



NSW National Parks and Wildlife Service

Lease FAQs

**Minnamurra Rainforest Centre
Budderoo National Park**



Photo: Minnamurra Rainforest Centre
Credit: Guy Wilkinson Photography

Minnamurra Rainforest Centre

What is the Minnamurra Rainforest Centre?

Minnamurra Rainforest Centre is located at the gateway to the network of stunning elevated walkways through rare remnant rainforest that once reached throughout the Illawarra.

In 2020 the Centre was part of the multi-million dollar project to reinvigorate visitor facilities within the Minnamurra Rainforest Precinct. The renewal of the Centre included:

- a new commercial kitchen area
- a new deck and viewing platform, creating vantage points for magnificent views of the rainforest
- new internal toilets and newly refurbished external toilets on the ground floor
- increased and improved storage options
- establishment of a flexible, open plan layout that can be used for events and functions
- new audio-visual equipment
- increased accessibility in line with disability access standards

The project also included upgrades of the Rainforest Loop and The Falls walking tracks and viewing platforms.

What areas are available to lease?

NPWS is seeking proposals from interested parties for the lease and operation of the Centre as a café, function and event space. Some areas may be shared with the NPWS operated visitor information and retail shop. You can find floor plans showing available areas attached to this document.

Has the Centre been leased previously?

NPWS undertook an open market process for the lease and operation of the Centre in 2020, however, this process did not result in a lease.

What other food and beverage services are available within the precinct?

Food and beverage services were previously provided to visitors from the NPWS operated Lyrebird Café, which was located in a building adjacent to the Centre. The Lyrebird Café is now permanently closed, and the building has been repurposed for NPWS staff use.

Cold drinks, confectionary and snacks are available from the NPWS operated visitor information and retail shop located within the Centre. While the intention is for this operation to be maintained, NPWS may reduce the footprint of this operation in consideration of a lease proposal.

In what circumstances will Budderoo National Park be closed?

Budderoo National Park may be closed due to dangers from weather, including fire.

When there is an extreme fire danger rating, NPWS actions may include warning visitors and users of fire risks, closing tracks and closing the park or parts of the park. If there is a catastrophic fire danger rating, NPWS actions are likely to include closing the park or parts of the park within the fire area.

Lease terms

What are the lease terms?

To receive a copy of NPWS' standard lease, please email: commercial.enquiries@environment.nsw.gov.au

NPWS will negotiate key terms for a lease of the Centre with the proposed lessee.

How much is the rent?

NPWS has not predetermined the rent for the Centre and is open to offers that reflect current market value. Preference is for any financial offer to be comprised of a base rent and a percentage of turnover.

What fit-out is required at the Centre?

The lessee will be required to fit-out the Centre to a commercial standard and supply all operating equipment and furniture. Fit-out will need to be undertaken in consultation with NPWS.

Does the commercial kitchen space have a grease trap?

Yes, the commercial kitchen has been fitted with a new grease trap. The lessee will be required to obtain approval from Sydney Water to discharge trade waste and engage a Wastesafe transporter to clean (pump out) the grease trap at the required frequency. Regular waste pipe cleaning and maintenance, and all associated costs will be the responsibility of the lessee.

What are the permitted hours of operation?

NPWS will consider proposals for hours and days of operation that are structured to maximise the provision of services to visitors and the local community, particularly during peak periods (such as weekends and public holidays). While the Minnamurra Rainforest Precinct opening hours are 9:00am to 5:00pm, proposals for a broader range of operating hours will be considered.

Can events take place at the Centre?

Yes, events are permitted at the Centre. Interested parties should include the proposed nature of events as part of its lease proposal. Events must consider impacts to the natural environment and broader community.

The lessee will be responsible for the management of bookings for events and functions.

What parking options are available near the Centre?

The car park adjacent to the Centre can accommodate up to 84 cars and four buses. Dedicated parking for the lessee and the lessee's staff may be negotiated.

Can a liquor licence be acquired?

The lessee will need to obtain NPWS' consent to the provision or sale of alcoholic drinks within the Centre. If consent is provided, the lessee will be responsible for ensuring that all requirements of the *Liquor Act 2007* are complied with, and will be responsible for all costs associated with the granting and operation of a liquor licence.

What rubbish removal services are available?

Rubbish removal services for the precinct are provided by the local council. The lessee will be responsible for costs associated with this service.

Is the Centre connected to town water, power and sewer?

The building is connected to town power, however, it is not connected to town water or sewer. A reticulated water supply system and effluent pump out services are utilised. The lessee will be responsible for a portion of costs associated with these services.

What insurances are required?

At a minimum, the lessee must effect and keep current:

- a public liability insurance policy of at least \$20 million
- insurance of the premises against loss, damage or destruction from any insurable risk reasonably required by the lessor
- an industrial special risk policy in respect of the lessee's equipment for its full insurable value against all usual risks.

Further detail is available within the draft lease.

What financial security will be required under the lease?

At a minimum, a bank guarantee in an amount equivalent to six months' rent will be required as security under the lease.

What outgoings will the lessee be responsible for?

