

Youth Precinct and Mountain Bike Trailhead Container Cafe Information Memorandum



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Introduction

Tenterfield Shire Council are privileged to offer for lease a Container Café premise ("Tenterfield Youth Precinct Cafe"), that will be located at the Tenterfield Skate Park, future site of the Tenterfield Youth Precinct and Mountain Bike Trailhead.

This Information Memorandum provides a general summary of details available for prospective parties to consider this opportunity.

The lease opportunity is available by Expressions of Interest. A form is enclosed in the appendices to this Information Memorandum.

Applications close Friday, 14th April 2023, at 2:00pm (AEST) and registrations are open to individuals, businesses, and community groups. To register your interest or for more information, please email council@tenterfield.nsw.gov.au

Lease Opportunity

Tenterfield Shire Council has been awarded funding under the NSW Government Streets as Shared Spaces (Round 2) program, which will provide an exciting business opportunity for a small food and beverage to operate at the Tenterfield Youth Precinct and Mountain Bike Trailhead site.

The Streets as Shared Spaces project focuses on linking and diversifying the users for Jubilee Park and the Youth Precinct by creating a crossing point for pedestrians and cyclists, installing a pop-up container café, solar lighting to promote use of the area in the evening and at night and introducing public Wi-Fi.

As part of this funding, Tenterfield Shire Council has secured a contemporary container café and associated exterior additions. This infrastructure has been co-designed between Tenterfield Shire Council and the Youth Precinct designer, Convic, to fit in with the transformation of the existing skate park into the Tenterfield Youth Precinct and Mountain Bike Trailhead.

It is an exciting time for Tenterfield, with major public infrastructure about to commence on the site with over \$2 million committed to build a state-of-the-art location that will incorporate new skate park features, a pump track, mountain bike skills track, and much more. It is anticipated that this construction will be completed in late April 2023 and open to the public in early May 2023.

Tenterfield Shire Council is seeking expressions of interest from innovative individuals, businesses, and community groups looking for an opportunity to contribute to the activation of the Youth Precinct through the delivery of a quality, reliable food and beverage experience. Applicants will be assessed on their ability to provide services that will stimulate use of our green spaces, positively contribute to the community, and their ability to meet relevant legislative requirements in the safe operation of the café.

Tenterfield Youth Precinct and Mountain Bike Trailhead - Masterplan Concept Design.



Image 1 - Convic Masterplan Concept Design

Tenterfield Shire Council has partnered with leading skate and youth precinct company, Convic, for the development and construction of the Tenterfield Youth Precinct and Mountain Bike Trailhead.

The project is being delivered in three (3) stages with Stage One and Stage Two expected to be completed and ready for use in May 2023.

Convic has developed a masterplan for the space (Image 1) with the container café nestled within the Youth Precinct. The café (identified in location 9 on Image 1) is located close to the new skate park, mountain bike skills track and pump track. It is conveniently located adjacent to on-street carparking facilities, a DDA compliant footpath, and is a short walk to the adjacent Jubilee Park.

About the site

In June 2021, the NSW Public Spaces Legacy Program allocated funding to Tenterfield to build Stage One of the Tenterfield Youth Precinct and Mountain Bike Trailhead. This exciting project creates a dedicated space to engage the youth of Tenterfield and provides local community and tourist interaction into the heart of Tenterfield.

Located on the corner of Crown and Manners Street, the existing skate park will be transformed with upgrades to the existing skate park, the addition of a pump track, mountain bike skills track, and inclusive public spaces for the entire community to enjoy. Construction on Stage One has commenced in March 2023 with a completion date of late April 2023.

In May 2022, the NSW Streets as Shared Spaces program allocated additional funding that will focus on strengthening the connection between Jubilee Park and the new youth precinct space to the centre of Tenterfield. This project will create two crossing points for pedestrians and cyclists, solar lighting to activate the space at night and the installation of a pop-up container café with publicly available Wi-Fi. The project will link the heart of Tenterfield with our residential areas, providing an inclusive, safe public space for the community to relax, exercise, or socialise. Construction is expected to be completed in late April 2023.

