

**9.7 REDEVELOPMENT PROPOSALS - THE AVENUE AND FRAME COURT CAR PARKS, LEEDERVILLE**

- Attachments:**
1. **Redevelopment Proposals Process**
  2. **Request for Proposals Material**
  3. **Evaluation Assessment - Confidential**

**RECOMMENDATION**

**That Council:**

1. **NOTES the outcome of the evaluation process for the Request for Proposals relating to The Avenue and Frame Court Car Parks, Leederville;**
2. **ENDORSES the three shortlisted proposals for progression to Stage 2 of the Redevelopment Proposals Process set out in Attachment 1; and**
3. **REQUESTS the Chief Executive Officer present a report to Council to determine the additional information required from the shortlisted proposals and the selection criteria to be used to determine the preferred proposal prior to the commencement of Stage 2 of the Redevelopment Proposals Process set out in Attachment 1.**

**PURPOSE OF REPORT:**

For Council to endorse the shortlisted proposals for progression to Stage 2 of the Redevelopment Proposals Process for the redevelopment of The Avenue and Frame Court Car Parks, following the evaluation process.

**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 and Frame Court Car Parks.

Leederville Precinct Structure Plan

Leederville is identified as 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 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 the WAPC approve the LPSP subject to modifications.

Under the LPSP The Avenue and Frame Court Car Parks 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.

#### Request for Proposals

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.

At its meeting on 21 June 2022, Council approved the redevelopment proposals process, included as **Attachment 1**, and the RFP material, included as at **Attachment 2**, for the purpose of advertising and authorised the Chief Executive Officer to advertise the RFP material for the purpose of receiving redevelopment concepts for The Avenue Car Park and Frame Court Car Park, Leederville.

The City has engaged Cygnet West to provide commercial expertise and Stantons to provide independent probity advice throughout Stage 1 of the redevelopment proposals process (**Attachment 1**).

Stage 2 of the redevelopment proposals process would involve Council, at a subsequent Council Meeting, reviewing the proposals that are shortlisted and determining the assessment criteria for Stage 2.

The City would again engage a commercial and probity adviser to support this process.

#### **DETAILS:**

##### RFP Submissions

Eight submissions were received throughout the advertising period from 27 June to 8 August 2022 as follows:

1. ABN Group;
2. Australian Development Capital;
3. Axiom Properties;
4. Blackoak Capital Ventures;
5. Cedar Woods;
6. Hesperia;
7. Mirvac; and
8. Urban Flux.

##### Evaluation Panel

The evaluation panel who assessed the submissions comprised of six voting members including:

- One representative from DevelopmentWA who has significant experience in assessing submissions of a similar nature and scale;

- Two representatives from the City’s Design Review Panel who have extensive design and built form expertise; and
- Three representatives from Administration who have the appropriate land, legal, planning and development knowledge and skills.

The evaluation panel was advised by an external independent probity advisor, Administration’s Coordinator Procurement and Contracts as well as two subject matter experts from Cygnet West.

Compliance Assessment

One submission was determined to be non-compliant due to failure to meet the essential non weighted selection criteria and therefore was not progressed to the qualitative selection criteria evaluation stage.

Evaluation Method and Weighting

The selection criteria is reflected in the RFP materials at **Attachment 2**.

The following non weighted compliance criteria was essential, a failure to address these key commercial terms resulted in disqualification of the submission.

- Provide a minimum of 400 public parking bays across one or both sites with 10% of car parking bays to provide easy access for mobility impaired and provide short term access.
- 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.
- Indicative commercial terms to outline the proposed transaction arrangement (e.g., buy, lease, trade or enter joint venture with CoV).

The qualitative selection criteria and weighting used in evaluating the submissions were as follows. Each of the sub-criteria were weighted equally within each of the three criteria sections.

<b>Project Vision and Design Principles (50%)</b>
<p><u>Context and Character</u></p> <ul style="list-style-type: none"> <li>- Developer understanding of the distinctive character of the Leederville precinct and how anew development would integrate, celebrate, and speak to the character of Leederville.</li> <li>- Effective interface with adjacent heritage and character buildings including the YMCA HQ adjacent to the Frame Court site.</li> </ul>
<p><u>Landscape Quality</u></p> <ul style="list-style-type: none"> <li>- Removal of mature trees and planting within the site must be replaced with mature trees and planting within the development site.</li> <li>- 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.</li> <li>- Active interface with the area zoned Public Open Space within the Leederville Precinct Structure Plan, adjacent to Site 2.</li> </ul>
<p><u>Built Form &amp; Scale</u></p> <ul style="list-style-type: none"> <li>- 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).</li> <li>- Architectural aspirations, design approach and strategies to achieve design excellence (including design review by the City’s panel).</li> <li>- Conceptual designs illustrating the project and vision inclusive of plan views, sections, elevations, height, and massing in perspectives.</li> </ul>
<p><u>Functionality and Build Quality</u></p> <ul style="list-style-type: none"> <li>- Commitment to innovation, which may include energy and water sourcing, built form and design, community, social and economic outcomes.</li> </ul>
<p><u>Sustainability</u></p> <ul style="list-style-type: none"> <li>- 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.</li> </ul>

