



## Expression of interest open for 140 Hesse Street, Queenscliff

The Borough of Queenscliff is seeking Expression of interest (EOI) to lease land located within the Queenscliff Recreation Reserve at 140 Hesse Street Queenscliff from Council as the Committee of Management under s17D of the Crown land (Reserves) Act 1978. The parcel of land is approximately 160m<sup>2</sup>. This EOI is an invitation to demonstrate your interest for:

Option 1: Provide your proposal to bring your own portable shipping container style building for a food and beverage operation.

Option 2: Provide your proposal to fit out a Council owned portable shipping container style building for a food and beverage operation.

### Term

The successful applicant will be permitted to use the facility for the purpose of operation of the kiosk for a period of 10 years, with potential to negotiate option periods. It is anticipated that the site will become available before the end of September 2026. Council has a strong preference that the proposed business is in place and operational on or before 20 November 2026 and terminating at the end of the lease period. The tenant will be responsible for all necessary approvals required for the proposed structure including where applicable building permits, planning permits and trade waste agreements. The successful applicant will also be responsible for removal of the building at the end of the lease if proposing option 1.

### Rental

The amount payable by the successful applicant will be that accepted by Council and will be payable monthly in advance and inclusive of GST. The applicant is required to present Council with a proposed rental amount including GST per annum.

In determining an acceptable amount payable by the successful applicant, Council will have consideration to a market valuation of the site and the amount payable will be determined in accordance with Council Policy CP029 – Use of Council Facilities.

### Facilities and Fit out included in lease

Option 1: Lessee will need to provide a suitable portable container to operate a food and beverage operation. Building and fit out at own cost and must comply with the Food Act 1984.

Option 2: Lessee will need to fit out council supplied container at own cost including all connections and must comply with the Food Act 1984.

Note: prior to the site becoming available to Lessee, the existing building will be removed and the site renewed with exposed aggregate concrete to match the path leading down Hesse Street from King Street.

The tables currently onsite will be made available for use by the new lessee or may be removed if the Lessee has an approved alternative proposal.

Refer to Appendix. 1 – Site improvements

### Site Activation

Council will regard proposals favourably that provide activation of the full site including outdoor dining and improvement of the amenity such as landscape features. Please include illustrated detail of the proposed use of the lease area including site and structure elevations.

It is Council's preference that an offering on this site will be open 7 days a week.



## Services

Electricity – tenant responsible for connection and all outgoings.

Water – tenant is responsible for connection to the onsite meter and all outgoings.

Sewer / Trade waste – A grease trap will be located on site. The tenant will be responsible for connection and trade waste agreement with the water authority.

Waste – tenant responsible for commercial waste collection.

Public Toilets are situated within 20 metres of site.

## Rates and Other Charges Payable

The tenant will be responsible for any rates payable on the property. Current rates for the existing building for 2025/26 are \$1,113.96 including Fire Service Levy.

Waste and utility charges will be the responsibility of the tenant.

## Public Liability

The successful applicant will be required to affect Public Liability Insurance for an amount of not less than Twenty Million Dollars (\$20,000,000.00) with the Borough of Queenscliff named as an interested party. A copy of the certificate of currency is to be provided to Council on renewal each year.

## Evaluation Criteria

Each application will be evaluated on the following criteria and percentage weighting.

Criteria of Evaluation	Weighting
Tendered Price	30%
Suitability of portable building.	30%
Demonstrated ability to meet the requirements of this Lease including activation of the site.	20%
Compliance with Councils Insurance requirements.	required
Provision of references and their contact detail / track Record & Performance.	5%
Local content (goods/employment/ownership) in provision of the service.	15%

## Closing Date for Expression of Interest

EOI must be in writing, on the form below and include photos &/or detailed drawings of portable building including fit out. EOI closes at the Borough of Queenscliff Office, 50 Learmonth Street, Queenscliff, Victoria, 3225 (PO Box 93) at 12.00 noon on Monday 20 April 2026 and should be marked 'Expression of Interest to Lease Kiosk'. Expressions of interest may be emailed to [info@queenscliff.vic.gov.au](mailto:info@queenscliff.vic.gov.au) prior to the closing date and time.

For further details please contact Shelley Sutton on 03 5258 1377 or via email [info@queenscliff.vic.gov.au](mailto:info@queenscliff.vic.gov.au) during normal business hours.



## Expression of Interest

Business Name:

Applicant Name/s:

Street Address:

Town:

Postcode:

Postal Address:

Town:

Postcode:

Telephone:

Mobile:

Email:

ABN:

Registered for GST: Yes / No

Reference 1 Name:

Contact No:

Relationship:

Reference 2 Name:

Contact No:

Relationship:

I wish to submit my expression of interest to Lease on the terms and conditions as provided

Proposed Lease Amount \$ \_\_\_\_\_ annually – Inclusive of GST

Proposed Lease Term \_\_\_\_\_ years (maximum 10 years)

Options requested (provide detail ) \_\_\_\_\_

Supporting Application Notes (attach and extra pages if required)



## Declaration

In making this submission, I understand the terms and conditions of the proposed lease and confirm I have the ability to fulfil my obligations

Signature

Print Name

Date

Appendix 1 – Proposed Lease site conditions.

Approximate lease area.







### Proposed site improvements prior to lease.

Prior to the lease period the existing building and adjacent shed will be removed. The lease area and immediately adjacent area will be resurfaced in an exposed aggregate concrete to match the path north of the caravan park entrance.

