

# THE POINT.



COMMUNITY HUB GUIDE

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## COMMUNITY HUB

The Point Community Hub has been constructed by Moremac Property Group as a condition of the Development Approval for The Point.

Upon completion of the project the Community Hub will be handed over to the City of Greater Geelong for care and ownership as a Community Asset.

In the meantime it is to be used as the Project Sales Office and is also available for Community use in a similar manner to other Community facilities owned by the Council but under the Management of Moremac Property Group.

The Community Hub is situated in a very prominent location with a northerly aspect over The Point waterway.

Point Boulevard is at its western boundary and The Point hike and bike path passes the front door.

The building has been designed to complement The Point's Contemporary Australian Coastal theme and embraces sustainable building principles including:

- Rainwater capture and recycling
- Cross ventilation in design
- Double glazing
- Solar power
- Passive solar design and shading
- Landscaping designed and located to reduce heat load
- Sustainably sourced timber
- Paint with low volatile organic compounds

## EXPRESSIONS OF INTEREST

Expressions of Interest are being sought for Community Use of the facility which comprises:

- Flexible community / multi purpose spaces
- Meeting rooms
- Activity room
- Courtyard
- Kitchen / Café
- Office

### OUR PARTNERSHIPS



ARTIST IMPRESSION





(CLOCKWISE FROM FAR LEFT)  
 Point Lonsdale Surf  
 Life Saving Club  
 The Point's Fourth Annual  
 Community Planting Day  
 2019 Ripview Swim Classic

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## COMMUNITY HUB EXPRESSIONS OF INTEREST

**Expressions of Interest are invited from the Community for use of the spaces in The Point Community Hub.**

Expressions are open to all parties and availability for the facility is being widely promoted to provide the opportunity for all interested parties to express their interest.

Expressions of Interest are required to be submitted and selections will be made in accordance with similar processes to those adopted by the Council.

This document contains details to assist interested parties to submit a proposal for consideration by the evaluation panel.

## ABOUT THE FACILITY

The Point Community Hub is located at 88-90 Point Boulevard, Point Lonsdale. The construction of the Community Hub has recently been completed with setup details now being fined tuned. The Point Sales Office has recently been relocated within the Community Hub.

The Community Hub will be managed by The Point until the marketing of the project is completed, at which time the City of Greater Geelong will take over management.

The Community Hub will be a multi-use facility providing flexible meeting / activity spaces that can accommodate a range of community groups and activities.

For the short term the Kitchen will be leased to a local operator to establish a Café to provide the opportunity to 'stay a while' and enjoy the spectacular setting and to support the operation of the Community Hub and Land Sales Office. If successful the adjacent site will be developed for this purpose.

The Centre is approximately 364m<sup>2</sup> in size and comprises:

**Flexible community / multi-purpose spaces**

**Meeting rooms also with flexible use potential**

**Kitchen / Café**

**Activity Room**

**Outside Courtyard overlooking the waterway**

**Office**



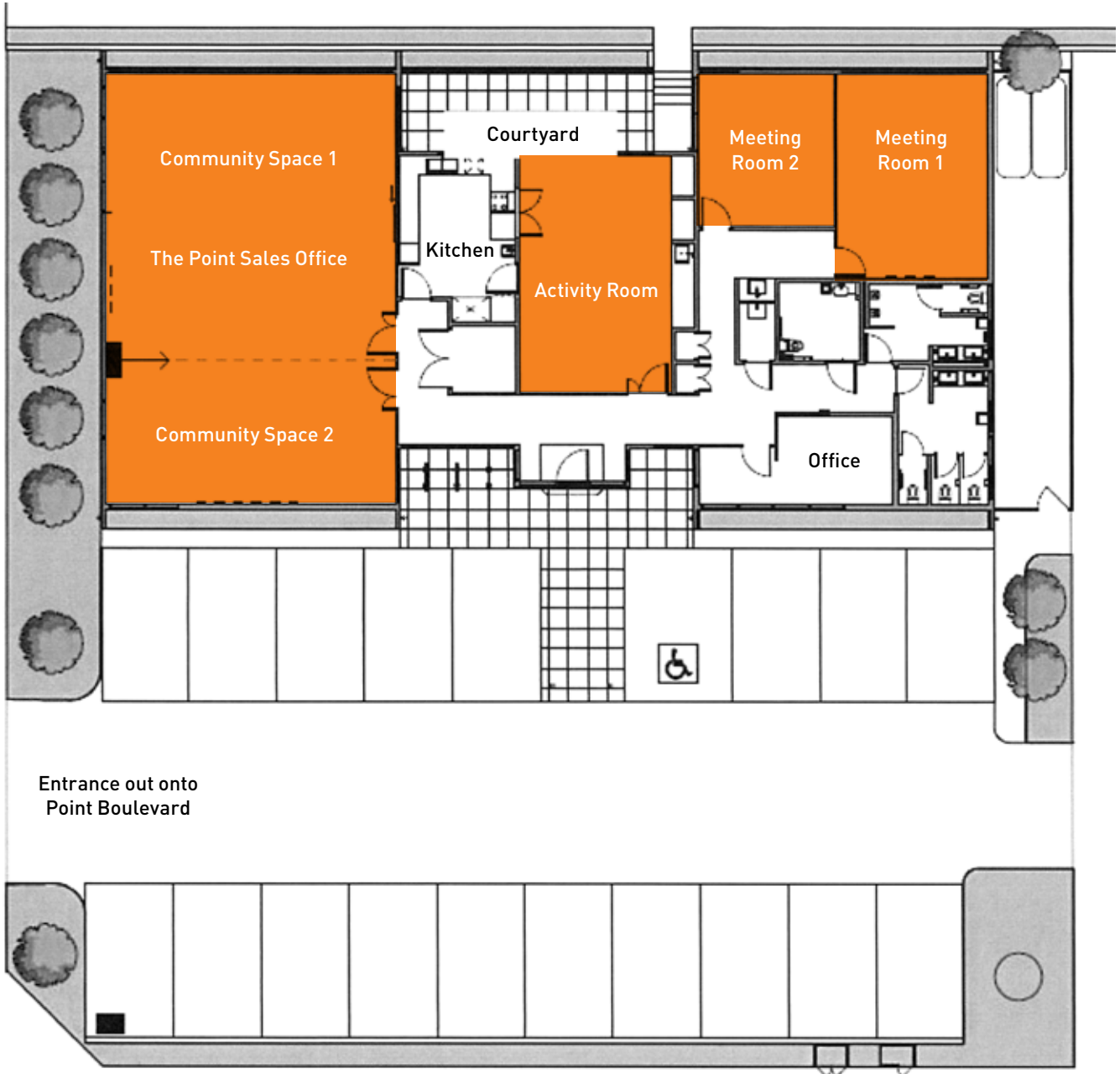
# THE POINT COMMUNITY SPACES

The following spaces will be available for expression of interest:

<p><b>Community Room 1</b></p> <p>(Availability subject to Sales Requirements and Café).</p> <p>85m<sup>2</sup> large community space with clear views across water. Acoustic partition wall, can potentially add 42m<sup>2</sup> to this room.</p>	<p><b>Other features include:</b></p> <ul style="list-style-type: none"> <li>• AV Equipment - 65 inch TV and supporting connections – BYO laptop or media player and PA system if required</li> <li>• Hearing Loop</li> <li>• Mobile lectern</li> <li>• Up to 80 stackable chairs and 8 folding tables each seating 8</li> <li>• Direct service from Kitchen</li> <li>• Direct access to outside Courtyard.</li> </ul> <p><b>Capacity: 80</b></p>
<p><b>Community Room 2</b></p> <p>(Availability subject to Sales Requirements and Café).</p> <p>42m<sup>2</sup> mid size community space acoustically separated to community space 1 above.</p>	<p><b>Other features include:</b></p> <ul style="list-style-type: none"> <li>• Data Projector and supporting AV connections – BYO Laptop or media player and PA system if required</li> <li>• Hearing Loop</li> <li>• Mobile lectern</li> <li>• 30 stackable chairs and 4 folding tables each seating 8.</li> </ul> <p><b>Capacity: 30</b></p>
<p><b>Meeting Room 1</b></p> <p>31m<sup>2</sup> medium community meeting space with water views.</p>	<p><b>Other features include:</b></p> <ul style="list-style-type: none"> <li>• AV Equipment – 65 inch TV and supporting AV connections – BYO laptop or media player</li> <li>• Unfurnished space for flexible use</li> <li>• Access to tables and chairs to suit.</li> </ul> <p><b>Capacity: 20</b></p>
<p><b>Meeting Room 2</b></p> <p>21m<sup>2</sup> small community meeting space with water views.</p>	<p><b>Other features include:</b></p> <ul style="list-style-type: none"> <li>• Fixed table and 14 chairs.</li> </ul> <p><b>Capacity: 14</b></p>
<p><b>Activity Room</b></p> <p>(Café location, availability subject to Sales Requirements and Café).</p> <p>37m<sup>2</sup> community space with water views.</p>	<p><b>Other features include:</b></p> <ul style="list-style-type: none"> <li>• Direct courtyard access</li> <li>• Direct kitchen access.</li> <li>• Unfurnished space for flexible use</li> <li>• Access to tables and chairs to suit .</li> </ul> <p><b>Capacity: 22</b></p>

# THE POINT COMMUNITY HUB FLOORPLAN

Waterways



## SCHEDULE OF FEES & CHARGES 2019-20

Community Room 1	Commercial / Private	Commercial / Not-for-profit
	\$35.50 p/h	\$17.75 p/h
Community Room 2	Commercial / Private	Commercial / Not-for-profit
	\$25.50 p/h	\$12.75 p/h
Meeting Room 1	Commercial / Private	Commercial / Not-for-profit
	\$22.50 p/h	\$11.25 p/h
Meeting Room 2	Commercial / Private	Commercial / Not-for-profit
	\$19.50 p/h	\$9.75 p/h
Activity Room	Commercial / Private	Commercial / Not-for-profit
	\$22.50 p/h	\$11.75 p/h

## PROJECT TIMELINE

11 October - 8 November 2019	Calling for expressions of interest.
9 November - 30 November 2019	The Point to review and approve EOI submission
Early December 2019	All user groups will be notified of the outcome of the EOI

The EOI Process is structured to be fair to all submitters, with the objective of maximum benefit to the Community. Upon completion of the EOI process, remaining available spaces will be made available for other organisations and community groups to apply for on a regular or casual basis.

