

FOR SALE

TURN THE PAST INTO THE FUTURE



EXPRESSIONS OF INTEREST CLOSING 3.00PM 17TH FEBRUARY 1999



Expressions of Interest

Hawthorn Tram Depot

Expressions of Interest Documentation

To obtain further information
or to arrange a site inspection, contact:

Matt Faubel
Urban Land Corporation

11th Floor
Melbourne Central
360 Elizabeth Street
MELBOURNE 3000

Tel: (61-3) 9664 8444
Fax: (61-3) 9662 1909
E-mail : mfaubel@ulc.vic.gov.au



December 1998

Table of Contents

1	Summary and registration checklist	3
2	Expressions of Interest process	
2.1	Expressions of Interest and tender process	6
2.2	Program	7
2.3	Material to be submitted	8
2.4	Confidentiality	9
2.5	Disclaimer	10
3	Development Brief	
3.1	Project objectives	12
3.2	Site description	13
3.3	Planning controls	16
3.4	Heritage controls	19
3.5	Development Guidelines	20
3.6	Landscaping	28
3.7	Heritage Tram Depot	34
3.8	Community facilities	40
4	Site Conditions	
4.1	Title details	42
4.2	Contamination and geotechnical report	46
4.3	Melbourne Water report	52
4.4	Traffic report	54
4.5	Existing services report	60
4.6	Electrical sub-station	69
4.7	Heritage assessment and existing floor plans	72

1 Summary

The Urban Land Corporation, on behalf of the Public Transport Corporation, is facilitating the sale and redevelopment of the former Hawthorn Tram Depot. The objective is to provide a commercially viable use, while retaining part of the site as a heritage tram depot.

The site is in a prime residential area and overlooks the river corridor and leafy parklands. The Hawthorn Tram Depot offers developers a unique opportunity in a prime location with adjoining parklands, and great scope for residential, commercial, hotel or other uses.

This gateway site has been a base for trams servicing Melbourne's eastern suburbs since 1916. In 1965, the depot ceased operation and became a storage facility for historic trams. The majority of the site is now being sold for redevelopment, but part will be retained as a heritage tram depot, to provide a permanent base for the heritage tram fleet.

With its prominent location and heritage value, the site will require a sensitive planning and development response. The area of the site for redevelopment has been defined in the guidelines established with Heritage Victoria and the City of Boroondara.

The Urban Land Corporation does not have a preferred use for the site, and market responses are being invited.

The Urban Land Corporation welcomes innovative and sensitive proposals for this redevelopment and invites developers to participate by registering an expression of interest.

Hawthorn Tram Depot Expressions of Interest Checklist

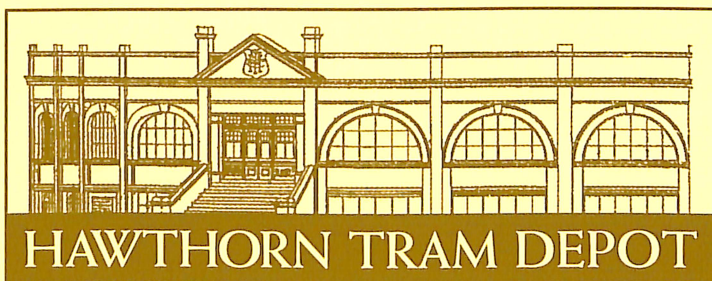
This checklist is to accompany all submissions.

- | | | | |
|---|--|----------|--------|
| 1 | The name, address, telephone and fax number of the group making the submission, the names and roles of its members and a primary contact person. | Enclosed | Yes/No |
| 2 | | | |
| | Development Proposal | | |
| | Outline of the proposal. | Enclosed | Yes/No |
| | Design concept sketches (site plan and indicative elevation). | Enclosed | Yes/No |
| 3 | | | |
| | Proposed Project Team | | |
| | Names of project leader, lead consultants and other key personnel to be engaged on the project. | Enclosed | Yes/No |
| 4 | | | |
| | Financial Capability | | |
| | Evidence of the registrants financial capability to undertake the project. (eg balance sheet, profit and loss statements etc) | Enclosed | Yes/No |
| 5 | | | |
| | Experience | | |
| | Description of recent projects successfully completed or being undertaken by the registrant. | Enclosed | Yes/No |
| 6 | | | |
| | Material for public presentation | | |
| | Material suitable for public presentation of development concepts – refer Section 2.3. | Enclosed | Yes/No |

Registrant:

Signature: **Date:**

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2 Expressions of Interest Process

2.1 Expressions of Interest and tender process

2.2 Program

2.3 Material to be submitted

2.4 Confidentiality

2.5 Disclaimer

2.1 Expressions of Interest and tender process

Expressions of Interest are being invited from parties interested in purchasing the site for development. Expressions of Interest must contain the information set out in Section 2.3 below.

