



# LOT Fourteen

## — Expression of interest

A rare and unique business opportunity has been made available for a food and beverage operator at Lot Fourteen.

Renewal SA is seeking expressions of interest from individuals or businesses looking for a short-term opportunity to develop an existing business or test a new model at The Chapel, Lot Fourteen. You will have the chance to trial a contemporary and creative pop-up enterprise, while servicing the demands of Lot Fourteen's existing and future tenants, contractors and visitors over the next six months.

Expression of Interest closes Friday 08 March (2.00pm)

# Lot Fourteen, Adelaide's innovation neighbourhood.

Located amongst the cultural treasures of North Terrace, Lot Fourteen is a seven hectare neighbourhood that is bringing together members of the entrepreneurial ecosystem including start-ups, mentors, corporations, researchers and investors with creatives to share spaces, experiences and most of all talent.

Lot Fourteen is an innovation neighbourhood that is all about nurturing talent and driving jobs for our children in some of the world's fastest growing industries like artificial intelligence, cyber security, defence and space technologies, media and creative industries.

Our future generations can become part of the neighbourhood that supports them to launch new ventures that leverage the deep technologies of the 21st century.

Lot Fourteen is committed to the delivery of an environmentally sustainable community. The neighbourhood is targeting a 6 Star Green Star Communities certification for 'world leadership' in sustainability from the Green Building Council of Australia. In addition, every building at Lot Fourteen will seek a 5 or 6 Star Green Star rating for its design and construction.

In a first for Australia, Lot Fourteen is also registered to achieve a WELL Community rating from the International Well Building Institute. The purpose of this certification is to recognise the importance of wellbeing, health and fitness, and social engagement and cohesion in sustainable communities.



# The opportunity

Currently there are approximately over 400 tenants on site and 100 contractors working across the demolition and fit out program, hence an immediate need for a food and beverage provider at Lot Fourteen. Tenant numbers are expected to grow to over 800 by September 2019 which provides the successful vendor with the opportunity to be able to test and develop their business as Lot Fourteen continues to grow.

Lot Fourteen has an ongoing activation program that has to date attracted over 32,000 visitors to the site. Users of the Wilson Car Park on site walk past The Chapel on a daily basis while the newly opened Adelaide Botanic High School and nearby universities present excellent sales opportunities.

As part of the wider East End, Lot Fourteen looks to complement existing businesses in the area while still ensuring that we service the immediate needs of tenants on site.

The emergent retail, culture and commerce of the East End is fully supported by Lot Fourteen to ensure the holistic health of Adelaide's growth continues to increase.

Pop-up coffee vendors have been servicing the site for a number of months and are popular with tenants, contractors and visitors. There is currently no ongoing food and beverage provider on the site.

The vendor is required to operate for core hours (08.00-15.00 Monday to Friday) with the opportunity to operate above and beyond these hours as agreed. Evening opening hours or function catering opportunities are open for negotiation with the successful applicant.

As part of Lot Fourteen's commitment to its Green Star and Well ratings which seek to reduce ecological footprint and encourage better eating habits it is anticipated the operator will offer healthy and fresh food options as part of their standard offering which would include breakfast items, lunch and afternoon snacks that include vegetarian and vegan alternatives. Ideally the operator will have, or will apply for, a liquor license to enable functions and events in The Chapel and is willing to actively participate, where appropriate, in the Lot Fourteen tenant activation program – in particular the **Hello Fridays** activation held on the final Friday of the month, 4pm to 8pm.

The successful operator will enter into a lease for The Chapel for a six month term with access to one (1) car park for deliveries.

