



## EXPRESSIONS OF INTEREST OPERATORS FOR JUNCTION CAFE AT THE WENTWORTH VISITOR CENTRE

Wentworth Shire Council's Visitor Centre is a landmark establishment for both the township of Wentworth and the Shire area. The Centre includes the Council Offices and Chambers, alongside a public area comprising of the Wentworth Shire Library, Visitor Information Centre & Interpretive Centre, community meeting rooms and a function space overlooking the Darling River. The public space serves as a warm and inviting central community hub for locals and visitors alike.

Wentworth Shire Council is inviting experienced and qualified café operators to submit an Expression of Interest (EOI) to lease the pre-fitted café that will be located within the Centre's public space.

### Café Vision

Council envisions a café that meets contemporary expectations, including a premium coffee service (freshly ground and barista made coffee) and an offering of quality food and refreshments. The café should provide a welcoming environment for both locals and tourists, encouraging use of the wider facilities available in the Centre's public area.

### Details of the Premises / Site Information

The café is located on the Ground Floor of the Visitor Centre adjacent to most of the Council Offices, where approximately 60 Council staff will be onsite. The café is strategically placed just beyond the Centre's Interpretive space, showcasing historical exhibits and light projections acknowledging the cultural significance of local first nations groups. This means that visitors enroute to the café are immersed in innovative art installations and provided the opportunity to learn about the township's history as an inland river port.

Patrons of the café also have the option to visit the Centre's Library, which includes a courtyard with stunning views of the Darling River, being an ideal location to enjoy food and beverage from the café outside.

The fit-out of the café is as follows:

- elevated counter areas for food displays etc
- an abundance of cabinetry for storage
- island bench for appropriate appliances
- two standard sinks and one double sink
- two commercial grade ovens
- a commercial grade dishwasher
- fridges

## Council's Objectives

In Leasing out the operations of the café, Council's objectives are to:

- provide the public with both affordable and quality food and beverage,
- encourage visitation to the Visitor Centre and in turn, tourism for the economic benefit of the community;
- ensure the use of the café is compatible with surrounding facilities and to capitalise on its unique location; and
- minimise risk to Council within operations on the premises.

## Lessee's Responsibilities:

The successful Lessee will be responsible for the following:

- obtaining all cafe permits and registrations
- all cafe utilities and consumables
- maintaining minimum operating hours throughout the term of the Lease. Hours of operation to be determined in negotiation with Wentworth Shire Council
- procurement and installation of Point-of-Sale system/s
- procurement and installation of coffee machine and grinder
- procurement of all serving and operational items
- The proposed lease terms and conditions may be negotiated with the successful applicant

## Registered Name

The business name of Junction Café, will be registered every three years by Wentworth Shire Council. The registered name is to be used on all marketing and promotional materials that relate to the café.

## Insurance

The successful applicant must as a leaseholder indemnify Wentworth Shire Council from any claims arising from the operation of the facility. The leaseholder will be required to maintain current public liability insurance cover of \$20,000.000.

### Submission requirements - Selection Criteria

<b>Aims and Objectives</b>	A description of the applicants aims and objectives for the operation of the Café located at the Visitor Centre (which should align with Council's overarching objectives).
<b>Experience</b>	Prior experience in managing and/or operating a café or similar business.
<b>Formal Offer</b>	An outline of the applicant's submission to lease the café located at the Visitor Centre.
<b>References</b>	Two references, including the references full name and contact details (phone and email).
<b>Terms and Conditions</b>	Any other terms or conditions the applicant would require in negotiation of the contract.

## Expression of Interest Process

Wentworth Shire Council's invitation to provide EOI submissions opens on Monday 28 April 2025.

EOI submissions should be submitted to Wentworth Shire Council by no later than 12pm on Monday 12 May 2025. Each submission must be provided in writing, signed and dated.

Submissions must address the required criteria.

All submissions to be emailed to the General

Manager for review: [council@wentworth.nsw.gov.au](mailto:council@wentworth.nsw.gov.au)