



Royal Newcastle Aero Club

Hangar Construction Check List – v1.05.

The RNAC Board notes that aviators' interest to construct a hangar at Maitland Aerodrome. The following information has been provided as a means to proceed subject to mandatory Council, any Regulatory Authority and RNAC Board requirements.

The information below outlines some prerequisites and basic understandings that need to be shared prior to the build commencement. The second page of this document sets out a set by step process that we hope is helpful.

One – Off, Site Development Contribution

A one-off site development contribution will be required calculated by a lineal rate based on the width of the hangar including outriggers plus 1 meter.

The amount of the contribution shall be calculated @ \$1,200 per lineal metre or part thereof for powered sites and \$1,000 per lineal metre for unpowered sites or part thereof.

- **First Payment:** 10% of the site contribution to reserve site, refundable in full after a cooling off period of 30 days or if Maitland City Council reject the issue of a Construction Certificate due to any fault of the Club.
- **Final Payment:** The remaining balance shall be due no later than 90 days after receipt of the first payment and before any earth works begin on the site.

Annual Fee & Outgoings

Annual hangar site fee shall be calculated by the area bounded by the hangars external width (excluding outriggers) and the hangars external depth with a minimum depth set at 14 metres. The initial annual fee shall be set at a rate of \$15/m² (incl. GST) commencing at the agreed date and terms of the Hangar Site Licence Agreement, including the following: -

- A Hangar Site Licence Agreement signed by both parties.
- The hangar depth must allow a minimum rear corridor.
 - Refer to approved RNAC - Site Layout Plan v1.05.

Planned Inclusions

- Specified Powered Sites - Limited 16-amp single-phase power (Subject to peak loading limitations).
- All Sites, if available – Limited 20ml domestic water supply & standard stormwater connection points.

Not included (at owners' cost)

- Hangar design & associated approval/certification costs.
- Concrete apron connection to taxiway.
- Water/Electricity/Stormwater pipe connection to nominated existing points.
- Site preparation, survey, earth works & supply of any materials.
- Waste disposal.



Check list guidance...

The following is a recognised step by step procedure to be followed in order to complete this project...

- 1. Obtain the latest RNAC Hangar License Agreement.
 - a. Review this document as it is a mandatory component of the project.
 - b. Any issues should be raised by email to the RNAC Board.
 - c. Ultimately you would need to be comfortable with signing this document.
- 2. Obtain the latest RNAC Aircraft Basing Agreement and all associated documents.
 - a. Review these documents as again it is a mandatory requirement of all aircraft owners and operators that base aircraft at RNAC. These documents are available on request.
- 3. Both the Applicant and RNAC to sign the RNAC Hangar License Agreement.
 - a. One copy for the hangar owner and one for the Club.
- 4. Pay the first part of the contribution fee.
 - a. First 10% of this fee must be paid before any earth works.
- 5. Be satisfied with your allocated hangar position survey set out.
 - a. Communicate with the RNAC Board to check the "Pegged Site".
- 6. Be satisfied with any utility connection points.
 - a. Communicate with the RNAC Board to provide guidance with this information.
- 7. Obtain a certified structural engineering hangar design.
 - a. A copy of this document needs to be provided to the RNAC.
- 8. Obtain development authorisation letter from RNAC for Maitland City Council.
- 9. Obtain a construction certificate from Maitland City Council.
 - a. A copy of this document must be provided to RNAC prior to any construction commencement.
- 10. Pay the remaining contribution fee.
 - a. This payment needs to be finalised before any earth works can begin.
 - b. This payment date represents the Commencement Date of the Hangar Site License and Hangar Site License Fee.
- 11. Prior to the placement of any concrete a final sign off will be required from RNAC.
 - a. Communicate with the RNAC Board to provide guidance with this information.
- 12. Construction continues until completion.
 - a. Prior to occupancy, a copy of the "Occupancy Certificate" from Maitland City Council must be provided to RNAC.
- 13. A signed copy of the RNAC Aircraft Basing Agreement will be required for all aircraft that will occupy the new hangar.
 - a. This will also apply to all sub-let hangars and aircraft that they may accommodate.

Should any further assistance be needed, please call RNAC, 02 4932 8888.