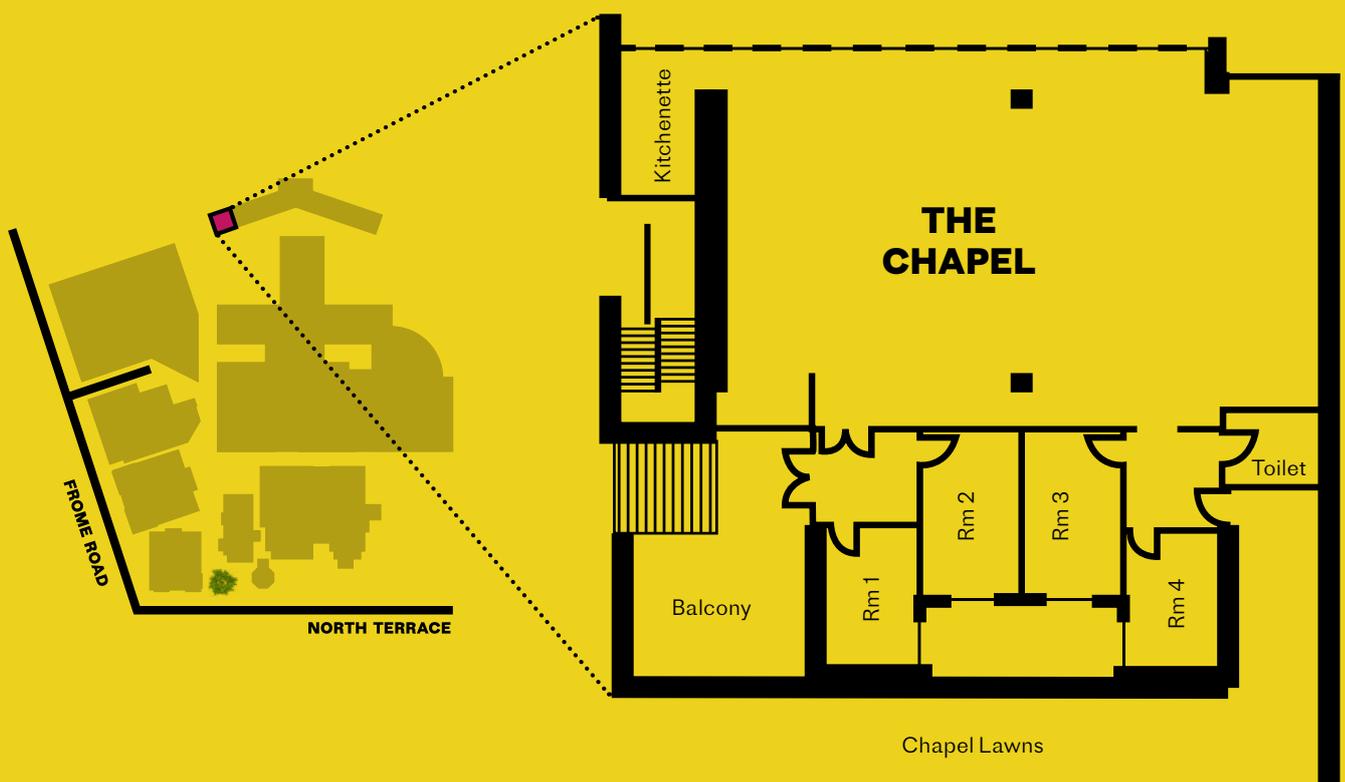
A six (6) month rent-free period will be offered to the successful applicant to enable the new operator to get a return on the capital they may invest in fitout and set-up. Renewal SA is open to negotiation to support minor fitout costs.

# The space

The Chapel is a retro-inspired space with light-filled windows, parquet floors, a raised stage and a main room area of approximately 200sqm. It also has a balcony area with a view of the Chapel Lawns. It is the perfect venue for food and beverage, events, workshops and cocktail functions. A small kitchenette and four smaller rooms are also available for the operator's use.

## Facilities include:

- Kitchenette with sink, bench space, under bench shelving and double-door fridge
- Unisex toilet
- 10amp power internally and 15amp single phase power available on balcony
- Storage/office space with window mounted air conditioner unit
- Ceiling fans





Stage area



Kitchenette



Storage / office space

# Promotional support

Renewal SA will provide promotional support to the operator by providing temporary signage on Frome Road and opportunities for inclusion in the Lot Fourteen tenant fortnightly EDM and promotion on the Lot Fourteen website and social media accounts.

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## Other opportunities

The Chapel is a bookable space for functions and events for which the operator would be the exclusive catering supplier. Other opportunities to meet the demand for catering requirements for tenants' meetings and small events throughout the rest of the site would be offered to the successful operator for first right of refusal.

As part of the ongoing activation program **Hello Fridays** is held on the final Friday of the month from February to November. This monthly event has previously been a collaboration between Lot Fourteen and local makers of craft beer, wine and spirits to promote the neighbourhood, provide opportunities for tenants to relax and network in a casual social setting. Ideally the successful operator will be interested in taking on this regular activation as part of their liquor license and will work with Renewal SA to coordinate a monthly event that suits the needs of tenants, visitors and neighbours to continue to bring Lot Fourteen to life.

An Expression of Interest for an ongoing food and beverage operator opportunity in the Sheridan Building on North Terrace will be released in the coming months. The successful operator for The Chapel will have the option to apply for this opportunity.

