

Flinders Council Policy Manual

A5

SUBJECT: <i>POLICY FOR LEASING LAND FOR AIRCRAFT AT FLINDERS ISLAND AERODROME</i>		FILE NO:	AER/0501
ADOPTED BY COUNCIL ON: 11 August 2005		MINUTE NO:	475.08.05
AMENDED BY COUNCIL ON: 23 September 2010		MINUTE NO:	285.09.10

Introduction

Council, as owner of the airport, controls leasing of land at the airport and encourages new development and users at this facility.

Objectives

Flinders Council aims to develop a master plan with regard to the layout of the airport and placement of structures within its environs.

Procedure

It is the policy of this Council that any applications for leasing of land for aircraft hangers and/or storage at the Flinders Island Aerodrome will be subject to the following arrangements before a leasing arrangement will be considered by Council, namely:

- That the applicant must make a direct application to the Aerodrome Supervisor for a security clearance to the airside area of the Flinders Island aerodrome. This will involve Tasmanian and Federal police checks, and immigration checks and any other security checks as required by State or Federal Statutes.
- If the appropriate security clearances are obtained the applicant will be provided with access to the airside area and be placed on the aerodrome register and the appropriate deposit be paid and held in the Flinders Council Trust/Refundable deposit account.
- The development of a building on the leased land for aircraft storage must comply with Flinders Planning Scheme 1994 (amended June 2003) and all building regulations and professional builder requirements and will need to be submitted for Council consideration as the preferred applicant, and the prescribed fees paid.
- The applicant must submit layout drawings that will show the precise aircraft storage details including entrance and egress to the main runway. This is necessary for Council management to assess and develop the necessary infrastructure that will need to be considered in the lease.
- A bond of \$1000 is to be placed in trust with Council prior to the development of the infrastructure taking place. This bond will be recouped after the lease is executed.

On the basis of compliance with the above arrangements, Council will consider entering into a leasing arrangement with the preferred applicant and negotiate a term lease which, apart from standard commercial terms in a lease of this nature, will incorporate the amortized infrastructure cost of the designed area to

accommodate aircraft movement and an average annual fee for landings of the aircraft. Council will not consider providing power to leased sites.

Council will consider a designated area for hangers and encourage uniformity with regards to size; elevations; colour.

A key condition in the lease would be that after the lease is terminated by either party the asset (building) can be transferred to another approved Council lessor.

Related Legislation, Regulations and Policies

Land Use Planning and Approvals Act 1993

Building Act 2000

Building Regulations 2004

Plumbing Regulations 2004

Flinders Planning Scheme 1994 (amended June 2003)

Responsibilities

The responsibility of this policy rests with the General Manager and the Aerodrome Operations Supervisor