

Request For Expressions of Interest:

7 River Avenue, Innisfail Q 4860

Table of Contents

INTRODUCTION	3
PROPERTY DESCRIPTION	5
PROPERTY PHOTOS AND LAYOUT MAP	6
RESPONSE CHECKLIST	9
Part 1 - Utilisation	
Part 2 - Community and Economic Benefit	
Part 3 - Sustainability	
Part 4 - Governance and Compliance	
SUBMISSION COVER SHEET	11
TITLE SEARCH	Attachment 1
ASBESTOS MANAGEMENT PLAN	Attachment 2
HISTORICAL REVENUE AND OCCUPANCY	Attachment 3

Introduction

The property located at 7 River Avenue, Innisfail is a Council-owned facility on the banks of the South Johnstone River, within close proximity to the Innisfail town centre.

The tenure of the property is a reserve under the Land Act 1994. Cassowary Coast Regional Council is the trustee of the reserve. The sub-purpose of the reserve is a caravan park.

Although the property has historically been operated by Council as a caravan park, Council is inviting Expressions of Interest from suitably qualified and experienced applicants setting out their vision for the future use and enhancement of the site and subsequently benefits to our region.

The caravan park has been closed since 1 December 2025.

The purpose of this Expression of Interest is to:

- Identify capable operators of the site as either a caravan park or other tourism, cultural, environmental or community-focussed enterprise
- Explore opportunities to improve service delivery, regional visitor experience, and operational efficiency
- Assess innovative ideas that enhance the property's sustainability, resilience, and alignment with regional tourism, community, environmental and/or cultural objectives.

Any purpose other than a caravan park will require the preparation of a suitable land management plan (LMP) and if necessary, planning scheme approval.

A long-term lease may be available depending on the applicant's business plan and intention to make capital improvements. If necessary, Council may undertake a further public tender before granting a lease of the property. The terms of the lease would be subject to negotiation and include the following essential terms:

- (a) Term – to be agreed
- (b) Rent – to be agreed and/or as assessed by a licensed valuer
- (c) Outgoings – rates, utility charges, electricity, gas, telephone and internet payable by Lessee
- (d) Permitted Use – caravan park or other as agreed subject to LMP and planning approvals
- (e) Repairs and Maintenance – Lessee's responsibility (including structural, wear and tear).
- (f) Insurances – public liability and improvements
- (g) Transfer of Ownership of all improvements to the Lessee
- (h) Security – personal guarantees and bond

This EOI document contains the following information for consideration:

- Property Description
- Property photos
- Response checklist
- Submission Form
- Title Search
- Asbestos Management Plan
- Historical Revenue and Occupancy

Site inspections can be arranged by appointment.

Interested parties will need to undertake their own due diligence on the property prior to submission of their Expression of Interest. Any queries should be directed to Mark Valente, Principal - Property & Leasing – Phone: 0457 055 737 Email: mark.valente@ccrc.qld.gov.au

To be considered, interested parties **must** complete:

- Submission Form
- Response Checklist

Expression of Interest Closing Date: **Friday 13 March 2026 at 4pm**

All responses are to be sent by email to: enquiries@cassowarycoast.qld.gov.

Property Description:

Location: 7 River Avenue, Mighell, 4860 QLD

Land Area: 1.21ha (12100 sqm)

Lot & Plan Number: Lot 158 on Plan NR3034

Land Type: Reserve

Reserve Purpose: Local Government

Sub-Purpose: Caravan Park

Site Overview:

- A riverside setting with established landscaping and shaded areas
- Residence / Office accommodation
- Laundry and amenities building
- Proximity to Innisfail’s CBD, services and transport links
- Powered and unpowered sites, camp kitchen and communal areas
- Good exposure to travellers/traffic along the Bruce Highway corridor

Historical Use:

Council has operated a caravan park on the property for many years.

Recent revenue and occupancy data are attached. Council gives no warranty or representation as to the potential future revenue or profitability of the property as a caravan park or any other use.

