

Youth Precinct and Mountain Bike Trailhead Container Café

Information Memorandum



Table of Contents

<u>Introduction</u>	4
<u>Lease Opportunity</u>	5
<u>Tenterfield Youth Precinct and Mountain Bike Trailhead</u>	6
<u>Masterplan Concept Design</u>	6
<u>About the site</u>	7
<u>An exciting opportunity</u>	8
<u>Key Information</u>	9
<u>Premise Name / Container Café Brand</u>	9
<u>Address</u>	9
<u>Permitted use</u>	9
<u>Cuisine</u>	9
<u>Trading Hours</u>	9
<u>Amenities</u>	9
<u>Services</u>	9
<u>Fixtures</u>	9
<u>External</u>	10
<u>Security</u>	10
<u>Telephone / Wi-Fi / POS / EFTPOS</u>	10
<u>Lease term</u>	10
<u>Rental</u>	10
<u>Insurance</u>	10
<u>Guarantees</u>	10
<u>Security bond</u>	10
<u>Outgoings</u>	11
<u>Cleaning and waste management</u>	11
<u>WHS / Fire Safety</u>	11

<u>Building Maintenance</u>	11
<u>The Space</u>	12
<u>The Process</u>	14
<u>This lease is being offered by an Expression of Interest (EOI) process</u>	14
<u>EOI's in response to this invitation will be assessed on the following criteria</u>	14
<u>Lodgement</u>	14
<u>Terms and Conditions</u>	15
<u>Clarification and enquiries</u>	15
<u>Non-binding nature of opportunity offer</u>	15
<u>Disclaimer</u>	15
<u>Acknowledgements</u>	16
<u>Reservation of rights</u>	16
<u>EOI Costs</u>	16
<u>Publicity and confidentiality</u>	17
<u>Copyright and intellectual property</u>	17

Introduction

Tenterfield Shire Council (Council) is privileged to offer for lease the Container Café premises, located at the Youth Precinct and Mountain Bike Trailhead off Crown Street, Tenterfield (*Fig. 1*).

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 (EOI) form, available with this Information Memorandum.

Applications close Monday, 16 March 2026, at 5:00pm (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

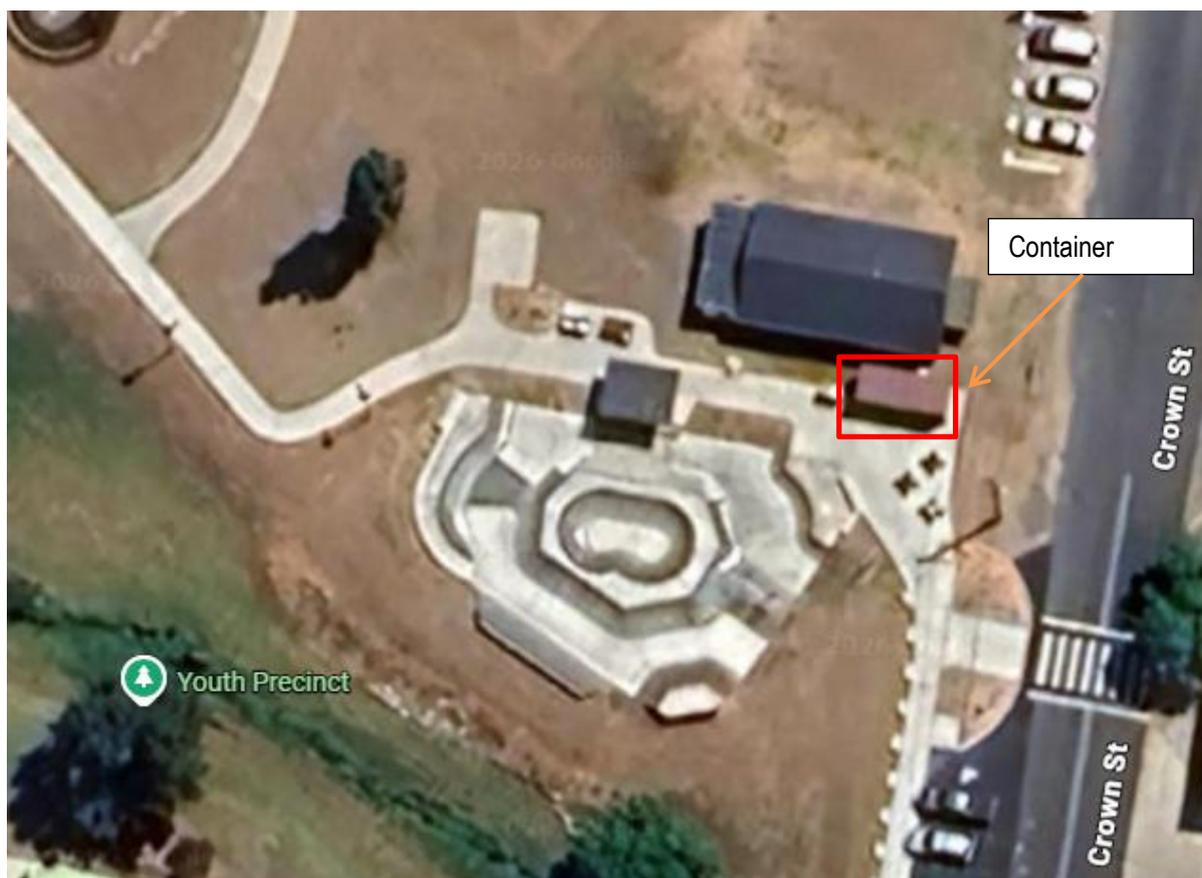


Figure 1 – location of the Container Café

Lease Opportunity

Council has an exciting opportunity for a small food and beverage business to operate at the Tenterfield Youth Precinct and Mountain Bike Trailhead site (*Fig. 2*).

