



Expression of Interest E069-2025

Expression of Interest for the Proposed
Lease of Hangar 6, 36 Shand Circuit,
Westdale

Part Lot 31 DP 826112

17 February 2025

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TITLE: Expression of Interest for the Proposed Lease of Hangar 6, 36
Shand Curcuit, Westdale
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Closing Date: 11:00am AEDST on Tuesday, 25 March 2025

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EXPRESSION OF INTEREST MANDATORY INFORMATION.....17

A. REQUEST FOR EXPRESSION OF INTEREST

Council invites Interested Parties to lodge an Expression of Interest for the Proposed Lease of Hangar 6, 36 Shand Circuit, Westdale, being Part Lot 31 DP 826112.

Tamworth Regional Airport is a large regional airport servicing the New England North West of NSW. The airport is serviced by QantasLink and Link Airways with multiple daily flights between Tamworth and Sydney and services between Tamworth and Brisbane. The annual passenger throughput numbers are approximately 200,000.

Tamworth Regional Airport is also a major flight training facility with a large training college at the airport. The International Flight Training Tamworth (IFTT) Facility was previously used by the Australian Defence Force and BAE Australia Flight Training. The IFTT is currently occupied by a number of tenants including Sydney Flight College.

Council is looking for Interesting Parties to make a submission to this Expression of Interest for the lease of Hangar 6. Hangar 6 is an aircraft hangar approximately 690m² in size located in close proximity to the airport terminal and terminal car park. The hangar includes the following features:

- Airside and ground side access;
- Kitchenette, office and reception area; and
- Men's and women's toilet and separate shower.

Refer to **APPENDIX E** for photos of the Hangar.

This request for Expressions of Interest has been issued in the context of Council ensuring that the proposed lease of the site is consistent with Council's vision for the development of the Tamworth Regional Airport as a key infrastructure asset supporting the development of economic growth within and around a major regional centre.

The Expression of Interest should include sufficient details to enable Council to fully understand the Interested Party's intended use of the hangar.

The Expression of Interest Form is attached at **APPENDIX A**.

Any Expressions of Interest must address the following issues in detail:

1. An official offer for the lease, including:
 - a. full name of person(s) or entity (including ABN) intending to hold the lease;
 - b. a rental offer (ex GST); and
 - c. proposed length of lease agreement.
2. Fully detail what specific use is being proposed and how it will be consistent with the existing and proposed surrounding development. The only potential use being considered by Council will be uses for aviation related activities.
3. Provide details of the Interest Party's financial capacity to carry out the proposed activities.
4. Detail how the use will be beneficial to the Tamworth regional community and provide better community outcomes being direct, indirect and ancillary.
5. Provide details of the interested party's ability and expertise to carry out the proposed activities and preferably provide examples and/or references.

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Interested Parties are invited to discuss their concepts and proposals, and to seek additional information from:

Dean Taylor
Airport Assets & Technical Officer
(02) 6767 5555
d.taylor@tamworth.nsw.gov.au

prior to the lodging of an Expression of Interest.

(Submissions must **not** be sent to this email address. Please refer to clause 10 regarding Submission Procedure).

B. CONDITIONS OF SUBMITTING AN EXPRESSION OF INTEREST

1. INTERPRETATION

In these “Conditions of Submitting an Expression of Interest” and elsewhere, except where the context requires otherwise:

“**Closing Date**” means the last date for the lodgement of an Expression of Interest being 11:00 am on Tuesday, 25 March 2025.

“**Council**” means Tamworth Regional Council and includes its authorised delegates;

“**Day**” means business day, that is not Saturday or Sunday or a public holiday for the Council’s employees;

“**Expression of Interest**” means lodgement of a detailed proposal or concept with respect to the Proposed Lease of Hangar 6, 36 Shand Circuit, Westdale containing all requested information and documentation, with a view towards subsequently entering into negotiations with Council (refer to clause 4 of these Conditions);

“**Interested Party**” means the person or entity lodging an Expression of Interest;

“**Person**” includes an individual, a corporation or a body politic;

“**Expression of Interest document**” includes all of the following:

- (i) the Request for Expressions of Interest document in its entirety including:
 - a) Information for Interested Parties; and
 - b) Conditions of Submitting an Expression of Interest;
- (ii) Expression of Interest Form submitted by Interested Party;
- (iii) the Information supplied by Interested Parties; and
- (iv) any further written information supplied as an addendum to this Request for Expression of Interest Document.

