

**5.8 EXPRESSION OF INTEREST FOR REDEVELOPMENT CONCEPTS - THE AVENUE CAR PARK AND FRAME COURT CAR PARK, LEEDERVILLE**

- Attachments:**
1. Expression of Interest Process
  2. Project Plan
  3. Expression of Interest Material
  4. Preliminary Business Case - Confidential

**RECOMMENDATION:****That Council:**

1. **APPROVES** the Expression of Interest (EOI) material, at Attachment 3, for the purpose of advertising, noting that graphic design will be completed prior to distribution;
2. **AUTHORISES** the Chief Executive Officer to advertise the Expression of Interest material for a period of at least 42 days for the purpose of receiving redevelopment concepts for The Avenue Car Park and Frame Court Car Park, Leederville; and
3. **NOTES** the:
  - 3.1 **Project Plan**, at Attachment 2, including the final step following the advertising period where the shortlisted redevelopment concepts will be presented to Council; and
  - 3.2 **Preliminary Business Case**, at confidential Attachment 4.

**PURPOSE OF REPORT:**

To consider approving the Expression of Interest material for the purpose of advertising, to receive redevelopment concepts for The Avenue Car Park and Frame Court Car Park, Leederville.

**BACKGROUND:**Leederville Masterplan

In 2012, the City adopted the Leederville Masterplan. The Leederville Masterplan Built Form Guidelines established redevelopment plans for the two City-owned at-grade car parks; The Avenue Car Park and Frame Court Car Park.

The Avenue Car Park site was planned to become the Oxford Markets Precinct with the vision to develop the car park into a supermarket, decked car park and mixed-use residential building. The Frame Court Car Park site was planned to become the Oxford Town Square with the vision to create a southern gateway to Oxford Street.

Leederville Precinct Structure Plan

Leederville is identified as being a Secondary Centre in accordance with the Western Australian Planning Commission's (WAPC) State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2). In accordance with SPP 4.2, the City has prepared the Leederville Precinct Structure Plan (LPSP) which will replace the current Leederville Masterplan and guide future development within the locality.

Prior to being drafted, the LPSP was subject to significant research and public consultation through the 'Design Leederville' community consultation campaign in late 2019.

At its meeting on 14 September 2021, Council recommended that that WAPC approve the LPSP subject to modifications. The LPSP is required to be approved by the WAPC before it becomes operational.

Under the LPSP The Avenue Car Park and Frame Court Car Park would be zoned Mixed Use R-AC0 and are earmarked as Key Development Sites. The LPSP provides further guidance for the two landholdings as follows:

#### *The Avenue Car Park*

The site is situated within the Cityscape precinct, which is described as:

- A place with mixed uses that complement each other.
- The location for long-term development outcomes.
- The place where landmark development shapes the Leederville skyline.
- Designed to encourage public transport usage.
- A showcase for sustainability and reuse.
- A higher density mixed-use and residential area.
- A key contributor to the success of the Village.

This identifies an acceptable height standard of 18 storeys, which could increase to a maximum height of 23 storeys subject to bonus criteria being met.

#### *Frame Court Car Park*

The site is situated within the Urban Frame Type A precinct, which is described as:

- A mixed use area.
- Carefully designed to avoid impacts on existing neighbours.
- An attractive and safe entry point to the core of Leederville for pedestrian, cyclists and vehicles.
- Well-landscaped with lots of shade, green spaces and places to relax.

This identifies an acceptable height standard of 10 storeys, which could increase to a maximum height of 14 storeys subject to bonus criteria being met.

The LPSP is required to be approved by the WAPC before it becomes operational.

#### Leederville Land EOI

At its meeting on 14 December 2021, Council approved the Chief Executive Officer to commence an expression of interest process for the redevelopment of the City's major landholdings in Leederville, being The Avenue Car Park and Frame Court Car Park. The objective is to ensure alignment with Council's strategic intention for both sites, outlined within the LPSP.

#### **DETAILS:**

The LPSP is intended to influence and guide decision making for new development in the precinct, with respect to activity, movement, urban form, and resource conservation. The LPSP sets out a vision for Leederville:

*A thriving connected and sustainable local village that showcases and preserves its rich cultural and natural elements.*

As a Secondary Centre, it is important that Leederville does not develop as a single-purpose centre, but instead continues to expand on its offering of a wide variety of land uses.

The City has engaged Cygnet West to provide commercial expertise throughout Stage 1 of the expression of interest process. This ensures accordance with the expression of interest process presented to Council (**Attachment 1**) and allows The Avenue Car Park and Frame Court Car Park to achieve the LPSP vision and contribute to Leederville's role as a Secondary Centre.

Cygnets West has produced a Project Plan (**Attachment 2**) that outlines the key tasks included within Stage 1 of the process. This included workshops with Administration, the City's Design Review Panel and Council to confirm the project objectives and refine the selection criteria.

The updated selection criteria has been included in the Expression of Interest material (**Attachment 3**). The Expression of Interest material provides a framework for the sites including an overview of the town centre, how this location connects with the wider area and the local community and housing demographics. It also provides the vision and objectives for Leederville as well as site specific considerations including land details, the evaluation process and terms and conditions. The Expression of Interest material will be used to provide the relevant information to receive redevelopment concepts for The Avenue Car Park and Frame Court Car Park.

The Preliminary Business Case (**Attachment 4**) has been developed at a high level and has contemplated possible commercial, economic and community outcomes for three scenarios:

- Retain car parking in its current form;
- Sell, lease or trade land and receive car parking capacity and revenue of 400 car parking bays; and
- Sell, lease or trade part of the land with the City delivering the provision of 400 car parking bays.

The City has engaged a probity advisor to review, advise on and document the expression of interest process and material. The probity advisor will provide independent advice to ensure the City complies with all legislative requirements and maintains a transparent expression of process.

#### **CONSULTATION/ADVERTISING:**

The Expression of Interest material will be distributed through the following channels in order to reach local and national audiences:

- notice published on the City and Cygnets West's website;
- notice posted to the City's social media;
- notice published in The West Australian newspaper;
- notice published in the Australian Financial Review newspaper;
- notice published in The Voice newspaper;
- notice posted to RealCommercial online;
- notice posted to Development Ready online; and
- notice exhibited on the notice board at the City's Administration and Library and Local History Centre.

Community consultation on the redevelopment concepts will occur if progressed to Stage 2 of the expression of interest process.