In January 2023, Tenterfield Shire Council was successful in securing an additional funding from the Stronger Country Community Funds Round 5. This funding will be used in Stage 3 to further improve accessibility and facilities within Jubilee Park and the Youth Precinct and to establish a new basketball court. Construction on Stage 3 is expected to be completed by August 2024.

A container café has been purchased and will be installed by Tenterfield Shire Council with primary access from Crown Street. This location will allow customers to easily access the Café from either Jubilee Park or the Youth Precinct itself. Popular with families, particularly on weekends, Jubilee Park contains existing playground facilities, walking paths, and exercise equipment.

The café will be within easy walking distance to the main streets of Tenterfield and interconnected walk and cycleways allow residents and visitors to meander, while taking in the existing tourist attractions such as the SoundTrail and Sculpture Walk. Additional customers may also be attracted from the neighbouring showground.

An exciting opportunity

With the development of the Tenterfield Youth Precinct and Mountain Bike Trailhead combined with Tenterfield's increasing tourism numbers, Tenterfield Shire Council is seeking to add a vibrant, reliable, and quality food and beverage experience to its green spaces.

Tenterfield Shire Council is seeking a café operator with a passion for offering unique, quality food and beverages to cater for youths, families, locals, and tourists to further elevate this location.

You will have the opportunity to operate out of a contemporary space, while servicing Tenterfield's existing and future residents, contractors, and visitors. Centrally located overlooking the Youth Precinct and Mountain Bike Trailhead, the café will offer an attractive platform for an operator to attract significant business while playing an important role in helping to increase Tenterfield's already growing tourism sector.

The summer, autumn, and spring months provide peak tourist numbers however residents and smaller numbers of visitors regularly enjoy off-peak periods with a dedicated number of locals frequenting our area for café services.

Being nestled between two major parks may provide additional opportunities to cater to playing youth, picnics, sport events, cycling or walking groups, and children's birthday parties.

Key Information

Premise Name / Café Brand

To be determined in consultation with Tenterfield Shire Council.

Address

'Old Power Station Reserve', Corner of Crown and Manners Streets, Tenterfield.

Permitted use

Café business operating within the premise.

Cuisine

Full cooking facilities are not provided within the café. Casual, quick, food and beverages that can be easily prepared and served while providing a good selection of healthy and fresh options for both take away or outdoor seating.

Trading Hours

Hours are subject to negotiation.

Amenities

The site is located adjacent to Jubilee Park which provides public amenities. Upgrades to the existing amenities block are planned under future works (Stage 3) and will provide universal amenity facilities for the public to use. Access to the site will be further improved with the installation of pedestrian crossings on Manners and Crown Streets. These facilities are maintained by Tenterfield Shire Council.

Services

The site will have water and power connections (10 and 15amp GPO), 2 x 15AMP Circuits, and Wi-Fi connection that will be available for public use.

Fixtures

The container café contains a 50L Hot Water system, 3.5kW Split System Air Conditioner, internal LED lighting, dedicated hand washing basin, double sink, gas strut serving awning, timber display benches, industrial vinyl flooring, internal walls,

espresso machine, 2-door drink fridge, and benchtop cold food display, floor waste and coffee machine waste along with three (3) stainless steel benches.

Any additions and rectifications to these fixtures and features will be at the operator's instigation and expense and only with Council approval.

External

The container café is painted 'Manor Red' and clad on four sides with horizontal timber cladding. It has a 2400mm wide gas strut awning that acts as a customer servery window.

Security

Single PA Door with flush fit Deadlock. Installation of a security system will be at the operator's expense.

Telephone / Wi-Fi / POS / EFTPOS

Free public Wi-Fi will be available for patrons. The operator will be required to arrange their own business Wi-Fi and POS / EFTPOS.

