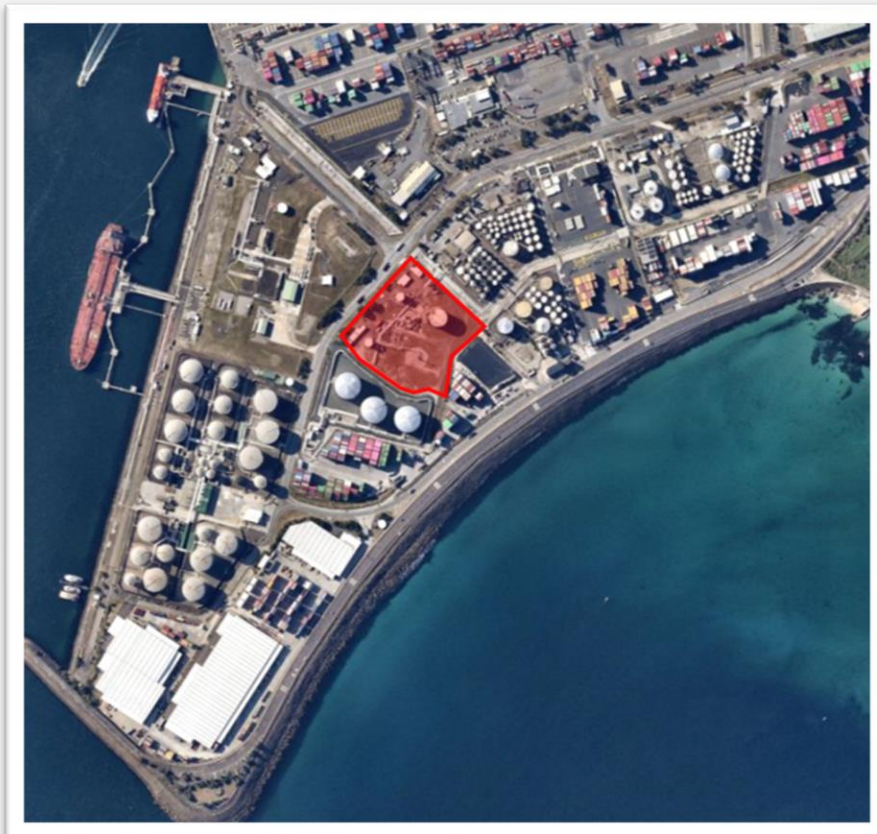


Expression of Interest - Invitation

39 Friendship Road, Port Botany



Contents

NSW Ports - Role, Purpose and Strategic Objectives	1
The Opportunity	2
Registration	2
Guidance Notes	2
Timing	2
Planning & Use Considerations	3
Environmental Condition.....	3
Lease and Licence Considerations	3
Port Charges.....	3
Absence of Obligation	3
Further information	3

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. Nation: Cater for the trade needs of NSW and Australia.
2. Land Use: Ensure the efficient and responsible use of land and infrastructure.
3. Movement: Grow the volume of freight moved by rail and improve the efficiency of road connections.
4. Place: Protect our ports, freight-related lands and freight transport routes.
5. Capacity: Grow freight handling capacity.

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 (EOI), process for 39 Friendship Road, Port Botany, NSW Ports is looking for the right tenant (preferably a bulk liquids operator) to deliver sustainable trade growth that supports our business objectives and meets the needs of the people and businesses of NSW. Further details regarding NSW Ports Strategic Approach are available [here](#).

Diagram 1 – Location Map



The Opportunity

NSW Ports invites you to submit your EOI to lease 39 Friendship Road, Port Botany NSW 2036 (**Premises**). The Premises consists of approximately 32,000 sqm located in the Bulk Liquids Precinct of Port Botany and is neighboured by bulk liquid operators and an empty container park. The Premises have access to the pipeline corridor that services the precinct to both Bulk Liquids Berths (BLB) 1 & 2 and Botany Road (see Diagram 1).