Expressions of Interest must be lodged at the offices of the Urban Land Corporation by *3.00 pm on Wednesday 17 February 1999*.

The selection process will be fair and open while minimising costs to bona fide registrants. Registrations of interest will be assessed by a panel convened by the Urban Land Corporation and the Public Transport Corporation. The panel will base its assessment on:

- the degree to which the proposal meets the project objectives
- the registrants' demonstrated experience in successfully completing projects of a similar size, complexity and architectural importance
- the registrants' financial capability
- the development fitting within the context of the historic buildings and local precinct

The panel will select a shortlist of registrants to submit a formal tender for the purchase and development of the site.

Prior to tenders being invited, there will be further consultation with the general community and with interest groups, including a public presentation of development concepts considered for shortlisting. The City of Boroondara will also further consider the development guidelines for the site.

2.2 Program

The proposed program for the redevelopment of the Hawthorn Tram Depot is as follows:

11 December 1998
Expressions of Interest are sought

17 February 1999
Expressions of interest close

February – March 1999
Submissions are assessed by panel, a shortlist is drawn up and registrants are notified.

March 1999
Community consultation including presentation of development concepts.

March 1999
Shortlisted registrants are invited to submit formal tenders.

May 1999
Announcement of successful tenderer.

2.3 Material to be submitted

Expressions of Interest Submissions must include:

- The name, address, telephone and fax number of the group making the submission, the names and roles of its members and a primary contact person.
- An outline of the development being proposed for the site. This should include information such as mix of uses, gross developed area, access and parking arrangements including number of car spaces. Specific reference is to be made to the interrelationship of the development to the heritage tram depot.
- Detailed plans and drawings are not required, but submissions should contain design concept sketches (site plan, indicative elevations) sufficient to allow a reasonable assessment of the proposed development concept.
- The names of the project leader, consultants and other key personnel who will be engaged on the project.
- Details of other development projects successfully completed by the group. Evidence will be required that the group has the technical, financial and commercial capacity to undertake a project of this sensitivity, scale and type.
- Evidence of the company/consortium's financial strength in the form of most recent balance sheet, profit and loss and cash flow statements.

Material for public presentation:

Registrants are also required to submit material for use by the Urban Land Corporation in conjunction with the public consultation which will occur prior to tenders being invited. This material is to include a brief description of the proposal (one page) and design concept sketches. (It will be acceptable for the registrant to indicate that the design concept sketches submitted for consideration by the assessment panel may be used for public presentation.) As the identity of the registrants will not be disclosed during the public presentation of concepts, material submitted for public presentation should not include company identification, logos etc.

Further material

The Urban Land Corporation may require further material to be submitted before or after the close of Expressions of Interest.

2.4 Confidentiality

Documentation submitted (excluding material provided for public consultation purposes in accordance with Section 2.3 above) including financial information and costings will be treated as commercially sensitive and confidential.

All panel participants will be required to enter confidentiality agreements prior to receiving information.

2.5 Disclaimer

The Urban Land Authority gives notice that:

- (a) The particulars set out in this report are for the guidance of parties only and do not constitute a contract or an offer to enter into a contract.
- (b) All descriptions, dimensions, references to condition and other details are given in good faith and believed to be correct. No party should rely on anything contained in this report without satisfying themselves by inspection or otherwise as to the correctness and completeness of the information provided, and, if appropriate, seeking other advice.
- (c) The Urban Land Corporation and the Public Transport Corporation are not bound to accept or select any submission and may:
 - (i) Reject all or any Expression/s of Interest without giving reasons.
 - (ii) Select or decline to select any Expression of Interest.
 - (iii) Accept any non-conforming Expression of Interest.
 - (iv) Invite further Expressions of Interest.
 - (v) Re-advertise for Expressions of Interest.
- (d) The Urban Land Corporation and the Public Transport Corporation accept no liability or responsibility for any costs incurred by Registrants in the preparation of their submissions.