WELLINGTON
SHIRE COUNCIL

West Sale Airport (YWSL)

VICTORIA, AUSTRALIA



Wellington Shire Council owns and operates two airports, and is also home to RAAF Base East Sale

West Sale Airport (YWSL)

Runways
- RWY 09/27 1,803m sealed
- RWY 05/23 500m grass
- RWY 14/32 699m grass

Airport Lighting
- LIRL LED lighting
- Standby generator
- Precision Approach Path Indicator

Fuel Facilities
- 24 hour access
- Av-gas 20,000lts
- Jet A1 20,000lts

Investment Ready
- Hangar sites available
- Western Industrial/Commercial Precinct

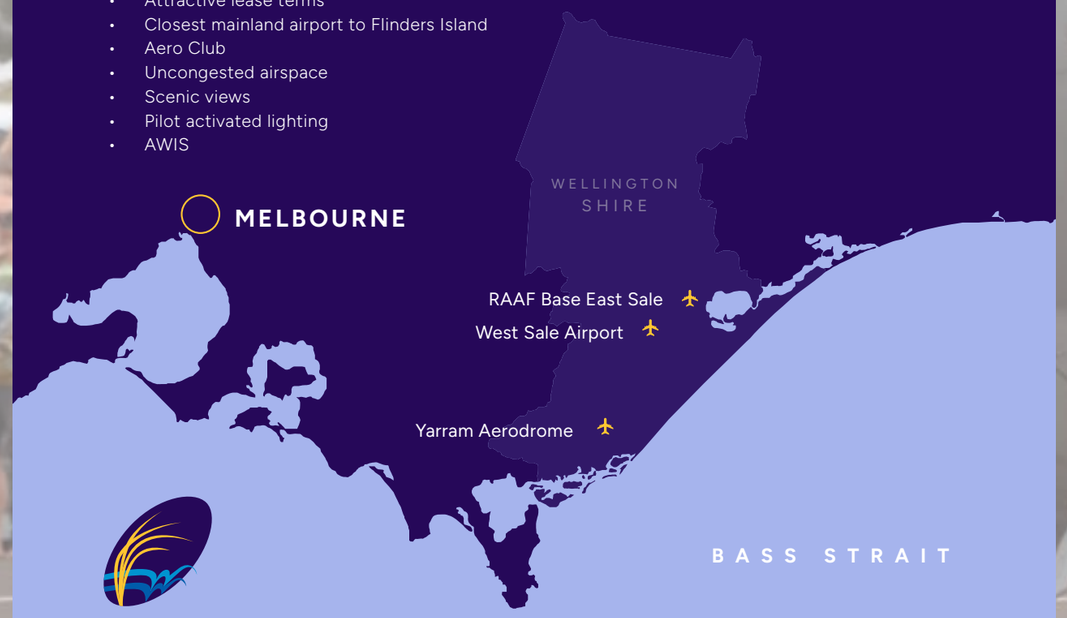
Other Features
- CAE King Air simulator located in township of Sale
- On airport Helicopter Underwater Escape Training simulator
- Support available to access government funding
- Class II compass swing site

At 1,800m West Sale is the longest 30m wide runway in regional Victoria

Yarram Aerodrome (YYRM)

Runways
- RWY 09/27 756m unsealed
- RWY 05/23 1,090m grass

Other Features
- Hangar sites available
- Attractive lease terms
- Closest mainland airport to Flinders Island
- Aero Club
- Uncongested airspace
- Scenic views
- Pilot activated lighting
- AWIS



WELLINGTON SHIRE COUNCIL

THE MIDDLE OF EVERYWHERE

THE MIDDLE OF EVERYWHERE

Find yourself in The Middle of Everywhere from Licola, Dargo and Victorian High Country, Golden Beach, Seaspray, and Ninety Mile Beach, Loch Sport, Sale and the Gippsland Lakes to Yarram, Port Albert and Tarra Bulga National Park.

We are located in one of the most beautiful corners of Australia. Situated just 2.5 hours east of Melbourne, you'll discovery some of Victoria's finest offerings from the scenic mountain ranges of Victorias High Country to the pristine beaches of Ninety Mile Beach, the beautiful wetlands of the Sale Common to the temperate rainforest at Tarra Bulga National Park and the shores of the Gippsland Lakes, the best of nature is right here.

Lifestyle is at the forefront of our everyday here in The Middle of Everywhere. Fishing at your fingertips with anglers able to cast a line from hotspots near Port Albert, McLoughlins Beach and Loch Sport as well as surf fishing from Seaspray,

Golden Beach or Woodside. River and lake fishing are also easily accessible.

We have patrolled beaches over the summer at Woodside and Seaspray, high country camping, hunting and 4x4 as well as paid and free caravan stops close to town, close to the beach and close to our rivers, lakes and mountains not to mention award winning accommodation options..

Walking and bike riding opportunities for residents and visitors expand across the region with The Great Southern Rail Trail and Gippsland Plains Rail Trail, extensive network of shared paths within out townships not to mention Blores Hill Mountain Bike Park; one of Victoria's best mountain bike tracks, located 30 minutes from Sale offering a series of mountain bike trails suitable for beginner to advanced bike riders.

