



# **EXPRESSIONS OF INTEREST 2023**

## **WALSH BAY ARTS PRECINCT**

### **RETAIL TENANCIES**



**Create NSW [acknowledges](#) the  
Aboriginal peoples and traditional  
owners of the land we now call New  
South Wales, and we celebrate the  
history and contemporary creativity  
of the world's oldest living culture**

## PART 1 EXPRESSIONS OF INTEREST

- **Create NSW is calling** for expressions of interest (EOI) from eligible companies to apply for **four available retail tenancies** located at the shore sheds adjacent to Pier 2/3 and Wharf 4/5 Walsh Bay Arts Precinct.
- The NSW Government is seeking to attract tenants that will contribute to Walsh Bay's existing vibrant and creative arts precinct.
- The retail tenancies currently do not have long-term occupants and minimal to no existing fit-out.
- After submitting your EOI application, a commercial leasing agent, IB Property Pty Ltd, who has been appointed to assist Create NSW with the EOI and tenancy placement, will contact you.

### TIMEFRAME

PROCESS	TIMING
1. EOI submission period	4 September – 17 October 2023 (6 weeks)
2. Contact from IB Property Pty Ltd to discuss your interest further	3 October – 30 November 2023
3. Nomination of successful tenants	Approx January/February 2024
4. Occupation	By negotiation

### ABOUT CREATE NSW

Create NSW is the NSW Government's arts and cultural driver, which brings together arts, screen and culture functions in an integrated entity that includes cultural infrastructure. Create NSW is responsible for furthering Government's vision for NSW to be known for its bold and exciting arts and culture that engages the community, supports innovation, facilitates economic development, and reflects the State's rich diversity.

Create NSW is committed to growing, empowering, and strengthening the arts, screen and culture sectors in NSW, to embed arts in the everyday and deliver new, innovative and exciting arts and cultural services, infrastructure and experiences for the people of NSW.



Create NSW invests in the success and future of arts, screen and culture in NSW through infrastructure, funding programs, partnerships and advocacy. Create NSW also manages a property portfolio that provides infrastructure support to arts and cultural organisations and allows them to be co-located with other appropriate organisations. Further information is available on the Create NSW website [www.create.nsw.gov.au](http://www.create.nsw.gov.au)

## ABOUT THE WALSH BAY ARTS PRECINCT

Walsh Bay Arts Precinct comprises Pier 2/3, Wharf 4/5 and connecting Shore Sheds immediately to the west of Sydney Harbour Bridge. The precinct has a rich history, as a historical meeting place of the Gadigal people and strong links to Sydney's colonial and industrial past. Built in the early 1900s, the wharves are buildings of historical significance, their stories interwoven with the neighboring heritage precinct in The Rocks.

After being made redundant for commercial shipping purposes, Wharf 4/5 was restored in the early 1980s. The 60-year old ironbark timber wharf warehouse built to load cargo onto ships was converted into premises suitable for creating, producing, performing and enjoying theatre, without sacrificing its historical integrity or context. Sydney Theatre Company moved in in 1984 and presented its first production in January 1985.

In 1985, The Wharf won the Royal Australian Institute of Architects' Sir John Sulman Medal for a work of excellence in public and commercial architecture.

The precinct closed for major renovations in October 2018.

In the intervening years it had also become home to Australian Chamber Orchestra, Bangarra Dance Theatre, Gondwana Choirs, Bell Shakespeare Company, Sydney Dance Company, Sydney Philharmonia Choirs, The Song Company and Australian Theatre for Young People.

The redevelopment, completed in 2021, now provides the precinct's resident performing arts companies – with modern, purpose-built performance and rehearsal spaces, and audiences with improved amenities and an enriched visitor experience. In addition to the arts tenancies, retail and event spaces have been designated to attract and serve audiences in the precinct.

## KEY FEATURES OF THE WALSH BAY ARTS PRECINCT

- **Location:** Walsh Bay Arts Precinct is poised to become Sydney's cultural dining precinct and a refreshed approach to retail will cluster a leading cast of benchmark operators capable of turning the precinct into an everyday destination. Primely situated on Sydney's waterfront with views to the Harbour Bridge and North Sydney.
- **Arts Tenants:** The precinct is home to nine of Australia's most prestigious arts organisations. The newly renovated piers offer state of the art theatre experiences to patrons and provide an additional drawcard for visitors to the area.
- **Unique Character:** The heritage listed wharves offer a distinctive character unmatched elsewhere in Sydney. The tenancies offer a combination of beautifully restored buildings rich in heritage character with modern sophistication and amenity.

## RETAIL VISION FOR THE WALSH BAY ARTS PRECINCT

Walsh Bay Arts Precinct is now home for nine of Australia's most acclaimed cultural organisations, and it deserves equally credible retail.

Layering high-quality hospitality around the cultural facilities will fulfil its ambition to become a true arts and cultural hub – one where community and social life are an integral part of the experience.