Tenancy costs annually:

- Electricity Consumption – estimate \$19,000 based on prior consumption as a Caravan Park
- Water Consumption – estimate \$9,000 per annum based on prior usage as a Caravan Park
- Water connection (1 x 100mm connection: meter # 14W096028) - \$11,495 per annum
- Trade waste access charge - \$327 per annum
- Waste (non-residential C) – x 9 units = \$6,408 per annum – Caravan Park operations
- Waste – (Additional Dry A) – x 1 unit = \$99 per annum – Caravan Park operations
- Sewerage – (non-residential) – 12 units = \$11,813 per annum – Caravan Park operations
- Sewerage – (residential) – 1 unit = \$1,165 per annum - Residence
- State EML Group 4 – Class B levy - \$981.20 per annum
- Property Insurance – Lessee to determine
- Public Liability Insurance – minimum cover \$20 million
- All renewals, upgrades, repairs and maintenance the responsibility of the Lessee

NB: A discount on rates may be available to a not-for-profit organization pursuant to Council’s Rate Concession Policy at the time (https://www.cassowarycoast.qld.gov.au/files/assets/public/v/1/our-council/documents/policies-and-procedures/3_rating_concessions_policy_2025_2026.pdf)

Property photos:







Response Submission Cover Sheet

Property: 7 River Avenue, Mighell Q 4860

Name of Legal Entity and Structure:

ABN / ACN (where applicable):

Address:

Contact Person:

Person's Position:

Email:

Phone/ Mobile:

Please include responses in your submission to the below sections. Responses should be numbered and referenced to the checklist and be concise, clear and supported by evidence where relevant.

PART 1: UTILISATION:

To understand the nature, suitability and feasibility of the proposed use of the site	
1. Describe the proposed use(s) of the site	<input type="checkbox"/>
2. Confirm whether the proposal: <ul style="list-style-type: none"> - Continues use as a caravan park - Includes a modified caravan park model - Proposes an alternative or mixed use - Provide a Business Plan detailing use, operations, programs, asset management and funding strategies for the operation and management of the assets 	<input type="checkbox"/>
3. Site utilisation <ul style="list-style-type: none"> - How will the site be utilised (intensity, scale, layout assumptions) - Expected user groups and visitation profile - Seasonal or peak usage considerations if the proposed use is tourism activities 	<input type="checkbox"/>
4. Operational Model <ul style="list-style-type: none"> - Management and delivery model - Staging or transition arrangements (if applicable) - Hours of operation and staffing overview 	<input type="checkbox"/>
5. Planning and Compliance <ul style="list-style-type: none"> - Preliminary consideration of planning controls and site constraints - Likely approvals required (acknowledging this EOI is not an approval) 	<input type="checkbox"/>
6. Rental Offer <ul style="list-style-type: none"> - What is the proposed commencing annual rental offered by the applicant 	<input type="checkbox"/>

PART 2: COMMUNITY AND ECONOMIC BENEFIT

To assess the public value and local benefits generated by the proposal	
1. Community Benefit <ul style="list-style-type: none"> - How the proposal meets identified community needs - Accessibility, inclusivity, and affordability considerations - Opportunities for community use or shared benefit 	<input type="checkbox"/>
2. Economic Contribution <ul style="list-style-type: none"> - Local employment opportunities (direct and indirect) - Commitment to local procurement and suppliers - Contribution to tourism, visitation or regional activation 	<input type="checkbox"/>
3. Partnerships and Engagement <ul style="list-style-type: none"> - Existing or proposed partnerships with local organisations - Engagement with community groups, Traditional Owners or tourism bodies 	<input type="checkbox"/>

PART 3: SUSTAINABILITY

To understand how the proposal supports long-term environmental, social and asset sustainability	
1. Environmental Sustainability - Water, waste and energy management initiatives - Environmental protection measures relevant to the site - Climate resilience and flood-awareness considerations	<input type="checkbox"/>
2. Asset Management - Approach to maintenance and lifecycle management - Any proposed upgrades, renewals or improvements	<input type="checkbox"/>
3. Long-term Viability - How the proposal supports sustainable, ongoing use of the asset - Risk mitigation for changing demand or operating conditions	<input type="checkbox"/>
4. Financial Capacity - Evidence of financial viability and resourcing supported in the Business Plan referred to in Part 1 - Funding sources (where relevant)	<input type="checkbox"/>

PART 4: GOVERNANCE AND COMPLIANCE

Please provide the following essential information:	
1. Organisational Governance - Legal structure and decision-making framework - Key personnel and roles - Policies supporting ethical conduct and accountability	<input type="checkbox"/>
2. Risk Management - Key risks associated with the proposal - Risk mitigation strategies - Insurance and compliance capacity	<input type="checkbox"/>

Title Search

Refer to Attachment 1

Asbestos Management Plan

Refer to Attachment 2

Historical Revenue and Occupancy Data

Refer to Attachment 3



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