

Community Tender – Request for Proposal

FACILITY FACT SHEET

Community Facility

28 Tel-el-Kebir Street | Mitchelton Community Kitchen | Sid Loder Park | Mitchelton



Brisbane City Council is seeking tender proposals from eligible not-for-profit community organisations for a lease of the Mitchelton Community Kitchen located at Sid Loder Park, 28 Tel-el-Kebir Street, Mitchelton.

Facility summary

The Mitchelton Community Kitchen is a single-storey community facility located within Sid Loder Park. The building has a strong history of local community service delivery, particularly food preparation and community support activities.

Council is seeking applications from eligible not-for-profit community organisations that can demonstrate the capacity to manage, maintain and activate the facility to deliver clear community benefit. Suitable uses may include (but are not limited to):

- community support and service delivery programs
- food relief and allied community services
- health and wellbeing programs
- social connection and inclusion initiatives



The facility generally includes:

- multi-purpose internal spaces suitable for service delivery
- commercial-style kitchen and food preparation areas
- office and administration areas
- storage areas
- amenities

Proposed hours of operation will be subject to the approved use and management plan and must be compatible with park use and the surrounding residential amenity.

The Premises is located as part of a building, neighbouring the Mitchelton Senior Citizens Club. The successful applicant will need to work collaboratively with the Mitchelton Senior Citizens in relation to shared maintenance and utilities.

The land on which the facility is located is zoned Open Space (District) under Brisbane City Plan 2014. Applications must demonstrate that the proposed use is consistent with the zone intent.

Where a development application or other statutory approval is required, the successful applicant will be responsible for obtaining all necessary approvals and meeting all associated costs.

Inspection

Interested organisations can register with Council via Lease.Management@brisbane.qld.gov.au to attend an inspection of the Premises on Friday, 10 April 2026.

Tenure

Lease term up to four years.

A copy of Council's standard lease agreement can be supplied upon request.

Fees and charges

The lease fee for the facility will be set in accordance with Brisbane City Council's Schedule of Fees and Charges applicable at the commencement of the lease.

The cost of preparing and registering a lease is payable by the applicant and is outlined in Council's [schedule of fees and charges](#). The tenant will be responsible for facility maintenance, building and public liability insurances, payment of telephone, electricity, water and rates and any other costs for the community facility during the term of the lease.

The cost of preparing and registering a tenure arrangement is payable by the applicant and is outlined in Council's [schedule of fees and charges](#). Costs may include lease preparation, stamp duty, survey costs and titles office registration.

How do I apply?

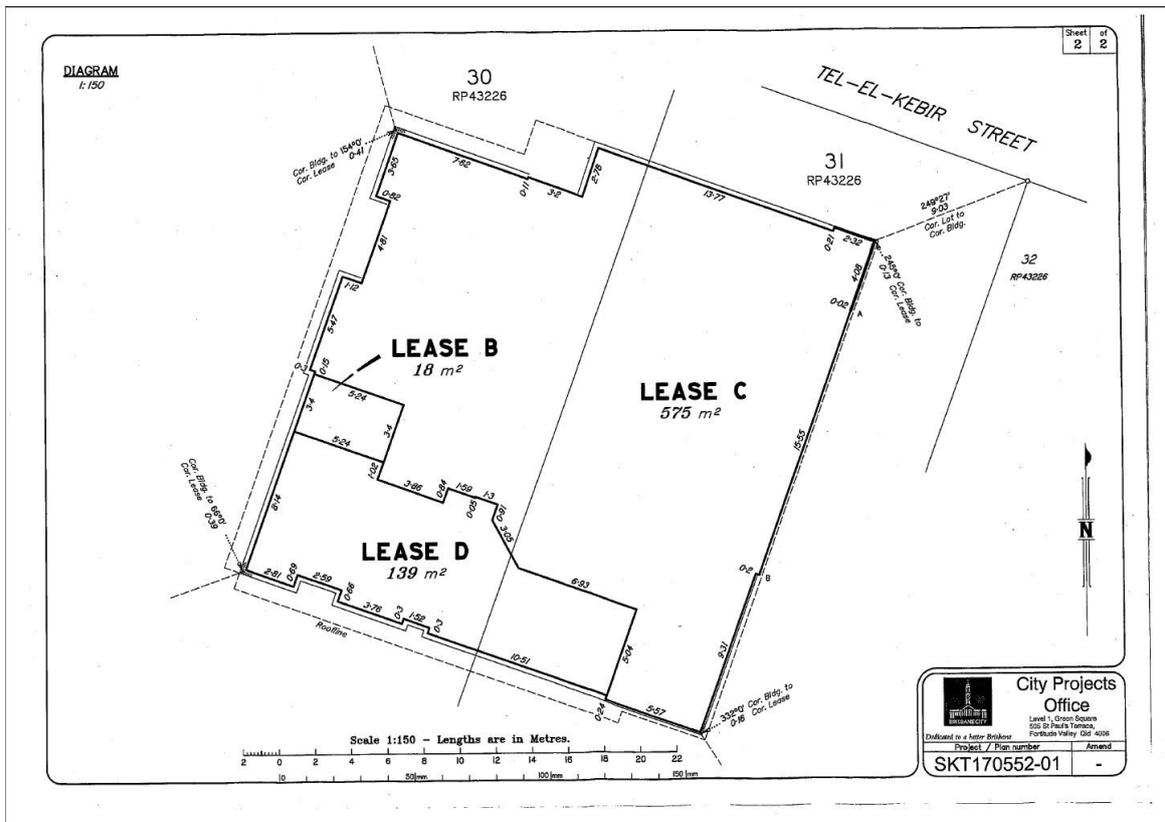
If your organisation is interested in this opportunity you can visit www.brisbane.qld.gov.au and search for 'Community Facility Tender' to submit your tender proposal. The proposal will need to demonstrate ability to meet the eligibility criteria and key selection criteria through a written response which is to be submitted prior to midnight Thursday, 30 April 2026.