<p><u>Amenity</u></p> <ul style="list-style-type: none"> <li>- Design, accommodate and demonstrate economic activation towards the improvement of the daytime and evening economy of the precinct.</li> <li>- Demonstrated diversity in product mix and pricing targeted to meet a wide variety of household demographics.</li> </ul>
<p><u>Legibility</u></p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- Prioritise access and connectivity to public transport (particularly Leederville train station) and active transport modes.</li> <li>- Understanding of existing and subsequent traffic issues; access and circulation, with a project design that delivers appropriate mitigation strategies.</li> </ul>
<p><b>Development Proposal (30%)</b></p> <ul style="list-style-type: none"> <li>- Approach to land assembly to address amalgamation, subdivision, and issue of Title(s) for each site</li> <li>- 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.</li> <li>- Proposed development mix in schedule form for each site, setting out the various uses by product typology, floor areas and parking ratios.</li> <li>- Anticipated construction and operational employment generation.</li> </ul>
<p><b>Financial Capacity and Track Record (20%)</b></p> <ul style="list-style-type: none"> <li>- Proponent contact details.</li> <li>- Proponent corporate structure.</li> <li>- Proponent business and company profile.</li> <li>- 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> </li> </ul>

#### Evaluation Assessment

Please refer to **Confidential Attachment 3** for further detail.

#### Evaluation Summary

The evaluation panel recommended that three of the submissions received be progressed to stage two of the redevelopment proposals process, for the following reasons:

- Compliance with the submission requirements;
- Addressed all essential, non-weighted selection criteria and key commercial terms; and
- Ranked highest in the evaluation panel's assessment of the qualitative selection criteria.

Three submissions were recommended to ensure that Stage 2 of the redevelopment proposals process remained competitive.

If submission are shortlisted for Stage 2 by Council, the full proposals provided by those shortlisted submissions would be provided to Council Members at a subsequent Council Workshop. Council would then determine the additional information and assessment criteria required for Stage 2 of the process at a subsequent Council Meeting.

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

The RFP material (**Attachment 2**) was distributed through the following channels:

- notice published on the City and Cygnet West's website;
- 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.

Further community consultation would occur with any preferred concept and business plan Council endorses during Stage 2 of the redevelopment proposals process prior to Council considering whether to proceed with a major land transaction or the redevelopment of the sites.

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

Stage 2 of the redevelopment proposals process would 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.

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.

#### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to accept the shortlisted proposals following the evaluation process and to authorise the Chief Executive Officer to enter a negotiation period on design and proposed terms and conditions with the shortlisted proposals.

#### **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 used in the evaluation process included the following criteria:

- Removal of mature trees and planting within the site must be replaced with mature trees and planting within the development site.
- 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 the redevelopment proposals process would be met through the City's existing operational budget.

The proceeds that come from this process could be utilised to fund Unfunded Projects listed in the City's Long Term Financial Plan including but not limited to:

- Underground Power;
- Beatty Park 2062;
- Leederville Oval;
- Litis Stadium (dependent on approval of grant funding).

**COMMENTS:**

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:

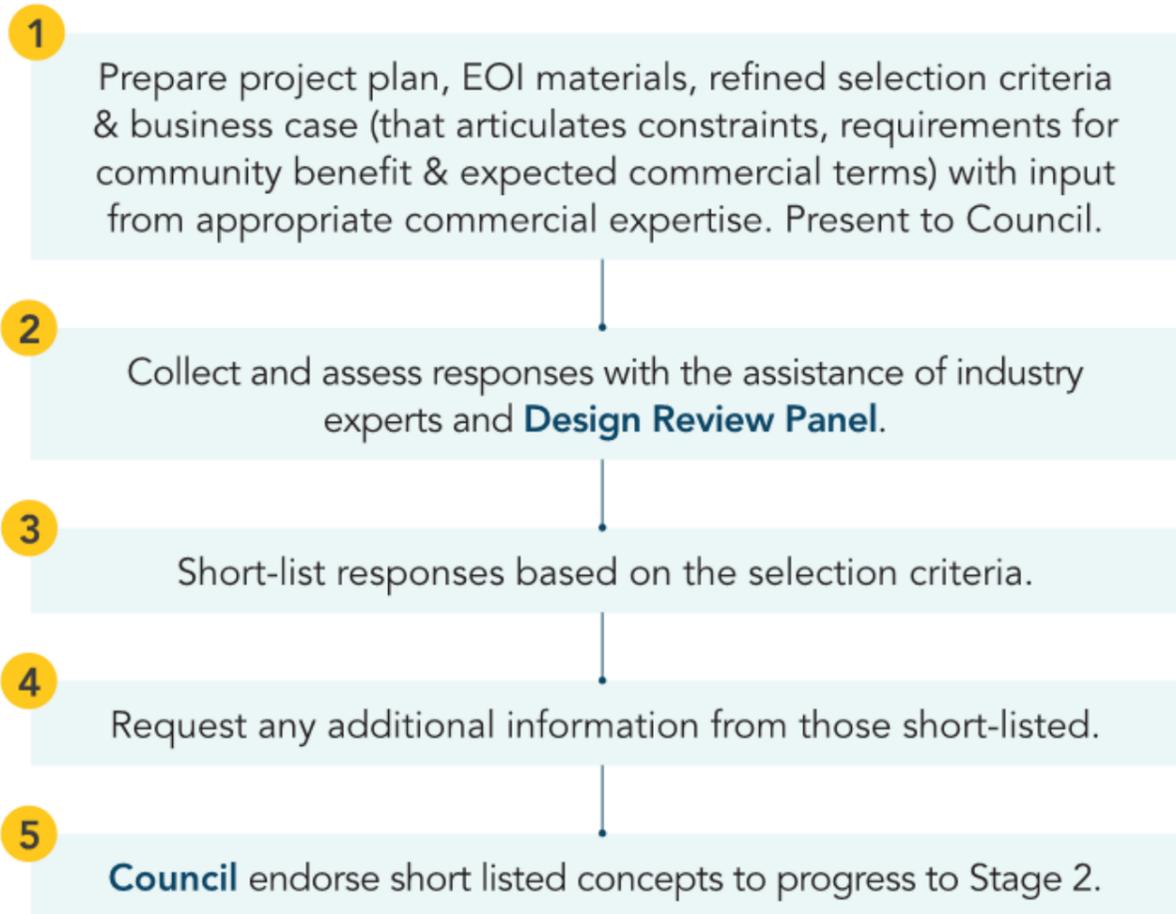
*A thriving connected and sustainable local village that showcases and preserves its rich cultural and natural elements.*

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 progression of the LPSP and change in market conditions allows the City to effectively conduct the redevelopment proposals process at this time.

