

Precinct Rules

(Darwin Airport Commercial Precinct – OSGOOD DRIVE)

These Precinct Rules are established to ensure the safe, efficient, and compliant operation of the precinct. All tenants must ensure their employees, contractors, customers, and visitors comply at all times.

1. Compliance with Laws and Airport Requirements

Tenants must comply with:

- All applicable laws and regulations
- All approvals, licences, leases and authority directions
- Airport operational, planning, and environmental requirements

This includes compliance with:

- Airport Master Plan
- Airport Development Guidelines
- Airport Environment Strategy
- Directions from the Airport Building Controller, Environment Officer, and Operator

Note: Airport requirements and directions take priority where inconsistent with tenant operations.

2. Access, Traffic and Parking

- All vehicles must comply with posted traffic controls and speed limits
- Pedestrian areas must not be used for running, cycling, or scooters
- Parking is only permitted in designated areas
- Staff must not use shopfront bays, and instead park in the allocated parking areas as per the below



- Customer parking limits must be observed where applicable
- Loading zones are for active loading and unloading only
- Vehicles must not block accessways, driveways, or emergency areas

The Landlord may:

- Allocate or restrict parking areas
- Introduce parking controls or fees
- Remove improperly parked vehicles

3. Common Areas

- Common areas must be kept clear, safe, and accessible at all times
- Goods, equipment, and signage must not be placed in common areas without approval
- Walkways, emergency exits, hydrants, and service areas must not be obstructed

The Landlord may alter:

- Access routes
- Traffic flow
- Layout of common areas

4. Use of Premises

- The premises must only be used for the permitted use
- Tenants must operate professionally and without causing nuisance

The following are not permitted:

- Residential use
- Auctions or clearance sales
- Gaming machines

Tenants must not:

- Interfere with building services
- Overload utilities
- Install equipment without approval

5. Behaviour and Conduct

Tenants must ensure that all occupants:

- Act responsibly and safely
- Do not cause disturbance, nuisance, or offence
- Do not damage the reputation of the airport or precinct

The Landlord may require the removal of any person who fails to comply with acceptable standards of behaviour.

6. Safety and Work Health & Safety (WHS)

Tenants must:

- Comply with all WHS&E legislation
- Maintain a safe working environment
- Identify and manage risks and hazards
- Ensure staff are properly trained

Tenants must also:

- Follow all emergency and evacuation procedures
- Participate in drills if required
- Report incidents and hazards immediately

7. Environmental Management

Tenants must:

- Comply with all environmental laws and airport environmental requirements
- Prevent pollution, contamination, and environmental harm

Tenants are responsible for:

- Managing waste, emissions, and noise
- Maintaining an Environmental Management Plan where required
- Reporting environmental incidents immediately

Washing of vehicles or equipment must only occur in approved areas using appropriate methods and materials.

8. Waste and Cleanliness

- Waste must be placed in designated bins only
- Dumping or improper disposal of waste is prohibited
- Waste must not be visible from public or common areas
- The premises must be kept clean and hygienic at all times

Tenants must manage:

- Waste storage
- Pest control
- General cleanliness

9. Deliveries and Operations

- Deliveries should be scheduled to minimise disruption
- Goods must not be left in common areas
- Loading and unloading must not obstruct traffic or access

Equipment and operations must:

- Not damage the building
- Not overload floors or services
- Be used only for their intended purpose

10. Fitout, Works and Signage

- All works, alterations, and signage require prior approval
- Works must comply with:
 - Relevant laws
 - Airport standards and guidelines

Please review - Navigating Building Works - Guide

The Landlord may:

- Approve or reject proposals
- Impose conditions
- Require modifications

11. Security

Tenants must:

- Comply with all airport security requirements
- Prevent unauthorised access to restricted areas
- Ensure staff hold required clearances and complete relevant training

12. Maintenance and Repairs

Tenants are responsible for:

- Maintaining the premises in good condition
- Maintaining all internal equipment and services

Tenants must:

- Promptly repair any damage
- Report faults or defects immediately

13. Fire Safety

Tenants must:

- Maintain fire safety equipment within the premises
- Follow all fire safety directions and procedures
- Take reasonable precautions to prevent fire risks

14. Reporting Obligations

Tenants must promptly notify the Landlord of:

- Damage or defects
- Service failures
- Complaints or legal notices
- Safety or environmental incidents

15. Landlord Rights

The Landlord may:

- Enter the premises for inspection, maintenance, or compliance purposes
- Carry out works within the precinct
- Interrupt services where necessary
- Modify access, parking, or common areas

16. Breach of Rules

Failure to comply with these Rules may result in:

- A direction to rectify the breach
- Recovery of costs incurred
- Loss of access rights
- Action under the lease, including default or termination

Please contact centre management at property@adgnt.com.au or 0448 302 060 to report any issues.