

Expression of Interest for Repurposing of the Wallerawang Power Station



Expression of Interest for Repurposing of the Wallerawang Power Station (WPS) and associated infrastructure, either as a whole or part; multiple uses and occupation is possible.

Closing Date & Time: Monday 15th August 5pm

Location: Wallerawang Power Station (WPS) is located approximately 150 km west of Sydney via the A32 and 12 km to the west of Lithgow on the B55 Castlereagh Highway and is also serviced by the Main Western Railway.

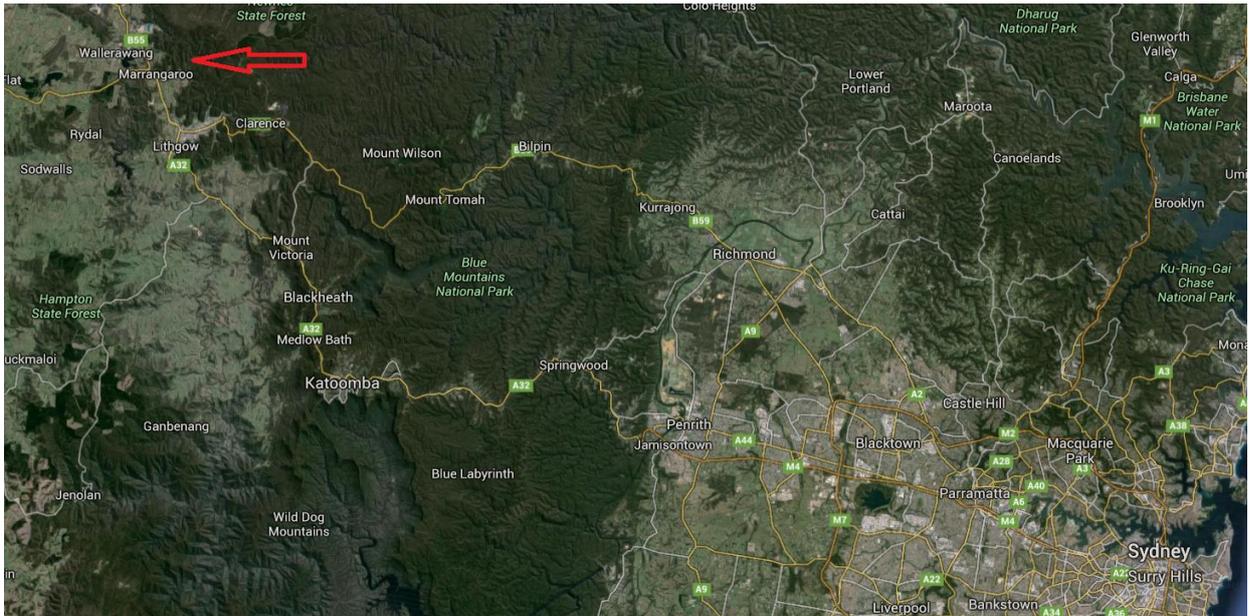


Figure1: Location of the Wallerawang Power Station in relation to Sydney & Lithgow

Background: Wallerawang Power Station was a coal fired power station, located at Wallerawang, approximately 150 kilometers west of Sydney in the Central Tablelands region of New South Wales, Australia. The power station was equipped with two turbo-alternators of 500 megawatts (670,000 hp) each, supplied by C. A. Parsons and Company of Newcastle-upon-Tyne, England.

The station was purchased from the government by Energy Australia in 2013. Due to declining electricity demand, the first of the two generating units was mothballed in early 2013, and the second in April 2014. The site still has the ability for high voltage connection.

The site lends itself to become a major area for the establishment of a Business Park. There are a number of buildings on the site which could be repurposed for a variety of uses including large scale office space, warehousing and manufacturing.

The Site: The site covers an area of 80 hectares (additional adjacent land may be available) and has well established concrete roads and landscaping. It is fully serviced with electricity, water (non-portable), sewerage, communications and some buildings have fire services installed. There are a number of buildings which could be utilized for manufacturing, storage and large scale office accommodation. The site also has plenty of open space for the erection of new buildings and also boasts a private railway siding into the property (potentially 400m) which is connected to the Main Western Railway. There are also large areas of open space with views over Lake Wallace.

