

Your Say
Adelaide

EXPRESSION OF INTEREST

Bonython Park Kiosk - Bonython Park/Tulya Wardli (Park 27).

Expression of Interest closes **5:00pm, Friday 7 June 2019**

PROJECT INFORMATION

The City of Adelaide is seeking expressions of interests (EOI) for a commercial leasing opportunity for the Bonython Park Kiosk located in the western Park Lands - Bonython Park/Tulya Wardli (Park 27). (see Image 1 – Location Map).

Image 1 – Location Map



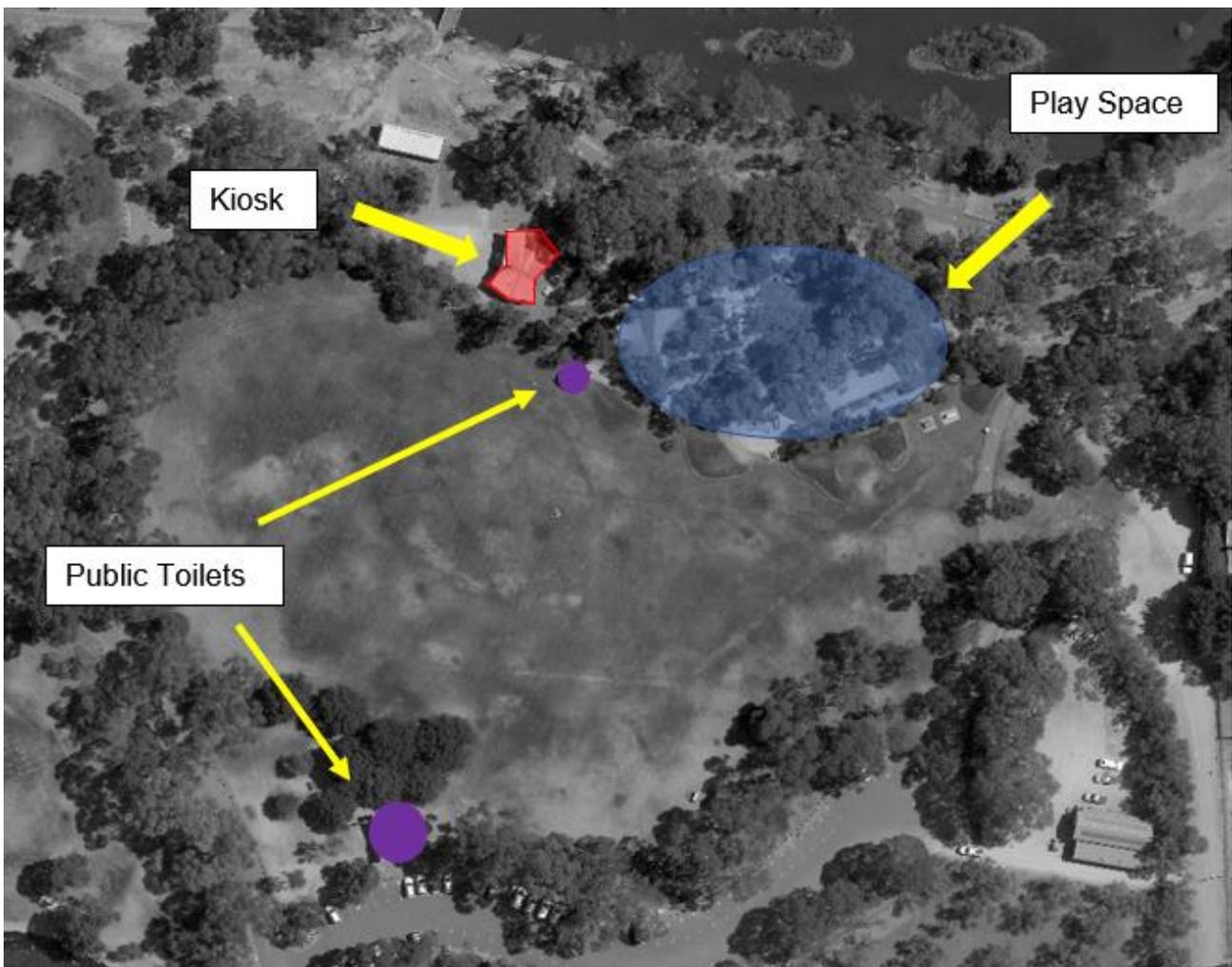
Background

This EOI has been triggered, as the premises is currently vacant, and it is a requirement of the Adelaide Park Lands Leasing and Licencing Policy and Guidelines that an EOI process be undertaken before the consideration of any new tenure (lease or licence) in the Park Lands. A copy of this policy can be viewed at:

http://www.cityofadelaide.com.au/assets/Adelaide_Park_Lands_Leasing_and_Licensing_Policy.pdf

The kiosk sits adjacent the Bonython Park Play Space and is in close proximity public amenities (toilets and car park). It is Council's intention to have this kiosk operational for the 2019/20 summer season.