For more information visit www.brisbane.qld.gov.au or call Council on (07) 3403 8888.

Related information

Lease Plan

The below image is the current lease plan of the building. "Lease D" is the area which relates to the Mitchelton Community Kitchen.



Aerial image of lease boundary

The indicative lease area is identified by the blue outline and shaded area in the below image.



Asset Management Maintenance Framework

Council has an Asset Management Maintenance Framework in place for this Premises. A full copy of this plan can be provided to interested organisations and will form part of any future lease

Asset Management Maintenance Framework

Mitchelton and District Senior Citizens' Club Inc. and Mitchelton Community Kitchen Tenant - 28 Tel- El-Kebir Street Mitchelton			
Building Elements	Maintenance Responsibility		Comments
	Mitchelton Senior Citizens Centre (Leases B & C on SKT170552-01 and licence E on SKT170552-02)	Meals on Wheels North West Inc. (Lease D on SKT170552-01 and licence E on SKT170552-02)	
Internal General			
Internal wall/ceiling finishes/painting	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Veranda/Verandah doors	Mitchelton and District Senior Citizens' Club Inc	N/A	
Floor coverings	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Lighting/tubes, lamps, globes, power points/switches, light fittings	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Fit out/joinery/petition walls/doors, fixtures, keys, locks, access cards	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Kitchen exhausts/taps/washers/fixtures/gas cookers	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
External Fabric (Structure)			
External Fabric - painting - building only	Brisbane City Council	Brisbane City Council	
External Fabric - repairs (roof, gutters, walls, soffit boards, verandah security grill)	Brisbane City Council	Brisbane City Council	
Gutters cleaning	Brisbane City Council	Brisbane City Council	
Fencing	Brisbane City Council	Brisbane City Council	
Roof anchor points	Brisbane City Council	Brisbane City Council	
Windows/Doors/Screens/Roller shutter (maintenance and repair)	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Window Screens/Doors Screens/Roller shutter (Capital Replacement)	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Windows/Doors (Capital Replacement only)	Brisbane City Council	Brisbane City Council	
Lighting (capital replacement)	Brisbane City Council	Brisbane City Council	
Lighting (maintenance/bulb replacement)	Mitchelton and District Senior Citizens' Club Inc & Mitchelton Community Kitchen Tenant	Mitchelton and District Senior Citizens' Club Inc & Mitchelton Community Kitchen Tenant	50/50 split unless otherwise agreed by parties
Pathways/Roads/Ramps	Brisbane City Council	Brisbane City Council	
Shade structures (all maintenance and capital replacement)	Mitchelton and District Senior Citizens' Club Inc	N/A	Shade structure constructed by Mitchelton and District Senior Citizens' Club Inc for its sole benefit
Plate Glass	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Signage (fixed)	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	Each Tenant responsible for own signage

