor to the west and supports the retention and further development of aviation activities whilst providing opportunities for additional commercial development to meet the needs of airport users and the wider community in appropriate locations.

## Commercial Precinct

The Commercial Precinct is approximately 48 hectares and has frontage to Kings Road, Main North Road and Elder Smith Road. It caters for a range of commercial, service trade, large format retail and associated activities that benefit from the exposure and access to the adjacent roads.

## Bennett Precinct

The Bennett Precinct covers 13 hectares and is separated from the rest of the airport site by Elder Smith Road and incorporates an environmental management zone comprising existing vernal pools in the north-west portion of the precinct. Future development will be compatible with the vernal pools, airport safeguarding and located fronting Main North Road.

## Enterprise Precinct

The Enterprise Precinct is 82 hectares and has frontage to Elder Smith Road and the railway corridor. This precinct provides for a range of future commercial, industrial and logistic activities of varying scale. Consideration is also given to a potential future freight rail spur, parallel to the existing railway corridor. Recognising the connection between Parafield Airport and University of South Australia the Master Plan identifies the potential for tertiary education subject to required approvals.

Over the next eight years, it is anticipated:

- Commercial development will continue within the Airport Business Precinct, including a childcare centre, the redevelopment of existing sites, and new developments occurring in the land adjacent to the railway line
- Industrial and commercial development will commence within the Enterprise Precinct
- Retail and commercial development will occur on the remainder of the developable land within the Commercial Precinct.

## Off Airport Developments

Off airport developments must consider the National Airports Safeguarding Framework (NASF) guidelines which seeks to enhance the current and future safety, viability and long-term growth of aviation operations at Parafield Airport.

PAL will object to any developments that has the potential to impact on safe airport operations.

# Recent Commercial Developments at Parafield Airport Precincts