The Container Café, previously funded through grant funding sought out by TSC, is the perfect space for an inspired individual, business or community group seeking to increase exposure or launch a new business venture. This is a great opportunity to engage the youth attending the Youth Precinct and to build the activity and interaction of the area. The venue is accessible by people using any of the surrounding facilities including the skatepark, bike track, enjoying the park or even finishing up shopping across the road. The area is an activity hub with a good central location just off the main strip of town.

Council is seeking expressions of interest for this phenomenal opportunity to contribute to the activation of the Youth Precinct and engagement of the community through the delivery of a high-quality food and beverage experience. Applicants will be assessed on their ability to provide services that will stimulate use of our greenspaces, positively contribute to the community, and their ability to meet relevant legislative requirements in the safe operation of the Container Café.



Figure 2 – Youth Precinct and Mountain Bike Trailhead site

About the site

In June 2021, grant funding was secured through the NSW Public Spaces Legacy Program to build the Tenterfield Youth Precinct and Mountain Bike Trailhead. This project was designed to provide a dedicated space to engage the youth of Tenterfield and provide a space for the local community and tourist interaction in the heart of Tenterfield.

The following year, May 2022, additional funding was secured through the NSW Streets as Shared Spaces program to provide further connectivity with Jubilee Park to the north of the Youth Precinct, increasing the footprint of impact for the area to the local community, tourists, and the youth using the facilities of both areas.

In January 2023, funding was secured by Council accessed through the Stronger Country Community Funds program to further improve and enhance the accessibility and facilities in the area including the establishment of the new basketball court.

The Container Café has its primary access from Crown Street and can be easily accessed 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 Container Café is within easy walking distance of the main streets of Tenterfield and interconnected walks and cycleways allowing residents and visitors to meander, while taking in the existing tourist attractions such as the Sound Trail and Sculpture Walk. Additional customers may also be attracted from the neighboring showground.

An exciting opportunity

With the development of the Tenterfield Youth Precinct and Mountain Bike Trailhead combined with the additional enhancements of the surrounding area and increased connectivity, Tenterfield's increasing tourism numbers, and central location this is an excellent opportunity.

Council is seeking a Container 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 Container 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 the area for café services.

Additionally, 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 / Container Café Brand

To be determined in consultation with Council.

Address

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

Permitted use

Container Café business operating within the premise.

Cuisine

Cooking facilities are not provided within the Container 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 takeaway and outdoor seating.

Trading Hours

Hours are subject to negotiation.

Amenities

The site is located adjacent to Jubilee Park which provides public amenities, with an additional amenities block to be built adjacent to the skate park in April. Access to the site is provided by pedestrian crossings on both Manners and Crown Street. These facilities are maintained by 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, and 2-door drink fridge, 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 2400 mm wide gasstrut awning that acts as a customer service 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. A negotiation on power and water costs at the commencement of the lease may be possible to support the successful candidate in establishing the business.

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 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 20-foot container painted with 'Manor Red' with external horizontal timber cladding on all four sides and is outfitted internally to accommodate an efficient workspace with functionality to support an organised business. There is outdoor seating available and engaging outlook on to the park and skate park.



Figure 3 – Container Café with outdoor seating



Figure 4 – Container Café with outdoor seating and skate park



Figure 5 – Container Café internal layout



Figure 6 – Handwashing facilities and hot water service



Figure 7 – Sink and preparation bench



Figure 8 – Front serving benches



Figure 9 – Double door fridge



Figure 10 – Airconditioning unit

The process

Lease by Expression of Interest (EOI)

Please include the following information in your EOI response:

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

EOI evaluation 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 2026 and provide regularity of service
5. Community engagement strategy

Lodgement

All responses to the EOI must be lodged via email to council@tenterfield.nsw.gov.au by 5:00pm (AEST), Monday 16 March 2026.

Terms and Conditions

Clarification and enquiries

Should any additional information or amendments to the EOI opportunity need to be made before 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 Council to enter into legal relations with any party or
- To be interpreted as creating a binding contract (including a process contract) between 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.

Council retains the right to vary or abandon the EOI process and is not obliged to proceed with or negotiate in respect to the EOI.

Disclaimer

The information set out in this EOI or on the Council website is not intended to be exhaustive and you should make your own enquiries regarding the contents of this invitation. Neither Council nor any agent of 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 enquiries 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 Council or any agent of Council
- You have relied on your own investigations and enquiries in lodging an EOI response and
- Council and any agent of Council are not liable for any incorrect or misleading information or failure to disclose information in connection with this EOI opportunity.

Reservation of rights

Council may:

- Extend the EOI closing time or date
- Make amendments to this EOI opportunity and provide updates of amendments on the Council website
- Ask you to clarify any ambiguity or provide additional information in support of the EOI
- Make any enquiries about 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 Council is confidential to Council and you are obliged to maintain confidentiality.

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

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

Copyright and intellectual property

By lodging an EOI, you license 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.