Asset Management Maintenance Framework

Mitchelton and District Senior Citizens' Club Inc. and Mitchelton Community Kitchen Tenant - 28 Tel- El-Kebir Street Mitchelton			
Building Elements	Maintenance Responsibility		Comments
Storage Sheds	N/A	Mitchelton Community Kitchen Tenant	Storage Sheds in Licence E Constructed by Mitchelton Meals on Wheels for its sole benefit
Rainwater tank	Mitchelton and District Senior Citizens' Club Inc	N/A	Rainwater tank in Licence E constructed by Mitchelton and District Senior Citizens' Club Inc for its sole benefit
Mechanical Services			
A/C Systems - Annual servicing - Building	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
A/C Systems - repairs/capital replacement	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Exhaust/Ventilation Systems	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Heating Water Systems	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Cold room	N/A	Mitchelton Community Kitchen Tenant	
Freezer room	N/A	Mitchelton Community Kitchen Tenant	
Hydraulic Services			
Back Flow Prevention valves (if applicable)	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Stop Valves, taps, aerators, pipe work	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Water pumps	N/A	Mitchelton Community Kitchen Tenant	
Bathroom basins, toilet suites, urinals, safety showers - repairs and maintenance	Mitchelton and District Senior Citizens' Club Inc & Mitchelton Community Kitchen Tenant	Mitchelton and District Senior Citizens' Club Inc & Mitchelton Community Kitchen Tenant	79/21 cost split between Mitchelton and District Senior Citizens' Club Inc/Mitchelton Meals on Wheels unless otherwise agreed by parties
Bathroom basins, toilet suites, urinals, safety showers - capital replacement	Mitchelton and District Senior Citizens' Club Inc	None in lease area	79/21 cost split between Mitchelton and District Senior Citizens' Club Inc/Mitchelton Meals on Wheels unless otherwise agreed by parties
Sewerage/Drainage pipe work	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Major pipework external to building	Brisbane City Council	Brisbane City Council	
Domestic Hot Water Reticulation (if any)	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Grease Trap	N/A	Mitchelton Community Kitchen Tenant	Tenant to provide service certificates

Asset Management Maintenance Framework

Mitchelton and District Senior Citizens' Club Inc. and Mitchelton Community Kitchen Tenant - 28 Tel-El-Kebir Street Mitchelton

Building Elements	Maintenance Responsibility		Comments
Chilled/Boiling Water units	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Fire Management			
Fire evacuation - plans/diagrams	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Fire evacuation - training	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Fire hose Reel - Building	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Fire Hydrant pumps (if any) - building	Brisbane City Council	Brisbane City Council	
Fire Alarm panel/control (if any) - building	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Manual call points (if any) - building	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Smoke detectors in the building - Hardwired (if applicable)	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Smoke detectors in the building - Battery operated	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	Battery operated smoke detectors are not compliant and must be replaced with compliant smoke detectors
Exit and emergency lighting	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Portable Fire extinguishers	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Functional testing	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	Tenants to provide service certificates
Replacement/refilling of consumables i.e. if fire blanket is used	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Electrical Services - Servicing and mandatory testing (6 and 12 monthly)			
Light fittings - internal	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	Each organisation is responsible for their own area.
Light fittings - outdoor	Mitchelton and District Senior Citizens' Club Inc & Mitchelton Community Kitchen Tenant	Mitchelton and District Senior Citizens' Club Inc & Mitchelton Community Kitchen Tenant	50/50 split unless otherwise agreed by parties
Main switch board and distribution boards/RCD	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Generator	N/A	Mitchelton Community Kitchen Tenant	
AC power plugs and sockets	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Equipment			
Kitchen White Goods (oven, exhaust fan, boiler unit, microwave, toasters)	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Electrical Appliance test and tagging	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Phones/intercom	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Office Equipment/scanners/computers/printers	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Clean and service kitchen extraction canopies	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	

Asset Management Maintenance Framework

Mitchelton and District Senior Citizens' Club Inc. and Mitchelton Community Kitchen Tenant - 28 Tel-El-Kebir Street Mitchelton

Building Elements	Maintenance Responsibility		Comments
Repairs/maintenance of plumbing/electrical infrastructure between the identified appliances	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Audio equipment	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Antennas/satellite equipment - if applicable	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Communication Services	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Fibre and Cabling	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Security Services			
Motion sensors (if applicable)	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Duress Buttons/Fixed & Radio Duress (if applicable)	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Access Control Points (if applicable)	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Security system head end and control equipment (if applicable)	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
CCTV (if applicable)	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Other			
Waste Management	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Insurance - Building	Brisbane City Council	Brisbane City Council	
Insurance - Contents/Plate Glass/Public Liability and other	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Pest Control - Building pest and vermin	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Pest Control - Building Termite Treatment	Brisbane City Council	Brisbane City Council	
Major pipework	Brisbane City Council	Brisbane City Council	
Gas Boilers (if applicable)	Mitchelton and District Senior Citizens' Club Inc	Mitchelton Community Kitchen Tenant	
Landscaping - Garden beds	Mitchelton and District Senior Citizens' Club Inc	N/A	
Tree management	Not applicable	Not applicable	No trees existing