



PORT **STEPHENS**  
COUNCIL

EXPRESSIONS  
OF INTEREST

# *FIELDING INTEREST*

for the lease of the newly constructed  
Meadowie Sport and Community Facility  
36A Ferodale Road, Meadowie NSW



## Game on!

You have to be in it to win it

Port Stephens Council invites **Expressions of Interest** for the lease of the newly constructed **Medowie Sport and Community Facility** at 36A Ferodale Road, Medowie NSW.

This \$6.5 million architecturally designed, multipurpose facility is located in the heart of the fastest-growing precinct in Port Stephens. The site offers a wide range of opportunities for an innovative, experienced operator to deliver a much needed hospitality and function venue.

This is an exciting opportunity for the successful lessee to make their mark and kick goals in this untapped market! With a fully equipped commercial kitchen, quality bar, flexible function and meeting rooms, spacious lounge and dining areas, covered outdoor deck area as well as storage and amenities — this impressive facility is ready to play!

Surrounding the beautifully landscaped main building is a synthetic bowling green, multipurpose event space and a large children's play area — ideal for families, post-game celebrations or special occasions. The 100 car parking spaces and 6 accessible spaces make for easy entry and convenience for your guests.

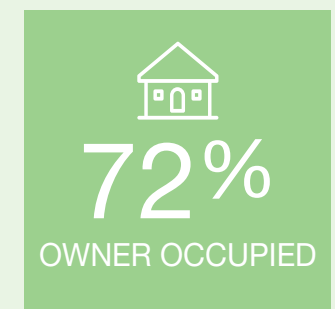
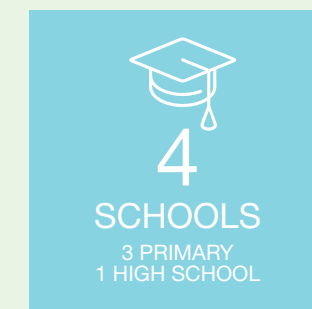
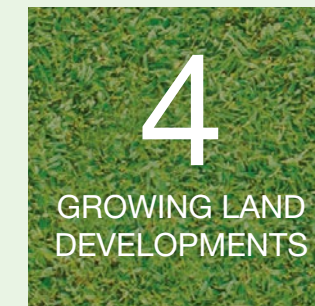
Council's goal is to foster strong relationships between sporting clubs and the community in Medowie and surrounding areas, which will in turn drive visitation. Local and growing sporting clubs include cricket, AFL, football, netball, rugby union, touch football, tennis and athletics. The introduction of a brand new synthetic bowls green will attract its own regular users and the versatility of the function spaces provides an opportunity to attract business clients for meetings, as well as charity, sporting and community functions and events.

Now's the time... take your best shot!



## Home game

Medowie is the fastest growing suburb in the Port Stephens local government area (LGA) in an easily accessible location just 40 minutes from the Newcastle CBD, 32 minutes from Nelson Bay and 12 minutes from Raymond Terrace. With an attractive, affordable, semi-rural lifestyle close to good work prospects in defence, tourism, aerospace and hospitality it's easy to see the attraction for young families.





## Why you should — just do it!

### The investment rationale

Port Stephens is one of the leading regional tourism destinations in NSW, attracting almost 1.7 million visitors per year who spend over \$621 million in the local economy (year ending September 2019).

Almost 73,000 people call Port Stephens home. As the fastest growing suburb in the LGA, Medowie's population is expected to increase from 9684 to 16,495 by 2036 (NSW Department of Planning and Environment, 2016).

There has been strong ongoing investment in Medowie driving residential and commercial growth. Recent investment includes the new Catherine Macaulay Catholic College, the Bower Estate which will see an additional 405 dwellings, Medowie Gardens Estate with 210 dwellings, Tallwood Lifestyle Village with 204 dwellings and the final stages of Pacific Dunes Estate under release.

As the population grows and ages, additional community facilities and infrastructure are required to cater for the community and recreation needs of these residents.

## Goals

### The opportunity

Council is seeking formal expressions of interest from suitably qualified and capable professional operators to deliver exceptional dining, beverage and function venue experiences for guests from the facility under a leasing arrangement. The operator will be community focussed and genuinely interested in building on Council's vision for a community hub that Port Stephens can be proud of.