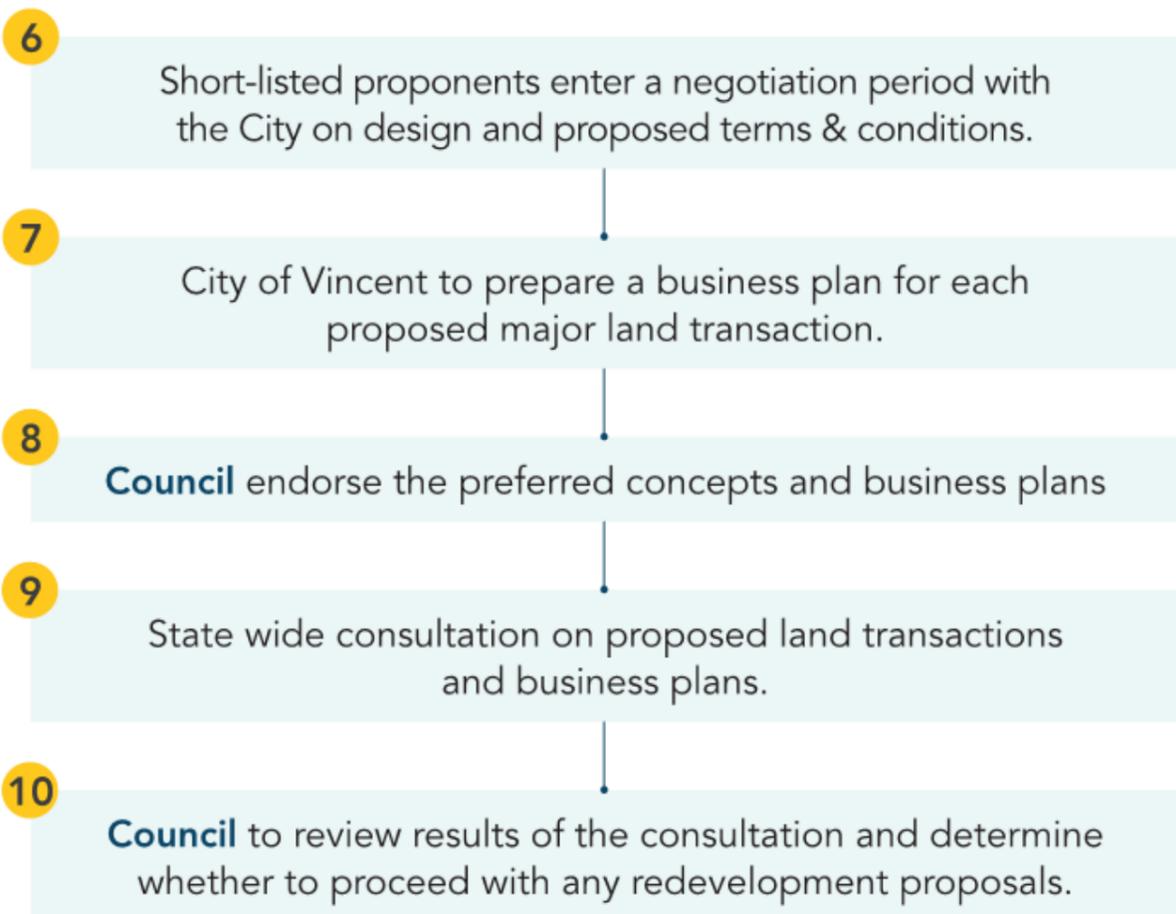
It is recommended that Council shortlist the three recommended submissions. Council would then be provided with the shortlisted proposals before determining the additional information and assessment criteria for Stage 2.

# STAGE 1




---

# STAGE 2





 CITY OF VINCENT

# REQUEST FOR PROPOSALS REDEVELOPMENT CONCEPTS

.....

8 August 2022

**Acknowledgement of Country**

The City of Vincent acknowledges the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay our respects to Elders past, present and emerging.

We recognise the unique and incomparable contribution the Whadjuk people have made and continue to make to our culture and in our community. We will continue to seek the input of the Traditional Owners.

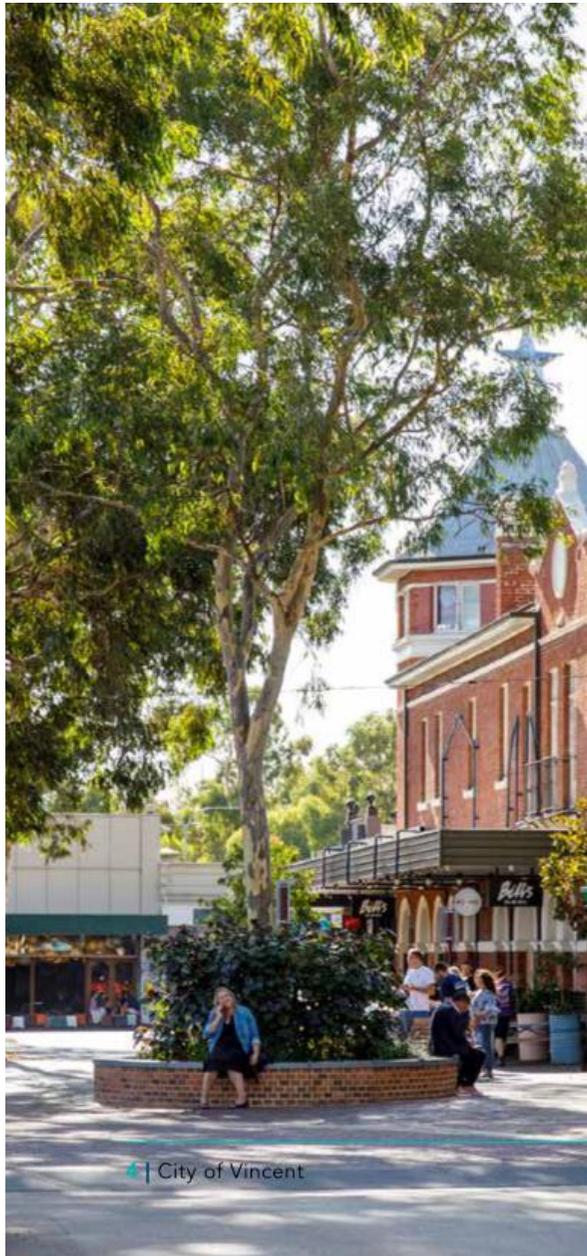
The land on which we live, meet and thrive as a community always was and always will be Noongar land.