In these conditions, unless the contrary intention appears, words importing a gender include any other gender and words in the singular include the plural and vice versa.

2. INTERESTED PARTY STATUS

It is Council’s practice to negotiate and contract only with persons having appropriate financial resources, insurances and legal status.

If the Interested Party is a Trust or a Trustee of a Trust, then a full copy of the trust deed may be requested by Council for inspection.

It is also Council’s practice to deal with entities that have an Australian Business Number (ABN) and are registered for GST.

3. INTERESTED PARTY TO INFORM ITSELF

The Interested Party shall bear all costs or expenses incurred by it in preparing and lodging an Expression of Interest. Council recommends that you obtain independent financial and legal advice regarding the Expression of Interest document. In addition, no costs, expenses, losses, damages, allowances or payments will be paid to the Interested Party as a result of you neglecting to have examined or obtaining appropriate professional advice and/or carrying out your own due diligence. The Interested Party should make itself familiar with:

- a) all parts of this Expression of Interest document;
- b) all information made available and/or all information obtainable in relation to the land by the making of reasonable enquiries;
- c) the site and its surroundings including the location of all existing public utility services and the availability of services (where relevant to the project);
- d) satisfied itself as to the correctness and sufficiency of its Expression of Interest.

4. EXPRESSION OF INTEREST

The lodgement of an Expression of Interest by an Interested Party in accordance with these “Conditions of Submitting an Expression of Interest” will constitute an offer to enter into negotiations with Council with a view towards exploring and developing a proposal that may subsequently be submitted to Council for formal approval for the Proposed Lease of Hangar 6, 36 Shand Circuit, Westdale.

The Expression of Interest lodged by an Interested Party will remain open for Council to consider and commence negotiations with an Interested Party until 180 days from the Closing Date.

5. GENERAL CONDITIONS OF CONTRACT

The general conditions of any subsequent agreement (if any) will be developed by negotiation between the parties and will include, but are not limited to, the following:

- a) Council will not consent to any sublease, sublicence or other occupancy arrangements between the Interested Party and a third party in relation to the leased area.
- b) The Interested Party will be responsible for providing all relevant licences and approvals required for the lease and any associated costs as well as any compliance and fire safety obligations in relation to the leased area for the duration of the lease.
- c) The Interested Party will be required to take out and maintain public liability insurance to the amount of \$20 million, or any other insurance as reasonably required by Council, for the duration of the lease.
- d) The Interested Party is required to pay all council rates and utility costs and other charges and taxes that may apply to the land, charged in proportion to the leased area.
- e) Aircraft must not be parked outside the leased area or on the apron without consent. Additional aircraft parking fees will apply to the parking aircraft outside the leased area.

- f) Car parking is permitted in the existing Council car park adjacent to the Airport terminal, subject to the reasonable direction and permit issued the Airport.

6. ACKNOWLEDGEMENT BY INTERESTED PARTY

The Interested Party acknowledges and agrees that:

- a) it does not rely upon any verbal agreement or other conduct whatsoever by or on behalf of Council amending these “Conditions of Submitting an Expression Of Interest”;
- b) Council will not be liable for any cost whatsoever incurred in preparing and submitting the Expression of Interest;
- c) None of those “Conditions of Submitting an Expression Of Interest” will be waived, discharged, varied, amended, modified or released except by written notification by Council;
- d) It shall be responsible for any interpretation, deduction and conclusion made from the information made available and accepts full responsibility for any such interpretation, deduction and conclusions;
- e) It does not rely in making its Expression of Interest upon any warranty or representation made by or on behalf of Council except as are expressly provided in the Expression of Interest Documents and has relied entirely upon its own enquiries, professional advice and inspections in respect of the site described as Proposed Lease of Hangar 6, 36 Shand Circuit, Westdale and the documents inspected.

7. CONFIDENTIALITY

Any information disclosed or obtained from either Council or the Interested Party about this Expression of Interest must be kept strictly confidential except in the situations where disclosure is:

- a) necessary in the process of assessing Expressions of Interest, or where Council discloses all or part to any of its advisers and consultants or where Council publishes in its business papers, details of the Expression of Interest as may be required and permitted by law;
- b) under compulsion of law or it is already public knowledge; or
- c) with the written consent of Council.