#### **LEGAL/POLICY:**

Administration will comply with the requirements of S3.59. S3.59(2) which states that 'a local government is to prepare a business plan' and invite and consider public submissions on that business plan before it enters into a major land transaction or enters into a land transaction that is preparatory to entry into a major land transaction.

The business plan can be prepared by the City's consultants on behalf of the City or by the City itself. During the advertisement of the business plan, submissions or entirely new proposals may be received.

The City has not commenced the process under S3.59.

#### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to approve advertising the Expression of Interest material for the purpose of receiving redevelopment concepts for The Avenue Car Park and Frame Court Car Park. The City has complete control over whether to continue or cease this process at any point.

**STRATEGIC IMPLICATIONS:**

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Thriving Places

*We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.*

*Our physical assets are efficiently and effectively managed and maintained.*

*Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.*

Sensitive Design

*Our built form is attractive and diverse, in line with our growing and changing community.*

*Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.*

Innovative and Accountable

*Our resources and assets are planned and managed in an efficient and sustainable manner.*

**SUSTAINABILITY IMPLICATIONS:**

This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*, however the selection criteria within the Expression of Interest material includes the following:

- Removal of mature trees and planting within the site must be replaced with mature trees and planting within the development site; and
- Approach to sustainable development to outline key environmentally sustainable design initiatives that will be included. Achievement of minimum Green Building Council of Australia 5 Green Star certificate.

**PUBLIC HEALTH IMPLICATIONS:**

This does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025*.

**FINANCIAL/BUDGET IMPLICATIONS:**

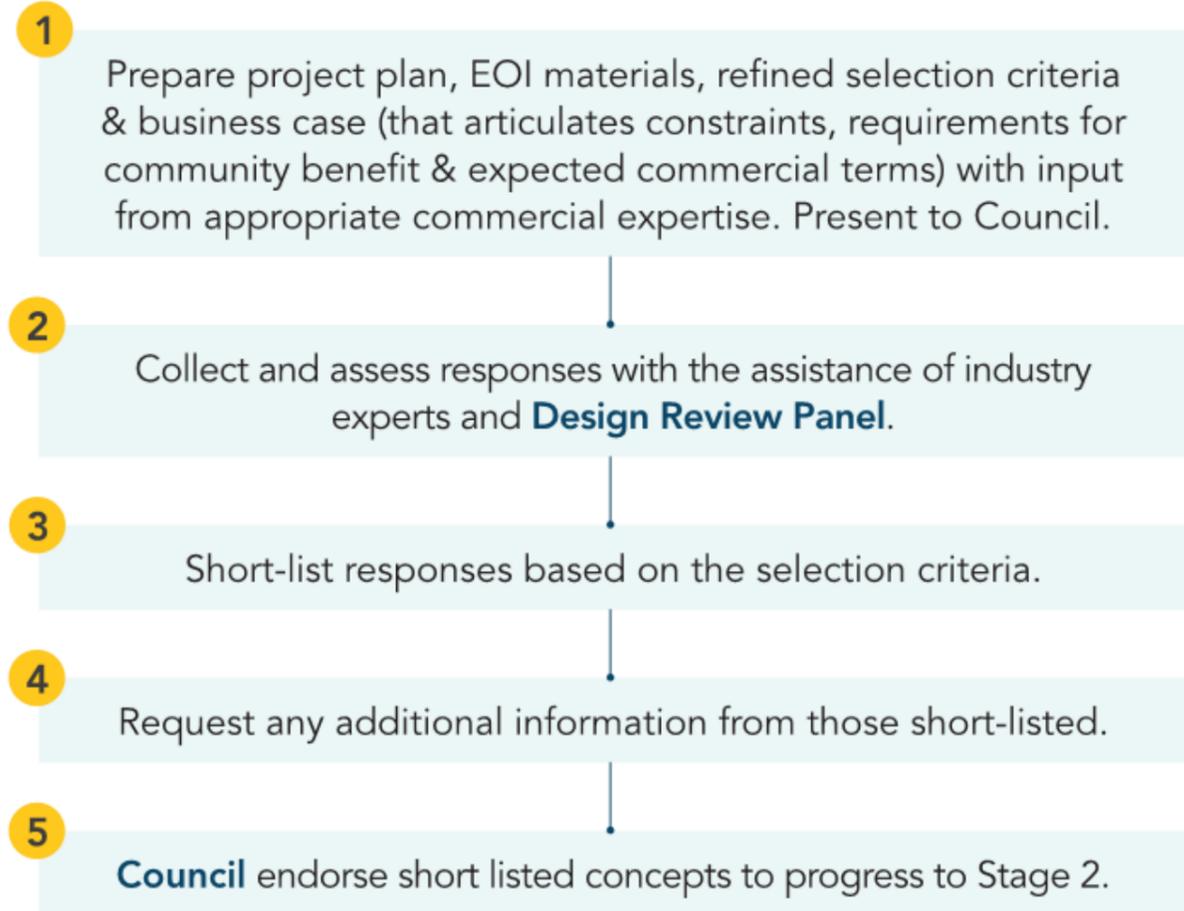
The cost of advertising the Expression of Interest material and assessing the redevelopment concepts received will be met through the City's existing operational budget.

**COMMENTS:**

Due to the progression of the LPSP and change in market conditions, developer interest in large parcels of land in Leederville is likely to increase.

The expression of interest process allows the City to assess redevelopment concepts based on the vision and objectives outlined in the LPSP, as reflected by the community through the Design Leederville community consultation process.

