



EXPRESSION OF INTEREST



**Southern Cross
University**

SIRIUS ACCOMMODATION ADAPTIVE REUSE PROPOSAL

EOI Opens: 29 February 2024

Deadline for questions: 15 March 2024

EOI Closes: 20 March 2024

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BACKGROUND

During the 2022 floods, the Sirius Accommodation site experienced water ingress to the first floor and, as a result, was stripped bare.

The property has received a comprehensive structural assessment and hygienist report and will require refurbishment to allow reoccupation.

The University is committed to revitalising communities and enhancing live spaces and seeks expression of interests from suitable organisations interested in investing in the opportunity.





THE OPPORTUNITY

Southern Cross University has a rare opportunity to capitalise on a 27-unit property located at 147 Military Road in a quiet Lismore neighbourhood.

Constructed in 1986, the site comprises twenty-one 2-bedroom units and six 3-bedroom units occupying a 1,984 square metre footprint on a 4,700 square metre parcel of land.

The site also boasts:

- Perimeter security fencing
- An inground swimming pool
- Secure private parking and abundant off-street parking
- Separate recreation and laundry room

RESPONSE CRITERIA 1

Detail your vision and future plan.

VISION: Describe your organisation, the future vision for the property and how it fits in with the local community.

SCOPE: Describe the proposed scope of works for the site, including your capacity and capability to undertake these works.

TIMELINE: Detail expected timelines for works to commence and complete and the timeline for future occupation.



RESPONSE CRITERIA 2

Detail your commercial and legal commitment

INVESTMENT: Detail your capital investment proposal and funding strategy.

LEGAL: Detail the expected arrangements with the University. For example, purchase outright, refurbishment investment for a long-term lease etc.

RESPONSE CRITERIA 3

Let us know what you need from us.

ASSUMPTIONS: List any assumptions relating to the EOI.

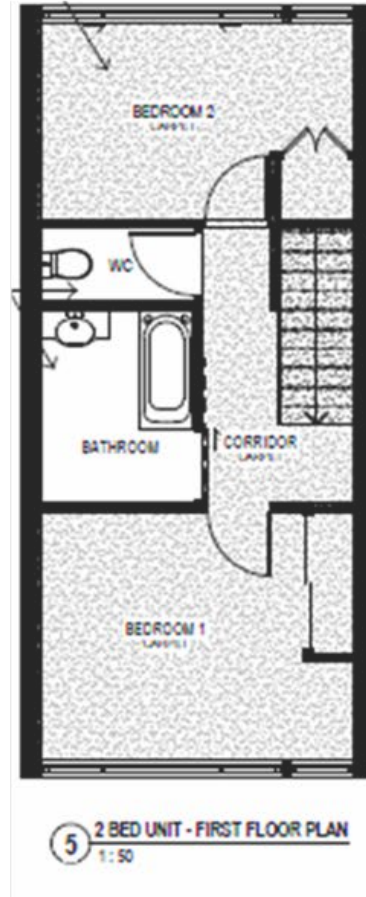
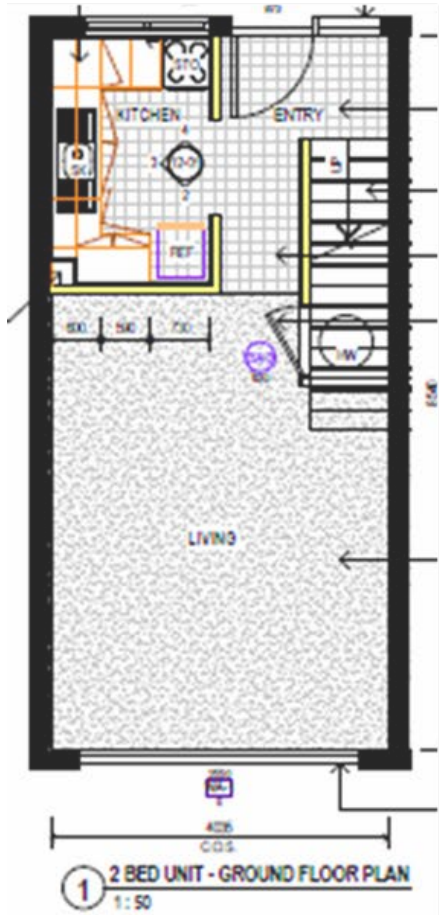
SITE INSPECTION: A site inspection is mandatory to accept an EOI and can be coordinated through propertyservices@scu.edu.au

