



PRIME PORTSIDE OPPORTUNITY

/ CONNECTING RAIL, ROAD, AIR & SEA /



/ GREENLEAF ROAD, PORT OF NEWCASTLE, NSW

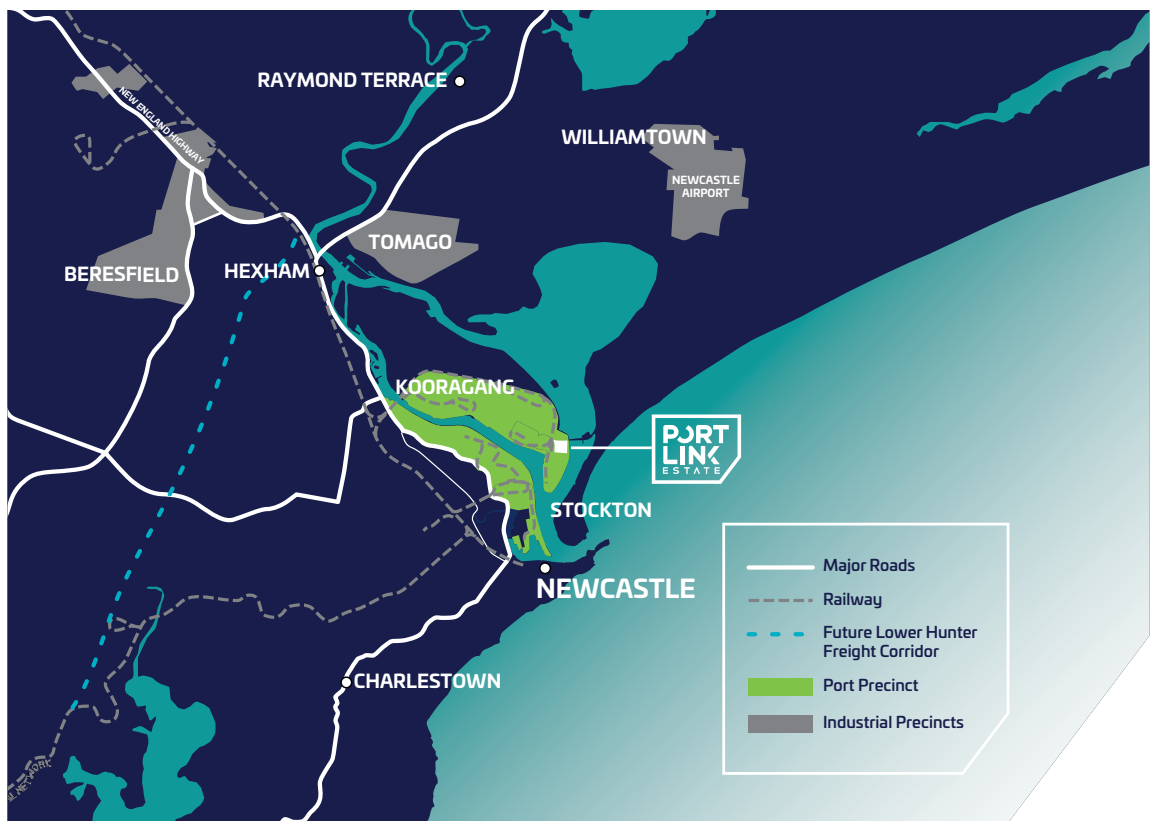
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A UNIQUE OPPORTUNITY

This is a unique opportunity to invest in this 12 lot freehold land release within the Port of Newcastle on the east coast of Australia. Strategically positioned in the heart of the rapidly growing Newcastle industrial and port precinct on Kooragang, these sites are an incredibly rare opportunity not to be missed.

- ✔ 12 lots available with sizes starting from approximately 1 hectare
- ✔ Zoned SP1 Special Activities under the State Environmental Planning Policy (Three Ports) 2013
- ✔ Direct access to major transport links and the expanding Newcastle Airport only minutes away, provides for greater transport efficiencies for your operations
- ✔ Ready access to a skilled, local industrial workforce, and only 14.5 kilometres from the dynamic Newcastle CBD
- ✔ Port-side land located within the Port of Newcastle, one of the largest bulk-export ports in Australia, with ready access to a number of common user deepwater berths



Indicative outline only



Indicative outline only



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EXECUTIVE SUMMARY

ADDRESS

Port Link Estate, Greenleaf Road, Port of Newcastle, NSW.

LOCATION

The Port of Newcastle on the east coast of Australia is one of the world's busiest resource exporting ports. Located only 166 kilometres north of Sydney CBD (70 nautical miles by sea), Newcastle is a dynamic hub of international trade, that is home to a skilled, diverse and growing population.

