

Expression of Interest – Robe Airfield Hangar Lease

Robe Aerodrome

Portion of Sec 206 hundred of Waterhouse, 4287 Southern Ports Highway, Robe, SA, 5276

Introduction

The Robe Airfield land, which is owned by District Council of Robe, designated Community Land, and located the land contained in Certificate of Title Volume 5357 Folio 92 being Section 206 in the Hundred of Waterhouse, Robe.

The District Council of Robe is seeking proposals for the establishment of an aircraft hangar under the current ground lease conditions.

Background and Information

There are currently 17 hangars located in the Robe Airfield. The Airfield is an Aeroplane Landing Area (ALA) and caters for light aircrafts. There is possible capacity for two hangars to be constructed.



Map – Robe Aerodrome

The Robe Aerodrome consists of two runways.

1. One unsealed runway 14/32, length 660 metres x 56 metres, aligned 138 degrees magnetic.
2. One unsealed runway 02/20, length 415 metres x 31 metres, bearing of 023 degrees magnetic.

Fuel: Nil

Lighting: Nil

Aerodrome Status: Unlicensed Aerodrome Landing Area

Recommended Maximum Aircraft Weight: 5700 operating by day


AIP Australia 30 NOV 2023 FAC YRBE - 1

ROBE **ELEV 6**

AVFAX CODE 5010 **FULL NOTAM SERVICE NOT AVBL**

SA UTC +9:30
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AD OPR District Council of Robe, PO Box 1, Robe, SA, 5276. Council PH 08 8766
2003: 0419 009 442. Website: www.council.robe.sa.gov.au UNCR

 **PASSENGER FACILITIES**

AC 08 8768 2465

AERODROME OBSTACLES

1. Overhead powerline 49 FT AGL 204DEG MAG 300M FM THR RWY 02.
2. Lit TWR 190FT AMSL 304DEG MAG 1,170M FM THR RWY 14.

METEOROLOGICAL INFORMATION PROVIDED

METAR/SPECI.

ATS AND AERODROME COMMUNICATION FACILITIES

FIA MELBOURNE CENTRE 125.8

CTAF 126.7

ADDITIONAL INFORMATION

1. Vintage ACFT OPR.
2. Bird hazard exists.

CHARTS RELATED TO THE AERODROME

WAC 3469.

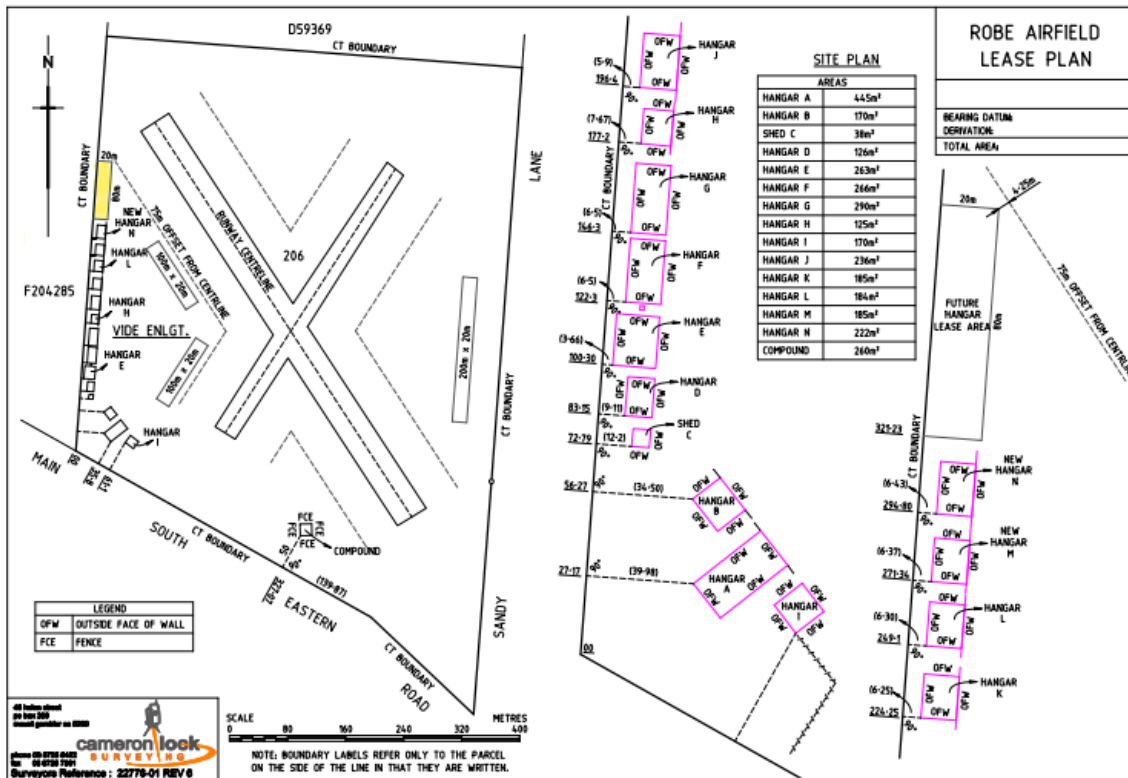
Specific Requirements

The tenant should be aware of and conform with the following conditions of use:

1. Construction and fit out of hangars will be at the cost and responsibility of the Tenant. All modifications must comply with council building regulations.
2. Hangar permitted use; Aircraft Hangar for personal (non-commercial) use and, subject to the lease, such as ancillary storage of motor vehicles, vessels, goods, and equipment.
3. Current Lease Conditions;
 - Lease term: ten years
 - Lease fee: \$4.50 per square metre, per annum (exclusive of GST) of the area occupied by the hangar and subject to review (due 1st day of June).

Proposed Designated Lease Area

Area highlighted in yellow 80m x 20m



Public Liability Insurance

The lessee will be required to effect Public Liability Insurance for an amount no less than Twenty Million Dollars (\$20,000,000) in the joint names of the parties. This insurance will be required to indemnify District Council of Robe from any claim. The Lessee must provide Council with a copy of their Certificate of Currency on an annual basis.

Expression of Interest Period

Expressions of interest open 12 April 2024 and close 5.00pm 3 May 2024, and can be delivered to District Council of Robe Office, 3 Royal Circus, Robe, SA, 5276 (PO Box 1, Robe, SA, 5276) or email council@robe.sa.gov.au

Expressions of Interest must be submitted on the attached form and marked -

"Expression of Interest – Robe Airfield Hangar Lease".

The EOI submission must include the following information.

- Proposed Hangar details
- Confirmation of specific requirements
- Any Proposed improvements during the term of the Lease
- Declaration that insurance will be obtained



Expression of Interest Form

Name.....

Street Address.....

Town..... Post Code.....

Telephone.....Mobile.....

Email.....

ABN..... Registered for GST: Yes/No

Declaration

I wish to submit my Expression of Interest Robe Airfield Hangar Lease known on the terms and conditions provided.

In making this submission, I understand the terms and conditions of my proposal and confirm that I can fulfil my obligations.

.....
Signature

.....
Print Name

.....
Date