

Registration of Interest Information document

Newcastle Airport Aerospace East Precinct
Commercial development opportunity



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Overview

Newcastle Airport Limited (NAL) is calling for Registrations of Interest from interested parties for the development and use of a site for commercial hangar space and associated infrastructure in the proposed Aerospace East Precinct at Williamstown (Newcastle) Airport, NSW.

In proposing to release the Aerospace East site NAL is expecting to achieve the following:

- > Development of a high quality commercial facility to provide service to the aerospace industry.
- > Incorporation of sympathetic and complementary development to the requirements and objectives of NAL and other stakeholders and consideration of environmentally sensitive design principles.
- > Provide a financial return to NAL commensurate with the unique opportunity presented and based on sound commercial principles and agreements.
- > Involve an experienced and capable developer and attract sustained and high quality users of the facility.

The Registration of Interest stage of the site release process is intended as a means to ascertain market interest in the site and the potential opportunity and will assist in the formation of the strategy and details for the subsequent stages of the site release and development process. Subject to NAL's decision to proceed, a detailed site release, evaluation and selection process is anticipated to be undertaken as a second stage, later in 2009.

Development Opportunity

The Aerospace East development site provides the following benefits:

- > Unique airside location directly adjacent to a heavy duty taxiway and apron and close to the main runway.
- > Opportunity to become involved in the ongoing development of one of the fastest growing commercial airports in Australia.
- > Shared airside facilities with the rapidly expanding Williamstown RAAF base
- > Capacity to develop a mix of products to end user groups.
- > Located adjacent to a proposed Business Park commercial facility.
- > Presents an opportunity to meet the growing demands of the aerospace industry.

Site

Newcastle Airport is located approximately 30km north of Newcastle and is situated within Port Stephens Shire Council. Location and site plans are attached.

Newcastle Airport Limited lease a 28Ha site from the Department of Defence as a regional commercial airport facility servicing approximately 1.2 million passengers in 2008, with expansion plans and capacity to increase future passenger numbers of up to 3 million.

The Aerospace East site consists of approximately 3 Ha (29,066 m²) of low level scrub and grass cover on sandy soil, with some existing paved surfaces directly adjacent to the current extent of the eastern apron and taxiway, and bounded by Slades Road to the south and by the eastern-most extent of the Newcastle Airport lease area to the east.

The site is adjacent to a proposed Business Park and fuel farm under the Newcastle Airport Master Plan (available on the Newcastle Airport website) and is directly accessible to a new heavy duty apron and taxiway.

Zoning and approvals

The Aerospace East site was included in the Master Plan developed by Airbiz / Newcastle Airport and approved by the Department of Defence in 2007 as a part of the overall long term expansion strategy for the Airport.

There have been no Development Applications submitted to date for the Aerospace East Precinct.

The recent gazettal of NAL leased lands to fall within the SEPP (Major Projects) 2005, Part 3A system through the NSW Department of Planning is expected to mean that any future application for commercial hangar development on the site will be subject to the Part 3A process.

Design

The potential layout of hangars and other facilities on the site has been studied and a number of feasible alternatives are thought to be suitable in terms of covered areas, height and mix of facilities. It is anticipated that the proponents for development and use of the site will be able to propose the most suitable and efficient layouts to suit their requirements (subject to Newcastle Airport and Department of Defence input and approval).

The layouts considered previously had up to 12,000m² of covered hangar space and a height allowance to suit up to category E aircraft. An indicative potential layout plan has been attached for reference.

It is anticipated that NAL will have input into the design process to ensure adequate and sympathetic integration into the airport's plans and objectives. Proposals with designs adhering to sound ESD and innovative design principles will be well received.

Tenure

The available tenure over the land to the end user is subject to current review but it is anticipated that a back-to-back arrangement between Newcastle Airport and the Proponent may be available to the existing lease arrangements between NAL and the Department of Defence. The current main lease runs for a further 36 years (approx) until April 2045.

