

TOWN *of* CLAREMONT

EXPRESSIONS OF INTEREST

External grounds of the Claremont Community Centre

64 Bay View Terrace, Claremont



Our vision and mission

OUR VISION

The Town is a progressive, respectful, sustainable local government supporting a connected, flourishing community.

OUR MISSION

We exist to deliver quality services for Claremont today and to build the foundation for the future.

EXPRESSIONS OF INTEREST

External grounds of the Claremont Community Centre

Contents

Introduction	02
About the Town	02
About the Claremont Community Centre	03
The Opportunity	04
General Enquiries	05
EOI FORM	06
Attachment 1 External Grounds	07

Introduction

The Town of Claremont (*Town*) is seeking Expressions of Interest (*EOI*) from suitably qualified and experienced community groups, individuals or businesses to present ideas for the external grounds of the Claremont Community Centre (*Centre*).

This EOI process will assist the Town in identifying complementary uses and securing vendors to manage those offerings.

The Town will consider proposals from individual organisations or multiple proponents that wish to collaborate on a joint proposal. Also, from commercial and community proponents.

About the Town

The Town of Claremont is the local government authority for the beautiful, leafy, riverside suburbs of Claremont and Swanbourne. The Town is located on the land of the Whadjuk Noongar people and covers an area of almost 5km². This area is home to approximately 11,284 people, with an estimated growth to 14,600 residents over the next 20 years. Families make up the largest household type and they are supported by eight government and independent schools.

The Town includes a thriving town centre, comprising of a large shopping centre and surrounding streets of boutiques, restaurants, and cafes with the convenience of easy access to public transport. There are a total of 1618 businesses in the Town of Claremont. The Town is also home to the Lake Claremont Conservation Category Wetland, numerous parks and dog exercise areas, a par 3 golf course, the Claremont Aquatic Centre, the Claremont Museum and the Claremont Community Hub and Library.

The Town is a progressive, respectful, sustainable local government supporting a connected, flourishing community. We exist to deliver quality services for Claremont today and to build the foundation for the future.

The Town's Strategic Community Plan 2021 – 2023 contains the following strategic goals relevant to this Expression of Interest document:

1. Effectively manage and enhance the Town's community facilities in response to a growing community.
2. Facilitate opportunities for social participation, health, learning and inclusion through programmed activities and events.
3. Provide opportunities for local community groups that support their capacity and ongoing sustainability.

For more information, please visit claremont.wa.gov.au

About the Claremont Community Centre

The Centre includes a built facility and outdoor grounds located at 64 Bay View Terrace, Claremont. This is located on Class A Crown Reserve 883. The Reserve is designated for 'the purpose of recreation' with the Town granted the power to lease the premises, subject to the approval of the Minister for Lands.

Up until December 2022 the facility was leased to and managed by a community group for the purpose of lawn bowling.

In January 2023 the Town went to tender to secure a builder to undertake the redevelopment works including building modifications to open areas within the facility. Refurbishment work is currently underway and estimated to be completed early 2024.

The Town's vision for the upgraded facility is to provide space to allow additional and new services for the community for recreation, leisure, and well-being, as well as being a place for social connection.

The Town will manage the Centre when the works are completed and activate the venue with programmed leisure pursuits.

Surrounding the built facility to the north and northeast are three areas referred to as External Zones 1, 2 and 3. Please refer to Attachment 1 and also the image below.

It is these three areas that EOI are being sought. The area defined as 'car park' will remain a car park as an ancillary facility to support the functions of the Centre.



The Opportunity

The Town is seeking EOI for ideas relating to the operations of the external grounds. The ideas must relate to the purpose of the grounds being community leisure and recreation.

This is an informal EOI process only at this stage to provide the Town with potential options for use of the external zones as shown below.

To submit an EOI, please complete the attached EOI Form and provide the following details:

- Details of the entity including a company search.
- If a community group, please set out your committee members.
- Details of what is being proposed (it must fall within the concept of "recreation").
- The required or desired space. I.e., list your preference/s for External Zone 1, 2 and/or 3.
- Demonstrated experience in running the proposed business, activity, or venture.
- Concept for the venture and marketing strategies.
- Proposed capital contribution (if any).
- Set out the date proposed commencement date.
- Set out proposed opening hours and days.
- Proposed number of staff or volunteers (if applicable).
- Demonstrate how the use is complimentary to surrounding sites such as the Centre.
- Set out the likely impact to surrounding residents.
- The financial and operational sustainability of the use.
- The extent to which the proposal aligns with the Town's Strategic Community Plan.
- Desired length of lease.
- Rent per annum (excluding outgoings).
- Security proposed i.e., bank guarantee for three months' rent or personal guarantee.
- Any other relevant information. Assume the Principal has no previous knowledge of the Contractor, their activities, or experience.

Please note:

1. The contents and details of this EOI are accurate as of the date of issue of this EOI.
2. This process is not to be taken as a formal EOI process under the *Local Government Act 1995*.
3. Before the Town can enter into a lease or licence agreement it is required to follow the requirements of the *Local Government Act 1995 (Section 3.58)*.
4. Applicable leasing fees or lease terms have not yet been determined. This will occur in due course based on market value assessment subject to final approval by Council.
5. The Centre is located on Class A Crown Reserve 883. The Reserve is designated for 'the purpose of recreation' with the Town granted the power to lease the premises, subject to the approval of the Minister for Lands.
6. There will be staff and customer parking available on site (as shown as 'Car Park' on Attachment 1).
7. The Tenant would be required to obtain their own insurances.
8. The Town has advertised for EOI for the indoor space of the Centre building. The Town is seeking expressions of interest for suitable operators to lease the space and provide a café operation for the community. Should that area be of interest please include it in your EOI. There will be installation of external decking along the north veranda.

You should lodge your EOI by emailing it to toc@claremont.wa.gov.au by COB Wednesday 31 January 2024.

Please mark as follows:

Attention Chief Executive Officer
EOI Claremont Community Centre

General Enquiries

Applicants requiring further information should direct their enquires to Director Governance & People by contacting (08) 9285 4300 or emailing toc@claremont.wa.gov.au.

Site visits can be facilitated upon request and will only be held between the 8 – 25 January 2024.

EOI FORM

In addition to providing information requested, please complete and submit this form.

APPLICANT DETAILS	
Trading Name	
Legal Entity Name	
ACN	
ABN	
Address	
Contact Person	
Contact Person Title	
Contact Person Email	
Contact Person Telephone	

CONFLICTS OF INTEREST	
<p>Is the Contractor aware of any conflict of actual, potential or perceived conflict of interest which currently exists with The Principal, its officers or Elected Members, or which may arise in relation to the performance of the contract (if awarded)?</p> <p>Yes No</p>	<p>Details</p>

Signature of Authorised signatory: _____ Date _____

Name of Authorised signatory: _____

Position of Authorised signatory: _____



ATTACHMENT 1

TOWN *of* CLAREMONT

Claremont Community Centre
Community Use Rental Areas
For Discussion

ACKNOWLEDGEMENT OF PEOPLE AND COUNTRY

The Town of Claremont acknowledges the Traditional Custodians of the land and waterways of the Claremont and Swanbourne area. We respect the significance of their connection to the sacred sites, the Derbal Yerrigan and Galbamaanup wetland. We honour the ancestors of our community Elders who survived and cared for this Country.

