



EXPRESSION OF INTEREST

TICKET BOOTHS
EAST CIRCULAR
QUAY



STONEBRIDGE



FOR LEASE THE TICKET BOOTHS

The purpose of this process is to identify suitable business operators to lease the four Ticket Booth locations adjacent Wharf 1 at East Circular Quay.

These ticket booth spaces are specifically located adjacent the pontoon to support the business operations of the marine businesses operating from the pontoon.

Other businesses will not be accepted.

THE LANDLORD

Place Management New South Wales owns and manages some of the State's most significant assets, including Sydney's heritage and cultural precincts at The Rocks and Darling Harbour.

A global leader in place making, Place Management NSW 's vision is "to create extraordinary places".

Place Management NSW is a statutory body representing the Crown and incorporated under the Place Management NSW Act 1998, and is also a division of Property NSW. Place Management NSW has a Board and a Chief Executive Officer.

In its various roles, Place Management NSW acts as a landowner and developer, and manages both its own property assets and those of other government agencies. Place Management NSW manages significant commercial and retail leases, provides security, cleaning, building maintenance and other asset management services, and cares for the public domain and 138 heritage items.

Place Management NSW has the following statutory functions:

- to protect and enhance the natural and cultural heritage of the foreshore area;
- to promote, coordinate, manage, undertake and secure the orderly and economic development and use of the foreshore area, including the provision of infrastructure;
- to promote, coordinate, organise, manage, undertake, secure, provide and conduct cultural, educational, commercial, tourist, recreational, entertainment, and transport activities and facilities; and
- in relation to particular classes of land within the foreshore area, enhance and manage the landscape of the public domain and to improve, maintain and regulate the use of the public domain.

KEY TERMS

PERMITTED USAGE

Placement of mobile ticket booth for the sale of cruise vessel tickets for harbour cruises and tours operated by the Licensee – for cruises and tours with a pick-up from the adjacent Wharf only.

ADJACENT WHARF

The ticket booths are only available to operators who have the appropriate permissions from NSW Roads and Maritime Services (RMS) to operate from the adjacent Wharf 1. No other businesses will be considered for these spaces.

LICENCE TERM

Terms of between 1 and 5 years will be considered.

KIOSK DESIGN

- The Licensee must only use the approved design ticket booth. The draft design inclusive of dimensions is detailed in the draft Licence. The Licensee is responsible to gain all approvals necessary for the design and operation of this booth.
- The Licensee will be responsible for the ownership, design, construction, and maintenance of the ticket booth.

PEDESTRAIN MANAGEMENT PLAN

The Licensee must follow the Pedestrian Management Plan which is detailed in the draft Licence document. Compliance with the Traffic Management Plan is considered an Essential Term.



KEY TERMS (Cont)

OPERATING HOURS

- The MAXIMUM Trading Hours are Seven (7) days per week during daylight hours only.
- Exclusions are included for specific event periods such as New Years Eve.
- There are 4 only Ticket Booth spaces.

