



NICE TO MEET YOU, WE'RE THE TEAM BEHIND NEWGREENS.

Newgreens Chatswood is the North Shore's newest luxury lifestyle development, offering unique resort-style living for over 55's. Featuring 106 luxury residences and a state-of-the-art four-level club house, Chatswood's new golf and recreation precinct offers premium living immersed in nature - underpinned by recreation, wellness, functions and premium hospitality.

Retail Strategy Group are seeking interest from highly-experienced hospitality and events teams to collaborate with Chatswood Golf Club on an exciting vision. This document outlines information regarding the project and expression of interest process.

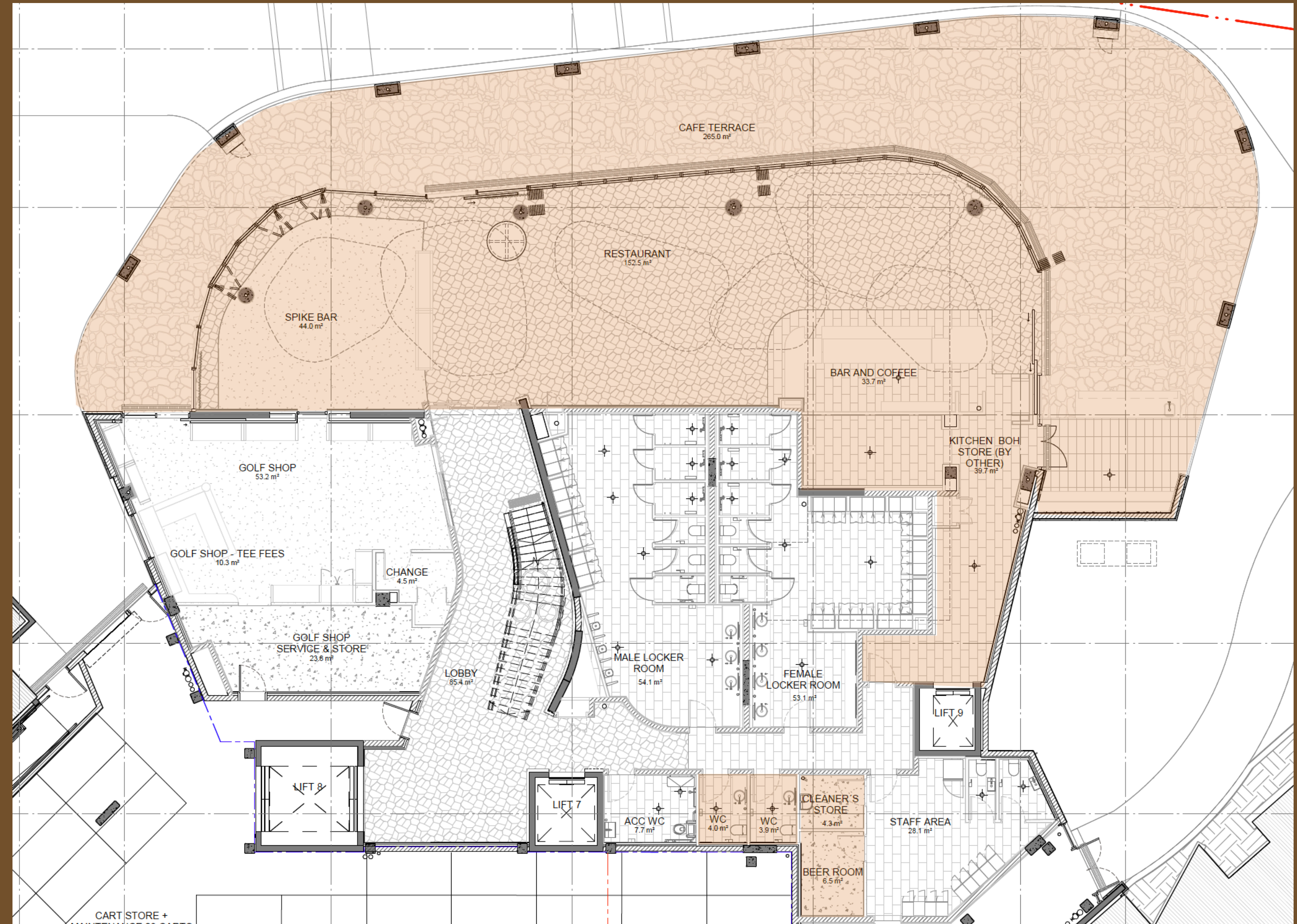


ALL DAY CAFE & BAR

Location	Ground floor
Use	All-Day Bar & Cafe
Internal Area	230.2 m ²
External Terrace	255 m ²
Kitchen & BOH	58.4 m ²
Total	570 m²

Individual Lease Outline Drawings provided separately in PDF and CAD.

