



REQUEST FOR  
EXPRESSIONS OF  
INTEREST

# WATERFRONT LEASE

(WEBBER ESPLANADE,  
COOKTOWN)

Contract No.: E4220



**Cook Shire**  
COUNCIL

# An extraordinary investment opportunity

With direct waterfront access that's just minutes from the Great Barrier Reef, Cooktown's latest investment opportunity has unlimited potential.

## WATERFRONT MARINE DEVELOPMENT

Ideally located on Webber Esplanade in the heart of Cooktown, adjacent to established commercial businesses and featuring 83m<sup>2</sup> of land and an adjoining 687m<sup>2</sup> water lease area, this is the first waterfront release in popular and picturesque Cooktown for over 25 years.

As the closest harbour to the Great Barrier Reef, this release is perfectly placed to take advantage of Cooktown's breathtaking natural environments, thriving recreational and commercial fishing industry, growing population and reputation as popular tourist destination.

Cook Shire Council is now inviting Expressions of Interest from creative and innovative visionaries who see the potential, and have the capacity and experience, to develop this opportunity into a thriving commercial venture that adds to the vibrancy and offerings of Cooktown.



# Request for Expressions of Interest

## THE SITE

The area is located adjacent to established commercial businesses within the Cooktown waterfront precinct and consists of a small parcel of waterfront land of approximately 83m<sup>2</sup> and an adjoining 687m<sup>2</sup> water lease area of Lot 3 SP154666.

The water lease area provides direct water access to the Port of Cooktown and the Great Barrier Reef.

HELIPAD BOOKING OFFICE  
 FOOD & BEVERAGE TOURS  
 JET SKI HIRE CHARTER  
 GREAT BARRIER REEF  
 ECO TOURISM HERITAGE  
 INDIGENOUS  
 HISTORICAL CULTURE





Expressions of Interest must be submitted at [www.vendorpanel.com.au](http://www.vendorpanel.com.au) by no later than 2pm on Wednesday 27 January 2021.

## GENERAL INFORMATION

### RFOI E4220 – WATERFRONT LEASE LOT 1 AND 3

- Site Inspection / Virtual Tour by appointment

Communications regarding the Procurement Process must be submitted to [www.vendorpanel.com.au](http://www.vendorpanel.com.au).

This Request for Expressions of Interest is to be read in conjunction with the Procurement Process Conditions that are available for viewing and downloaded from the Cook Shire Council website.

Evaluation Criteria	Weighting (%) (Optional)
Previous experience and capability	45
References	25
Proposed use of lots	20
Local content	10



## SCOPE

Cook Shire Council invites Expressions of Interest from suitably qualified Respondents for a term lease of Lot 3 SP 154666 for Marine Facility purposes, in conjunction with a trustee lease over part of Lot 1 CP 889652, located at Webber Esplanade.

Shortlisted applicants will then be sent a Request for Tender document to provide a firm offer including additional details regarding insurance coverage, financial statements, management, contract terms etc.



# RESPONSE SCHEDULES

The Respondent makes a submission for contract RFE01 E4220 – WATERFRONT LEASE – LOT 1 AND 3 in accordance with the Request for Quotation and these response forms. By making a submission, the Respondent acknowledges that they have read and understood the terms of the contract referenced in the Procurement Process.

Signature of authorised representative of Respondent:

Name of authorised representative of Respondent:

Date:

## Response Form 1 - General details

Respondent's company or other legal entity name:

Business Type: e.g. sole trader

ABN:

ACN:

Address:

Contact Person (if different):

Telephone:

Email:

## Response Form 2 – Conflict of Interest Declaration

Will any actual or potential conflict of interest in the performance of the Respondent's obligations exist if the Respondent is ultimately awarded the contract, or are any such conflicts of interest likely to arise during the life of the contract? Yes  No

If Yes, please provide details of any actual or potential conflict of interest and the way in which any conflict will be dealt with below:

## Response Form 3 – Proposal/Proposed Use

The Respondent is to provide the following:

1. Comprehensive written submission of the proposed development of Lot 1 in conjunction with Lot 3, specifically how it would fit into the precinct and tourism in general
2. Artist's impression of how this proposed development would look, and
3. Shortlisted applicants may be required to make a presentation at an Ordinary Council Meeting in Cooktown



**Cook Shire**  
COUNCIL

For further information about our Council and Shire please visit Council's website  
[www.cook.qld.gov.au](http://www.cook.qld.gov.au)

For further information about the Port of Cooktown please visit Port North's website  
[www.portsnorth.com.au/cooktown/](http://www.portsnorth.com.au/cooktown/)



Complaints regarding the Procurement Process to be directed to: [mail@cook.qld.gov.au](mailto:mail@cook.qld.gov.au)