# STAGE 1



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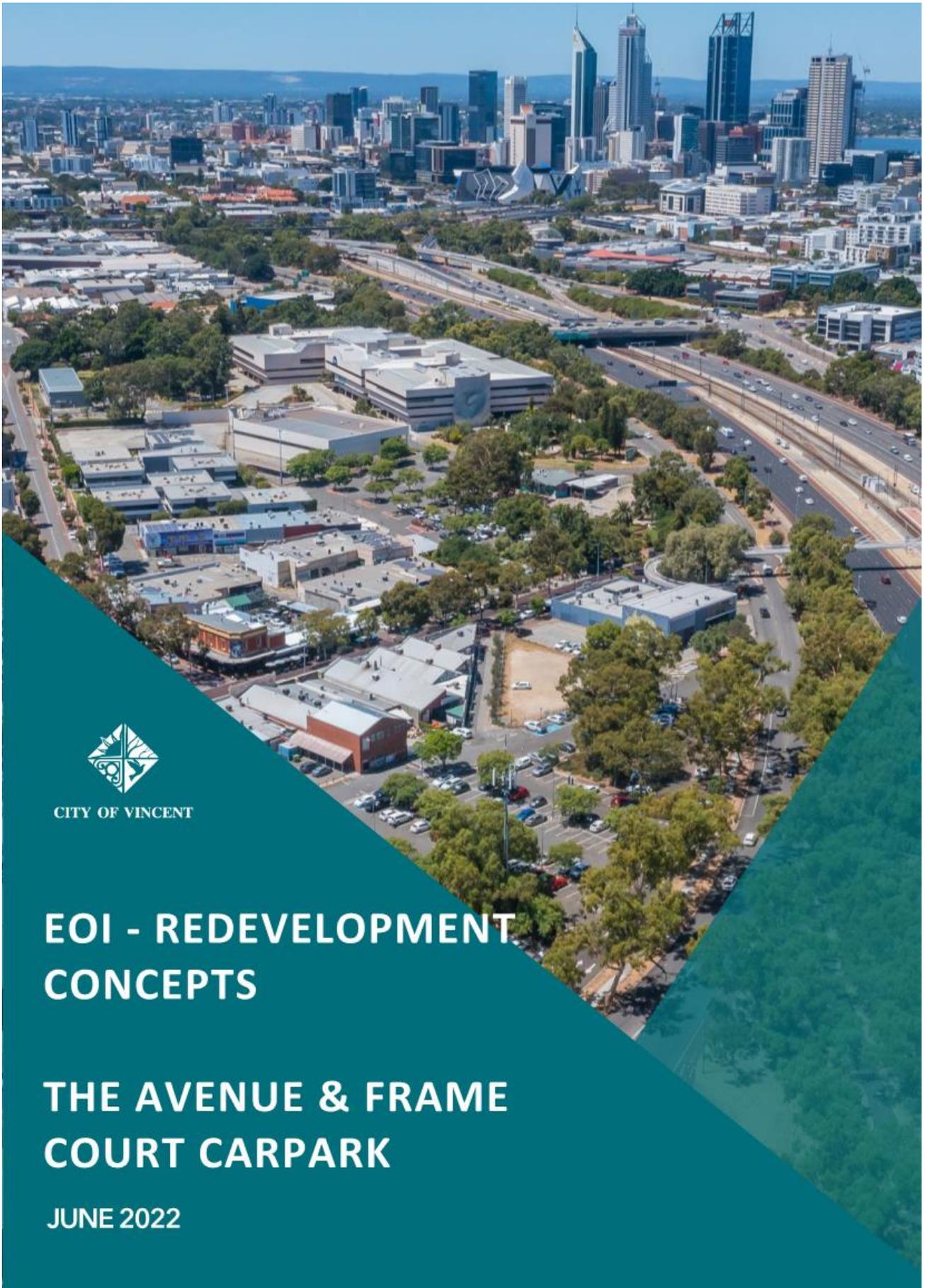
# STAGE 2





### Project Plan Program

Week 1:	25 April – Workshop and consultants team meeting to confirm project plan, confirm community and financial objectives for the project.
Week 2:	2 May – Commence business case and refined selection criteria.
Week 5:	23 May – Complete business case and agree selection criteria (Council Workshop 24 May to present business case and selection criteria for feedback and confirmation).
Week 6:	30 May – Preparation of EOI materials, marketing materials, due diligence data.
Week 8:	13 June – Present to Council for sign off on project plan, business case and selection criteria and noting of EOI materials and marketing materials (14 June Council Briefing).
Week 9:	20 June - Present to Council for sign off on project plan, business case and selection criteria and noting of EOI materials and marketing materials (21 June Council Meeting).
Week 10:	27 June – Commence on market EOI campaign.
42 Days	Conduct EOI, consult with proponents, respond to RFI's.
September	Council Briefing and Meeting to endorse shortlisted concepts to progress to stage 2.



CITY OF VINCENT

# EOI - REDEVELOPMENT CONCEPTS

## THE AVENUE & FRAME COURT CARPARK

JUNE 2022



# CONTENTS

INTRODUCTION .....	2
THE OPPORTUNITY .....	4
ABOUT LEEDERVILLE TOWN CENTRE.....	7
SELECTION CRITERIA.....	10
EVALUATION PROCESS.....	17
TERMS AND CONDITIONS .....	18

EOI - REDEVELOPMENT CONCEPTS FOR THE AVENUE & FRAME COURT CARPARK, LEEDERVILLE | CITY OF VINCENT| 1

# 1.0 - INTRODUCTION

## 1.1 PROCESS

The City of Vincent (CoV), through its agent Cygnet West, is pleased to invite offers from suitably qualified developers and operators ("Proponent") to submit expressions of interest (EOI) individually or collectively in Site 1 and Site 2 in the Leederville Town Centre (refer Attachment 1).

Preferred Proponent(s) will likely be shortlisted as a result of this EOI. CoV will then determine whether to proceed with negotiations and enter into the second stage, as outlined in Section 5.0 with the preferred Proponent(s). Based on this, the level of detail required at this stage is conceptual with further detail being requested if the EOI is progressed to stage two.

Proponents should aim to achieve the commercial expectations of CoV but also demonstrate the capacity to deliver built form outcomes that reflect the strategic importance of the sites within the Leederville Town Centre. Proposed design outcomes, land use, placemaking and amenity should be in line with the suite of planning instruments referenced in Section Attachment 4.

Participating Proponents will need to demonstrate how this will be achieved through their proposal. EOI responses are to be submitted to CoV no later than 2pm (AWST) 8 August 2022.

By submitting a proposal, Proponents agree to be bound by the Terms and Conditions in Section 6.0.

1.2 CONTACT INFORMATION

All communications and enquiries relating to this document and the opportunity should be directed solely to Cygnet West. Cygnet West will perform an initial review of any communication before distributing to CoV for the provision of a response within the agreed timelines. CoV will coordinate necessary input for the provision of a response including obtaining any necessary probity clearance before release.

Any enquiries should be directed to Cygnet West.

Ian Mickle | Head of Agency, Cygnet West

+61 434 659 800

[Ian.Mickle@cygnetwest.com](mailto:Ian.Mickle@cygnetwest.com)



## 2.0 - THE OPPORTUNITY

### 2.1 LEEDERVILLE TOWN CENTRE OVERVIEW

The Leederville Town Centre has a unique mix of retail, civic uses, restaurants, bars, and residential dwellings which all function in a cohesive environment and flourish together as one mixed-use hub. It is bounded by the Mitchell Freeway and Loftus Street and extends north to Bourke Street.

