

Request For Expressions of Interest EOI000007

59393 Bruce Highway, Tully Q 4854



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Introduction

Cassowary Coast Regional Council invites Expressions of Interest (EOI) from suitably qualified and experienced individuals, organisations, or businesses for the use and activation of the **Facility** located at 59393 Bruce Highway, Tully.

Council is seeking proposals that will revitalise this prominent site through sustainable and productive use, delivering arts/recreation, economic, tourism, cultural and/or community outcomes aligned with Council's strategic objectives.

Background

The property historically operated as the Tully Visitor Information Centre, providing an important service to visitors and supporting local tourism promotion. Originally the building was a Recreation Hall and moved from Morris Street, Tully in 1999 to its current location.

The change of operations by Cassowary Coast Tourism from **1 July 2026** represents a transition point for the facility and presents an opportunity to reposition the site in response to:

- Enhancing visitor and community experiences within the Cassowary Coast region
- Activating and maintain a strong presence at this key gateway site
- Delivering sustainable arts/recreation, economic, tourism, cultural and/or community outcomes
- Strengthening partnerships of community benefit
- Leverage the site's strategic highway location

Council is now seeking innovative proposals to re-activate the site.

Property Overview

Address:	59393 Bruce Highway, Tully Q 4854
Ownership:	Cassowary Coast Regional Council
Tenure:	Reserve Purpose: Local Government Sub-purpose: Tourist Information
Lot & Plan:	Lot 619 on Crown Plan CWL3444
Planning:	Local Plan: Tully Local Plan: Precinct - Community Purpose Lvl 1 Zone: Township
Location:	Prominent highway frontage at the entrance to Tully township and central positioned to the extent of the Cassowary Coast region
Site Characteristics:	High visibility to passing traffic Strategic gateway location Proximity to regional tourism routes and local services Ancillary infrastructure and landscaped environment
Important Note:	This EOI relates to the use of the building footprint although Council may consider a proposal which includes use of the adjoining land. External infrastructure including car parking, major landscaping, sign maintenance and mowing will remain the responsibility of Council unless otherwise negotiated. Council internet infrastructure occupies a small portion of the building. Council will require 24 hour access to that area together with power supply until Council relocates that infrastructure.

Proposed Tenure

Council anticipates that the successful proponent may be offered a Facility Use Agreement tenure arrangement.

The terms of the tenure would be subject to negotiation and include the following essential terms:

- (a) Term – to be agreed (generally up to 5 years)
- (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 – as agreed however any intended use may require planning approval and/or a Land Management Plan if not consistent with the purpose of the reserve
- (e) Repairs and Maintenance – Building footprint is Lessee's responsibility (including services, structural, wear and tear)
- (f) Council Responsibilities – External infrastructure (car parks, major landscaping, open space furniture maintenance and mowing) unless otherwise negotiated
- (g) Insurances – public liability compulsory, building insurances at the discretion of the Lessee
- (h) Transfer of Ownership of identified building improvements to the Lessee

This EOI document contains the following information for consideration:

- Property Overview
- Proposed Tenure
- Property Description
- Response Submission Cover Sheet
- Response Submission Checklist
- Title Search
- Asbestos Management Plan
- Building Plans
- Schedule of asset componentry and servicing

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 in particular:

- The condition of the building which is offered in an "as is" condition.
- Any planning approvals required for its intended use.

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 the:

- Submission Form; and
- Response Checklist

Expression of Interest Closing Date: **Friday 17 July 2026 at 4pm**

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

Property Description:**Building features:**

- Approx w 9.15m x l 18.85m main room with fans, A/C and display lighting
- polished wooden flooring throughout building except for toilets and side room
- Approx w 9.15m x l 6.2m side room with separate front access and kitchenette with vinyl flooring. Has doors to main rom that can be re-opened
- Approx w 3.7m x l 4.9m kitchenette / lunch room
- storage room
- Approx w 3.7m and l 4.4m office room
- 2 external facing single unisex cubicles with 1 being an accessible toilet
- Single internal unisex toilet
- Accessible ramp and stair access
- Large ¾ wrap around veranda
- Solar panels and inverter
- 5 airconditioners throughout – split systems
- Council server / relay ICT equipment. Investigations underway to remove by the end of 2026/27 financial year

Tenancy costs annual:

- Electricity Consumption – to be negotiated or actual on-charged
- Water Consumption – as per usage
- Water connection (1 x 20mm connection: meter # 10606) - \$575 per annum (50% NFP conc.)
- Waste – (non-Res A2) – x 1 service = \$996 per annum (75% NFP conc.)
- Sewerage – not applicable - septic system
- State EML Group 5 – Class C levy - \$1207.80 per annum (25/26)
- Fire Safety, Testing and compliance - \$496pa approx.
- recommend: Pest Control - \$1300pa approx.
- recommend: Solar Panel Cleaning and inverter maintenance – approx. \$400 every 3-5 years
- recommend: cleaning and servicing of A/C
- Property Insurance – Lessee to determine
- Public Liability Insurance – minimum cover \$20 million
- All renewals, upgrades, repairs and maintenance the responsibility of the Lessee

(https://www.cassowarycoast.qld.gov.au/files/assets/public/v/1/our-council/documents/policies-and-procedures/3_rating_concessions_policy_2025_2026.pdf)

Response Submission Cover Sheet

Property: Tully Visitor Information Centre, 59393 Bruce Highway, Tully Q 4854

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 tourism information centre - Includes a modified 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) - Highlight any known or potential improvements, development, use or activities on the land external to building footprint - Expected user groups and/or 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 - Building or Development plans for changes or expansion to the building or land adjacent - 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 or businesses - 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 <ul style="list-style-type: none"> - 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 <ul style="list-style-type: none"> - Approach to maintenance and lifecycle management - Any proposed upgrades, renewals or improvements 	<input type="checkbox"/>
3. Long-term Viability <ul style="list-style-type: none"> - How the proposal supports sustainable, ongoing use of the asset - Risk mitigation for changing demand or operating conditions 	<input type="checkbox"/>
4. Financial Capacity <ul style="list-style-type: none"> - 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 <ul style="list-style-type: none"> - Legal structure and decision-making framework - Key personnel and roles - Policies supporting ethical conduct and accountability 	<input type="checkbox"/>
2. Risk Management <ul style="list-style-type: none"> - Key risks associated with the proposal - Risk mitigation strategies - Insurance and compliance capacity 	<input type="checkbox"/>

Attachment 1: Title Search

INTERNAL CURRENT RESERVE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 16/04/2026 10:54

Title Reference: 49018970
Date GAZETTED: 23/04/1988
PAGE: 2285

Opening Ref: RC 44958
Purpose: LOCAL GOVERNMENT
Sub-Purpose: TOURIST INFORMATION
Local Name: TULLY TOURIST INFORMATION CENTRE
Address: BRUCE HWY, TULLY
County (R) No: R1178
File Ref: RES 24776

TRUSTEES

CASSOWARY COAST REGIONAL COUNCIL Gazetted on 23/04/1988
Page 2285

LAND DESCRIPTION

LOT 619 CROWN PLAN CWL3444 GAZETTED ON 23/04/1988 PAGE 2285
Local Government: CASSOWARY COAST

Area: 0.434200 Ha. (SURVEYED)

