

Expressions of Interest

Peninsula Farm Café Lease

Closing: 5pm, Sunday 6 March 2022

National Trust
WESTERN AUSTRALIA

National Trust
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Background

The Peninsula Farm Café is situated on the Maylands Peninsula in Perth, Western Australia, on land managed by the National Trust of Western Australia. Also known as Wu Rut Woorat, it is of great significance to the Whadjuk Noongar people.

The National Trust invites expressions of interest from suitably qualified, high calibre and experienced parties to lease and operate the Peninsula Farm Café.

The Café is located on the site of historic Peninsula Farm which, established in 1830, was one of the earliest farms in the Swan River Colony. Built in 1839, the historic house is also believed to be one of the oldest remaining colonial residences in the Perth metropolitan area.

Respondents need to be aware of the social, cultural and historic heritage significance of the site.

The City of Bayswater, with the Department of Biodiversity, Conservation and Attractions, will be undertaking upgrades to the riverbank in the vicinity and the house is a priority for future improvements by the National Trust.

The National Trust is seeking individuals or businesses who are interested in this unique opportunity to run a small food and beverage enterprise with creativity and imagination, and who can meet the demand for high quality and preferably Australian-themed produce and products that complement the heritage site.

The local community, particularly near neighbours, are heavily invested in the successful operation of the café.



Site Information

Maylands is located 5 km north east of the Perth CBD. The 2016 census recorded a population of 12,577 with a near equal gender split. The average resident age is 34 years.

The area is a popular destination and well known for its relaxed atmosphere, open parks, small yacht club, golf course, tennis club and peaceful riverside scenery filled with a variety of wildlife. The Maylands Peninsula links neighbouring suburbs via a shared bicycle/pedestrian path through parklands along the Swan River shoreline.

Located roughly 25 metres from the historic homestead and 35 metres from the river, the café is situated in a separate dwelling. The building has a similar aesthetic to the house. It is nestled under a large English Oak tree and surrounded by open lawns with uninterrupted views across the river.

The site is serviced by an adjacent publicly-accessible jetty, cycle and walk paths and local buses.

A contemporary fitout is expected, which complements heritage values and meets local community expectations. The National Trust is keen to discuss a range of options with interested proponents to ensure an appealing and successful business is established.

The address is 2a Johnson Street, Maylands WA 6006. The local government authority is the City of Bayswater. The approval body is the WA Planning Commission through the Department of Biodiversity, Conservation and Attractions.

A site plan overview is attached in Appendix A.



Café building

The building comprises both indoor and outdoor dining areas, a kitchen, indoor toilets, servery and storage. Proponents are encouraged to take advantage of the opportunity to individualise the internal areas with a complete fitout or redesign.

There is limited scope to change the exterior. The potential exists to construct decking around the featured oak tree.

It is important for all proponents to understand the café operations will remain as a small food-related business supplying food and non-alcoholic beverage services.

A new kitchen fitout is required, however, a grease trap is not permitted to be connected to the premises.

The premises is approved for:

1. Limited food preparation including heating of food
2. Food use in a prepared form that requires only refrigerated or dry storage.

We encourage a menu that meets contemporary expectations including fresh coffee, pastries, salads, bespoke ice-creams, cold juices and light meals.



Fitout and décor

The tenancy and building is offered for lease in 'shell form'. The successful proponent will supply and install all equipment and conduct a full fitout at their own cost. The following fitout works are compulsory:

1. Removal and replacement of all floor and wall coverings
2. Removal and replacement of all window treatments
3. Removal of any existing wall linings
4. Internal painting of all walls, ceilings, and joinery
5. Replacement of all internal lighting, switches and power points
6. Refurbishment of both toilets including door replacement to ladies
7. Any contingency works discoverable during fit-out
8. Kitchen upgrade.

As the National Trust of Western Australia is a not-for-profit organisation, no contribution for fitout is available. Depending on fitout design, power and plumbing may require upgrades.

