

26 March 2025

Expression of Interest

Former Melbourne Market Site

Fuel Stop: Part 612- 614 Footscray Road,
West Melbourne



Port of Melbourne



The Port of Melbourne acknowledges Aboriginal and Torres Strait Islander Peoples as the Traditional Custodians of the Land, Rivers and Sea. We acknowledge and pay our respects to Elders; past, present and emerging of all Nations.

Contents

Definitions and interpretation	3
1 Overview	4
1.1 Introduction	4
1.2 The Site	5
1.3 The Lease Area	5
1.4 Condition at handover	6
1.5 Permitted Use	6
1.6 Planning Framework	7
1.7 Road Access	7
2 Conditions of EOI Process	8
2.1 Invitation	8
2.1.1 Contact Person	8
2.1.2 Questions	8
2.2 Lodgement detail	8
2.3 PoM indicative timing	9
2.4 Intellectual property and use of a Participant's response	9
2.5 No legally binding contract for the Lease Area	9
2.6 Costs	10
3 Response details	10
3.1 Declaration	10
4 Annexures – Lease Area Plans	11
4.1 Market Site Figures	
4.2 Title Plans	12

Definitions and Interpretation

Unless the context otherwise requires, in this Request for Expression of Interest (**EOI**), the following expressions have the following meanings:

Term	Definition
AEST	Australian Eastern Standard Time.
Closing Date for EOI submissions	5pm AEST, Thursday 17 th April 2025.
EOI	An expression of interest submitted in response to this Request for EOI by a Participant.
Future Fuels	Includes hydrogen, electric vehicles, battery swap and/or any other emerging fuels.
Head Lease	The lease arrangement of the Lease Area described in section 1.1.
Heavy Vehicle (HV)	Any machinery or equipment with a vehicle mass (GVM) of over 4.5 tonnes is a heavy vehicle. ¹
Lease Area	The Lease Area which is the subject of this Request for EOI as defined in section 1.3.
Light Vehicle (LV)	A car or light commercial vehicle with a gross vehicle mass (GVM) of 4.5 tonnes or less.
Participant	Any person, organisation or entity that provides a written response in accordance with section 3 of this Request for EOI.
PoM	Port of Melbourne Operations Pty Ltd ACN 610 925 178 as trustee for the Port of Melbourne Unit Trust
Port	The area defined as the port of Melbourne in the <i>Port Management Act 1995 (Vic)</i> , and any other area owned, controlled or managed by PoM from time to time.
Site	The site known as the former Melbourne Market Site located at Footscray Road, West Melbourne, totaling approximately 29 Hectares.
Request for EOI	This request for expressions of interest including all annexures.
Tenancy Customer Charter	A voluntary framework designed to explain the processes which apply to different types of lease negotiations for Port land. The Tenancy Customer Charter is available at: https://www.portofmelbourne.com/wp-content/uploads/Tenancy-Customer-Charter.pdf

¹ <https://www.nhvr.gov.au/about-us/who-we-are/what-is-a-heavy-vehicle>

1 Overview

1.1 Introduction

PoM is calling for Expressions of Interest to inform possible future design, development and use of Lease Area 2 (refer Figure 2) as a fuel stop at the former Melbourne Market Site, located at part 612-614 Footscray Road, West Melbourne. Refer to Figure 1 for the Site location.



Figure 1 - Site Location

PoM has secured a long-term lease with the Victorian Government for the former Melbourne Market Site until 31 October 2066 in line with its existing 50-year lease of the Port (**Head Lease**). This represents the Port's largest expansion since the Port lease was granted in 2016.

The Port is Australia's largest capital city container and general cargo port, handling approximately 3.4 million TEU (Twenty-foot Equivalent Unit) and 12,000 trucks per day. As part of PoM's stewardship obligations, it is required to ensure that Port capacity can meet the future demands of Victoria's growing economy. The strategic transformation of the Site will play a critical role in preserving the Port as the key trade gateway for Southeastern Australia, while the establishment of port functions at this site will seek to improve traffic in the area and complement the West Gate Tunnel when it opens.

With the aim of achieving an optimised and efficient outcome for the Lease Area, PoM is seeking feedback on the possible future design and use of Lease Area 2. This EOI process is not an offer or an invitation to treat for a lease of any part of the Lease Area and will not involve the selection of preferred prospective tenants.