8. COLLUSIVE EXPRESSIONS OF INTEREST

Any participation in or condoning of a collusive activity by an Interested Party shall lead to the immediate disqualification of the Interested Party or of all Interested Parties involved. Any Interested Party involved may be barred from lodging an Expression of Interest or tender for any further contracts with Council. A collusive activity includes but is not limited to:

- a) any agreement as to who should be the successful Interested Party;
- b) any agreement for the payment of money or a reward or benefit for unsuccessful Interested Parties by the successful Interested Party;

- c) any agreement or collaboration of Interested Parties to fix prices, rates of payment or conditions of contract;
- d) the submission of a “cover Expression of Interest”, being an Expression of Interest submitted as genuine but which has been deliberately prepared in order not to win the right to negotiate.

9. LEVIES AND TAXES

The Interested Party shall provide its ABN and documented evidence of its registration for GST.

All rent due in accordance with the lease will be subject to GST. Any rental amount offered will be presumed to be exclusive of GST.

10. SUBMISSION PROCEDURE

10.1. Requirements

An Expression of Interest must be in writing. It must contain the documents, information and details required including the Expression of Interest Form, filled out and properly signed. It must be lodged using one of the methods described in this clause, on or prior to the Closing Date.

10.2 Expression of Interest Box Lodgement

The Expression of Interests are to be lodged to reach Council prior to 11:00am AEDST on Tuesday, 25 March 2025.

Expression of Interest may be lodged by the following methods:

By Email: trc@tamworth.nsw.gov.au

In Person: The General Manager
Tamworth Regional Council
474 Peel Street
TAMWORTH NSW 2340

By Post: The General Manager
Tamworth Regional Council
PO Box 555
TAMWORTH NSW 2340

The Expression of Interest including all its parts must be placed and delivered in a sealed envelope **clearly displaying the Expression of Interest Number and the project title.**

Council will only consider a late Expression of Interest (received after the Closing Date) where the Interested Party is able to verify that the Expression of Interest document was posted or lodged at a Post Office or other recognised delivery agency in sufficient time to enable the document to have been received by Council before the Closing Date in the ordinary course of business.

10.3 Acceptance of Non-conforming Expressions of Interest

Council reserves the right to waive compliance with a formality requirement for making a submission at the sole discretion of Council.

11. OPENING OF EXPRESSIONS OF INTEREST

Council will not open Expressions of Interest until immediately after the Closing Date.

12. ASSESSMENT AND ACCEPTANCE

- a) Expressions of Interest will be assessed on their merits based on the Interested Party's responses to the requested mandatory information (see Schedule 2 below) and compliance with this Expression of Interest document.
- b) Once submitted, an Expression of Interest may be varied to provide further information by way of explanation or clarification or to correct a mistake or anomaly.
- c) Council reserves the right to contact an Interested Party to seek clarification and further information regarding any aspect of an Expression of Interest prior to making a decision.
- d) Council will advise the successful Interested Party and/or Interested Parties in writing by posting a notice seeking to enter into further discussions and negotiations with a view towards developing a proposal which may subsequently be submitted to Council for a decision.
- e) Council reserves the right to enter into discussions with more than one Interested Party and to discontinue negotiations with an Interested Party at any time.
- f) Council may request an Interested Party to make a presentation which explains their proposal for the use of the land.
- g) Council may not enter into any lease as a result of the Expression of Interest process.

13. PRE – EXPRESSION OF INTEREST MEETING

A Council Officer will be available to take Interested Parties on a site inspection of the property by way of appointment at a time suitable to Council and the Interested Party. Refer to Part D for the relevant Council Officer's details

14. ACCEPTANCE / REJECTION OF EXPRESSION OF INTEREST

Council has the right at its sole discretion to explore and to reject any Expression of Interest or may discontinue negotiations with an Interested Party after it has been requested to enter into negotiations.

15. LODGEMENT

An Interested Party may lodge more than one proposal or concept in response to this request for lodgement of an Expression of Interest.

C. INFORMATION FOR INTERESTED PARTIES REGARDING THE LAND AND IMPROVEMENTS

1. LAND USE

The land is currently used as an aircraft hangar.