As some suburbs in Perth's inner-city have gentrified over time, Leederville has retained a distinctive feel whilst developing a unique, vibrant, and youthful atmosphere. The Town Centre has great potential to accommodate higher density development and creating a high-quality public realm, whilst retaining the existing Town Centre character.

### 2.2 THE OPPORTUNITY - SITES 1 & 2

CoV is seeking EOI's regarding the land parcels individually or together outlined as Site 1 and Site 2. Preferred Proponents will be shortlisted based on specified weighted and non-weighted criteria addressed by Proponents, as outlined in Section 4.0.

This is a rare and exciting opportunity to deliver quality mixed-use outcomes at scale in one of the most popular town centres in Perth.





2.3 LAND DETAILS

<b>LAND</b>	Site 1 (The Avenue) ~8,600sqm Site 2 (Frame Court) ~4,300sqm	
<b>ZONING</b>	<p><b>Draft Leederville Precinct Structure Plan</b></p> <p>Site 1 – Mixed Use R-AC0 Site 2 – Mixed Use R-AC0</p>	<p><b>Local Planning Scheme</b> Regional Centre</p> <p><b>Built Form Policy</b> Town Centre built form area.</p>
<b>BUILDING HEIGHT</b>	<p><b>Draft Leederville Precinct Structure Plan</b></p> <p>Site 1 – Cityscape: 18 storeys, increase to maximum of 23 storeys subject to achieving community benefit criteria Site 2 – Urban Frame Type A: 10 storeys, increase to maximum of 14 storeys subject to achieving community benefit criteria</p>	<p><b>Leederville Masterplan</b></p> <p>Site 1 – Oxford Markets Precinct The Avenue South: 8 – 16 storeys tower including podium with podium maximum 3 storeys The Avenue North: 5 storeys Site 2 – Oxford Town Square Mixed Use Tower: 8 – 16 storeys tower including podium with podium maximum 3 storeys Multi Storey Carpark: 5 storeys</p>
<b>REGISTERED PROPRIETOR</b>	City of Vincent	
<b>CERTIFICATE OF TITLE</b>	The sites are comprised of multiple titles Contained in attachment – Certificate of Titles (Attachment 3).	
<b>PLANNING FRAMEWORK</b>	<p>The primary documents for the local planning framework comprise the following:</p> <ul style="list-style-type: none"> <li>• <i>Planning and Development Act 2005</i>;</li> <li>• Planning and Development (Local Planning Schemes) Regulations 2015;</li> <li>• Local Planning Scheme No. 2 (LPS2);</li> <li>• Residential Design Codes;</li> <li>• City’s Policy No. 7.7.1 – Built Form;</li> <li>• Leederville Masterplan; and</li> <li>• Draft Leederville Precinct Structure Plan</li> </ul>	

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**STRUCTURE PLAN &  
OTHER LOCAL  
PLANNING POLICIES****Draft Leederville Precinct Structure Plan**

Leederville is identified as being a Secondary Centre in accordance with the Western Australian Planning Commission's (WAPC) State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2). In accordance with SPP 4.2, the City has prepared the draft Leederville Precinct Structure Plan (LPSP) which will replace the current Leederville Masterplan and guide future development within the locality.

At its meeting on 14 September 2021, Council recommended that that WAPC approve the draft LPSP subject to modifications. The draft LPSP is required to be approved by the WAPC before it becomes operational.

Both sites are identified as key development sites within the [draft LPSP](#)

**Leederville Masterplan**

The sites are also located within the Leederville Masterplan area.

Site 1 Vision: The catalyst for the Oxford Street Markets will be the development of the City of Vincent Avenue car park into a supermarket, decked car park and mixed-use residential building

Site 2 Vision: The vision for this precinct is to create a discernible southern gateway to Oxford Street.

The Leederville Masterplan was adopted in 2012 and currently guides development within the Leederville Town Centre.

## 3.0 - ABOUT LEEDERVILLE TOWN CENTRE

### 3.1 LOCATION AND CONTEXT

Located 2 kilometres from the Perth Central Business District, Leederville is recognised as a secondary activity centre in the Perth and Peel @ 3.5 million – Central Sub-regional Planning Framework.

Leederville is serviced by Leederville Train Station on the western edge of the area and is located approximately 15 minutes' walk from City West and West Leederville train stations. The area is also serviced well by bus networks, including frequent bus services along Loftus Street and Oxford Street. Additionally, Leederville is connected to a network of cycle and pedestrian paths and maintains strong vehicle connections via the Mitchell Freeway, arterials including Loftus Street and Vincent Street.

Due to its proximity to the CBD land uses extend across all market sectors from office, retail, and hospitality and residential, this makes the area a strong node of employment.

Leederville is identified as a Secondary Centre in State Planning Policy No. 4.2 - Activity Centres for Perth and Peel. As a Secondary Centre, it is important that Leederville does not develop as a single-purpose centre, but instead continues to expand on its offering of a wide variety of land uses.

The regional planning framework identifies Leederville as an important part of meeting the housing and employment demands of Perth's future population growth, with an expectation for future planning for Leederville to facilitate additional residential development and employment generating land uses.

Local strategic planning documents recognise the need for Leederville to support growth, with high density residential development being focused on proximity to train stations and along high frequency bus routes. Leederville is specifically identified for redevelopment as a Secondary Centre through a Precinct Structure Plan.

## LEEDERVILLE SNAPSHOT

### Community



37.2% of Leederville households are high income (\$2500/wk+) compared to 24.8% in Greater Perth

**58.6%** of households are lone person or couple only compared to 47.1% in Greater Perth

### Transport

**Active transport**  
10.2% of Leederville residents commute using active modes compared to 3.1% in Greater Perth

**Public transport**  
17.2% of Leederville residents commute to work on public transport compared to 10.2% in Greater Perth