There are no set commercial terms at this stage and it is anticipated that the market will be asked to offer appropriate terms as part of the site release process.

Department of Defence / RAAF requirements

All developments and construction works within the Newcastle Airport lease area require the design approval of the Department of Defence and the provision of detailed environmental, works method and safety management documentation prior to works commencement.

There are working height limits and Airside proximity restrictions of plant and equipment.

Aircraft movement restrictions and similar operational constraints will be provided in the site release document.

Services and access requirements

Provision for connection of water, sewer, power, stormwater, communications and fire systems are all allowed under an Airport services Master Plan to the anticipated requirements of this scale of development. Responsibility for the extension, connection or relocation of these services will be subject to review and negotiation dependant on proponent requirements.

At this point it is anticipated that an additional airside access will be required as part of the development and careful consideration of this will have to be made at the detailed planning and design stages.

Site issues

Known or likely site issues will be identified in more detail in any site release document but proponents will be required to make their own enquiries as to the adequacy of the information provided.

Risks and costs associated with any required site works will be considered and negotiated as part of the site release process and will be dependent on proponent requirements.

The following provides the current status of general site issues. Further investigative works may be undertaken prior to site release to the market:

Contamination

Specific contamination issues are currently unknown but there are likely minor contamination sources around existing or past paved areas.

Geotechnical information

Confirmation of sub-surface suitability for major hangar buildings. No significant issues are anticipated based on nearby testing.

Existing services

Some existing services on the site. Further identification of any current or past services, building, or civil works on the site will be required.

Survey, easement, subdivision

Provision of up-to-date information regarding survey, easement or land legal issues will be provided.

Ordinance

There are no known issue with existing or abandoned ordinance affecting the site.

Release and selection process / timeline

The site release and selection process is anticipated to be undertaken through an open market Request For Proposals. Registration of Interest respondents will be invited to submit, dependant on their suitability, but the release will not be limited only to ROI respondents. The release document will contain additional site and commercial information, published evaluation criteria based on Newcastle Airport Limited's requirements and priorities, and will request sufficient information to be provided to adequately describe the proponent's commercial and design proposal and address the key issues.

The site release process is planned to commence towards the middle of 2009. Planned commencement of operations of the new facility is proposed in 2011.

Registration of Interest requirements

It is anticipated that this development opportunity will be of most interest to commercial developers, funders, development / construction partnerships and end facility users. At this stage of the release process NAL is not anticipating receiving or reviewing Registrations of Interest from external consultants, contractors interested in tendering, suppliers or trade contractors.

Respondent should not make any commercial offers or provide design layout details in their ROI response.

Registrations of Interest can be mailed to:

Mr. Ray Bowen
Manager Property and Development
Newcastle Airport Limited
Private Bag 1
Williamstown NSW 2318
AUSTRALIA

Marked 'Aerospace East – Registration of Interest'

Or emailed to:

admin@newcastleairport.com.au with the subject line being 'Aerospace East – Registration of Interest'

Details should be provided by the respondent of any known Conflict of Interest between the respondent/s and any existing party or individual at Newcastle Airport, its staff, or other interested or related entities.