Fitout details provided in proponents' expressions of interest to lease should include an indication of the proposed aesthetic such as colour schemes, furniture selection and decorative additions. The desired aesthetic is contemporary while remaining in keeping with the historic significance of the site.

The proponent will be required to gain all necessary approvals to undertake fitout works. Prior to making any applications the successful proponent will gain approval from the National Trust for the proposed fitout theme and design.

The fitout will be subject to a practical completion date. Failure to meet this date may be subject to liquidated damages. The practical completion date will be determined upon proponent selection.

The National Trust will consider timber decking under the oak tree, or suitable alternatives. The tree is a significant element and protection of its root zone is essential.





Inspiration

The National Trust hopes to see proposals that reflect contemporary tastes with a nod to the past. The use of natural materials and simple furniture will appropriately reflect the simplicity of life in the colony in the early nineteenth century.

A preference for West Australian flavours in both the décor and menu will acknowledge the natural heritage setting of the place. A selection of locally made produce could also be sold on site.

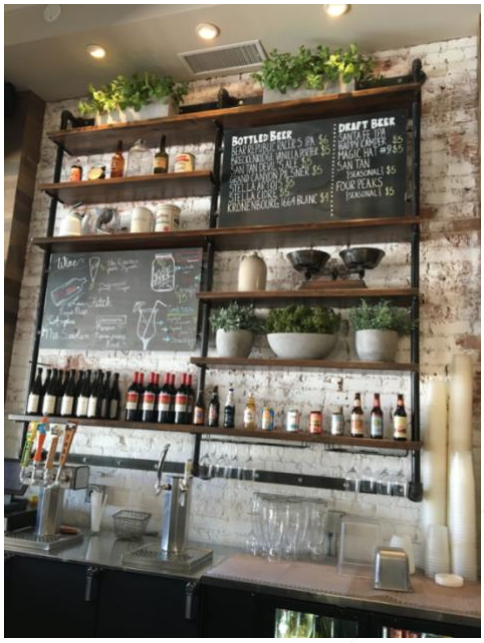
National Trust staff will be pleased to assist with the inclusion of interpretive images or other material that helps connect the café experience with the heritage experience.

(Please note, the images below are intended to be suggestive of fitout design only.)