## CONTENTS

1.0 INTRODUCTION	4
2.0 THE OPPORTUNITY	5
3.0 ABOUT LEEDERVILLE TOWN CENTRE	8
LEEDERVILLE SNAPSHOT	9
4.0 SELECTION CRITERIA	11
5.0 EVALUATION PROCESS	16
6.0 TERMS AND CONDITIONS	17
ATTACHMENT 1 SITE MAP	20
ATTACHMENT 2 DRAFT LEEDERVILLE PRECINCT PLAN	21
ATTACHMENT 2 DRAFT LEEDERVILLE PRECINCT PLAN	22
ATTACHMENT 3 TITLE INFORMATION	23
ATTACHMENT 4 DOCUMENTS	23



## 1.0 INTRODUCTION

### 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 Request for Proposals 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 Request for Proposals. 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 Request for Proposals 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. Request for proposals responses are to be submitted to CoV no later than 2pm (AWST) 8 August 2022.

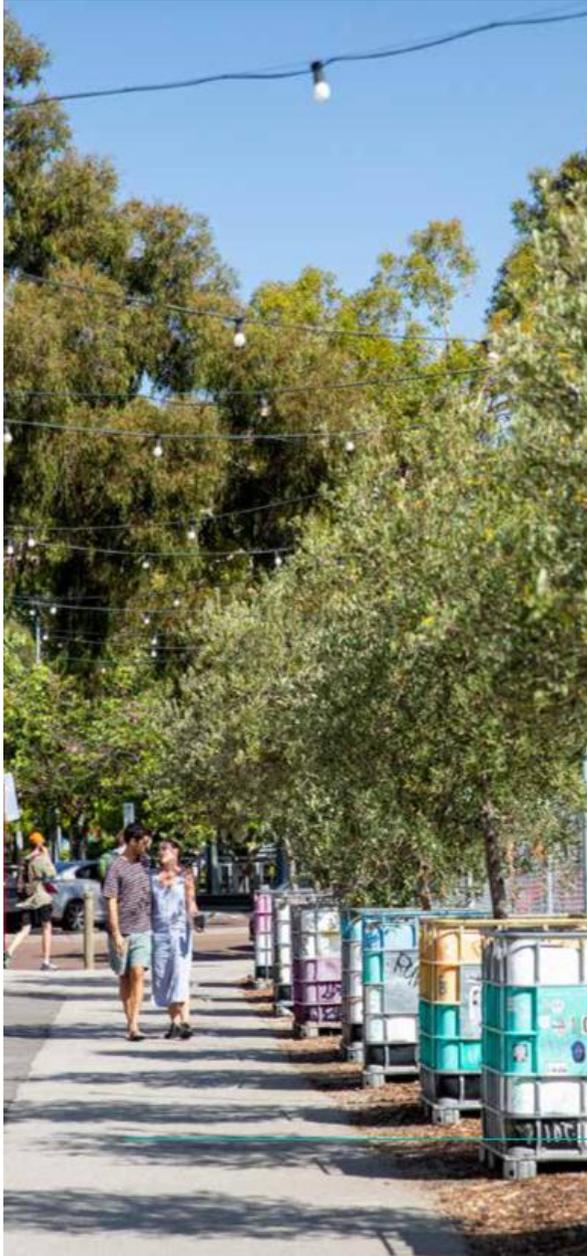
By submitting a proposal, Proponents agree to be bound by the Terms and Conditions in Section 6.0.

### 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



## 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 Request for Proposals 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>	Draft Leederville Precinct Structure Plan Site 1 – Mixed Use R-AC0 Site 2 – Mixed Use R-AC0	Local Planning Scheme Regional Centre  Built Form Policy Town Centre built form area.
<b>BUILDING HEIGHT</b>	Draft Leederville Precinct Structure Plan 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	
<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).	