1.2 The Site

The Site is known as the former Melbourne Market Site located on Footscray Road, West Melbourne, totalling approximately 29 Hectares (subject to survey). North of the Swanson, Appleton and Victoria Dock precincts at the Port, and approximately three kilometres west of the Melbourne Central Business District, the Site is strategically located and primed for revitalisation as a premier logistics site.

Historically the home of the Melbourne Wholesale Fruit Vegetable and Flower Market, it is currently used in part as a construction laydown area for the Victorian Government's West Gate Tunnel and Metro Tunnel projects, among other predominantly temporary occupants. PoM's Head Lease will commence once those occupants vacate the Site, which is currently expected to occur at the end of 2025. PoM then intends to undertake limited initial works described further in section 1.4, with the Site expected to become available to occupants from mid-2026.

The Site neighbours include:

- South and North Dynon freight rail sites to the north;
- Industrial site to the west;
- PoM's existing footprint to the south; and
- Passenger rail site to the east.

1.3 The Lease Area

The preliminary concept plan for the Site is currently being developed, subject to market requirements. PoM is calling for participants to submit a response for the fuel stop only, with a proposed area totalling approximately 1.2Ha. The Lease Area currently proposed – referred to as Lease Area 2 – is located at part 612-614 Footscray Road, West Melbourne at the corner of Footscray and Dock Link Roads (refer Figure 2) [, comprising part of the land contained in Certificate of Title Volume 11900 Folio 792 (refer section 4.2 for a copy of the title plan).]

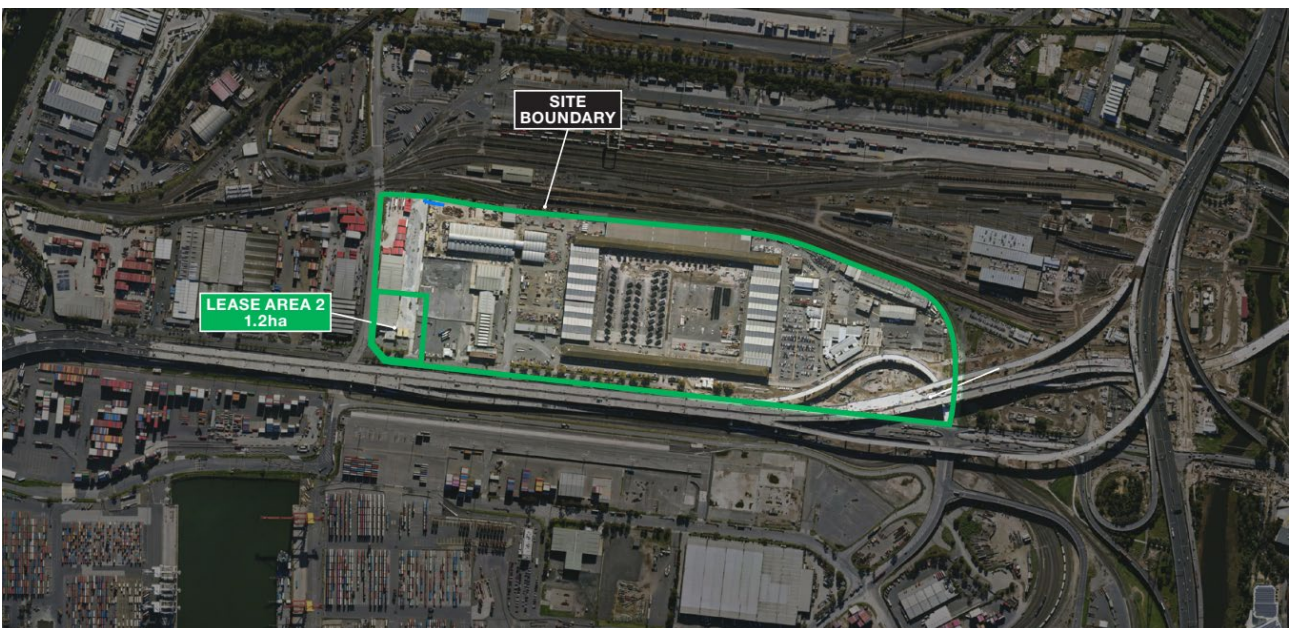


Figure 2 – Lease Area 2 Concept Plan (Note: The lease area plan is conceptual documentation subject to change).

1.4 Condition at handover / PoM early works

The Site currently contains buildings and improvements designed to support the former Market operations. PoM intends to demolish existing buildings to ground level.

