

Ms Carolyn McNally
Secretary
Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2000

Dear Ms McNally

**Advice on Application for Ministerial Call-In
Qantas Flight Training Centre (MCI 9793)**

I refer to your letter of 21 December 2018 seeking advice from the Independent Planning Commission (**Commission**) on the State significance of the development of a Flight Training Centre for Qantas Airways (**Proposal**) to be located at 297 King Street, Mascot.

Professor Mary O'Kane AC, Chair of the Commission, appointed myself to constitute the Commission for this matter.

The Commission, in considering this matter conducted a site inspection of the immediate locality on 8 January 2019, and has given regard to the information contained within the report prepared by the Department of Planning and Environment's (**Department**), titled *Application for Ministerial Call-In (MCI 9793) - Report to the Independent Planning Commission (Department's Report)*, and supporting documentation including:

- *Request for State Significant Development Declaration – Qantas Flight Centre*, prepared by Urbis (**Applicant**) on behalf of Qantas Airways Limited, dated December 2018; and
- correspondence from Bayside Council to the Department dated 18 December 2018.

The Commission notes that in accordance with section 4.36(3) of the Environmental Planning and Assessment Act 1979, that the Minister may:

by a Ministerial planning order, declare specified development on specified land to be State significant development, but only if the Minister has obtained and made publicly available advice from the Independent Planning Commission about the State or regional planning significance of the development.

The Commission notes that:

- the Department's Report identifies that the Proposal has been triggered due to the development of what is known as the Sydney Gateway Project (**Gateway Project**) which is a State infrastructure project which will involve the widening of Qantas Drive and provision of the Port Botany Freight Rail Line. These works are being undertaken to facilitate improving connectivity between Port Botany and Sydney airport by increasing the capacity of the surrounding road and rail network;
- the Gateway Project is of significant importance to the State of NSW, and that its development will require the partial demolition of the existing Qantas Flight Training Centre which is located airside at Sydney Airport. The Commission understands that in order for the Gateway Project to meet its construction deadline, the existing flight training centre must be vacated by 30 June 2021;
- the Applicant has indicated that construction of the Proposal would take approximately 16 months, with the installation, commissioning and calibration of equipment expected to take a further 7 months. To meet the construction timeframes for the Gateway Project, construction of the Proposal would need to commence no later than 1 September 2019; and

- Bayside Council is supportive of the Proposal being declared SSD.

Based on the information provided the Commission understands that the Proposal has an approximate capital investment value of \$112m and will involve the construction and operation of a new Flight Training Centre which will include the following components:

- emergency procedures component including – cabin evacuation emergency trainers, evacuation training pool, slide decent tower, door trainers;
- flight training component including the installation of 12 full motion simulators and ancillary training and support infrastructure; and
- will be the largest Flight Training Centre in the Southern Hemisphere.

The Commission has considered the Applicant's justification for Call-In for declaration as State Significant Development (**SSD**) which, according to the Department's Report include the following reasons:

- *the relocation of the flight training centre would enable the delivery of the Gateway Project;*
- *the proposal would ensure the Applicant's operations and the broader operations of Sydney Airport are not impaired by the construction of the Gateway Project. Without a functioning flight training centre, the Applicant would be unable to carry out its operations;*
- *the proposal is critical to maintaining aviation safety regulations and legislative requirements;*
- *the proposal has arisen in response to the Gateway Project and would assist in achieving the objectives of the A Metropolis of Three Cities – the Greater Sydney Region Plan (the Region Plan) and Eastern City District Plan by:*
 - *allowing Qantas Drive to be widened as part of the Gateway Project, which would ensure Sydney's road and rail network can meet the forecast future growth and the freight and logistics network can remain competitive and efficient;*
 - *maintain Sydney Airport's function as an international gateway for passengers and freight, while also supporting airport-related land uses and infrastructure in the area around the airport and Port Botany.*
- *the timing for the Gateway Project construction is critical and this has implications on when the Applicant must vacate the site;*
- *the proposal would require coordination between multiple Government agencies with the Department experienced in coordinating assessments of this nature.*

Based on its consideration on the information before it, the Commission agrees with the conclusions of both the Department and Applicant and has formed the opinion that the Proposed is of State significance and should be declared so accordingly.

Regards



Peter Duncan AM
Commission Chair

9 January 2019