



January 2025

Busselton Margaret River Airport

GENERAL AVIATION PRECINCT HANGAR LOT EOI



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1. INTRODUCTION

It is the vision of the City of Busselton to develop a General Aviation (GA) Precinct, with a strategic focus on facilitating a strong GA sector. This will be achieved by ensuring critical landside and airside infrastructure is in place to allow the GA community to establish, grow and take advantage of the opportunities that the Busselton Margaret River Airport (BMRA) presents for the whole of the South West Region.

The GA Precinct includes up to 39 ground lease lots available for suitable aviation related development ranging in size from 206sqm - 1500sqm. All leasing arrangements will be subject to commercial negotiations and final approval by the City of Busselton.

1.1 *Busselton Margaret River Airport*

The Busselton Margaret River Airport (BMRA) is located 6.5km from the Busselton Town Centre and owned and operated by the City of Busselton. BMRA is the gateway to the internationally renowned Margaret River wine region and regarded as the most strategically located airport in the South West region of Western Australia.

The BMRA currently services 37 FIFO closed charter flights per week and 6 Jetstar RPT services to Sydney and Melbourne, with the vast majority of scheduled services utilising A320, B737 and Fokker100 aircraft ([Flight Schedules » Busselton Margaret River Airport](#)). The BMRA is an active emergency services airport with a dedicated RFDS facility at the northern end of the GA precinct and DFES contracted Helitacs and Large Air Tankers based at the Airport over the summer, firefighting season. The BMRA also has a growing and active Aero Club and associated flight training school. [Busselton Aero Club](#)

1.2 *General Aviation Precinct*

The BMRA GA Precinct is located to the north of the existing Terminal and is made up of 39 ground lease lots with currently 36 leases available, ranging in size from 206sqm to 1500sqm. The GA precinct apron and taxiways are rated for aircraft up to 5,700kgs.

Services, including water, power and sewerage are available to these lots, with connections remaining the responsibility of lessees. Leases are available for recreation and commercial pilots and aviation based businesses. A detailed area plan is included at APPENDIX B – BMRA GA PRECINCT PLAN.

2. THE OPPORTUNITY

2.1 Location

The GA Precinct is located at Busselton Margaret River Airport, Neville Hyder Drive, Busselton (as depicted in APPENDIX A – BMRA Master Plan).

2.2 Hangar Lease Areas

NUMBER OF LOTS	SIZE	AREA (SQM)
27	18 x 12 metres	216sqm
3	23.3 X 21.5 metres	500sqm
3	30 x 21.5 metres	645sqm
3	45 x 33 metres	1485sqm

A detailed area plan is included at APPENDIX B – BMRA GA PRECINCT PLAN.

2.3 Site Condition

- Cleared level landside lots with direct apron, taxiway and runway access.
- Serviced – electricity and water distribution pillars are available in close proximity to lease areas for connection. The lessee will be responsible for connection costs and installation of water meters.
- Reticulated sewerage pits and connector points are located within the GA precinct. The Lessee shall be responsible for connection costs to the sewerage pits. Survey data previously prepared on behalf of the City and is available upon request.

2.4 Land Use

The subject site is owned and operated by the City of Busselton and zoned Special Purpose in the City of Busselton Town Planning Scheme No. 21.

The City is offering ground leases for the purposes of general aviation (including light aircraft) for private and recreation use, as well as aviation based commercial operations including maintenance and servicing, charter, aviation tourism and related businesses, in accordance with:

- Civil Aviation Act and Safety Regulations
- Aviation Transport Security Act and Regulations
- BMRA Conditions and Terms of Use
- BMRA Leasing and Development Guidelines

2.5 Compliance with Local Government Act 1995

The City is required to undertake certain processes in accordance with the provisions of the Local Government Act prior to entering into a Lease Agreement, including, but not limited to:

- Section 3.58 deals with the disposition of property, which includes advertising all land leases to be entered into by the local government.

2.6 *Other considerations*

- City of Busselton Noise Management Plan (relevant version at the time)
- Flying Neighbourly Agreement (FNA)
- Obstacle Limitation Surfaces
- City of Busselton, Council adopted Fees and Charges
- Jet (A1) Fuel and Avgas are available on site. Fuel is supplied by ABP and available by bowser /carnet card.