The vision for retail at Walsh Bay Arts Precinct is to carefully curate tier-one performers in food and beverage. Collectively they will provide a wide variety of experiences from a casual coffee to a formal large-scale event, from a pre-performance bite to a post-performance drink, and from an early breakfast to a late dinner – all delivered at a quality that does justice to Sydney's waterfront.

## HOW TO APPLY

All applications for the Walsh Bay Arts Precinct Retail Tenancies

EOI must be submitted via the online application form at

<https://artsnsw.smartygrants.com.au/2324WalshBayArtsPrecinctEOI> by

**17 October 2023 at 5pm AEDT.**

Interested businesses are strongly advised to read these EOI Guidelines in detail before completing your EOI application.

In applying for this EOI you accept that:

- The issue of this EOI does not commit or otherwise oblige Create NSW or the Department of Enterprise Investment and Trade to proceed with any part of the steps of this EOI process, including for the avoidance of doubt the entry into a sublease with any applicant.
- Neither Create NSW nor the Department will be liable for the applicant's costs of submitting the EOI or any other liability of the applicant arising out of the EOI not proceeding or the applicant being unsuccessful.
- While the information contained in this EOI has been formulated with all due care, neither Create NSW nor the Department warrant or represent that the information is free from errors or omissions. The information is made available on the understanding that the Department and its respective employees and agents, shall have no liability (including liability by reason of negligence) for any loss, damage, cost or expense incurred or arising by reason of any person

using or relying on the information and whether caused by reason of any error, omission or misrepresentation in the information or otherwise.

- Furthermore, neither Create NSW nor the Department take any responsibility for the accuracy, currency, reliability and correctness of any information included in this EOI.
- The decision to grant a sublease to an applicant is at the sole discretion of the Department, acting through Create NSW. No legally binding agreement will be created between the Crown in right of the State of New South Wales (acting through the Department of Enterprise Investment and Trade (Create NSW)) and an applicant unless and until a sublease is signed by the parties.

#### FURTHER INFORMATION

##### **IB Property Pty Ltd**

Steffan Ippolito 0403 347 111  
[steffan@ibproperty.com.au](mailto:steffan@ibproperty.com.au)

Dimitrios Franze 0406 558 855  
[Dimitrios@ibproperty.com.au](mailto:Dimitrios@ibproperty.com.au)

## PART 2 INFORMATION ABOUT THE TENANCIES

All four tenancies are located at Walsh Bay and are known as Retail 2, 3, 4 and 5