Potential uses of the property may require consent from Council or a development application to be approved. It is recommended that a pre-development application meeting with Council's Development and Approvals team is considered before making submissions in relation to this Expression of Interest. Information on Council's pre-development application services can be found at: [Pre DA-Services | Tamworth Regional Council \(nsw.gov.au\)](https://www.tamworthregional.nsw.gov.au/pre-da-services)

1.1 Objectives of Zone

- a) to provide for special land uses that are not provided for in other zones;
- b) to provide for sites with special natural characteristics that are not provided for in other zones; and
- c) 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.

1.2 Permitted Without Consent

Nil

1.3 Permitted With Consent

Aquaculture; The purpose shown on the *Land Zoning Map* (being "Transport Facility"), including any development that is ordinarily incidental or ancillary to development for that purpose.

1.4 Prohibited

Any development not specified in item 2 or 3.

2. LAND CLASSIFICATION AND ZONING

The land is zoned SP1 – Special Activities refer **APPENDIX B**.

3. TITLE REFERENCE

The land to be lease is Part Lot 31 DP 826112.

4. AERIAL VIEW

An aerial view of the premises is attached at **APPENDIX C**. The proposed leased area is outlined in red.

5. SERVICES INFRASTRUCTURE

A map showing the location of water (blue), sewer (red) and stormwater (green) services and associated infrastructure is attached at **APPENDIX D**.

D. FURTHER INFORMATION AND INSPECTIONS

1. COMMUNICATIONS RELATING TO THIS EXPRESSION OF INTEREST INVITATION

The principal Council contact relating to this **Expression of Interest** process is:

Dean Taylor – Airport Assets & Technical Officer

**PO Box 555
TAMWORTH NSW 2340**

ATTENTION: Dean Taylor

Telephone: (02) 6767 5555

Email: d.taylor@tamworth.nsw.gov.au

(Submissions must **not** be sent to this email address. Please refer to clause 10 regarding Submission Procedure).

2. SITE INSPECTIONS

A Council Officer will be available to take Interested Parties on a site inspection of the property. To request a time to inspect the property, please contact:

Dean Taylor – Airport Assets & Technical Officer

Telephone: (02) 6767 5555

Email: d.taylor@tamworth.nsw.gov.au

(Submissions must **not** be sent to this email address. Please refer to clause 10 regarding Submission Procedure).

APPENDIX A

EXPRESSION OF INTEREST FORM

E069-2025

Name of Project: Proposed Lease of Hangar 6, 36 Shand Circuit, Westdale

To: The General Manager

Tamworth Regional Council
Ray Walsh House
PO Box 555 – (474 Peel Street)
Tamworth NSW 2340

ATTENTION: **Dean Taylor**
Airport Assets & Technical Officer

1. Having examined the Expression of Interest Documents E069-2025 for the Proposed Lease of Hangar 6, 36 Shand Circuit, Westdale, Part Lot 31 DP 826112, we the undersigned request that Council consider our proposal(s) and concepts for the lease as set out in the attached memorandum marked “**Submission for Proposed Lease of Hangar 6, 36 Shand Circuit, Westdale, Part Lot 31 DP 826112**”.
2. We undertake, if our proposal contained in this Expression of Interest Form is of interest to Council, to commence negotiations in good faith with a view towards developing a proposal or concept which might be subsequently submitted to Council for their consideration.
3. We understand that Council’s interest in developing an Interested Party’s proposal does not constitute a contract and Council is not bound to subsequently enter into a binding lease with any Interested Party.

a) Signed for and on behalf of:).....
) Print name of authorised person

b) the following Company/Companies or entities).....
) Signature

Company Name)
) Position Held

Company Name)
)

Company Name).....
 Date

OR

The Common Seal of)
.....) **Print Name of authorised person**

was affixed by the Authority of the Board in the)
presence of:)

.....) **Signature**
)

)
) **Position Held**

)
)

Date

c) Executed by authority under Power of attorney)
by:) **Print Name**

.....)
for and on behalf of:)

.....) **Signature**
)

)
) **Title**

)
)

Date

SCHEDULE 1

EXPRESSION OF INTEREST MANDATORY INFORMATION

Please attach written responses to each of the following mandatory points.

1. An official offer for the lease, including:
 - a. full name of person(s) or entity (including ABN) intending to hold the lease;
 - b. a rental offer (ex GST); and
 - c. proposed length of lease agreement.

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2. Fully detail what specific use is being proposed and how it will be consistent with the existing and proposed surrounding development. The only potential use being considered by Council will be uses for aviation related activities.

