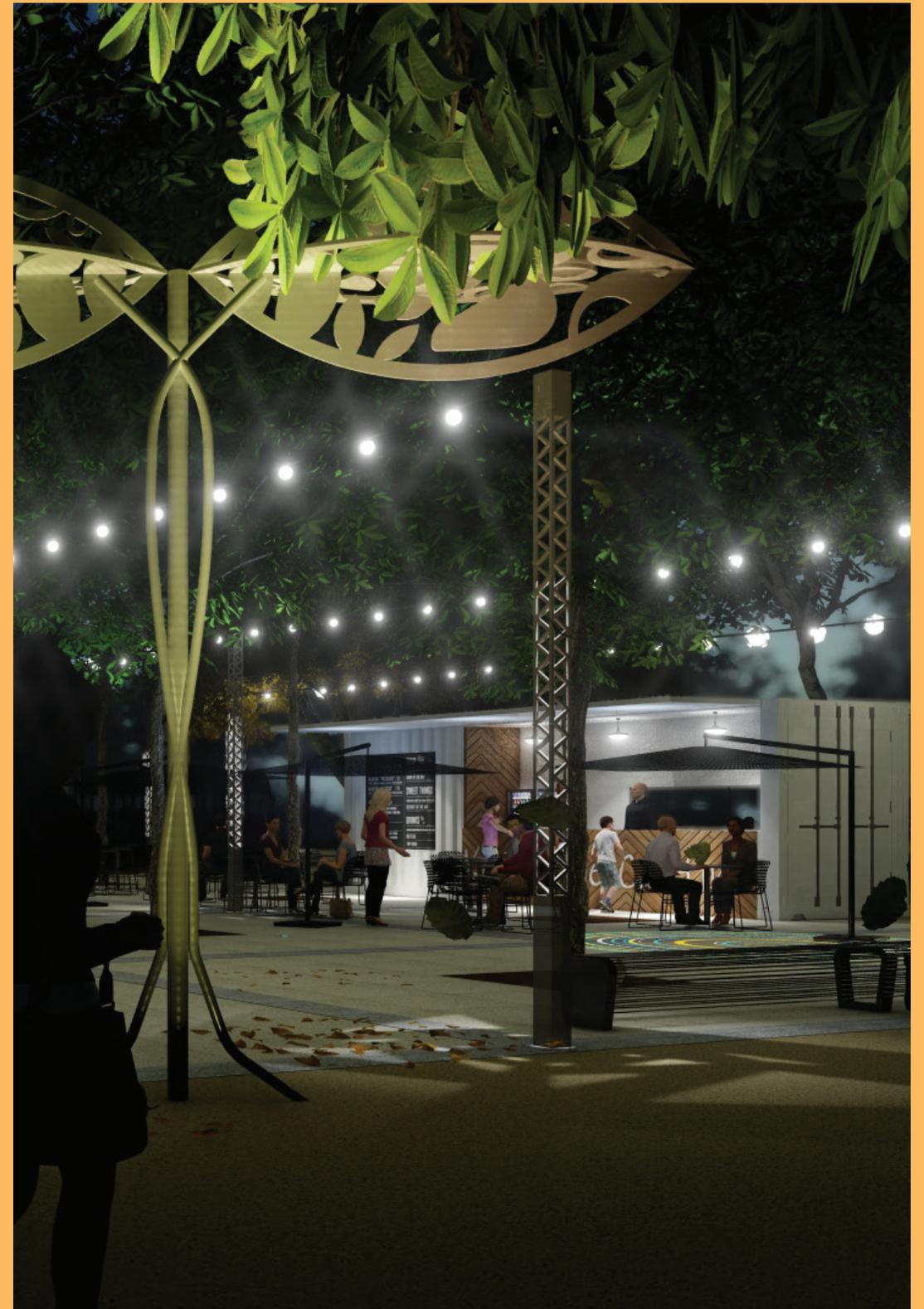


KATHERINE TOWN SQUARE LEASING PROJECT

Expression of Interest



Contents

Message from the Mayor	04
Introduction	05
Process	06
The Opportunity - Cafe/Kiosk	07
Project Objectives	08
Information Required for EOI	10
Terms and Conditions	12

Message from the Mayor...

Katherine Town Council is committed to creating a vibrant space that celebrates the unique people and places that make up Katherine. The Katherine Town Square Revitalisation Project is an exciting new addition to our vibrant regional town and contributes to Council's aspiration to create and enable our environment for space activation across the community, with the Town Square at the heart.

As a pivotal component of the Katherine Town Square Revitalisation Project, an opportunity is available to a suitable tenant to operate a café/kiosk, located within the precinct. As detailed further in this document, significant infrastructure is included within the opportunity, along with relevant development approval.

Katherine Town Council invites all interested parties to submit their vision for the space as part of the Expression of Interest process and we look forward to providing a family friendly, vibrant place for the benefit of our local community.

Fay Miller

Mayor of Katherine



Introduction

Invitations for Expression of Interest (EOI) – Operator/Tenant

Katherine Town Council (Council) invites Expressions of Interest for the role of Operator/Tenant for the Katherine Town Square Portable Café/Kiosk for a period of 1 year + 1 year.

Council has an objective to secure the space as a vibrant venue that assists in activating the Town Square Precinct, providing flow on economic benefit by way of increased pedestrian movements through the wider Katherine Central Business District (CBD).

The Katherine Town Square Revitalisation Project and associated portable café/kiosk are in line with Council's goals to:

- Facilitate economic development and encourage and support investment and employment opportunities; and
- To provide, in partnership with other organisations, for the social, cultural and recreational needs of residents and encourage a sense of involvement and community pride.

Respondents will be invited to share their vision for the Café/Kiosk tenancy with Council in their Expression Of Interest (EOI) response.

Scope of the Operator / Tenant

Under the proposed lease structure, the Operator/Tenant will be required to carry out all necessary tasks and functions to ensure the safe, sustainable and effective operations of the café/kiosk for the period of the lease. The Operator/Tenant will be responsible for the overall operations of the café/kiosk and incur all costs associated with the operations, including all statutory fees, charges and outgoings.

The Operator/Tenant will be responsible for ongoing routine maintenance of the Café/kiosk building and related fixtures and fittings over the term of the lease.

The Landlord – Council

The Café/kiosk is located within the newly revitalised Katherine Town Square precinct, under the control of Katherine Town Council (Council).

Council will manage the process which will lead to a new lease being awarded to an Operator/Tenant to operate the Café/kiosk.

After the lease has been issued, Council, as the Landlord will be responsible for meeting its obligations under the lease.

Process

Leasing Process Overview

The Café/kiosk is a new installation and has no current leasing occupation.