Galleries a dotted throughout the region including the Gippsland Art Gallery in Sale along with specialty museums including the incredible Gippsland Armed Forces Museum and Port Albert Maritime Museum. Farm Gates are plentiful along with speciality restaurants and an up and coming brewery and distillery culture.

So whether you're drawn to mountains, beaches, lakes, or rivers, we have it all for you to explore complimented by award winning eateries, accommodation and producers with farm gates and wineries thrown in for good measure.

WWW.THE MIDDLEOFEVERYWHERE.COM.AU

Our past.
Our present.
Our future.

Since the West Sale Airport opened in 1942, Sale has had a long and proud aviation history.

This tradition continues today, with RAAF Base East Sale awarded AIR 5428 Defence Project becoming the home of basic pilot training for all Australian Defence Force personnel.

Sale's aviation industry also extends beyond the RAAF Base, with the West Sale Airport supporting an active and enthusiastic local aviation industry.



This document was prepared by Wellington Shire Council / August 2024.

For further information please contact Wellington Shire Council Economic Development Team on 1300 366 244 or email enquiries@wellington.vic.gov.au

Index

1.0 Introduction

1.1 Introduction 7
1.2 Property Boundary 8

2.0 Operational Characteristics

2.1 Runways 11
2.2 Eastern Apron 12
2.3 Western Apron 12
2.4 Apron Capacity 14
2.5 Taxiways 15
2.6 Navigational Aids and Markings 16
2.7 Airspace 17

3.0 Investment Ready

3.1 Investment Ready 19
3.2 Supporting Investment 20
3.3 Industrial Precinct 21

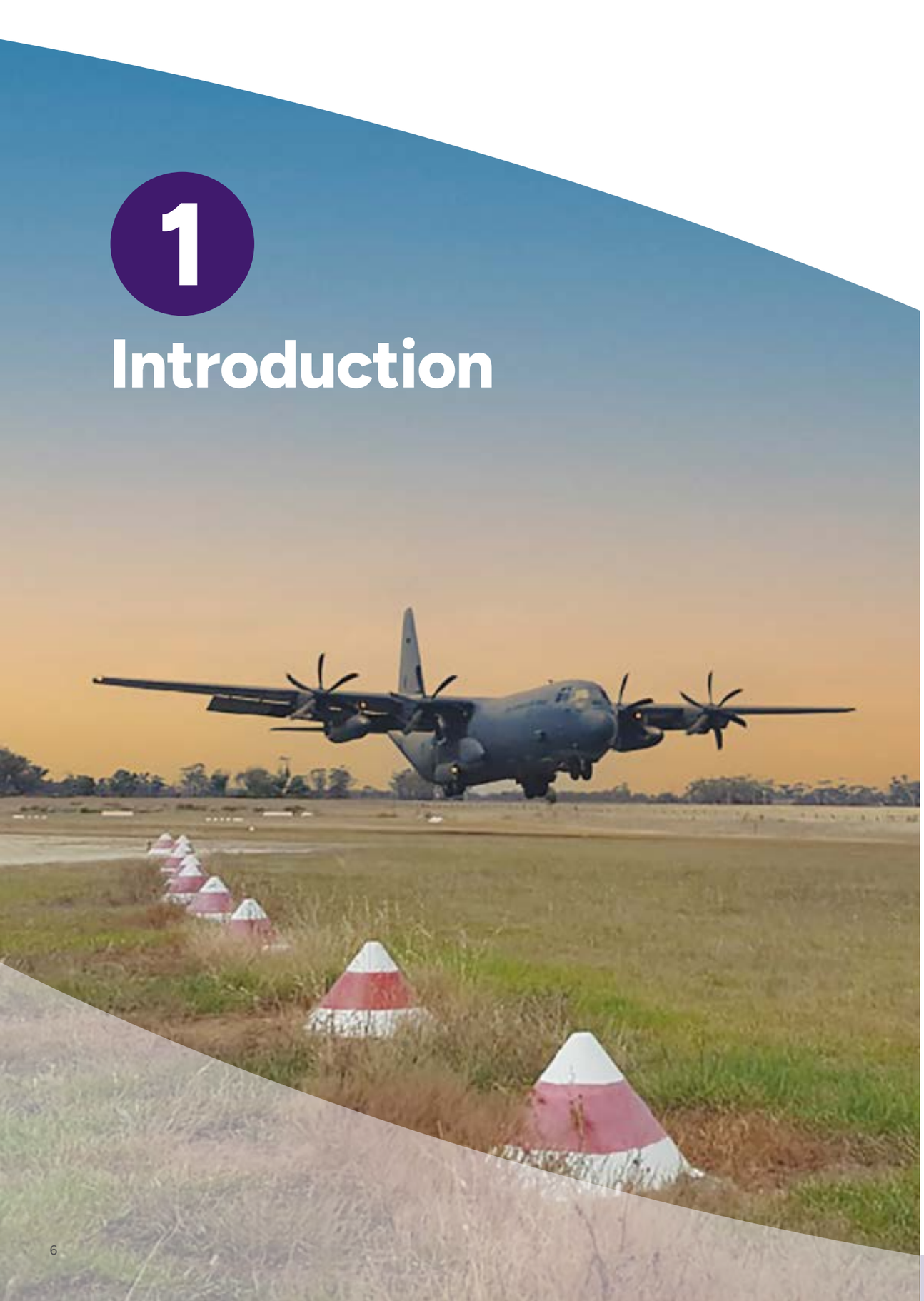
4.0 Liveability

4.1 Housing and Real Estate 23
4.2 Arts and Culture 24
4.3 Education 25
4.4 Medical Care 26
4.5 Sport and Recreation 27

5.0 Airshow

5.1 ANZAC Weekend Airshow 29

1 Introduction



1.1 Introduction

West Sale Airport is located on approximately 180 hectares and is adjacent to the Princes Highway, 10km west of Sale in south eastern Victoria and 2 hours east of Melbourne. Wellington Shire Council owns and manages the airport in accordance with CASA requirements.

