

Land Use

Melbourne Airport is divided into seven land-use precincts. Each precinct supports a mix of activities, from aircraft operations to business, logistics and leisure.

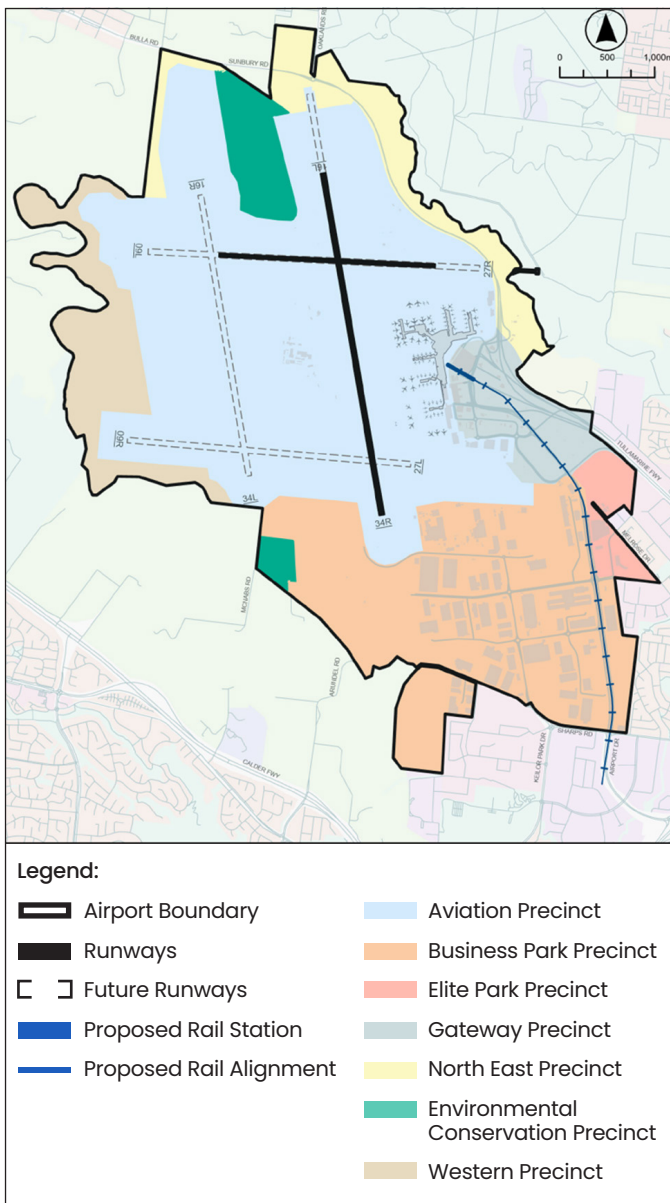


Figure 1 Melbourne Airport Land Use Precincts

What is the Land Use Plan?

The Land Use Plan shown in Figure 1 is a roadmap for how Melbourne Airport will grow over time. It guides where aviation, commercial, business and employment activities will be located across the airport precinct, helping support Victoria's connectivity, jobs and economic growth.

The plan also identifies opportunities to improve transport connections and ensures development occurs in a coordinated and responsible way that considers surrounding communities.



Protecting Melbourne Airport's ability to operate 24/7



Supporting jobs and economic growth in Victoria



Improving transport connections and access



Ensuring safe, efficient airport operations



Balancing development with environmental care

Melbourne Airport's precincts – now and in the future

Below is a snapshot of the current amenities across Melbourne Airport's precincts, and what's planned for the future.

	Now	Future
Aviation Precinct Dedicated to aviation-related activities	- Runways, taxiways, terminals and essential airfield infrastructure - Other facilities essential to aircraft operations - Integrated terminals with commercial, office and retail uses	Enhancement and expansion of passenger terminal facilities to meet forecast demand
Business Park Precinct Aviation and non-aviation uses	- Aviation-related services including aircraft maintenance and servicing, freight terminals - Non-aviation uses including industrial, commercial, retail, office, recreational, manufacturing, warehousing and associated activities	- Continued focus on mixed-use development* - Transport connections, including Melbourne Airport Rail
Elite Park Precinct High-value commercial development	Sporting, leisure and customer experiences	- Build on existing leisure and recreation uses - Development of a mixed-use environment with the addition of higher value, higher-density commercial developments to support existing facilities
Gateway Precinct Supports passenger access and key services	- Airport support activities, services and facilities for airlines, passengers, government agencies, freight businesses and transport providers - Integrated car parking, hotel accommodation, and commercial and retail uses that support the airport	Future location for Melbourne Airport Rail
North East Precinct Essential services supporting airport operations and environmental outcome	- Land for road transport, connecting the Tullamarine Freeway to the north - Land for airport support facilities (such as solar generation and jet fuel supply) - Environmental management along Moonee Ponds Creek	Remain focused on airport support facilities, environmental management and conservation
Environmental Conservation Precinct	- Supports onsite environmental offsets supporting the third runway development - Preserves habitats and biodiversity	Continue to protect and enhance the ecological values within the precinct
Western Precinct	- Land to support construction activities for Melbourne Airport's third runway - Land for future aviation and non-aviation uses - Land for environmental management along Deep Creek and the Maribyrnong River	Future use will be mixed-use development

**Mixed-use development is an urban planning approach that combines different land uses such as commercial, cultural, institutional, or entertainment within a single area.*



Have your say

Scan the QR code to learn more and provide your feedback or visit the website at:
www.melbourneairport.com.au/master-plan-2027

For further information, email:
masterplan2027@melair.com.au