



CITY OF PORT LINCOLN

EXPRESSION OF INTEREST

FLINDERS PARK GARDEN SHED

LEASABLE PROPERTY

Submissions open 15 April to 28 May 2024, 9am

INFORMATION SHEET

Located within community land known as Flinders Park is an existing shed with kitchen and toilet amenities that is available for lease to suitable groups and organisations. Consideration will also be given towards commercial operations from the premises.

Some ideal uses, in no particular order, include;

- Sporting or similar club or association clubrooms.
- Additional museum or storage to complement existing neighbouring leased premises.
- Regular community markets or produce markets space.
- Arts space that provides opportunity for community participation.
- Small commercial premises such as pop up café, restaurant, etc.
- Play Centre, OHSC or similar (may not be viable due to planning requirements).

For instances where the premises would be leased to sporting or community groups, a peppercorn lease fee may only apply, and support for grant funding applications could be considered.

Where a proposal proposes the leasing of the premises for commercial use, and improvements to the premises would be made, a reduction in the lease fee (as set by independent market valuation) may be applied to offset improvement costs. Applicants would need to detail any assistance they would be seeking within their submission for Council's consideration on a case-by-case basis.

HOW TO APPLY

Persons or organisations wishing to express their interest in leasing the premises must submit an Expression of Interest (EOI) Form, accompanied by a detailed proposal of the proposed use of the lease area, key lease terms, proposed capital upgrades (if any) and other relevant information for Council's consideration. A copy of a business plan for your organisation, club or commercial operation and information on how securing a lease over the premises will assist in achieving the goals of your organisation must also be provided.

Copies of the EOI form can be obtained via Council's website or by submitting a request to the contacts below.

Written submissions on the proposal can be made to the Manager Building and Property, City of Port Lincoln by no later than **9.00am on Monday 28 May 2024**:

- **Email:** yoursay@plcc.sa.gov.au
- **Post:** City of Port Lincoln, PO Box 1787, Port Lincoln, SA, 5606.
- **Hand Deliver:** Council Office, Level One, Civic Centre, 60 Tasman Terrace, Port Lincoln

An **OPEN INSPECTION** will be held at the premises on **Tuesday 30 April 2024 and Wednesday 1 May 2024 – 10.00am to 11.00am**. To register your interest please email plcc@plcc.sa.gov.au or call 8621 2300.

FACTORS COUNCIL WILL BE ASSESSING

- The use of the premises should promote community use of the broader park, and/or provide community benefit.
- The use of the Flinders Park Garden Shed should not be contrary to the use of Flinders Park, for example agricultural supply store, solicitor office, mechanics etc. will not be deemed appropriate.
- The proposal should be considerate of the premises' location and neighbouring properties.

WHERE A COMMERCIAL OPERATION IS PROPOSED

- The business should preferably not compete with existing businesses, and if it does compete, this will count against its assessment, or no concession will be provided compared with the market rate (apart from fit out cost).
- Employment creation - the extent to which the business creates new employment opportunities.
- The total investment into the concept and building fit out itself.
- The likelihood of success, including operator experience, financial means, and a well-developed business case.
- The commercial return for Council and the ability to cover ongoing costs (rates and charges etc).
- Likelihood of approval as part of the development assessment process and impact on neighbours etc.

It is important to consider that the land is classified as Community Land which, pursuant to Section 200 of the Local Government Act 1999, will not be able to be used for business purposes without further public consultation and resolution of Council.

In all cases, submissions MUST include a clear business plan that evidence feasibility and sustainability of organisation, club or business and clearly set out key terms of proposal, particularly where Council assistance and/or capital improvements are proposed. The successful assignment of a lease will remain subject to any relevant further due diligence and approval processes including but not limited to planning assessment, development approval and further public consultation.