GROUND FLOOR PLAN







WELLNESS FACILITIES

Location	First floor
Use	Gym, Pool & Wellness
Pool	213 m ²
Gym	182 m ²
Amenities	40 m ²
Consulting Rooms	50 m ²

Total 726 m²

Individual Lease Outline Drawings provided separately in PDF and CAD.

LEVEL 1 FLOOR PLAN







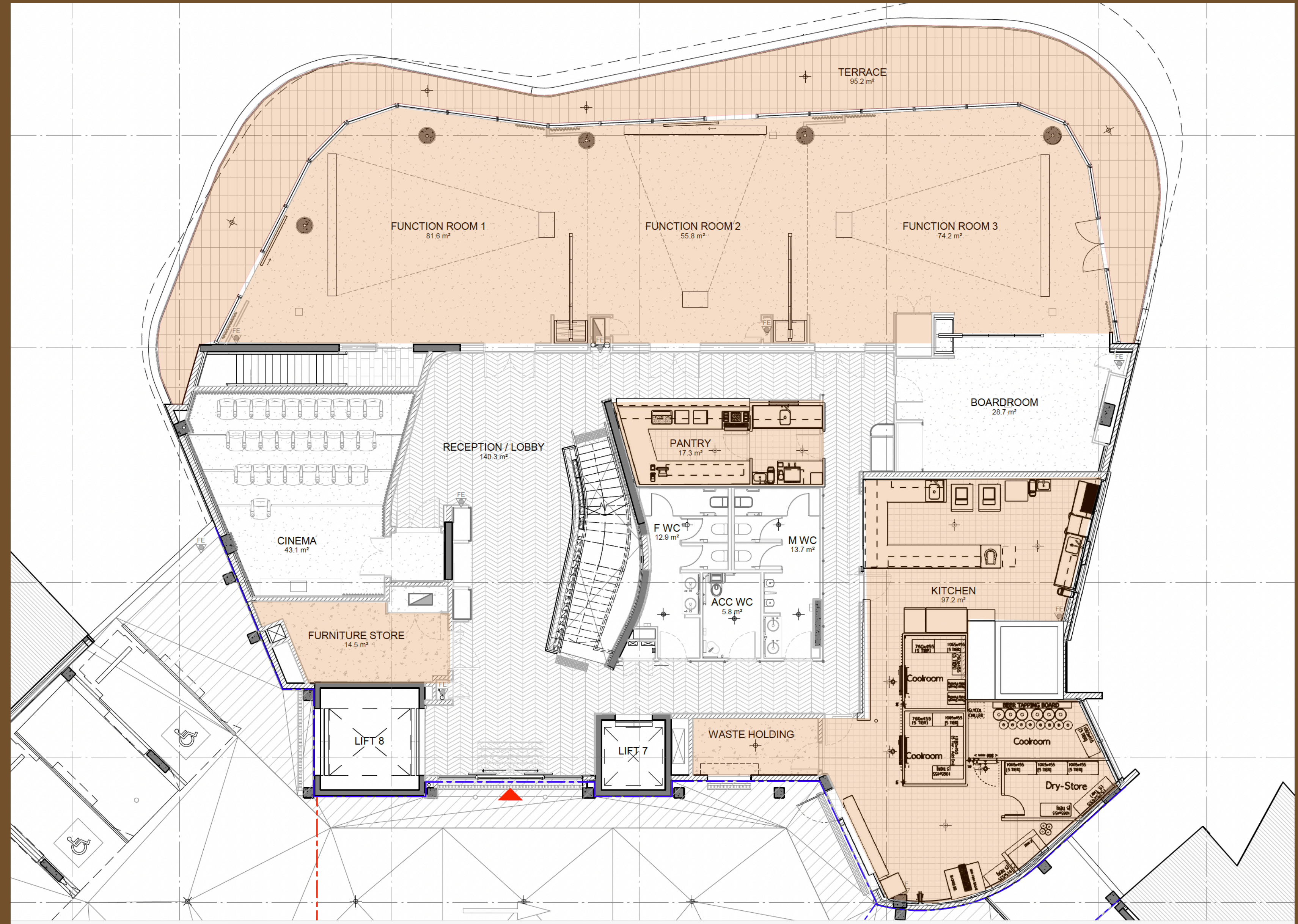
FUNCTIONS & EVENTS

Location	Second floor
Use	Functions & Events
Kitchen	97 m ²
Terrace	95 m ²
Storage & BOH	50 m ²
Function & Events	211 m ²

