



Wentworth Point Community Centre and Library

Cafe EOI



**CITY OF
PARRAMATTA**

Information memorandum for the
expression of interest
EOI Submission Closing Date: 26 June 2022.



Welcome to Wentworth Point

About the Precinct

Wentworth Point is a bustling community along the Parramatta River in Sydney, nestled amongst Rhodes, Newington and Ryde. Consisting of a large population of young families, professionals and retirees, the suburb is a mini city in an exciting stage of expansion. The suburb has a population density of approximately 14 000 residents with a culturally and linguistically diverse demographic.

Wentworth Point is only a short drive from Ryde, Meadowbank and Parramatta town centres with many public transport options that include a convenient ferry terminal on the River. A public primary school is located on the peninsula with a high school in the works to be completed by 2023.

About Wentworth Point Community Centre and Library (WPCCL)

WPCCL is a dynamic community hub that houses a state-of-the-art public library, community centre, function spaces and study areas. The facility opened in December of 2019 and is the most recently completed community hub facility managed by the City of Parramatta.

The City of Parramatta Council is located 24 kilometres west of the Sydney CBD and provides a range of goods and services within a Local Government Area (LGA), encompassing some 82 square kilometres and comprises a population of approximately 230,000 people from a range of diverse cultures, lifestyles and experiences. Wentworth Point is at the easternmost point of Olympic Park peninsula area and sits between City of Parramatta and Canada Bay Councils.

City of Parramatta is seeking to enter into a short-term licence for the Café space at Wentworth Point Community Centre and Library, Wentworth Point ("Premises") with a future Café proprietor, to supply coffee, light meals and refreshments.







Opportunity

Wentworth Point Community Centre and Library is a landmark community facility operated by City of Parramatta Council. A key gathering place and knowledge centre in the heart of Wentworth Point. The vision for the facility is to reflect and contribute to local identity while providing a sense of place and an overall positive experience for the local community.

City of Parramatta Council are looking to engage an external operator to run the onsite café space at the entrance of the facility. The successful applicant would be a local business and/or social enterprise that can provide quality coffee, drinks and light meals with potential work experience and employment opportunities for the local community.

Incorporating a café into the operation of Wentworth Point Community Centre and Library allows Council to integrate dining and food into the hub deliver economic and social benefits and enhance community belonging. It is worth noting that WPCCL is based on a community hub model that is to be expanded across the LGA over the coming decade in various town centres, each with their own unique and tailored community offering.

The successful operator of the café is encouraged to provide training opportunities, work experience and employment to those who may face barriers to employment (young people, people living with disability, the long term unemployed, new migrants and refugees). With 47% of the Wentworth Point

community aged between 18-34 years of age, as well as an area identified as communities needing additional support, any future café may assist in actively employing the identified age bracket as well as providing additional support through job creation and other professional development and career opportunities.

Council are looking for proposals that look to facilitate improvements to the amenity and vibrancy of the facility by incorporating a café that provides coffee and light meals and refreshments. Your proposal will need to highlight how you plan to achieve the benchmarks set out within the selection criteria in the later pages in this EOI document.



Is This You?

We are seeking expressions of interest from professional and highly capable food and beverage operators for one anchor tenancy at Wentworth Point Community Centre and Library at 10 Footbridge Boulevard, Wentworth Point NSW.

Our preference is for a single, experienced Sydney operator who possesses the aptitude to run all aspects of a café operation and become part of a wider community hub operation.

The venue will need to compliment the facility and all the services it offers as well as being capable of capturing their own market share as an individual business in a thriving suburb that has a range of café operators nearby, so competition must be a consideration within your business model. The successful operator will provide exceptional coffee and healthy, authentic food in a sustainable way.



WPCCL Café

Required Concept

- Modern Café Operation
- Morning to mid-afternoon, a la carte, grab and go juice/ coffee/ light meals, fast breakfast/lunch, snacks

Operating Hours

- Minimum Trading Hours
7am to 5pm
Negotiable upon application

Lease Agreement and Key Terms

- Lease Term
- Rent Reviews
- Minimum base rent
- Incentives
- Security Deposit

Tenancy Size

- Refer to floorplan
- Internal Footprint 40m²

EOI Submission Details

- Submissions open 30 May
- Submissions close 26 June

Required Permits for Use

- Compliance with the Food Act & Food Standards Code
- Any other permits as required



Modern, Fresh, Healthy Café

In the heart of Wentworth Point





How to Apply



Submissions

EOI Submission Details

26 June 2022

Closing Date Submissions

Within 10 days of notification of success, heads of agreement must be executed.

Enquiries and applications – Please email
Jordan Saad - jsaad@cityofparramatta.nsw.gov.au

Submissions must detail your capability to deliver a successful food and beverage business including but not limited to

- Previous experience in fitting out a premises and operating a food and beverage business
- Experience of key personnel
- Detail regarding your industry reputation
- Current financial capacity to meet lease and operational obligations
- Details regarding your proposed concept for the WPCCL café
- Proposed menu, price points and your sustainability commitment
- Alignment of the concept to the precinct, target market and location
- Details of the proposed project team
- Expectations and preferred terms
- Any other relevant information

* Please refer to secondary information document for all required information





Wentworth Point
Community Centre
and Library



Wentworth Point Community Centre and Library is a key cultural facility in Sydney

Don't let this opportunity pass you by.



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