

LatrobeCity

Development Of The GLP

Investment And Employment Precinct - Morwell

EXPRESSION OF INTEREST



CLOSING DATE:

2pm on 16 September 2022

PHONE CONTACT:

Bruce Connolly

Manager Economic Investment and Transition
Corporate Headquarters
0408 979 455

BRIEF SPECIFICATION

1. INTRODUCTION

Latrobe City Council is seeking Expressions of Interest from interested parties who wish to lease or purchase lots at the Gippsland Logistic Precinct (GLP) – Investment and Employment in Morwell. This Expression of Interest is open to an individual business/company or businesses/companies acting in a joint venture.

The GLP Investment and Employment Precinct is a precinct for the manufacturing of goods or provision of services. The GLP will seek to attract investment and industry to the Gippsland region.

The site is made up of two distinct but integrated components:

- A 7.6 hectare site (zoned Public Use Zone 4 within the Latrobe Planning Scheme) immediately adjacent to the main Gippsland rail line between Princes Freeway and Tramway Road, Morwell known as the Gippsland Intermodal Freight Terminal.
- A 69 hectare area of land (zoned Industrial 1 Zone within the Latrobe Planning Scheme) immediately adjacent to the Gippsland Intermodal Freight Terminal and also located between the Princes Freeway and Tramway Road, Morwell behind Mid Valley commercial Centre.

A detailed plan of the precinct is attached (Appendix 1).

This expression of interest is for the first stage of the GLP development, stage 1A, which includes lots 1 and 2. Should interested parties have a preference for a lot in a different stage of the development, please continue to complete this Expressions of Interest to register your interest and note the lot number of interest.

2. SELECTION PROCESS

Interested organisations need to register their interest in applying for a lot on the GLP site including site purchase or lease request and any elements of a staged development.

Latrobe City Council will acknowledge receipt of your Expression of Interest. Once the process has closed all applications will be assessed by Council officers against a selection criteria being:

- Proposed Development
 - Land requirement, infrastructure needs and purchase or lease requirements
 - Industry Sector
 - Investment value
 - Employment
 - Staged development - process and indication of stages
- Financial offer to purchase or lease the nominated site
- Proposed Operations (capability, qualifications and relevant experience);
- Economic Contribution to the Latrobe Valley
- The proposal is consistent with relevant planning policy and strategic vision for the subject land

Please note that it may take 6 to 8 weeks for applications to be assessed.

INFORMATION AND CONDITIONS FOR SUBMISSION

Introduction

Form of expression of interest

Latrobe City Council is seeking expressions of interest from suitably qualified and experienced parties to lease/purchase and develop a parcel of land in the GLP Investment and Employment Precinct (“**GLP**”) to establish and operate a business in the GLP.

Contact officer

Enquiries regarding the Expression of Interest process or subject matter can be directed to the officer of Latrobe City Council as follows:

Bruce Connolly
Manager Economic Investment and Transition
bruce.connolly@latrobe.vic.gov.au

To view the GLP site please contact Bruce Connolly or Alison Spence
0408 979 455

Enquiries

All enquiries are to be submitted to the Contact Officer via email no later than 3 business days prior to the Expression of Interest closing.

Latrobe City Council restricts all questions and enquiries to the respondent and its representatives.

Latrobe City Council may restrict the period during which it will accept questions, requests for further information or for clarification.

Submissions

Registration form and schedules

The Registration Form and Schedules attached and other information or documents listed in the Registration Form are to be completed and will constitute the Expression of Interest.

Form of submissions

Electronic submission lodgement via email,
attention to Bruce Connolly:
bruce.connolly@latrobe.vic.gov.au

Expressions of interest are to be received no later than the closing time and date. Council does not accept hard copy applications.

Closing Time and Date: 2pm on 16 September 2022

Latrobe City Council property

Expressions of Interest, once submitted become the property of the Latrobe City Council. Respondents license the Latrobe City Council to reproduce the whole or any part thereof, of the Expression of Interest for the purpose of evaluation.

INFORMATION AND CONDITIONS FOR SUBMISSION

Notification to respondents

Notification

All respondents will be notified of the Latrobe City Council's decision relating to the shortlisting or otherwise of Expressions of Interest.

Latrobe City Council is not obliged to give reasons for its decision and no negotiations or correspondence concerning the decision shall be entered into. Latrobe City Council's written notification will be final.