Total (approx) 449 m²

Individual Lease Outline Drawings provided separately in PDF and CAD.

LEVEL 2 FLOOR PLAN





RESTAURANT & BAR

Location	Third floor
Use	Restaurant & Bar
Internal Area	438 m ²
External Area	97 m ²
Kitchen	49 m ²
Total	584 m²

Individual Lease Outline Drawings provided separately in PDF and CAD.

LEVEL 3 FLOOR PLAN







SCHEDULE OF AREAS & SERVICES

Level	Use	Internal	External	Total Area	Power	Exhaust	Gas	Trade Waste & Sewer
Ground	Cafe & Bar	315 m2	255 m2	570 m2	100 amp 3-phase	Nil	Nil	Yes
Level One	Gym, Pool & Wellness	559 m2	167 m2	726 m2	-	-	-	-
Level Two	Events, Functions, & Kitchen	354 m2	95 m2	449 m2	100 amp 3-phase	500 l/s	Nil	Yes
Level Three	Restaurant & Bar	487 m2	97 m2	584 m2	160 amp 3-phase	5000 l/s	133mj/hr Broiler 140mj/hr Pizza Oven	Yes

GF Cafe Bistro, Level 2 Function Level, Level 3 Restaurant

- Warm shell fit-out including HVAC system, finished bathrooms, installed lighting, finished ceilings, walls and floorings, and window dressings.
- Joinery, shelving and s/steel fabrication has been designed to suit concept kitchen design and equipment (see Annexure A). These items can be included, subject to negotiation with the Operator.
- Operator required to provide all Restaurant FF&E (subject to those items identified in Annexure A), i.e. pots and pans, tables and chairs, food storage containers, cooking utensils and flatware, soft furnishings such as tablecloths, napkins and rugs, and miscellaneous items like artwork and decorative objects.

Level 1 Health and Wellness Spaces

- Warm shell fit-out including HVAC system, finished bathrooms, pool area, gym and consulting rooms, installed lighting, finished ceilings, walls and floorings, and window dressing.
- Joinery provided in the gym admin area, and consulting rooms (x4), as shown on the floor plans.
- Operator to provide all loose FF&E items for the gym, pool areas (with the exception of the accessible mobile platform pool lift), and consulting rooms, i.e. weights, exercise equipment, furniture for consulting rooms etc.

A full list of detailed services, provisions and equipment is provided separately.

EOI SUBMISSION BY

26th April 2024

EOI EVALUATION

29th April - 12th May 2024

EOI OFFERS SHORTLISTED

13th May 2024

HOW TO APPLY

Each proponent will need to put forward an EOI package outlining the following information:

CONCEPT

Details regarding your proposed concepts including style guides, food and drink menus, price points and detailed design drawings.

EXPERIENCE

Details of your experience including previous and current operations owned or operated by you and/or your group, with CV's of directors and key personal within the organisation.

FINANCIAL CAPACITY & LEGALS

1. Current financial capacity to meet lease and operation obligations
2. Confirmation that you and any Directors of the Company have not had a judgement entered or a conviction recorded against you, been bankrupt, been insolvent, assigned your estate for the benefit of creditors or entered into a scheme of arrangement with creditors, have not had any legal action taken against you, your spouse, proposed Guarantor, business partners or your business for default under any credit contract within the last 7 years.



ALL ENQUIRIES TO:

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Acceptance of Submissions

Chatswood Golf Club Limited (ABN: 54 000 990 616) are not bound to accept and may reject any or all submissions submitted. The receipt of a submission by the Principals does not oblige the Principals to proceed with any offer or transaction, including the issuing of any heads of agreement or lease documentation.

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We look forward to welcoming you to
Newgreens, Chatswood.



NEWGREENS
CHATSWOOD

RETAIL
STRATEGY
GROUP