

GROUND LEASE REDEVELOPMENT OPPORTUNITY

**788-794 CANNING HWY, APPLECROSS
RISELEY ACTIVITY CENTRE**

REQUEST FOR PROPOSALS (RFP 1/19)

**ON BEHALF OF
CITY OF MELVILLE**



Date of Release Wednesday 14th August 2019
Submissions Close by 4pm (WST) Wednesday 9th October 2019

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1 CONTACT PERSON

Proponents should not rely on any information provided by any person other than that listed below:

1.1 Communication and Enquiries:

All questions from Interested Parties must be lodged in writing by email to the City's Strategic Property Executive named below:

Name: Jeremy Rae
Title: Strategic Property Executive
Organisation: City of Melville
Phone: (08) 9364 0287
Email: jeremy.rae@melville.wa.gov.au

- Any requests for information or clarification must be in writing in the first instance and may be subject of an Addendum to this Request.
- A Proponent, who considers that there may be a discrepancy, error or omission in this Request for Proposal, or in any relevant information provided by the City, should ask the Strategic Property Executive for clarification. Where the Strategic Property Executive considers it appropriate, it may issue a clarification to prospective Proponents or as an addendum to this Request for Proposal.
- No requests for information or clarification regarding the RFP will be accepted later than one week prior to the deadline of this request.
- Electronic versions of this Request for Proposal (RFP) are available from the City's Strategic Property Executive upon request.

2 INTRODUCTION

2.1 About the City of Melville

2.1.1 General

The City of Melville (the City) is located on the Swan and Canning Rivers in Perth, Western Australia, where a diverse and multicultural community enjoys a rich built and natural heritage, a blend of retail and business precincts, an abundance of opportunities for physical and social activity, open spaces and a unique natural landscape.

The City's northern boundary is located eight kilometres from the Perth CBD, seven kilometres from the Fremantle CBD, covers an area of 53 sq. kilometres featuring 18.1 kilometres of Swan and Canning River foreshore. The City consists of 18 suburbs with a population of approximately 106,300 within 40,369 dwellings and is the eighth largest local government authority in the Perth metropolitan region.

2.1.2 Future Vision

The City's Strategic Community Plan 2016-2026 sets out the community's vision and aspirations for the future. The City's Community Vision for the future is:

"A safe City with green, leafy streets, suburbs and open spaces where people enjoy high levels of health and wellbeing, participate in local events and activities; have access to community services and local business opportunities are encouraged."

2.1.3 Sustainable Development

The City of Melville actively demonstrates a commitment to sustainable outcomes through its Corporate Environmental Strategic Plan 2016 to 2025. The plan provides guidance and direction to the corporate environmental sustainability priorities over the period 2016 to 2025 in association with the Corporate Business Plan 2016 to 2020. The Plan includes the following corporate environmental goals:

Goal	Objectives
Greening of the City	Increasing the vegetation canopy coverage and biodiversity on City owned or controlled land whilst advocating for and promoting such outcomes on privately owned land within the City's boundaries.
Reduce Carbon Emissions	Achieving reductions in greenhouse gas emissions (GHG) emanating from City operations in line with those targets recommended by the Australian Government Climate Change Authority.
Sustainable Energy Management	Reduce consumption of and expenditure on energy used in City operations. Optimise the City's reliance on renewable sources of energy without degrading energy security.

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Goal	Objectives
Sustainable Water Management	Use scheme water and groundwater water resources sustainably. Prevent pollution of waterways.
Sustainable Waste Management	Reduce the amount and environmental impact of waste emanating from City operations.
Focus of Life Cycle	Increase the use of Life Cycle analysis for services, projects and procurement across all service areas at the City to understand their true value, associated risks and impacts across the whole life cycle.
Demonstrating Sustainability Leadership	Active participation, knowledge sharing, partnering and disclosure at a local, national and global level.

The City's Sustainability Policy (CP-057) can be found at the following link:

<https://www.melvillecity.com.au/our-city/publications-and-forms/corporate-services/sustainability-policy>

2.2 Purpose of this Request for Proposal (RFP)

This Request for Proposal (RFP) seeks proposals from suitably qualified proponents for the development of 788-794 Canning Highway, Applecross situated within the Riseley Activity Centre Structure Plan. The City is offering proponents a long term ground lease opportunity involving the proponent redeveloping the site by adopting innovation in respect of design; and financial models that are consistent with the City's objectives for the precinct and site.

It is intended that this RFP process will lead to the City shortlisting two proponents to submit formal offers from which one preferred offer is selected. The City will then engage in direct negotiations with the proponent, leading to a formal ground lease development agreement between the City and the successful proponent, subject to Council approval.

2.3 Background

In accordance with the City's "Council Policy 005 – Land and Property Retention, Disposal and Acquisition", the City identified a number of significant and strategic landholdings, including the Applecross site which comprises a near rectangular mixed-use development site of 4,917m² within the Riseley Centre Structure Plan.

On 10 December 2013, Council approved the Request for Proposal (RFP) disposition process, as defined by the Local Government Act, as a means of identification of development opportunities for such strategic properties.