PoM is also exploring technical requirements and gap analysis to provide power, water, stormwater, sewer and communications connections to the boundary of each proposed lease area (subject to feedback from utility companies).

1.5 Permitted Use

PoM proposes to use the Lease Area as a fuel stop for trucks only. Respondents are invited to provide detail on their proposed operations and any amenities offered on the Lease Area. The inclusion of suitable amenities for food, beverages, and sanitary facilities is strongly encouraged.

With the potential for long-term changing needs of trucks and vehicles that may come with emerging fuel and energy technologies, PoM would like to ensure that the long-term use of the Lease Area remains fit-for-purpose.

PoM would also value consideration of future fuels as part of any offering for the fuel stop. For example, consideration of the potential for the Lease Area to accommodate options such as electric charging, low carbon liquid fuels (e.g. biofuels, blended fuels), hydrogen refuelling or other emerging technologies which may be possible over the long term as changes occur to the fleet mix of heavy vehicles visiting the Port. This may be considered in the context of either initial Lease Area or taking appropriate steps to future-proof the Lease Area to be adaptable to potential conversion over time.

As part of the Site's development, PoM will explore optionality and scope for a designated truck parking or marshalling facility, adjacent to the fuel stop (Refer to Figure 3). The successful respondent will have the potential to integrate with this area, leveraging synergies with the fuel stop operations. There may also be opportunities to incorporate additional fuel types, such as EV charging or other future fuels, within the truck park area to the benefit of the respondent.

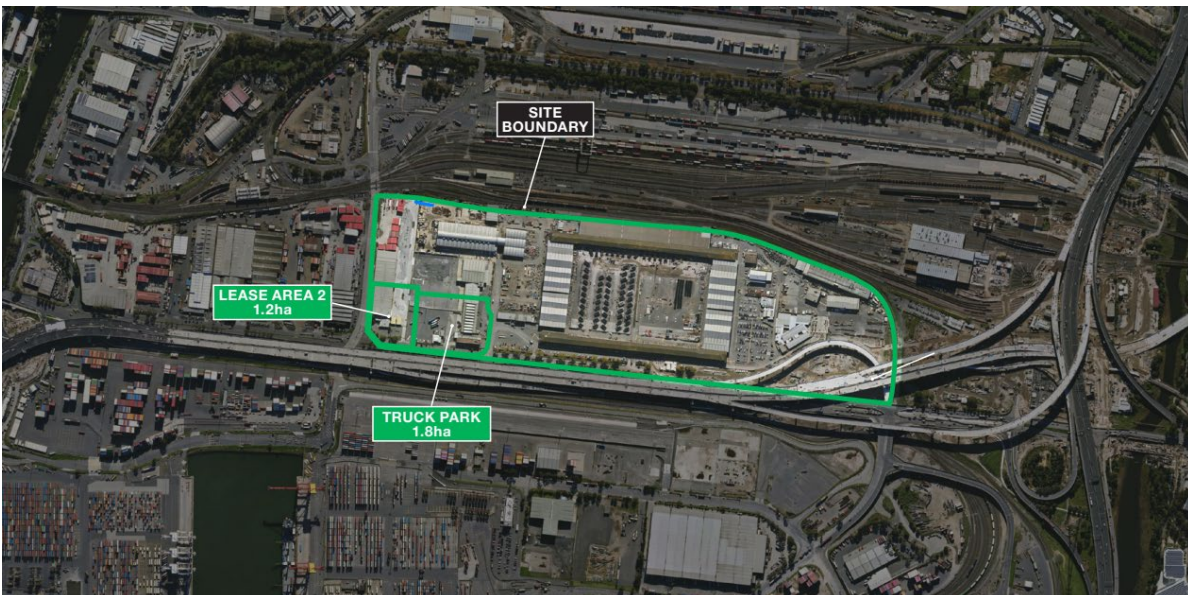


Figure 3 – Fuel Stop Concept Plan with adjacent proposed Truck Park (Note: The Lease Area plan is conceptual documentation subject to change).

1.6 Planning Framework

The Lease Area is located within the Melbourne Planning Scheme, zoned “Public Use Zone - Schedule 7” (PUZ7) where the purpose of the public land use is described as “Other Public Use” (clause 36.01 of the Scheme).

To the south and west of the Lease Area, Footscray Road and Dock Link Road are zoned “*Transport Zone 2*” (TRZ2) and are assigned as a “Principal road network”.

