

LAND FOR LEASE

Moruya Airport

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Relevant Information



Introduction

Moruya Airport is approximately 4 hours south of Sydney, and 2 hours east of Canberra by road and approximately 5km north east of Moruya.

Eurobodalla Shire Council is seeking parties interested in leasing land in the Western Precinct subdivision, the latest airport land release at the Moruya Airport.

The current land release comprises 10 lots zoned SP1 of various sizes, located along the western side of Moruya Airport.

Background

The site comprises 10 available lots within the area of Moruya Airport. The lot sizes range from 712m² – 2,660m² with vehicle access from George Bass Drive, North Moruya.

A taxi way allows airside access to lots 2-6. Lots 7-11 are non-airside lots

All lots are serviced with power, water, sewer and NBN. Council will consider proposals for the lease of multiple or individual lots.

The Land

The Lease Area details are:

- The site comprises 10 lots within the western precinct of Moruya Airport, with vehicle access from George Bass Drive, North Moruya.
- Each lot has a frontal width of 36mts.
- An extract of the Subdivision plan is attached as Appendix “A” and shows the lots available for lease.
- A concept plan of the airport is attached and marked Appendix “B”.
- The lots are level with services available for connection.

Planning Attributes

All lots are zoned SP1 - Special Activities

Objectives of zone

- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.
- To ensure the ongoing economic viability and growth of Moruya Airport as a regional transport facility.
- To encourage a range of commercial, industrial, recreational, and residential land uses that are directly related to and compatible with the use of Moruya Airport.

All lots are intended for Aviation related uses.

Prospective tenants should make independent inquiries with Council’s development helpdesk as to any relevant planning and development matters for the sites.

Lease Conditions

The standard lease term is a 25 year lease, with a further 25 year option available.

Rents are based on a market value of \$9.90/sqm plus GST.

Applicants are asked to describe their intended use for the site and this will be a consideration when EOIs are evaluated.

Parties interested in leasing land at Moruya Airport should contact Council and provide the following information:

Submissions should include the following details:

- (a) The legal name and the ABN under which you make your EOI
- (b) Name and contact details
- (c) Lot(s) required
- (d) Lease term sought
- (e) The proposed use of the site including details of proposed business, aviation, commercial or recreational activities
- (f) proposed development of the site, and any relevant experience
- (g) Estimated timeframe for commencement and completion of proposed development
- (h) Potential employment and industry benefits of your proposal.

1. Selection Criteria

Enquiries shall be evaluated according to criteria including:

- (a) The demonstrated capacity to develop the leased area
- (b) The proposed use of the site
- (c) The quality of the intended development
- (d) Any employment and industry benefits
- (e) The time frame of the proposed development
- (f) The financial viability of the proposal
- (g) Any other relevant matters.

a. Appendices

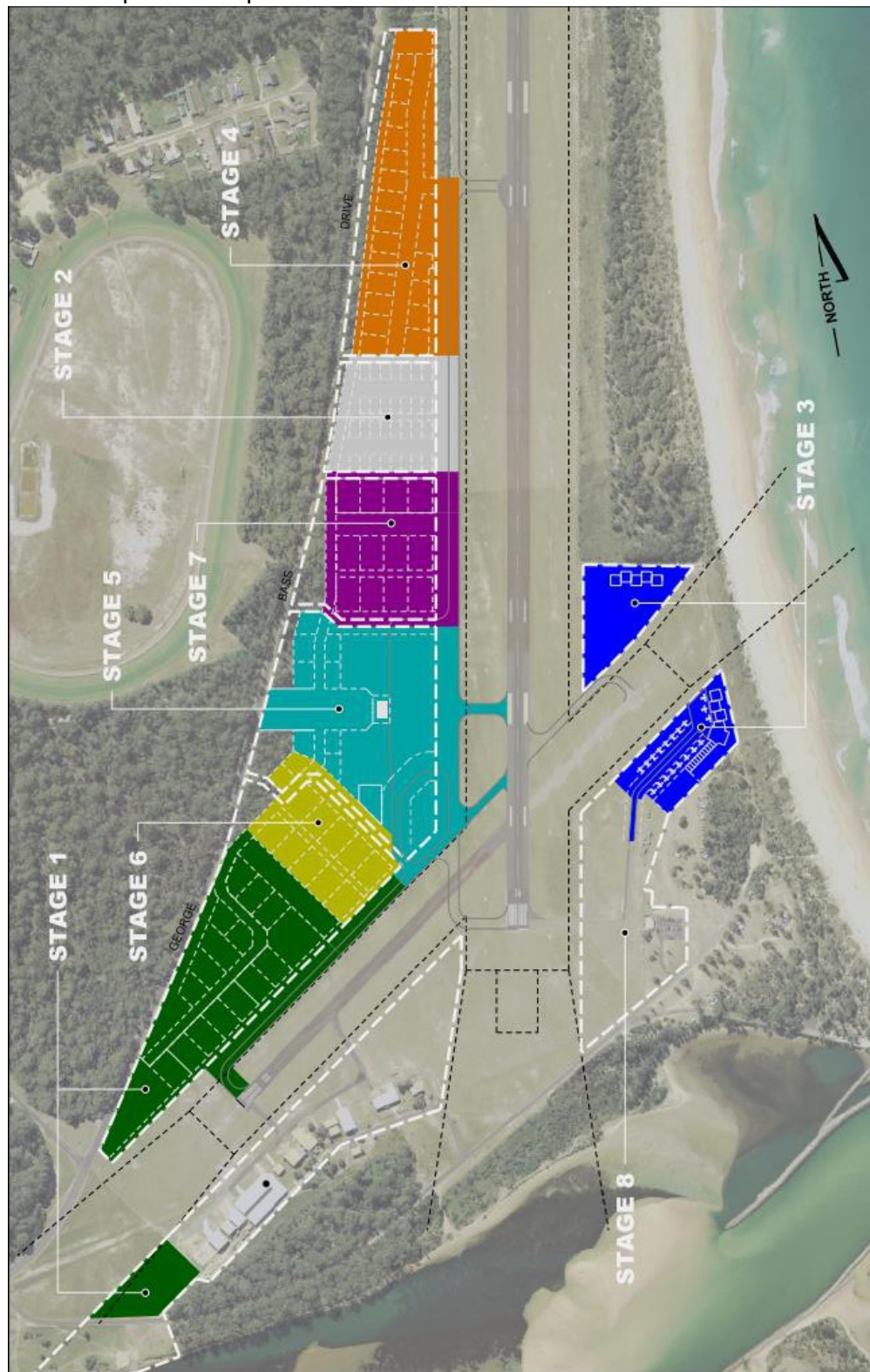
Appendix "A"

Plan Showing Land available



Appendix “B”

Airport Concept Plan



The western precinct is pictured in green to the west of the runway.