<p><b>LAND</b></p>	<p>Site 1 (The Avenue) ~8,600sqm Site 2 (Frame Court) ~4,300sqm</p>
<p><b>PLANNING FRAMEWORK</b></p>	<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>
<p><b>STRUCTURE PLAN</b></p>	<p><b>Draft Leederville Precinct Structure Plan</b></p> <p>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.</p> <p>At its meeting on 14 September 2021, Council recommended that WAPC approve the draft LPSP subject to modifications. The draft LPSP is required to be approved by the WAPC before it becomes operational.</p> <p>Both sites are identified as key development sites within the draft LPSP</p>

## 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.

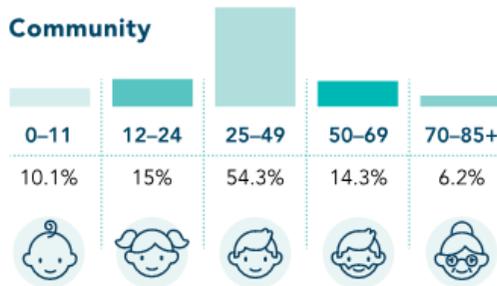
The regional planning framework identifies Leederville as an important part of meeting the housing and employment demands of Perth's future population growth, with an expectation for future planning for Leederville to facilitate additional residential development and employment generating land uses.

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:



#### ENHANCED ENVIRONMENT

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.



#### THRIVING PLACES

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.



#### ACCESSIBLE CITY

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 users' 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.



#### SENSITIVE DESIGN

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.



#### CONNECTED COMMUNITY

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.



#### INNOVATIVE & ACCOUNTABLE

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 Request for Proposals 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 Request for Proposals.

4.2 NON-WEIGHTED COMPLIANCE CRITERIA – COMMERCIAL TERMS		
CRITERIA	COMPLETED Y/N	Proponents to reference the criteria response location in their submission, i.e., pages or section numbers
Provide a minimum of 400 public parking bays across one or both sites with 10% of car parking bays to provide easy access for mobility impaired and provide short term access.	Yes / No	
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.	Yes / No	
Indicative commercial terms to outline the proposed transaction arrangement (e.g., buy, lease, trade or enter joint venture with CoV).	Yes / No	

4.3 PROJECT VISION AND DESIGN PRINCIPLES (50% WEIGHTING) Page limit of 10 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><b>1. Context and Character</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Effective interface with adjacent heritage and character buildings including the YMCA HQ adjacent to the Frame Court site.</li> </ul>	Yes / No	

4.3 PROJECT VISION AND DESIGN PRINCIPLES (50% WEIGHTING) Page limit of 10 A4 pages for this section		
<p><b>2. Landscape Quality</b></p> <ul style="list-style-type: none"> <li>Removal of mature trees and planting within the site must be replaced with mature trees and planting within the development site.</li> <li>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.</li> <li>Active interface with the area zoned Public Open Space within the Leederville Precinct Structure Plan, adjacent to Site 2.</li> </ul>	Yes / No	
<p><b>3. Built Form &amp; Scale</b></p> <ul style="list-style-type: none"> <li>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).</li> <li>Architectural aspirations, design approach and strategies to achieve design excellence (including design review by the City's panel).</li> <li>Conceptual designs illustrating the project and vision inclusive of plan views, sections, elevations, height, and massing in perspectives.</li> </ul>	Yes / No	
<p><b>4. Functionality and Build Quality</b></p> <ul style="list-style-type: none"> <li>Commitment to innovation, which may include energy and water sourcing, built form and design, community, social and economic outcomes.</li> </ul>	Yes / No	
<p><b>5. Sustainability</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	Yes / No	
<p><b>6. Amenity</b></p> <ul style="list-style-type: none"> <li>Design, accommodate and demonstrate economic activation towards the improvement of the daytime and evening economy of the precinct.</li> <li>Demonstrated diversity in product mix and pricing targeted to meet a wide variety of household demographics.</li> </ul>	Yes / No	

**4.3 PROJECT VISION AND DESIGN PRINCIPLES (50% WEIGHTING) Page limit of 10 A4 pages for this section**

<p><b>7. Legibility</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Prioritise access and connectivity to public transport (particularly Leederville train station) and active transport modes.</li> <li>• Understanding of existing and subsequent traffic issues; access and circulation, with a project design that delivers appropriate mitigation strategies.</li> </ul>	<p>Yes / No</p>	
--	-----------------	--

**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	

4.5 FINANCIAL CAPACITY AND TRACK RECORD (20% WEIGHTING) Page limit of 6 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. 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	

TABLE 1 – PROPONENTS CONTACT DETAILS	
Full Names of Proponent including all Directors and Shareholders:	
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 a Request for Proposals 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 Request for Proposals 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 Request for Proposals 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 Request for Proposals 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 Request for Proposals.