PoM is investigating future planning framework options for the Lease Area. It is anticipated that any new planning framework will be able to facilitate the above-mentioned permitted uses.

1.7 Road Access

The Lease Area is currently accessible via existing access points on Footscray Road and Dock Link Road. In addition, access for Port trucks may be facilitated via the truck park area, with the potential to access from an internal courtbowl to the east of the truck park area. Connections and internal roads are under review by PoM and will be further refined following this process. Feedback is sought on the connections.

The West Gate Tunnel Project, set to open in late 2025, will enhance connectivity to Footscray Road via ramps at Mackenzie Road and Appleton Dock Road, both of which are located within 1 kilometre of the Lease Area. Refer to <https://bigbuild.vic.gov.au/projects/west-gate-tunnel-project>.

2 Conditions of EOI Process

2.1 Invitation

This Request for EOI has been made available to prospective Participants on PoM’s website and submitted directly by email to select prospective Participants. EOI responses are encouraged and will be used to inform the next stage of the design and development of the Lease Area. PoM may at any time update or supplement all or any part of this Request for EOI. Lease Area inspections are not offered at this time.

The key dates for the EOI process are summarised below:

Activity	Time & Date
Request for EOI issued to prospective Participants	3pm AEST, Monday 26th March 2025.
End of period for questions or requests for information	5pm AEST, Thursday 10th April 2025.
Closing date for EOI submissions	5pm AEST, Thursday 17th April 2025.

PoM reserves the right to alter the above dates.

2.1.1 Contact Person

All correspondence in relation to this Request for EOI should be addressed to:

Matthew Murphy, Senior Project Manager, RP Infrastructure

Email: matthew.murphy@rpinfrastructure.com.au

Contact number: 0452 527 315

With copy to:

Sarah Spencer-Purcell, Strategic Project Manager – Property, PoM

Email: sarah.spencerpurcell@portofmelbourne.com

Contact number: 0425 899 237

2.1.2 Questions

Questions are encouraged and should be submitted in writing by email to the above contacts, no later than 5pm AEST, Thursday 10th April 2025. PoM will endeavour to respond all questions submitted during this timeframe where reasonably practicable to do so.

PoM may elect not to answer questions or requests for clarification, received after that time.

2.2 Lodgement detail

Participants are to submit EOI responses via email to the EOI contact persons.

Responses should include:

- The completed EOI response form in Microsoft Excel (.xlsx) format with all required attachments.
- Signed declaration in PDF refer to Section 3.1.
- Other attachments if requested or referenced in the Request for EOI.

2.3 PoM indicative timing

After receiving all EOI responses, the next steps will be determined following the review of submissions, however indicative timelines are provided below.

How PoM decides to establish new leases will be at its absolute discretion and may or may not include PoM conducting a Bona Fide Competitive Tender Process in accordance with PoM's Tenancy Customer Charter.

An indicative program is below:

Activity	Indicative timing*
Design commencement for PoM early works	Q2, 2025
Early works tender planned (estimated based on feedback)	Q3, 2025
Demolition early works (if required)	Early 2026
Service connections to boundary (early works – if required)	Early 2026
Lease Area available for tenants	Mid-Late 2026

*Subject to change including current tenants vacating the Lease Area

2.4 Intellectual property and use of a Participant's response

PoM retains ownership of all intellectual property rights in this Request for EOI. This Request for EOI may not be reproduced, stored in a retrieval system or transmitted in any form, by any method (including electronic), other than for the purpose of the Participant submitting an EOI response or as otherwise permitted by PoM.

Upon submission, all Participants' responses:

- Become the property of PoM and will not be returned to the Participant; and
- May be used by PoM for any purpose.

2.5 No legally binding contract for the Lease Area

By lodging an EOI response, the Participant acknowledges that:

- This Request for EOI is not an offer or an invitation to treat for a lease or other agreement in relation to the Lease Area;
- This EOI submission constitutes a non-binding expression of interest by the Participant to PoM in respect of the Lease Area;
- Participants accept and are bound by the conditions of participation of this Request for EOI; and
- Other than as set out in the preceding paragraph, no legal relationship exists or will arise PoM and a Participant or any person in respect of the Lease Area by reason of this Request for EOI or an EOI response.

2.6 Costs

Each Participant is responsible for its costs and expenses:

- Related to the preparation and lodgement of its response; and
- Any future process in which it participates arising from or in connection with the EOI process.

