

Property Information Package

Community Lease - 4 Akela Place, Dubbo

Council is inviting proposals to support the enhancement of community and cultural amenities in Dubbo. We are seeking a suitable community or cultural organisation to lease the currently vacant property.

This is an exciting opportunity for a community or cultural group to establish a presence or expand its activities, in the Dubbo area for a period of up to three (3) years.

This property offers a rare and exciting opportunity in the tranquil heart of South Dubbo, perfect for those seeking peace and potential.



About the Premises

4 Akela Place offers a welcoming atmosphere, it's an ideal venue for gatherings, celebrations, and community events. The community hall is located approximately three kilometres south of Dubbo's Central Business District and 1.2 kilometres south of Cobra Street, Mitchell Highway.

Site Area: 1,837 square metres

Lease Terms: Preferred 3 years

Zoning: R1 – General Residential

Proposed rent: \$5000 per annum (including GST), all offers will be considered.

Outgoings: Council rates and water charges, maintenance costs, building insurance, electricity, telecommunications.

Key Features include:

- Flexible open-plan community hall with split system air conditioning, onsite parking, storage rooms, kitchen, and restroom facilities
- Secure onsite parking
- Perimeter fencing for added security
- Gates at the street frontage

How to Apply

Applications must be submitted online via the Dubbo Regional Council Website.

Please visit www.dubbo.nsw.gov.au/property and click on the link provided to submit an application.

Create or Log In to your DRC&ME Account

New Users: You will need to create an account before submitting your application.

Existing Users: Simply log in with your existing account credentials.

Submitting an Application for an Organisation or Business: If you are applying on behalf of an organisation, business, or company, ensure you register under the appropriate account type before proceeding.



Assessment Process

Applications open: 9am on 16 December 2024

Applications close: 9am on 24 February 2025

Evaluation period: 30 days

Evaluation criteria:

- Price
- Proposed Use
- Financial Viability
- Strategic Cultural Benefit to Community



A panel will assess the applications received. Please note that applicants may be required to attend an in person meeting to discuss their application submission in more detail.

Applicants will be notified of the outcome and the recommendation of the panel will go before Council for determination, which is likely to occur in April 2025.



Notification of Outcome

Following the closing of the submission period, all applicants will be contacted to advise the outcome of your application in writing.

If all applications are considered unsuccessful, this lease will reopen for further submissions following determination by Dubbo Regional Council.



Inspection and Contact Details

Inspections can be booked by contacting Dubbo Regional Council's Property and Land Development Team.

For further enquiries related to this information package, please reach out to Dubbo Regional Council's Property and Land Development Team

Email: property@dubbo.nsw.gov.au

Phone: 02 6801 4000