## Your advantage

### About the facility

This brand new, purpose built facility is considered an essential piece of community infrastructure that will cater for the community and recreation needs of Medowie's growing population. It is conveniently co-located within Ferodale Sports Complex to support the ongoing sport and leisure pursuits in the area.

There is already a significant demand for a range of sport and community facilities in Medowie. Demand is only set to increase with population growth and changing demographics. This facility is perfectly set up to take advantage of this demand with a synthetic bowling green, children's play area and sporting fields close by.





## Rules of the game

### Development approval details

The land is zoned RE2 – Private Recreation in accordance with the Port Stephens Local Environmental Plan 2013. The project was approved as a ‘community facility’ and is supported by an on-premises liquor license. Other land uses permissible on the site include registered clubs, restaurants or cafes and function centres. A change of use to any of these land uses would require development consent to be issued by Council.

## Tools of the game

### Facility inclusions

- fully fitted out kitchen
- bar, servery, walk in refrigeration and freezer, beer delivery system, front and back accessible bar fridges, espresso machine, display cabinet, mobile hot boxes and ice machine
- multiple function rooms
- an open lounge dining area
- casual outdoor dining
- covered decking
- storage areas
- amenities
- children’s playground
- synthetic bowling green
- multipurpose events space

## Time on

### Operating hours

Operating hours as per development consent:

- Monday to Thursday – 9am to 10pm
- Friday and Saturday – 9am to 12 midnight
- Sunday – 9am to 10pm (12 midnight on long weekends)
- Other internal operations such as cleaning, preparation and office administration may be undertaken outside of these hours provided that no disturbance to the amenity of the neighbourhood occurs.
- The hours of operation for the loading dock and site deliveries are restricted to 7am and 6pm.

## COVID-19 response

We acknowledge the impact that COVID-19 has had on the hospitality industry. In response to this, Council has invested in additional fit out equipment for the bar and kitchen areas of the facility. We are also willing to explore trading up options to support operators as they build their business from the facility.





## Your Invitation

Any interested person is invited to submit an Expression of Interest (EOI) to Council by **12 midnight Sunday 30 August 2020**.

Responsibility for lodgement of completed EOI documents by the deadline lies solely with the Respondent. Lodgement information is provided in this EOI document. Council is not bound to shortlist any EOI submitted.

## Information

All enquiries relating to this EOI must be directed to the Community and Recreation Coordinator Brock Lamont by calling 02 4988 0243, 0400 632 493 or email [medowiescf@portstephens.nsw.gov.au](mailto:medowiescf@portstephens.nsw.gov.au). All verbal enquiries must be confirmed in writing to be eligible.

## Inspections

A number of open inspections will be held throughout the EOI period:

Thursday 13 August 2020 — 9 to 11am

Tuesday 18 August 2020 — 12 midday to 2pm

Wednesday 26 August 2020 — 5:30 to 7:30pm

Interested parties must register attendance ahead of inspection by email to [medowiescf@portstephens.nsw.gov.au](mailto:medowiescf@portstephens.nsw.gov.au). Please contact Community and Recreation Coordinator Brock Lamont on 02 4988 0243 or 0400 632 493 if you require a different inspection time. A minimum of 24 hours' notice is required.

## Lodgement method

All EOIs are to be submitted via Council's online tender site [eprocure.com.au/portstephens](https://eprocure.com.au/portstephens) before **12 midnight Sunday 30 August 2020**.

## Terms and conditions

Council is not bound to accept any EOI and reserves the right to negotiate. Council reserves the right to update the information in this document and that supplied to interested parties. Council reserves the right to extend the EOI period.

## Ownership and Council resolution

The site is owned by Port Stephens Council. Council officers are authorised to negotiate suitable terms and conditions for the transaction.