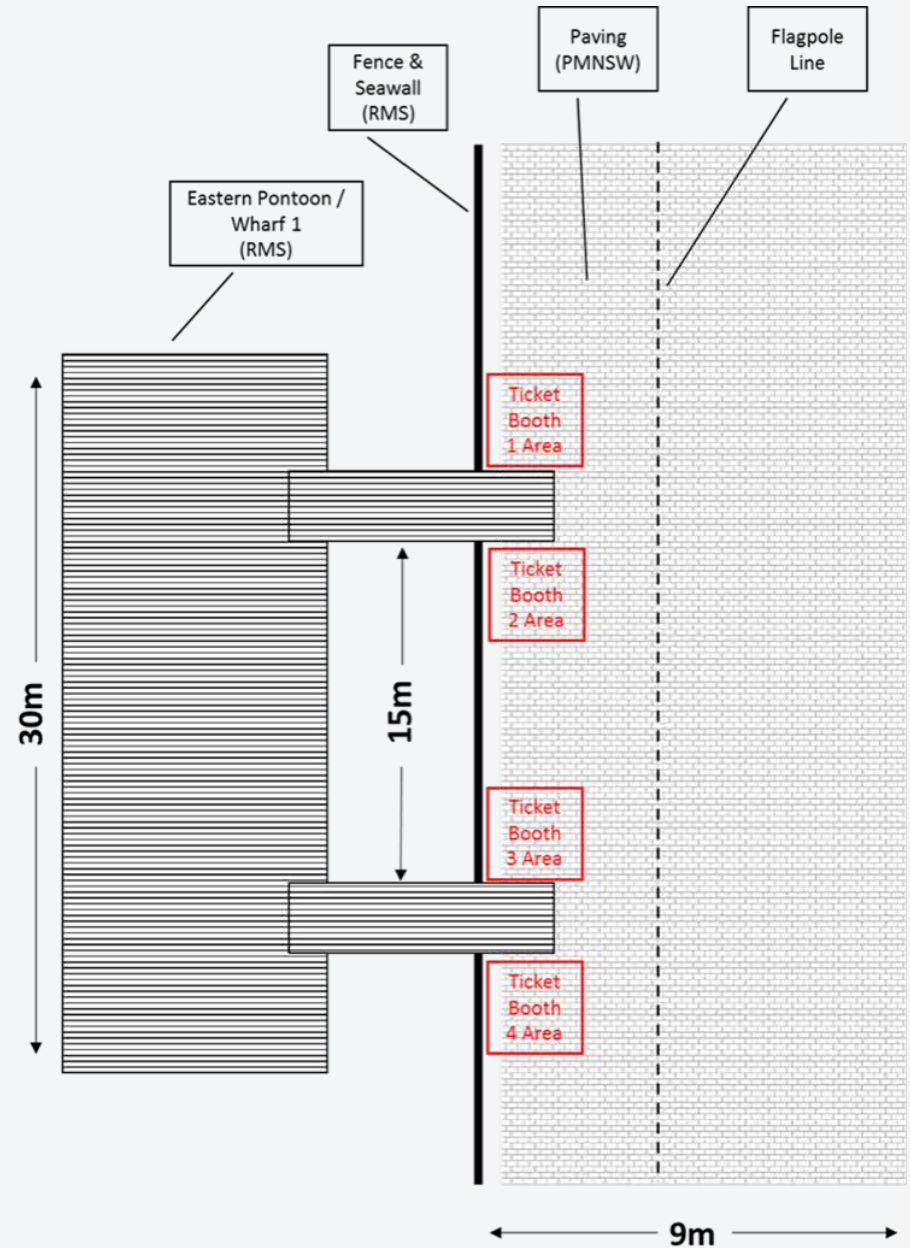
NOMINATED SPACES

- If applicants have a preference on location then these should be noted in the returnable schedule. PMNSW will endeavour to meet these preferences.

For the purposes of this Leasing Information Package the following words have the following meanings:

DEFINITIONS

- "Applicant" means an entity that submits a response to this leasing process.
- "Application" means a submitted response to this leasing process.
- "Leasing Process" or "the/this process" means this Leasing Process for the Licence of the Ticket Booth spaces.
- "PMNSW" means Place Management New South Wales



Note: Plan not to scale

KEY TERMS (Cont)

DISCLOSURE OF INFORMATION

No Applicant shall disclose any information relating to this process via any media release or any other publication without prior written consent of the PMNSW.

PMNSW has no objection to the Applicant copying the document only for internal working purposes in preparing the response.

DISCLOSURE OF LEASE

In accordance with NSW Government policy to publicly disclose details of its contracts, PMNSW may publish the following information about any Lease awarded as a result of this process, including:

- details of the Lease/Licence and Lessee/Licensee (description of the property to be leased/licensed; commencement date and/or the duration);
- the full identity of the successful Applicant (the Lessee/Licensee) including, where applicable, details of the parent company, of any cross ownership of relevant companies, of companies with substantially common shareholding and (for non-listed companies) the names of the substantial shareholders and any foreign shareholders;
- the significant evaluation criteria and the weightings used in the evaluation process; and
- provisions for re-negotiation of the Lease/Licence (where applicable).

Applicants may request that PMNSW not disclose information which would place them at a substantial commercial disadvantage with their competitors. Applicants should provide detailed reasoning for those elements of the proposal that they would like to be considered as “Commercial-in-Confidence”.

A request for “Commercial-in-Confidence” consideration does not necessarily prevent disclosure. PMNSW will advise successful Applicants what information it agrees not to disclose. PMNSW’s decision about disclosure is final. Applicants may not make any claim against PMNSW in relation to any disclosure.