The City has undertaken an assessment of potential development options which supports the implementation of this RFP process for this particular site.

2.4 City of Melville Objectives

The City's Strategic Community Plan 2016-2026 identifies six key aspirations and objectives.

Aspirations	Objectives
Clean and Green	Clean and well-maintained parks, reserves, natural areas and public open spaces where everyone can socialise, be active and be safe
Sustainable and connected transport	Better public transport, cycling and walking infrastructure and responsive traffic management
Growth and prosperity	Encourage development of small businesses in our suburbs and local communities
Sense of community	A range of local community services, events and cultural activities throughout the year for people to get to know one another and do things together
Healthy lifestyles	Opportunities for healthy activities both indoors and out and about in local parks and suburbs walking, running, cycling and exercising individually or in groups
Safe and secure	People feel safe and secure at all times wherever they are and whatever they are doing

The City's Strategic Community Plan can be found at the following link:

<https://www.melvillecity.com.au/our-city/city-management/corporate-planning/community-plan>

More specifically in relation to the land assets, the City seeks to more effectively utilise its strategic landholdings with the primary objective of **creating alternate revenue streams and reduced reliance on rate income**, while having due regard to:

- The City's urban planning framework;
- State Government planning policy objectives and targets;
- Tree Policy and Urban Forest Strategy
- Provision of community services; and
- Activation of further appropriate development in strategic locations.

3 THE OPPORTUNITY

3.1 Request for Proposal Opportunity

The City is seeking proposals from a suitably qualified Proponent or Proponents (“Proponent”) to deliver a high quality development on the Applecross site, consistent with the City’s stated objectives and the Riseley Activity Centre Structure Plan. The City is open to consider a range of innovative redevelopment options and intends to negotiate an appropriate outcome with the preferred proponent(s) resulting from this RFP process.

The successful proponent will need to demonstrate financial capacity to long term ground lease the site, fund the development and make a commitment to deliver high quality design outcomes that consider the potential change in the Activity Centre over the medium term.

The successful proponent’s proposal will also need to be eligible to pay rates or a rate equivalent payment to the City. If required the City as landlord may consider granting the lessee the right to a leasehold mortgage subject to conditions.

The City’s approach to evaluation of responses is to identify the Proponent likely to deliver the best overall outcome for the site and enters this process with no predetermined outcomes.

Further information on the site is included in Section 5.

4 RFP EVALUATION PROCESS

4.1 Evaluation Process

Proponent's submissions will be evaluated against the Selection Criteria set out in Section 4.2. Assessment Evaluation will be undertaken by an Evaluation Panel ('the panel') assembled by the City.

The following evaluation methodology will be used by the panel in undertaking the assessment process:

- Proposals will be reviewed for completeness and compliance. Proposals that do not meet these requirements may, at the Chair's absolute discretion, not be considered further;
- Proposals will be assessed against the selection criteria set out in Section 4.2 by the individual panel members. The City may in its discretion seek independent advice from external parties in relation to specific aspects of the proposal assessment – e.g. Design assessment, property advice, etc. The panel shall then meet as a group to discuss and agree the consensus assessment of each proposal;
- The City may seek additional information, or request an interview with the proponent in order to clarify any aspect of the proposal;
- Suitable proposals will then be ranked by the panel based on the consensus assessment;
- The two highest ranked proposals will be invited to submit formal ground lease offers with the proponent offering the most attractive terms being selected as preferred proponent;
- It is the City's intention to then commence negotiations with the preferred proponent with the objective of reaching a suitable commercial arrangement to progress with development;
- Should negotiations not result in a suitable outcome, the City will cease negotiations with the highest ranked Proponent and commence discussions with the second highest ranked Proponent, and so forth;
- The City, in its absolute discretion may conclude that no proposals are suitable and can terminate the RFP process at any time prior to agreement being reached.

4.2 Selection Criteria

4.2.1 Non weighted selection criteria

A. Compliance

A Proposal will be considered non-compliant if it:

- i. Is not submitted at the time and place set out in the notice inviting RFP's; and
- ii. Fails to comply with any other requirements included in this document.

The City, in their absolute discretion will decided if non-compliant proposals will be considered by the evaluation panel.

B. Proponent Details

The proponent must clearly identify the party or parties proposing to undertake the development and include a Corporate Profile.

C. Development Timeframe

The proponent must submit an indicative development program that identifies the following development milestones by the time a formal development agreement or deed of lease is in place:

- Indicative concept design phase
- Required project approvals
- Funding phase
- Detailed design and procurement phase
- Timeframes for lodgement of approvals and commencement and completion of construction phase
- Commencement of operation and ground lease phase

D. Development Concept

The Proponent must submit an initial concept plan indicating as a minimum:

- The proposed use of the site
- Indicative product mix
- Estimated yield
- Development scale
- Development context

4.2.2 Weighted Selection Criteria

Proponents must address the specific criteria detailed below. Responses should aim to not exceed EIGHT (8) double sided A4 pages; however generic information such as CV's and References may be included in an Attachment to the proposal.

