

# AVALON AIRPORT

EVENTS & FILM PRODUCTION



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# EXECUTIVE SUMMARY



|                |   |
|----------------|---|
| Key Features:  | <ul style="list-style-type: none"><li>- Access to 3,048m long runway</li><li>- Major linkages to Melbourne, Geelong and western Victoria to Adelaide</li><li>- Affordable rental</li><li>- Air traffic control 24 hours</li><li>- Airport ground handling staff</li><li>- Access to arrival and departures terminals</li><li>- Onsite car parking</li><li>- Flexible leasing available</li><li>- Onsite air craft refueling</li></ul> |
| Address:       | 80 Beach Road, Lara Vic 3212  |
| Location:      | The subject property is located adjacent to the Princes Freeway providing access to Melbourne, Geelong and through to western Victoria  |
| Building Area: | 2,250 to 10,000 sq. m (approximately)   |

## FOR FURTHER DETAILS PLEASE CONTACT:

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# REGION DETAILS



Avalon Airport is located on the western side of Port Phillip Bay, south of the Princes Freeway in the City of Greater Geelong municipality, and just to the west of the western Melbourne municipality of the City of Wyndham.

It is approximately 45 minutes' drive from Melbourne's CBD, 20 minutes from Geelong's CBD and 15 minutes from Werribee. Travel time by air to most of the major cities of east and Southeast Asia is less than 10 hours. USA west coast ports are approximately 15 hours travel time away.

Melbourne is the largest city in Victoria and the second largest city in Australia. Some experts predict that Melbourne will overtake Sydney to become Australia's largest city by 2028.

Werribee is the location of significant recent urban growth. Formerly a rural service centre, Werribee and other townships in the City of Wyndham became the focus of significant residential growth beginning in the 1970s and 1980s, serving as an affordable housing alternative for families wishing to settle in Melbourne. The south western portion of the municipality is dominated by the Melbourne Water Western Treatment Plant and rural development, while the eastern portion has seen significant development of industry (warehousing, manufacturing, etc.).

By June 2013, Wyndham's population is estimated to be over 187,000 and is forecasted to grow by an annual rate of 4% to reach over 245,000 by 2021. According to the City of Wyndham, Wyndham has experienced the largest and fastest growth in all Victorian local government areas and is the third fastest growing in Australia.

Geelong is a major urban locality in south east Australia with an estimated population of over 220,000 back in 2010. It is a significant industrial centre with a traditional manufacturing and port based economy. The city has experienced serious effects of market adjustment and industry restructuring but, in April 2012, the unemployment rate for the Barwon Region was 5.0%. The Victorian unemployment rate at the same time was 5.5% and the Australian unemployment rate was 4.9%.

The Barwon region, incorporating the shires of Geelong, Surf Coast Shire, Queenscliff, Golden Plains and Colac, had an estimated population of over 290,000 people in 2010.

The City of Greater Geelong has a program of economic development aimed at diversifying the economic base and encouraging development of a range of new economic drivers. However, the economy is still vulnerable to market and policy driven sectoral changes affecting major employers in town.

Avalon Airport is located approximately 10 minutes' drive from the Corio Norlane area. This area, commonly referred to by its postcode (3214), is a source of great potential employment. The unemployment rate in this region is significantly higher than other parts of Geelong. Approximately 50% of young people in Corio Norlane are receiving Centrelink benefits. According to the 'Northern Futures' website, the 3214 region has the highest incidence of diabetes in the region, more than 10% above the national average. Therefore, the development of Avalon Airport presents an opportunity to both the airport in terms of employees, and the area in terms of employment and improved wellbeing.

# LOCATION



Avalon Airport, Australia's Most Unique Production Space.

Whether you are seeking an office building, a large hangar space or open taxiway areas for film productions and events, Melbourne Avalon presents a world of opportunities.

Facilities available at Avalon range from large open Hangars of approximately 3,000 to 10,000 square metres to smaller scale unique buildings, office facilities, airport terminal, Boeing 747 aircraft and extensive asphalt and concrete pavement areas.

Avalon over the years have developed a reputation for creating a flexible and professional environment for filmmaking. Our supportive and experienced service and operations team continues to uphold our "filming made easy" motto.

Our very own Boeing 747 aircraft dedicated for film production use.



"Avalon Airport offers a unique location for all types of filming and events".