EASEMENTS AND ENCUMBRANCES

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Reserve Search **

Attachment 2: Asbestos Management Plan

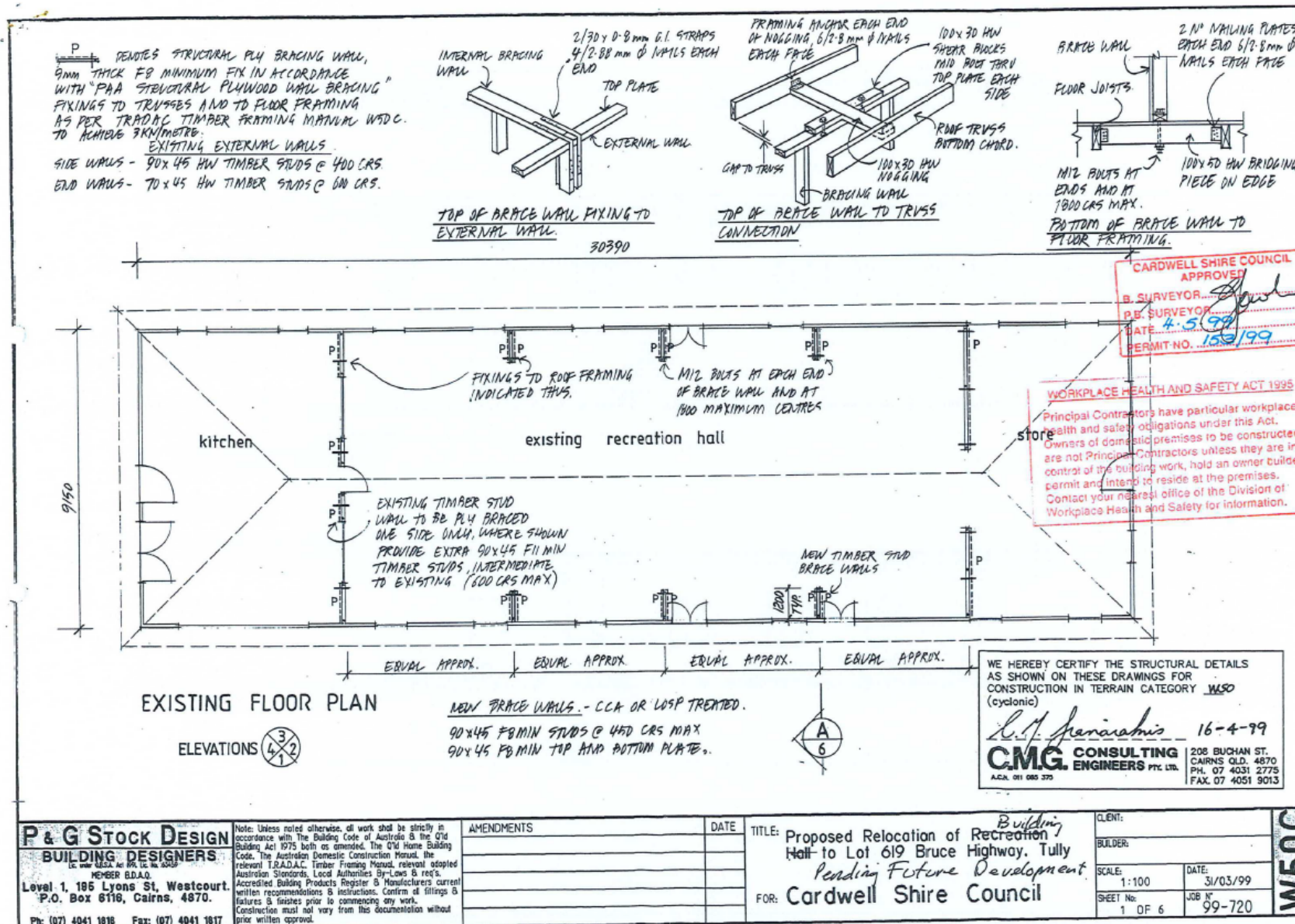


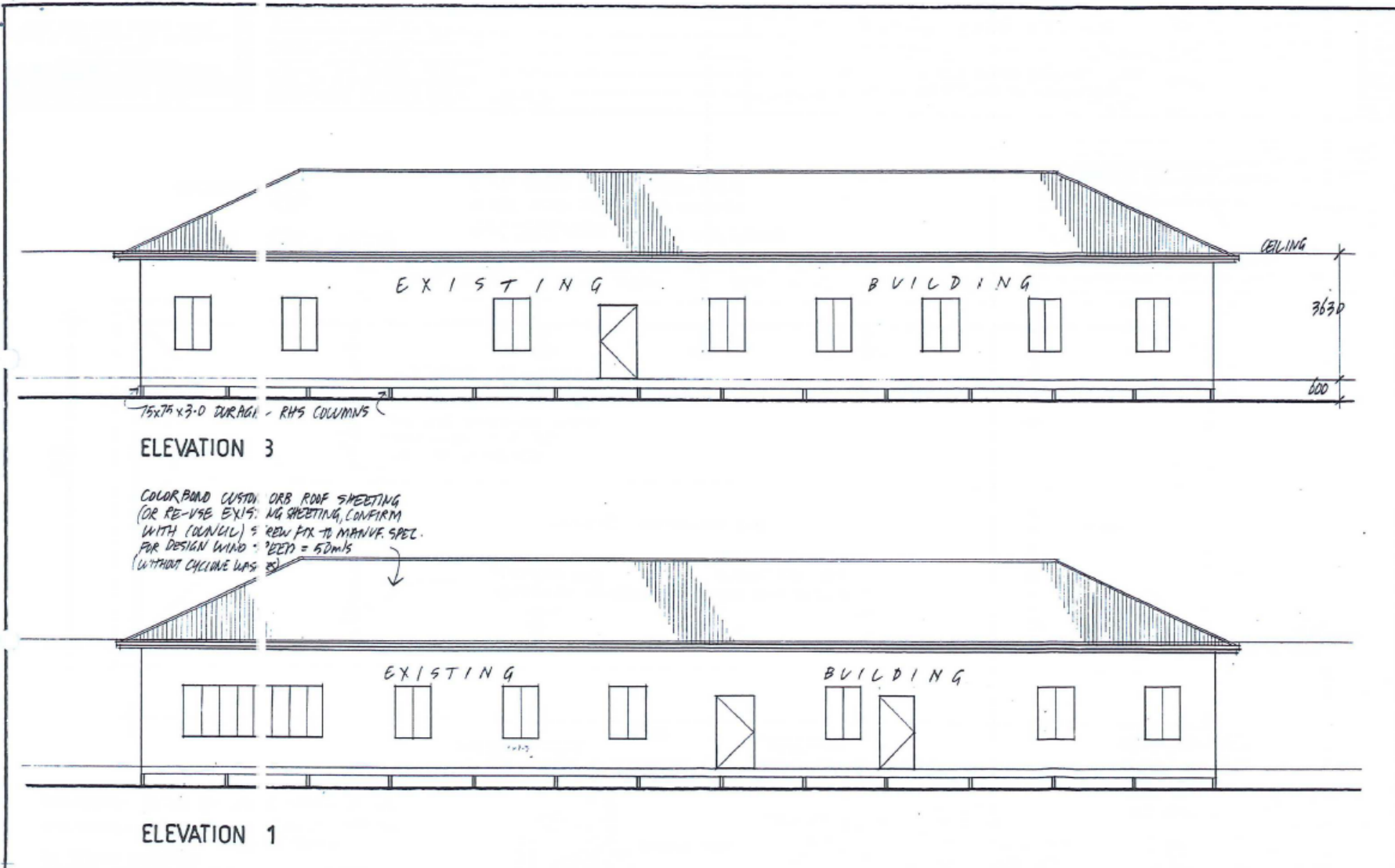
ASBESTOS MANAGEMENT PLAN

prepared for

CASSOWARY COAST REGIONAL COUNCIL
Tully Visitors Centre
Bruce Highway, Tully Qld

Attachment 3: Building Plan (as approved when building relocated to current site)





P & G STOCK DESIGN
BUILDING DESIGNERS
MEMBER B.D.A.O.
 Level 1, 186 Lyons St, Westcourt.
 P.O. Box 6118, Cairns, 4870.
 Ph: (07) 4041 1818 Fax: (07) 4041 1817

Note: Unless noted otherwise, all work shall be strictly in accordance with The Building Code of Australia & the Qld Act 1975 both as amended, The Qld Home Building The Australian Domestic