

EXPRESSION OF INTEREST

LEASE OF FORMER FIVE DOCK BOWLING CLUB 20B BARNSTAPLE ROAD, FIVE DOCK EOI NO. 2019/CSAEOI4



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1. Preamble

This document outlines the opportunity being presented to the market by the City of Canada Bay in relation to the Lease for the occupation and management of the former Five Dock Bowling Club located at 20B Barnstaple Road, Five Dock, being the building identified on the Site Plan annexed hereto.

This "Expression of Interest" (EOI) is not a tender process. Further, the core requirement of any response to this EOI is the desire for Respondents to provide a response to sections 9.1 & 9.2 of this document.

2. City of Canada Bay Profile

The City of Canada Bay Council (LGA) was proclaimed on 1 December 2000 and was formed through an amalgamation of the former Concord & Drummoyne Councils.

The LGA covers an area of 1,982 hectares, or 19.82 square kms, and is located in the inner west of Sydney, just 6 kms from the Sydney CBD. The LGA shares a boundary with Ashfield, Auburn, Burwood and Strathfield local government areas (total length 9.5 km), however the Parramatta River and its bays make up a much larger part of the boundary (35km).

The City has 17 suburbs:

Abbotsford	Concord West	Rhodes
Breakfast Point	Five Dock	Rodd Point
Cabarita	Drummoyne	Russell Lea
Canada Bay	Liberty Grove	Strathfield
Chiswick	Mortlake	Wareemba
Concord	North Strathfield	

The LGA has over 130 parks and reserves, which total 232.1 hectares or 15.3% of the area, and many kilometres of accessible public foreshore. Residents and visitors are attracted to the area because of its parkland character and extensive leisure opportunities around the foreshore and on the Parramatta River.

The LGA is noted for its cultural diversity, with about 30% of the population speaking another language in addition to English. Italian, Greek, Cantonese/Mandarin, Arabic, Spanish are the major languages spoken. There is a significant Italian population and a steady increase in residents who have relocated from South East Asia.

The LGA's population is continually changing and as such it should be recognised that the current population is approximately 94,000. The City of Canada Bay population forecast to grow to in excess of 120,000 by 2036.

3. Statistics of Five Dock

Current Population

There are approximately 11,228 residents living in the Five Dock area. The population number is based on information provided by Australian Bureau of Statistics (ABS).

Culture and Ethnicity

Research indicates there are many ethnicities within Five Dock which are broken down to approximately 25% Italian, 21% are Australian, 20% are English, 10% Irish and 8.4% Chinese. Information is based on ABS census data collected in 2016.

4. The Vision

The vision Council has for the premises is to create:

- A vibrant premises offering a variety of activities across the day and night and a space that is socially and economically sustainable.
- A community hub – a place for people to meet, gather and get involved in a range of activities. An opportunity to meet and socialise and participate in social activities.

5. Objectives of this EOI

Council is willing to accept submissions from respondents for any operation permitted within the current zoning.

The core objectives of this EOI are to secure an operator who can assist Council to:

- Provide an excellent range and level of service to patrons of the facility and the residents of Canada Bay
- Provide an amenity that complements the surrounding Five Dock Park.
- Provide a commercial return to Council, without the need for further capital contribution by Council.

6. Property Information

6.1 General

The subject property is located at 20B Barnstaple Road, Five Dock on the Northern section of Five Dock Park. The formal description is Lot 1 DP 717249.

The subject property is the site of the former Five Dock Bowling Club and more recently Tigers@Five Dock (Balmain Leagues Club). The Bowling Club facility was constructed in the 1950's and includes an area of approximately 850m². The land area is approximately 6,485m² and includes two (2) bowling greens, 36 parking spaces and an area immediately adjoining the building for a loading dock.

Five Dock Park is located approximately 10kms West of the Sydney CBD. Nearly 8 hectares in size, the Park provides many recreation activities including tennis courts, sporting fields & skate park and also includes an Early Childhood Centre, children's playground and a War Memorial.

The subject property zoning is RE1 – Public Recreation. Permitted with consent under the Canada Bay Local Environmental Plan 2013 are:

“Biosolids treatment facilities; Boat sheds; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Environmental facilities; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Water recycling facilities”

The successful applicant will be required to lodge a development application in relation to the operation of the premises including (but not limited to); number of seats, internal fit-out, external works and hours of operation.

See attachments at the end of this document for further plans of the building.

6.2 Environmental

Interested parties should be aware of and take into consideration the operation of the premises to minimise any adverse environmental effects.

7. EOI Process

Stage 1

Invitation of Expressions of Interest (EOI) from respondents willing and capable to occupy and manage the former Five Dock Bowling Club located at 20B Barnstaple Road, Five Dock.