Council is looking to:

- explore commercial option
- explore social enterprise interest

The commencement date for the lease will be late 2020/early 2021. The precise timing will be based on the completion of constructions works (including café/kiosk and associated fixtures and fittings) within the Town Square Precinct and the selection of the preferred operator/tenant.

Council expect to determine the outcome of the EOI and inform respondents of the outcome by late 2020.

Briefings

Opportunities are available for interested operators/ tenants to partake in individual briefings with Council Officers to discuss further the leasing opportunity. Individual briefings are optional and prospective operators/tenants must contact Council's Executive Manager – Community Services, Ms Rosemary Jennings (08 8972 5500) to arrange.

Questions

Questions regarding any element of the EOI will be accepted up until three (3) business days prior to the closing date for the EOI. All questions are to be addressed to the Executive Manager – Community Services, Ms Rosemary Jennings, in writing, (rosemary.jennings@ktc.nt.gov.au) .

The Opportunity - Cafe/Kiosk

General

The Katherine Town Square Revitalisation Project was born out of the need to activate the Katherine CBD. With declines in retail activity, the project looks to create a vibrant, central location which provides a space for the community and tourists alike to gather, providing social and economic benefits to the community and businesses located within the CBD.

The project involves many elements including an accessible plaza, a natural shade canopy and mister cooling system, state of the art audio/visual infrastructure to add vibrancy to the space as well as the construction of a new ablution facility in the adjacent Railway Terrace Parkland.

The project also involves the installation of a mobile café/kiosk which serves the importance of encouraging space activation.

The container café/kiosk space consists of:

- One (1) x 30ft shipping container, converted for café/kiosk operations and storage space.

Significant fixtures and fittings are included in the venue, including:

- Internal floor and wall finishes in line with food preparation hygiene standards (cafe/kiosk);
- Timber cladding external finishes
- Connections available to all essential services including water food preparation and hand washing sinks included), power, sewer and grease trap;
- Stainless steel shelving throughout including food preparation benches and timber servery bench tops
- Blanco 60cm – 4 Element Ceramic Cooktop
- Rangehood
- WEGA Polaris EVD Model Commercial Coffee Machine
- Hobart EcoMax 504 Dishwasher
- Commercial Two Door Under Counter Fridge
- Four (4) x Paladina Vivi Deluxe Flip Top Dining Table
- 16 x Parisian dining chairs
- Four (4) x Shade Australia – Savannah Cantilever Umbrella

Project Objectives

The Katherine Town Square serves as an important geographical and economic placeholder within the Katherine CBD. Activities within the site need to provide both tangible and intangible beneficial community outcomes that Council consider important to enhance the area as part of the lease. The presence of the café/kiosk is to value add to the space through activation, with the successful operator/tenant demonstrating alignment with Council's goals. Beneficial community outcomes include:

- Family friendly/all ages/accessible service and location;
- Increased patronage for local businesses; and

Council has identified four (4) key objectives to be supported by the new lease of the Café/Kiosk. Council's objectives are:

1. To enhance the precinct as a friendly, safe and inviting space;
2. To maximise the economic, social and cultural benefits to the precinct and wider community;
3. To develop a leasing model that enables commercial viability for the tenant and a new positive position for the Council (in line with Council's Leasing Policy); and
4. To transfer café/kiosk maintenance, compliance and replacement responsibilities/liabilities to the operator/tenant.

These objectives should be addressed in all EOI responses.

Landlord's Requirements

Under the proposed lease structure, the Operator/Tenant will be required to carry out three main functions:

1. Operational Management: All necessary tasks and functions to ensure the safe, sustainable operations of the café/kiosk for the term of the lease to achieve Council's objectives for the venue
2. Operational Hours: The Operator/Tenant must operate minimum of six (6) days a week, across any span of days. Minimum hours Monday to Friday – 9am to 4pm and Saturday, Sunday and Public Holidays– 10am to 2pm. Closed Christmas Day and Good Friday. Additional operational hours are at the discretion of the operator/tenant.
3. Payment of Rent: Payment of rent to Council.

Operational Management

During the terms of the lease, the Operator/Tenant will be responsible for:

- All costs associated with the operation of the venue;
- All statutory fees, charges and outgoings, including water, power, sewer etc
- Agreed capital upgrades and contribution during the course of the lease (if applicable);

- Routine maintenance of the venue as agreed with Council;
- Ensuring use of the venue is at all times compliant with the terms of the lease and associated development permit.

At the end of the lease the Operator/Tenant will be responsible for making good, including reinstatement of services, fittings, fixtures and modifications carried out during the course of the lease, except for the agreed capital upgrades (if applicable).

Rent

The operator/tenant will be responsible for the payment of rent under the Lease.

Permitted Use

The cafe/kiosk is contained within Lot 509, 20 Katherine Terrace, Katherine and zoned Central Business (CB). A development permit has been issued for the lot (DP20/0147) to use and develop the land for the purpose of a restaurant in two demountable structures together with outdoor seating in a defined flood area. A copy of the Development Permit, Notice of Consent and Endorsed Plans are enclosed within this document.

Respondents should familiarise themselves with the NT Planning Scheme. Respondents are also encouraged to contact Senior Town Planner- Department of Infrastructure, Planning and Logistics for detailed information: 08 8973 8951 | das.ntg@nt.gov.au

Other Uses

Council is open to the Café/Kiosk being utilised for complementary purposes aligned with its objectives. However, uses that are inconsistent with Council's objectives or those that do not complement or support preferred community outcomes will not be supported. EOI respondents are to include all proposed alternative uses as part of their EOI submission.

Consideration of alternative uses will also be subject to the development permit for the site.

Lease term

Council is prepared to offer a lease term of one (1) year plus one (1) year to enable the Operator/Lease to maximise returns and deliver benefits in line with Council's objectives, noting the significant capital contributions made by Council. Longer lease terms will be considered and respondents seeking a term greater than the identified term should include justification for a longer lease term in explaining its visions for the café/kiosk through the EOI submission.

Lease Boundary

The proposed lease boundary is shown in Attachment One.

Approvals

The Operator/Tenant will be responsible for obtaining and all approvals required in order undertake operations.

Information Required for EOI

To enable Council to assess EOI responses received, each EOI respondent is required to complete the attached Katherine Town Square – Expression of Interest Response Schedule.

The Expression of Interest Response Schedule sets out the form and content required to be submitted in each EOI response. Respondents are strongly advised to observe the content and guidelines included in the response schedule.

Attachments with additional information may be included with EOI responses.

Evaluation Criteria

Council will use the following criteria to evaluate EOI responses:

- Experience and track record in similar operation management;
- Financial capability and capacity;
- Café/Kiosk vision including Social, Cultural and Recreational contribution; and
- Financial contribution.