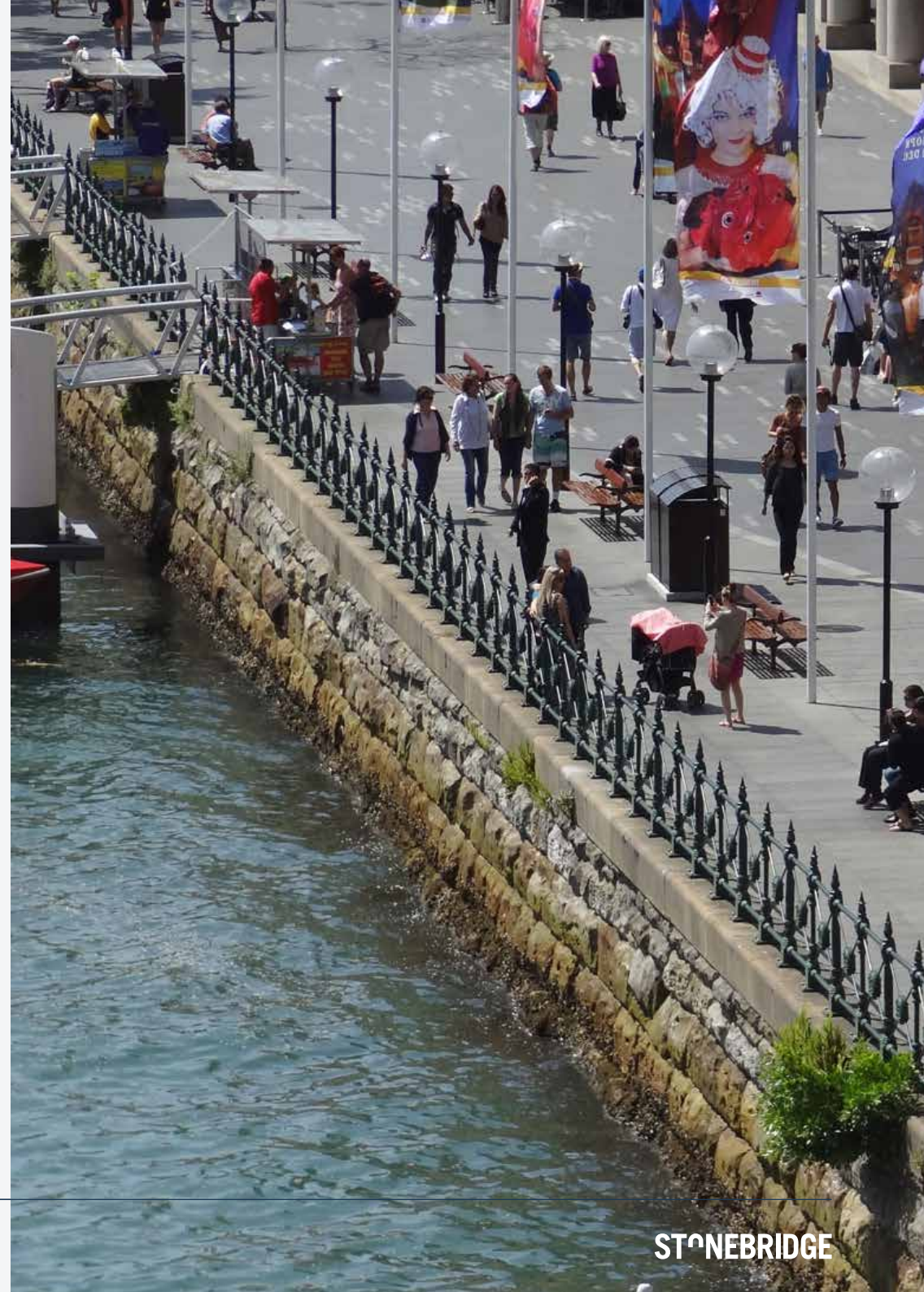
A decision by PMNSW under this condition is not a decision which falls within any dispute resolution procedures specified in the proposed lease.

PMNSW may publish the identities of all Applicants but will not disclose other information included in an unsuccessful response unless the Applicant agrees or release is directed under the Government Information (Public Access) Act 2009 or is otherwise legally required.

FOR LEASE THE TICKET BOOTHS

PMNSW seeks an Applicant who can demonstrate:

- 1 A vision for success that will enhance the visitor experience to Circular Quay;
- 2 A business that will contribute to the cultural, educational, commercial, tourist, recreational, entertainment, or transport activities in the foreshore area;
- 3 A sound financial business model;
- 4 A commitment to working collaboratively with PMNSW to balance the public space needs with the business needs; and
- 5 Appropriate approvals or commitment from RMS for the use of the Wharf 1 pontoon.



NEXT STEPS

*All discussions and applications will
be through our Leasing Agent:*

TIM ANDREWS

Director – Retail leasing

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1. PMNSW emphasises that this document is not a request for tenders or binding offers. A lease for these premises cannot flow directly from a response to this information package.
2. PMNSW is not committed contractually or in any other way to Applicants' proposals or to any other party. The issuing of this information package does not commit or otherwise oblige PMNSW to proceed with any further part or steps of the process.
3. The content of this proposal and any related content, materials, links or documents are for information only. PMNSW is inviting responses to the proposal and while it has provided all information available at the time of publication, it makes no representations or warranties about the proposal express, implied, statutory or otherwise about its completeness or accuracy.
4. PMNSW accepts no responsibility or liability for any expenses, losses, damages and costs you might incur as a result of submitting a response to this proposal.
5. PMNSW recommends that you independently verify and check the accuracy, completeness, reliability and suitability of the information contained within this proposal for the purposes of deciding to make a response as the information provided is as general information only. Under no circumstances should the content of this proposal and any related content, materials, links or documents be relied upon or constitute legal, business or other professional advice giving rise to any duty of care.