BRIEF DESCRIPTION

An incredibly rare opportunity to invest in this limited 12 lot freehold land release within the Port of Newcastle on the east coast of Australia. The lots have access to major transport links and are in close proximity to rail and common user deep water berths.

SITE AREA

12 lots with sizes starting from approximately 1 hectare. Total land area of Port Link Estate is 24.3 hectares.



EXCEPTIONAL LOCATION

This limited 12 lot release is situated on the largest port-side freehold land currently available on the east coast of Australia.

Strategically located within the Port of Newcastle – one of the busiest resource export ports in the world, it lies approximately four kilometres north of the Newcastle CBD within the established Kooragang Industrial Precinct.

Newcastle is already firmly established as a major hub of international trade. It is one of Australia's major bulk export ports and is also the world's largest coal export port. Its main channel depth of 15.2 metres handles approximately 4,600 shipping movements annually with exports in excess of 160 million tonnes. Major exports include coal, aluminium, grains and concentrates. The Port of Newcastle also handles general cargo and a growing containerised trade.

The property's close proximity to major road, rail and air transport links represents an incredible opportunity for owners to maximise transport efficiencies in their operations. The major arterial road links of the Pacific Highway, the recently upgraded Pacific Motorway, the new Hunter Expressway and the New England Highway are all readily accessible from the site.

The site is also located close to the major east coast freight rail network, with opportunity to connect the site directly to this rail network. And with Newcastle Airport only a matter of minutes away, this site truly offers owners the benefits of a completely connected transport solution.

Newcastle is currently undergoing a major transformation, with private and **government investment** in transport infrastructure, education, residential and commercial development at unprecedented levels. Projects including a cruise ship terminal, light rail, the University of Newcastle's NewSpace city campus, and the expanded airport terminal are signs of a City on the move.

This is your chance to be part of the dynamic future of the region, and reap the rewards this investment will undoubtedly deliver.

WHY INVEST IN NEWCASTLE?

Newcastle is well established as a hub of international trade. As Australia's seventh largest city and NSW's second largest metropolitan centre, it has a thriving economy and a diverse, highly-skilled population. The region is currently experiencing an unprecedented level of **government investment** in a broad range of industry sectors, and its Port of Newcastle is one of the largest resource-export ports in the world. Now is the time to invest in this global city of the future.

01 LIGHT RAIL revitalisingnewcastle.nsw.gov.au

- 6 stations along a 2.7km corridor that connects the West End to the East End

02 NEWCASTLE INTERCHANGE revitalisingnewcastle.nsw.gov.au

- \$200 million
- World-class infrastructure integrating trains, buses, taxis, light rail, cyclists and car drop-off and pick-ups

03 UON CITY CAMPUS newcastle.edu.au

- \$95 million
- NeW Space is a new education precinct recently developed by the University of Newcastle
- 20,000 square metre superlot has been secured in Honeysuckle to further strengthen the University's CBD presence

04 HUNTER INNOVATION PROJECT hunterinnovationproject.com.au

- \$17.8 million
- The project will provide free Wi-Fi, cutting edge smart parking, smart street lighting technology and a new innovation hub for researchers, students, industry and entrepreneurs

05 STATE LAW COURTS abc.net.au

- \$90 million
- Construction of the NSW Court complex has now been completed

06 NEWCASTLE AIRPORT REDEVELOPMENT newcastleairport.com.au

- \$14.5 million
- Upgrade for new international departure lounge and arrivals hall, dedicated facilities for customs, immigration and quarantine to facilitate international services is now complete

07 CRUISE SHIP TERMINAL portofnewcastle.com.au

- \$12.7 million
- Construction of a purpose built 3,000m² cruise terminal including a dedicated car park, enhanced wharf infrastructure and improved accessibility for ship provisioning

08 WILLIAMTOWN RAAF BASE defence.gov.au

- \$275 million
- Upgrades to roads, buildings, runway and facilities for the Joint Strike Fighter Fleet

09 PORT OF NEWCASTLE BULK TERMINAL portofnewcastle.com.au

- \$33 million
- Investment in bulk cargo handling equipment to increase unloading capability, associated infrastructure and additional strategic initiatives



PROPERTY DETAILS

Port Link Estate is bounded by Greenleaf Road to the east, Teal Street to the north, and a rail siding adjacent to its western boundary.

The total land area of Port Link Estate is 24.3 hectares, with 12 lots now available and lot sizes starting from 1 hectare.

All lots will have frontage to the internal industrial grade road, with four lots also having direct frontage to Greenleaf Road. There is further access available from Heron Road to select lots, for further information please refer to the sub-division plan.