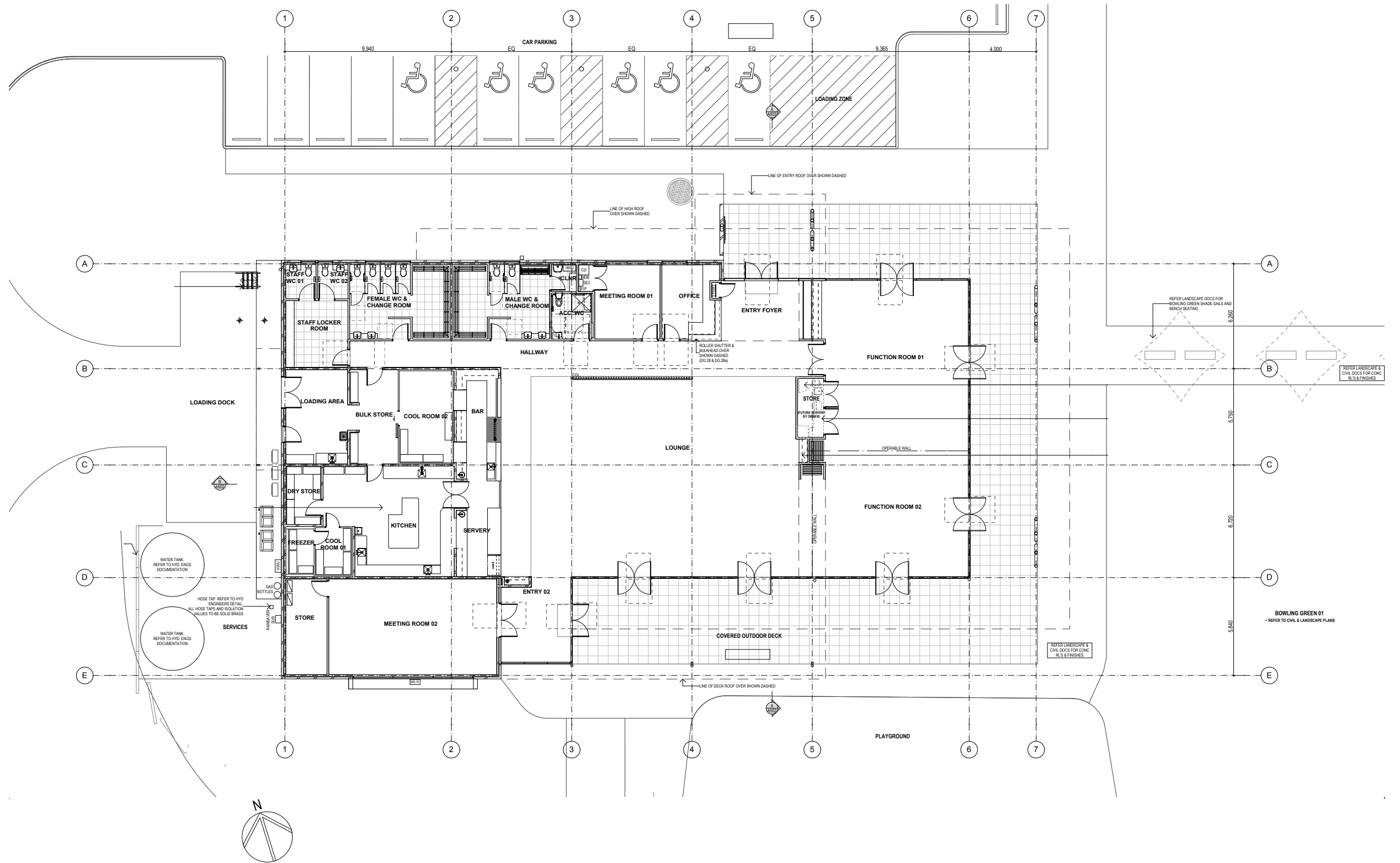
## Disclaimer

Whilst reasonable care has been taken in preparing this document and the EOI process, Council does not warrant that any information of any nature in relation to this EOI document or provided in relation to this EOI process is accurate or complete. We reserve the right to make any changes or alterations to designs or plans. Respondents need to rely on their own enquiries. Council and its officers, employees and consultants make no representation or warranty, express or implied, to any Respondent or any of its employees, agents or consultants.






FLOOR PLAN











“ You miss 100%  
of the shots  
you don't take. ”



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