

ROCKHAMPTON AIRPORT MASTER PLAN

FREIGHT PRECINCT

EXPRESSION OF INTEREST FOR FACILITY DEVELOPMENT



ROCKHAMPTON REGIONAL COUNCIL

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INTRODUCTION

On the 7th of November 2017 and the 30th of January 2018, Rockhampton Regional Council made the necessary Council resolutions on a unanimous basis to take an expression of interest to the market in delivering the growth and development of the Rockhampton Airport.

These developments specifically relate to redeveloped fuel farm facilities, new freight facilities inclusive of cold store and the development of a defence precinct to cater for the growth in military movements at the Rockhampton Airport.

In addition to the resolutions of Council to move forward with expressions of interest, Council has also unanimously resolved to endorse the Rockhampton Airport Masterplan – Gateway to Northern Australian 2017 – 2037, a 20 year vision for the growth and development of the Airport.

This Expression of Interest outlines the Freight Precinct development opportunity.

Expressions of Interest are currently also open for Fuel and Defence Facility developments.





AIRPORT OVERVIEW

The Rockhampton Airport is a highly diversified Regional Airport, that plays an important role in Central Queensland as a Gateway Airport to the Region and Northern Australia. The Airport's 2628m high strength (ACN72/C/1400mpa) main runway is the 3rd longest in Queensland and 5th longest in Regional Australia. The runway width is 60m with grooving throughout the runway surface to 45m and state of the art LED runway ground lighting system.

Airside infrastructure, taxiway and aprons support all categories of Aircraft and as result Rockhampton Airport is an alternate for the A380 aircraft type, the only airport capable of receiving this aircraft type on the Queensland Coast between Cairns and Brisbane. Currently the Airport is serviced by 3 Airlines as a mainline regional Airport for Queensland with direct services to Townsville / Mackay / Brisbane / Gold Coast and indirect services to Cairns.

In addition to the current Regular Passenger Transport (RPT) services, the airport functions to support the Australian Defence Force, Singapore Armed Forces, United States Military and Australia's regional Allies during training exercises. General Aviation Activity is also a key feature of the Airport.

Passenger numbers at the Rockhampton Airport are steady and have not been subject to the fluctuations recently experienced at Regional Airports, over the past 10 years passenger numbers have averaged 600 000 per annum. The Passenger Terminal was redeveloped in 2008 and has the ability to process 1.6M passengers per annum.

There is no curfew at the Airport.

Air Services Australia provides Aviation Fire Fighting and Rescue Services as well as State of the Art Air Traffic Control Tower facilities, that were redeveloped in 2012.

While the Rockhampton Airport supports a high level of Military Activity the Airport is first and foremost a civilian Airport and the Royal Australian Air Force or the Air Force of any nation utilising the Rockhampton Airport does not have priority over civilian services.

Caltex and Shell operate both tanker and hydrant fuel facilities on the main apron.

The Airport is fully Civil Aviation Safety Authority and Office of Transport Security compliant with all recent audit information available upon request.

Rockhampton Airport is the number 1 Local Government owned Airport in Australia by way of passengers numbers, consistently within the top 10 of regional airports in Australia by way of passenger numbers (currently 9th) and consistently in the top 15 of airports in Australia by way of passenger numbers (currently 14th).

This demonstrates the considerable size and experience our Airport team provide on a national and international basis, our client airlines boast all major airlines in the country, plus regional airline services, resource sector aviation support operations, freight operations, international charter movements and multinational defence support.





THE OPPORTUNITY

FREIGHT DEVELOPMENT

FREIGHT PRECINCT

In accordance with its Economic Development Strategy, the Regional Council is seeking to maximise the potential for an enhanced air cargo business at the airport, in particular the development of air cargo transport for agricultural products. This will require a new air cargo precinct.

An unprecedented opportunity exists for a commercial partner to establish and operate a Fuel Precinct at the Rockhampton Airport to supply the needs of civilian and defence users. In November 2017, the Rockhampton Airport was ranked 9th in the Top 50 Regional Airports in Australia by the Bureau of Transport and Regional Economics.