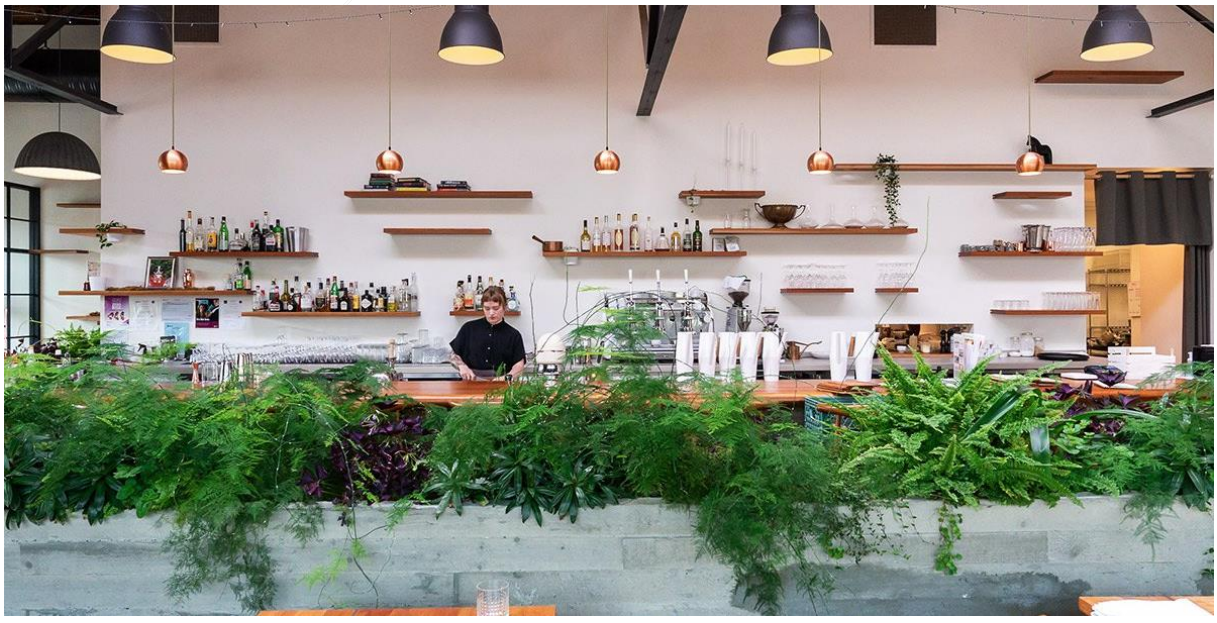





BOTTLED BEER
DRAFT BEER
FOUR PEAKS


Lépi





Community interest

Maylands community members are active and passionate about the site and seek to ensure the values of the area remain reflective of its setting.

The site is home to Sunset Christmas Carols, an annual family friendly event that encourages people to bring a picnic and relax on the beautiful lawns in front of the café. Special opening hours at the café are permitted to support this event.

The site also hosts a sunset ANZAC ceremony enjoyed by the local community.



Lettable areas

Internal dining area:	53m2	External/Alfresco:	288m2
Kitchen:	17m2	Toilets:	11m2
Servery:	12m2	Waste and other:	34m2
Storage:	10m2	**Total Net Lettable Area:**	**425m2**

A floor plan of the café building is attached in Appendix B. The net lettable area is attached in Appendix C.

Parking

20 free car bays and one bus bay are located in Tranby Reserve, 150 metres from the café. Additional parking is located within close proximity around the Peninsula. Parking areas are managed and maintained by the City of Bayswater.

Waste

A separate bin area is provided for the café for recycling and general waste. The operator is responsible for all waste costs during the lease term. Refuse and waste must be kept out of public view and stored so it will not attract vermin.

Signage

Operational hours and contact details for the café are permitted. New signage is not encouraged. Written approval is required for any temporary or free-standing signage.

Lease details

Any lease granted from this Expression of Interest process is required to enter a commercial lease (Retail Shops Act) between the successful party and the National Trust. The lease must be approved by the Minister for Lands.

Outgoings

The lessee will be responsible for all outgoings for services including waste management, cleaning, rates and taxes plus other applicable variable outgoing expenses.

Insurance

Any successful proponent must, as lease holder, indemnify the National Trust from any claims arising from the operation of the facility. The leaseholder will also be required to maintain $20m public liability insurance to the National Trust's satisfaction.

Trading name

The National Trust will grant a licence to use the business name and the lessee must trade from the premises under the business name known as 'Peninsula Farm Café from the commencement date until termination of the lease when the licence will cease.

Trading hours and capacity

Approved trading hours are 8.00 am – 5.00 pm. Seven-day trading is permitted, however, weekend trading is essential.

Capacity is approved at 65.

Tenure

All proposed rent will be negotiated under a lease arrangement of a minimum five (5) year term with negotiable options.

Revenue raised from this facility will assist with the ongoing management of Peninsula Farm and will contribute to ongoing capital and maintenance requirements of buildings under the National Trust's management.

A proposed rent-free period during fitout is acceptable. A further rent-free period after fitout to establish business operations will be dutifully considered.

Other

The site is to continue to be used as a café/kiosk for the community however please note:

1. Any fitout, development or use of the land is kept within the social, cultural and heritage themes of the overall site
2. Any operation will not adversely impact upon the community enjoyment of the site or public access to the site
3. The operator is required to assist with enquiries from the general public and forward to the National Trust if necessary
4. The National Trust will from time to time hold events on the grounds
5. Weekend hours are required. Historically, breakfast trade is the busiest period.

The location is to continue to be used as a precinct for all age groups and therefore the sale or consumption of alcohol, smoking or other drugs is not permitted on this site.