The lessee will be responsible for most outgoings related to the operation of the Centre. The outgoings will be based on consumption or proportioned based on the lease area. Outgoings for the site include:

- Electricity (portion of costs)
- Water supply and testing (portion of costs)
- Effluent pump out (portion of costs)
- Council rates (portion of costs)
- Pest inspection and control measures (portion of costs)
- Cleaning and disposal of liquid trade waste
- Internet and phone
- Insurance
- Non-structural building maintenance and repair

Further information

How do I find out further information or provide a proposal?

For further information or to receive an application form, please contact:

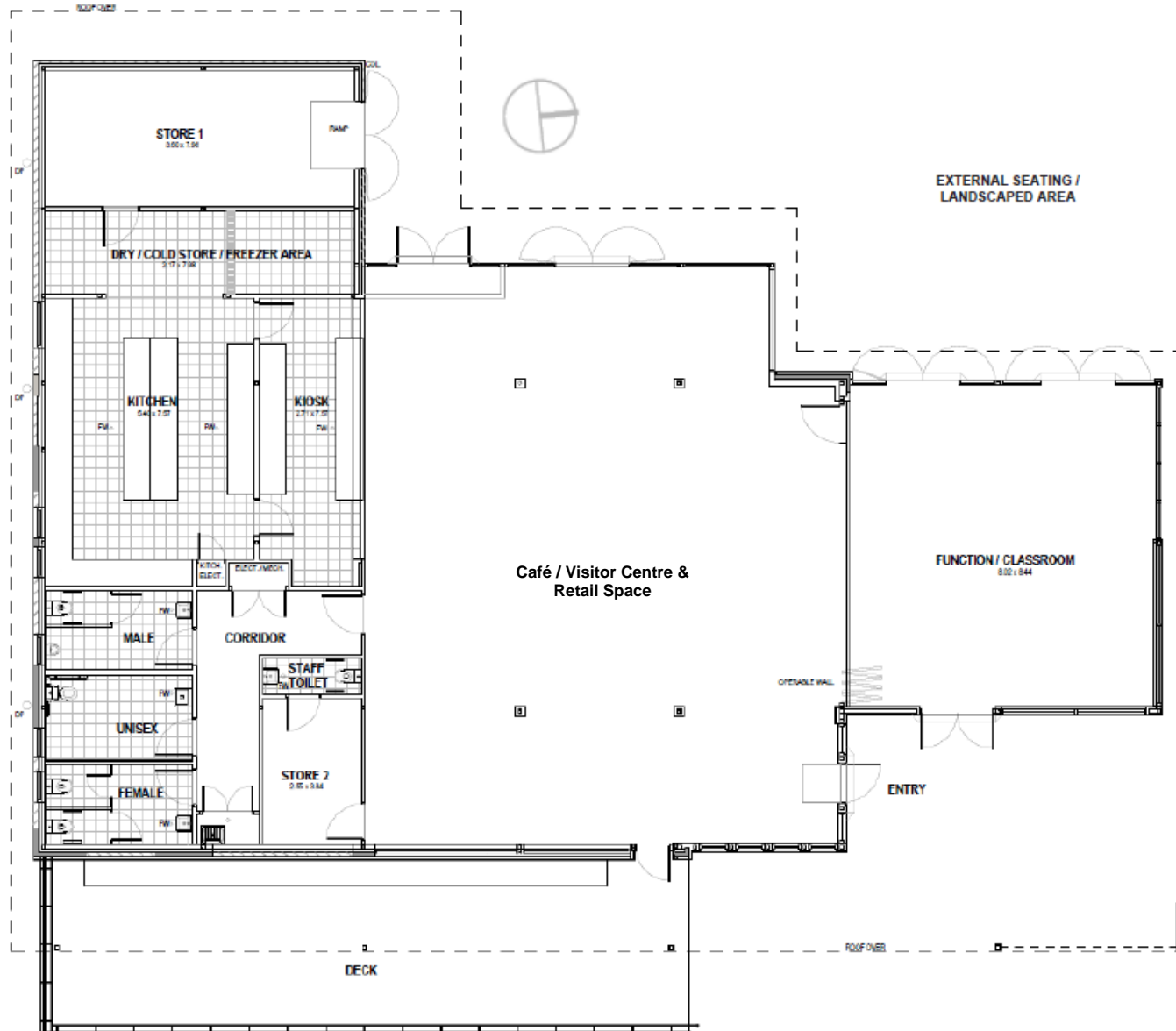
Margie Brewer

Leasing Initiatives Team

Property and Lease Management Unit, NPWS

E: commercial.enquiries@environment.nsw.gov.au | **P:** 4927 3299

Upper floor plan



- Approximate area measurements:**
- Store 1 - 3.5m x 8m
 - Store 2 - 2.5m x 3.8m
 - Dry/cold store - 2.1m x 8m
 - Kitchen - 5.4m x 7.6m
 - Kiosk - 2.7m x 7.6m
 - Café - 12.2m x 15.2m
 - Toilets - 3.7m x 5.8m
 - Function/classroom - 8m x 8.5m
 - Front deck - 4.5m x 16.6m
- Notes:**
- The kitchen layout shown in the diagram is provisional.

Lower floor plan