The airport has three runways: one sealed runway 09/27 at 1,803 metres in length, and two grass runways. At certain times, surrounding airspace is activated and controlled from RAAF Base East Sale Air Traffic Control.

The Airport hosts a number of aviation businesses specialising in:

- Aviation consulting
- Charter flight operations
- Aircraft repair maintenance and overhaul
- Training of aviation mechanical engineers
- Providing a base for aircraft operations servicing the offshore oil and gas extraction industry

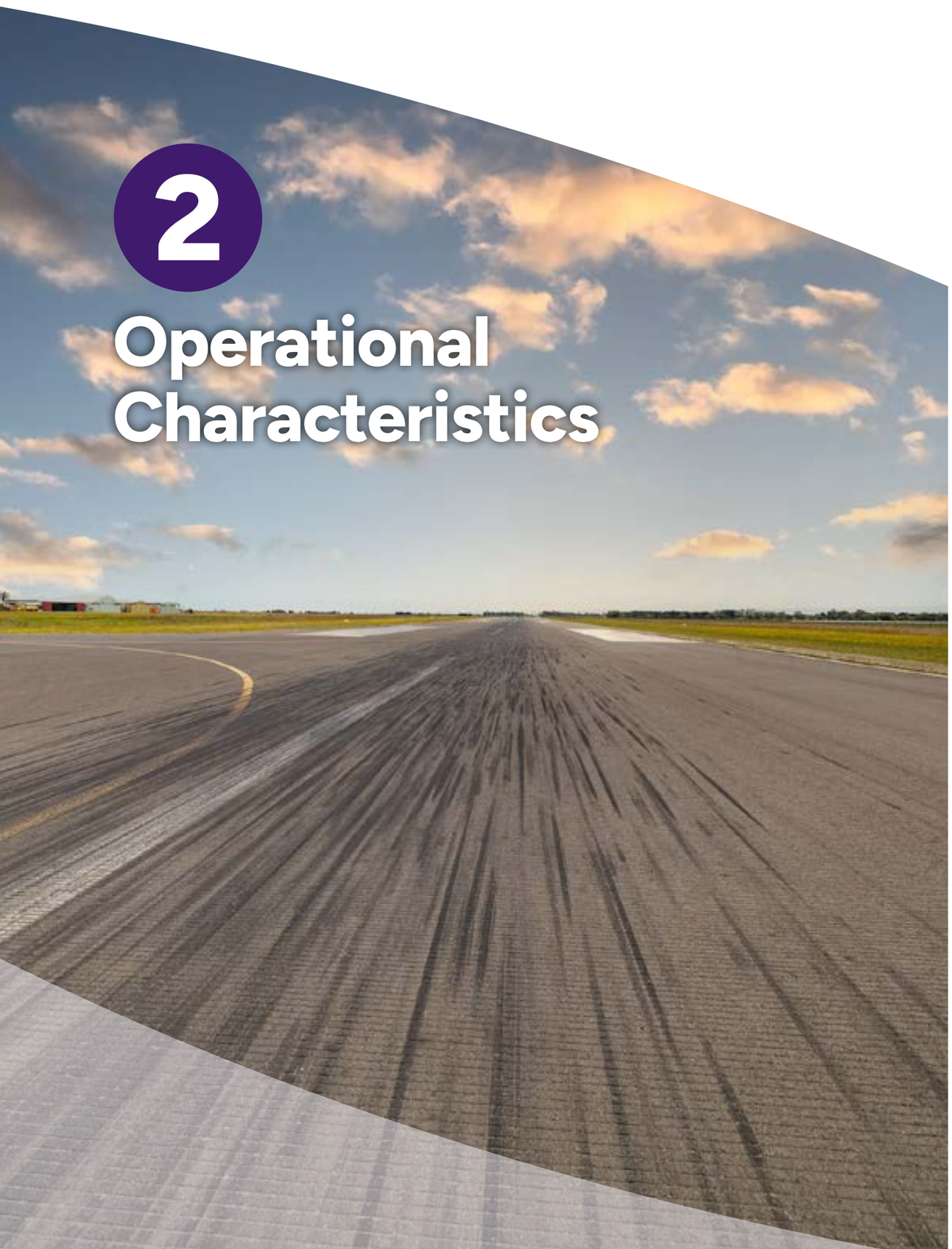
Multinational aerospace corporations such as Lockheed Martin, Pilatus, Jet Aviation, and CHC Helicopters currently maintain a presence in Sale.

The confluence of YWSL, RAAF Base East Sale, as well as surrounding aerodromes and Longford Heliport supports a thriving aviation industry. A Beechcraft King Air 5000 series simulator, operated by CAE Australia, is located in Sale and whilst being primarily used by Defence has capacity for civilian use. This advanced simulator is approved by CASA to level D standard.