Image 2 – EOI Map



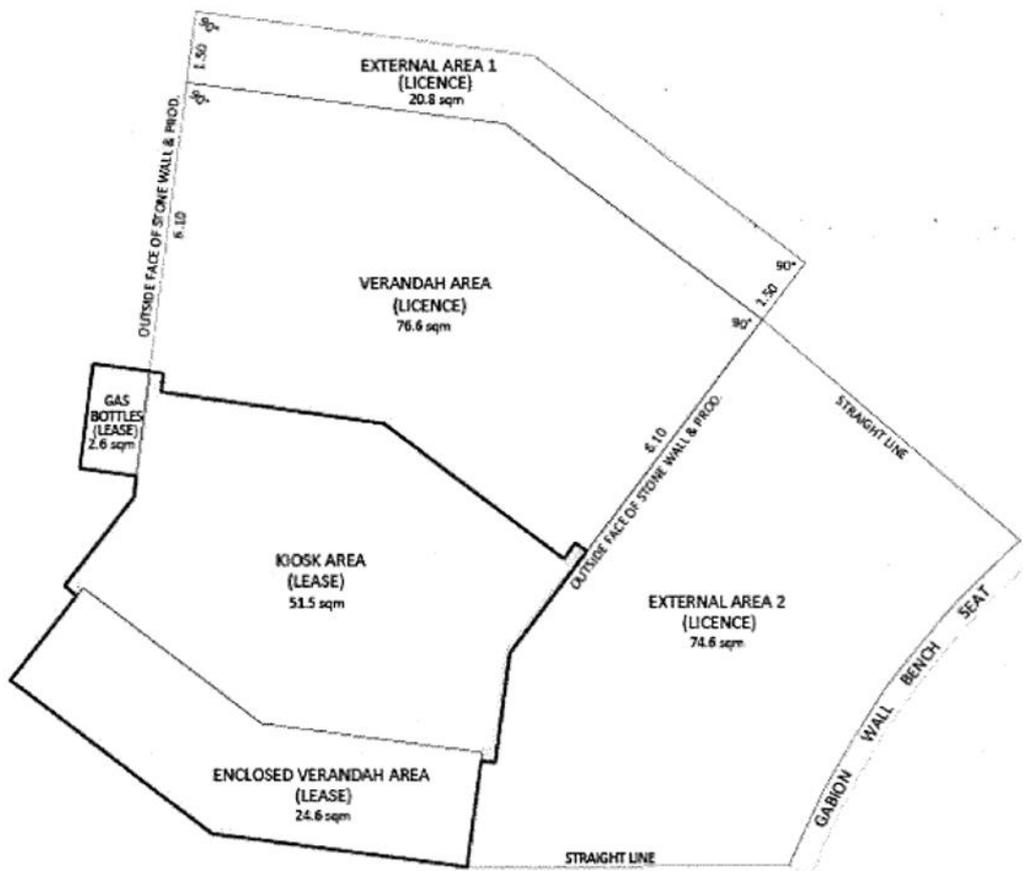
Leasing and Licensing of the Park Lands

The City of Adelaide is the custodian of most of the Adelaide Park Lands and seeks to partner with commercial operators with hospitality and event management experience to activate the Park Lands and deliver Council's strategic plan to:

"promote increasing the number of people visiting the Park Lands and city for leisure or entertainment by providing support to organisations that attract visitors to the City".

The total area available as part of this EOI is the Kiosk, surrounding areas (by negotiation) – see Image 3. It is proposed that the kiosk operates under a lease giving the lessee sole occupancy of the building, and the surrounding area will operate under a licence arrangement which provides the licensee with first right of use (as nominated and approved). If not being used by the licensee, the area will be available to the public to walk through or occupy.

Image 3 – Proposed Lease Licence Plan



Adelaide Park Lands Management Strategy

Under the Adelaide Park Lands Act (SA) 2005 (APL Act 2005), a management strategy must be prepared and maintained by the Adelaide Park Lands Authority (APLA).

The Adelaide Park Lands Management Strategy (APLMS) 2015-2025 was adopted by the City of Adelaide in 2016 and the State Government in 2017.

During the development of the APLMS, Council undertook extensive statutory consultation with the community through the "Shape the Park Lands" project to help develop a refreshed future vision for the Park Lands. The APLMS recognises the area where the kiosk is located as a 'large hub' which is described by the strategy as:

'significant destinations within the Park Lands which are intended to attract large numbers of people and generate high levels of activity...they are also likely to have associated built form facilities and be of high aesthetic quality and finish'.

Although the APLMS does not specifically address the Bonython Park Kiosk, it does advocate that the adjacent Play Space be enhanced 'by expanding the amenity including more picnic facilities and shelter, irrigated lawn and tree planting'.

Community Land Management Plan

In accordance with Chapter 11 Section 196 of the Local Government Act 1999 (LG Act 1999), Council must prepare and adopt a Community Land Management Plan (CLMP) for all its community land (including Park Lands for the City of Adelaide).