Figure 1: Movements at the Rockhampton Airport (2016/17 Financial Year)

Over 136 tonnes	Between 7 tonnes and 136 tonnes	Under 7 tonnes	Helicopter	Unknown weight	Military	TOTAL
48	11,204	11,500	1,578	444	1,026	25,800

Source: [Air Services Australia, 2017](#)

Freight Task

The Rockhampton Airport offers cost/time-competitive logistic efficiencies for high-value or time critical charter flight freight services, with specialist capability including the ability to take the largest freight aircraft in the world and operate 24/7.


The Rockhampton Airport is enjoying a share of domestic and international freight task by leveraging its nationally significant road, rail, air and sea linkages, and positioning in Northern Australia. Both the freight and passenger services centre on the Defence, Tourism, Agricultural and Resources sectors. The Rockhampton Airport is positioning to support the redistribution of Australia's freight task from the congested and constrained Brisbane Airport. Australia's air freight task is growing in both volume and value. The largest growth in Australia's freight task is expected to occur in Brisbane, with an average annual growth rate of 2.8% and forecast task of 14.26 billion tkm in 2030.

The Rockhampton Airport is also taking advantage of the positioning of the airport and the future Rockhampton Ring Road allowing access to the North Coast Railway line and the Bruce Highway, providing the ability to create a true multi modal road, rail, air transport and logistics hub.

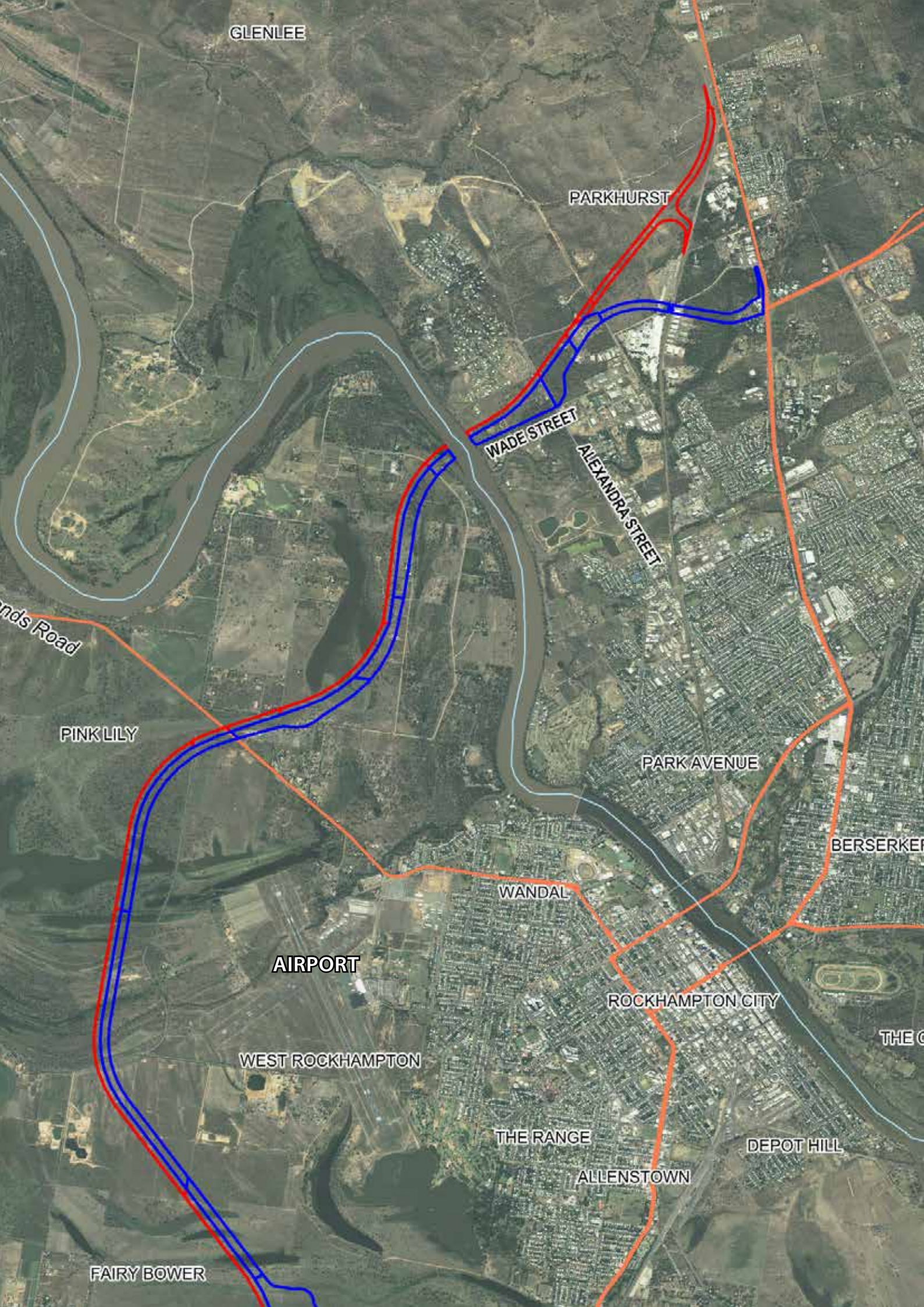
Proposed Precinct

Multiple configuration options for the Freight Precinct are illustrated in the Rockhampton Airport Master Plan, which has been formally adopted by Council. Option A-3 has been extracted from the Plan and is provided on the following page for reference. The approximate GIS location for the site of Option A-3 is [-23.372441, 150.478436](#). The importance of the airside and road access is that it provides an ability to develop and air freight business as well as potential logistics businesses. This option has dual road access to Canoona Rd, leading to and around a Freight Zone of warehouses or freight logistics buildings and through past a freight forwarding facility to an air freight processing facility Freight Zone with loading bays, processing area (illustrated in white), and cold storage units. This option also includes a proposal for a new General Aviation Hanger (illustrated in blue) running parallel to the existing hanger (illustrated in green), which could have a larger aircraft capacity than the existing adjacent hanger (i.e. built for aircraft hangerage and other services for up to Code A sized aircraft).

DEVELOPMENT OF ROCKHAMPTON
AIRPORT MASTER PLANAppendix A-3
Airfreight Precinct - Example Option 1



**THE WIDER PRECINCT
REDEVELOPMENT COUPLED
WITH THE PROPOSED
ROCKHAMPTON RING ROAD,
INCLUSIVE OF THE BRUCE
HIGHWAY AND IMPROVED
RAIL ACCESS, POSITION
THE ROCKHAMPTON
AIRPORT AS ONE OF
THE BEST INVESTMENT
AND DEVELOPMENT
OPPORTUNITIES FOR
AIRPORTS IN QUEENSLAND.**



GLENLEE

PARKHURST

WADE STREET

ALEXANDRA STREET

nds Road

PINK LILY

PARK AVENUE

BERSERKER

AIRPORT

WANDAL

ROCKHAMPTON CITY

THE C

WEST ROCKHAMPTON

THE RANGE

DEPOT HILL

ALLENSTOWN

FAIRY BOWER





THE ROCKHAMPTON AIRPORT IS SEEKING THE FOLLOWING

Proposals to develop Fuel, Freight and Defence facilities at the Rockhampton Airport, either individually or collectively.

Council is open to joint venture partnerships and will review all proposed structures.

The Rockhampton Airport Masterplan provides a number of options, however the Rockhampton Regional Council is very much open to other delivery options.

It must be made clear that the Rockhampton Airport and its current business is not for sale.

The opportunities available are either new greenfield or redeveloped brownfield opportunities, that do not include the business of the airport and relate directly to the Comprehensive Strategic Partnership (CSP) between Australia and Singapore.

The expression of interest document will be taken to the market via the following channels:

1. Invitation to those that have already expressed interest
2. Through the Australia Singapore Military Training Initiative (ASMTI) team
3. International Enterprise Singapore (IE)
4. Advertised in open market.

Australian and international proposals are welcome.





PROPOSED TIMEFRAME FOR DELIVERY

The proposed time frame for delivery of the Expression of Interest and development project is as follows:

- **Expressions of Interest Close - 6th April 2018.**
- Preferred proponents to be identified by the end of April with a “request for non binding bid” (RFNBB) to be requested from preferred proponents via Council resolution in mid to late May.
- Review of RFNBB proposals with a preferred proponent/s to be taken to a Request for Binding Bid (RFBB) phase throughout June.
- Recommended proponent (via Council resolution) to enter into exclusive negotiations. Completion of the negotiations to be finalised by 30 September 2018, for commencement of construction and development in the 18/19FY.



MAX - 12 FT
WING SPAN







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PLEASE DIRECT ALL INQUIRIES TO:

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