Any business cannot be sold or assigned without approval from the National Trust.

Selection criteria

Respondents submitting an Expression of Interest will be required to address the following criteria in writing and must include all information requested to ensure a balanced assessment of all submission.

- Full name, address and contact details of all parties involved in the registration of interest
- Description of the type of business and intended use/concept for the facility
- Detail of any previous experience within the hospitality industry with particular emphasis in operating a café/kiosk shop business
- Provide the contact details of no less than two (2) suitable referees that are able to provide independent feedback to the National Trust
- Where redevelopment of the facility is proposed, a detailed assessment of the type, scale, design layout and function of the proposal is required. Whilst the respondents will not be expected to submit detailed designs at this stage any preferred applicant will be required to submit concept drawings and designs for approval prior to formal appointment by the National Trust as the lessor of the facility
- Final concept drawings are to be accurate and to scale, and must be prepared by a qualified architect, draftsperson, or commercial food and beverage fitout specialist
- Floor plans of outside indicating preference of space required should include decor samples
- Estimated capital outlay
- Demonstration of financial capacity to operate a business of this type
- Detail the proposed business operation, including opening days, hours and staffing structures
- Rental amount offered.

Deadline and Submission

The deadline is 5pm, 6 March 2022.

Submissions will be rejected without consideration in the event that one or all of the following occurs:

1. It is not submitted before the deadline
2. It is not submitted at the place specified in the Expression of Interest
3. It fails to comply with any other requirements of the Expression of Interest.

Proponents can submit their application via:

- email to trust@ntwa.com.au with the subject line “Submission: Peninsula Farm Café Lease
- hand delivery to The National Trust of Western Australia, The Old Observatory, 4 Havelock Street, West Perth WA 6005.

Disclaimer

Any submission is not an offer to lease.

Enquiries

All enquiries are to be made to the Property Management and Leasing Officer, Fiona Kent, via email Fiona.Kent@ntwa.com.au or telephone (08) 9321 6088.