The CLMP for Bonython Park/Tulya Wardli (Park 27) forms part of the latest volume of CLMPs adopted by both Council and the Minister in 2013. The CLMP describes this park as:

'Bonython Park/Tulya Wardli is valued as a regional park servicing visitors from the western suburbs in particular, Bowden, Brompton and Thebarton, as well as people from all over the metropolitan area. The space is relatively highly frequented and contains recreational open spaces and is a major event venue'.

The CLMP identifies the kiosk as a leased premise on the Leased and Licensed Map (page 12) and that it supports leisure and recreation activities in Bonython Park/Tulya Wardli (Park 27).

NB: Both the APLMS and the CLMP can be viewed at the following weblink:

<https://adelaideparklands.com.au/plans-policies>

Annual Events in Bonython Park/Tulya Wardli (Park 27).

Bonython Park/Tulya Wardli (Park 27) plays hosts a range of events each year. It is a popular venue for private celebration events like Christmas parties and Birthdays, but the park does also play host to larger events throughout the year such as:

- Fundraising walks/ runs
- Music Festivals
- Community events of cultural significance such as Eid Al Adha Prayer Days and Festival
- Circuses

The impact of these events varies from year to year (depending on their planned requirements) and have been known to either include or exclude the kiosk from their events. Access to adjacent Park Lands car parks are usually affected and can impact customer access to the Kiosk and Play Space.

What is the Expression of Interest Submission Requirements?

The City of Adelaide is seeking EOIs from commercial operators with hospitality and event management experience that can demonstrate an ability to partner with Council to deliver on the outcomes sought for the Adelaide Park Lands, including the provision of quality infrastructure and open space.

Please read the Expression of Interest: Bonython Park/Tulya Wardli (Park 27) Assessment Criteria before commencing the submission process. Your submission must include the following 'Details of Organisation' information and should address the following assessment criteria.

Details of Organisation

- Contact person and details for the EOI.
- Name of lead proponent.
- Names of all other parties (business partners etc).
- Statement regarding why relocation is desired (if applicable)
- Details of current lease/licence (or other arrangement) for existing grounds/facilities including expiry dates.

Assessment Criteria

ACTIVATION / PLACE MAKING

Does the use enable:

- Entrepreneurs, creative endeavours and talent to thrive and partnerships to allow and encourage growth in the city?
- Activities that enliven the city?

Does the applicant:

- Develop creative and innovative ways to enliven and enhance public space through temporary and sustainable activations?
- Engage the precincts and community, encouraging a new way to think about the city?

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- Enable change to the physical environment to support sustainable activities?
- Enable community generated ideas and encourage entrepreneurship?
- Collaborate with businesses to manage co-created activations that support and enhance economic opportunity and city life?
- Does the proposal promote economic development in the area?

ENVIRONMENTAL MANAGEMENT

- Does the proposal impact on neighbours or other users in terms of nuisance/noise etc?
- Is the proposal environmentally sustainable?

COMMERCIAL

The applicant is to provide a business plan that outlines:

- Current financial position**
- Financial forecast?
- Any contribution the applicant will be making to the capital upgrades to the facility?
- Operating plan (product-services offered; risk management and marketing plans)?
- Does the applicant possess relevant experience?
- Provide financial statements for the past 2 years?

**Council reserves the right to undertake financial assessment on preferred respondents.

RISK

Does the application consider the policy setting of the Adelaide Park Lands?

- Adelaide Park Lands Management Strategy;
- Community Land Management Plan – Bonython Park/Tulya Wardli (Park 27).
<https://adelaideparklands.com.au/plans-policies>

Will the applicant be undertaking any activities which have any associated risks and if so how will they be managed?

Is there any financial risk to Council in the proposal and how will this risk be managed?

INFRASTRUCTURE

Will the applicant be undertaking any infrastructure improvements to the kiosk and or surrounding area?

NOTE: The Lessee is responsible at its cost for all planning and building approvals that are required.

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Timeline

EOI opens:	13 May 2019
EOI closes:	7 June 2019
Review submissions:	June 2019
Report to APLA:	July/August 2019
Report to Council:	August/September 2019
Notify applicants of Council decision:	September/October 2019

How do I submit my EOI?

Online

Visit yoursay.cityofadelaide.com.au for more information and the opportunity to download the EOI application criteria.

Email applications can be emailed to yoursay@cityofadelaide.com.au

Written submissions - should be addressed to:

Expression of Interest
Bonython Park/Tulya Wardli (Park 27).
GPO Box 2252, Adelaide SA 5001

All submissions must be received by 5.00pm, 7 June 2019.

What happens next?

All EOI applications will be acknowledged by email or letter. After the call has closed, all EOI applications will be assessed against the selection criteria contained within this Information Pack by a review panel. Council has the final say on whether to select one or none of the EOI applications.

Please note that due to the competitive nature of this EOI process we are unable to provide specific advice and information to applicants as this may give your application an unfair advantage over other applications.

For enquires please contact:

Laura Morgan

Consultant – Community Property

T: 8203 7843

E: l.morgan@cityofadelaide.com.au

Or visit yoursay.cityofadelaide.com.au

SUBMISSION FORM

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