Detail of Evaluation Criteria

Provided below, are further details of each evaluation criterion that will be used by Council in its evaluation of EOI responses.

Experience and Track record in similar operation management

EOI respondents are to clearly outline their track record and experience in managing and operating operations or related of comparable size and nature. Specifically EOI respondents should provide examples of operations and document notable achievements and successes in the last five years.

Financial Capability and Capacity

EOI Respondents should provide evidence of their financial capability and capacity to meet the obligations of the lease term for the operations of the café/kiosk and their ability to support the maintenance of the venue and payment of rent as required under the lease.

Respondents should also indicate a willingness to and capacity to provide a form of security to Council for its obligations under the lease.

Vision

In response to this criterion the respondent should explain their vision for the café/kiosk. Provide details of how and the extent to which the vision aligns with Council objectives and how it takes in account the community's expectations.

Respondents should clarify any proposed variations to Council's preferences.

Financial Contribution

Respondents should indicate the expected level of rent payable. In doing so the respondent should explain and justify the basis of the indication of financial contribution being provided.

Selection Process

Council will review and assess each EOI response in accordance with the following process:

Step 1: Initial review of each EOI response to confirm that all required components of the submission are present and in a form capable of evaluation.

Step 2: (For each EOI response which is confirmed as including all required components in a form capable of evaluation) Detail assessment and review of specific content of the EOI responses against each of the evaluation criteria in order to rank EOI responses. (NOTE: Council may seek any necessary clarification of any elements of a respondents EOI in order to complete the detailed evaluation).

Step 3: Council to enter in direct negotiations with the preferred respondent, confirming lease provisions including term and rent payable.

Step 4: Confirmation of lease award by Council Resolution.

Evaluation Process

- Council will not be bound to engage any respondent or review any EOI response that does not conform to the requirements set out in this EOI.
- The respondents acknowledge that Council is not bound to accept any EOI response submitted in response to this EOI and may terminate the process at any time.
- The submission of an EOI response does not give rise to any contract governing, or in any way concerning, the EOI process, or any aspect of the EOI process. Council expressly disclaims any intention to enter into such a contract.

Terms and Conditions

Lodgement Details

The respondent must provide Council with one copy in a sealed envelope marked “Confidential – Katherine Town Square – Expression of Interest” to the Tender Box at:

Katherine Town Council Civic Centre

24 Stuart Highway

KATHERINE NT 0850

Or

One electronic copy of its EOI response online via records@ktc.nt.gov.au

Or

Via prepaid post to PO Box 1071, Katherine NT 0851

Closing Date and Time

The closing time for submission of EOI's is 2.00pm (Central Standard Time) on Monday 30 November 2020. Council will not consider late EOI's.

Costs to be borne by respondents

Council or any other agency or their respective officers will not be responsible for any costs or expenses incurred by any respondent in preparing or lodging an EOI response or in complying with the EOI process.

Confidentially and propriety information

Subject to the terms of this EOI, Council will hold all EOI responses in confidence in so far as the law permits. The EOI responses will become Council's property. Without limitation, each respondent authorises Council to use and reproduce the whole or any portion of the respondent's EOI response for the purposes of evaluation.

Any personal information collected as part of the EOI process will be handled in accordance with the Privacy Act.

Canvasing

The respondent, its employees and consultants, must not approach, or request any other person to approach, any Elected Member, member of Council's staff or consultant engaged by Council:

- (a) to solicit support for its EOI response; or
- (b) otherwise seek to influence the outcome of this invitation for EOI.

The respondent will direct all communications during this EOI process to the location provided in section 6.3.

If a respondent breaches this clause Council may, in its sole discretion, disqualify the respondent from participating in this EOI process.

Conflict of Interest

Respondents must declare to Council any direct or indirect conflict of interest in respect of the Council or this EOI process.

Public Statements

A respondent must not make any public statement in relation to this EOI process and must refer all enquiries from the media to Council.

Change in circumstance

Each respondent must inform Council promptly in writing of any material change to any of the information contained in the respondents EOI response, and of any material change which may affect the truth, completeness or accuracy of any information provided in, or in connection with, the EOI response.