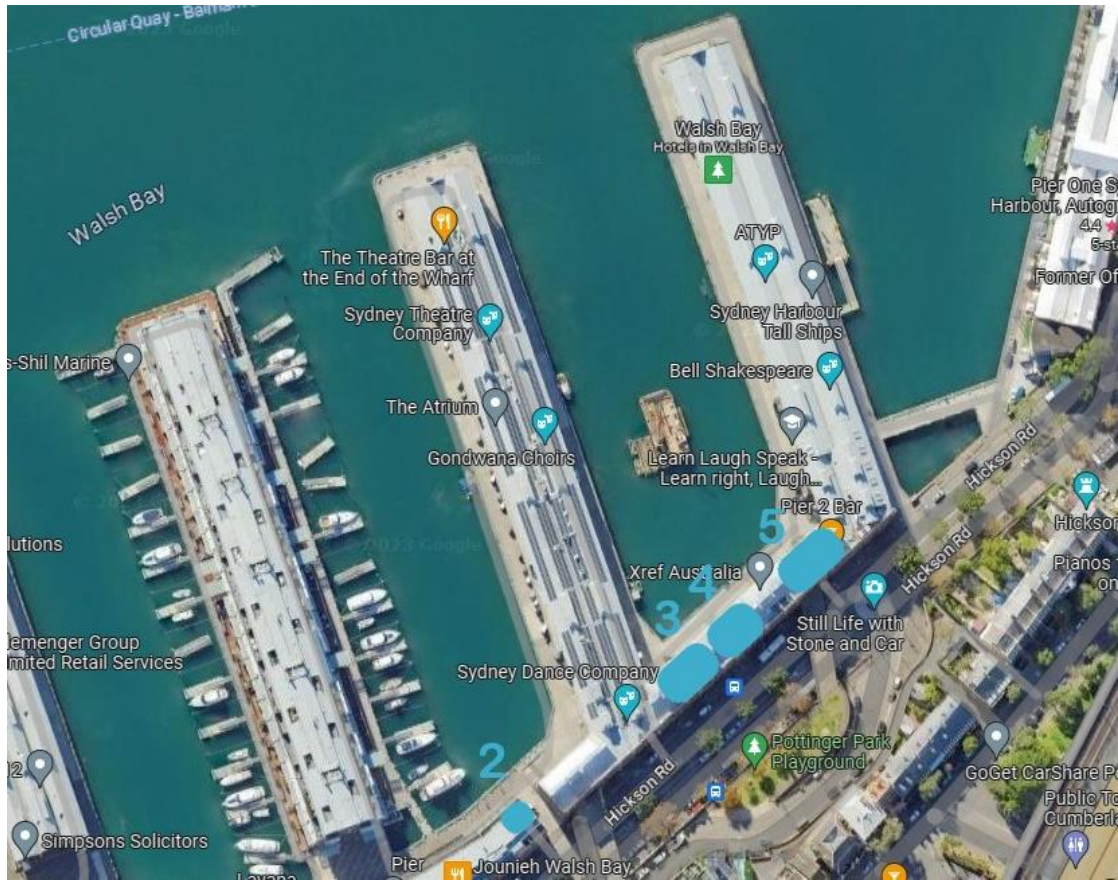


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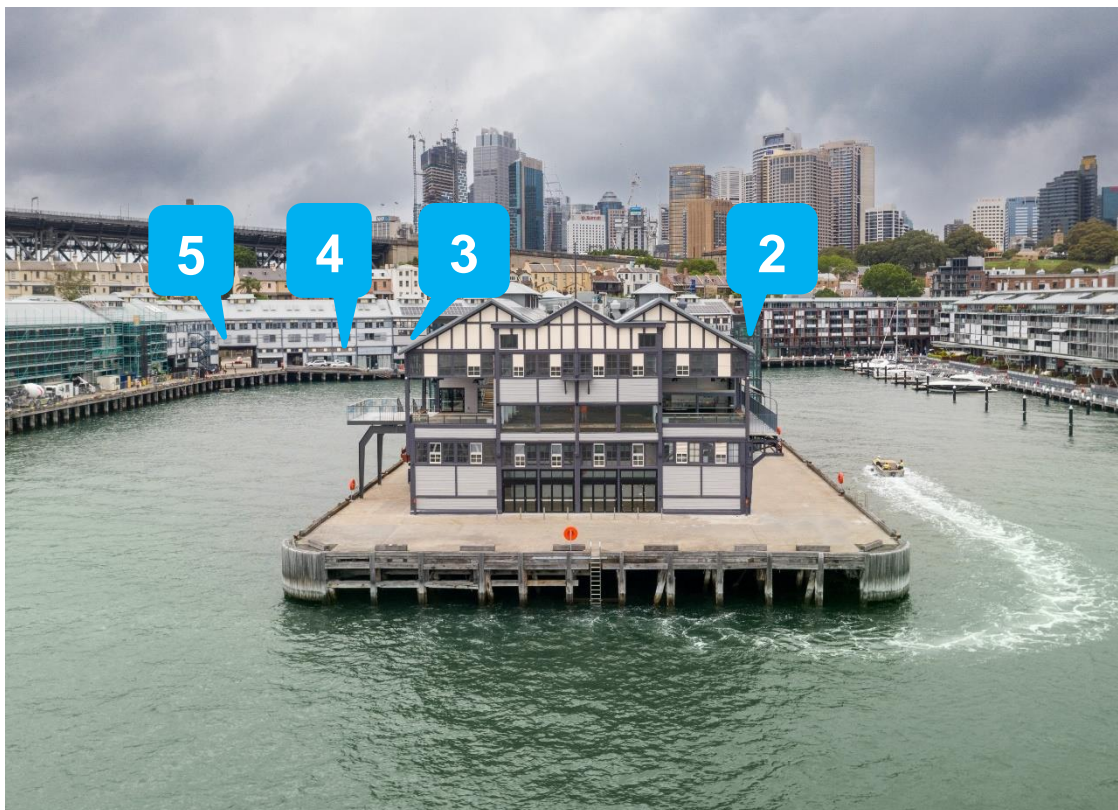


Image Arthur Vay



## COMMERCIAL 2

Area

42m<sup>2</sup>

- Located at the Wharf 4/5 Shore Sheds - adjacent to vehicular driveway at Wharf 5
- Ground floor tenancy
- Fronts onto wharf
- Outdoor seating potential

## COMMERCIAL 3

Area

228.5m<sup>2</sup>

- Located in the Shore Sheds between Wharf 4/5 and Pier 2/3
- Ground floor
- Mezzanine potential
- Multi entrance points – wharfside, vehicular driveway at Wharf 4 and Hickson Road
- Outdoor seating potential

## COMMERCIAL 4

Area

175m<sup>2</sup>

- Located in the Shore Sheds between Wharf 4/5 and Pier 2/3
- Ground floor
- Mezzanine potential
- Fronts onto wharf
- Outdoor seating potential

## COMMERCIAL 5

Area

413.3m<sup>2</sup>

- Located in the Shore Sheds between Wharf 4/5 and Pier 2/3
- Ground floor
- Mezzanine potential
- Potential to split tenancy into separate areas
- Previously occupied by Simmer on the Bay
- Dual frontage – entrances wharfside and Hickson Road
- Outdoor seating potential