Construction Manual, the I.T.R.A.D.A.C. Timber Framing Manual, relevant adopted Standards, Local Authorities By-Laws & req's. All Building Products Register & Manufacturers current recommendations & instructions. Confirm all fittings & finishes prior to commencing any work. This information must not vary from this documentation without written approval.

AMENDMENTS	DATE

TITLE: Proposed Relocation of Recreation ^{Building} Hall to Lot 619 Bruce Highway, Tully
 FOR: Cardwell Shire Council

CLIENT:	
BUILDER:	
SCALE:	DATE:
1:100	31/03/99
SHEET No:	JOB No:
2 OF 6	99-720

W50C

Document Set ID: 3806400
 Version: 1, Version Date: 29/05/2026

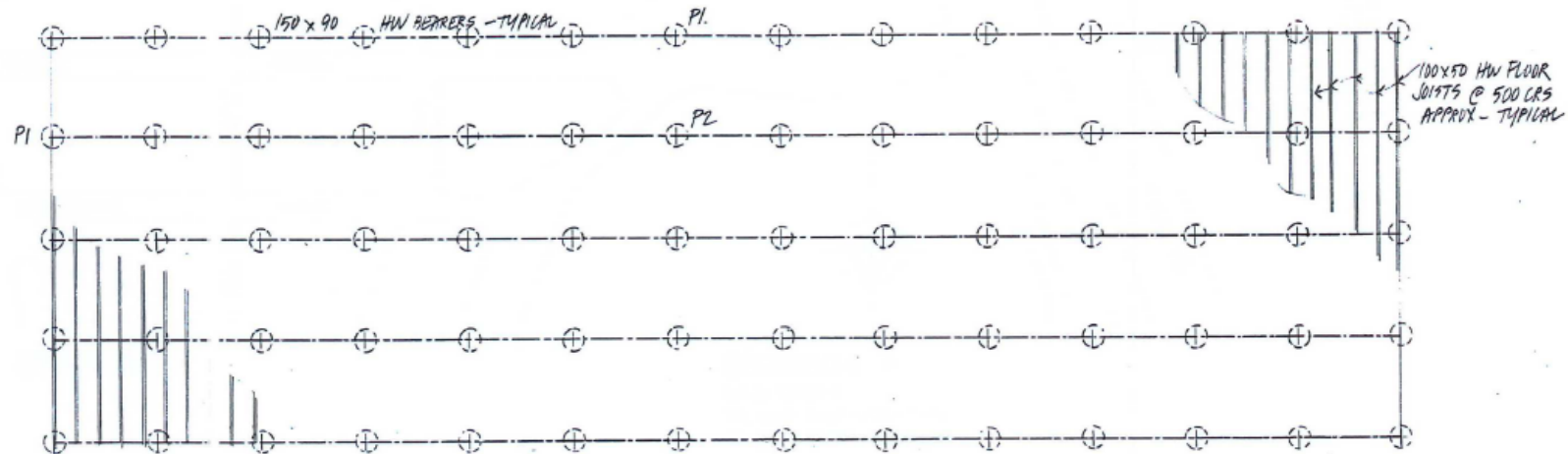
WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN TERRAIN CATEGORY **W50** (cyclonic)