A. Baseline underlying value (40% weighting)

Provide a value for the ground lease on an "As If Complete" basis, both as an annual commencing rental; and as a percentage of land value of the completed development net of GST, including a proposed lease term.

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This will be used as a baseline value to progress any further negotiations in respect of different funding models that may be proposed and considered by the City. The City is requesting this information to simplify any resulting negotiation process. It is to be assumed that the site is handed over “as is” and any site investigations, and site preparation works will be the responsibility of the successful proponent. The Council has approved the City demolishing the former Melville Bridge Club building only in 2019 and as such parties submitting can assume the building no longer exists on the site.

The value for the ground lease should relate to the proposed use of the completed development and be in line with current comparative market rates. This will guide the valuation analysis for the City and provide a useful basis for any further negotiations on value to be conducted in an informal manner.

B. Financial Capacity & Experience (25% weighting)

- i. Demonstrate the Proponents capacity to fund a long term ground lease of the land, the design and built form construction costs; and operation of the redeveloped asset. Evidence of capacity should be provided by way of referencing completed projects of a similar scale;
- ii. Provide an explanation of the Proponents suggested funding model (structure) including experience in undertaking development with a ground lease, joint venture or partnership capacity;
- iii. Demonstrate capacity and experience of personnel likely to be involved in the development, including nomination of personnel to be involved in any further negotiations with the City;
- iv. Include a copy of Company or Group financial statements including Profit & Loss, Balance Sheet and Directors Declarations; if applicable;
- v. Include provision of a minimum of TWO (2) or more referees from development partner organisations, financiers and public accountants.

C. Strategic Objectives (25% weighting)

- i. Provide detail on how the Proponents proposal meets the City’s Strategic Community Plan’s aspirations and objectives following the checklist format in Attachment A. Response Form.
- ii. Provide detail on how the Proponents proposal meets the development standards for the Canning Corridor precinct in the Riseley Activity Centre Structure Plan.
- iii. Provide detail on the Proponents Community Engagement and Consultation plan and how it intends to engage with the community over its proposal, in addition to the statutory planning requirements.

**D. Innovation, Development Capacity and Relevant Experience
(10% weighting)**

- i. Demonstrate by way of example the Proponents innovative approach to development; and capacity to deliver high quality designed development projects of a similar scale;
- ii. Demonstrate by way of example the Proponents sustainable built form construction.

4.3 Evaluation Process Programme

The RFP is the first of a two stage process. Following the close of the RFP submissions period, the City will commence negotiations with the shortlisted proponents. Upon selection of the preferred proponent and agreement of terms, the City will follow the property disposal process outlined in the *Local Government Act 1995* and upon approval by the Council, will enter into a ground lease contract with the preferred proponent.

The issuing of an RFP does not commit the City to proceeding with negotiations with any respondent.

The proposed indicative timeframe for completion of the RFP process, resulting in the City entering into a formal arrangement with the successful proponent is outlined below. The City may extend the period for ‘Preferred proponent negotiations’ at its discretion.

ACTIVITY	INDICATIVE DURATION	MILESTONE (Target)
RFP Released	8 weeks	14 August 2019
Closing Date		9 October 2019
Evaluation process & selection of preferred proponent	8 weeks	December 2019
City negotiates with preferred proponent & prepares a “Statutory Business Plan” for public advertising	15 weeks	March 2020
Local Government Act 1995 Process	6 weeks	April 2020
Prepare and execute ground lease agreement upon Council approval	10 weeks	July 2020

