

**PROPOSAL TO SEEK TO LEASE LAND**  
**HELD IN TRUST UNDER THE LAND TRUST 1984**

**SUMMARY**

Happy Jacks would like to lease some land as per picture/map below showing approximate location.

The purpose of the lease is to construct a shed for storing machinery and other necessary goods essential for Happy Jacks business. The main reason for this is because the business is growing and needs more suitable storage for specialist machinery.

Machines include but not limited backhoe, bobcat, excavator, EWP, mowers, trucks and the like.

The shed is proposed to be a 5-sided open front hay barn style shed. It is required to be 5 meters high. Each bay to be 3 meters wide having a total of 5 bays. No concrete bottom/base. There will be a 6X6 meter closed shed on the end for storage of other essential equipment and servicing of machines etc. It is planned that this will eventually have a concrete base however not to start with due to high costs of concrete etc. This will be used as a workshop to carry out maintenance on machinery, and carry out other jobs as well as store tools, hand tools, and other bits and bobs critical for business.

Happy Jacks acknowledges that it will be responsible for the installation of any services such as power, water and the like. It is intended to connect both sheds to power and water. Area/block proposed not to be fenced, however site to be maintained and general area to be kept tidy and neat. i.e. mowed etc.

**SITE AND LOCATION**

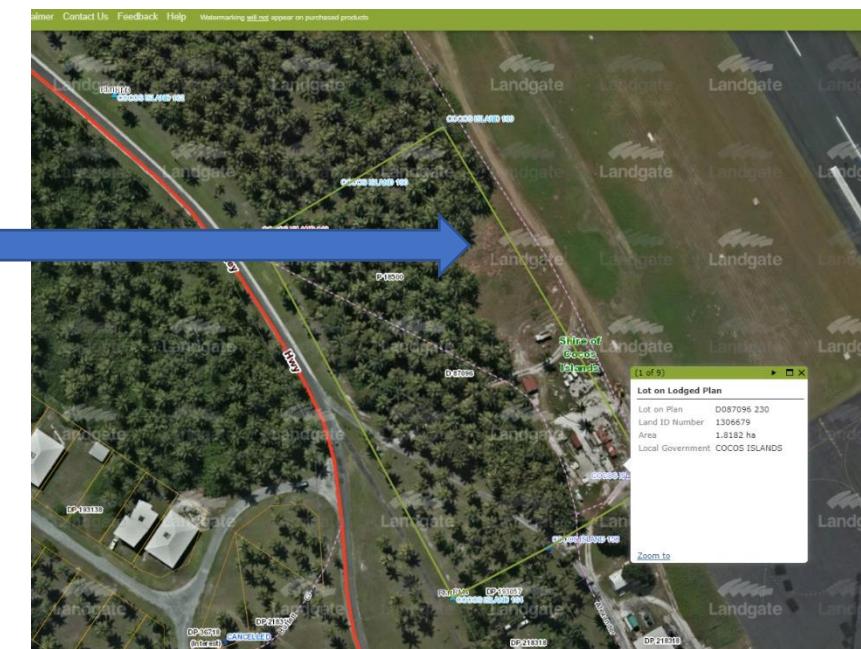
Proposed size of land to be approx. 23M X 23M approx. 530 square meters  
Must be at least 35 Meters away from the white gable marker from the runway. See picture area marked in white below.

**LEASE TERM REQUESTED**

10 years plus 10.

## SITE PLANS

Land required will be to the north of existing Shire LIA sheds.



Map above shows approximate location or area Happy Jacks proposes to lease.

Are of around 530 meters. The cleared area is where the 3 LIA sheds have been built by the Shire. The shed must be at least 35 Meters from the white gable marker due to height restrictions for the airport and if the large crane is to be used to install the airport will need to be advised, but in principal there are no other issues from the airport/Toll.

Water and power as per instructions from water corp. With the intention of tying onto existing services. No intention to clear any trees/bushes.

## WASTE MANAGEMENT

The site will not create any more than normal general waste which will be removed from the site on a day to day basis.

## ECONOMIC AND SOCIAL OUTCOMES

Happy Jacks is a small locally run business. We employ 4-8 people on a fulltime and part basis. We carry out services such as earth moving and the like and require a sheltered place to store capital machinery the area will ensure all machinery is kept in good operational order making for a safer working environment. We believe the lease will improve work opportunities once the runway project is operational. Also, may have the potential for community storage during cyclone events if required for other small vessels and the like.

### **OUTCOME BASED MILESTONES TO INCLUDE IN THE LEASE**

1. A Development Application for the sheds to be lodged within 12 months of the lease being signed.
2. Lodge a building permit within 6 months of the date of issue of the development application.
3. Commence work on the Sheds within 6 months from the date of issue of building permit.
4. The Happy Jacks Business commences operation from the Shed within 2 years of the lease being signed.

### **MARKET VALUATION**

Have factored in the payment of the lease fee at the 1.98 per square meter rate as advised by the Shire as per the standard per m<sup>2</sup> rate. Also aware and prepared for changes in CPI. I acknowledge that I will be responsible for all costs for installing power and water, including all machinery hire, labour and connection costs.