Growth in the aviation sector has been further boosted by ongoing investment of over $400 million in defence aviation infrastructure at the RAAF Base East Sale. Recognising the unique locational attributes, RAAF Base East Sale hosts Defence's Basic Pilot Training School - Defence Project Air 5428.

1.2
Property Boundary





2
Operational Characteristics

2.1
Runways

The main runway is 09/27 with dimensions of 1,803m in length x 30m in width. The main runway is protected by a 150m wide runway strip and dimensionally, the main runway is suitable for medium sized regional RPT aircraft and GA aircraft operations up to and including the Embraer EMB110 and 170, Dash 8-300 and 400s, Fokker F28s and 50.

Reasonably sized regional RPT aircraft such as a Beechcraft 1900, Dash 8-100, Dash 8-300, Fokker 50, ATR 72, Saab 340 can operate at West Sale Airport. The Airport Master Plan Update (2017) adopted a design aircraft of the Dash 8 Q400 with the expectation that all future runway works will accommodate the Q400.

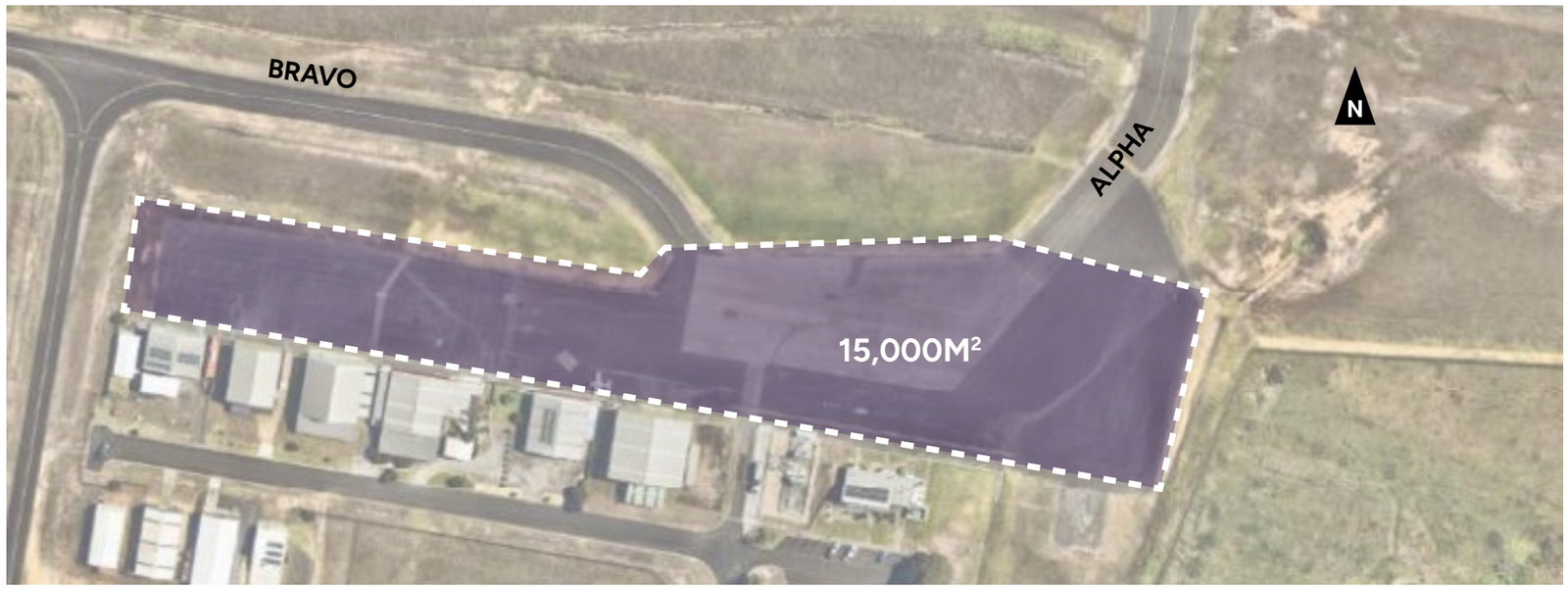
The main runway also has a visual approach slope indicator array, in the form of single sided PAPI at each main runway end. This PAPI would allow the Q400 fleet to operate into West Sale, and other larger regional aircraft such as the ATR-72.

The two grassed runways are 30m wide with a 90m wide runway strip, with lengths of 699m and 500m respectively.

Both grassed strips are well maintained and provide the correct dimensions and surface consistent with their intended use for light GA aircraft movements. The grass runways provide for maximum airfield use when considering diverse training requirements.

All associated runway shoulders and strip areas are maintained in accordance with CASA standards (Manual of Standards Part 139).

A $6M infrastructure improvement project has been completed and 09/27 runway has been lengthened to 1,803m.



2.2
Eastern Apron

This 15,000m2 apron is serviced from the main 09/27 runway on the eastern end by Taxiway Alpha, which is a sealed asphalt pavement, 15m wide and capable of Code C aircraft operations.

The Eastern Apron accommodates charter, Air Ambulance movements for both fixed and rotary wing GA operations. Taxiway Bravo also provides access from 09/27. This Code B taxiway also services the GA hangars that are situated to the south of the Eastern Apron.



