

# Park Kiosk Lease Opportunity

## *Information memorandum and Expression of Interest application*

### Invitation

The District Council of Streaky Bay invites Expressions of Interest from individuals or businesses interested in leasing and operating the Park Kiosk, located within the Streaky Bay Foreshore Tourist Park at 82 Wells Street, Streaky Bay.

This memorandum outlines the business opportunity, proposed lease arrangements, application requirements and assessment process. Interested applicants should complete the registration form and provide a response to each assessment criterion, together with details of referees.

**Expressions of Interest close at 5.00 pm on Friday, 6 November 2026  
(extension upon request).**

### The opportunity

Council is seeking an enthusiastic and innovative operator to deliver a quality, reliable food and beverage service for residents and visitors. The kiosk serves guests of the Foreshore Tourist Park and the wider Streaky Bay community.

The operator will be expected to retain the kiosk's focus on affordable, convenient food and locally sourced products, while exploring opportunities to broaden the menu. The service should offer a welcoming, family-friendly dining experience that is accessible to all.

### Streaky Bay and the district

Streaky Bay is located on the west coast of Eyre Peninsula and serves a district covering more than 6,000 square kilometres. It is a centre for shopping, business and essential services, including a hospital, area school and community library.

The district includes the inland service centres of Wirrulla and Poochera, together with coastal settlements such as Haslam, Sceale Bay, Baird Bay, Yanerbie, Eba Anchorage, Perlubie Landing and Fishermans Paradise.

Visitor numbers peak during summer, while residents and visitors continue to use local food services during the quieter months. The kiosk offers an opportunity to establish a food and beverage business in a location serving both markets.

Council seeks to support sustainable and responsible growth while retaining the qualities valued by the community.

# Premises and proposed lease arrangements

## Location and access

The Park Kiosk is located at 82 Wells Street, Streaky Bay SA 5680, on land occupied by the Foreshore Tourist Park. Two entrances provide direct access for patrons.

## Business name and permitted use

The premises are known as the Park Kiosk. The operator is encouraged to consider a new business name at their discretion. The permitted use is a café and catering business operating within the premises and leased land.

## Lease term and commencement

A lease of up to 5 years is proposed, with a further one-year extension. The proposed commencement date is to be confirmed, once the proposed vender is chosen.

## Rent and security bond

Rent will be negotiated, having regard to the Expression of Interest submitted. The security bond will also be negotiated.

## Outgoings and insurance

The operator will be responsible for outgoing, public liability insurance of \$20 million and workers compensation insurance as required by South Australian law.

## Building preparation and maintenance

Council will be responsible for general structural maintenance. The operator will be responsible for damage and repairs caused by the operator or their subcontractors.

## Equipment and services

Council will supply the equipment currently located in the building, as listed in the equipment schedule. Any additional equipment required will be at the operator's expense. The operator must arrange their own telephone, Wi-Fi and EFTPOS services. Any security system required must be installed at the operator's expense.

## Commercial guarantees

Council provides no commercial guarantees in relation to the business opportunity.

# Operating requirements

## Food and beverage offering

The kiosk is intended to provide casual food and beverages, including fresh food options for takeaway and dining on site. The offering should also include confectionery, chips, ice creams, drinks and small essential items for travellers.

The operator is encouraged to investigate additional services, including vending machines for drinks, dining in possibilities, liquor licencing, and confectionery, ice creams and chips, and other kiosk essentials that support caravan park guests.

## Minimum trading hours

As the kiosk provides an important food and beverage service for caravan park guests, visitors and the wider community, Council would like it to operate seven days per week. Council recognises that demand varies throughout the year and is open to considering reduced trading hours during off-peak periods.

Opening and closing times can be discussed and agreed with Council, taking into account guest needs, seasonal demand and the practical requirements of operating the business.

## Liquor licence

The premises previously held a liquor licence, which the original memorandum records as having expired. Council would support an operator wishing to apply for a liquor licence.

## Amenities

The kiosk is adjacent to the caravan park amenities. Access for staff and patrons can be requested from Discovery Parks.

## Health and safety

The operator must comply with all applicable requirements for health inspections and food service, and maintain a safe workplace. The operator will also be responsible for fire and safety equipment within the premises.

## Parking and access

A public car park is located across the road from the kiosk. Council requests that the operator and staff park adjacent to the fence to keep the caravan park pull-in lane and entrance clear.

## Equipment and application process

Limited Equipment is included in the building

| Equipment                | Qty | Equipment            | Qty |
|--------------------------|-----|----------------------|-----|
| Cool Room fridge/freezer |     | Oven                 | 1   |
| Dishwasher               | 1   | Rectangular tables   | 6   |
| Deep fryers              | 2   | Chairs               | 20  |
|                          |     | Grill plate          | 1   |
| Steel fridge             | 1   | Refrigerated cabinet | 1   |

| Table Rectangles (6) and Chairs (21) and Circular Table (1) | Coolroom that has been modified by Oyster Barn to be fridge and freezer |
|-------------------------------------------------------------|-------------------------------------------------------------------------|
| Dishwasher                                                  | Deepfryer x 2                                                           |
| Refrigerated Cabin                                          | Oven – 6 ring burner gas oven                                           |
| Flat top grill                                              |                                                                         |

## Application requirements

The lease is being offered through an Expression of Interest process. Applications must include:

- A completed EOI registration form.
- A response to each assessment criterion below.
- Details of referees.

