

Annexure D

Frequently Asked Questions (FAQs)



1. What is the purpose of this EOI?

The Expression of Interest (EOI) seeks proposals from proponents interested in activating and developing the former Gladstone Gaol site and adjoining properties in a way that supports economic, tourism, community and residential outcomes. The Department for Environment and Water (the Department) aims to identify capable and creative proponents who can deliver high-quality projects aligned with strategic objectives.

2. Who can submit an EOI?

The EOI is open to local, national, and international proponents including individuals, companies, not-for-profit organisations, consortia, or joint ventures with demonstrated experience, capability and capacity relevant to the project.

3. What areas of the site are included in the EOI?

<i>Site Name</i>	<i>Map Reference</i>	<i>Activation Consideration</i>
Former Gaol Grounds	Gaol Grounds	Exclusive lease, non-exclusive licence, joint venture.
Keeper's Residence (west)	House 1	Exclusive lease, non-exclusive licence, joint venture, sale/purchase.
Senior Warder's Residence (east)	House 2	
Western vacant allotment	West	
Eastern vacant allotment	East	
Southern vacant allotment	South	Exclusive Lease, non-exclusive licence, joint venture, sale/purchase. Excludes: • Community Garden Area • Crossover/future road • Brick House (House 3)

4. What areas of the site are excluded in the EOI?

<i>Site Name</i>	<i>Map Reference</i>	<i>Exclusion Reason</i>
Future Community Garden	Community Garden Area marked red in Annexure A - Site Plans, and Annexure B - Excluded Areas.	Small section of land at the south-west side of the Gaol is earmarked for a community garden and will be excluded from the EOI.
Tenanted Land – Brick House (House 3)	House 3 marked yellow in Annexure A - Site Plans, and Annexure B - Excluded Areas.	Small section of land at the south-east side of the Gaol is subject to an existing residential tenancy agreement and is excluded from the EOI.

5. What types of proposals are encouraged?

- The Department encourages a broad range of uses, including:
- Commercial (e.g. offices, retail, hospitality)
- Tourism (e.g. heritage attractions, accommodation)
- Community (e.g. cultural, educational, recreational facilities)
- Residential (e.g. housing, adaptive reuse of dwellings)

There are no exclusions on reasonable, viable proposals, provided they align with planning, heritage, and Crown land requirements.

Any works that result in demolition, removal, conversion, alteration, or painting of, or addition to, the place or any other work that could materially affect the heritage value of the place requires Development Approval under the *Planning, Development and Infrastructure Act 2016*.

6. Can proponents submit proposals for only part of the site?

Yes. Proponents may submit proposals for all or part of the site, such as:

- Only the Gaol site
- Only one or more of the adjoining houses
- Specific vacant parcels for subdivision and development.

Joint or consortium proposals that divide responsibilities across the site are also welcome.

7. Is heritage status a constraint on the development?

The former Gaol site is subject to heritage protection under the *South Australian Heritage Places Act 1993*.

Adaptive reuse of heritage buildings is strongly encouraged. Proponents must demonstrate how their proposals will preserve and enhance the site's heritage value and comply with applicable heritage requirements.

8. What planning controls apply?

Development must comply with the *Planning, Development and Infrastructure Act 2016*, *Crown Land Management Act 2009*, and *Heritage Places Act 1993* (SA).

9. Will assistance or incentives be offered?

While no guarantees are made, the government may consider providing support or facilitation assistance to proposals that demonstrate strong alignment with policy objectives, significant community benefit, or economic value. This may include:

- Streamlined planning approvals.
- Access to infrastructure funding or grants (where available).
- Negotiated tenure or sale terms.

10. Will there be opportunities to inspect the site?

Yes. A site inspection will be held on 7 November 2025

Attendance is encouraged for all registered parties. Additional inspections may be arranged upon request, subject to approval.

Once you have registered to express interest, you will receive an invitation to attend the site inspection.

11. What is the expected tenure arrangement?

Proponents may propose:

- Outright purchase (freehold title) of the surrounding land, and adjoining houses. The Gaol site within the Gaol walls, is excluded from purchase.
- Lease or licence arrangements (to individuals, joint ventures or other partnerships)
- Ongoing, seasonal, one-off, exclusive or non-exclusive activations.

The Department is open to flexible arrangement subject to value, feasibility, and alignment with public interest.

12. What should be included in my EOI submission?

Refer to the EOI Process and Assessment Criteria sections in the Information Memorandum for detailed requirements. At a minimum, submissions must include:

- Proponent details
- Project overview and vision
- Proposed activities and outcomes
- Evidence of capacity and experience
- An outline of financial sustainability
- Any partnerships or collaborators
- Proposed timelines.

13. What is the deadline for registrations?

EOI registrations must be received by 12pm, 3 November 2025 (ACDT).

Late registrations will not be considered.

14. What is the deadline for submissions?

Submissions must be received by 12pm, 17 November 2025 (ACDT).

Late submissions will not be considered.

15. How will proposals be evaluated?

Proposals will be assessed against:

- Alignment with site strategic objectives
- Social and cultural benefit
- Heritage sensitivity
- Financial operational viability
- Capacity and track record of the proponent

16. What are the EOI Milestones?

<i>Milestone</i>	<i>Date</i>
EOI released	13 October 2025
Registration opens	13 October 2025
EOI registrations close	3 November 2025 12pm (ACDT)
Site inspection	7 November 2025
<i>For registered parties only</i>	
Deadline for questions	10 November 2025
EOI submission closes	17 November 2025 12pm (ACDT)
Evaluation and approval	18 November to 19 December 2025
Notification of outcome	22 December 2025

17. How long will the activation be for?

The duration of use will depend on the strength of the proposals and negotiations with the managing authority. Both short-term activations (e.g. pop-ups, events) and long-term projects (e.g. leases, adaptive use) may be considered.

18. Who owns and manages the site?

Gladstone Gaol site is owned by the Minister for Climate, Environment and Water and managed by the Department of Environment and Water (the Department) under the Ministers oversight. Agreements will be subject to the policies and requirements of the Department in accordance with the *Crown Land Management Act 2009*.

19. Who can I contact for further information?

All enquiries should be directed to:

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