Stage 2

Responses will be evaluated based on the information requested within sections 9.1 & 9.2 of this document with a view to establishing a shortlist of preferred respondents with the capacity and commitment to occupy and manage the subject property.

Stage 3 (if required)

A panel of Council officers will interview short-listed respondents to ascertain suitability.

Stage 4

Council will nominate the preferred respondent as the operator, with a view of entering into a lease agreement for the occupation and management of the subject property.

The proposed timetable for EOI process is:

Advertisement & Release of EOI	1 March 2019
Close of EOI	29 March 2019
Nomination & interview Short Listed Respondents	April/May 2019
Nomination of Preferred Respondent	June 2019
Successful Respondent executes Agreement to Lease/Lease	July 2019

The evaluation process will initially include consideration of the respondent's responses to the items referred to in 'Section 9 - Submission of Expression of Interest' of this document.

7.1 Code of Conduct

The City of Canada Bay has adopted a "Code of Conduct" policy with the aim of ensuring that its functions are undertaken efficiently, impartially and with integrity. A copy of the Policy is available on council's website with the EOI information at <http://www.canadabay.nsw.gov.au/business/opportunities/tenders>

7.2 Statement of Ethics

Council's Statement of Business Ethics is provided as supporting information and can be downloaded from <http://www.canadabay.nsw.gov.au/business/opportunities/tenders>

8. Special Conditions

Council is willing to accept submissions from respondents for any operation permitted within the current zoning.

The successful respondent will enter into a lease agreement with Council to occupy and manage the subject property. The term of the agreement is negotiable dependant on the respondents offer.

As part of the lease for the subject property the successful respondent will be required to take full responsibility for the entire premises including the ongoing maintenance and capital improvements to the building, the bowling greens, gardens and surrounding carpark as highlighted in the attached plan.

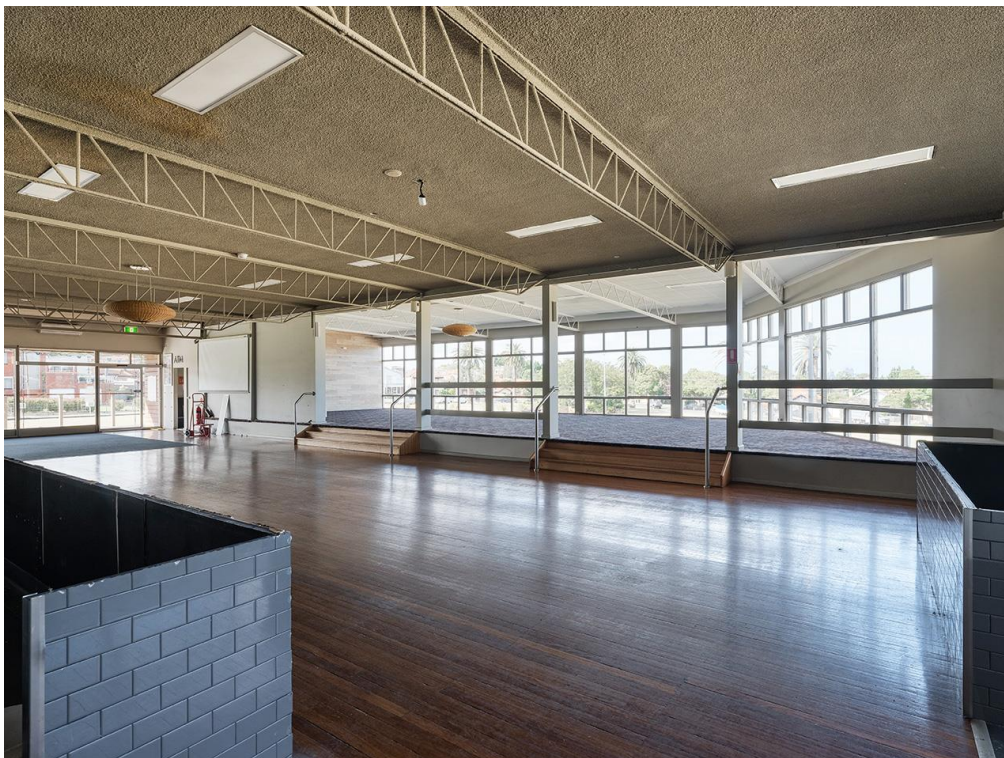
The successful respondent will be required to provide all appropriate insurances including (but not limited to); building insurance and \$20 million public liability indemnifying Council of any liability.

The successful respondent will be required to pay an annual lease fee to occupy the subject property which will be reviewed annually by the Consumer Price Index (CPI) Sydney (as a minimum). When considering the appropriate rent for the premises, the respondent should take into consideration the cost of the capital improvements and the on-going maintenance to the premises.

