

Property Information Package

Community/Commercial Lease - 74 Wingewarra Street, Dubbo



potential for transformation. This versatile, well-located property combines professional amenities with an unbeatable location, offering both convenience and opportunity.

Site Area: 9,706 m²

Market Rent: \$35,000 per annum plus GST

Lease Terms: 2 years lease, no further option.

Outgoings: Includes Council rates and water charges, ground maintenance, electricity, minor building maintenance, cleaning, security & insurance.

Zoning: RE2 – Private Recreation

About the Premises

Dubbo Regional Council is excited to offer this exceptional building for lease in the heart of Dubbo's vibrant CBD. Ideally positioned with on-site parking, this property provides the perfect space for businesses or community groups in a highly sought-after location.

Enjoy easy access to the best the city has to offer, neighbour to the Western Plains Cultural Centre - home to the region's gallery, museum, and Community Art Centre. Local cafes, schools, and Dubbo Railway Station are all just a stone's throw away, while the nearby facilities Dubbo's Aquatic Leisure Centre, Tennis Courts, and Victoria Park Ovals offer excellent recreational opportunities.

74 Wingewarra Street features spacious meeting rooms, multiple bathrooms, and a restaurant area which opens up even more possibilities. The outdoor BBQ area is perfect for staff or client gatherings, while the large, grassed area offers ample space for outdoor activities or future development. Additional storage space, a shed, and three old bowling greens provide further

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 24 February 2025

Applications close: 9am on 24 March 2025

Evaluation period: 30 days

Evaluation criteria:

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

Applicants for a Community Lease **must** outline the proposed benefits to the local community and provide supporting documentation that clearly demonstrates how the intended use of the leased property aligns with the *Dubbo Regional Council's Community Strategic Plan*.

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 meeting date when the recommendation report on the outcome of the applications will be presented, along with the expected date for the Council's 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