

BLUEWATER AIRPORT

Multi-Function Site

Tenants, Users and Operational Rules

1. Purpose

These rules govern the use of the **Bluewater Multi-Function Site (Bluewater Airport)** by:

- tenants
- licence holders
- operators
- visitors
- contractors
- any person using the site.

These rules operate **in addition to any lease, licence or operational agreement** entered into with Bluewater MFS Pty Ltd ATF Bluewater MFS Unit Trust.

The purpose of these rules is to ensure:

- safe aviation operations
 - orderly site management
 - environmental protection
 - fair and equitable use of shared facilities.
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2. Authority of the Airport Operator

Bluewater Airport is a **privately owned aerodrome and operational facility**.

The Airport Operator is responsible for:

- operational safety
- infrastructure management
- environmental compliance
- coordination of activities on the site.

All users of the site must comply with:

- directions issued by the Airport Operator
- applicable aviation safety laws
- operational procedures issued from time to time.

Failure to comply with these rules may result in **restriction or suspension of site access**.

3. Use of the Airport

Bluewater Airport includes:

- a commercial aviation aerodrome
- aviation operational facilities
- leasehold allotments
- common infrastructure
- environmental conservation areas.

Users must conduct activities in a manner that:

- does not interfere with aviation safety
 - does not interfere with the rights of other users
 - does not damage infrastructure or environmental areas.
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4. Construction and Improvements

Tenants may construct improvements on leased allotments subject to:

- prior written approval from the Airport Operator
- compliance with relevant planning and building requirements
- provision of plans and specifications prior to construction.

All works must be completed:

- in a professional and workmanlike manner
- in accordance with applicable engineering and safety standards.

Ownership of improvements will be governed by the relevant **lease or licence agreement**.

5. Building and Storage Standards

Buildings, hangars, containers and storage facilities must:

- be compatible with the natural surroundings of the site
- be finished in muted colours suitable for bushland environments
- comply with applicable cyclone region construction standards.

Fire protection water storage may be required depending on the size of the development.

6. Environmental Protection

Bluewater Airport includes areas of **significant environmental value**.

Users must not:

- clear vegetation without written approval
- damage riverbanks or waterways
- interfere with declared environmental protection areas.

Any environmental damage may result in:

- remediation costs
 - termination of site access.
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7. Rubbish and Waste Management

All users are responsible for removal of their own rubbish.

Waste must not accumulate on site.

The Airport Operator may remove waste or abandoned items and recover the cost from the responsible person.

8. Use of Common Areas

Common areas include:

- runways
- taxiways
- shared operational areas
- access roads
- common facilities.

Users must ensure their activities do not interfere with:

- aviation operations
- other users
- safety of persons or property.

Damage to common property must be reported immediately.

9. Storage of Aircraft and Equipment

Aircraft, vehicles and equipment must only be stored:

- on leased allotments
- in approved operational areas
- with permission of the Airport Operator.

Use of general property for storage without approval is not permitted.

10. Fuel Storage and Supply

Fuel may only be stored:

- in locations approved by the Airport Operator
- in accordance with applicable safety regulations.

Unauthorised fuel storage is prohibited.

11. Noise Management

Users must operate aircraft and machinery in a manner that:

- minimises unnecessary noise
- complies with published fly-neighbourly procedures.

Where excessive noise complaints arise, the Airport Operator may impose operational restrictions.

12. Insurance

Each tenant or operator must maintain appropriate insurance covering:

- public liability
- aircraft operations
- property and equipment.

The Airport Operator maintains insurance for common infrastructure but does not insure individual property.

13. Liability

All persons entering the site do so **at their own risk**.

The Airport Operator is not responsible for loss or damage to aircraft, vehicles, equipment or other property except where caused by gross negligence.

Users are responsible for damage caused by their activities.

14. Runway and Operational Surfaces

Runways, taxiways and other facilities are provided **as operational infrastructure and may be subject to natural conditions**.

Users are responsible for determining whether the facilities are suitable for their operations.

15. Firearms

Firearms may only be used:

- in accordance with Queensland law
- in designated areas and only with prior approval by the Airport Operator.

Improper use of firearms will result in immediate suspension of access.

16. Dispute Resolution

Disputes relating to site use should first be raised in writing with the Airport Operator.

The parties will attempt to resolve disputes in good faith before escalation.

17. Compliance with Aviation Laws

All aviation operations must comply with:

- Civil Aviation Safety Regulations
 - CASA operational requirements
 - aerodrome operational procedures.
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18. Amendments

These rules may be amended from time to time to ensure:

- aviation safety
- operational efficiency
- environmental protection.

Updated rules will be published on the Bluewater Airport website.

19. Acceptance

By entering or using the Bluewater Airport site, all persons acknowledge and accept these rules.

Failure to comply may result in **suspension or removal of access rights.**