## Assessment criteria

| Criterion                                                  | Weighting |
|------------------------------------------------------------|-----------|
| The operator's vision and ambition for launching the kiosk | 30%       |
| The proposed offering and how it complements the foreshore | 30%       |
| The operator's approach to fitting out the space           | 10%       |
| The operator's demonstrated capability and experience      | 30%       |

## Lodgement and enquiries

Applications must be received by email before the closing time **5.00pm, Monday, 27<sup>th</sup> October 2026**. Submit applications and enquiries about the EOI process to [tenders@streakybay.sa.gov.au](mailto:tenders@streakybay.sa.gov.au).

District Council of Streaky Bay

29 Alfred Terrace, Streaky Bay SA 5680

General enquiries: 08 8626 1001 | [dcstreaky@streakybay.sa.gov.au](mailto:dcstreaky@streakybay.sa.gov.au)

**Website:** [www.streakybay.sa.gov.au](http://www.streakybay.sa.gov.au)

**Facebook:** [www.facebook.com/DistrictCouncilofStreakyBay](https://www.facebook.com/DistrictCouncilofStreakyBay)

## Terms and conditions

### Clarifications and amendments

Any additional information or amendments to this invitation must be provided before the closing time, unless Council extends that time.

### Non-binding invitation

This invitation is not an offer to sell and does not necessarily indicate an intention by Council to enter into legal relations with any party. It does not create a binding contract, including a process contract, between Council and an applicant, or give rise to contractual, quasi-contractual, restitutionary or promissory estoppel rights.

No legal or other obligations will arise until the parties execute formal documentation. Council may vary or abandon the EOI process at any time and is not obliged to proceed with, or negotiate in relation to, any application.

### Information and enquiries

The information in this memorandum and on Council's website is not exhaustive. Applicants must make their own enquiries about the contents of this invitation and the suitability of the kiosk for any proposed development.

Neither Council nor its agents give any express or implied warranty or representation about the completeness or accuracy of information contained in, or provided in connection with, this opportunity. Applicants must undertake their own enquiries and satisfy themselves about all matters contained in the information provided.

### Applicant acknowledgements

By submitting an EOI, applicants acknowledge and agree that they:

- Have fully informed themselves about the conditions and matters relating to this opportunity.
- Have sought and examined all information reasonably obtainable about relevant risks, contingencies and circumstances.
- Do not rely on any express or implied statement, warranty or representation made orally, in writing or otherwise by Council or its agents.
- Have relied on their own investigations and enquiries in preparing their application.

- Acknowledge that Council and its agents are not liable for incorrect or misleading information, or any failure to disclose information, in connection with this opportunity.

## Application costs

Applicants are solely responsible for all costs incurred in preparing and lodging an EOI.

## Council rights and confidentiality

### Reservation of rights

Council may:

- Extend the closing date or time.
- Amend this invitation and publish updates on Council's website.
- Request clarification or additional information from an applicant.
- Make enquiries of any person, company or organisation about an application, including to verify information provided.
- Decline to consider an application where the applicant, or a person they employ or engage, has a potential, actual or perceived conflict of interest, whether disclosed or not.
- Invite any person or company to submit an EOI.
- Decline to accept an application that does not meet the selection criteria.
- Take any other action it considers appropriate.

### Publicity and confidentiality

Information supplied by or on behalf of Council is confidential to Council, and applicants must maintain its confidentiality.

Council recognises the need to protect commercial matters but reserves the right to disclose some or all of an application to consultants or advisers assisting Council with its assessment. Applicants must not issue news releases or respond to media enquiries about this opportunity without Council's prior written approval. Council may exclude an applicant from the process if this requirement is not met.

### Copyright and intellectual property

By submitting an EOI, applicants grant Council a licence to reproduce all or part of their application for the purposes of the EOI process, despite any copyright or other intellectual property rights in the application.

# EOI registration form

Park Kiosk lease opportunity

## Applicant details

Company or business name:

\_\_\_\_\_

Contact name: \_\_\_\_\_

Email address: \_\_\_\_\_

Postal address: \_\_\_\_\_

Telephone number:

\_\_\_\_\_

ABN: \_\_\_\_\_

Solicitor details if applicable:

\_\_\_\_\_

## Business concept

Outline your proposed food and beverage business concept. Attach images or concept material if relevant.

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\_\_\_\_\_

\_\_\_\_\_

## Referees

Provide each referee's name, organisation, relationship to the applicant and contact details. Attach a separate page if needed.

\_\_\_\_\_

\_\_\_\_\_

## Supporting documents

List the supporting documents attached to your application.

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## Response to assessment criteria

Attach additional pages if required. Address each criterion in your response.

### Vision and ambition 30 percent

Describe your vision for launching and operating the Park Kiosk.

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### Food and beverage offering 30 percent

Describe your proposed offering and explain how it will complement the foreshore and the kiosk location.

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### Fit out approach 10 percent

Explain your proposed approach to fitting out the premises and how it supports your business concept.

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### Capability and experience 30 percent

Outline your relevant food and beverage experience and demonstrate your capability to operate the business.

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## Proposed lease terms and declaration

Proposed rent \$:

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Proposed lease commencement date:

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## Applicant declaration

I/we confirm that I/we have read and accept the terms and conditions of the Park Kiosk Expression of Interest invitation.

Name: 

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Position: 

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Signature: 

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Date: 

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