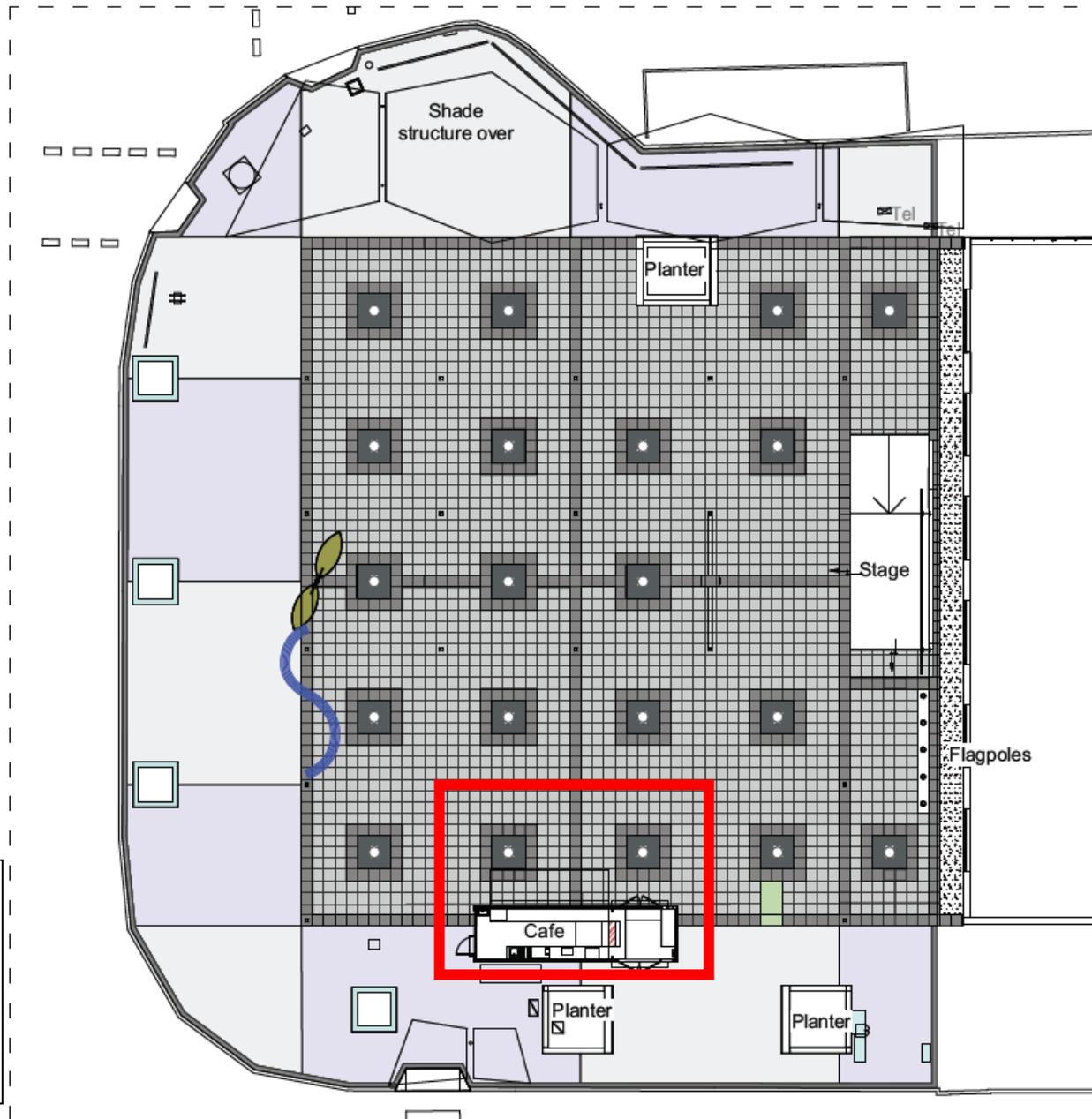
Other Rights

Without limitation, Council reserves the right, in its absolute discretion at any stage of the EOI process, to:

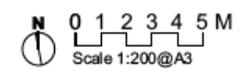
- Require additional information from a respondent;
- Check EOI's for error and omissions and by agreement with a respondent otherwise amend the EOI of the respondent to remedy the effect of any errors or omission;
- Change the timing of the EOI process and the timing or basis on which EOI responses are required or accepted;
- Rely on publicly available information relating to the respondents as part of the EOI process; and
- Publish the names of respondents.



ATTACHMENT 1 – LEASE BOUNDRY - KATHERINE TOWN SQUARE CAFÉ/KIOSK



Lease area includes the proposed café/kiosk and storage area along with approximately 70m² Alfresco area.



Development Consent Authority

Northern Territory



GPO BOX 1680
DARWIN NT 0801

Telephone No: (08) 8999 6046
Facsimile No: (08) 8980 0700

In reply please quote: PA2020/0056

Mr Joseph Sheridan
Masterplan NT
33/16 Charlton Court
WOOLNER NT 0820

Dear Mr Sheridan

NOTICE OF CONSENT (SECTION 53B OF THE *PLANNING ACT 1999*) LOT 509 (20) KATHERINE TERRACE, TOWN OF KATHERINE, KATHERINE SOUTH

That, the Development Consent Authority has determined to reduce the car parking required under Clause 6.5.1 (Parking Requirements) pursuant to Clause 6.5.2 (Reduction in Parking Requirements), vary the requirements of Clause 6.6 (Loading Bays) and pursuant to section 53(a) of the *Planning Act 1999* consent to the application to develop Lot 509 (20) Katherine Terrace, Town of Katherine, Katherine South for the purpose of a restaurant in two demountable structures together with outdoor seating in a defined flood area, subject to the conditions specified on the attached Development Permit DP20/0147.

Reasons for the Determination

1. Pursuant to section 51(a) of the *Planning Act 1999*, the consent authority must take into consideration the planning scheme that applies to the land to which the application relates.

The Northern Territory Planning Scheme applies to the land to which the application relates.

The proposal comprises a shipping container restaurant (kiosk) contained within two demountable structures with associated outdoor seating. It forms part of Katherine Town Council's CBD Revitalisation Project.

The application site is zoned CB (Central Business). The primary purpose of Zone CB is to provide for a diversity of activities including administrative, judicial, professional, office, entertainment, cultural, residential and retail and other business activities. The proposal is considered to consistent with the objectives of the zone.

The proposal has been assessed against Clause 6.14 (Land Subject to Flooding and Storm Surge), Clause 6.5.3 (Parking Layout), 6.8 (Demountable Structures), 6.12 (Land Subject to Flooding and Storm Surge) and Clause 8.2 (Commercial and Other Developments in Zones HR, CV, CB, C, SC, TC, OR, CP, FD and T) and complies.

The proposal is assessed to meet the requirements of the General Performance Criteria of Clause 6.0 of the Scheme with the exception of 6.6 (Loading Bays).

It is assessed that a variation to clause 6.6 (Loading Bays) is appropriate given the scale, location and nature of the proposal. In addition, there is a good supply of parking in the locality to enable the loading and unloading of goods. A condition of consent requires the loading and unloading of goods in a designated car parking or delivery space.

The proposal is consistent with the objectives of Clause 6.5.2 (Reduction in Parking Requirements). This is because, the proposal is located within the Katherine town centre in a highly accessible location and there is a good supply of car parking in the locality. It is expected to attract customers which are in town for a variety of reasons. Therefore, it is not likely to generate significant traffic movements as a destination. It is expected that there would be a significant level of pedestrian visitation.

2. Pursuant to section 51(e) of the *Planning Act 1999*, any submissions made under section 49, and any evidence or information received under section 50, in relation to the development application.

Four public submissions were received during the exhibition period under section 49 of the *Planning Act 1999* with respect to the proposal. An additional submission supporting the application was received after the exhibition period closed.

The submissions highlighted competition with existing cafes in town; retaining and planting new trees and traffic and car parking issues. The Authority noted that issues of competition are not relevant under either the *Planning Act 1999* or the Northern Territory Planning Scheme and are beyond the Authority's power to consider. The proposal is part of the CBD Revitalisation Project which includes the planting of new trees for shade and amenity. The matter regarding traffic and car parking have been suitably addressed by the applicant.

The Authority considered the five submissions made in making its determination.

3. Pursuant to section 51(j) of the *Planning Act 1999*, the consent authority must take into consideration the capability of the land to which the proposed development relates to support the proposed development and the effect of the development on the land and on other land, the physical characteristics of which may be affected by the development.

The land is mapped as being within the Defined Flood Area of Katherine. Despite this constraint it is capable of supporting the proposed development being a kiosk based from a relocatable structure. This is because the proposal responds appropriately to the flood constraints of the land. Additionally, the Department of Environment and Natural Resources did not identify any issues of consent in relation to land capability.

4. Pursuant to section 51(n) of the *Planning Act 1999*, the consent authority must take into consideration the potential impact on the existing and future amenity of the area in which the land is situated.

The proposal will increase activity and surveillance in the area, provide amenity to the local residents and businesses, and provide economic benefit to the local economy and is not anticipated to impact on the existing or future amenity of the central business locality.

Right of Appeal

Applicants are advised that a right of appeal to the Northern Territory Civil and Administrative Tribunal exists under Part 9 of the *Planning Act 1999*. An appeal under section 114 against a determination of a development application must be made within 28 days of the service of this notice.