5 PROJECT INFORMATION

5.1 Location and Site context

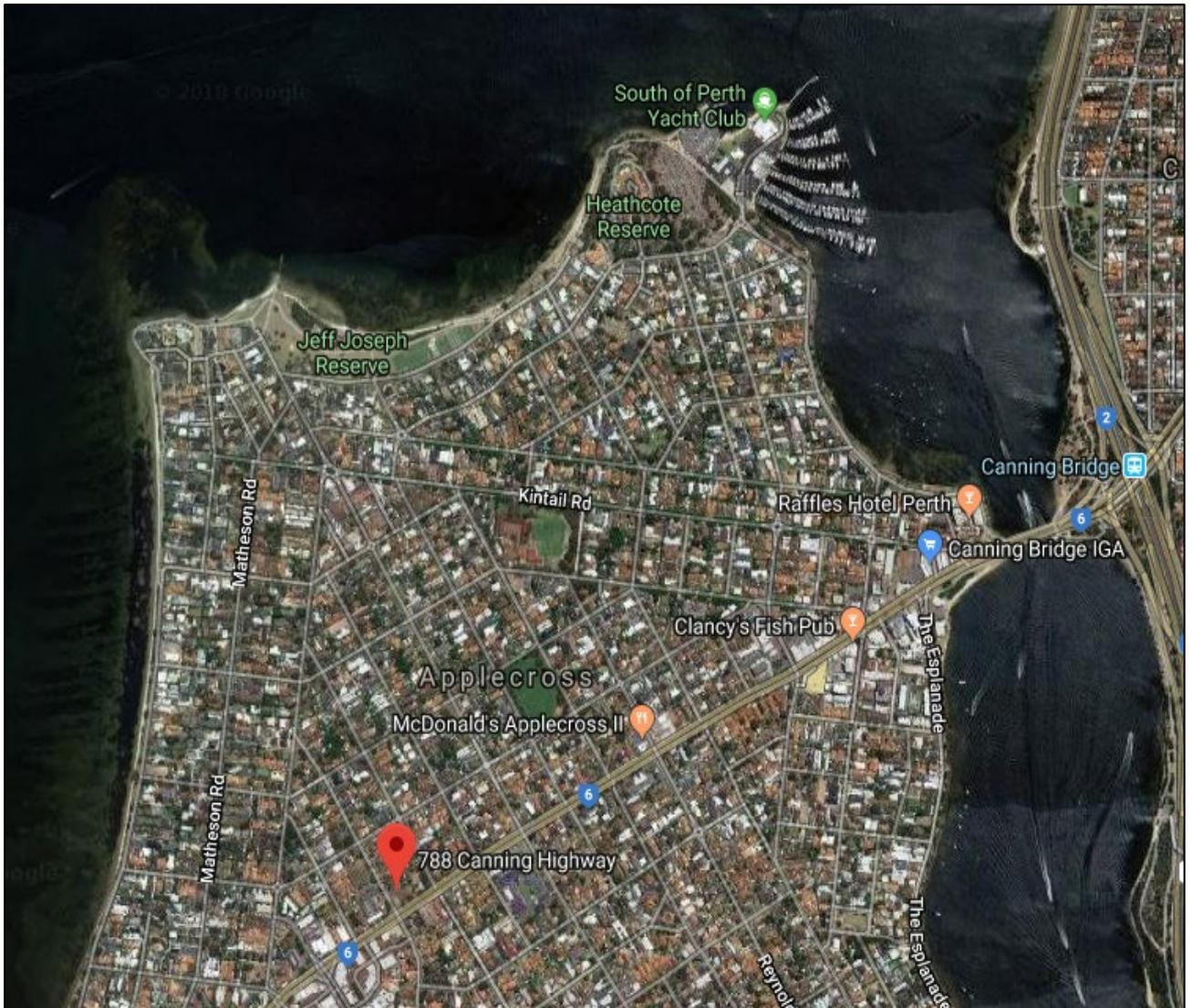


Figure 1: Regional Location (Image Source: Google Maps)

The site is located on the northern side of Canning Highway between Simpson and Tain Streets, Applecross; approximately 8 kilometres southwest of the Perth CBD. The site has excellent regional access along Canning Highway which is reserved as a regional road under the Metropolitan Region Scheme. Access to the Applecross locality from the Perth CBD is available via the Kwinana Freeway and Canning Highway (Refer to Figure 1: Regional Location).

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Figure 2: Aerial Map (Image Source: City of Melville Intra-Maps)

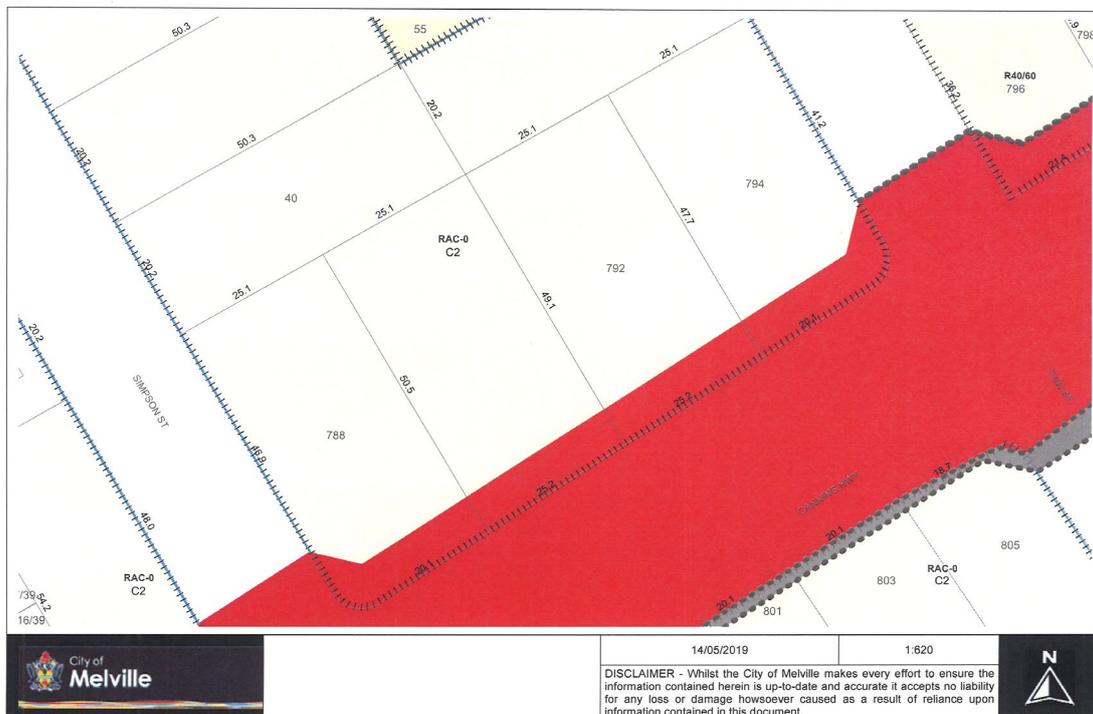
The site is located within the Riseley Activity Centre Structure Plan area. Development throughout the precinct is characterised by a combination of neighbourhood retail and commercial uses including cafes, boutiques, restaurants, banks, a pharmacy, supermarket and other specialty retailers (Refer to Figure 2: Aerial Map).