## Key information

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### Permitted use

Café and catering business operating within The Chapel. Function and event catering may be supplied across the site.

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### Cuisine

Contemporary, casual café food that provides a good selection of healthy and fresh food options. Daily menu must include vegetarian, vegan and gluten free options. Local and/or South Australian produce options along with sustainable packaging and practices will be viewed favourably.

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### Liquor license

Renewal SA would support an operator willing to apply for a liquor license for the venue to enable function & event catering within the space and to facilitate Lot Fourteen's activation program.

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### Minimum trading hours

Monday to Friday, 08.00-15.00  
Additional or varied hours including evening opening hours are subject to negotiation.

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### Venue capacity

Main room approximately 200m<sup>2</sup>  
Balcony approximately 20m<sup>2</sup>

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### Chapel Lawns (shared area)

Approximately 90m<sup>2</sup>. Renewal SA retains the right to use the lawns for functions and events if required through discussion with operator.

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### Toilet

One unisex toilet is available within the venue. Accessible toilet approximately 100m from venue (shared with tenants).

## **Kitchenette**

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As there is no kitchen facility, including grease trap, it is anticipated the operator will prepare food off-site for daily delivery.

This room includes sink facilities, hot water, preparation bench area, under bench shelves and double door fridge.

## **Features and amenities**

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Retro vibe with parquet floors, ceiling fans and raised stage area.

## **Storage/office space**

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Four rooms (approx 10m<sup>2</sup> each).

## **Fitout and decor**

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Current fixtures and fittings are included in the lease. Furniture at cost of operator. Fitout needs to be done in consultation with Renewal SA, with the potential to negotiate on minor fitout costs.

## **Parking and deliveries**

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Renewal SA has onsite traffic management that coordinate access to the site. One car park will be allocated to the operator for deliveries.

## **Security**

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Access to The Chapel is via key to be issued to operator. Lot Fourteen has 24 hour on-site security that conduct regular patrols of the site.

## **POS/EFTPOS**

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Responsibility of operator.

## **Telephone/Wi-Fi**

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Free guest Wi-Fi for patrons. Operator to arrange business Wi-Fi through Cig City. No telephone line.

## **Insurance**

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Public liability to \$20m and any other insurances are the responsibility of the operator.

## **Operator/café brand**

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Responsibility of operator.

## **Operating terms/lease term**

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6 month rent-free period. The successful applicant agrees that any provision of the Retail and Commercial Leases Act 1995 (SA) is excluded to the extent it would otherwise apply; and an exclusionary certificate is required.

## **Date of commencement**

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Within 14 business days from notification of successful application.

## **Security bond**

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Nil.

## **Outgoings**

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Responsibility of Renewal SA.

## **Cleaning & waste management**

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Cleaning using Lot Fourteen's contracted cleaner is at the operator's costs.

## **WHS/Fire and safety**

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Operator is required to meet all legal requirements for health inspections and food service regulations and maintain a safe workplace. Renewal SA is responsible for fire and safety equipment within The Chapel.

## **Building maintenance**

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General building maintenance is the responsibility of Renewal SA. Damages and repairs caused by the operator or its subcontractors will be charged to the operator.

# The Process

Please include the following information in your Expression of Interest (EOI) response

1. EOI registration form (see last page)
2. Response to the below evaluation criteria

## Criteria

**EOIs in response to this invitation will be assessed on the following criteria:**

- Operator's vision and ambition for the activation of The Chapel at Lot Fourteen
- Type of activity and available offering/s complement Lot Fourteen
- Operator's approach to the fitout of the space and how it aligns with Lot Fourteen
- Demonstrated capability and experience of the operator
- Operator's acceptance of the exclusion clause as part of the operator/lease terms

# Lodgement

All responses to the Expression of Interest must be lodged via email by the closing time to Lauren Smith.

## Contact person

Enquiries and EOI lodgement should be directed to:

### Lauren Smith

Senior Leasing Executive, Colliers

M: 0401-889-650

E: [lauren.smith@colliers.com](mailto:lauren.smith@colliers.com)

# Terms & conditions

## Clarification during the invitation process

Should any additional information or amendments to the EOI opportunity need to be made before the closing time these will be made available on [lotfourteen.com.au/chapel-eoi](http://lotfourteen.com.au/chapel-eoi)

It is recommended that applicants regularly review the website for any updates.