Lease term

Initial lease is offered for 12 months, subject to negotiation.

Rental

By negotiation subject to submission

Insurance

Public Liability to \$20M and Workers Compensation insurance as required by NSW Law are the responsibility of the operator.

Guarantees

No commercial guarantees

Security bond

To be negotiated

Outgoings

Outgoings such as electricity, water, cleaning, and rubbish disposal are the full responsibility of the operator.

Cleaning and waste management

Responsibility of the operator

WHS / Fire Safety

Operator is required to meet all legal requirements for health inspections and food service regulations to maintain a safe workplace.

The operator is responsible for fire and safety equipment within the container café.

Building Maintenance

General building maintenance is the responsibility of Tenterfield Shire Council. Damages and repairs caused by the operator, or its subcontractors will be the responsibility of the operator.

The Space

The container café is a concept that has been co-designed between Tenterfield Shire Council and Port Shipping Containers who specialise in creating bespoke container modifications.

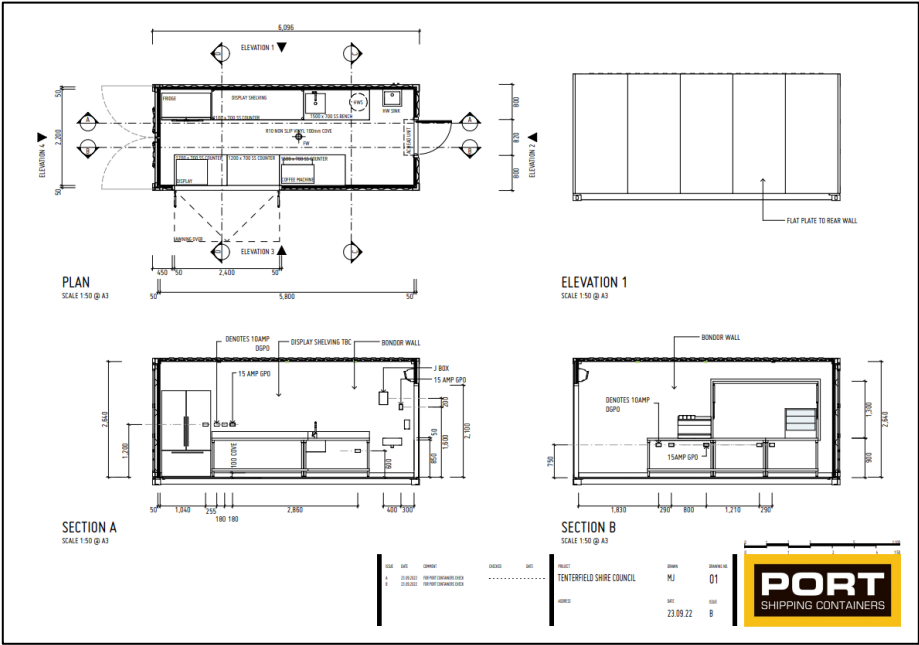


Image 2 - Internal layout



Image 3 - External cladding being fitted.