**Car ownership**  
7.3% of Leederville households do not own a car compared to 4.7% in Greater Perth

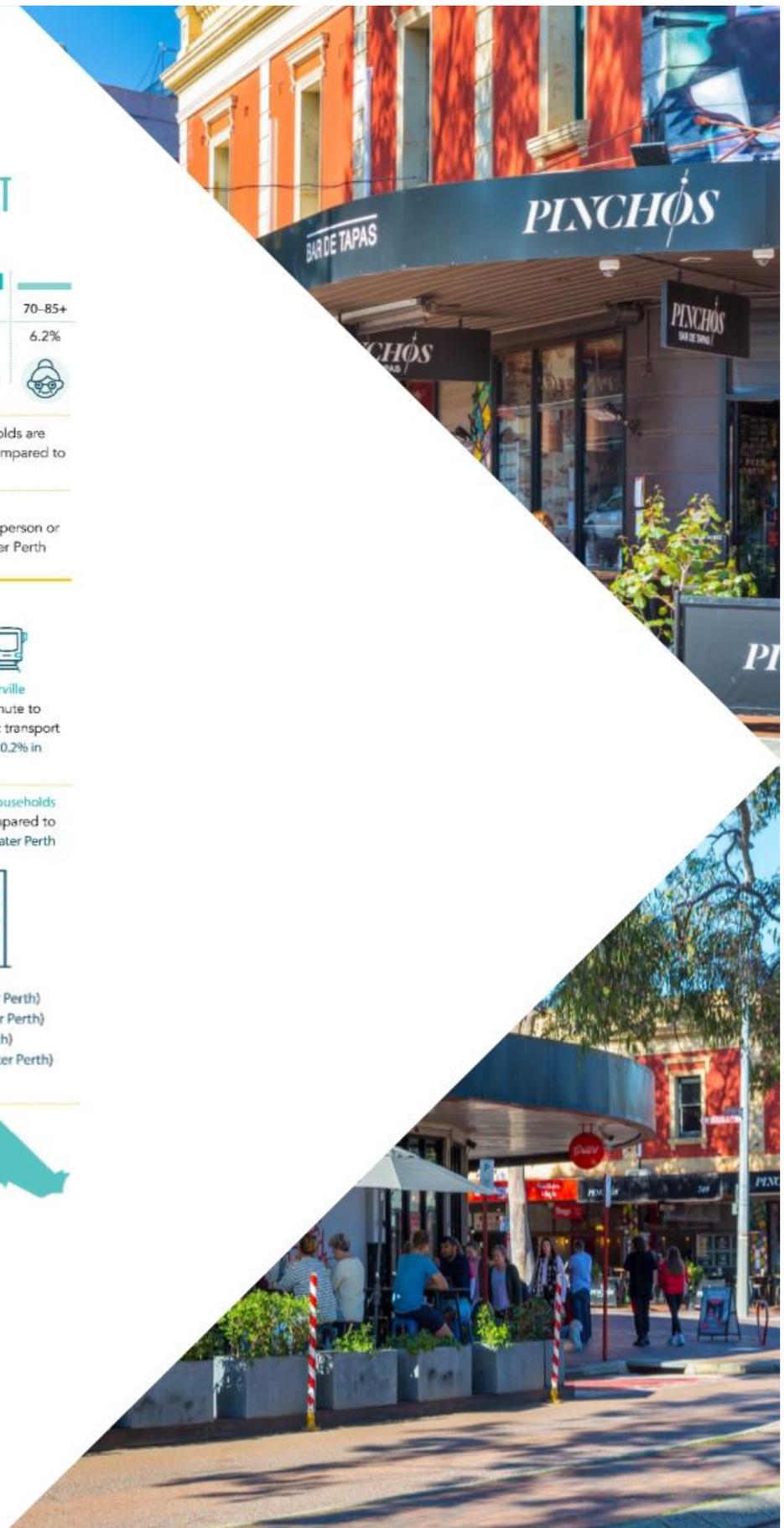
### Housing

Diversity of Leederville housing stock and tenure compared to Greater Perth:



- 40.4% separate house (74.6% Greater Perth)
- 46.5% medium density (19.6% Greater Perth)
- 11.8% high density (5.1% Greater Perth)
- 47.9% own or mortgage (66.4% Greater Perth)
- 40.8% rent (25.5% Greater Perth)

Leederville currently has the lowest population (people/ha) and dwelling unit (units/ha) density in the City.



### 3.2 PROJECT VISION

The key vision for Leederville is:

A thriving connected and sustainable local village that showcases and preserves its rich cultural and natural elements. Developers are expected to meet the aspirations of the project with innovative design responses of significant build quality.

The project will provide a diverse range of land uses that are consistent with the town centre’s vision. The proposed land uses will complement the existing fabric of Leederville with residential, commercial, retail, entertainment, and community/civic uses to support the area.

### 3.3 GUIDING OBJECTIVES

The Leederville objectives can be summarised as follows:



1. Retain and increase tree canopy.
2. Include high quality landscaping in new developments.
3. Provide public open space to meet the future needs of the precinct.
4. Prioritise sustainable development outcomes.



5. Prioritise universal access.
6. Prioritise pedestrians; followed by cyclists; followed by public transport users; followed by people who choose to drive.
7. Prioritise pedestrian, cycling and public transport uses’ safety and efficiency.
8. Provide a variety of land uses around public transport nodes.
9. Facilitate a mode shift away from private vehicles.
10. Improve access into and around the precinct.
11. Improve public transport patronage.



12. Provide spaces for events, festivals, markets and activities.
13. Build places to play, relax and be entertained.
14. Maintain and enhance community and education options.
15. Provide and plan for equitable and inviting community.



16. Activate street-facing shop fronts and offices.
17. Provide a diverse range of land uses and dwelling types to cater for all members of the community.
18. Achieve a critical mass of residents, visitors and workers to support new retail and community offerings.
19. Improve the quality, safety and comfort of the precinct.



20. Maintain daylight access to public and private open spaces.
21. Retain and enhance established character and heritage elements.
22. Scale and design buildings to respect and complement existing character.
23. Facilitate height and density that is sensitive to human scale.
24. Achieve exemplary design outcomes.
25. Facilitate sustainable building and place design, construction and operation.



26. Conduct transparent and sincere assessment and engagement.
27. Respond to infrastructure and asset deficiencies.
28. Advocate for changes outside of the City’s control.

## 4.0 - SELECTION CRITERIA

### 4.1 SELECTION CRITERIA

The criteria which CoV will use to assess Proponent's Submissions in response to this EOI campaign are detailed in this section. It is at the discretion of Council to accept the most commercial, the highest scored option or a combination of both.

Proponents are required to provide sufficient information against each of the requirements to demonstrate the ability to satisfy all the assessment criteria using the indicative page limits provided. Proponents should refer to Sections 4.2, 4.3, 4.4, 4.5 for further details.

All Submissions must be aligned with the following:

- A. The draft Leederville Precinct Structure Plan,
- B. The Leederville Masterplan,
- C. The Leederville Town Centre Place Plan, and
- D. The City of Vincent Strategic Community Plan

CoV's preference is to contract both lots to ensure the project vision is brought to life. Proponents should note the following:

- Proponents making a Submission for a single lot are required to confirm their proposed portion of the minimum public car parking requirement (on land area/bay basis) can be accommodated within their proposed scheme.
- Proponents making a Submission for both Lots under a single offer must identify within their commercial terms, the dollar value offered for each Lot as part of the overall commercial terms.