### HOW DO I APPLY?

If you or your organisation is interested in this opportunity, please complete the Application Form available [thepointpointlonsdale.com.au](http://thepointpointlonsdale.com.au)

Please return the completed Application Form by 5.00pm 1 November 2019 by emailing it to [info@moremac.com.au](mailto:info@moremac.com.au)

For further information please contact [info@moremac.com.au](mailto:info@moremac.com.au)

# EXPRESSIONS OF INTEREST APPLICATION FORM

Please fill out the Expressions of Interest application form and return to Moremac either via email or post:

EMAIL: info@moremac.com.au

POST: The Point Community Hub EOI Submission  
Moremac Property Group, Suite 1, 90-94 Tram Road, Doncaster VIC 3108

## ABOUT YOU / YOUR ORGANISATION

### TYPE

**Commercial**

(Tenancy by an organisation which is operating for the profit or gain of its individual members, both directly and indirectly).

**Not-for-profit**

(An organisation which provides services to the Community, consisting of primarily paid staff and returns all profits into the operation of the organisation to carry out its purposes).

**Community**

(A not for profit organisation that exists exclusively for charitable purposes or as an amateur sporting group, arts, craft or other special interest group established for the benefit of the community. Primarily voluntary staff and/or committee).

**Private**

(A group or individual with no incorporated or registered status).

**Other (Please describe): .....**

### YOUR DETAILS

Organisation name:

Your name:

ABN/Incorporated number (if applicable):

Position:

Phone:

Mobile:

Email:

Street address:

Suburb:

Postcode:



## ABOUT YOUR ACTIVITIES

Please tell us a little about your activity:


Please tell us a little about how your activities benefit the community:


Number of attendees per session:

Total number of current members:

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What age groups does your club / organisation offer? (Please circle)

0-10 years

11-18 years

19-25 years

26-39 years

40-60 years

Over 60

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Does your program specifically target (Please circle)

Men

Women

Gender diverse people

--	--	--

Does your program specifically target any of the following community members?

Newly arrived

People living with a disability

Aboriginal or Torres Straight Islanders

Culturally and linguistically diverse

LGBTQIA+


Does your program promote or include:

Sport and fitness

Arts and culture

Employment

Tourism

Mental health and wellbeing

Science Technology Engineering Mathematics (STEM)

Employment pathways

Health

Disability inclusion

Sustainability

Community safety

Social connections


## ABOUT YOUR ACTIVITIES

Is your organisation currently using City of Greater Geelong Facilities?

Yes

No

If yes, please specify:

Please mark preferred days / times if known:

	MON	TUES	WED	THURS	FRI	SAT	SUN
Morning	..... to .....	..... to .....	..... to .....	..... to .....	..... to .....	..... to .....	..... to .....
Afternoon	..... to .....	..... to .....	..... to .....	..... to .....	..... to .....	..... to .....	..... to .....
Evening	..... to .....	..... to .....	..... to .....	..... to .....	..... to .....	..... to .....	..... to .....

Do your activities run year round?

Yes

No

If no, please specify:

## ROOM PREFERENCE

Community Space 1

Community Space 2

Activity Room

Meeting Room 1

Meeting Room 2

## REQUIREMENTS

Kitchen

Tables and chairs

Toilets

Audio visual equipment

Other .....

Other .....

## ACKNOWLEDGMENTS

As an authorised delegate of the organisation listed in this application, I acknowledge that:

- Where the applicant is a company or incorporated association, I am authorised to complete the application form on the applicant's behalf.
- This Expression of Interest does not guarantee an allocation of space within The Point Community Hub.
- I have read, understood and agree to the information regarding this Expression of Interest process.
- Our organisation holds Public Liability Insurance of a minimum \$20M.

Signature:

Full name:

Date:

A couple is walking away from the camera on a sandy beach. The sun is low on the horizon, creating a bright, golden glow and long shadows. The couple is silhouetted against the light. The man is on the left, wearing a light-colored t-shirt and dark pants. The woman is on the right, wearing a red t-shirt and dark pants. They are walking towards the ocean, where waves are breaking. The sky is filled with soft, golden light.

**YOUR PIECE**  
**OF PARADISE**  
**IN POINT LONSDALE**

**THE POINT.**

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Call 0427 257 712 or visit  
[THEPOINTPOINTLONSDALE.COM.AU](http://THEPOINTPOINTLONSDALE.COM.AU)

ACCREDITED BY



THE POINT HAS ACHIEVED UDIA'S NATIONALLY  
RECOGNISED SUSTAINABILITY CERTIFICATION.

DEVELOPED BY



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