

## Property Information Package

### Commercial Lease – 93L Railway Lane, Wongarbron 2831



#### About the Property

##### **Exciting Opportunity to Lease Property in the Dubbo Region.**

Dubbo Regional Council (Council) is calling for Expressions of Interest (EOI) from organisations and/or individuals (Applicants) that will contribute to Dubbo area's amenities, accommodation options, vibrancy, and employment opportunities—creating a dynamic, thriving hub for both residents and visitors.

Located 16 kilometres southeast of Dubbo's Central Business District, this Property enjoys excellent access to the Mitchell Highway and is only 4 kilometres north-west of Wongarbron Village, offering excellent convenience and accessibility.

**Site Area:** 28.15 Hectares (approximately).

**Legal Description:** Lot 1 Deposited Plan 1082255.

**Lease Term:** 3 years minimum.

**Proposed rent:** \$18,200.00 per annum (GST exclusive) but all offers will be considered.

**Outgoings:** The Lessee is responsible for electricity and all Council rates and other charges.

**Site:** Fully fenced.

**Zoning:** RU1 Primary Production.

##### **Site Condition and Representations.**

The Property is offered for lease on an 'as is, where is' basis. Applicants acknowledge that the Property is a former quarry site and may be in poor condition and state of repair. Council makes no representations or warranties regarding the Property's condition, suitability for use, or compliance with any environmental or regulatory requirements. Applicants accept full responsibility for conducting their own due diligence and agree that Council has no liability for any existing or future condition of the Property.

#### How to Apply

**Applications must be submitted online via the Dubbo Regional Council website.**

Please visit [www.dubbo.nsw.gov.au/property](http://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, 8 April 2025

**Applications close:** 2pm, 10 June 2025

**Evaluation period:** 28 days (approximately).

**Evaluation criteria:**

- Price
- Proposed Use
- Financial Viability
- Strategic commercial and/or cultural benefit to the Dubbo Region and community.

An Evaluation 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.

The recommendation of the Evaluation Panel will go before Council for determination, which is likely to occur in July 2025.

## Notification of Outcome

Following Council's determination, all Applicants will be advised in writing of the outcome of their applications.

If all applications are considered unsuccessful, this lease may 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](mailto:property@dubbo.nsw.gov.au)

Phone: 02 6801 4000