2.7 *Proposed Lease Arrangements (Standard Lease Agreement)*

The proposed lease arrangements will be subject to standard lease terms. Broadly, the standard Lease Agreement includes:

2.7.1 Lease Term

- up to 21 years with an option for an additional 21 years

2.7.2 Lease Fees (Rent)

The determination of applicable Lease Fees will be subject to a market valuation. A market valuation will be undertaken on behalf of the City of Busselton, in accordance with Section 3.58 of the Local Government Act.

Previous market valuations undertaken on behalf of the City of Busselton indicate an annual rental return ranging from \$4,320 to \$21,712 per annum depending on the size of the lot excluding GST.

2.7.3 Variable outgoings payable by Lessee:

- City of Busselton rates, as applicable
- Water consumption (individually metered)
- Electricity
- Property Insurance
- Public Liability Insurance.

2.7.4 Rent review

- Annual CPI applies (Perth all groups).
- Five yearly market rent reviews

2.7.5 Other conditions

All Lease Agreements will be subject to commercial negotiations and final approval by the City of Busselton.

2.8 Design Guidelines for the Development of Hangars

A summary of key information relating to the design and installation of hangars is listed below, potential Lessees are required to familiarise themselves with the BMRA Leasing and Development Guidelines for all design and development guidelines.

Building Setbacks

Building siting controls aim to achieve good separation to assist overall legibility, safety and security, solar access, visual amenity and assist fire prevention within a site as well as preventing its potential propagation.

Height Restrictions

Building heights at the airport are restricted by the requirements of aircraft movements, infrastructure and equipment related to aircraft movements. The maximum heights are subject to compliance with the Obstacle Limitation Surface (OLS).

	<i>Maximum height (m)</i>	<i>Maximum Stories</i>
GA Precinct	8.5	2

Built Form

The buildings within this precinct can often be of a utilitarian nature unless their presentation is well considered. Consideration of the building forms and layout, including roof forms and the use colour can provide an acceptable aesthetic and be used to define the precinct.

Reference	Category	Finish/Colour
Building Typology	Utilitarian	
Roof material	Metal	Non-reflective
	Translucent	Obscure
Wall material	Metal	Non-reflective
	Concrete –block or precast panels	Render and/or paint

Hangars

While very functional in nature and clearly identified by their form, aircraft hangars are often prominent and visible on airport sites.

The use of texture and colour should reflect adjoining and existing developments. In general neutral shades of grey's, creams and earth colours are encouraged for the major areas of walling with features expressed in panels of strong, bold corporate colours with integrated signage. Roof cladding is to be non-reflective.

All mechanical/electrical plant and equipment shall be hidden from view from public areas including public roads. Any screening should be designed as an integral part of the building form and character.

Any plant required to be roof mounted will require special screening or design treatments. The presentation of the roof is an important part of the total design.

Building Signage

Signage requires a consistent approach be undertaken for all street, tenant and directional signage. All advertising signage is to comply with the City of Busselton's, Local Planning Policy No. 4.12 ADVERTISEMENTS AND ADVERTISING SIGNS. Please refer to the BMRA GA Precinct Design Guidelines for more detail.

- On-building signage may contain the business name and/or corporate logo.
- There is to be only one tenant sign per building.
- No building sign shall be larger than 10% of the total area of the wall onto which it is placed.
- Signs must be specified, installed and maintained to a high standard, with three dimensional approach preferred and laser cut raised lettering encouraged.
- Building signage facing primary roads shall be illuminated to enhance the presentation of the precinct and it must be compliant with CASA MOS Part 139.
- Sub-tenants shall not place a sign on the building but may place their business name on or adjacent to the main entrance door to their premises.
- No advertising or promotional signs shall be placed on buildings.

Electrical Safety

All electrical work must be performed by a licensed electrician as defined in the Electricity Act 1945 and Electricity (Licensing) Regulations 1991. Electrical services will be installed in accordance with AS 3000 Electrical Installations (also known as the "Wiring Rules").

Development and Building Approvals

Construction of hangars will be subject to City of Busselton Development approvals and building permit applications. [Planning and Building Resources » City of Busselton](#)

3 FURTHER ENQUIRIES

Busselton Margaret River Airport

Airport Manager

City of Busselton

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Email: airport@busselton.wa.gov.au

www.busseltonmargaretriverairport.com.au

www.busselton.wa.gov.au

4 APPENDIX A – BMRA MASTER PLAN



Legend

-  Airport Property Boundary
-  Runway Strip
-  Clearway
-  RESA
-  Future Passenger Terminal
-  GSE Maintenance / Storage / Staging
-  Future Public Car Park



8 APPENDIX B – BMRA GA PRECINCT PLAN

