HUON VALLEY COUNCIL

40 Main Street, Huonville
PO Box 210, Huonville 7109
hvc@huonvalley.tas.gov.au
ph: (03) 6264 0300
ABN: 77 602 207 026

EXPRESSION OF INTEREST

Lease of Mezzanine Level Room

Port Huon Sports and Aquatic Centre

4421 Huon Highway, Port Huon

Opening Date: 9am Monday 2 November 2026

Closing Date: 5pm Monday 16 November 2026

The Opportunity

As part of recent upgrades at the Port Huon Sports and Aquatic Centre (PHSC), the mezzanine level has been refurbished. A room on the mezzanine level is now available and Council is seeking Expressions of Interest (EOI) for its lease.

This EOI is for one (1) room only.

The use must be compatible with a multi-use sports centre and contribute to, or be related to, physical or mental health and wellbeing, fitness or recreation.

Inspections of the space can be arranged by contacting Council on 03 6264 0300.

Location

The Port Huon Sports and Aquatic Centre is located at 4421 Huon Highway, Port Huon, Tasmania.

Background

The Port Huon Sports and Aquatic Centre (PHSC) is a multi-use centre owned and managed by Huon Valley Council.

Activities currently taking place at PHSC include:

- Swimming
- Classes
- Group fitness
- Boot camps
- Squash
- Pilates
- Gym use
- Multi-court use
- Sauna

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The Space

The room available for lease is located at the rear of the recently refurbished mezzanine level of PHSC. Details of the space are set out below:

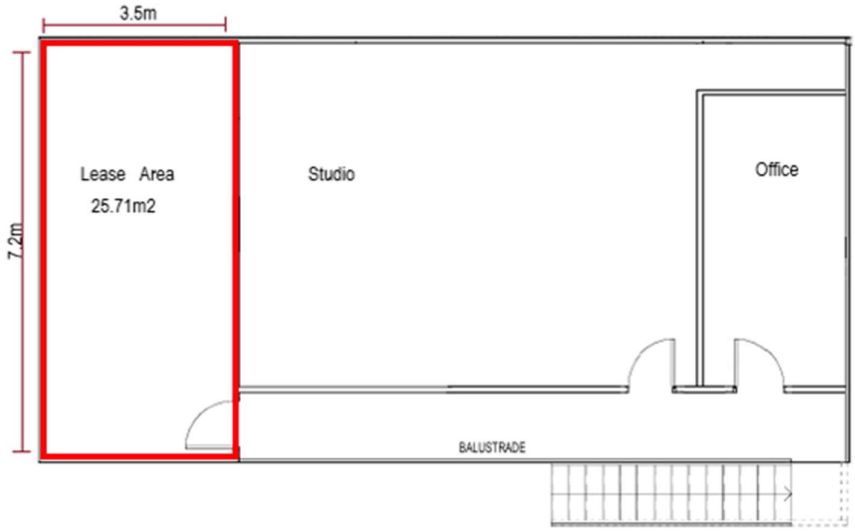
- Vacant room with a heat pump installed
- Accessed via stairs only (mezzanine level — there is no lift)
- Access is through the main entrance doors, then through the foyer area to the stairs to the mezzanine level
- Fitted with its own separate lock, independent of the rest of the centre
- Area size: approximately 25m²







Port Huon Sports Centre Mezzanine Level (not to scale)



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Preferred Activities

The proposed use of the space needs to:

- be appropriate for a multi-use sports and recreation centre
- be suitable for a space that is accessed via stairs only
- be compatible with noise from other activities taking place elsewhere in the centre at the same time, as the space is not isolated from the rest of the building
- contribute to, or be related to, physical or mental health and wellbeing, fitness or recreation, consistent with the purpose of a multi-use sports centre

Terms and Tenure

Any lease agreement will be in accordance with Council's Lease Policy and will be on a commercial basis.

The lease will be initially offered for a period of two (2) years. Council may extend the lease for an additional period without calling for further Expressions of Interest.

Operational Requirements and Charges

Item	Requirement
Term	An initial term of two (2) years, with the possibility of extension at Council's discretion.
Hours of operation	In consultation with Council.
Permitted use	As set out under Preferred Activities (must be compatible with a multi-use sports centre and contribute to, or be related to, physical or mental health and wellbeing, fitness or recreation).
Access	Via the main entrance doors and through the foyer area to the stairs to the mezzanine level. The room has its own lock, separate from the rest of the centre.
Lease fees	In accordance with Council's Lease Policy, including commercial rent as determined by an independent land valuer.
Reasonable outgoings	The Lessee will be responsible for a reasonable proportion of outgoings, including rates, electricity, telephone/internet, water, cleaning and rubbish removal.
Insurance	The Lessee must hold Public Liability Insurance of at least $20M providing coverage for all activities undertaken under the lease. While Council will maintain a policy insuring the building against loss, the Lessee is responsible for insuring its own property, contents, fixtures and fittings.

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Maintenance and fit-out	All proposed fit-out or refurbishment works must be submitted to Council for approval prior to commencing and will be at the Lessee's cost. The Lessee must keep the room clean and maintained in good and substantial repair and condition, including but not limited to lights, light fittings, heating and floor surfaces.
Cleanliness	The room must be cleaned regularly, with rubbish removed weekly.

Submission Requirements

Expressions of Interest must be submitted using the EOI Application Form attached to this document. All sections of the form must be completed and the supporting documentation requested in the form must be attached.

Further information may be requested at Council's discretion.

Assessment Criteria

An assessment panel will evaluate proposals against the following key criteria:

Criteria	Weighting
Financial capacity and viability — demonstrated ability to meet the rent and outgoings for the lease term, supported by the business plan and financial status statement.	20%
Details of current and previous relevant experience, and any applicable accreditation, relating to the proposed use.	30%
The proposed use and the extent to which it: a. contributes to the optimal utilisation of facilities/equipment and spaces (including timeframes and any shared use); b. improves PHSC service quality; and c. increases visitation to PHSC.	50%

The assessment panel will not correct errors in applications. Incomplete or ineligible applications may not be assessed.

Closing Date

Expressions of Interest are due by 5pm on Monday 16 November 2026.

Huon Valley Council Contact

Enquiries and inspection requests can be directed to Council as follows:

Phone: 03 6264 0300

Email: hvc@huonvalley.tas.gov.au

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Lodgement

Expressions of Interest may be lodged by email to hvc@huonvalley.tas.gov.au. The EOI must be in PDF file format, with the subject line "Expression of Interest, Port Huon Sports and Aquatic Centre".

Alternatively, Expressions of Interest may be delivered to Customer Service on or before the Closing Date. The EOI must be enclosed in an envelope, and addressed as follows:

Expression of Interest, Port Huon Sports and Aquatic Centre

Huon Valley Council
40 Main Street
HUONVILLE TAS 7109

Customer Service is open from 9am to 5pm, Monday to Friday.

Expressions of Interest received after the Closing Date **will not** be considered or accepted.