2.3
Western Apron

Maintenance and Servicing Apron

This large 22,000m2 apron is serviced from the main runway by Taxiway Charlie, which is a sealed pavement, 10.5m wide and capable of Code B aircraft operations.

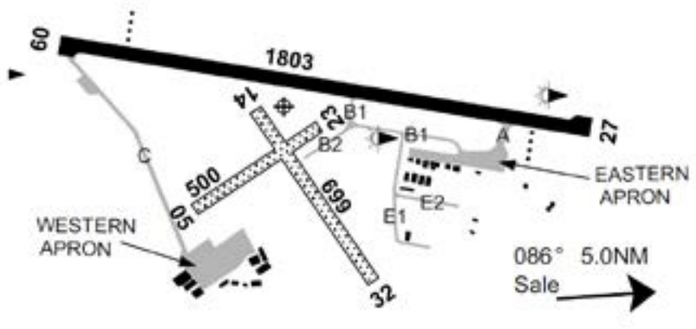
This taxiway has the width and pavement strength to accommodate Code C aircraft but for the longitudinal grade has been designated a Code B taxiway. This taxiway has an adjoining pavement area for engine run-ups for three Code A aircraft.

The engine run-up bay area has also been surveyed and meets the requirements as a Class 2 compass swing site.

2.4
Apron Capacity

Both of the aircraft parking aprons, Eastern Apron and Western Apron, provide significant capacity for the current movement frequency, allowing for further aircraft operational increases without the need for expansion of the allocated parking areas.

An increase in aircraft movements and larger aircraft types (both RPT and GA) and helicopters could be absorbed within the current Eastern Apron dimensions. The current Eastern Apron coverage could potentially provide parking positions for 2 x fully independent (power-in/power-out) Dash 8-300 type aircraft.



The current Eastern Apron pavement is a flexible asphalt construction providing substantial load capability for current operating aircraft. Based on our on-site observations of this apron pavement area, we would anticipate this pavement to be suitable for Dash 8-300 and Q400 aircraft.





2.5
Taxiways

Sealed taxiways link both ends of 09/27 to the Eastern and Western Aprons. All are suitable in dimensions and strength for its intended aircraft.

Taxiway Alpha
Sealed and 15m wide and capable of supporting Code C aircraft and handling any movements of the Dash8.

Taxiway Bravo
Sealed and 10.5m wide and capable of supporting Code B aircraft. From 09/27 Bravo links to the western side of the Eastern Apron and to the Code A taxiway system to the Eastern Recreational Aviation Precinct (ERAP) off Echo 1 and 2.

Taxiway Charlie
Sealed and 10.5m wide capable of supporting Code B aircraft. Having been renewed in 2013 this taxiway actually has the width and pavement strength to accommodate Code C aircraft but for the longitudinal grade has been designated a Code B taxiway. This taxiway has an adjoining pavement area for engine run-ups for three Code A aircraft.



2.6
Navigational Aids and Markings

A ground-based non-directional beacon (NDB) services YWSL and is located at RAAF Base East Sale. An approach slope indicator system (PAPI) is located on the main runway.

These serve as the nav-aids for the runway approach procedures and the GPS arrivals.

Due to the uptake of GPS navigation it is envisaged that no further ground based radio navigation aids will be required for the airport.

Further introduction of satellite based flight procedures will accommodate any future aircraft type and movement increases.

All airfield markings are installed in accordance with the CASA standards and meet or exceed the requirements of the current aircraft operations.

2.7
Airspace

Being 8NM from RAAF Base East Sale and within the 50NM radius of Air Force Controlled Airspace centered at East Sale provides an increase in aviation safety.

When activated, the operational airspace above and around YWSL is controlled by Air Traffic Control (ATC) personnel at RAAF Base East Sale. Furthermore, designated areas of Restricted Airspace surround the Base to protect and support military training and other flying activities.

Consequently, the times of day, duration, and overall airspace availability for users of YWSL are managed in response to military requirements. Military use of active restricted airspace/military operating areas (MOA's) imposes some constraints on the use of that airspace by other pilots and aircraft.

Pilots and aircraft with the appropriate class licence and relevant endorsements can request ATC approval to access the airspace. However, depending on flying training operations this is subject to approval by East Sale ATC.

Requests for changes to airspace are assessed by the Office of Airspace Regulation (OAR) within CASA and Council would be guided by OAR's recommendations.



Visit https://aircraftnoisemap.airforce.gov.au for detailed view.



