

Expression of Interest
Hangar Site
Ballina Byron Gateway
Airport
(Lot 1 DP 1045699)

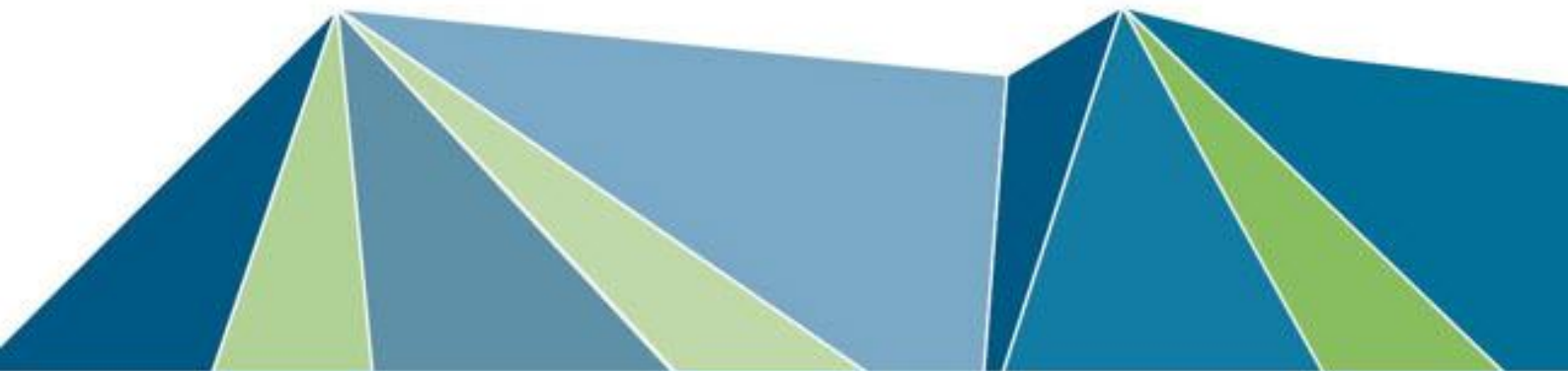


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Introduction

Ballina Shire Council (“the Council”) owns and operates Ballina Byron Gateway Airport (“the Airport”) and is pleased to offer for lease a newly created hangar site located within the General Aviation (“GA”) precinct of the Airport.

The Site has an area of 765m² and has been filled, compacted, settled and certified to meet the general requirements of most light aviation uses.

Council is offering lease terms of up to twenty (20) years for a prospective tenant who can construct a modern hangar facility on the Site and work in a positive and cooperative manner with Airport Management.

Site & Title Details

Property Address

210 Southern Cross Drive Ballina

Real Property Description

Lot 1 DP 1045699 (see extract of deposited plan below in Figure 1, a copy of the DP is contained in Attachment 1).

Site Area

765m² (as per deposited plan below)

Figure 1 – DP Extract



Site Details

Location:	The Site is located on the northern edge of the GA precinct at the western end of the Airport. See Figure 2 aerial photo.
Area:	765m ²
Dimensions:	25.5m x 30m
Topography:	Level, though earthworks may be required for airside access points.
Geotechnical Information:	A copy of the Earthworks Report on the filling of the Site is contained in Attachment 2.
Access:	The Site has vehicular access to the western boundary, access to Taxiway C on the northern boundary and access to Taxiway D on the eastern boundary. Access driveways to the road and both taxiways will need to be constructed by the successful proponent/lessee.
Services:	Water, sewer, electricity and telco services are available to the Site but will require connection. See Services Plan in Figure 3 below.