Apart from areas of open space (including an area currently owned by TransGrid) there are a number of buildings which will be available for use in the short and long term.

What is available:

- *Heavy & Light Industrial park facilities including workshops and warehousing facilities*
- *A private rail siding with a connection to the Main Western Railway (400m)*
- *Negotiation for power connections at distribution point through to high transmission voltage*
- *A grade office accommodation, fully furnished two level air-conditioned administration building, which could accommodate in excess 200 people*
- *A fully equipped Garage for servicing vehicles*
- *Chemical testing facilities*
- *Heavy Lift capability 240 ton, 120ton, 20 ton and other capability*
- *Purpose built industrial hall with heavy lift capability*
- *Large Secure undercover Car parking area*
- *Potential Canteen facilities*
- *Electronic Security systems, with an inner and outer perimeter, with a guard house and video surveillance, and*
- *Availability of a local skilled workforce*



Figure 2: Aerial photo of the Wallerawang Power Station Site

Expressions of Interest should include:

- *The proposal for re-use for the site, including description of process or business activity*
- *An indication of whether the re-use would need to be exclusive or could be shared with other users*
- *The amount of investment that the proponent would bring to the site and the value add associated with the repurposing activity*
- *If a “scoping study” has been completed, and if not, what is the estimated time, cost to complete?*
- *Estimated time and cost to construct*
- *Estimated time to commission*
- *Any environmental impacts, proposed licencing and mitigation plans*
- *The number of jobs directly created involving the design, planning, construction, commissioning or operation of the repurposed site with an estimate of the positive impacts on the local community*
- *From when would the site would be required?*
- *The length of time that the repurposing would need the site (from a number of years through to evergreen)?*
- *Any planning, zoning or environmental approvals that the application requires to obtain*
- *Consultation and liaison plan with local community and with relevant NSW government entities*
- *The identity of the applicant including company or personal details*
- *The financial capacity to fund the repurposing development*
- *A description and estimate of how the proposal will benefit the local region and the State*
- *Whether or not the Expression of Interest response is confidential or can be shared with relevant authorities such as Lithgow City Council, Department of Industry, Skills and Regional Development (NSW), Treasury NSW*
- *Outline of expected number of personnel during different stages of the project, and*
- *Estimate of services required such as water and power usage.*

Expression of Interest Process Outline

- *Site tours available with prior notification, personal protection equipment required (helmet, safety glasses, steel capped shoes/boots, long sleeve shirts, long trousers & reflective vest)*
- *Expressions of Interest close 15 August 2016*
- *EnergyAustralia will shortlist applicants by 31 August 2016*
- *Due diligence access to site available to shortlisted applicants in September 2016*
- *Shortlisted applicants to present proposals to EnergyAustralia by 10 October 2016*
- *Successful proponents will be notified by 11 November 2016, and*
- *Further negotiations will be held with successful applicants.*

Recipient of the Expression of Interest:
Ralph Guinness
DDR Leader, Wallerawang
EnergyAustralia NSW Pty Ltd
350 Boulder Road, Portland, NSW, 2847
Locked Bag No 1, Post Office Portland, NSW, 2847



Helping Australians with efficient solutions

Enquiries & Site Inspections: Michael Wilson
EnergyAustralia NSW Pty Ltd
350 Boulder Road, Portland, NSW, 2847
Locked Bag No 1, Post Office Portland, NSW,
2847
Mobile: 0448 725 377 Ph +61 2 6352 8852

Terms and Conditions of Expression of Interest:

1. This Expression of Interest has been prepared by EnergyAustralia to give respondents some background information in relation to the potential repurposing of WPS and its associated infrastructure (**Proposed Project**). This Expression of Interest and accompanying information are not intended to be exhaustive. Whilst care has been taken in its preparation, EnergyAustralia does not give any warranties or make any representations (express or implied) as to the completeness, currency or accuracy of the information contained in this document and any other information which may be provided in connection with this Expression of Interest or the WPS, including any estimates, opinions, projections or assumptions upon which they may be based.
2. Each respondent acknowledges that:
 - (a) this document has been prepared by EnergyAustralia solely for the purpose of assisting EnergyAustralia to assess potential submissions for the Proposed Project;
 - (b) it has relied entirely on its own inquiries and inspection in respect of this Expression of Interest and the Proposed Project including, without limitation, the condition, suitability, performance or function of any plant and equipment or services available on site;
 - (c) EnergyAustralia does not make any warranties, representations, guarantees or other statements in relation to this Expression of Interest, the Proposed Project, the WPS or its associated infrastructure and services;
 - (d) it is not relying on any statement of opinion, intention or any warranty, representation or other statement made or purported to have been made by or on behalf of EnergyAustralia (whether oral or in writing) in connection with this Expression of Interest or the Proposed Project; and
 - (e) EnergyAustralia may, in its absolute discretion, accept, consider or reject any response submitted by the respondent in connection with this Expression of Interest. Any decision made by EnergyAustralia in relation to this Expression of Interest or the Proposed Project is final and binding on all parties.
3. EnergyAustralia reserves the absolute right at any time to:
 - (a) add to, vary, modify or amend any or all aspects of the Proposed Project or this Expression of Interest;
 - (b) not proceed with the Proposed Project;
 - (c) amend, suspend, defer or terminate the Expression of Interest process;
 - (d) terminate further participation in the Expression of Interest process by one or more respondents; or
 - (e) amend any provisions of this Expression of Interest, including the timing of the Expression of Interest process.
4. Respondents do not have a right to claim reimbursement of any costs nor to appeal to EnergyAustralia against any decision arising from the processes involved in this Expression of Interest or the Proposed Project. EnergyAustralia is not liable for any claims by any respondents where EnergyAustralia varies, modifies, amends, suspends, defers or terminates this Expression of Interest process.
5. This Expression of Interest is not an offer to a respondent. The respondents do not have any claim against EnergyAustralia arising out of or in connection with the exercise, or failure to exercise, any rights, powers or discretions given to EnergyAustralia in this Expression of Interest.
6. EnergyAustralia may, in its absolute discretion, requests:
 - (a) a respondent to submit additional information or clarifications;

- (b) *interviews with one or more respondents; and/or*
- (c) *a site visit with or a presentation by one or more respondents to clarify any part of a response to this Expression of Interest or to inform itself of the capabilities of a respondent.*

Notwithstanding this, EnergyAustralia's expectation is that it will be able to evaluate all submissions on the basis of the information submitted within the Expression of Interest responses without further reference to any respondent and the respondent is not relying on being invited to submit additional information to EnergyAustralia.

7. *If requested by EnergyAustralia, respondents must promptly respond in writing to all requests for additional information or clarifications. Where such information is not provided within the timeframe nominated by EnergyAustralia, it reserves the right to continue the assessment process on the basis of the available information.*
8. *By submitting a response to this Expression of Interest, each respondent:*
 - (a) *warrants to EnergyAustralia that all information provided in response to this Expression of Interest is correct, accurate and complete, and may be relied on by EnergyAustralia in assessing such response;*
 - (b) *undertakes to immediately notify EnergyAustralia if it becomes aware of any changes in circumstances which causes the information contained in its response to become incorrect, inaccurate in a material respect; and*
 - (c) *acknowledges that EnergyAustralia may suffer loss or damage if the respondent breaches this warranty and undertaking.*
9. *Respondents must keep confidential all information concerning EnergyAustralia and the Proposed Project received as a result of or in connection with this Expression of Interest and which is not in the public domain. The respondents must maintain such confidentiality even if a respondent is unsuccessful in the Expression of Interest process. Prior to providing any additional information to a respondent, EnergyAustralia may, in its absolute discretion, require the respondent to sign a confidentiality agreement.*
10. *Each respondent must not:*
 - (a) *place itself in a position that may or does give rise to an actual, potential or perceived conflict of interest between EnergyAustralia's interest and the respondent's interest; or*
 - (b) *engage in any collusion, anti-competitive conduct or any other similar conduct with any other persons in relation to the preparation or submission of a response to this Expression of Interest.*
11. *All intellectual property rights in information contained in this Expression of Interest or any related materials remain the property of EnergyAustralia. Respondents are permitted to use that information and material only for the purpose of compiling their responses to this Expression of Interest.*