3 Investment Opportunity

3.1 Investment Ready

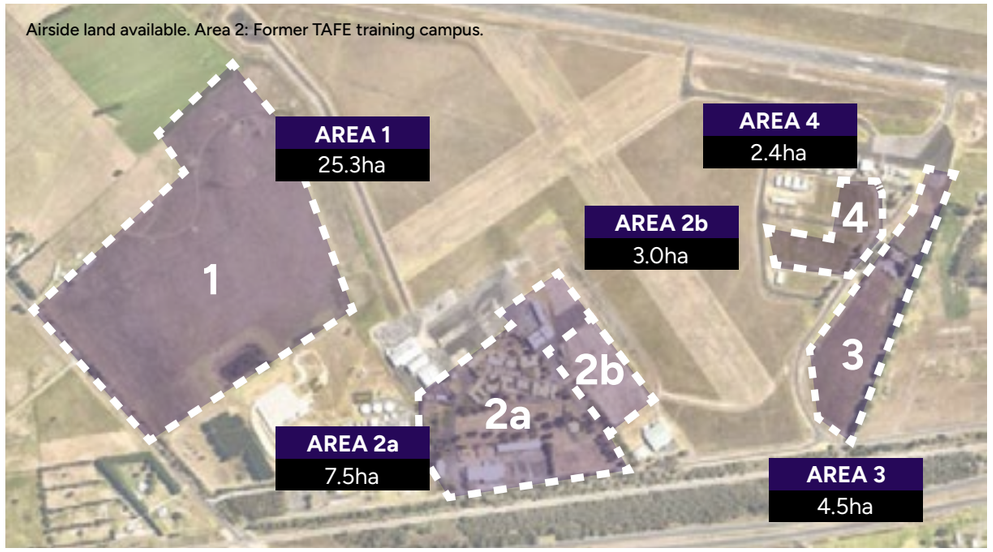
Prime land with airside access is currently available at West Sale Airport to establish new commercial activities.

When activated, the operational airspace above and around YWSL is controlled by Air Traffic Control (ATC) personnel at RAAF Base East Sale. Furthermore, designated areas of Restricted Airspace surround the Base to protect and support military training and other flying activities.

Consequently, the times of day, duration, and overall airspace availability for users of YWSL are managed in response to military requirements. Military use of active restricted airspace/military operating areas (MOA's) imposes some constraints on the use of that airspace by other pilots and aircraft.

Pilots and aircraft with the appropriate class licence and relevant endorsements can request ATC approval to access the airspace. However, depending on flying training operations this is subject to approval by East Sale ATC.

Requests for changes to airspace are assessed by the Office of Airspace Regulation (OAR) within CASA and Council would be guided by OAR's recommendations.



3.2
Supporting Investment

Development Assistance

Wellington Shire has the best performing Land Use Planning Team in Victoria, as evidenced by the Consulting Surveyors Victoria's 2017 Award for Municipal Excellence Rural Category. Council's Planning Team enables quick turnaround of planning applications and business certainty when investing in Wellington Shire.

State Government Support

Businesses establishing within Wellington Shire are invited to contact Economic Development team members for assistance identifying eligible funding programs, and support accessing additional resources.

The Economic Development team can act as a first point of contact and assist businesses in navigating Council, provide tailored business services, and facilitate connection with valuable local networks in addition to State and Commonwealth Government organisations.

3.3
Industrial Precinct

In 2018 Council adopted the West Sale and Wurruk Industrial Land Supply Strategy which identified land adjacent to the West Sale Airport as suitable for future industrial use.

In response, Council rezoned 55 hectares of land adjacent to the West Sale Airport for industrial use.