Figure 2 – Aerial Photo/Location Plan

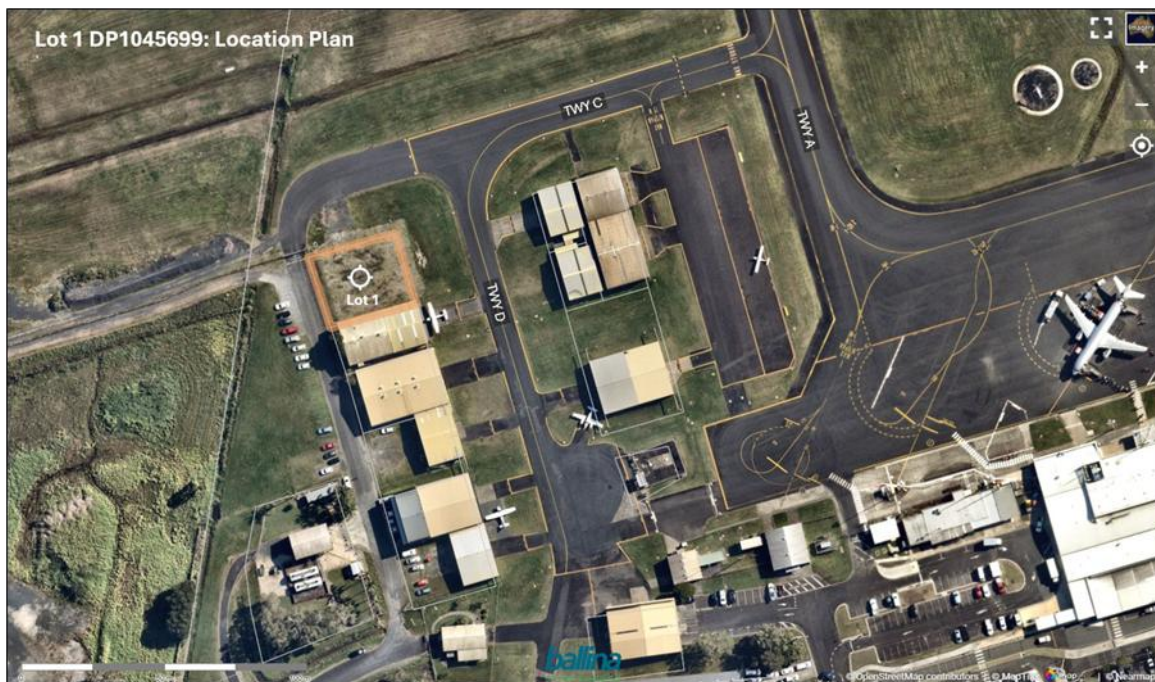


Figure 3 – Services Plan



Figure 4 – Site Photo



Zoning & Town Planning

The Site is zoned ‘SP2 Infrastructure’ under the provisions of Ballina LEP 2012. Details pertaining to the land table for this zoning are noted below:

Zone SP2 Infrastructure

Objectives of Zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

Permitted without Consent

Environmental protection works; Roads

Permitted with Consent

Aquaculture; Building identification signs; Business identification signs; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

Prohibited

Any development not specified in item 2 or 3.

Please note that short and long-term residential accommodation is not permitted.

Ballina Byron Gateway Airport – 2022 Land Use Plan

In 2022 airport and aviation consultants Pitt & Sherry were commissioned to undertake a Land Use Plan for the Airport which was formerly adopted by Council in March 2023. A link to the Land Use Plan is noted below:

<https://share.google/NEWNFIEgCHRoPz3wJ>

The purpose of the Land Use Plan is to assist with the future development of the Airport particularly in regard to airside works, and expansion of the terminal and carpark. Expansion of the GA area is also addressed, however it should be noted that this is not a priority for the Airport, as the focus is on upgrading infrastructure for RPT services.

Airport Operational Environment and Constraints

Ballina Byron Gateway Airport is a certified, security-controlled and screened domestic airport. The Airport functions within a regulated aviation environment and supports a mix of Regular Public Transport (RPT), charter and general aviation (GA) activities.

All airside and landside operations, including those proposed under this Expression of Interest (EOI) must comply with the regulatory framework established by the Civil Aviation Safety Authority (CASA), specifically the Civil Aviation Safety Regulations (CASR), as well as applicable requirements of the Department of Home Affairs relating to aviation security. In addition, tenants must operate in accordance with the Airport's Airport Operations Manual (AOM) and Transport Security Program (TSP).

Airside Infrastructure and Limitations

Access from the Site to the GA precinct is facilitated via designated taxiways with the following characteristics:

Taxiway Charlie (TWY C)

- Aerodrome Reference Code (ARC): B
- Width: 10.5 metres
- Surface: Asphalt
- Maximum Weight Limitation: 5,700 kg

Taxiway Delta (TWY D)

- Aerodrome Reference Code (ARC): A
- Width: 10.0 metres
- Surface: Asphalt
- Maximum Weight Limitation: 5,700 kg

These constraints define the upper limits for aircraft size, weight and manoeuvrability within the precinct. Proponents must ensure that all proposed aircraft operations are compatible with these limitations, including pavement strength, wingtip clearance and taxiway geometry.

Operational Considerations

The GA precinct operates within an active, security-controlled airport environment. As such:

- Airside access is restricted and subject to security clearance and induction requirements.
- All vehicle and aircraft movements must comply with airside driving rules and air traffic control (where applicable).
- Development and operations must not adversely impact existing airport activities, including RPT services.
- Noise, environmental and operational impacts must be appropriately managed in accordance with applicable standards and approvals.