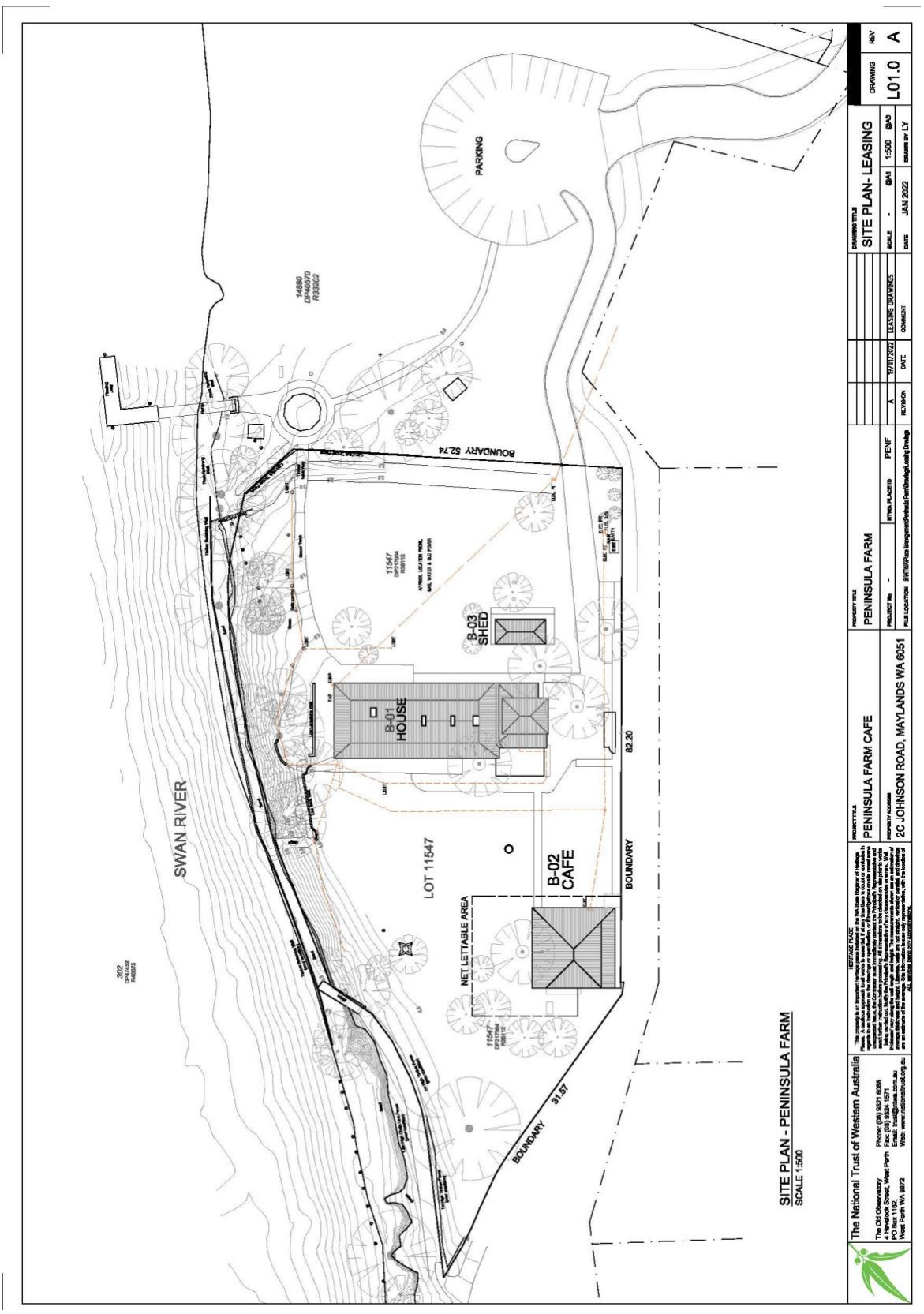


Key information

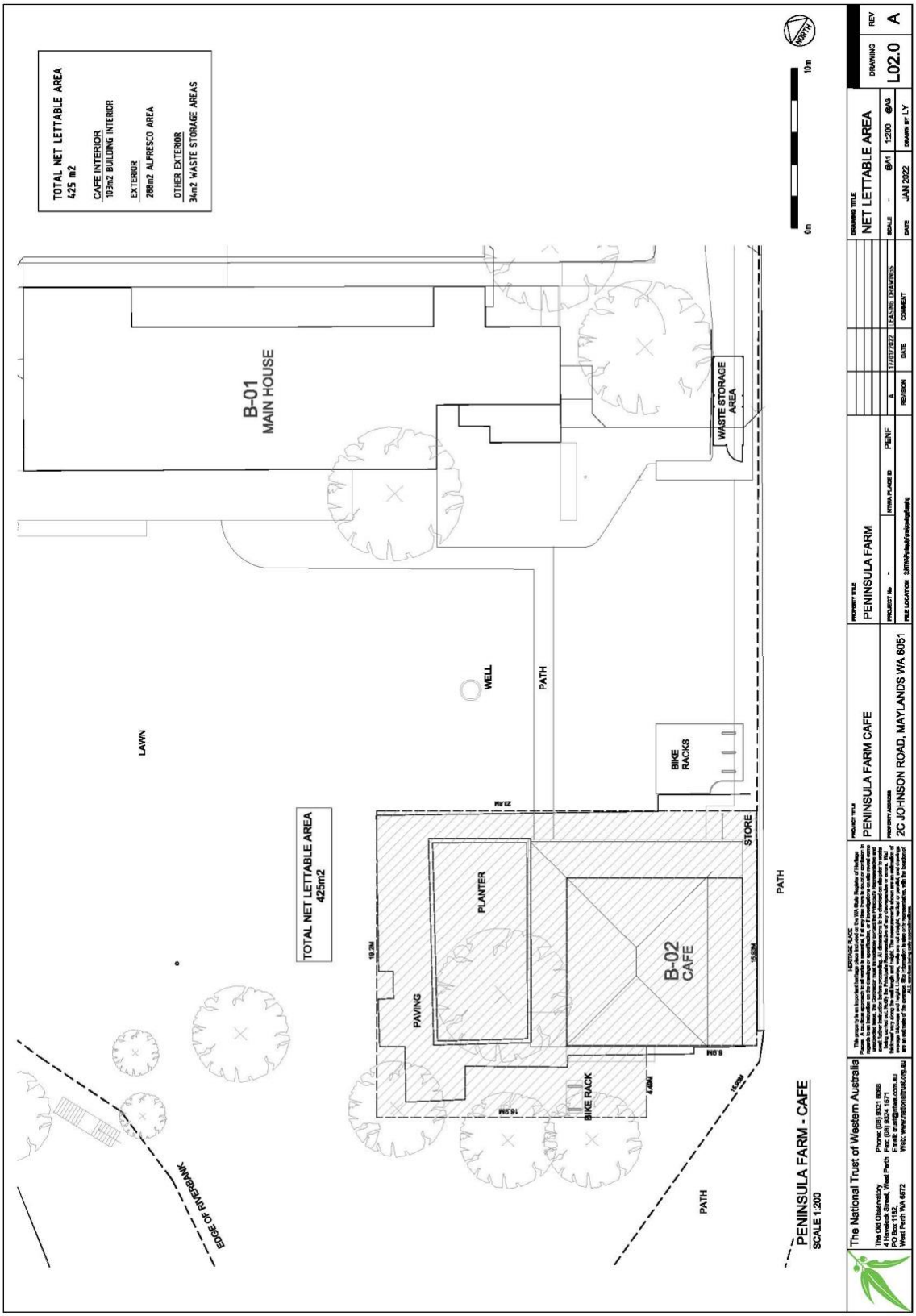
1	Permitted use	• Café or kiosk business operating within the identified Net Lettable Area.
1.2	Cuisine	• Contemporary, ice-cream, coffee and tea, cold press juices, sandwiches, pastries, cakes, and light meals.
1.3	Liquor Licence	• Not permitted.
1.4	Café Trading Hours	• Approved hours are 8.00 am – 5.00 pm. Extended afternoon hours may be considered pending final approval required by the City of Bayswater. • Seven day trading permitted. Must trade Saturday and Sunday.
1.5	Capacity	• Overall capacity 65 persons.
1.6	Alfresco	• Further potential if area under Oak tree sealed with wood decking. Re-paving of existing pavers will be considered.
1.7	Bathroom	• One male and one female toilet located inside the café facility. • No universal access provided onsite. UA may be incorporated depending on final fitout.
1.8	Kitchen and Servery	• Galley style kitchen including preparation counters, dishwasher, double sink and storage.
1.9	Fixtures and Chattels	• Some stainless steel counters may be offered to the successful proponent providing conditions meet the City of Bayswater Food and Safety Health requirements. • Other fixtures and fittings available for use. The National Trust will arrange disposal if unwanted.
2	Fitout and Décor	• A full fitout is required by the successful proponent and must be approved by the National Trust. See mandatory fitout items on page 6 of the EOI. All fitout costs to be borne by successful proponent
2.1	Parking	• No allocated tenancy parking. • 20 general public car bays located within close proximity. Area services by City of Bayswater.
2.2	English Oak Tree	• Heritage Listed. The tree will be maintained by the National Trust. • Wood decking permissible depending decking stumps are installed in a non-invasive manner to existing tree roots. • Last arborist report 2011 available with decking suggestion. • Paving installed 2008. May be replaced to suit fitout.
2.3	Deliveries	• Direct access for supplier delivery is only sometimes available. Supplies are brought up from the car park on delivery driver trolleys.
2.4	Security	• Security of the café is the responsibility of Lessee. The homestead security is the responsibility of the National Trust.
2.5	T-comms	• All security, EFTPOS, Wi-Fi and telephone is the responsibility of the café operator.
2.6	Insurance	• The National Trust insures the building. The operator is required to obtain insurance for business operations.
2.7	Brand ownership	• Nature of goods, wares, merchandise or services sold or supplied from the premises are ownership of the café operators. Goods sold under the name of Peninsula Farm Café will be discussed separately for licencing purposes.
2.8	Business Model	• The café operator will be responsible for the business administration and will operate as an independent business from the National Trust of Western Australia.