The Premises were previously utilised as a bulk liquids facility/major hazardous facility and is currently vacant. There are existing improvements in situ and there may be an opportunity to utilise or repurpose the same by agreement, otherwise they are to be made good by the proponent. These improvements include:

- a c. 15,000 cubic metre ethylene storage tank - used for polyethylene / pygas exports and storage buffer;
- a flare used for burning off excess gases/liquids, emergency relief and regulatory compliance; and
- administration and workshop buildings of c. 900 sqm.

The associated pipeline improvements supporting the previous tenant's operations include:

- Three (3) pipelines to the Botany Industrial Park for Ethylene, Butane and Propane;
- Three (3) pipelines from the BLB to the Site for Nitrogen, Heating and Cooling, and product; and
- One (1) product (LPG) transfer pipeline from the Elgas Site.

It is intended that the Premises be made available on an "as is where is" basis through a ground lease from December 2025, subject to the indication from the successful proponent in relation to the opportunity to repurpose any existing improvements. Through the EOI process, proponents are requested to confirm a position in relation to accepting the Premises "as is where is" or with current improvements removed as outlined in the "Submissions Timing" section below. The Premises is being offered as a whole, however any submission for part lease of the Premises will be considered.

Registration

NSW Ports requires each proponent to complete the **Registration** materials which includes general information and a Confidentiality Deed Poll. Registration documentation will be provided following a request received via the EOI@nswports.com.au email address. Upon completion of the Registration and NSW Ports reviews, the proponent will receive:

- A template lease and licence applicable to the permitted use sought for you to review and accept;
- The Returnable Schedules to complete; and
- Information relating to available inspection dates and times.

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.

Timing

Completed EOI Submissions (Returnable Schedule 2 - 8) will close at **4.00pm Wednesday, 30 April 2025**.

An initial submission (Returnable Schedule 1) is required by **4.00 pm Friday, 28 March 2025** to confirm the proponent's position in relation to acceptance of the Premise "as is where is" and extent of improvements to be utilised or repurposed by agreement noting the balance if improvements are to be made good.

All completed Returnable Schedules (i.e. comprising the EOI Submission) are to be provided and sent via email only to: EOI@nswports.com.au

For any clarifications, please contact the NSW Ports Property Team on: EOI@nswports.com.au

NSW Ports will engage with the preferred proponent/s from May 2025 with a view to agreeing all commercial terms with the successful proponent by October 2025. NSW Ports will notify unsuccessful proponents as soon as practicable.

Planning & Use Considerations

NSW Ports will consider proposals to use the Premises for Bulk Liquid Operations. Dry Bulk uses will not be considered.

The Premises are zoned SP1 – Special Activities under the [Transport and Infrastructure SEPP 2021](#).

The Sustainable Development Code will also apply and can be obtained from the NSW Ports [website](#).

Environmental Condition

The Premises will be available on an “as is” basis with a Site Conditions Overview provided in March 2025 outlining the extent of site improvements. NSW Ports have appointed a site auditor to direct investigations to confirm that the site is suitable for industrial use in line with the Contaminated Land Management Act 1997 (NSW). A draft Site Audit statement will be made available in early 2025 during the EOI period.

Lease and Licence Considerations

Lease and Licence Terms will be provided following Registration and completion of the Confidentiality Deed and details of the intended use of the Premises are provided by the proponent. Any departures from the lease and licence(s) need to be provided in the departures table as part of the EOI Submission.

Port Charges

Port Charges are as per NSW Ports advertised [Schedule of Charges](#).

Absence of Obligation

Save for a proponent’s entry into the Confidentiality Agreement, this invitation is not an offer and the submission of an EOI does not create a legal agreement between NSW Ports and any proponent in any way regarding the Premises. No legal or other relationship, rights or obligations, other than as expressly set out in this invitation, will arise between any recipient, any proponent and NSW Ports or any of their respective officers, employees, advisers, contractors, providers or agents.

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

Further information

For further information please email EOI@nswports.com.au

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

*This Expression of Interest Invitation was released on 20 January 2025.