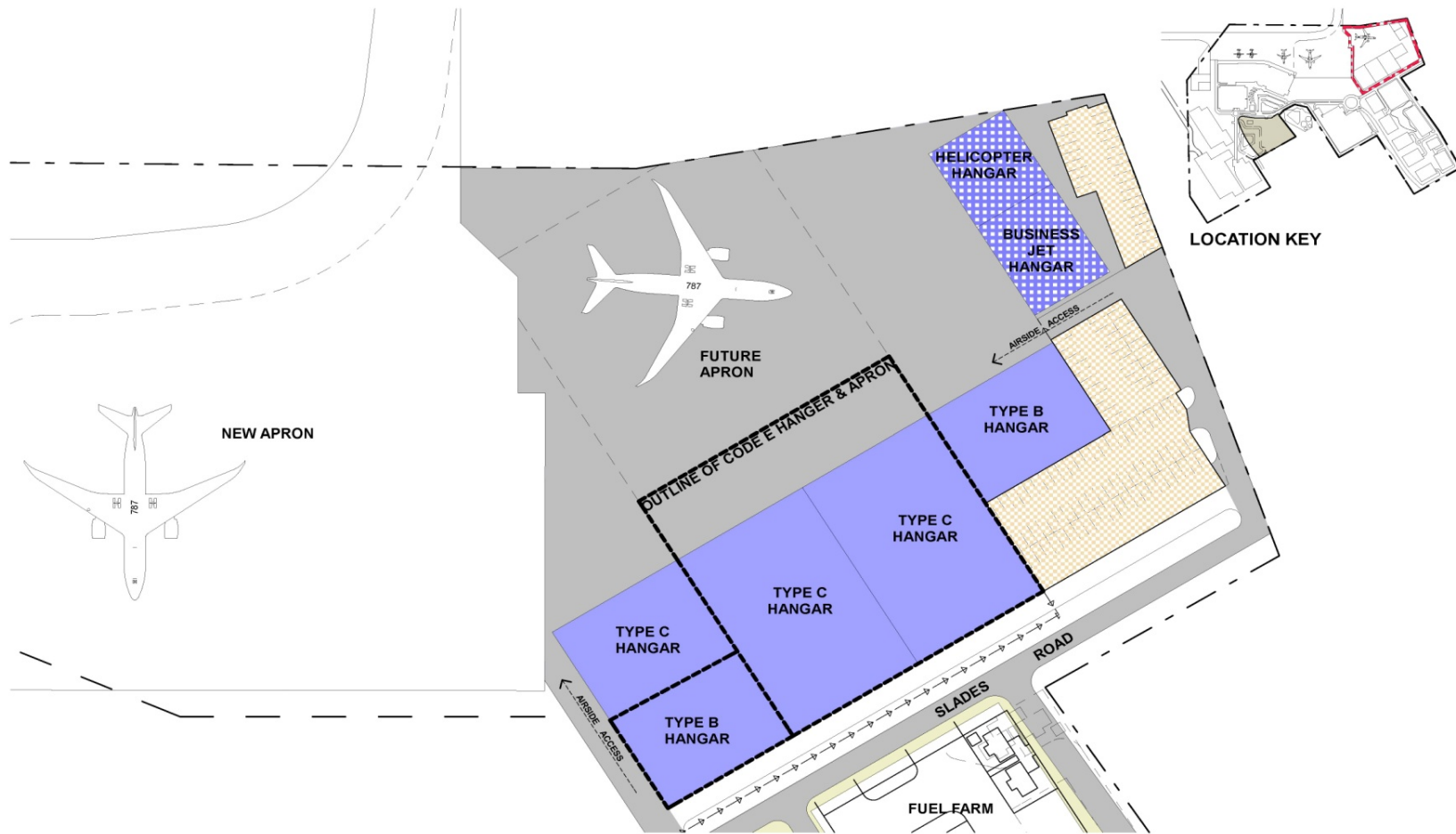
Disclaimer

This document has been prepared by Newcastle Airport Limited for market sounding and general information purposes only. Newcastle Airport Limited does not warrant that by issue of this registration information document that an ongoing site release process will be undertaken or that any of the ROI respondents will be involved in any site release process. The decision to enter into any site release process, the invited participants in the process and the method of release to the market is at Newcastle Airport Limited's sole discretion.

Location and site plans – aerial view of aerospace east precinct



Location and site plans – concept plan indicative layout



AIRCRAFT HANGAR OPTION LAYOUTS

Aircraft Hangars
Newcastle Airport Terminal NAL



MP23



drawing copyright of schreiber hamilton architecture abn 28 661 720 953

Location and site plans – artist impression (including new business park)