The Northern Territory Civil and Administrative Tribunal can provide information regarding the Notice of Appeal form and fees payable. The address for lodgement of a Notice of Appeal is: Northern Territory Civil and Administrative Tribunal, PO Box 41860 CASUARINA NT 0810 or Level 1, The Met Building, 13 Scaturchio Street, CASUARINA NT 0810 (Telephone: 08 8944 8720 or Facsimile 08 8922 7201 or email AGD.ntcat@nt.gov.au).

There is no right of appeal by a third party under section 117 of the *Planning Act 1999* in respect of this determination as there were no submissions received under section 49 of the Act.

If you have any queries in relation to this Notice of Consent or the attached Development Permit, please contact Development Assessment Services on telephone (08) 8999 6046.

Yours faithfully



Dr Alana
Mackay
2020.05.19
15:24:51
+09'30'

Dr Alana Mackay
Delegate

19 May 2020

Attachment

cc Katherine Town Council
Bonnie Niceforo
Julie Morris
Ron Streten
Colin Berry

RA2001 - PROPOSED KATHERINE TOWN SQUARE REFURBISHMENT

LOT 509 (20) KATHERINE TERRACE

NOTES
 The drawing is copyright and the property of ASHFORD GROUP Pty LTD and must not be used without the prior written consent of ASHFORD GROUP Pty LTD. It is provided to the recipient for their use only and is not to be used for any other purpose without the prior written consent of ASHFORD GROUP Pty LTD. It is not to be used in any way that may be considered to be defamatory, libellous or otherwise in breach of any law. Any development must be in accordance with the current version of the drawing.

DRAWING LIST				
SHEET N°	SHEET NAME	REVISION	DESCRIPTION	ISSUE DATE
DA000	COVER PAGE			
DA100	PROPOSED SITE PLAN - PLAZA			
DA101	PROPOSED SITE LANDSCAPE PLAN - PLAZA			
DA300	ELEVATIONS - FEATURE SHADE STRUCTURE			
DA301	ELEVATIONS - SIGNS			
DA302	ELEVATIONS - AMENITIES BLOCK			
DA400	PERSPECTIVES			
DA601	PERSPECTIVES			
DA602	PERSPECTIVES			
DA603	PERSPECTIVES			
DA604	PERSPECTIVES			
DA605	PERSPECTIVES			

This document contains drawing numbers:
2020/0056/01 to 2020/0056/06

Referred to in Permit No: **DP20/0147**

Issued by the consent authority on: **19 May 2020**

All drawings contained within this document have been authorised by the delegate of the consent authority.

Dr Alana Mackay
 2020 05 19
 08:42:29 +09:30
 rfe

Drawing number **2020/0056/01**
 Referred to in Permit No: **DP20/0147**



LOCALITY PLAN
 NOT TO SCALE



PERSPECTIVE VIEW

ASHFORD
 ARCHITECTS

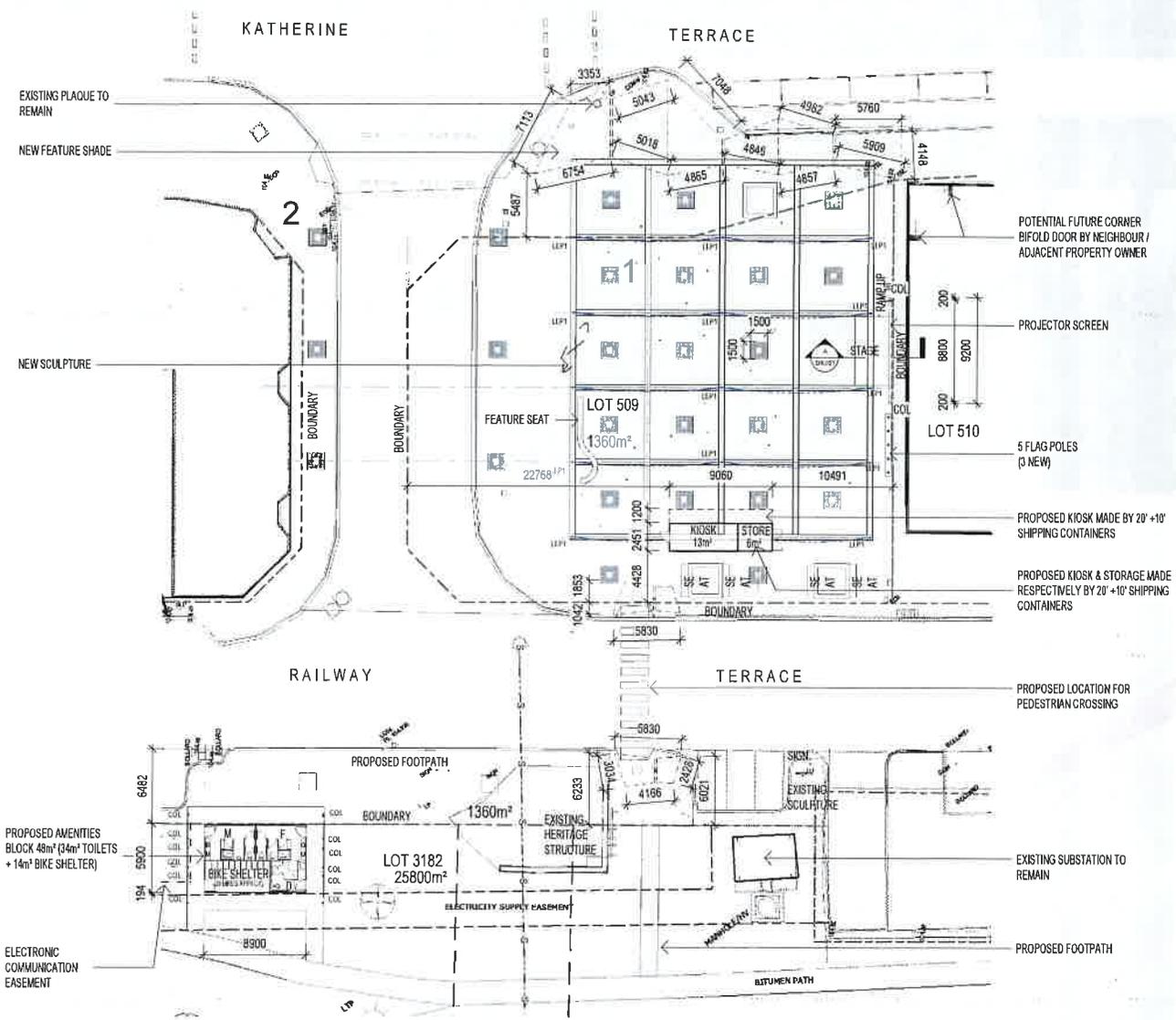
ARCHITECTURE | PROJECT MANAGEMENT | CONSTRUCTION
 P: 02 6841 7952 | M: 0413 316 562 | E: randal@ashfordarchitects.com.au
 A: 24/20 Pineside Bay Drive, Toppin Bay, Wollongong NSW 2520 | GPO Box 2643 Darwin City 5001