## 6.0 TERMS AND CONDITIONS

The Terms and Conditions relate to the City and/or Cygnet West acting on behalf of the City and the Proponent. The Request for Proposals seeks submissions for disposal of land and development proposal in accordance with section 3.58 and 3.59 of the LGA.

### 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 Request for Proposals.

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.

The City, being a government authority is subject to the Freedom of Information Act 1992.

### 6.4 RIGHT TO AMEND PROCESS OR DISCONTINUANCE

CoV reserves the right to amend or discontinue the process set out for the Request for Proposals 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 Request for Proposals Submission. CoV may also elect not to proceed with the Request for Proposals 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 REQUEST FOR PROPOSALS TERMS**

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

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

A Proponent may submit a question in writing via email about this Request for Proposals 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 Request for Proposals information that CoV provides, whether in the Request for Proposals 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 Request for Proposals, the project and the nature and location of the sites. The City makes no representations or warranties, whether expressed or implied as to the accuracy, adequacy, performance, availability or completeness of the information contained in the Request for Proposals and that the Proponent must make its own enquiries to satisfy itself of the accuracy and adequacy of any information contained within.

**6.11 COV MAY VARY THE SCOPE OF THE REQUEST FOR PROPOSALS**

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

**6.12 GOVERNING LAW**

The Request for Proposals documents are governed by the law of Western Australia.

**6.13 INTELLECTUAL PROPERTY**

Copyright in all Request for Proposals 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 a Request for Proposals 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 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.