Non-Weighted Compliance Selection Criteria

The following non weighted criteria is essential for the full assessment of Proponents Submissions, a failure to address the key commercial terms would result in disqualification of the Proponents EOI.

4.2 NON-WEIGHTED COMPLIANCE CRITERIA - COMMERCIAL TERMS		
CRITERIA - Commercial Terms	COMPLETED Y/N	Proponents to reference the criteria response location in their submission, i.e., pages or section numbers
<ul style="list-style-type: none"> <li>Provide a minimum of 400 public parking bays across one or both sites.</li> </ul>	Yes / No	
<ul style="list-style-type: none"> <li>Public car park design concept, proposed ownership and tenure structure, lease and or management agreement draft principles, operational management plan, and in the event of a lease or management agreement, a parking fee schedule and operating expenditure plan, and 10-year operational cashflow.</li> </ul>	Yes / No	
<ul style="list-style-type: none"> <li>Indicative commercial terms to outline the proposed transaction arrangement (e.g., buy, lease, trade or enter joint venture with CoV).</li> </ul>	Yes / No	

### 4.3 - PROJECT VISION & DESIGN PRINCIPLES (50% WEIGHTING)

Page limit of 14 A4 pages for this section

CRITERIA	COMPLETED Y/N	Proponents to reference the criteria response location in their submission, i.e., pages or section numbers
<p>1. Context and Character</p> <p><i>Developer understanding of the distinctive character of the Leederville precinct and how a new development would integrate, celebrate, and speak to the character of Leederville.</i></p> <p><i>Effective interface with adjacent heritage and character buildings including the YMCA HQ adjacent to the Frame Court site.</i></p>	Yes / No	
<p>2. Landscape Quality</p> <p><i>Removal of mature trees and planting within the site must be replaced with mature trees and planting within the development site.</i></p> <p><i>Consideration of Water Corporation drain on both sites as a key access route and potential walking trail. Achieved through built form design and delivery infrastructure considerations including maintenance access, and a celebration of the former seasonal freshwater stream.</i></p> <p>Active interface with the area zoned Public Open Space within the Leederville Precinct Structure Plan, adjacent to Site 2.</p>	Yes / No	
<p>3. Built Form &amp; Scale</p> <p><i>Quality of the proposed ground floor interface and its contribution to the experience of the precinct. Includes streetscape and landscape design, cultural infrastructure, and the delivery of active public spaces, both linear (laneways) and open (plazas).</i></p> <p><i>Architectural aspirations, design approach and strategies to achieve design excellence (including design review by the City's panel).</i></p> <p><i>Conceptual designs illustrating the project and vision inclusive of plan views, sections, elevations, height, and massing in perspectives.</i></p>	Yes / No	

<p>4.        Functionality and Build Quality</p> <p><i>Commitment to innovation, which may include energy and water sourcing, built form and design, community, social and economic outcomes.</i></p>	<p>Yes / No</p>	
<p>5.        Sustainability</p> <p><i>Approach to sustainable development to outline key environmentally sustainable design initiatives that will be included. Achievement of minimum Green Building Council of Australia 5 Green Star Certificate.</i></p>	<p>Yes / No</p>	
<p>6.        Amenity</p> <p><i>Design, accommodate and demonstrate economic activation towards the improvement of the daytime and evening economy of the precinct.</i></p> <p><i>Demonstrated diversity in product mix and pricing targeted to meet a wide variety of household demographics.</i></p>	<p>Yes / No</p>	
<p>7.        Legibility</p> <p><i>Provision of a pedestrian link along 1) the eastern side of the Leederville Parade site, to integrate with existing Oxford Street built form and 2) along the eastern side of the Frame Court site, to integrate with adjacent site.</i></p> <p><i>Prioritise access and connectivity to public transport (particularly Leederville train station) and active transport modes.</i></p> <p><i>Understanding of existing and subsequent traffic issues; access and circulation, with a project design that delivers appropriate mitigation strategies.</i></p>	<p>Yes / No</p>	

### 4.5 - FINANCIAL CAPACITY AND TRACK RECORD (20% WEIGHTING)

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CRITERIA	COMPLETED Y/N	Proponents to reference the criteria response location in their submission, i.e., pages or section numbers
1. Proponent contact details – Table 1 provided below	Yes / No	
2. Proponent corporate structure	Yes / No	
3. Proponent business and company profile	Yes / No	
4. Demonstrated: <ul style="list-style-type: none"> <li>• Financial capacity;</li> <li>• Capability and experience in delivering similar scale projects; and</li> <li>• Capacity to deliver the proposed development, including details of other projects, current and planned for year 2023 – 2025.</li> </ul>	Yes / No	



4.4 - DEVELOPMENT PROPOSAL (30% WEIGHTING)		
Page limit of 8 A4 pages for this section		
CRITERIA	COMPLETED Y/N	Proponents to reference the criteria response location in their submission, i.e., pages or section numbers
1. Approach to land assembly to address amalgamation, subdivision, and issue of Title(s) for each site	Yes / No	
2. Statutory planning and development programme, and if applicable staging concepts and programme, inclusive of a public car parking strategy ensuring reasonable public carparking is retained throughout the planning and development process.	Yes / No	
3. Proposed development mix in schedule form for each site, setting out the various uses by product typology, floor areas and parking ratios.	Yes / No	
4. Anticipated construction and operational employment generation.	Yes / No	



### TABLE 1 - PROPONENTS CONTACT DETAILS

Proponent's Full Name:	
Trading Name (if applicable):	
Registered Business Name (if applicable):	
Street Address:	
ACN Number:	
ABN Number:	
Primary Contact Person:	
Email:	
Telephone:	
Mobile:	
Details of all advisors assisting with the project (if applicable):	

## 5.0 - EVALUATION PROCESS

### 5.1 SUBMISSION OF OFFER

Proponents are to submit an EOI Submission which adheres to the criteria outlined in this document, in sections 4.2, 4.3, 4.4, 4.5.

Submissions must be submitted via the City's online public [tenders portal](#) no later than 2pm Western Standard Time (AWST) on 8 August 2022.