TOWN PLANNING

ZONING

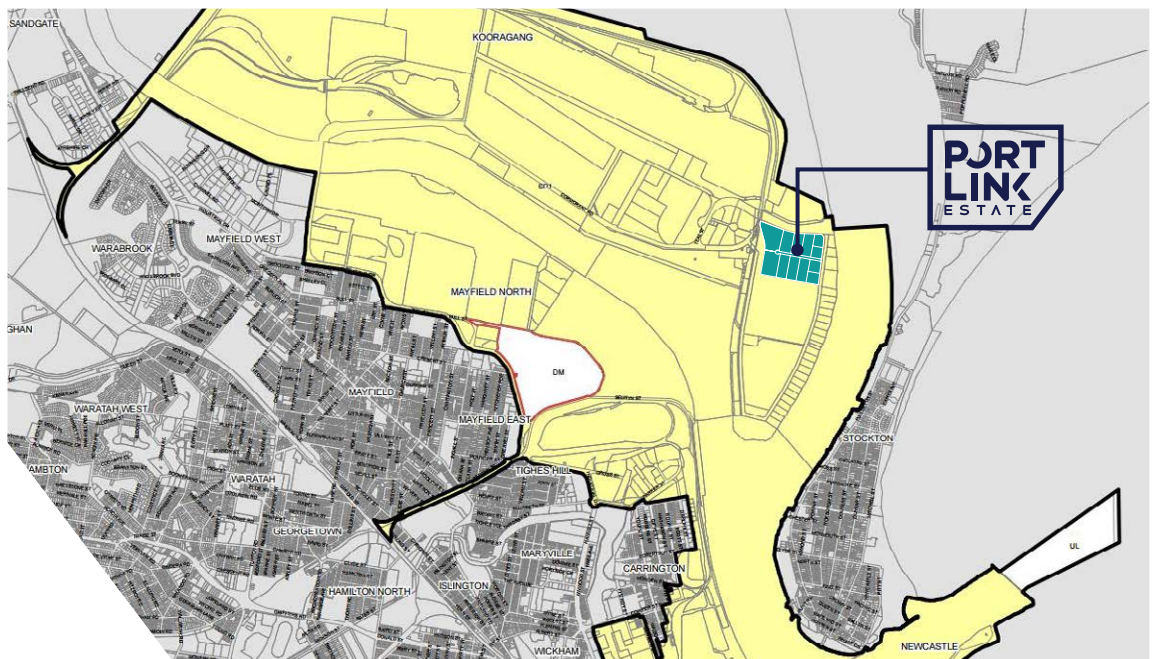
SP1 Special Activities Zone

INSTRUMENT

NSW State Environmental Planning Policy (Three Ports) 2013

ZONING OBJECTIVES

- To provide for special land uses that are not provided for in other zones
- To provide sites with special natural characteristics that are not provided for in other zones
- 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
- To maximise the use of waterfront areas to accommodate port facilities and industrial, freight and bulk storage premises that benefit from being located close to port facilities
- To enable the efficient movement and operation of commercial shipping and to provide for the efficient handling and distribution of freight from port areas through the provision of transport infrastructure
- To provide for port related facilities and development that support the operations of Port Botany, Port Kembla and the Port of Newcastle
- To facilitate development that by its nature or scale requires separation from residential areas and other sensitive land uses
- To encourage employment opportunities





SERVICES

The following is a summary of services that will be made available with each individual lot within Port Link Estate.

- ✔ Sewer – Each lot will be responsible for their own onsite sewer management or treatment plant ie sewer pump out. Please note this is the same with all land in Kooragang
- ✔ Water – A Hunter Water main will be made available for future connection at the front of each lot
- ✔ Electricity – An Ausgrid 33KV high voltage network will supply the estate with each individual lot allocated a 3 phase 200-400 amp supply depending on the size of your lot
- ✔ Natural Gas – a Jemena natural gas main is located in Greenleaf Road
- ✔ Telecommunications – NBN infrastructure will be made available for future connection to each lot within the estate



