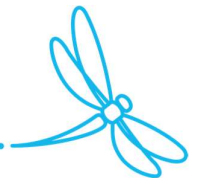


Expression of interest

City of Darwin invites expressions of interest for the newly built tenancies inside the Casuarina Aquatic and Leisure Centre (CAALC)

Submission deadline: 27 June 2025

Submissions can be made directly to the City of Darwin at darwin@darwin.nt.gov.au or at the City of Darwin Tender Portal www.tenderlink.com.au



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Background

City of Darwin has recently undertaken a major redevelopment of the Casuarina Pool. The subject land is located at 17 Gsell Street, Casuarina, adjacent the western side of Gsell Street and the southern side of Angelo Street.

The new development has been named the Casuarina Aquatic and Leisure Centre (CAALC), which is a modern, family friendly recreational facility for the community to enjoy. The redevelopment finished in late 2024.

The redevelopment comprised of the replacement of the existing swimming pool, construction of new pools and shade structures, construction of a new fitness centre, main entrance building, café, amenities and allied services, and new plant equipment and swimming club facilities (clubroom and storage).

The redevelopment includes;

- New 50-metre, eight lane pool
- Shade over all three areas of water
- Basketball half court and a large, grassed area for informal ball games
- Swimming clubhouse and office space in close proximity of the 50-metre pool
- New changerooms and amenities
- New landscaping, picnic and barbeque facilities
- 127 car parking bays with additional pedestrian access

The new development includes two leasable commercial areas inside the centre, Area 1 at 190m² and Area 2 at 233m² (on the plan below). As key parts of the development, the leasable spaces currently available and in line with planning approval, are designed and ideal for Allied Health and a Café.

City of Darwin are open to new opportunities or business ideas to activate Areas 1 and 2 only as Area 3 has been successfully leased to a gymnasium operator

General Conditions

Purpose of Expression of Interest

The City of Darwin invites you to submit an expression of interest for the newly constructed vacant tenancies inside the CAALC. The future use could be a tenancy for commercial, not-for-profit or for community use. It is envisaged that the applicants will ensure that the proposed future use is in accordance with NT Planning Scheme land use zoning and planning requirements. Alternative expressions of interest may also be considered but approvals will need to be discussed further.

Please indicate on the submitted expression of interest which leasable area you are interested in of the two available. The leasable areas inside the centre are Area 1 at 190m², and Area 2 at 233m².

How to prepare your submission

1. Carefully read all parts of this document
2. Complete the Submission (Page 7 - 8) and attach any supporting documents
3. Lodge your Submission. The submission must be received by City of Darwin by 27 June 2025
4. The submission is to be lodged via email to the City of Darwin at darwin@darwin.nt.gov.au or at the City of Darwin Tender Portal www.tenderlink.com.au.
5. Register for the mandatory inspection of the property.
6. Review Criteria for Subsidy (Annexure A) if applicable.

Contact person

Name: Robyn Wittwer, Manager Property Portfolio

Telephone: 08 8930 0630

Email: property@darwin.nt.gov.au

Process for considering submissions

Upon receipt of the submission, City of Darwin will contact the applicant to notify of the date of the mandatory property inspection.

Following the close of the submission period, City of Darwin may seek further information and supporting documentation from selected applicants.

Once City of Darwin reviews the submissions, the City will present all submissions to Council for consideration of the future use of the property. The City has scheduled the submissions to be presented to Council at the Ordinary Meeting of Council to be held in July 2025 (subject to change at the City of Darwin's sole discretion).

Factors considered in the review of submission

In reviewing the submissions, City of Darwin will consider

- the Assessment criteria detailed below in the Applicants Submission section of the document

Legislative requirements

- Northern Territory Local Government Act 2019

- Northern Territory Regulations
- City of Darwin By-Laws
- Lodgement of submissions and delivery method
- Building Act 1993 Northern Territory
- Building Regulations 1993 Northern Territory
- Law of Property Act 2000
- Planning Act 1999
- Planning Regulations 2000

Submissions

- The submission must be received by City of Darwin by close of business, 27 June 2025
- The submission is to be lodged via email to the City of Darwin at darwin@darwin.nt.gov.au or at the City of Darwin Tender Portal www.tenderlink.com.au.

Rejection of submissions

City of Darwin may not review a submission which is received after the deadline or is not received via one of the methods listed above.

Disclosure of information

Documents and other information relevant to any contract may be disclosed when required by law under the *Freedom of Information Act 1992* or under a Court Order.

Submission validity period

All submissions must remain valid for a minimum period of six months from the closing date.

Ownership of submissions

All documents, materials, articles and information submitted by the applicant will become the property of City of Darwin on submission, provided that the applicant shall be entitled to retain copyright and other intellectual property rights therein.

Canvassing of officials

Any applicant making a submission, or agent acting on their behalf, canvassing the Lord Mayor, Councillors or City of Darwin staff with respect to the preparation, lodgement or assessment of their submission shall have that expression of interest automatically disqualified and rejected.