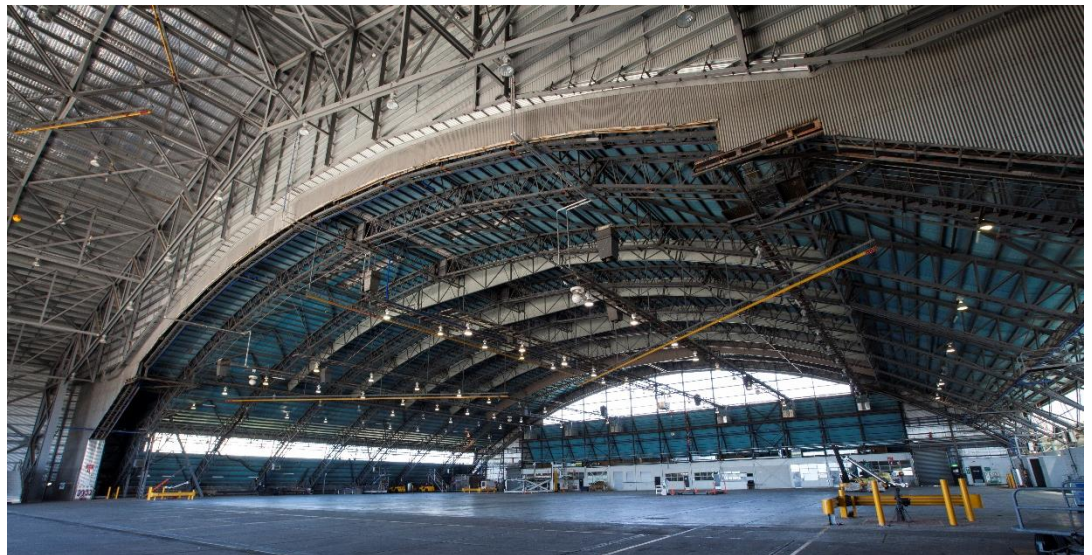
# THE FACILITY

## HANGAR 3



| BOUNDARY           | LENGTH (Metric)                |                  | LENGTH (Imperia)       |                        |
|--------------------|--------------------------------|------------------|------------------------|------------------------|
| Hangar Area:       | 4,233 sq. m                    |                  | 45,564 sq. ft.         |                        |
| Office Area:       | 61 sq. m                       |                  | 657 sq. ft.            |                        |
| Door Height:       | 10.65 m                        |                  | 34 ft. 11 in.          |                        |
| Door Width:        | 70 m                           |                  | 229 ft. 8 in.          |                        |
| Internal Height    | 20.6 m - at Apex               | 10.5 m - at Eves | 67 ft. 7 in. - at Apex | 34 ft. 5 in. - at Eves |
| Annex Height       | 8.1 m                          |                  | 37 ft. 5 in.           |                        |
| Annex Door Height  | 7.7 m                          |                  | 26 ft. 7 in.           |                        |
| Internal Clearance | 11.4 m                         |                  | 25 ft. 3 in.           |                        |
| Key Features:      | Heating, compressed air supply |                  |                        |                        |

## HANGAR 4



| BOUNDARY                  | LENGTH (Metric)                |               | LENGTH (Imperial) |                        |
|---------------------------|--------------------------------|---------------|-------------------|------------------------|
| Hangar Area:              | 8,480 sq. m                    |               | 91,278 sq. ft.    |                        |
| Office Area:              | 458 sq. m                      |               | 4,930 sq. ft.     |                        |
| Door Height:              | 11.9 m - Main                  | 21 m - Roller | 39 ft. - Main     | 68 ft. 11 in. - Roller |
| Door Width:               | 70 m                           |               | 229 ft. 8 in.     |                        |
| Internal Height at Apex:  | 20.2 m                         |               | 66 ft. 3 in.      |                        |
| Annex Apex Height:        | 29.1 m                         |               | 95 ft. 6 in.      |                        |
| Middle Light Rail:        | 14.3 m                         |               | 46 ft. 11 in.     |                        |
| Outside Light Rail:       | 11.5 m                         |               | 37 ft. 9 in.      |                        |
| Light Rail Load Capacity: | 500kg per rail                 |               | 1,102 lb.         |                        |
| Key Features:             | Heating, compressed air supply |               |                   |                        |



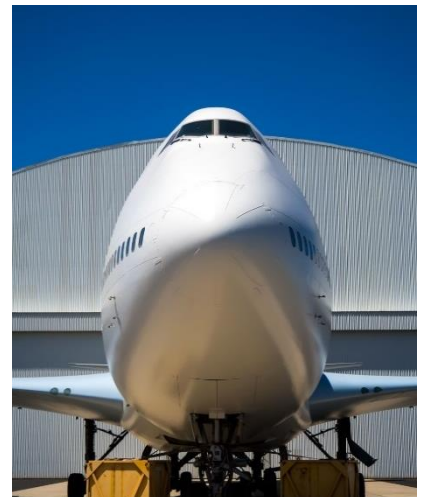
## HANGAR 5



| BOUNDARY                  | LENGTH (Metric)                |                  | LENGTH (Imperial) |                        |
|---------------------------|--------------------------------|------------------|-------------------|------------------------|
| Hangar Area:              | 8,621 sq. m                    |                  | 92,796 sq. ft.    |                        |
| Door Height:              | 11.9 m - Main                  | 21.00 m - Roller | 39 ft. - Main     | 68 ft. 11 in. - Roller |
| Door Width:               | 70 m                           |                  | 229 ft. 8 in.     |                        |
| Internal Height at Apex:  | 20.2 m                         |                  | 66 ft. 3 in.      |                        |
| Annex Apex Height:        | 29.1 m                         |                  | 95 ft. 6 in.      |                        |
| Middle Light Rail:        | 14.3 m                         |                  | 46 ft. 11 in.     |                        |
| Outside Light Rail:       | 11.5 m                         |                  | 37 ft. 9 in.      |                        |
| Light Rail Load Capacity: | 500kg per rail                 |                  | 1,102 lb.         |                        |
| Key Features:             | Heating, compressed air supply |                  |                   |                        |



## BOEING 747 AIRCRAFT



Our Boeing 747 aircraft is available exclusively for filming, training and photography purposes.

The aircraft is accessible from the front and the rear, via a set of air stairs and areas in the aircraft available for filming include the cockpit, business & first class and economy class. Seats can be removed for a charge, and seat covers can be tailored to fit the seats by production companies.

240v Power and aircraft lighting, toilet and change room amenities are supplied by Avalon, and full safety instructions and standards are to be adhered to throughout the production.

# HARDSTAND AREAS

## TAXYWAY ECHO



| AREA          | LENGTH   | WIDTH |
|---------------|--|-------|
| Area:         | 450m (approx.)                                   | 20m   |
| Key Features: | Concrete surface. Office facility and amenities. |       |



## TAXYWAY BRAVO



| AREA          | LENGTH           | WIDTH |
|---------------|------------------|-------|
| Area:         | 1000m (approx.)  | 20m   |
| Key Features: | Asphalt surface. |       |