## Non-binding nature of opportunity offer

This opportunity is not:

- an offer to sell of any kind and does not necessarily indicate an intention by Renewal SA to enter into legal relations with any party; or
- to be interpreted as creating a binding contract (including a process contract) as between Renewal SA and you or giving rise to any:
  - » contractual, quasi-contractual, restitutionary or promissory estoppel rights; or
  - » no legal or other obligations will arise until parties execute formal documentation.

Renewal SA retains the right to vary or abandon the EOI process at any time.

Renewal SA is not obliged to proceed with, or negotiate, in respect to any EOI.

## Disclaimer

The information set out in this EOI or on the website is not intended to be exhaustive and you should make your own enquiries regarding:

- the contents of this invitation; and
- the suitability of Lot Fourteen for any form of development.

Neither Renewal SA nor any agent of Renewal SA provides any warranty or makes any representation, expressed or implied, as to the completeness or accuracy of the information either contained in or in connection with this EOI opportunity.

You must undertake your own enquiries and satisfy yourself in respect of all matters contained in any information provided to it.

## Acknowledgments

You agree and acknowledge that:

- you have fully informed yourself of all conditions and matters relating to this EOI opportunity;
- you have sought and examined all necessary information which is obtainable by making reasonable enquiries relevant to the risks, contingencies and other circumstances;
- you do not rely on any expressed or implied statement, warranty, representation, whether oral, written or otherwise, made by or on behalf of Renewal SA or any agent of Renewal SA;
- you have relied on your own investigations and enquiries in lodging an EOI response; and
- Renewal SA and any agent of Renewal SA are not liable for any incorrect or misleading information or failure to disclose information whether in connection with this EOI opportunity.

# Terms & conditions

(continued from page 9)

## Reservation of rights

Renewal SA may:

- extend the EOI closing time (time or date);
- make amendments to this EOI opportunity and provide updates of amendments on the Lot Fourteen website;
- ask you to clarify any ambiguity or provide additional information in support of the EOI;
- make any enquiries of any person, company, organisation, or matter related to the EOI, including confirmation of any information provided by you;
- elect not to consider an EOI submitted by you that has a potential, actual or perceived conflict of interest; or employs or engages a person who has a potential, actual or perceived conflict of interest whether or not the potential, actual or perceived conflict of interest is disclosed;
- invite any person or company to lodge an EOI;
- elect not to accept any EOI which does not meet with the selection criteria;
- take any other actions it considers appropriate.

## EOI costs

Any and all costs incurred by you in lodging an EOI as a result of this opportunity shall be the sole responsibility of you.

## Publicity and confidentiality

Information supplied by or on behalf of Renewal SA is confidential to Renewal SA and you are obliged to maintain confidentiality.

Although Renewal SA understands the need to keep commercial matters confidential, Renewal SA reserves the right to disclose some or all of the contents of any EOI:

- to any consultant or advisor as part of Renewal SA's consideration of the EOI; and
- as a consequence of a constitutional convention in order that the relevant Minister may answer questions raised in the South Australian Parliament; keep Parliament informed or otherwise discharge the Minister's duties and obligations to Parliament and to advise the Governor; Parliament and/or the Government of South Australia, or if required to do so by law. Any condition in an EOI that purports to prohibit or restrict the Minister's right to make such disclosures cannot be accepted.

You must not make any news releases or respond to media enquiries pertaining to this EOI opportunity without Renewal SA's prior written approval. If you act contrary to these expectations, Renewal SA may exclude you from the EOI process.

## Copyright and intellectual property

By lodging an EOI, you license Renewal SA to reproduce for the purpose of the EOI process the whole or any portion of your EOI, despite any copyright or other intellectual property right that may exist in the EOI.

# EOI registration form

Closes Friday 08 March (2.00pm)

## Contact details

Company name:

Email:

Contact name:

Address:

Phone number:

ABN:

## Summary

Outline your food and beverage business concept:

Images and/or concepts included:

Yes

## Response to criteria

- What's your vision and ambition for the activation of The Chapel at Lot Fourteen?
- How does your type of activity and available offering/s complement Lot Fourteen?
- How does your approach to the fitout of the space align with Lot Fourteen?
- What's your previous food and beverage experience?
- You accept the exclusion clause as part of the operator/lease terms

Relevant references included:

Yes

No

Yes

## Supporting documentation

Please specify any other documents attached to your submission

I/we confirm that I/we have read and accepted the terms and conditions for The Chapel Food & Beverage EOI at Lot Fourteen

Name:

Date:

Signature:

# LOT Fourteen

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Government of  
South Australia