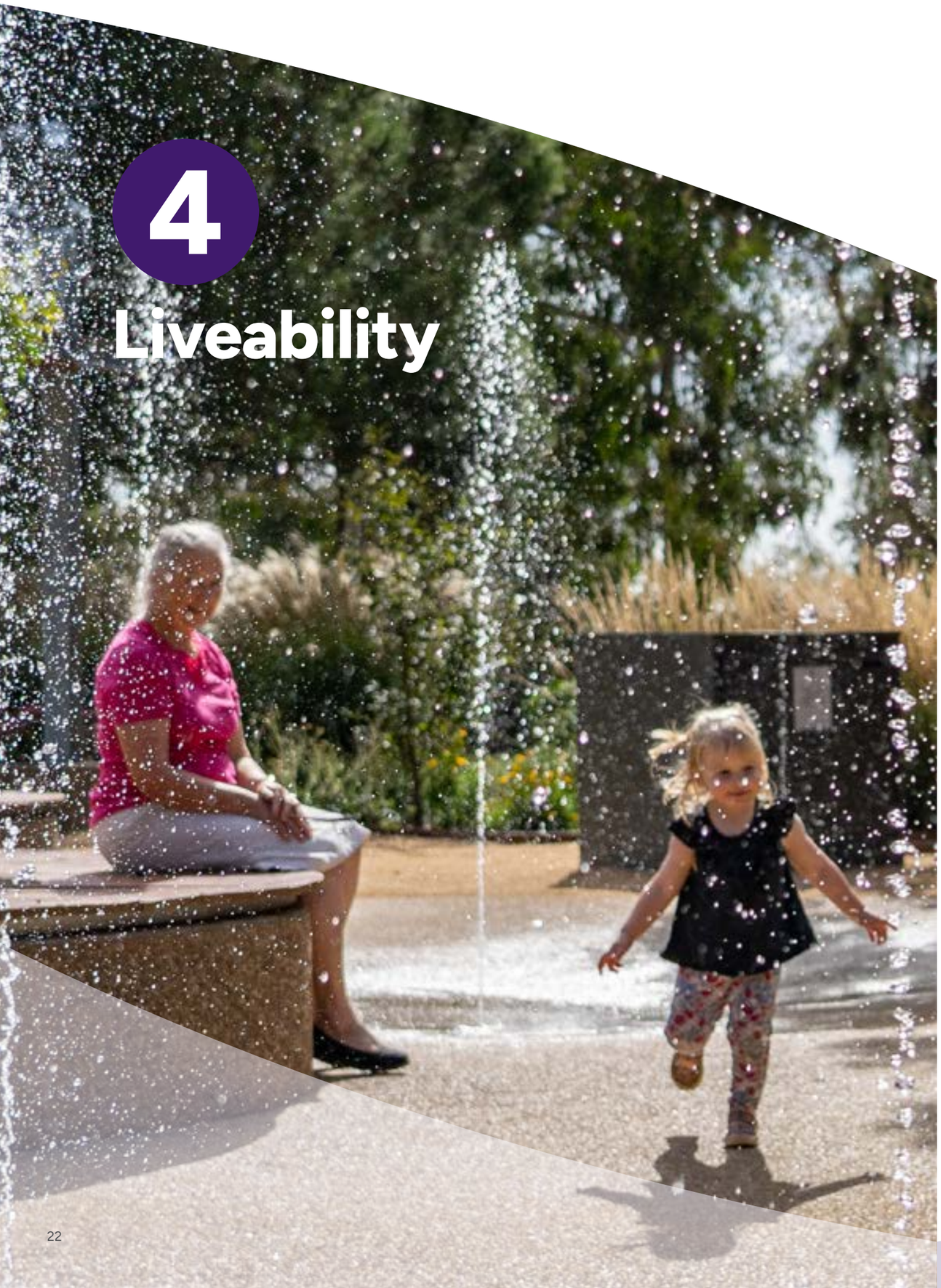




Following completion of a range of technical reports (drainage, traffic etc), the West Sale Industrial Development Plan has been prepared to guide future development.



The industrial precinct will provide for a range of lot sizes and business establishment opportunities. The industrial precinct benefits from direct access to the West Sale Airport, the duplicated Princes Highway, the Sale Alternate Truck Route, the Gippsland rail line and close proximity to the regional centre of Sale.



4 Liveability

4.1 Housing and Real Estate

Short-Term Accommodation

Sale has a proud history of accommodating a transient workforce. Defence personnel associated with RAAF Base East Sale and Exxon Mobil's staff servicing its Longford and Bass Strait operations have been accommodated in a range short term accommodation for over 50 years. Sale boasts over 450 rooms available in motels and serviced apartments.

Sale currently has a range of short term accommodation options including:

Modern serviced apartments such as Quest Apartments, Mansi On Raymond and Port of Sale Apartments

Motel accommodation with 12 motels located in Sale

Bed and breakfast options including Bon Accord

Bed and Breakfast, and the historic Kilmany Park Bed and Breakfast.

Additional, short term accommodation is also available in Sale via Stayz and other online providers.

Rental Housing

There is a range of private rental properties through local agents.
Sale residents who relocate to Sale with the Australian Defence Force, Exxon Mobil and associated industries are constantly surprised at the quality of accommodation available for the price. In 2024 median weekly rental in Sale is $450.

Real Estate

The communities in Wellington Shire boast a variety of affordable housing options. When compared to similar houses in metropolitan or larger regional centres, properties in Wellington Shire are available at lower prices.

Properties in Wellington vary from quality executive town housing to acreage properties and can complement any lifestyle.

In 2024, the median house price in Sale was $490,000 and surrounding communities of Maffra and Stratford had median house prices of $425,000 and $480,000 respectively. Units and townhouses were even more affordable at a median price of $340,000.

4.2
Arts and Culture

Overlooking the historic port, the Port of Sale precinct is home to Sale's arts and culture scene. Opened in 2018, the $14 million Port of Sale precinct includes the Gippsland Art Gallery, Sale Library, the Visitor Information Centre, the Wedge Performing Arts Centre and cafes.

Gippsland Art Gallery

The Gippsland Art Gallery is the premier gallery in the region. Showcasing art from the region and beyond, the Gallery features six exhibition spaces with regularly changing displays. The gallery hosts around thirty exhibitions of local, national and international significance, in addition to ongoing and evolving displays of the permanent collection.

Sale Library

Sale Library in the Port of Sale building provides free high speed digital infrastructure and offers access to a large range of adult and children's books, DVDs, talking books, newspapers and magazines. A local history collection is also available for local and family history research.

The Wedge

The Wedge Performing Arts Centre is a contemporary hub for performing arts and entertainment complete with theatre, versatile meeting rooms and a modern café/restaurant,

Operated by Wellington Shire Council, this multi award winning venue provides outstanding facilities and services for touring performances and local theatre groups. The John Leslie Theatre at The Wedge offers an intimate performance environment for up to 400 in permanent seats arranged in tiered rows and boasts a sprung stage floor, mechanical orchestra pit, and attracts leading national and international performers.





4.3
Education

Sale is a regional centre for primary and secondary education. There are six primary and three secondary schools located in Sale including government, Catholic and Anglican schools.

Secondary schools located in Sale:

Gippsland Grammar

A co-educational Anglican school with an enrolment of close to 1000 students across three campuses. Together with an excellent boarding facility and a strong Early Learning Program, the school provides for all the learning needs of students from across Gippsland and beyond. The ultimate goal for the School is that each student reaches their potential, especially academically.

Catholic College Sale

Catholic College Sale's Years 7 to 10 curriculum is designed to provide all students with a wide variety of educational experiences that will adequately prepare them for further study in the Victorian Certificate of Education (VCE) or Victorian Certificate of Applied Learning (VCAL) and enable students to take their place in society as well educated, responsible adults. Sporting, trade, science, agriculture and other facilities at the College are of a high standard.