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3. Provide details of the Interest Party's financial capacity to carry out the proposed activities.

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4. Detail how the use will be beneficial to the Tamworth regional community and provide better community outcomes being direct, indirect and ancillary.

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5. Provide details of the interested party's ability and expertise to carry out the proposed activities and preferably provide examples and/or references.

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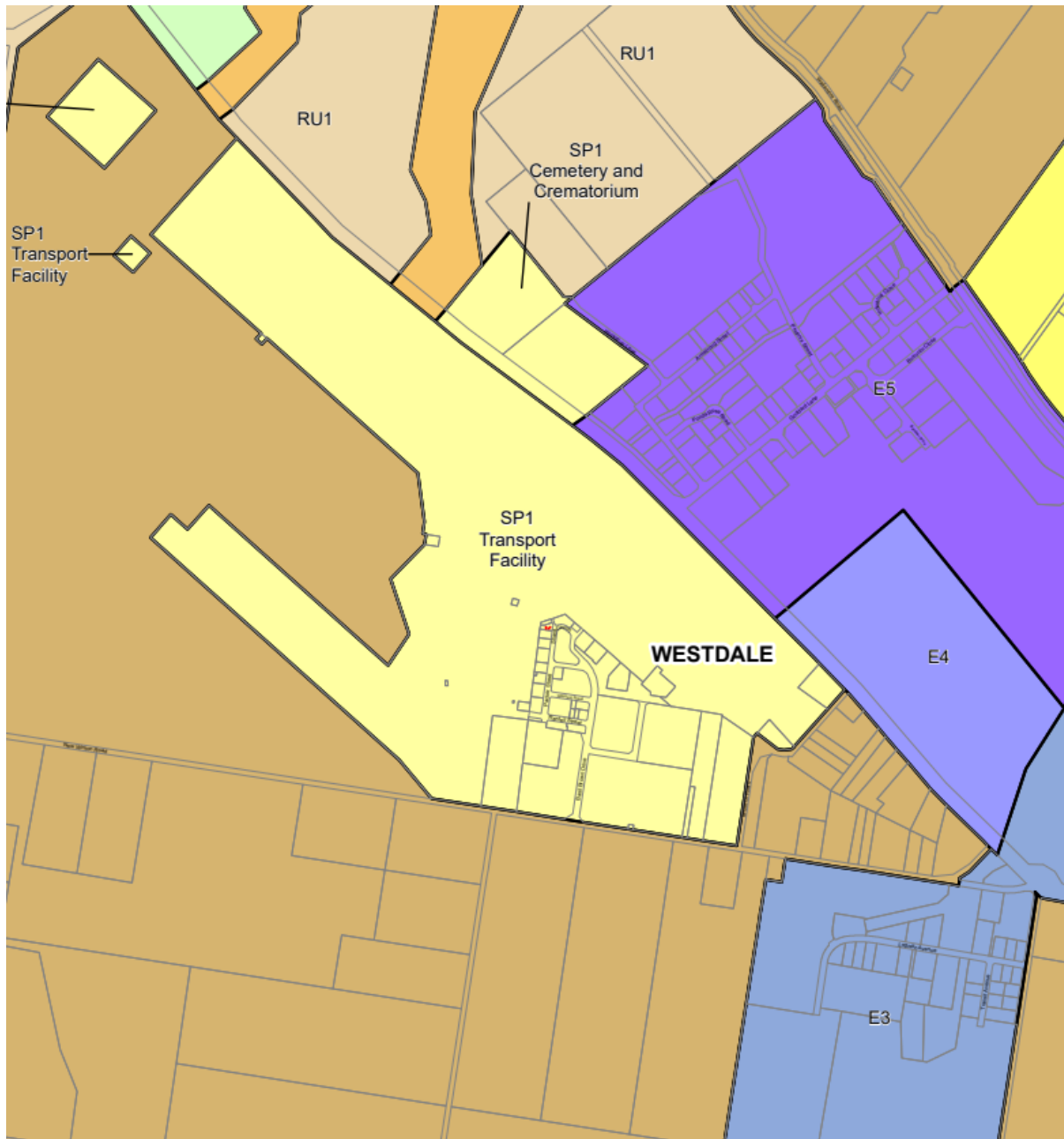
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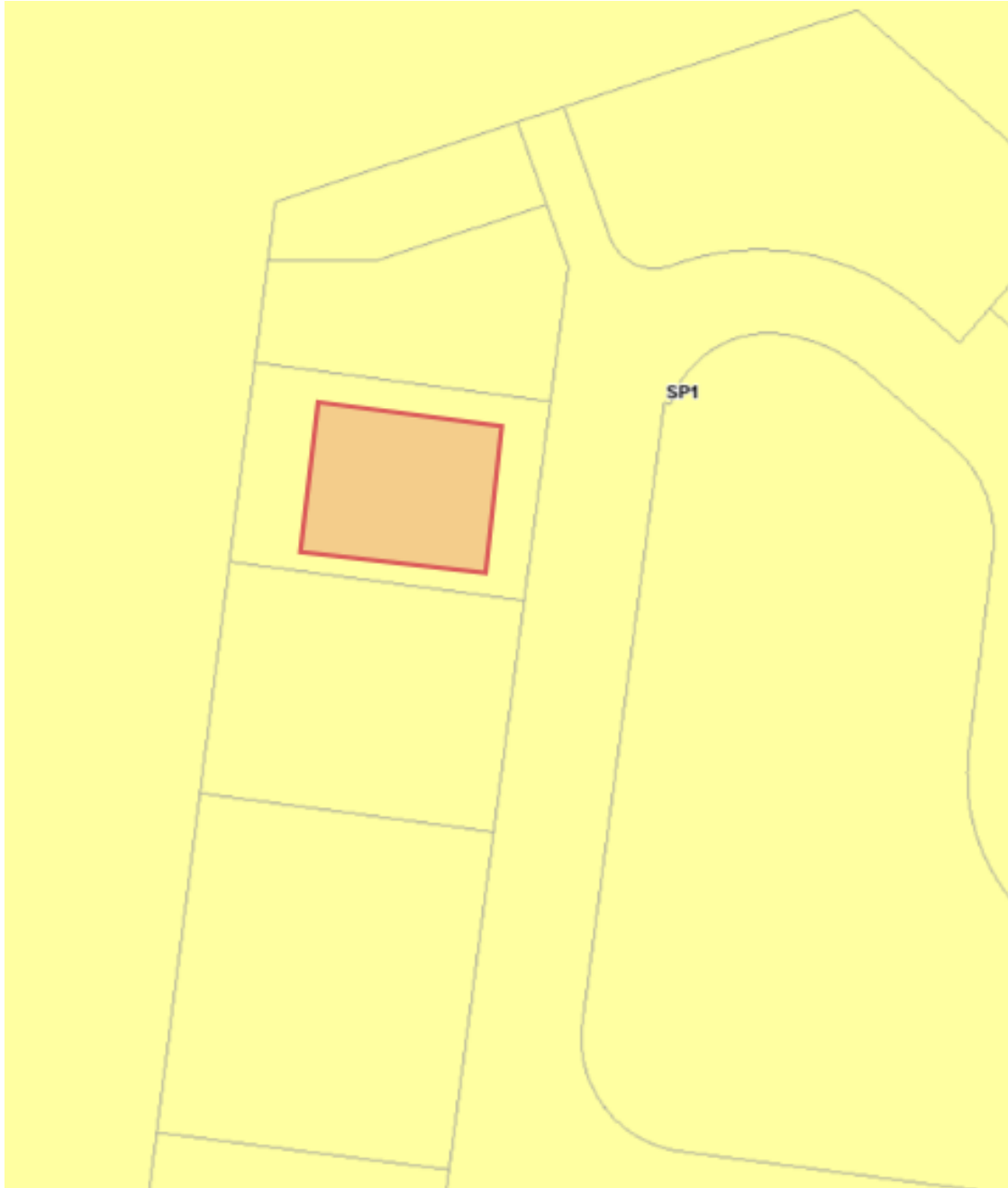
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APPENDIX B

LAND ZONING

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APPENDIX C

AERIAL IMAGE

E069-2025



APPENDIX D

MAP OF SERVICES INFRASTRUCTURE

E069-2025



- Water Network = Blue
- Sewer Network = Red
- Stormwater Network = Green

APPENDIX E

PHOTOS

E069-2025



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Expression of Interest for the Proposed Lease of Hangar 6, 36 Shand Circuit, Westdale