The City owns the site in fee simple with the circa 1980's single level brick and tile building located on the western portion of the site previously utilised by the Melville Bridge Club. The Council has approved the City demolishing the former Melville Bridge Club building only in 2019 and as such parties submitting can assume the building no longer exists on the site. The eastern portion of the site is currently vacant with the former Applecross Pre Primary having been previously demolished in 2012.

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5.2 Statutory Planning Summary

Local Government Authority:	City of Melville
Town Planning:	Local Planning Scheme No. 6
Zoning:	Centre C2 Primary Regional Roads (Canning Hwy Frontage)
R-Code:	RAC-0
Precinct:	2 – Canning Corridor – Riseley Activity Centre Structure Plan
Building Height:	5 storey maximum



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A full copy of the Riseley Activity Centre Structure Plan is available on the City's website:

<https://www.melvillecity.com.au/our-city/future-vision/riseley-centre>

The proponents must acknowledge the City's desire for trees to be retained on the site where possible. The City has undertaken an Arborist report which has identified the number of trees and their significance. Refer to Attachment B.

The City's Urban Forest Strategy can be found at the following link:

<https://www.melvillecity.com.au/waste-and-environment/environmental-conservation-and-management/our-urban-forest>

Additional Local Planning Policies relevant to the assessment process of development within the City of Melville are available on the City's website:

<https://www.melvillecity.com.au/building-and-planning/local-planning/local-planning-policies>

5.3 Site Information



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Site Address	Legal Description	Certificate Title	of	Land Area (m²)
788 Canning Highway, Applecross	Lot 27 Plan 4969	1002/624		1,280
790 Canning Highway, Applecross	Lot 26 Plan 4969	1002/624		1,249
792 Canning Highway, Applecross	Lot 25 Plan 4969	1002/624		1,214
794 Canning Highway, Applecross	Lot 24 Plan 4969	1002/624		1,174
Estimated <i>(Ref Attachment C: Feature Contour Survey)</i>				4,917

6 GENERAL CONDITIONS

6.1 Communications with the City

All communications between the Respondent and the City, on which the Respondent intends to rely for the purposes of its proposal, shall be in writing and addressed to the contact person named at the front of this document.

6.2 Briefing/Site Inspection

Site inspections can be undertaken by the respondents.

6.3 Name and Address of the Respondent

A Proposal must include the full name and address of the Respondent and:

- (a) If a partnership – include the name and address of each partner;
- (b) If a body corporate – include the name and address of its registered office, its place of incorporation and the City office (if any) in Western Australia;
- (c) Be signed by the respondent personally or by a person or persons who has or have the legal authority to sign the Proposal on behalf of the respondent (such as a Director of a corporation);
- (d) Confirm ability to pay all debts in full as and when they fall due; and
- (e) Advise of any current litigation as a result of which you may be liable for \$500,000 or more.

6.4 Risk Assessment

The City may have access to and consider:

- (a) Any risk assessment undertaken by Dunn and Bradstreet, or any other credit agency; and
- (b) Any information produced or provided by a financial institution,

To enable the City to assess a Proposal and may consider such materials as factors in the RFP assessment process.

The City may seek whatever information from a Respondent of a Proposal it considers necessary or desirable to satisfy the city that the Respondent is of good character and not the subject of any action that may adversely affect the capacity of the respondent to either complete the ground lease of the property, or complete the development as both required under this RFP.

6.5 Property and Copyright in Request for RFP Documents

All intellectual property including patents, copyright, trademarks know how, technical information and confidential information in or attaching to this Request, shall remain the property of the City of Melville and shall remain strictly confidential. A Respondent shall not use any of the information in this Request for any purpose other than the preparation of a Proposal.

6.6 Ownership of Proposals

With the exception of a Respondent's existing copyright and other intellectual property rights, all documents and information submitted by a Respondent as part of or in support of a Proposal shall become, on submission, the absolute property of the City and will not be returned to the Respondent at the conclusion of the RFP process.

6.7 Costs of Proposals

All costs of and associated with the preparation and submission of a Proposal shall be borne entirely by the Respondent and the City of Melville shall not be liable in any circumstances to contribute to those costs or to otherwise indemnify the Respondent in respect of the preparation or submission of a Proposal or any related activities.

6.8 Confidentiality of RFP Information

The City will treat all information provided in a Proposal as confidential and will not use it other than for the purposes of the evaluation of the Proposal or as otherwise required by law.

Documents and other information relevant to a Proposal may be disclosed when required by law under the Freedom of Information Act 1992 or under a court order.