EOI Submission Requirements

Proponents are required to provide a detailed description of their intended development and operations, including (but not limited to):

Hangar Development

- Proposed size and footprint
- Construction materials and design standards
- Access arrangements (airside and landside)
- Supporting facilities (eg office space, utilities, apron interface).

Operational Profile

- Nature of the aviation activity to be conducted
- Aircraft type(s) and specifications
- Number of aircraft to be based on site
- Expected volume and frequency of aircraft movements
- Proposed operating hours.

All submissions will be assessed against operational compatibility, regulatory compliance and alignment with the strategic intent of the airport.

Proposed Lease Terms & Conditions

The proposed terms and conditions of the lease of Lot 1 DP 1045699 are summarised below:

1.	Name of Proponent	
2.	Proposed Use/Development	
3.	Proposed Lease Term	5 + 5 + 5 + 5 years
4.	Proposed Rental	Minimum rental of \$20,000 pa + outgoings + GST. Proponents may submit a higher rental to assist them in securing the Site (see additional notes below).
5.	Property Outgoings	The lessee to be responsible for Council rates, water and sewer rates, land tax (if applicable) and any other charges levied against the Site.
6.	Rent Reviews	The rental is to be reviewed annually in accordance with CPI (Sydney) movements.
7.	Options to Renew Lease	Upon exercise of each option to renew the lease, the rental is to be reviewed in accordance with CPI (Sydney) movements.

<p>8.</p>	<p>Break Clause</p>	<p>A “break” clause will be included in the lease whereby the lessor may give the lessee twelve months’ notice in writing to vacate the premises if the lessor has a Bonafide intention to redevelop the site upon which a proponent has constructed a building.</p> <p>In the event the break clause is exercised by the lessor, compensation may be payable to the lessee for the depreciated value of the building improvements based on the straight-line method of depreciation over the maximum term of the lease, in this instance twenty (20) years from the date of completion of construction.</p> <p>To be eligible for compensation the lessee must provide to the lessor all relevant documentation necessary to prove the actual cost of construction for the building improvements. This information is to be provided and agreed upon completion of the building works. The cost will be defined as the construction contract for the building works and evidence to support actual progress payments such as bank statements or similar. The lessor reserves the right to have the costs independently assessed, which may be final and binding on both parties.</p>
<p>9.</p>	<p>Use it or lose it</p>	<p>To prevent a lessee “land-banking” the Site, the lease will include a “use it or lose” clause whereby if the lessee fails to achieve “<i>substantial commencement of construction works</i>” within two (2) years of executing the lease, the lessor reserves the right to terminate the lease without any compensation payable.</p> <p>“<i>Substantial commencement of works</i>” means: -</p> <ul style="list-style-type: none"> the lessee has obtained development approval; the lessee has obtained construction approval; the lessee has completed site works to permit building construction; floor slabs for the proposed building have been completed; and

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		<p>wall and roof framing for the proposed building have been erected.</p> <p>“Stop the clock” provisions will apply once a development application and construction certificate application have been lodged; the development application and construction certificate assessment periods will be excluded from the two year use it or lose it period referred to above.</p> <p>Please note that any development application lodged must be compliant with the relevant planning and development controls.</p>
10.	Rental Bond	Upon executing a lease for the Site, the lessee shall lodge a bond with Ballina Shire Council equating to three (3) months’ rental plus a proportion of outgoings plus GST.
11.	Lease documentation	The lessee to be responsible for the lessor’s reasonable legal costs in preparing, executing and registering a lease for the Site.

EOI Process

Noted below is an indicative timeline or process by which the EOI may run. As noted above, please note that Council reserves the right to amend, alter, suspend or cancel the EOI timeline or process at its absolute discretion without prior notice. Furthermore, Council will not be held liable for costs incurred by proponents in preparing and lodging an EOI for this Site.



All EOI submissions must be emailed through to Council's procurement email at procurement@ballina.nsw.gov.au by 2pm (AEST) Tuesday 30 June 2026 or as advised by subsequent communication.

Property Inspection and Further Information

To obtain further information or arrange an inspection of the property, please contact:

Julie Stewart: Airport Manager Ballina Byron Gateway Airport
Email: julie.stewart@ballina.nsw.gov.au
Phone: 0408 731 390

Brett Curtis: Project Manager Ballina Byron Gateway Airport
Email: brett.curtis@ballina.nsw.gov.au
Phone: 0457 101 243

Alternatively, proponents can make enquiries through their preferred local real estate agent.