2.9	Operating Terms	• As per the Commercial Tenancy Act WA (Retail Shops) rent will be paid monthly in advance and will include CPI rent reviews during lease terms unless otherwise negotiated prior to agree lease terms.
3	Net Lettable Area 425m2	• The total building area is 103m2. • The alfresco area is approximately 288m2. • Storage is 34m2
3.1	Outgoings	• The lessee will pay all utility charges based on the proportionate net lettable area of the café. • The lessee is responsible for all waste disposal cost, HVAC and cleaning and other variable outgoings as required.
3.2	Legal Costs	• As per the Commercial Tenancy Act (Retails Shops) each party is responsible for their own legal costs.
3.3	Health Inspection	• The operator is required to meet any requirements for Health and Safety food regulations. • The operator is expected to maintain a safe workplace and will undertake a WHS plan requirement if requested. • The operators is responsible to arrange and comply with WA Fire safety equipment on the premises.
3.4	Trading Name	• Any operation must trade under the name of Peninsula Farm Café. A licence will be granted for use of the name and will expire upon lease termination.
3.5	Signage	• Limited signage permissible upon written approval or as requested by the National Trust.
3.6	Pest Control	• The operator is responsible for bees and wasps if present in the net lettable area. • The operator is responsible for annual termite inspections and preventative treatments. • The operator is responsible for annual pest spray if required.