3 Response details

3.1 Declaration

The Participant is required to provide a response to all schedules of this form.

Participant Details	
Name	Provide Organisation name.
Trading Name	Provide Organisation trading name.
ABN	Provide ABN.
Notice Details	Provide contact name and title.
	Provide Organisation address.
	Provide contact email address.

By signing this declaration, the EOI Participant declares that:

- a. It has accepted the Conditions of Participation as set out in Part B; and
- b. The information set out in this submission is true and correct.

Executed by:

Name:

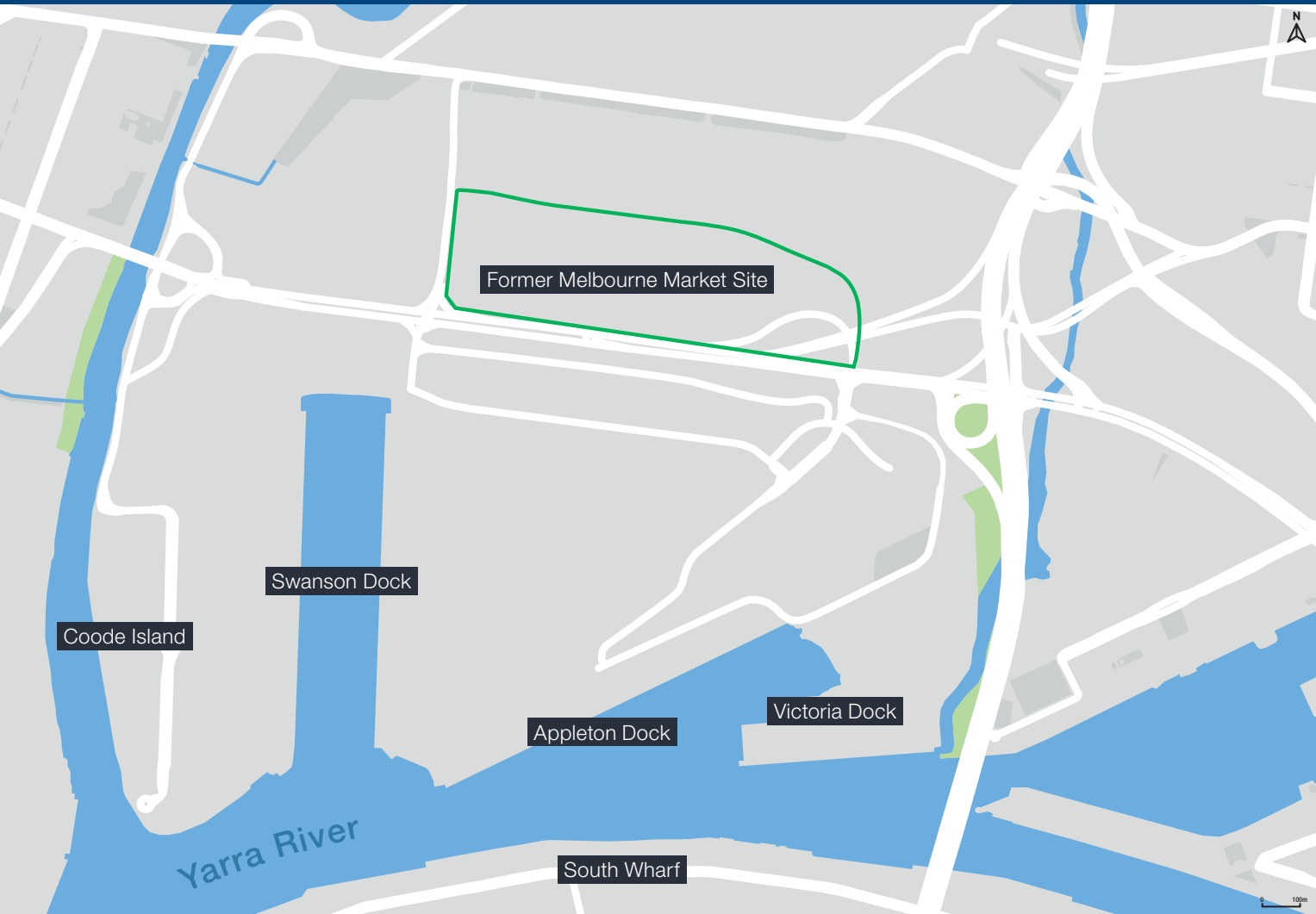
Title:

4 Annexures – Lease Area Plans

4.1 Market Site Figures

Figure 1 – Market Site Boundary

Market Site Boundary



Former Melbourne Market Site

Swanson Dock

Coode Island

Appleton Dock

Victoria Dock

Yarra River

South Wharf



Site Boundary



Former Melbourne Market Site

Swanson Dock

Coode Island

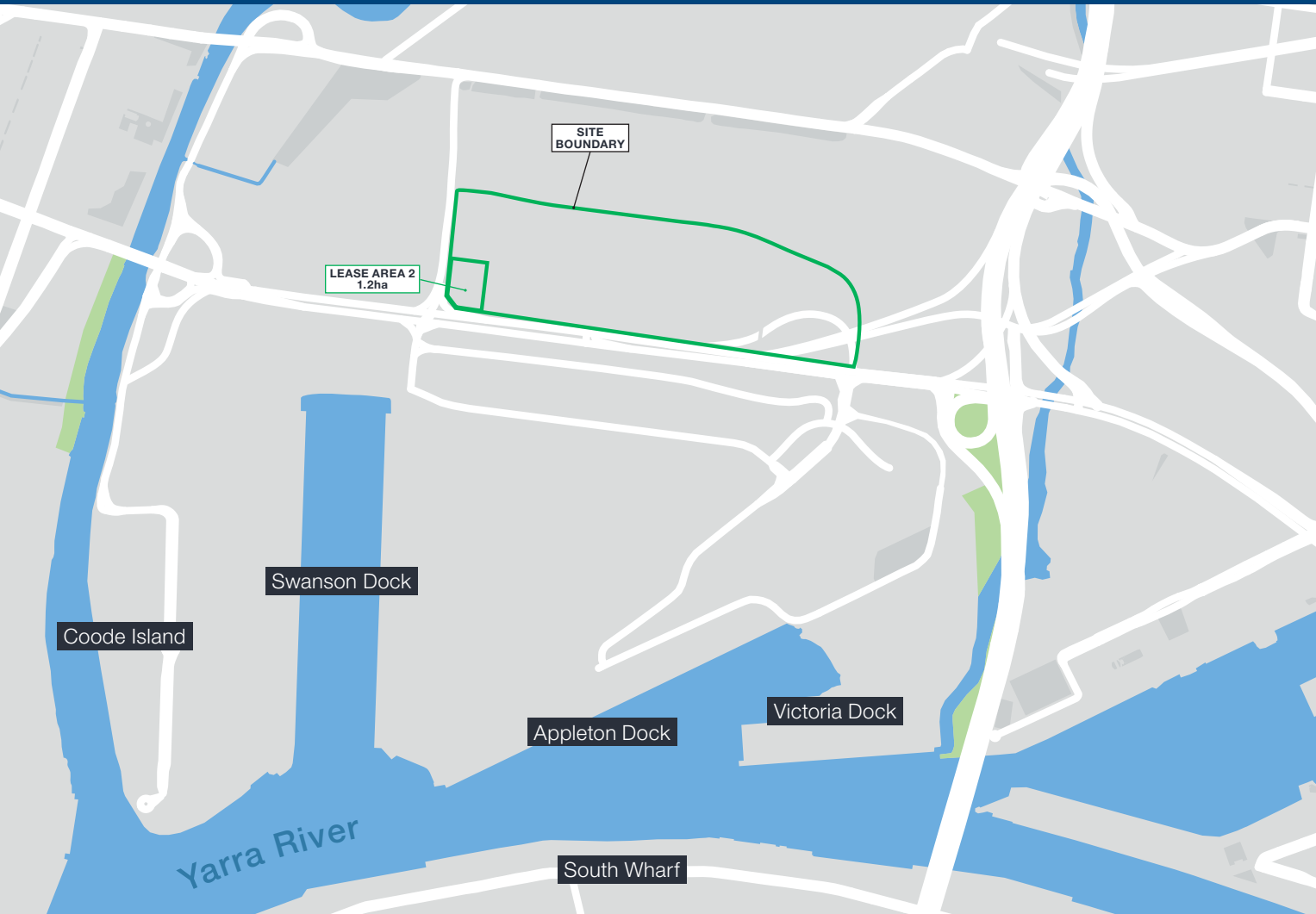
Appleton Dock

Victoria Dock

South Wharf

Figure 2 – Lease Area 2 Concept Plan

Lease Area 2 – 1.2ha



SITE
BOUNDARY

LEASE AREA 2
1.2ha

Swanson Dock

Coode Island

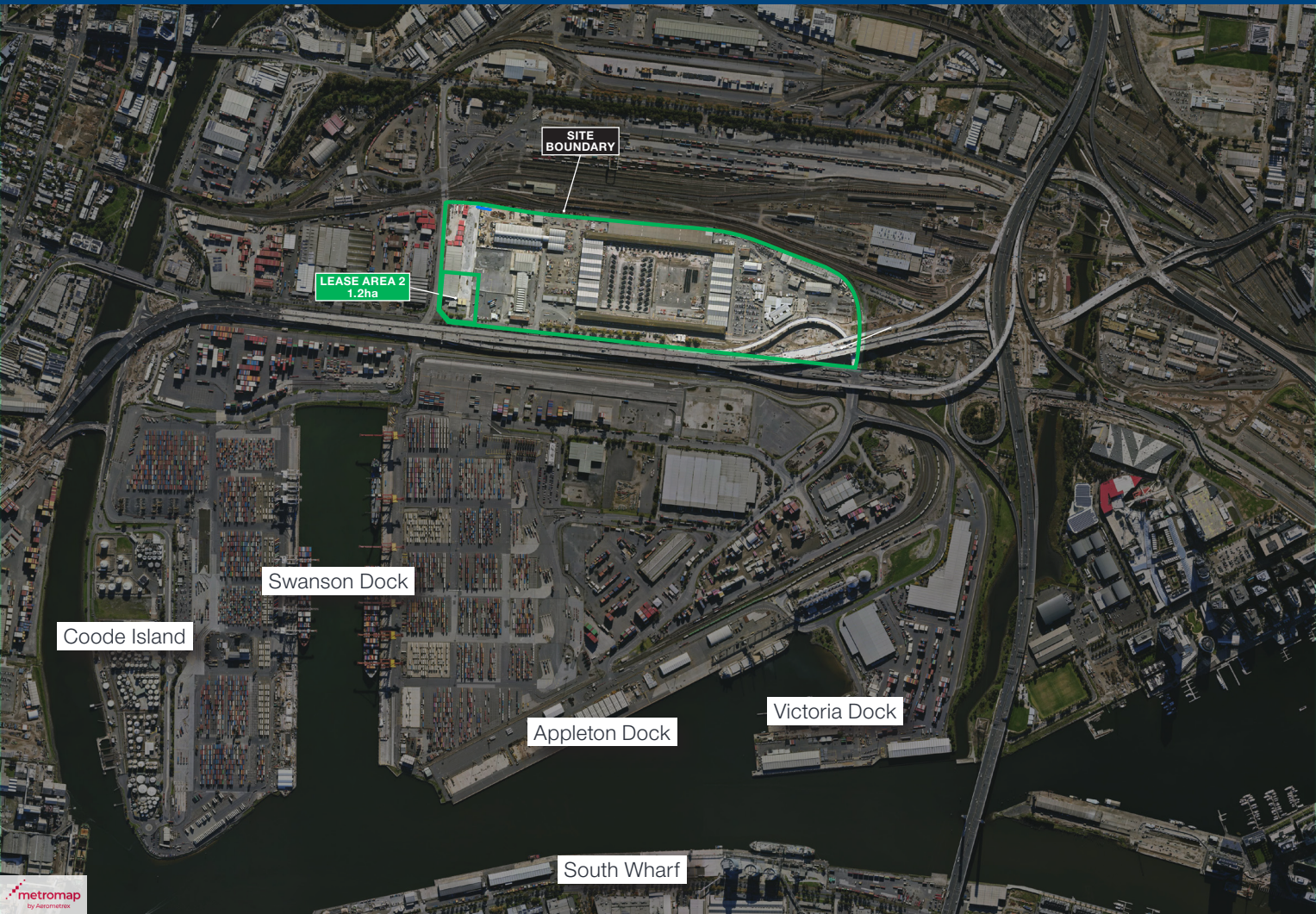
Appleton Dock

Victoria Dock

Yarra River

South Wharf

Lease Area 2 – 1.2ha



SITE BOUNDARY

LEASE AREA 2
1.2ha

Swanson Dock

Coode Island

Appleton Dock

Victoria Dock

South Wharf

Figure 3 – Lease Area 2 & Truck Park

Lease Area 2 & Truck Park – 1.2ha + 1.8ha



SITE BOUNDARY

LEASE AREA 2
1.2ha

TRUCK PARK
1.8ha

Swanson Dock

Coode Island

Appleton Dock

Victoria Dock

South Wharf

4.2 Title Plan

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11900 FOLIO 792

Security no : 124098438684J

Produced 20/06/2022 03:55 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 2426 Parish of Doutta Galla.
PARENT TITLE Volume 11900 Folio 517

