

Coonamble Shire Council is calling for Expressions of Interest (EOI) for the lease of Riverside Caravan Park.

1.1 Introduction

Coonamble is located on the western plains of New South Wales 570 kilometres northwest of Sydney and 165 kilometres north of Dubbo. The Coonamble Riverside Caravan Park (the Park) is situated at 138 Castlereagh Highway on the banks of the Castlereagh River, approximately one (1) kilometre from the town centre.

The park is currently in a period of development. A new amenities block was built two years ago. Earlier this year a new manager's residence / office and two new cabins were built. Upgrades to road surfaces, existing cabins, grounds and signage are scheduled, along with installation of a new camp kitchen, accessible cabin and lock up garages.

1.2 Lease information

The Tenant will have access to a new (never occupied) three-bedroom residence with Park office. The start date and term of the lease will be negotiated with the Tenant.

The Tenant is required to have capacity to provide and maintain their own plant and equipment for maintenance of the grounds and facilities, and staff the Park appropriately.

The Tenant has full responsibility for the operation of the Park, and similarly receives all income from operations. Optimum operation of the Park will deliver significant benefit to the community and will offer the Tenant the opportunity to be the owner and operator of a business with great potential for growth, development and financial return.

1.3 Council's vision and objectives

The development of a Masterplan for the future development and strategic planning of the Coonamble Local Government Area (LGA) has identified tourism as a key focus area for Council and the community.

Council is committed to leveraging all opportunities to increase the potential of the local tourism sector. Council's intent is for the Riverside Caravan Park to be as valuable as possible to the developing tourism sector.

It is Council's vision that the Tenant provides high quality management of the Park with a focus on continuous improvement. The outcome of such high-quality management will ultimately result in consistent customer satisfaction, increased occupancy and profitability.

Council's objective is to offer the lease to a Tenant who will ensure:

- High level presentation and maintenance of the Park and its facilities including all buildings, gardens, grounds and equipment.
- Efficient practices in staffing, financial management, safety, security, equipment and infrastructure maintenance, environment, customer service and marketing.
- Adherence to all relevant WHS, holiday park and general legislation.
- Promotion and recognition of the Park as an accommodation option of choice and a key local tourism operator.

1.4 EOI Process

Additional information and a copy of the lease agreement can be made available to interested parties by contacting Council.

Expressions of interest must be emailed to council@coonambleshire.nsw.gov.au by 5pm on Friday 25 September 2020.

The lease of the Park will be offered to the person(s) whose expression of interest best demonstrates their ability to achieve Council's vision and objectives. A shortlist of EOIs may be invited for a site visit and interview with Council before the lease is offered.