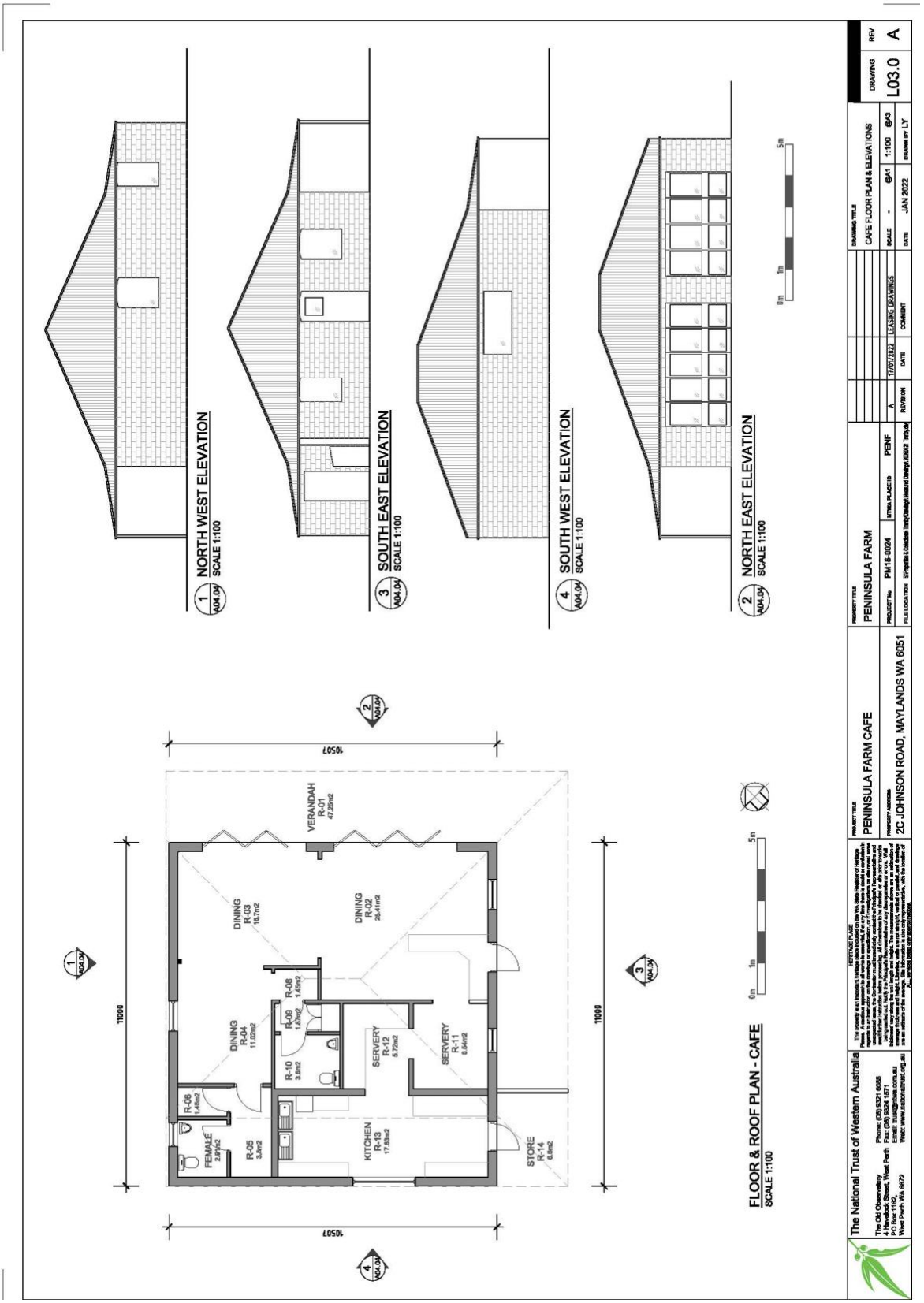
Appendix A


SWAN RIVER
LOT 11547
PARKING
B-01 HOUSE
B-02 CAFE
B-03 SHED
NET LETTABLE AREA
BOUNDARY 82.74
BOUNDARY 82.20
BOUNDARY 31.57
SITE PLAN - PENINSULA FARM
SCALE 1:500
The National Trust of Western Australia
PENINSULA FARM CAFE
2C JOHNSON ROAD, MAYLANDS WA 6051
PENINSULA FARM
SITE PLAN- LEASING
L01.0
A

Appendix B


TOTAL NET LETTABLE AREA
425 m2
CAFE INTERIOR
103m2 BUILDING INTERIOR
EXTERIOR
288m2 ALFRESCO AREA
OTHER EXTERIOR
34m2 WASTE STORAGE AREAS
B-01
MAIN HOUSE
WASTE STORAGE AREA
WELL
PATH
LAWN
BIKE RACKS
STORE
PLANTER
PAVING
B-02
CAFE
BIKE RACK
TOTAL NET LETTABLE AREA
425m2
EDGE OF RIVERBANK
PATH
PATH
NORTH
0m
10m
PENINSULA FARM - CAFE
SCALE 1:200
PENINSULA FARM CAFE
2C JOHNSON ROAD, MAYLANDS WA 6051
PENINSULA FARM
NET LETTABLE AREA
L02.0
A
JAN 2022
The National Trust of Western Australia

Appendix C


NORTH WEST ELEVATION
SCALE 1:100
SOUTH EAST ELEVATION
SCALE 1:100
SOUTH WEST ELEVATION
SCALE 1:100
NORTH EAST ELEVATION
SCALE 1:100
FLOOR & ROOF PLAN - CAFE
SCALE 1:100
VERANDAH
DINING
SERVERY
KITCHEN
STORE
FEMALE
PENINSULA FARM CAFE
2C JOHNSON ROAD, MAYLANDS WA 6051
PENINSULA FARM
CAFE FLOOR PLAN & ELEVATIONS
L03.0
The National Trust of Western Australia