Identity of the applicant

The identity of the applicant is fundamental to City of Darwin. The applicant shall be the person, persons, organisation, corporation or corporations named as the applicant in the Applicants Submission and who's execution appears in the Applicants Submission of this Expression of Interest.

Property details

The property is located at 17 Gsell Street, Casuarina

Lot Number: 6249

Land area: 28,000m²

The locality consists of a mixed community purpose, organised recreation, residential and commercial area. Land to the west and south of the site predominately consists of commercial and associated development, including retail (particularly the Casuarina Square Shopping Centre), office and medical services and medium density residential uses. To the north of the site, the Holy Spirit Primary School, Holy Spirit and St Martin De Porres churches, Wanguri Primary School and Wanguri Park provide community purpose and open space facilities. Land to the east of the site, commencing from the eastern side of Gsell Street, predominately comprises low density residential land uses.

Site restrictions

The land is zoned Organised Recreation. For a definition, see the [NT Planning Scheme](#).

Property condition

The tenancies will be provided as an empty shell, ready for the prospective tenant to 'fit-out' and make their own space.

There will be two tenancies you can express your interest in occupying, please ensure you indicate which space/s you are interested in on your submission.

Property inspection

Anyone intending to make a submission **is requested to register for a mandatory inspection** of the property with the City of Darwin Property team. Inspections will be held on set dates. Dates will be disclosed to Applicants following submission.



Applicants submission

RESPONSE FORM - REF: CAALC Leasing

Please complete, sign, and return to City of Darwin. Please attach any supporting information.

Submissions can be emailed to darwin@darwin.nt.gov.au or at the City of Darwin Tender Portal www.tenderlink.com.au.

I/We (Registered Entity Name): (BLOCK LETTERS)			
of: (REGISTERED STREET ADDRESS)			
ABN (if any):		ACN (if any):	
Telephone No:		Facsimile No:	
E-mail:			
Contact Person:			
I/We agree that I am/we are bound by and will comply with this submission and its associated attachments			
I/We agree that there will be no cost payable by City of Darwin towards the preparation or submission of this submission, irrespective of its outcome.			
I/We agree to attend mandatory inspection of the property required by City of Darwin .			
This submission is true and correct to the best of my/our knowledge.			
Dated this:		day of:	2025
Signature of authorised signatory			
Name of authorized signatory: (BLOCK LETTERS)			
Position:			
Telephone number:			
Authorised signatory			

postal address:	
Email address:	

Please respond to the assessment criteria:

Criteria	Weighting	Further detail
Local benefit	30%	<ul style="list-style-type: none"> Alignment with City of Darwin's Strategic Plan 2030. Use of any local subcontractors/staff or First Nations organisations/staff. Percentage or value provided to local businesses or community organisations.
Price	20%	<ul style="list-style-type: none"> Any costs or revenue proposed for City of Darwin.
Past performance	20%	<ul style="list-style-type: none"> References Annual reports Governance and organisational capacity
Proposed use	30%	<ul style="list-style-type: none"> Detailed proposal outlining the proposed use, terms of use, management, and maintenance plan.

Please attach financial evidence or letter from accountant to demonstrate financial fitness.

Annexure A

Community properties may receive subsidies of up to 100% of the commercial value and will need to provide documentation to justify subsidised rent. This information will be requested from proponents at a later stage, if applicable.

- Good governance - 40% discount
 - Provision of Annual General Meeting reports and minutes including audited financial reports
 - Evidence of financial sustainability and capacity for the duration of the agreement, and
 - Quality Management is integrated into operations – capacity building, good governance and planning etc., evidenced through provision of a business plan, current constitution, policies and procedures etc.
- Maintenance obligation – 30% discount
 - Completing all repair and maintenance obligations per the maintenance annexure in the lease or license agreement
 - Provides service receipts as required
 - Complies with all emergency requirements (Warden training, First Aid etc.), and
 - Pays for all services on-site or pays a contribution where not separately metered.
- Facility utilisation - 15% discount
 - Provide evidence of membership/user/participant numbers and hours of use on an annual basis
 - Provide evidence of activities and initiatives undertaken to increase the utilisation of the facility
 - Initiatives planned to increase use or participant numbers, and
 - Evidence of shared use of the facility by the community and other community clubs and organisation to ensure optimum use of the facility, if applicable.
- Social inclusion - 15% discount
 - The activity or service they provide is non-discriminatory and is open to all residents who meet the stated criteria for participation
 - The use of the facility will increase social inclusion, increase community participation and/or will promote health and well-being in the community, and
 - Activities pro-actively support wider social inclusion targets which may include groups such as:
 - ♣ Low socio-economic background
 - ♣ Over 60 years of age
 - ♣ First Nations People
 - ♣ Culturally and Linguistically Diverse (CALD)
 - ♣ LGBTIQA+ people
 - ♣ Children under 17 years of age.
 - ♣ People with disabilities

Community tenants will also be asked to provide Annual General Meeting reports and minutes including audited financial reports annually in order to maintain the subsidy.

All tenants are required to pay a contribution to utilities.