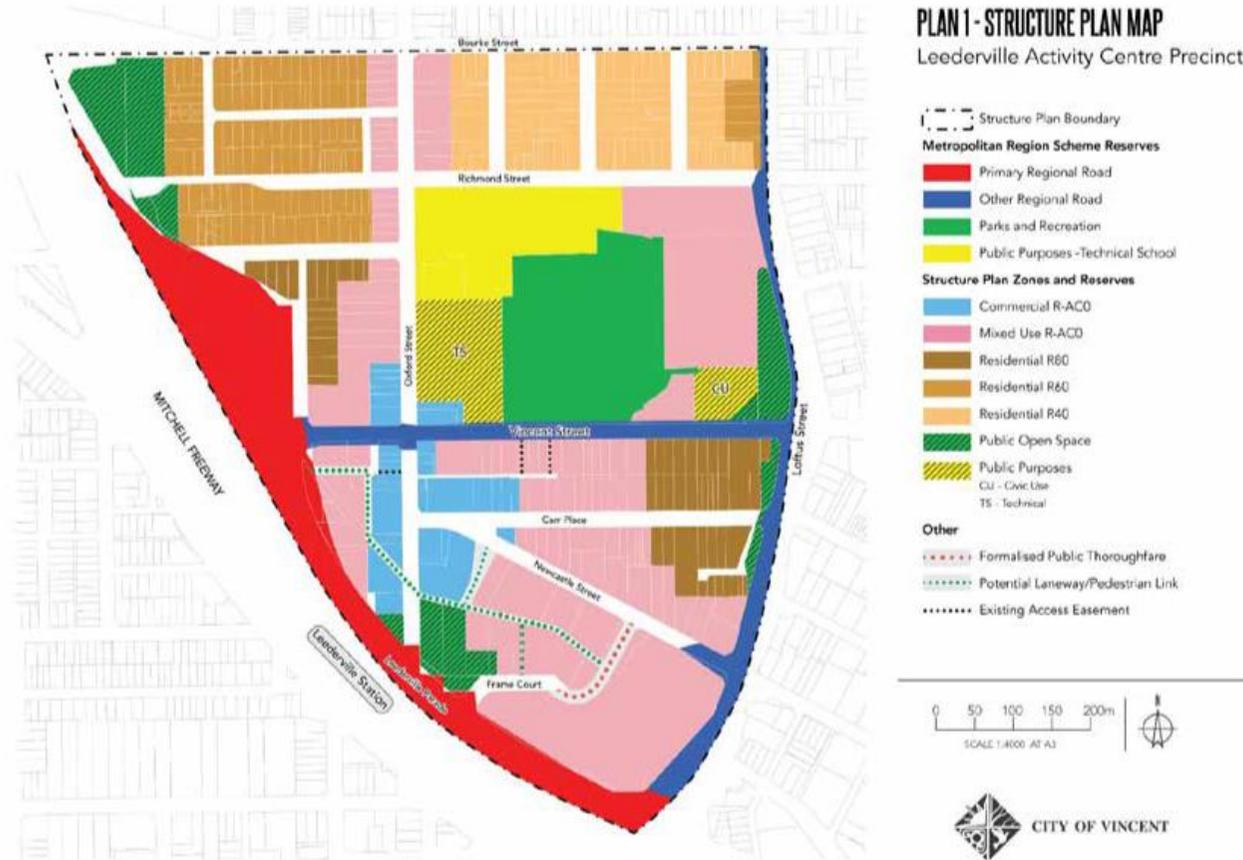




### ATTACHMENT 1 SITE MAP

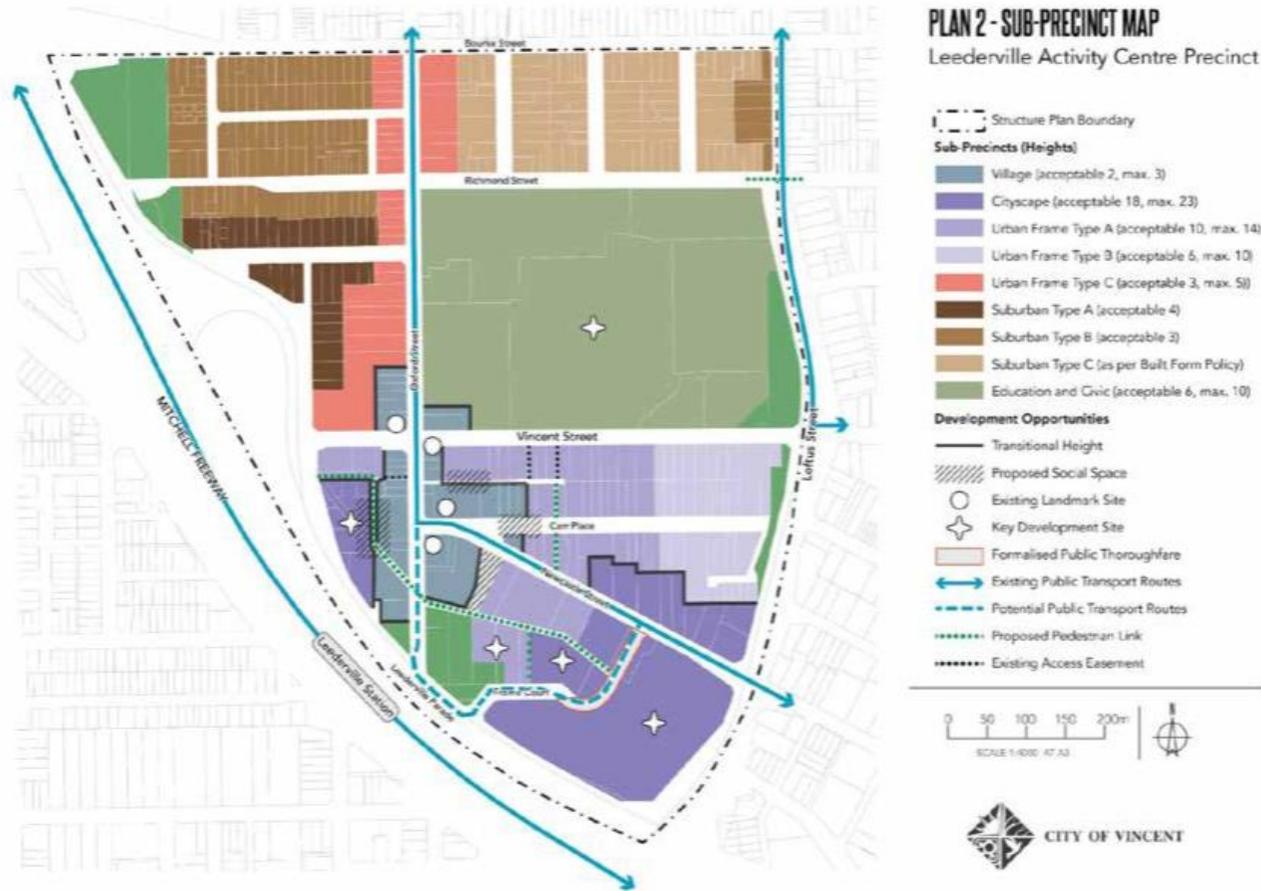


## ATTACHMENT 2 DRAFT LEEDERVILLE PRECINCT PLAN



Leederville Request for Proposals Redevelopment Concepts | 21

## ATTACHMENT 2 DRAFT LEEDERVILLE PRECINCT PLAN



## ATTACHMENT 3 TITLE INFORMATION

Request for Proposals 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
		9,240	

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
		5,515	

## 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

VINCENT.WA.GOV.AU