

Bellbridge Container Cafe

Food and Beverage Services
Expression of Interest

2025



Introduction

Towong Shire Council (TSC) is thrilled to invite expressions of interest from parties interested in operating a temporary container café that will provide takeaway food and beverage services. This vibrant café will be strategically located near the Hume Boat Club on Lake Road, Bellbridge.

We are seeking Expressions of Interest (EOI) from experienced hospitality providers who have a proven track record of delivering high-quality service. Additionally, we welcome EOIs from emerging or start-up business operators who can clearly demonstrate their capacity to successfully run the business.

The successful Service Provider will be expected to offer quality food and beverage options that align with industry best practices and cater to the needs and desires of the Towong Shire community, as well as the influx of visitors to the Lake Hume foreshore during the warmer months.

This EOI marks the first stage of a two-stage tender process. The initial stage will result in a shortlist of operators who will be invited to provide further information as part of their tender.

For any further enquiries, please contact:

Kerissa Heritage
Economic Development Tourism Officer
kerissa.heritage@towong.vic.gov.au
0428 568 156

We look forward to receiving your expressions of interest and exploring this exciting opportunity together!



At a glance...

Scope:

Operation of a pop-up Container Cafe serving food and beverages.

Location:

Outside the Hume Boat Club gates, Lake Road Bellbridge, Vic.

Services Start Date:

Saturday 13 September 2025 (earlier at the agreement of TSC).

Services End Date:

To be negotiated. An initial 6 month term is proposed, with the option to extend for an additional 12 months.

EOI Method: Via email to Kerissa Heritage;

kerissa.heritage@towong.vic.gov.au.

EOI Close: Friday 06 June 2025.





Background

A Container Cafe is Coming to Bellbridge!

Overlooking the serene Lake Hume, with the picturesque Bethanga Bridge and rolling hills as a backdrop, the Bellbridge Container Café is set to become a beloved destination for both residents and visitors.

Conveniently located at the entrance to the Hume Boat Club off Lake Road, this café will be the perfect place for residents to grab a coffee on their commute to Albury Wodonga, or to relax with friends and family on the weekend. Imagine sipping your favourite drink under the umbrellas, taking in the stunning views!

Members of the Hume Boat Club and the thousands of visitors who flock to the foreshore each summer, will find the café to be a delightful haven; the ideal spot to refuel with a refreshing drink or a tasty summertime snack.

The container café will be leased to an appropriately skilled and experienced operator.

The Opportunity

The lettable area includes the Container Café, which measures approximately 6m x 2.5m, totalling 20 square metres. The container will be fully equipped with kitchen equipment. See floorplan and an indication of equipment, fixtures, and fittings in Appendix 2.

Public toilets are available on-site for staff and visitor use during operating hours.

Applicants are encouraged to propose food and beverage services that align with the project objectives.

Furthermore, applicants are required to indicate their proposed periods of operation.

Council's Objectives

In leasing the space, Towong Shire Council aims to fulfill the following objectives:

- Facilitate high-quality offerings: Provide food and beverage services that attract visitors to Bellbridge and the broader region.
- Enhance liveability: Offer hospitality services that improve the quality of life for Bellbridge and Towong Shire residents.
- Activate the site: Increase the use of the site, particularly during the off season.
- Secure reliable providers: Engage financially reliable and experienced service providers to operate the container café.
- Promote sustainability: Ensure ecologically sustainable land uses and prioritise the safety and wellbeing of the community.

To assist Council in achieving its objectives, the Service Provider must:

- Provide a quality range of takeaway food and beverage options to the public.
- Offer various service styles and price points to meet the different needs of customers.
- Ensure a full complement of trained staff is available to deliver café services from the facility during proposed opening times.

These requirements will help ensure the successful operation of the Container Café and contribute to the overall goals of Towong Shire Council.



About the Region

The Container Café will be centrally located in the Lake Hume region, making it a prime spot for both locals and tourists. Bellbridge is one of only two townships in Towong Shire situated directly on the lake's banks, adding to its unique charm.

Lake Hume is a magnet for a multitude of visitors each year, drawn to one of Victoria's most magnificent inland waterways.

The nearby Bethanga Bridge offers easy access to the Albury-Wodonga regional centres, just a 20-minute drive away. Albury-Wodonga has seen significant population growth; now home to over 100,000 residents and welcoming 1.9 million visitors annually. Together, these towns form one of Australia's largest regional centers, offering a wealth of services, retail, and hospitality options.

Bellbridge

The project site is nestled within the attractive residential settlement of Bellbridge (population of 393) on the Berringa Peninsula. Thanks to the town's steep topography, residents and visitors enjoy stunning views of Lake Hume, and water access is more consistent year-round.

Right next door to the project site, the Hume Boat Club is a bustling hub of activity during the warmer months. With over 200 active members, the club is a hotspot for waterskiing, fishing, and boat racing.

Despite having 400 residents, Bellbridge currently has no commercial premises – nowhere for locals or visitors to grab a drink or light snack.

The Bellbridge Container Café is set to become a beloved spot for everyone, providing a delightful place to relax and enjoy the beautiful surroundings.



Expression of Interest: Lease of Container Café, Bellbridge

This Expression of Interest (EOI) represents the initial phase of a two-stage tender process. The EOI stage will result in the creation of a shortlist of operators who will be invited to advance to the next stage of the tender. This subsequent stage will include an interview with Council staff to gain a deeper understanding of the applicants' intentions, suitability, and expectations concerning the lease details.



Submission Details:

- **Title:**
Lease of Container Café, Bellbridge
- **Submission Method:**
Electronically via email to Kerissa Heritage, Economic Development Tourism Officer, at kerissa.heritage@towong.vic.gov.au
- **Deadline:**
Submissions close at 5pm on Friday, 6 June 2025. Late submissions or those received by hardcopy or facsimile will not be considered.

Required Documentation:

- A completed, signed, and dated Expression of Interest form (see Appendix 1)
- An indication of the respondent's proposed menu and pricing structure
- The resume of all respondents
- Public Liability Certificate of Currency (minimum \$20 million)
- WorkCover Insurance for all employees
- Two business referees with contact name, phone number, and email
- Any other supporting documentation the respondent feels is relevant to the EOI.

Important Notes:

- All information provided and submitted in this EOI is non-binding, with lease terms subject to negotiation.
- Council reserves the right not to accept any Expressions of Interest, or part thereof.