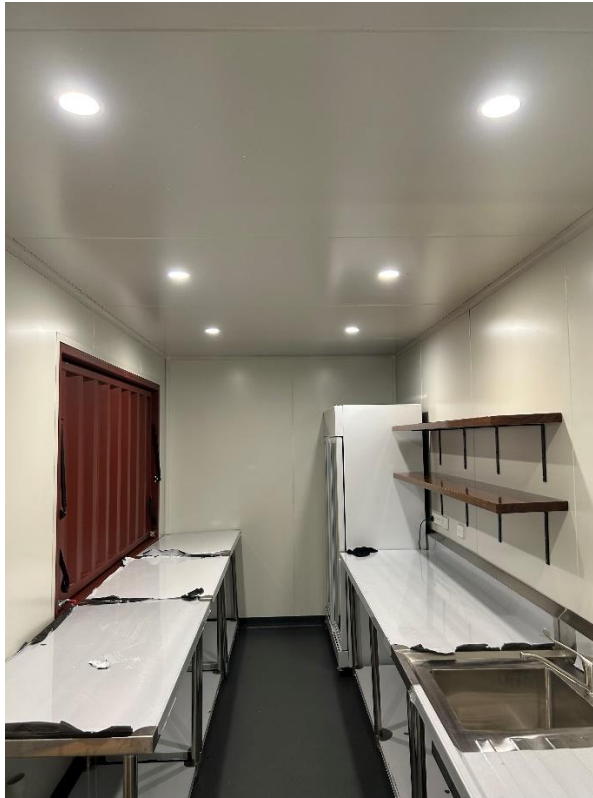


Image 4 Internal finish

The café is a 20-foot container with external cladding on all four sides and is outfitted internally to accommodate the service of coffee and light refreshments. The café is painted 'Manor Red' and horizontal timber cladding is fitted to all sides.

The process

This lease is being offered by an Expression of Interest (EOI) process

Please include the following information in your EOI response:

1. EOI registration form
2. Response to the below evaluation criteria

EOI's in response to this invitation will be assessed on the following criteria

1. Operators vision and ambition for the activation of the space
2. Type of offering and how it will complement the customers and the space
3. Demonstrated capability and experience of the operator, including ability to comply with relevant legislative requirements
4. Ability to open by May 2023 and provide regularity of service
5. Community engagement

Lodgement

All responses to the Expression of Interest (EOI) must be lodged via email to council@tenterfield.nsw.gov.au by 2:00pm AEST, Wednesday, 26th April 2023.

Terms and Conditions

Clarification and enquiries

Should any additional information or amendments to the EOI opportunity need to be made before the closing time, these will be made available via email to registered applicants. It is recommended that applicants regularly review their emails for 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 Tenterfield Shire Council to enter into legal relations with any party or
- To be interpreted as creating a binding contract (including a process contract) between Tenterfield Shire Council and you or giving any rise to any:
 - Contractual, quasi-contractual, or promissory estoppel rights or
 - No legal or other obligations will arise until parties execute formal documentation.

Tenterfield Shire Council retains the right to vary or abandon the EOI process.

Tenterfield Shire Council is not obliged to proceed with or negotiate in respect to the EOI.

Disclaimer

The information set out in this EOI or on the Tenterfield website is not intended to be exhaustive and you should make your own enquiries regarding the contents of this invitation. Neither Tenterfield Shire Council nor any agent of Tenterfield Shire Council provides any warranty or makes representation, expressed or implied, as to the completeness of the information contained within or in connection with this EOI opportunity.

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

Acknowledgements

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 Tenterfield Shire Council or any agent of Tenterfield Shire Council
- You have relied on your own investigations and enquiries in lodging an EOI response and
- Tenterfield Shire Council and any agent of Tenterfield Shire Council are not liable for any incorrect or misleading information or failure to disclose information in connection with this EOI opportunity.

Reservation of rights

Tenterfield Shire Council may

- Extend the EOI closing time or date
- Make amendments to this EOI opportunity and provide updates of amendments on the Tenterfield Shire Council 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, accrual 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 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 Tenterfield Shire Council is confidential to Tenterfield Shire Council and you are obliged to maintain confidentiality.

Although Tenterfield Shire Council understands the need to keep commercial matters confidential, Tenterfield Shire Council reserves the right to disclose some or all of the contents of any EOI to any consultant or advisor as part of Tenterfield Shire Councils consideration of the EOI.

You must not make any news release or respond to media enquiries pertaining to the EOI opportunity without Tenterfield Shire Councils prior written approval. If you act contrary to these expectations, Tenterfield Shire Council may exclude you from the EOI process.

Copyright and intellectual property

By lodging an EOI, you licence Tenterfield Shire Council to reproduce for the purpose of the EOI process the whole or any portion of our EOI, despite any copyright or other intellectual property right that may exist in the EOI.