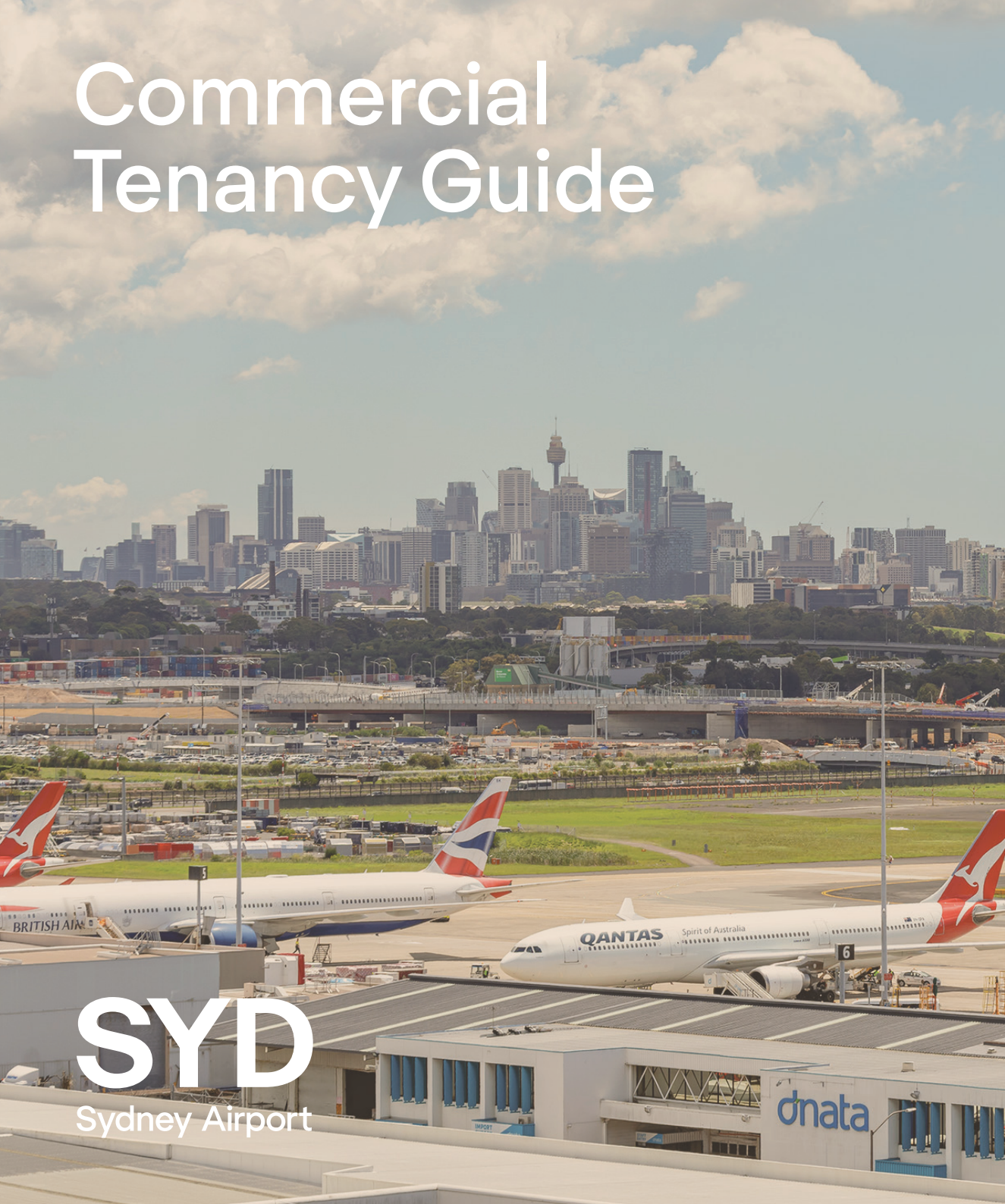


Commercial Tenancy Guide



SYD
Sydney Airport

This guide provides a quick overview of what's involved in leasing and operating a commercial space at Sydney Airport, from approvals and compliance to outgoings and key operational terms.



Airport Building Control (ABC) & Planning Requirements

All works on Sydney Airport land are regulated under the Airports Act 1996 and assessed by Airport Building Control (ABC). The type of approval required depends on the scale and nature of the proposed activity. As these works fall under Commonwealth legislation, local council planning approval is not required.

Airport Works Plan (AWP):

Required for all contractors performing works on airport land. The approved AWP must be available on-site and outlines conditions such as scope, hours, and location. Works without a valid AWP will be stopped.

Exempt Development:

Some low-impact works may be considered exempt (e.g. minor non-structural works), but these must still be reviewed and confirmed as exempt by ABC before proceeding.

Sydney Airport Planning Review:

For larger or more complex developments, early engagement with the airport's Planning Team is recommended. This ensures alignment with long-term precinct planning, design guidelines, and airspace protection zones such as OLS and PANS-OPS. Even for exempt or minor works, no activity can commence without confirmation from ABC.

Outgoings and Tenant Responsibilities

As a tenant at Sydney Airport, you'll be responsible for a share of property-related costs, known as outgoing.

These are typically charged in addition to rent and cover the day-to-day operation and maintenance of the site. The structure of outgoing will depend on your lease terms i.e net or gross lease.

Common outgoing may include:

Utilities

Electricity, gas, water, and HVAC

Cleaning

Shared common areas/internal tenancy

Waste Management

General, recycling, hazardous

Each lease contains an ARS (Asset Reference Schedule) which determines whether SYD, or the Tenant is responsible for the repairs, maintenance and replacement of certain parts of the site.

SYD
Sydney Airport

Understanding SYD Common Terms

SACL

Sydney Airport Corporation Limited

Familiarise yourself with the key terms and acronyms you'll encounter when leasing at Sydney Airport.

ASIC

(Aviation Security Identification Card)

Mandatory for all personnel and contractors accessing secure or airside zones. Contractors must be inducted and carry a valid ASIC to gain access.

Landside

The public-access areas of the airport, including terminals, roads, and commercial spaces before security screening. Tenants in these areas don't require secure zone access.

Airside

The secure, operational side of the airport where aircraft operate, including runways, taxiways, and apron areas. Access requires an ASIC and adherence to strict protocols.

OLS

To protect prescribed airspace around airports to ensure safe aviation and sustainable growth.

Australian regulations restrict the height of off-airport developments to maintain clear flight paths, reliable navigation systems, and unobstructed safety lighting, especially where on-airport activity is already controlled by Sydney Airport.

Repairs & Maintenance

Sydney Airport's Facilities Management (FM) team is responsible for maintaining and supporting the built environment across terminals and precincts.

They play a key role in ensuring safety, compliance, and operational efficiency.

What Tenants Should Know:

Maintenance Requests

Tenants can log issues or service requests (e.g. lighting, plumbing, air conditioning faults) via the FM helpdesk or portal.

Reactive & Preventative Maintenance

FM handles both scheduled maintenance (e.g. fire systems testing, HVAC servicing) and reactive repairs in common and base building areas.

Access to Services

Any works involving building systems (e.g. isolating fire alarms or electrical systems) must be coordinated with FM and may require a Shutdown AWP or Permit to Work (PTW).

After-Hours Support

An on-call FM service is available 24/7 for urgent issues or faults affecting safety or operations.