### 5.2 SUBMISSION CHECKLIST

- Response to Non-Weighted - Commercial Terms - Returnable Schedule 1.
- Response to Criteria 1: Project Vision and Design Principles (50%) – Returnable Schedule 2.
- Response to Criteria 2: Development Proposal (30%) - Returnable Schedule 3.
- Response to Criteria 3: Financial Capacity and Track Record (20%) - Returnable Schedule 4.

### 5.3 ASSESSMENT OF OFFERS AND SELECTION OF PREFERRED PROPONENT(S)

The following methodology will be used by CoV to assess the EOI Submissions and to select a Preferred Proponent:

- Submissions are checked for completeness and compliance. Submissions that do not contain all information requested may, at CoV's discretion, be excluded from consideration.
- Submissions are assessed against the Selection Criteria. Information that is not specific to the selection criteria will not be assessed by CoV and cannot be considered.
- The assessment panel for this EOI process will consist of suitably qualified and experienced representatives from CoV, its Design Review Panel and its consultants. It is anticipated that CoV will require up to 14 business days from the closing time for EOI to complete the assessment.

In determining the preferred Proponent, Proponents may be required to undertake a short presentation to provide members of the assessment panel or Executive of CoV with an overview of the project vision, objectives and response to the Selection Criteria.

CoV may in its absolute discretion accept or reject any Submission. Without limitation, CoV may do any of the following:

- Decide not to proceed at all;
- Negotiate as to the terms of a submission with one or more of the prospective Proponents to the exclusion of others and terminate those negotiations at any time; and
- Reject all Submissions received.

No legal or other obligations will arise between a prospective Proponent and CoV unless or until a Contract has been executed by CoV and a Proponent.

All prospective Proponents will be notified by CoV's agent, Cygnet West, of the outcome of the EOI.

## 6.0 - TERMS AND CONDITIONS

### 6.1 COMMERCIALITY AND GOVERNANCE

CoV aims to ensure the broad policy principles applied by the State Supply Commission policy suite are appropriately incorporated into this procurement processes and practices guidelines relate to;

- Value for money;
- Open and effective competition;
- Integrity, ethics and probity;
- Assuring quality;
- Complaints and communications; and
- Forward procurement reporting.

### 6.2 PROBITY

An Independent Probity Advisor has been appointed to oversee this EOI.

The Probity Advisor's role is to ensure:

- Information exchanged between CoV and Proponents is held in confidence;
- The agreed Submission and evaluation processes are followed at all times
- Fairness and impartiality are observed; and
- The selection criteria are considered in a consistent and uniform manner at all times.

Proponents may contact the Probity Advisor to discuss any probity matter on a confidential basis.

Probity Advisor

Stanton's International

T: +61 8 9481 3188

### 6.3 CONFIDENTIALITY

Confidential technical and financial detail received from Proponents will be treated in confidence.

Proponents should recognise information which one Proponent submitted in confidence, may also be submitted in confidence by other Proponents.

A Proponent should clearly indicate if any part of its Submission constitutes intellectual property or information which it claims is confidential.

Global claims of confidentiality over entire Submissions from Proponents will be disregarded.

Confidential information will be kept confidential, but CoV reserves the right to determine if a claim of confidentiality is justified. CoV will respect Proponent's intellectual property rights but CoV may require a Proponent to substantiate any claim of intellectual property.

#### **6.4 RIGHT TO AMEND PROCESS OR DISCONTINUANCE**

CoV reserves the right to amend or discontinue the process set out for the EOI by notice in writing to Proponents who have not withdrawn or who have not been excluded from the process.

#### **6.5 ABSENCE OF OBLIGATIONS**

No legal or other obligations will arise between a Proponent and CoV unless or until formal documentation has been signed. In this regard, CoV is not obliged to proceed with any EOI Submission. CoV may also elect not to proceed with the EOI process at any time.

#### **6.6 NO EXPECTATION**

Proponents should be aware that there should be no expectation that CoV will proceed towards a Contract and that there is no legally binding obligation for it to do so.

#### **6.7 COSTS**

All costs and expenses incurred by prospective Proponents in any way associated with the preparation or Submission of any offer will be at the sole cost of the prospective Proponent. CoV is not in any way responsible and liable for any such costs.

#### **6.8 ACCEPTANCE OF EOI TERMS**

By making a submission in accordance with this EOI, a Proponent agrees to the terms and conditions of this EOI.

#### **6.9 PROPONENT MAY REQUEST CLARIFICATION OR ELABORATION**

A Proponent may submit a question in writing via email about this EOI to the appointed agent Cygnet West. The question and response will be provided to all Proponents (without identifying the originating Proponent). The Proponent who submitted the question will be advised and given the opportunity to withdraw the question.

Enquiries and/or questions received within 2 business days before the closing date may or may not be answered at CoV's discretion

All EOI information that CoV provides, whether in the EOI documents or not, is provided in good faith to assist Proponents to put forward a Submission. CoV gives no warranty to the accuracy of the information. It is the Proponent's responsibility to interpret and assess the relevance of the information provided. CoV is not liable for any loss, damage or expense suffered by a Proponent as a result of any information provided.

#### **6.10 PROPONENT MUST INFORM ITSELF**

It is the Proponent's responsibility to make all necessary investigations for it to become thoroughly informed about the subject matter of the EOI, the project and the nature and location of the sites.

#### **6.11 COV MAY VARY THE SCOPE OF THE EOI**

The scope, or the conditions of the EOI, may be varied by giving written notice of the variation to all Proponents at any time before the closing date for Submission of the EOI.

#### **6.12 GOVERNING LAW**

The EOI documents are governed by the law of Western Australia.

#### **6.13 INTELLECTUAL PROPERTY**

Copyright in all EOI documents (including, without limitation, this document and any other agreements to which CoV) is a party or prepared by or on behalf of CoV belongs to, and remains the property of, CoV. CoV expressly reserves the right to use such documents for other transactions to which CoV is a party.

#### **6.14 NO CONTRACT**

Submission of an EOI does not in any way create a contract nor does it create an obligation or expectation to enter into a contract on the part of CoV or a Proponent.

#### **6.15 NO CHANGE OF OFFER AFTER SUBMISSION**

A Proponent may not change its Submission after the closing date, unless CoV invites it in writing to do so.

#### **6.16 NO RIGHT OF RECOURSE**

A Proponent is not entitled, in any jurisdiction, to challenge any decision by CoV, including the following decisions to;

- Negotiate with one or more Proponents on the terms of its Submission or a preferred Proponent to the exclusion of others; and
- Terminate this EOI process at any time.