Information

Additional information and documentation

Respondents are required to complete the questionnaire contained in the Schedule of the Registration Form and submit it as part of their Expression of Interest. They should also supply any information or documents specified in the Schedule.

Information for evaluation

Respondent may submit any further information considered relevant to their Expression of Interest.

Probity of process

Canvassing of Councillors or staff of the Latrobe City Council or otherwise seeking to influence the outcome of the Expression of Interest process is not permitted and the Expression of Interest of any respondent who seeks to canvass a Councillor or member of Latrobe City Council staff individually will not be considered.

Enquiries relating to clarification of the Expression of Interest documents are appropriate and acceptable, however must be directed to the Contact Officer (Clause 1.2).

INFORMATION AND CONDITIONS FOR SUBMISSION

Benefit to regional economy and evaluation criteria

One of the goals of the Latrobe City Council's Council Plan is to attract investment and create new employment opportunities – that is, provide benefit to the regional economy. Consequently, the benefit to the regional economy that might be expected from the expressions of interest will be taken into account during the evaluation of the Expressions of Interest.

Council will also seek details from Respondents of what economic contribution they will make to the Latrobe City region. A weighting percentage will be assigned to this selection criteria.

Expressions of Interest will be shortlisted on the basis of the following criteria and must contain sufficient information for these criteria to be evaluated:

- Proposed Development
 - Land requirement, infrastructure needs and purchase or lease requirements
 - Industry Sector
 - Investment value
 - Employment
 - Staged development - process and indication of stages
- Financial offer to purchase or lease the nominated site
- Proposed Operations (capability, qualifications and relevant experience);
- Economic Contribution to the Latrobe Valley
- The proposal is consistent with relevant planning policy and strategic vision for the subject land

Within your submission please ensure you include evidence of your successful operations relevant to this EOI, including current business plans. Interested parties should also consider including prior or current marketing and engagement plans and recent financial performance reports.

INFORMATION AND CONDITIONS FOR SUBMISSION

We hereby submit an Expression of Interest for:

GLP Investment and Employment Precinct

in accordance with the following criteria:

- Information and conditions for submission
- Expression of Interest Form
- Compliance and Business information details

Name of person submitting
Expression of Interest:

Position of person submitting
Expression of Interest:

Signature of person submitting
Expression of Interest:

Date of signing:

1. EOI FORM

Details of Interested Party

Registered Name:

Trading Name:

Date Established:

Business Type:

Note – if trading as a trust, a copy of the Trust Deed must be attached and provided in the response

ABN:

ACN:

Registered Office Address:

Principal Office in Victoria:
(if applicable)

Postal Address:
(if different to above)

Telephone Number:

General Email Address:

Website:

Key Contact Details

Contact Person Name:

Position Title:

Address:

Telephone Number:

Mobile Phone:

Email Address:

1. EOI FORM

Identification of Individuals

Please provide details of all current partners, directors, officials or association board members.

Full Name:

Position Title:

Address:

Telephone Number:

Mobile Phone:

Email Address:

Full Name:

Position Title:

Address:

Telephone Number:

Mobile Phone:

Email Address:

Full Name:

Position Title:

Address:

Telephone Number:

Mobile Phone:

Email Address:

Full Name:

Position Title:

Address:

Telephone Number:

Mobile Phone:

Email Address:

Note to Operator – Copy and paste page as required to accommodate all individuals required to be nominated.

1. EOI FORM

Interested Party Declaration

The Interested Party is to sign and return this declaration. A digitally signed document or image of the signatures will suffice.

The Interested Party warrants that it has the full set of EOI documents as follows:

- Completed EOI Form
- Current and proposed Business Plans
- Recent financial performance statement

By signing below, the Interested Party confirms that the information provided in this EOI is true, correct and complete. The signatory warrants they are duly authorised by the Interested Party to make this declaration on its behalf:

Signed for and on behalf of the Interested Party:

Interested Party:

Name:

Position:

Address:

Signature of Interested
Party authorised officer:

Date of signing:

2. COMPLIANCE

Council Use Only
Mandatory Criteria

Yes No

Statement of non-compliance, departures or assumptions

The Interested Party is required to submit a conforming EOI in accordance with the EOI.

The Interested Party is required to identify any non-compliances, departures from, or assumptions to the EOI that do not fully meet all of the requirements of the EOI including any addenda issued and any other documents that form part of the EOI.