KATHERINE CBD REVITALISATION
 LOT 509 (20) KATHERINE TERRACE

DRAWING TITLE COVER PAGE		CLIENT NAME LOT 509	
PROJECT NAME KATHERINE CBD REVITALISATION		PROJECT NUMBER RA2001	
DATE 11/20	ISSUE DATE 19/05/20	PROJECT NUMBER RA2001	FORM NUMBER RA2001

NOTES
 This drawing is copyright and the property of ASHFORD GROUP Pty Ltd and must not be used without its written authorisation. ASHFORD GROUP Pty Ltd accepts no responsibility for the accuracy or for any consequences resulting from its use. All alterations to this drawing must be shown, drawn, dated and signed by the drafter. All contractors are to be notified in writing and any development must not be commenced until notified in writing.

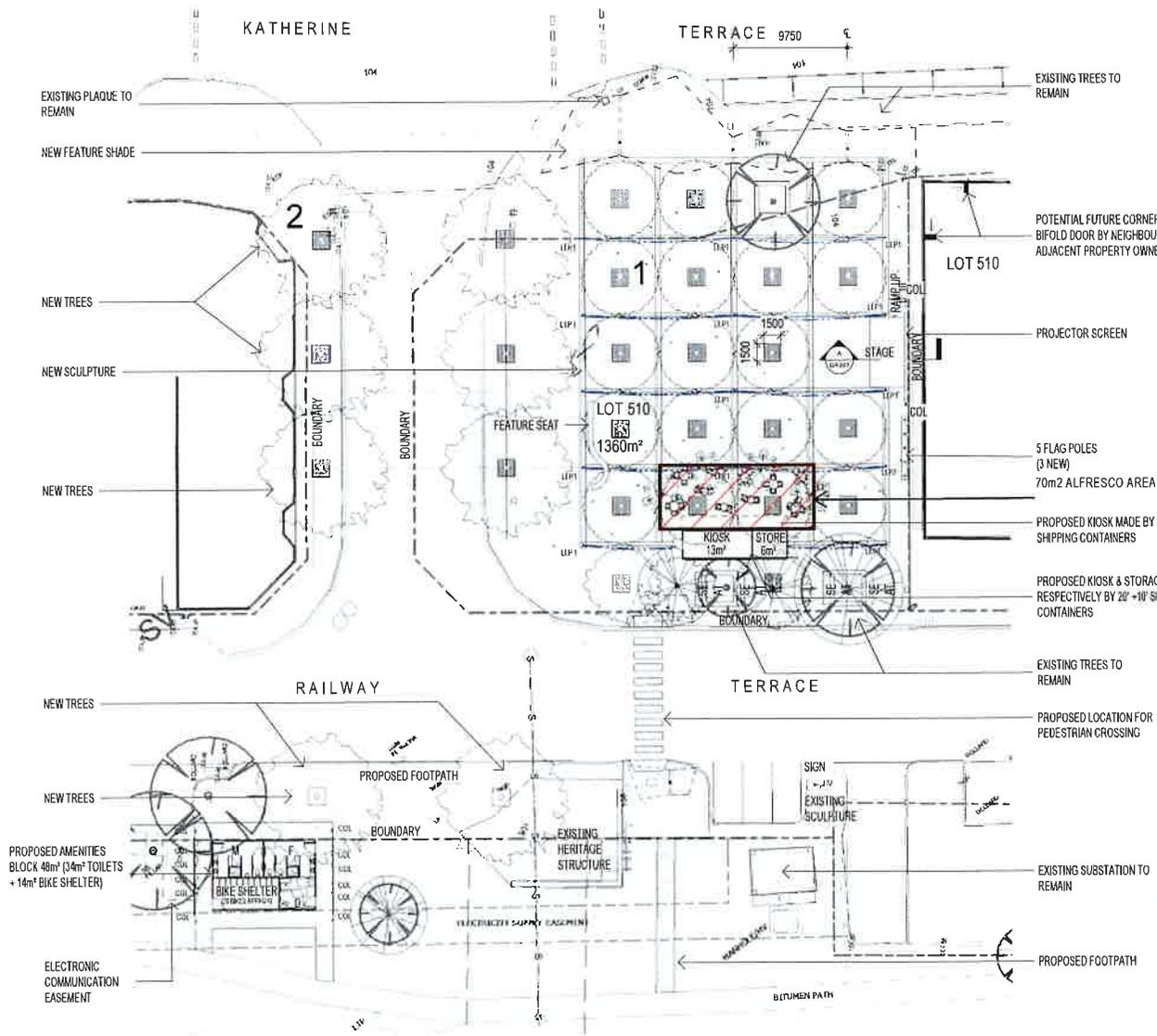
Drawing number 2020/0056/02
 Referred to in Permit No: DP20/0147



1 SITE PLAN - PLAZA
 1:200 @A1

DRAWING TITLE PROPOSED SITE PLAN - PLAZA			
PROJECT NAME KATHERINE CBD REVITALISATION		CLIENT NAME SVC	
PROJECT NUMBER P2001	SCALE 1:200	DRAWING NUMBER DA 02	PROJECT STATUS 100% DC

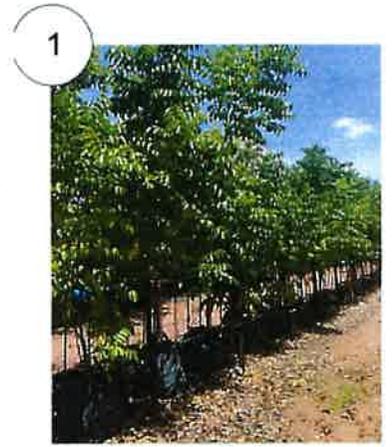
NOTES
 The design of this project and the proposed landscape development is based on the information provided by the client and is subject to the availability of the necessary data and information. The design is based on the information provided and is not a guarantee of performance. The design is based on the information provided and is not a guarantee of performance. The design is based on the information provided and is not a guarantee of performance.