#### **6.17 COV HAS ABSOLUTE DISCRETION**

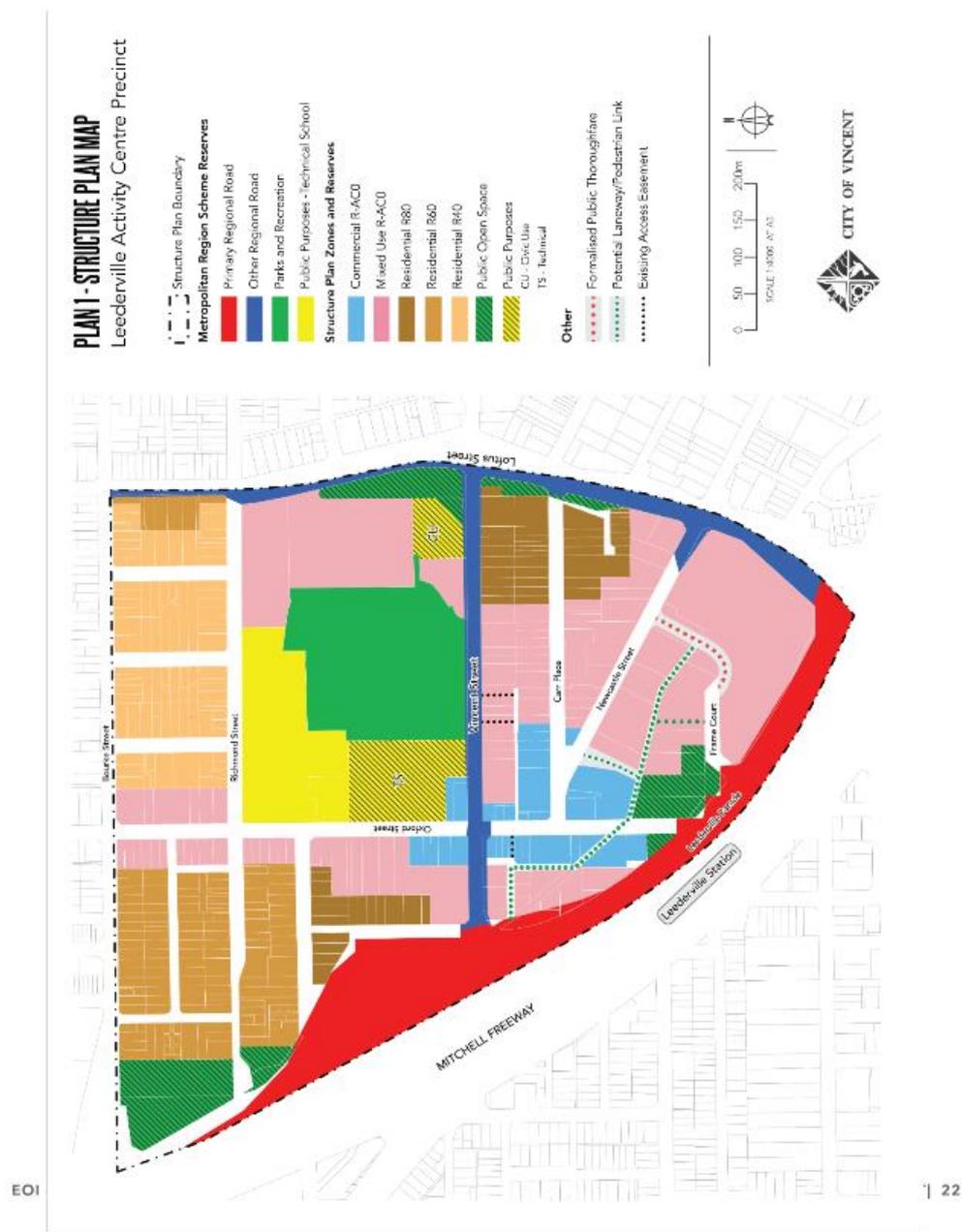
CoV has absolute discretion in relation to the evaluation of a Submission received and the selection of a preferred or successful Proponent, if any. After evaluation of all Submissions, CoV may (in its absolute discretion and before, during or after negotiation with one or more Proponents) decide not to appoint any preferred Proponent.

# ATTACHMENT 1 – SITE MAP



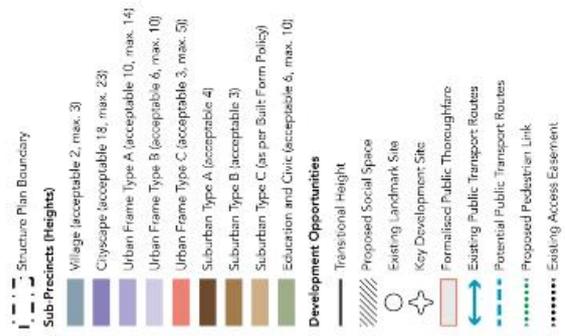
EOI - REDEVELOPMENT CONCEPTS FOR THE AVENUE & FRAME COURT CARPARK, LEEDERVILLE | CITY OF VINCENT| 21

# ATTACHMENT 2 – DRAFT LEEDERVILLE PRECINCT PLAN



# ATTACHMENT 2 – DRAFT LEEDERVILLE PRECINCT PLAN

## PLAN 2 - SUB-PRECINCT MAP Leederville Activity Centre Precinct



NT| 23

## ATTACHMENT 3 – TITLE INFORMATION

EOI process is subject to a land survey of the lots to confirm actual land area

AVENUE CAR PARK LAND			
Lot	Plan	Landgate Area m <sup>2</sup>	CT Vol / Fol
33	53031	1,214	1696/605
1	63619	1,135	2724/679
8	880	374	1218/28
9	880	374	1218/28
10	880	301	1053/306
25	24301	1,755	1246/990
217	27936	640	2215/301
301	31811	1,455	2128/547
34	53032	386	1794/602
36	61931	1,606	1833/196
		<b>9,240</b>	

FRAME CAR PARK LAND			
Lot	Plan	Landgate Area m <sup>2</sup>	CT Vol / Fol
27	450	2,453	1079/117
28	450	2,226	1079/117
5	940	836	1382/300
		<b>5,515</b>	

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## ATTACHMENT 4 - DOCUMENTS

- A. [Draft Leederville Precinct Structure Plan](#)
- B. [Leederville Masterplan](#)
- C. [Leederville Town Centre Place Plan](#)
- D. [City of Vincent Strategic Community Plan](#)
- E. [Leederville Connect Town Team - Design Resource](#)
- F. [Leederville Connect Town Team – UX2](#)



CITY OF VINCENT