



TEMORA

The Friendly Shire

Expression of Interest (EOI): **Leasing Office Space at NRCC House, Temora Medical Precinct**

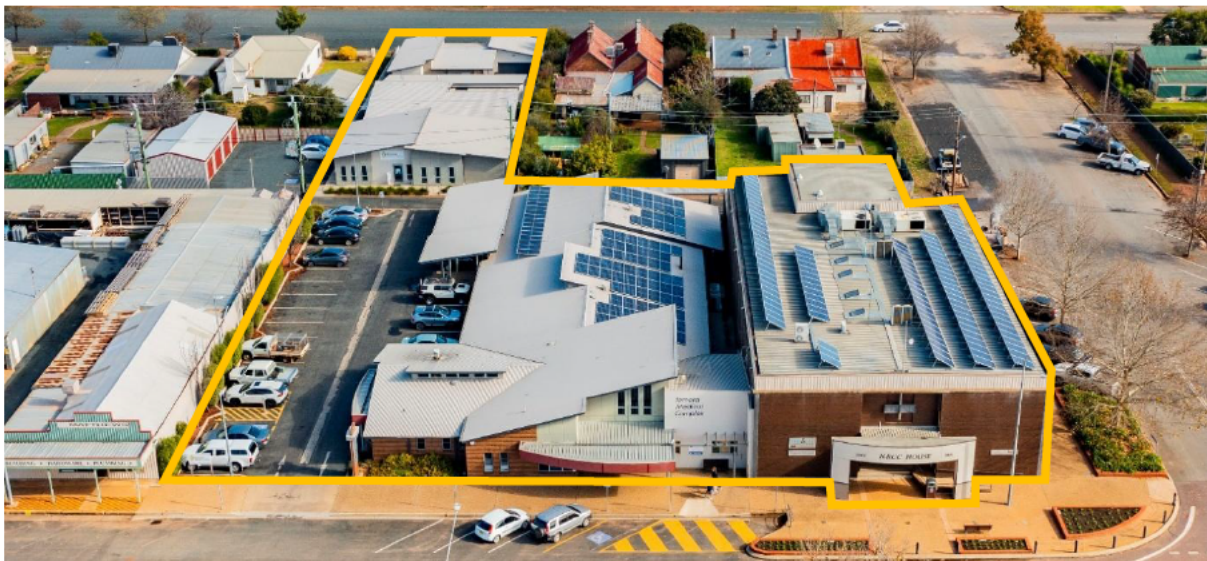


Figure 1- Temora Medical Precinct

1. Introduction

Temora Shire Council is seeking Expressions of Interest from organisations and service providers interested in leasing office space at NRCC House, located in Temora's CBD within the growing Temora Medical Precinct.

Council's objective is to maximise the use of NRCC House while supporting services that align with the health and wellbeing needs of the community. Uses that contribute to community benefit and health-related service delivery will be highly valued.

The Temora Medical Precinct is a central hub of health and wellbeing services that support both the local community and wider region. Key precinct features include:

- **Temora Medical Complex** – A comprehensive medical centre offering general practice, specialist clinics, and telehealth services. www.temoramedical.com.au
- **Temora Diagnostic Imaging** – A radiology and imaging service provider offering essential diagnostic services. [Temora Diagnostic Imaging](#)
- **Medical Accommodation Units** – Onsite, discounted accommodation specifically for visiting health professionals and medical students, helping reduce workforce attraction barriers. The accommodation includes two 2-bedroom units and one 3-bedroom house.

Council is committed to growing the precinct in response to the increasing health service needs of a growing population, building on Temora’s strong reputation as a subregional healthcare hub servicing neighbouring communities. This growth is further supported by major upcoming public health infrastructure investment, including the \$95 million NSW Government redevelopment of Temora Hospital, scheduled to commence in 2026.

Together, these elements position the Temora Medical Precinct—and NRCC House specifically—as a highly strategic and collaborative location for allied health, specialist, and complementary service providers.



Figure 2 - NRCC House

2. Available Office Space

The following spaces are available on the first floor of NRCC House (approximate sizes):

- **Room 1** – 77.36 m²
- **Room 2** – 60.22 m²
- **Staff Room (with kitchenette)** – 7.5 m²
- **Room 3** – 15.2 m²
- **Room 4** – 12.85 m²
- **Room 5** – 33.08 m²

Note: Games Rooms 1 and 2 can be subdivided into smaller office spaces with corridor access. EOIs may include interest in one or multiple rooms, with flexibility to expand over time.



Key: Available Office Space Shared facilities Pinnacle Community Services

3. Facilities and Amenities

- Shared kitchen and staff amenities
- Male, female, and accessible toilets
- Lift access and wheelchair-friendly design
- Shared 85 m² meeting space (bookable)
- Air-conditioned, networked office spaces with power
- Cleaning contract for common areas included



Figure 3 - Room 2



Figure 4 - Staff Room / Kitchenette



Figure 5 - Room 3

4. Lease Terms

- Flexible lease arrangements available with preference given to longer term tenants
- Offices are available immediately (as-is), or after minor building modifications depending on proposed use
- Lease commencement dates negotiable based on scope of any fit-out

5. Benefits of Co-Locating at NRCC House

- Proximity to **Pinnacle Community Services**, creating potential referral and collaboration pathways
- Access to **Temora Library** and its diverse community audience
- Location within the broader **Temora Medical Precinct**, home to general practice, dental, imaging, and medical accommodation services



Figure 6 - Temora Medical Accommodation Units - Interior

6. Council's Objectives

- Improve community health outcomes
- Encourage co-location of complementary services
- Maximise community benefit and activation of NRCC House

7. Submission Requirements

Interested parties should provide the following in their EOI response:

1. Business/Organisation Name, ABN, Contact Person, Website
2. Description of proposed use of the space
3. Demonstration of alignment with community needs and/or contribution to health and wellbeing
4. Overview of target clientele or community benefit
5. Preferred lease duration and specific space requirements
6. Details of any proposed fit-out and expectations of lessor contribution or rent-free period
7. Business profile or résumé of relevant experience
8. References or supporting documentation (optional)
9. IT and security requirements
10. Expected staff numbers, daily visitors, average visit duration, and operating hours
11. Proposed lease terms (commencement date, duration, rent offer)

8. Assessment Criteria

EOI submissions will be evaluated based on the following:

Criterion	Weighting
Alignment with community needs	30%
Relevance to health and wellbeing service delivery	30%
Track record and experience	10%
Rent offered and lease terms	30%

9. Submission Details

- **EOI Closing Date:** 5:00pm, Monday 31st March 2025
- **Submit via email to:** temshire@temora.nsw.gov.au
- **Attention:** General Manager, Melissa Boxall

10. Evaluation and Notification


Council will assess submissions after the EOI period closes. Successful applicants will be notified **week commencing 21st April 2025**, with follow-up discussions and lease negotiations to follow.

11. Further Information & Site Inspections

For further details or to arrange a site inspection prior to Thursday 25th March 2025, please contact:

Craig Sinclair

Economic Development Manager

 0429 128 956

 csinclair@temora.nsw.gov.au

12. Additional Notes

- Use of space must be compatible with general office operations (not suitable for retail, residential, or industrial use)
- Shared tenancy and collaborative arrangements will be considered
- Council incentives or support can be negotiated and should be outlined in your proposal