1 LANDSCAPE PLAN - PLAZA
 1:200 @A1

- NOTES**
- LARGE PALM ON STUART HIGHWAY SIDE TO BE RELOCATED TO THE ROUNDABOUT IN FIRST ST.
 - SMALL C/GADS TO BE RELOCATED TO TOILETS AREA

- LEGEND**
- FAIRY LIGHTS
 - FEATURE PARK LAMP



Plaza Tree
 Ganophyllum falcatum - Sacyl Ash
 Nursery stock now



Plaza Tree
 Ganophyllum falcatum - Sacyl Ash
 Mature Tree



Street Tree
 Peltophorum pterocarpum
 Nursery Stock



Street Tree
 Peltophorum pterocarpum
 Mature Tree

Drawing number 2020/0056/03
 Referred to in Permit No: DP20/0147

6-MARCH 2020 PROJECT NAME: KATHERINE CBD REVITALISATION PROJECT NUMBER: 2020/0056/03 SHEET: 11 OF 20			
DESIGN NUMBER: 0056/03	ISSUE DATE: 03/03/2020	PROJECT MANAGER:	DESIGNER:

NOTES
 This drawing is copyright and the property of ASHFORD GROUP PTY LTD and shall not be used without written authorisation. ASHFORD GROUP PTY LTD and its staff are not responsible for the accuracy of the drawing for anything not shown. It is the user's obligation to check the drawing for accuracy. It is the user's obligation to check the drawing for accuracy. It is the user's obligation to check the drawing for accuracy. It is the user's obligation to check the drawing for accuracy.



SECTION OF KATHERINE RIVER SATELITE IMAGE



Drawing number 2020/0056/04
 Referred to in Permit No: DP20/0147

① SHADE STRUCTURE ELEVATION
 1:50 @A1

DRAWING TITLE KATHERINE CBD REVITALISATION - FEATURE SHADE STRUCTURE		CLIENT NAME N/A	
PROJECT NUMBER RA2021	SCALE 1:50	DRAWING NUMBER DP202	PROJECT DATE 10/2020

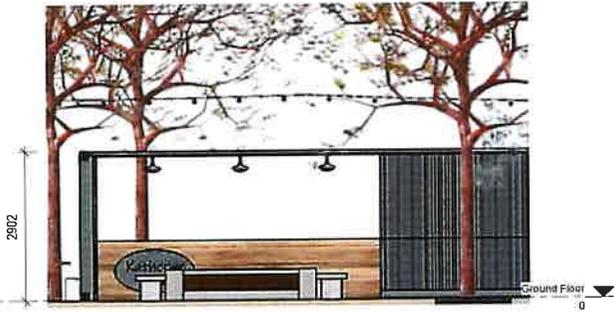
NOTES
 This drawing is copyright and the property of ASHFORD GROUP PTY LTD and must not be used without their written permission. ASHFORD GROUP PTY LTD is not responsible for the accuracy of the information or the results of the use of the drawings. All dimensions are to be verified on site, and any discrepancies must be resolved in writing prior to construction.



1 KIOSK ELEV 1
 1:50 @A1



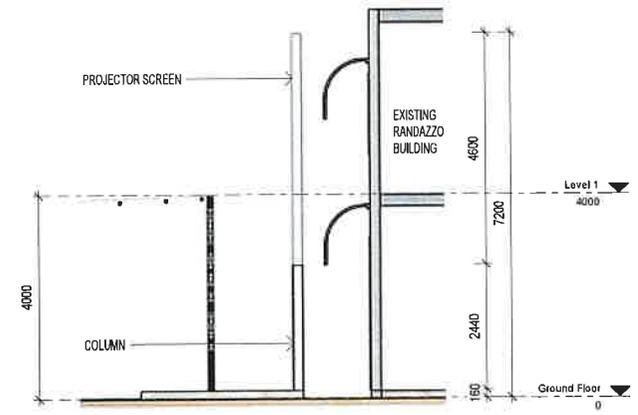
2 KIOSK ELEV 2
 1:50 @A1



3 KIOSK ELEV 3
 1:50 @A1



4 KIOSK ELEV 4
 1:50 @A1



A SECTION A
 1:50 @A1

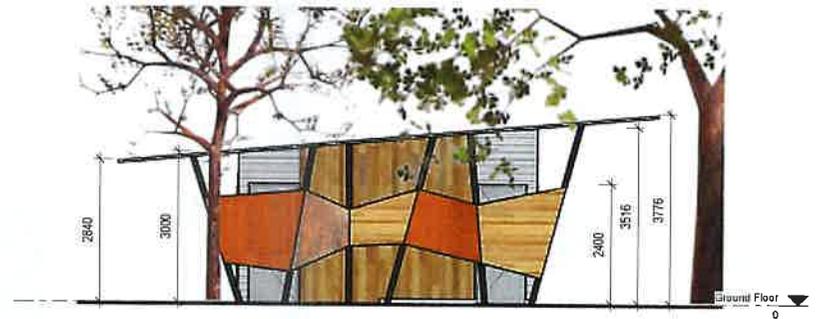
Drawing number 2020/0056/05
 Referred to in Permit No: DP20/0147

DRAWING TITLE ELEVATIONS - KIOSK		CLIENT NAME PTC	
PROJECT NAME KATHERINE CBD REVITALISATION		DRAWING NUMBER 0001	
PROJECT NUMBER 0001	DATE 1/18	ISSUE DATE 18/04/20	ISSUE NUMBER 01

NOTES
 The drawings copyright and the property of ASHFORD GROUP PTY LTD and may not be used or copied without authorisation. ASHFORD GROUP PTY LTD is not responsible for the accuracy of any data obtained resulting from the use of drawings of this drawing from this set of drawings. All dimensions are to be verified on site and any discrepancies noted to be corrected at any time in shop drawings.



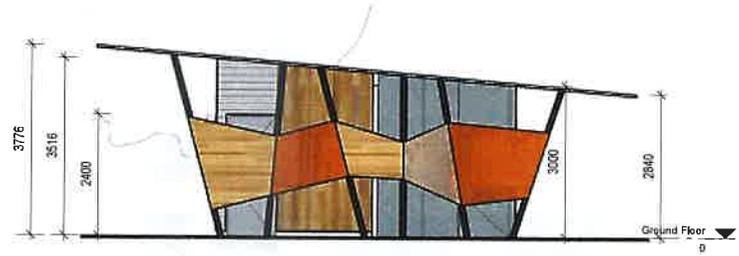
1 AMENITIES BLOCK ELEV 1
 1:50 @A1



2 AMENITIES BLOCK ELEV 2
 1:50 @A1



3 AMENITIES BLOCK ELEV 3
 1:50 @A1



4 AMENITIES BLOCK ELEV 4
 1:50 @A1

Drawing number 2020/0056/06
 Referred to in Permit No: DP20/0147

DRAWING TITLE ELEVATIONS - AMENITIES BLOCK		DATE 1/20	SCALE 1:50	PROJECT NUMBER MAD01
PROJECT NAME KATHERINE CBD REVITALISATION		CLIENT NAME DASH	DESIGNER ASHFORD	DATE 1/20
DRAWN BY RASH		CHECKED BY RASH	DATE 1/20	REVISION NUMBER 01

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP20/0147

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 509
20 Katherine Terrace
Town of Katherine

APPROVED PURPOSE

To use and develop the land for the purpose of a restaurant in two demountable structures together with outdoor seating in a defined flood area, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 6.6 (Loading Bays) of the Northern Territory Planning Scheme.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the *Planning Act 1999*, this permit will lapse two years from the date of issue.



