

Expression of Interest

Barcaldine Regional Council

Barcaldine Recreation Park Kiosk Lease

Contract No.: EOI25004

1 Expression of Interest (EOI) Summary

Barcaldine Regional Council invites Expressions of Interest (EOIs) from suitably experienced and motivated individuals, businesses or community organisations interested in leasing the Kiosk and Kitchen facility at the Barcaldine Recreation Park Clubhouse. This is a unique opportunity to activate a modern, high-profile recreational venue and contribute to the amenity, vibrancy, and user experience of a key community facility in the heart of Western Queensland.

2 About the Barcaldine Recreation Park

The Barcaldine Recreation Park is a purpose-built, multi-use facility that supports both local use and tourism activity. Featuring a ski lake, clubhouse, and outdoor recreation spaces, the precinct caters to residents, community events, and tourists.

3 What Council Is Looking For

Barcaldine Regional Council is seeking motivated, community-minded operators who can:

- Commit to **regular, reliable operating hours** aligned with park usage and events
- Offer a **friendly, welcoming experience** to both locals and visitors
- **Activate the space** and increase use of the Recreation Park
- Bring flexibility, creativity, and initiative to food and beverage offerings

Council is **not seeking to maximise rental return** from this lease. The primary value lies in seeing the space **utilised**, contributing to a well-serviced and vibrant community venue. The kiosk and kitchen are viewed as **enablers of social connection**, community activity, and enhanced visitor experience — not simply as a commercial tenancy.

The kitchen is suitable for a diverse range of food preparation, offering scope for simple café service, healthy meals for rec park users, grab-and-go snacks, or some event catering.

4 Lease Opportunity Overview

The lease and operation of the Clubhouse Kiosk and Kitchen may include:

- Sale of meals, snacks, beverages, coffee or ice creams
- Casual or seasonal operation in line with demand
- Catering support for onsite events or group bookings
- Optional sale of local products or merchandise

Council encourages proposals that are innovative, realistic, and responsive to both local and visitor needs.

5 Facilities Included

The leased area includes:

- Commercial-grade kitchen facilities
- Kiosk counter and service area
- Indoor bar seating

With the lease comes access to public areas including:

- Open, outdoor covered deck area
- Public toilets

The facilities are well-maintained and part of a broader investment in high-quality public infrastructure.

6 Lease Terms

Initial Term: 3 years

Option to Extend: Up to 3 years

7 Evaluation Criteria

Submissions will be assessed on:

- Motivation and alignment with Council's vision for the Park
- Relevant experience or capability in food, hospitality or community service
- Proposed offering and it's fit for the community and visitors
- Approach to reliability, cleanliness and service quality
- Capacity to support activation and usage of the Park
- Innovation, practicality, and financial sustainability of the concept-

Submissions will not be solely based on financial outcomes as mentioned in Section **3 What Council is Looking For**.

8 Submission Requirements

Please include the following in your EOI response:

1. **Applicant Information** – name, contact, experience/background
2. **Business or Service Concept** – what you propose to offer
3. **Hours of Operation** – regular hours, seasonal options
4. **Financial Proposal** – what is the amount of the lease being proposed. Proposals with elements outside a standard lease fee will be considered.

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5. **Local Fit** – how your proposal benefits the community and the Barcaldine Rec Park

6. **References** – at least one relevant referee

Submissions do **not** need to be overly formal or lengthy. Council welcomes practical, down-to-earth proposals.

9 Lodgement Details

EOI Closing Date: 9 May 2025

Time: 3pm

Method: Email submissions to council@barc.qld.gov.au

10 Contact for Enquiries

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