6.9 Canvassing of Elected Members of Employees

If a Respondent, whether personally or by an agent, canvasses any of the City's Elected Members or employees with a view to influencing the acceptance of a Proposal submitted by it or by any other Respondent, then regardless of whether the canvassing had or may have had any influence on the acceptance of the Proposal, the City may at its discretion decline to further consider the respondent's Proposal.

7 LODGEMENT OF PROPOSALS

7.1 Format and Delivery

Each submission must:

- (1) Submit ONE copy electronically at www.melvillecity.com.au/groundleaserfp
- (2) be identified with the following information:

“RFP: Ground Lease Redevelopment Opportunity – 788-794 Canning Highway, Applecross. RFP 01/19”

- (3) **To be received by the City no later than 4.00 pm (WST) on Wednesday 9th October 2019.** The City of Melville does not accept responsibility for any Proposal’s received late; and
- (4) The ‘Response Form’ (Included in Attachment A) is to be completed and returned with the submission.

7.2 Submission Opening

Submissions will be opened privately in the Civic Centre, 10 Almondbury Road, Booragoon. The Procurement Officer in charge of the opening will record the name of each respondent submitting a proposal. (No further information to the proposal will be given.)

7.3 Submission Validity Period

A Proposal is binding on the respondent, and opens for acceptance by the City, for a period of 120 days after the closing date, or such other period as may be mutually agreed in writing between the respondent and the City.

7.4 Withdrawal of Submission

A Proposal cannot be withdrawn or amended during the period referred to in clause 6.3 above.

8 ATTACHMENTS

- A. Response Form
- B. Retention Value of Trees
- C. Feature Contour Survey
- D. Structure Plan Map

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A. RESPONSE FORM

TO: The Chief Executive Officer
City of Melville
10 Almondbury Road
BOORAGOON WA 6154

I/We _____

(BLOCK LETTERS)

of _____

(ADDRESS)

ABN/GST Status _____ ACN (if any) _____

Telephone No: _____ Facsimile No: _____

Email: _____

**In response to (RFP01/19) Ground Lease Redevelopment Opportunity – 788-794
Canning Highway, Applecross**

I/We agree that I am/We are bound by, and will comply with this Proposal and its associated schedules, attachments, all in accordance with the Conditions of Responding contained in this Proposal signed and completed. I/We agree that there shall be no cost payable by the City towards the preparation or submission of this Submission irrespective of its outcome. The submitted consideration in the price schedule (if any) is indicative only.

Dated this: _____ day of _____ 2019

Signature of authorised signatory of Respondent: _____

Name of authorised signatory (BLOCK LETTERS): _____

Position: _____

Address: _____

Witness Signature: _____

Name of witness: (BLOCK LETTERS): _____

Position: _____

Address: _____

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Organisational Profile

Attach a copy of the organisational structure, provide background information on the company and label it “Organisation Structure” .	“Organisation Structure”	Tick if attached <input type="checkbox"/>
If companies are involved, attach their current ASIC company extracts search including latest annual return and label it “ASIC Company Extracts” .	“ASIC Company Extracts”	Tick if attached <input type="checkbox"/>

Referees

Attach details of two (2) or more referees, and label it “Referees” . Give examples of work provided for these referees where possible.	“Referees”	Tick if attached <input type="checkbox"/>
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Agents

Is the Respondent acting as an agent for another party?	Yes/No	
If Yes, attach details (including name and address) of the principal and label it “Agents” .	“Agents”	Tick if attached <input type="checkbox"/>

Trusts

Is the Respondent acting as a trustee of a trust?	Yes / No	
If Yes, in an attachment labelled “Trusts” : (a) give the name of the trust and include a copy of the trust deed (and any related documents);and (b) if there is no trust deed, provide the names and addresses of beneficiaries.	“Trusts”	Tick if attached <input type="checkbox"/>

Financial Position

Is the Respondent presently able to pay all it’s debts in full as and when they fall due?	Yes / No
Is the Respondent currently engaged in litigation as a result of which it may be liable for \$100,000 or more?	Yes / No
If awarded the Contract, will the Respondent be able to fulfil the Requirements from its own resources or from resources readily available to it and remain able to pay all of it’s debts in full as and when they fall due?	Yes / No

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<p>In order to demonstrate the Respondent’s financial ability to undertake this contract, in an attachment labelled “Financial Position” include a profit and loss statement and the latest financial return for each of the proposed contracting entities, together with a list of financial referees from its bank and/or accountant.</p>	<p>“Financial Position”</p>	<p>Tick if attached <input type="checkbox"/></p>
--	------------------------------------	--

Selection Criteria

Before responding to the following qualitative criteria, Respondents must note the following:

- All information relevant to the answers to each criterion are to be contained within the submission;
- Assume that the Evaluation Panel has no previous knowledge of the Respondent’s organisation, its activities or experience;
- Provide full details for any claims, statements or examples used to address the qualitative criteria; and
- Address each issue outlined within a qualitative criterion.