Sale College

A co-educational state school across two campuses: Guthridge (years 7 to 9) and Macalister years 10 to 12 in Sale's CBD. The school has a number of innovative programs to cater for students with a variety of abilities and interests.

Sale Specialist School

Sale Specialist School is a purpose-built school which officially opened in 2018. The school caters for the needs of students with an intellectual disability and many additional needs. Students are aged from 4 years 8 months to 18 years and may be enrolled full-time or on a dual enrolment basis with a mainstream school.

4.4
Medical Care

CGH serves an immediate population of central Gippsland and reach a wider community in East Gippsland in terms of more specialised services such as perinatal services, critical care and surgery.

CGH is a sub-regional and an integrated health service, providing a broad range of primary, secondary and tertiary services, including a comprehensive range of Home and Community Care services, through to adult intensive, coronary care and level 4 neonatal care.

Sale Hospital is the largest hospital campus within Central Gippsland Health. It has a 24-hour emergency department, operating theatres, Critical Care Unit, neonatal care, maternity services, paediatrics, dialysis, oncology, and general medical and surgical wards.

Sale has a number of **CASA Designated Aviation Medical Examiners (DAMEs).**





4.5
Sport and Recreation

The city of Sale is well supported by a range of modern, well-maintained sport and recreation infrastructure and services.

Aqua Energy Leisure Centre

Featuring a 25m heated indoor pool, 50m heated outdoor seasonal pool, Hydrotherapy Pool, Combined Indoor Toddler Pool, Outdoor Toddler Pool, Group Fitness, Modern Gym, Café. This facility is currently undergoing a $23 million upgrade.

Sale's numerous other ovals and reserves also facilitate cricket, football, touch football, baseball, tennis, croquet, hockey, soccer, little athletics, lawn bowls, golf and aeromodelling.

Gippsland Regional Sports Complex

Constructed in 2011, this $8m facility includes 4 indoor courts, 12 outdoor netball courts and facilitates Basketball, Netball and Futsal. Sale Amateur Basketball Association, Sale Netball Association, Futsal, (Indoor Soccer)

A $3.6m Sub-Regional Multipurpose Synthetic Field with pavilion is currently under construction. The new facility will become home for the region's three hockey clubs (Maffra, Sale, Wellington).

5 ANZAC Weekend Airshow

5.1 ANZAC Weekend Airshow

Held biennially, The ANZAC Weekend Airshow returned to the West Sale Airport, Gippsland on April 27 and 28, 2024. Showcasing wings of all shapes and sizes.

The 2024 Airshow brought amazing aircraft, aerobatic demonstrations and displays to the delight of 14,000+ people who attended over the two days.

Enthusiasts could get up close and personal with some incredible aircraft including RAAF, aerobatic, commercial and recreational planes.

The ANZAC Weekend Airshow was conceived by Wellington Shire Council as a community-building event for the region and has become a hallmark attraction for the regional. The event is delivered by Pace Marketing with the support of event partners Wellington Shire Council and The Middle Of Everywhere. Esso Australia, Pilatus, Jet Aviation and Lockheed Martin.

Aerobatic displays were presented by Paul Bennet Airshows and the RAAF Roulettes. On the ground, the Hot Wheels Stunt Team thrilled patrons with as they raced alongside aerobatic aircraft. Other event features included static aircraft on display, a car and motorbike show, vintage fashion competition, food vans and live music presented by various local brass bands. The ANZAC Weekend Airshow was a delight for the senses!

Event planning prioritises local suppliers and producers throughout the process The event celebrates the ANZAC Spirit and pays homage to the region's aviation and defence heritage.

What people really like about this Airshow is they can get up and close with the aircraft. Larger airshows have everything behind a fence, but at the ANZAC Weekend Airshow, we let you get in the planes, get in the flight simulators and really enjoy it.

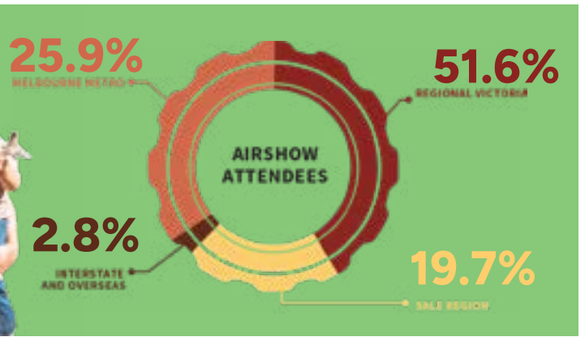
2024 overview

Estimated Attendees:
Over 14,000

Participants:
Over 580

Volunteers:
90





WELLINGTON
SHIRE COUNCIL

THE MIDDLE OF EVERYWHERE

Sale Service Centre - Council Headquarters
18 Desailly Street (PO BOX 506), Sale VIC 3850
Operating Hours: Monday to Friday 8.30am - 5.00pm
Telephone: 1300 366 244
Email: enquiries@wellington.vic.gov.au

Yarram Service Centre
156 Grant Street, Yarram VIC 3971
Operating Hours: Monday, Tuesday, Thursday, Friday 10.00am - 2.00pm (Closed Wednesday)
Telephone: (03) 5182 5100

www.wellington.vic.gov.au

WSC_5953