Council may request financial information from the Interested Party, which may include (but is not limited to):

- Financial Statements for the last 3 (three) years, such as a balance sheet, profit and loss statement, statement of cash flows, notes to the Financial Statements, independent Auditors Report (or an Accountant's Report).
- Details of any additional information that will assist in an understanding of the Financial position

Statement of Conflict

Mark relevant Yes/No box with an X.

1	The Interested Party and/or any of its Directors confirm that it has no Conflicts in connection with this EOI and has nothing to declare.	Yes	If 'No', the Interested Party is to complete Item 2
		No	
2	If there is a Conflict in connection with this EOI and the Interested Party's application, the business and/or any of its Directors have disclosed it below.	Yes	
		No	
Enter details of Conflict and strategy to manage it.			

2. COMPLIANCE

Statement of Threatened or Pending Litigation

Note to Respondent – mark relevant Yes/No box with an X

Does the Interested Party and/or any of its Directors have any threatened or pending litigation, claims, or undischarged judgements or orders against it?	Yes
	No

If the answer is 'Yes', the Interested Party must provide either:

- A statutory declaration by an authorised person for the Interested Party; or
- A letter from the Interested Party's legal representative;

Providing the particulars of any threatened or pending litigation, claims or undischarged judgments or orders of which the Interested Party is aware.

This statutory declaration or legal representative's letter must be attached to the Interested Party's response to this Expression of Interest.

Compliance with Legislation, Relevant Regulations and Codes

Mark relevant Yes/No box with an X.

Has the Interested Party and/or any of its Directors been in default of any fine issued for a breach of legislation, including OH&S or Environmental legislation, regulations or requirements and/or served with a notice in the last five (5) years?	Yes
	No

If 'Yes' please provide details of the breach in the response area provided below.

3. BUSINESS INFORMATION

Council Use Only
Mandatory Criteria

Yes

No

Respondent to provide details below

Please provide a summary of the proposed business activities you wish to be undertaking at the GLP site.

How many years has the Interested Party been in business for, under its present business name?

In what other types of business does the Interested Party have a financial interest?

What infrastructure requirements does the Interested Party have?

Does the Interested Party wish to purchase or lease a parcel of land?

How much land does the Interested Party require for the proposed development? Please advise if you have an interest in a particular lot(s)?

Will the development of the business be a staged project? If so, please provide details on the stages

3. BUSINESS INFORMATION

Respondent to provide details below

Please provide details on the level of investment (including stages if appropriate) (\$AUD)

Please provide details on the proposed number of employees for (a) construction and (b) ongoing

Please provide details on the numeric breakdown of the proposed roles.

Does the Interested Party wish to purchase or lease a parcel of land?

Please provide the financial offer to purchase the parcel of land or offer to lease the parcel of land

Please provide details on the economic value to the local economy and Latrobe City from the proposed investment/ business activity, including details on how this has been calculated.

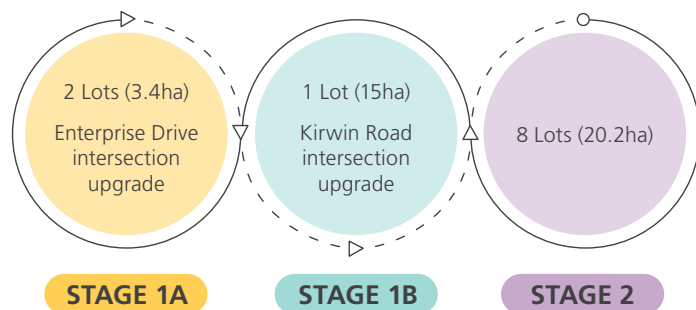
Economic modelling assistance can be provided

How do you intend to communicate and engage with key stakeholders and relevant community members?

ATTACHMENT ONE

Detailed Plan of the GLP

Investment and Employment Precinct





Latrobe City Council

Phone 1300 367 700

Post PO Box 264, Morwell, 3840

Email latrobe@latrobe.vic.gov.au

Website www.latrobe.vic.gov.au

Economic Investment Team

Bruce Connolly

Manager Economic Investment and Transition

Phone 0408 979 455

Email bruce.connolly@latrobe.vic.gov.au

Alison Spence

Officer Economic Investment and Transition

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To obtain this information in languages other than English, or in other formats, please contact Latrobe City Council on 1300 367 700.