<p>A) BASELINE UNDERLYING VALUE: • Please refer to 4.2.2</p>	<p>Weighting 40%</p>	
<p>B) FINANCIAL CAPACITY & EXPERIENCE: Please refer to 4.2.2</p>	<p>Weighting 25%</p>	
<p>C) STRATEGIC OBJECTIVES: Please refer to 4.2.2 and check list</p>	<p>Weighting 25%</p>	
<p>D) INNOVATION, DEVELOPMENT CAPACITY AND RELEVANT EXPERIENCE: Please refer to 4.2.2</p>	<p>Weighting 10%</p>	

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Strategic Community Plan Objectives and Aspirations Checklist

Goals	Alignment (Yes/No)	Demonstration of the extent of Alignment
Clean and Green		
Greening the City		
Reduce Carbon Emissions		
Sustainable Energy Management		
Sustainable Waste Management		
Sustainable Water Management		
Growth and Prosperity		
Achieve Economic Resilience		
Create Local Job Opportunities for Locals		
Location of Choice for A Diverse Range of Businesses		
Healthy Lifestyles		
A Safe and Healthy Urban Environment		
Healthy Eating		
Increase Physical Activity		
Reduce Alcohol & Other Drugs Use		
Mentally Healthy Community		
Safe and Secure		
Being Prepared for Emergency		
Reduce Household Crime		
Reduce Transport Crashes		
Reduce Business Crime		
Reduce Preventable Injuries		

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Goals	Alignment (Yes/No)	Demonstration of the extent of Alignment
Safe and secure places and environments		
Sense of Community		
Active Citizen Participation		
Create Sense of Identity through Community Memory		
Inclusivity and Supporting Diverse Needs		
Create Opportunities for Social Connections and Belonging		
Encourage Place Activation and Vibrancy		
Support Life Long Learning and Creativity		
Sustainable and Connected Transport		
Diverse choice and use of attractive, convenient, accessible and efficient transport options for all		
Transport connections that facilitate ease of movement between places where people live, shop, work or recreate		
Balancing transport priorities to create vibrant and safe places		
Appropriate infrastructure which enables safe, attractive, convenient, accessible and efficient movement		
Prioritising urban development near transport nodes and in activity centres		

**GROUND LEASE REDEVELOPMENT OPPORTUNITY
788-794 CANNING HIGHWAY, APPLECROSS
REQUEST FOR PROPOSALS (RFP 1/19)**

B. RETENTION VALUE OF TREES

City of Melville: Assessment of Trees
Lots 24-27 (788-794) Canning Highway, Applecross