Note: Terms and conditions will be detailed in a legal agreement

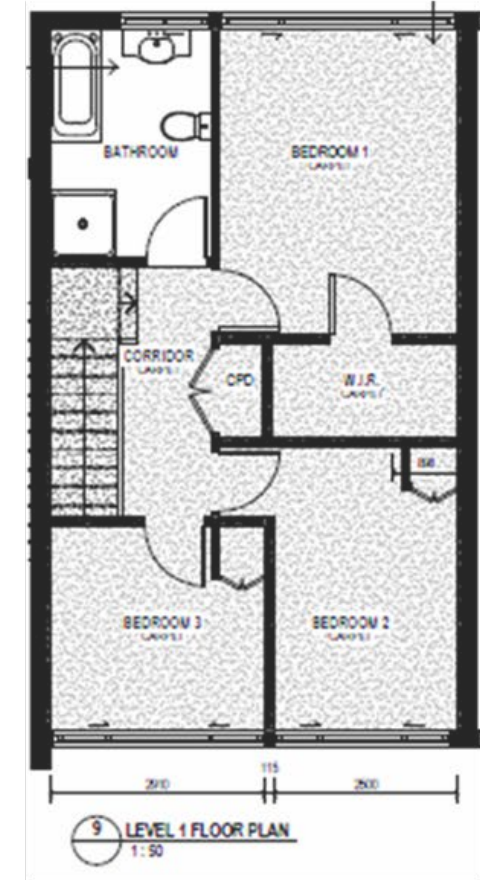
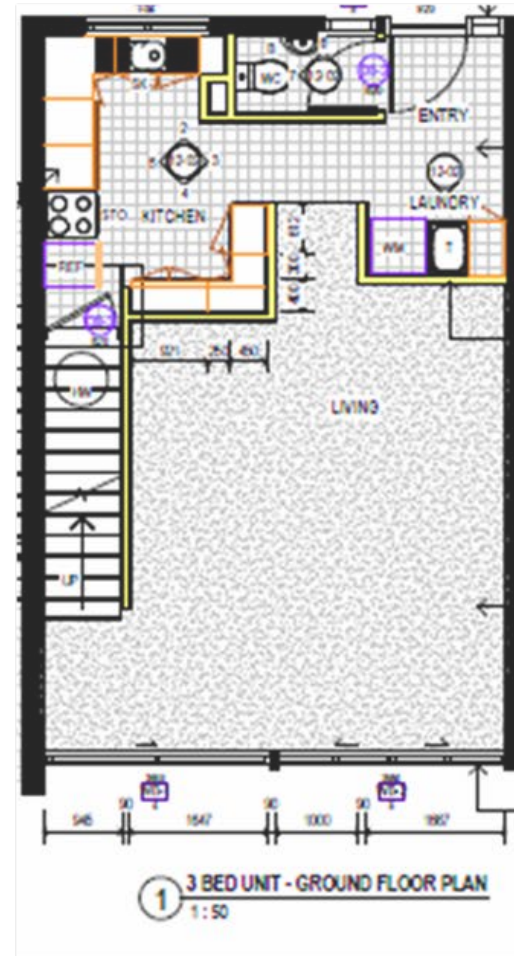


EXISTING FLOOR PLANS

Two Bedroom Unit



Three Bedroom Unit





**Southern Cross
University**

QUESTIONS

For all enquiries contact
Property Services

propertyservices@scu.edu.au