The successful respondent should illustrate the project scope and timelines for the works within the submission.

Council recognise these requirements may represent a substantial cost to the operator and therefore Council is willing to consider a reasonable lease term allowing the operator to amortise the cost of improvements over the term of the lease.

The successful applicant will be required to lodge a development application in relation to the operation of the premises including (but not limited to); number of seats, internal fit-out, external works and hours of operation.



9. Expression of Interest Response

9.1 Interested Parties

Council reserves the right to copy Expression of Interest material as required for evaluation purposes.

The process of calling for Expression of Interest is part of Council's process to select the most appropriate operator for the management and operation of the subject property.

Following the receipt of the potential operator's documentation, an assessment will be undertaken with a view to establishing an operator who is able to demonstrate a capacity to deliver the service.

9.2 Profile of Potential Operator's Ability to Perform the Task

Council is to be assured that the potential operator has the financial and managerial capacity, and infrastructure necessary to meet the requirements of the Expression of Interest for the management and occupation of the subject property.

All potential operators are to provide in their response their Certificate of Incorporation (if relevant) or other documents showing their Australian Business Number (ABN).

9.3 Confidentiality

Information provided in this document or imparted to any potential operator as part of the Expression of Interest process is confidential to Council and shall not be used by the potential operator for any other purpose, or distributed to, or shared with any other person or organisation.

Information supplied by a potential operator shall not be treated as commercially confidential unless specifically requested by the potential operator. Information received by Council may be subject to public disclosure under the Freedom of Information Act unless it is provided in confidence, relates to commercially sensitive information and meets the criteria for exemption from disclosure under the Act.

9.4 Disclaimer

Council is not committed contractually in any way to those potential operators whose Expressions of Interests are assessed. The issue of this Expression of Interest does not commit or otherwise oblige Council to proceed with any part of the process.

Furthermore, the Council and its respective officers, employees or advisors does not guarantee or make any representations or warranties, express or implied, as to the accuracy, currency or completeness of any information contained in this document or the Maintenance Report. To the maximum extent permitted by law, Council and its respective officers, employees and advisors expressly disclaims all liability which may arise due to the document being inaccurate or due to any information being omitted from the document, whether by way of negligence or otherwise, or out of the provision to, or use by any person of, the information in this document.

Interested parties must make and rely on their own investigations and enquiries and obtain their own independent advice with respect to all matters related to the document before deciding to enter into any legally binding arrangements.

9.5 Further Information & Inspections of the premises

For further information and inspections regarding the request for Expressions of Interest should be directed to:

Cushman & Wakefield

Matt Hudson

Head of Retail Leasing

0404 001 166

Matt.Hudson@cushwake.com

Sophie Herdegen

Executive, Retail Leasing

0439 555 013

Sophie.Herdegen@cushwake.com

Potential operators shall nominate a person for the purpose of answering enquiries which may arise during evaluations of the Expressions of Interest. The name, address and telephone number of that person should be included in the Expression of Interest.



10. Submission of Expression of Interest

Submissions must be e-mailed, with the Subject title clearly marked as “Expression of Interest – Lease of former Five Dock Bowling Club – 20B Barnstaple Road, Five Dock and e-mailed to the following person by **midday (12pm) on Friday, 29 March 2019**.

Matt Hudson

Matt.Hudson@cushwake.com

Sophie Herdegen

Sophie.Herdegen@cushwake.com

Note: No Facsimile submissions will be accepted

Under no circumstance will late submissions be considered

10.1 Respondents are to clearly outline the following:

1. Name of Respondent
2. Trading name of Respondent
3. Australian Business No. (ABN)/Australian Company No. (ACN)
4. Contact person's name
5. Contact Telephone
6. Postal Address
7. Email Address

10.2 Response to criteria for assessment of Expression of Interest

Respondents must address the following:

1. Acknowledgement and acceptance of the Maintenance Report, as it relates to handover condition
2. Description of type of operation intended and how that would complement the surrounding area
3. Business Plan including but not limited to:
 - a. estimate of investment required to establish the business
 - b. recurrent costs associated with the proposed business
 - c. proposed operating budget and fee for services
 - d. management and operating structure
4. Indicative construction schedule (project scope and timeline) and costs in relation to proposed building works
5. Details regarding relevant industry experience applicable to this brief
6. Proposed annual rental to be paid (please indicate GST component) and rental adjustments throughout the term of the lease
7. Proposed term of lease including any options
8. Indicative marketing plan and promotion plan
9. Details of any innovative proposals relating to management and promotion of the facility
10. Any details that the respondent believes are important in considering their offer
11. Referees (minimum of 2 business related)

Location Plan



Location Plan

