



# A I R P O R T ENTERPRISE PARK

## PROJECT UPDATE #1 AUGUST 2020



*SITE MAP*

## OVERVIEW

The Airport Enterprise Park will provide high quality, fully serviced land in a business park setting, making use of extensive landscaping and well-planned internal linkages. The development consists of a subdivision of approximately 43ha of land for the purpose of commercial, business and aviation uses.

The development provides for a range of lot sizes that will cater for business, light industrial and general aviation. Development will occur in stages with the first stage, Work Portion A, scheduled for completion in January 2021. The entire precinct will be fully constructed by April 2022.

The majority of the Airport Enterprise Park, in terms of site area, provides development opportunities that respond to demand for businesses seeking the locational advantages of proximity to the main functional area of the Airport, and excellent ground transport linkages to the Pacific Highway.

# VISION

- To create the premier integrated Business Enterprise Precinct in the Mid-North Coast Region.
- To make a meaningful contribution to Coffs Harbour's regional role as an economic and employment hub.
- To leverage from the competitive advantages of the existing airport infrastructure, and the inherent natural advantages of the site.
- Through a staged development concept, to create a master planned business environment with latest generation services and infrastructure.
- Create an additional long-term income stream for the airport and improve its financial sustainability.
- To adopt a responsible and sustainable approach to environmental management.



*ARTIST IMPRESSION LOOKING EAST*



*ARTIST IMPRESSION LOOKING SOUTH*

# PROJECT STATUS UPDATE

Consultants have completed a significant amount of detailed design work including substantial flood modelling, and the final design levels of the development have been established to mitigate the impacts of flooding on the sites. Drainage designs have been completed in line with the flood modelling and the majority of the preliminary works undertaken to date are focussed around site drainage and flood mitigation.

The preliminary works completed to date include construction of the retaining wall and drainage channel, major drainage pipe works and service relocations, filling of southern lots to final levels. These southern sites provide an indication to the final levels of the majority of the development. These preliminary works were completed by Council's Coastal Works construction crews.

Stage 1 Electrical Works have also been completed and involved works on the High Voltage Power. Power lines have been relocated to their new alignment and placed underground, a new substation has been installed and the overhead power lines and poles have been removed. These works were undertaken by Reg Latter Electrical.

Civil Construction Works have now started on the next stage of the Enterprise Park Development, and there has been recent activity in Airport Drive at the Entrance to the Airport, with Contractors (Mid North Coast Contracting) installing the triple cell stormwater pipes as part of the flood mitigation works. Due to air travel being quieter than usual because of COVID-19, we were able to speed up the construction by closing the road and diverting traffic through Aviation Drive.



CONSTRUCTION IMAGES



## NEXT STEPS

Work Portion A includes roads, drainage, water, sewer, power, telecommunications and landscaping in the location highlighted in green on the map. These works are scheduled to start in September and be completed by January 2021. Tenders have been called and assessed and a contractor will be appointed shortly.

In preparation for these works, we have been receiving delivery of the required stormwater pipes.



During construction there will be disruptions to existing businesses as Road 4 (Aviation Drive) needs to be rebuilt with substantial drainage to be added. The AEP Project Team will work with the existing businesses and the contractor to minimise disruptions during the works. Regular communications will be provided by the project team and contractor, including proposed traffic control and access restrictions, and service interruptions. It should be noted that it is the individual service provider's responsibility to let customers know when outages are to take place. However, the project team will do what we can to give any advance warnings of outages.

During September and October 2020, construction works will also be undertaken at the Christmas Bells Road and Aviation Drive intersection on Council's Water and Sewerage infrastructure. As part of the project, many services, including water and sewer, have been relocated and these works are required to reconnect the relocated mains and decommission the redundant services. During these works there will be windows in mid-October where water services will be disrupted. Notices will be issued to all existing tenants once dates are confirmed.

## FUTURE WORKS

Detailed designs are currently underway for the remaining portions of the development. As detailed designs are finalised and approved for construction, the project team will be tendering for construction of future portions of the project with a completion date for the whole project scheduled for April 2022.

**We will provide another Project Status Update by October 2020.**

**FOR MORE INFORMATION**

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