Dr Alana
Mackay
2020.05.19
13:52:48
+09'30'

DR ALANA MACKAY
Delegate
Development Consent Authority
19 May 2020

DEVELOPMENT PERMIT

DP20/0147

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered 2020/0056/01 - 2020/0056/06
2. The use and development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of related infrastructure and services to the land in accordance with the authorities' requirements and relevant legislation at the time.
4. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
5. Storage for waste disposal bins is to be provided to the requirements of Katherine Town Council to the satisfaction of the consent authority.
6. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - (a) transport of materials, goods or commodities over the site by vehicles
 - (b) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
 - (c) presence of vermin
7. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/ cycleways as required;
 - (c) collect stormwater and discharge it to the drainage network; and
 - (d) undertake reinstatement works;all to the technical requirements of and at no cost to Katherine Town Council, to the satisfaction of the consent authority.
8. The finish of any signage, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or variable message).

The sign shall be positioned:

- (a) so as not to create sun or headlight reflection to motorists; and
 - (b) be located entirely (including foundations and aerially) within the subject lot.
9. Advertising signage, either permanent or temporary, e.g. 'A' frame, vehicle or trailer mounted shall not be erected or located within the Stuart Highway or any road reserve.
- External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the consent authority.

The loading and unloading of goods from vehicles must be undertaken from a designated car parking space or loading space and shall not disrupt the free flow of traffic.

NOTES

1. The Power and Water Corporation advises that the Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. Food premises shall be designed, constructed, registered and operate in accordance with the Building Code of Australia, the *Public and Environmental Health Act 2011* and Regulations 2014, the *Food Act 2004* and National Food Safety Standards.
3. The Department of Environment and Natural Resources advises that construction work should be conducted in accordance with the Northern Territory Environment Protection Authority's Noise Guidelines for Development Sites. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.

Katherine Town Square Cafe/Kiosk - EOI Response

Company/Organisation Name

ABN/ACN etc (as applicable) Incorporation # (if applicable)

Contact Name Position

Address

Telephone Mobile Email

EVALUATION CRITERIA

The following information is required to be included to ensure responses can be effectively evaluated. Please check off each of the following once included in the EOI response.

- Evaluation Criteria 1:** Experience of Respondent
- Evaluation Criteria 2:** Financial Capability and Capacity
- Evaluation Criteria 3:** Vision - The respondent should clearly explain their vision for the cafe/kiosk including details of how the vision will align with Council objectives and provide economic and social benefit to the community.
- Evaluation Criteria 4:** Financial Contribution - Respondents should indicate the expected level of rent payable. This should include explanation and/or justification for the financial contribution indicated.

I have read and understood the Katherine Town Square Cafe/Kiosk Expression of Interest Document. I read and understood the Development Application and associated documentation and have prepared the submission in line with NT Planning Scheme requirements.

Signed Date

LODGEMENT INFORMATION

Email:

Email this EOI response along with any other supporting documentation to records@ktc.nt.gov.au using delivery receipt and receipt functions with the correct time (CST).

In Person:

Hand deliver one (1) copy in a sealed envelope marked "Confidential - Katherine Town Square - Expression of Interest" to the Tender Box located at: Katherine Town Council Civic Centre, 24 Stuart Highway, Katherine NT

Postal:

Postage of one (1) copy, via prepaid post, marked "Confidential" and directed to: Katherine Town Council, PO Box 1071, Katherine NT 0851, ensuring submissions are received at the noted address prior to tender closing date and time.

NO RESPONSES WILL BE CONSIDERED AFTER THE CLOSING DATE AND TIME: 2PM, MONDAY 30 NOVEMBER 2020

EVALUATION CRITERIA 1: Experience of Respondent

EOI Respondents are to clearly outline their track record and experience in managing and operating facilities of a comparable size and nature. Specifically, EOI Respondents should provide examples of previous venue, employment, operational management experience and document notable achievements.

EOI respondents should also identify the roles and outline the experience of key personnel whom form part of the proposal.

EVALUATION CRITERIA 2: Financial Capability and Capacity

EOI Respondents must demonstrate their financial capacity to meet all obligations under the proposed lease agreement.

Are there any bankruptcy actions against the respondent, key personnel or associated entities, or have there been within the previous five (5) years?

Yes

No

Details (if applicable):

Are there any insolvency proceedings, actual or threatened (including voluntary administration) against the respondent, key personnel or associated entities, or have there been any within the previous five (5) years?

Yes

No

Details (if applicable):

Are there any other factors, which could adversely affect the financial ability of the respondent to perform successfully, the obligations contemplated by this Expression of Interest process?

Yes

No

Details (if applicable):

Is the respondent insolvent and/or unable to meet debts (as and when they fall due) in the normal course of business?

Yes

No

Details (if applicable):

Any other relevant information that may assist the respondent in demonstrating the criteria:

EVALUATION CRITERIA 3: Vision (including demonstrated community

The respondents vision for the cafe/kiosk should be clearly articulated. This includes the extent to which the respondent expects to operate in accordance with Council's objectives as expressed in the EOI documentation.

Comprehensive detail is recommended, including but not limited to, an overview of intended operations, including details of proposed services and proposed operating times and days etc.

Respondents should provide details of how the vision aligns with Council's objectives including the economical, social, cultural and recreational benefits to the community.

Respondents should clearly detail any proposed variations to Council preferences and provide explanation/justification for the variation.

Please attach additional supporting documentation, if required.

EVALUATION CRITERIA 4: Financial Contribution

Respondents should indicate the expected level of rent payable. This should include explanation and/or justification for the financial contribution indicated.

Full rental rate offered \$ per month or \$ per annum for initial year.

All figures exclusive of GST.

Rental review to be undertaken annually for the term of the lease in accordance with CPI.

As per the project objectives, Council aims to develop a leasing model that enables commercial viability for the tenant and a positive position for the Council. Respondents rental proposal should factor in the substantial financial contribution made by the Council in establishing and provisioning the cafe/kiosk infrastructure, furniture, fittings and equipment.

Respondents are encouraged to review Katherine Town Council's Leasing Policy.

Additional response in relation to financial contribution: