

Expressions of Interest - Invitation



47 Friendship Road and 9 Simblist Road, Port Botany NSW 2036

NSW Ports role, purpose and strategic objectives

NSW Ports plays a vital role in keeping Australia's economy moving. We manage key trade gateways at Port Botany and Port Kembla, through which millions of tonnes of freight are imported and exported to domestic and international markets each year.

Our business objectives are to:

1. Provide efficient road connections to the ports and intermodal terminals
2. Use land and infrastructure efficiently
3. Grow port capacity
4. Grow rail transport of containers

Concurrently, we recognise we have a responsibility to enact sustainable environmental, social and governance measures which minimise the impact our business has on the natural environment and the communities in which we operate.

As part of this Expression of Interest process (EOI), NSW Ports is looking for the right partner to deliver sustainable trade growth that supports our business objectives and meets the needs of the people and businesses of NSW.

NSW Ports Strategic Approach available [here](#)



Diagram 1 – Location Map (available [here](#))

The Opportunity

NSW Ports invites you to submit individually or with a second party collectively, your interest to lease 47 Friendship Road (**Site 1**) and / or 9 Simblist Road (**Site 2**), Port Botany NSW 2036 (**Premises**).

The Premises are currently used as one facility for LPG storage and distribution.

Site 1 and Site 2 are joined by 2 pedestrian bridges over the pipeline corridor. The pipeline is connected to Bulk Liquids Berths 1 & 2 and Botany Road, at Port Botany (see available areas and existing infrastructure in Diagram 2).

The Premises are serviced by an LPG pipeline connecting to NSW Ports Bulk Liquid Berths.

Site 1 and Site 2 are intended to be available as unimproved ground lease(s) from 1 July 2022.

However, there may be an opportunity to utilise or repurpose some existing improvements by agreement.



Diagram 2 – Available areas and existing infrastructure

Planning & Use Considerations

NSW Ports is open to proposals to use the Premises for port related use(s). This can include container handling, liquid bulk, sea freight and port logistics solutions. However, we will not consider dry bulk uses.

The Premises is zoned SP1 – Special Activities under the [Three Ports SEPP 2013](#).

[The Port Botany Development Code](#) & [Green Ports Checklist](#) will also apply and can be obtained from the NSW Ports website.

Environmental Condition

The Premises will be available in a condition suitable for industrial use in line with the Contaminated Land Management Act 1997 (NSW).

Lease and Licence considerations

Port Charges: As per NSW Ports advertised [Schedule of Charges](#) and subject to change.

Standard lease and licence terms: will be provided upon **Registration** once you provide details of the intended use of the Premises. Any departures from the standard lease and licence terms need to be provided in a departures table as part of the EOI Submissions.

Guidance Notes

Throughout the **Returnable Schedules**, NSW Ports has inserted guidance notes setting out NSW Port's expectations on both commercial terms and risk appetite to assist Proponents.

Submissions Timing

EOI Submissions will close at **4.00pm Monday 26th October 2020**.

All completed Returnable Schedules are to be provided and sent via email only onto: EOI@nswports.com.au

If any clarifications, additional site information or support is required, please contact the property team on: EOI@nswports.com.au.

NSW Ports will engage with the preferred applicants from October 2020 with a view to agree on all commercial terms with the successful applicant(s) by 18 December 2020.

NSW Ports will notify unsuccessful applicants as soon as practicable.

Registration

NSW Ports requires each applicant to complete the **Registration** ([link](#)) materials which includes general information and a Confidentiality Deed.

Upon completion of the Registration and NSW Ports reviews, the proponent will receive:

- Standard Lease and Licence terms to review and accept
- The Returnable Schedules to complete

Absence of Obligation

This invitation is not an offer and the submission of an EOI does not create a legal agreement between NSW Ports and any applicant.

No legal or other relationship, rights or obligations, other than as expressly set out in this invitation, will arise between any recipient, any applicant and NSW Ports or any of their respective officers, employees, advisers, contractors, providers or agents.

By issuing this request for Expressions of Interest, NSW Ports is not committing to any course of action in relation to the Premises.

Your sincerely,



Geraldine Bourgarel

Head of Property

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For more information on NSW Ports please visit www.nswports.com.au