December 2018

4. Summary of Key Findings of the Assessment



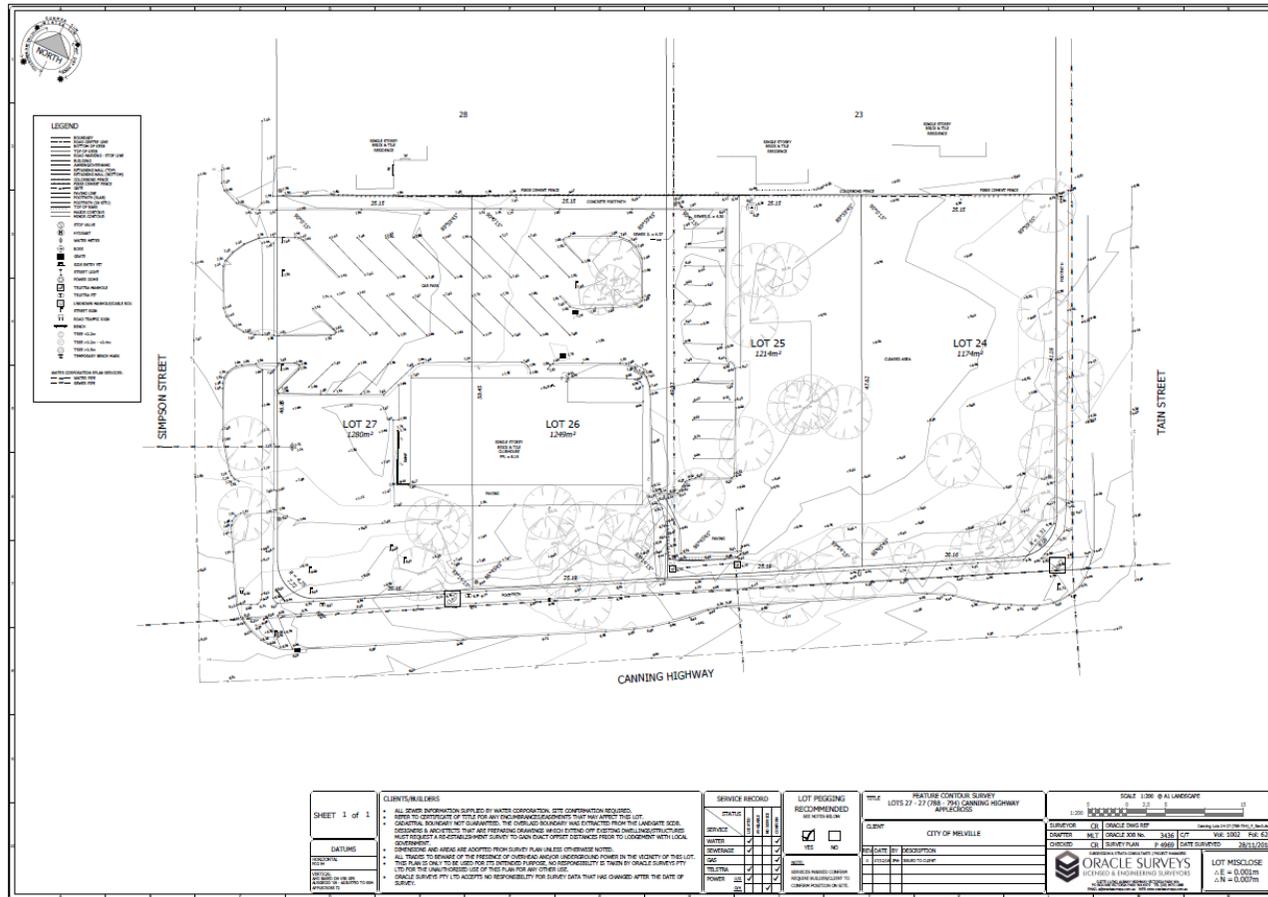
Aerial Source; Nearmap.com

- High Retention Value
- Medium Retention Value
- Low Retention Value
- Very Low Retention Value (Not recommended to be retained)

Source: Arbor Logic
Provided for information purposes only and not to be relied upon

**GROUND LEASE REDEVELOPMENT OPPORTUNITY
788-794 CANNING HIGHWAY, APPLECROSS
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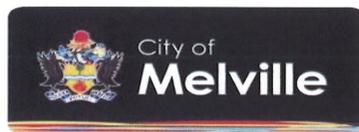
C. FEATURE CONTOUR SURVEY



Source: Oracle Surveys
Provided for information purposes only and not to be relied upon

**GROUND LEASE REDEVELOPMENT OPPORTUNITY
788-794 CANNING HIGHWAY, APPLECROSS
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D. STRUCTURE PLAN MAP

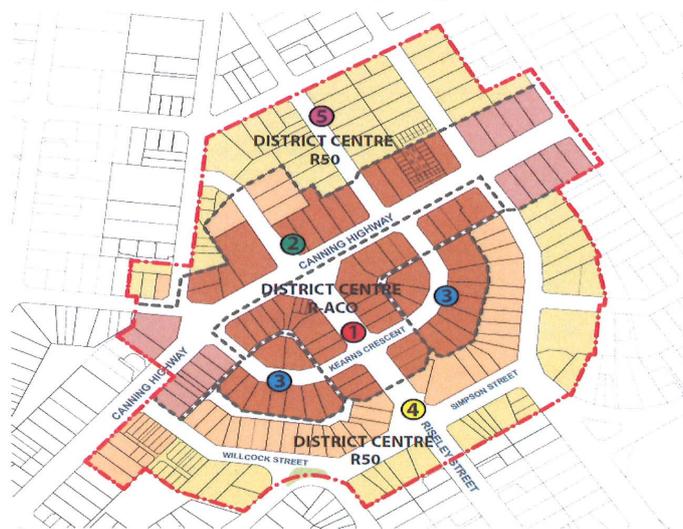


my future

Riseley Centre



Structure Plan Map and Building Heights



- KEY**
- Structure Plan Boundary
- Maximum Building Heights**
- 3 storey maximum
 - 4 storey maximum
 - 5 storey maximum
 - 6 storey maximum
- Precincts**
- Precinct 1: Riseley Core
 - Precinct 2: Canning Corridor
 - Precinct 3: The Crescent
 - Precinct 4: Transitional Frame
 - Precinct 5: Residential Frame
- Zoning and Residential Coding**
- Precincts 1, 2 & 3: District Centre R-ACO
 - Precincts 4 & 5: District Centre R50

One Place, but Five Unique Precincts

The structure plan has specific development requirements for each of the five precincts. This will help to create unique local identities for each precinct and enhance local character.

Precinct 1: Riseley Core

Theme: Vibrant, mixed use area with boulevard style
Uses: Cafes, restaurants and shops on ground level with commercial & residential above
Buildings: Up to 6 storeys with upper levels setback

Precinct 2: Canning Corridor

Theme: Busy transport route
Uses: Commercial uses on ground level with commercial & residential above
Buildings: Up to 5 or 6 storeys

Precinct 3: The Crescent

Theme: Vibrant, pedestrian-friendly place
Uses: Cafes, restaurants and shops on ground level with commercial & residential above
Buildings: Up to 6 storeys with upper levels setback

Precinct 4: Transitional Frame

Theme: Will allow for the centre to expand over time and have a mix of commercial & residential
Uses: Appropriate commercial & medium to high density residential
Buildings: Up to 3 or 4 storeys depending on the site

Precinct 5: Residential Frame

Theme: Predominately a residential area. But given it is close to a busy activity centre, the amenity of the precinct will be different to suburban residential areas
Uses: Medium to high density residential with possible appropriate commercial uses
Buildings: Up to 3 storeys