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

VICTORIAN RAIL TRACK of LEVEL 8 1010 LA TROBE STREET DOCKLANDS VIC 3008

ENCUMBRANCES, CAVEATS AND NOTICES

REGISTRAR'S CAVEAT AQ081013Y 26/07/2017

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP959017V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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TP959017V

RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources (Sustainable Development) Act 1990* and petroleum as defined in the *Petroleum Act 1998* (the “reserved minerals”);
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter on the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

The full and free right and liberty of Melbourne Water Corporation and its successors in law to make manage or maintain any drain or drains or sewer or sewers and its or their agents officers workmen servants and contractors at all times hereafter to make cut construct maintain repair and use as such authority or authorities may deem necessary or desirable all drains sewers and other like works for the free passage and running of storm and drainage waters sewerage and soil in upon over along or under that portion of the land hereby granted shown marked E-1 on the said plan.

The right of the Melbourne City Council and its successors in law for the time being concerned with the control and management of public or municipal watercourses or drains in the vicinity of the land hereby granted and its officers agents servants contractors and workmen to cut make and construct and from time to time use maintain repair cleanse and enlarge a drain for the purpose of conveying surface and other waters from any adjoining or adjacent land upon over under and along that portion of the land hereby granted shown marked E-2 in the said plan.

The full and free right and liberty of Melbourne Water Corporation and its successors in law to make manage or maintain any sewer or sewers and its or their agents officers workmen servants and contractors at all times hereafter to make cut construct use maintain and repair as such authority or authorities may deem necessary or desirable all drains sewers and other like works upon over along or under that portion of the land hereby granted shown marked E-3 in the said plan.

The condition that the grantee shall not sell the land or substantially develop the land without the prior written consent of the Minister for Finance.

<p>OFFICE OF SURVEYOR-GENERAL VICTORIA DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 3</p>
		<p>Certified by David R Boyle Acting Surveyor-General 01:43 PM 21/07/2017</p>

REGISTRAR'S CAVEAT

Section 106(a) Transfer of Land Act 1958



REGISTRAR OF TITLES VICTORIA

On behalf of the named person and for the purpose(s) stated, the Registrar of Titles (Registrar) forbids registration of any dealing with any part of the land, other than a dealing which the Registrar is satisfied is compatible with the purpose for which the Caveat was recorded

LAND

Volume 11900 Folio 792

NAMED GRANTEE:

VICTORIAN RAIL TRACK

PURPOSE(S) FOR RECORDING CAVEAT

The condition that the grantee shall not sell the land or substantially develop the land without the prior written consent of the Minister for Finance.

REMOVAL OF CAVEAT

This Caveat will be removed only when the Registrar is satisfied that it is no longer required for the purpose for which it was recorded

DATED 26/7/2017


.....
Assistant Registrar of Titles

Disclaimer

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2. does not purport to contain all the information that Participants may require; and
3. may not be appropriate for all Participants, as it is not possible for PoM or PoM's representatives to consider the investment objectives, financial situation, and particular needs of each Participant.

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The Released Parties:

- will not be liable to any person or entity; and
- are released by each Participant in relation to any claim it may have against PoM and/or PoM's representatives,

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All projections contained in this document include assumptions as to facts and events which are beyond the control of any of the Released Parties including, without limitation, the timely receipt of various approvals and the continuation of certain provisions of the law.

The material in this document supersedes all other information and material previously supplied in the past. Further, by taking possession of this document, Participants are acknowledging and agreeing that they will not rely on any previous information supplied to them by PoM. Each recipient of this document should conduct its own independent investigation and assessment of the information contained in this document and the potentially available land at the Lease Area, and each Participant's response must be based on such investigation. This document does not in any way constitute a recommendation, representation or warranty by any of the Released Parties for an Invitee to submit a response for the Lease Area.

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Statements or assumptions in this document concerning future performance of the operations of the Port or otherwise may or may not prove to be correct and estimates or forecasts contained in this document may become out-dated.

For more information

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