ANNEXURE 01

SUBDIVISION PLAN

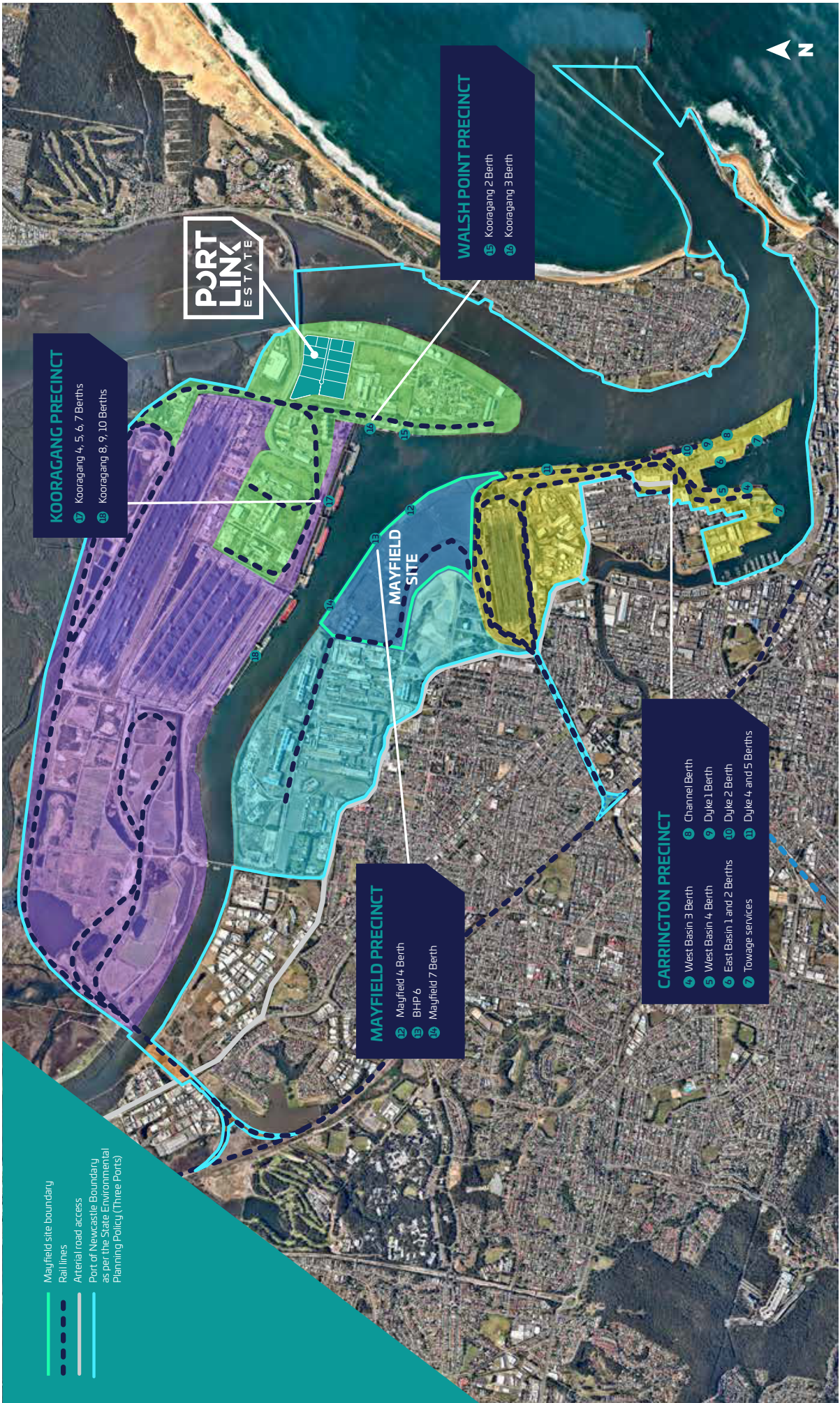
Greenleaf Road
Port of Newcastle, NSW

An aerial photograph of a road interchange and a river. The road is a multi-lane highway with a curved interchange. The river is wide and blue, flowing through the landscape. The background shows a hilly area with sparse vegetation. The foreground is dominated by the road and some greenery. The image is overlaid with a dark teal diagonal shape on the left side.

ANNEXURE 02

LOCATION PLAN

Greenleaf Road
Port of Newcastle, NSW



- Mayfield site boundary
- Rail lines
- Arterial road access
- Port of Newcastle Boundary as per the State Environmental Planning Policy (Three Ports)

KOORAGANG PRECINCT

- Kooragang 4, 5, 6, 7 Berths
- Kooragang 8, 9, 10 Berths

MAYFIELD PRECINCT

- Mayfield 4 Berth
- BHP 6
- Mayfield 7 Berth

WALSH POINT PRECINCT

- Kooragang 2 Berth
- Kooragang 3 Berth

CARRINGTON PRECINCT

- West Basin 3 Berth
- West Basin 4 Berth
- East Basin 1 and 2 Berths
- Towage services
- Channel Berth
- Dyke 1 Berth
- Dyke 2 Berth
- Dyke 4 and 5 Berths

SALE DETAILS

SALE DETAILS

For sale by Private Treaty

INSPECTION DETAILS

Site inspections are by appointment only and will be co-ordinated subject to site access. All other enquiries concerning the property, should be directed in the first instance to:

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