L. Apananahis 16-4-99
C.M.G. CONSULTING ENGINEERS PTY. LTD.
 208 BUCHAN ST. CAIRNS QLD. 4870
 PH. 07 4031 2775 FAX. 07 4051 9013
A.C.N. 011 060 373

P1 - EXTERNAL PERIMETER FOOTINGS.
 450 Ø x 900 DEEP CONCRETE PAD FOOTINGS CAST IN RHS COLUMN 700 DEEP.
 WELD 1/2 BAR ACROSS BASE

P2 - INTERNAL FOOTINGS
 450 Ø x 750 DEEP CONCRETE PAD FOOTING CAST IN RHS COLUMN 550 DEEP.
 WELD 1/2 BAR ACROSS BASE.

ALL COLUMNS TO BE 75x75x3.0 DURAL RHS COLUMNS, WITH 10 THICK CAP PLATE WELDED TO TOP 2/M12 BOLTS THRU EXISTING BEARER



FLOOR FRAMING / FOOTING PLAN

FOOTINGS DESIGNED FOR 100 KPA BEARING CAPACITY, CLASS "5" SOIL CLASSIFICATION. BUILDER TO CONFIRM ON SITE AND ADVISE ENGINEER IF OTHERWISE.

P & G STOCK DESIGN
BUILDING DESIGNERS
MEMBER B.D.A.Q.
 Level 1, 105 Lyons St, Westcourt.
 P.O. Box 8116, Cairns, 4870.
 Ph: (07) 4041 1818 Fax: (07) 4041 1817

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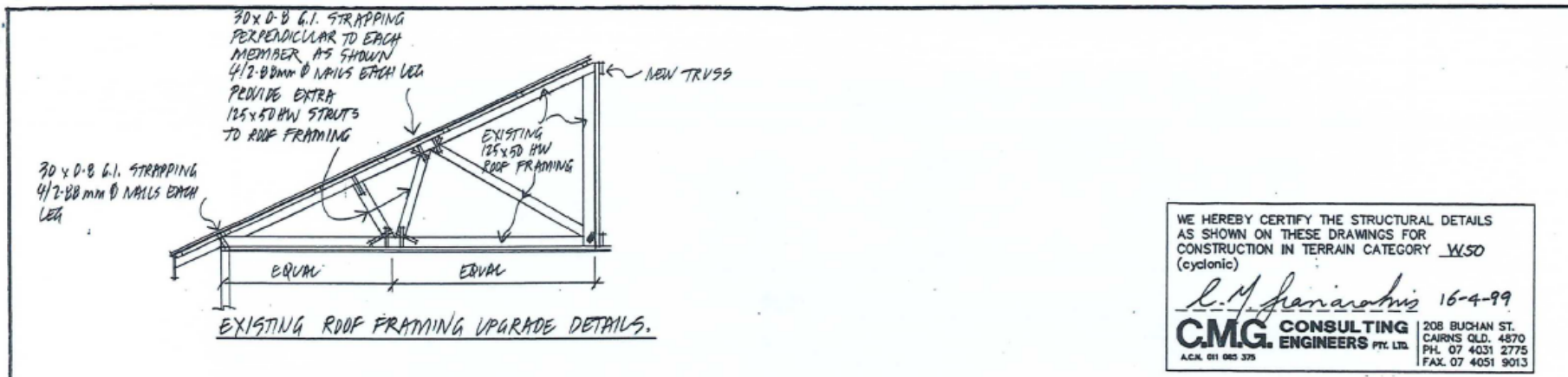
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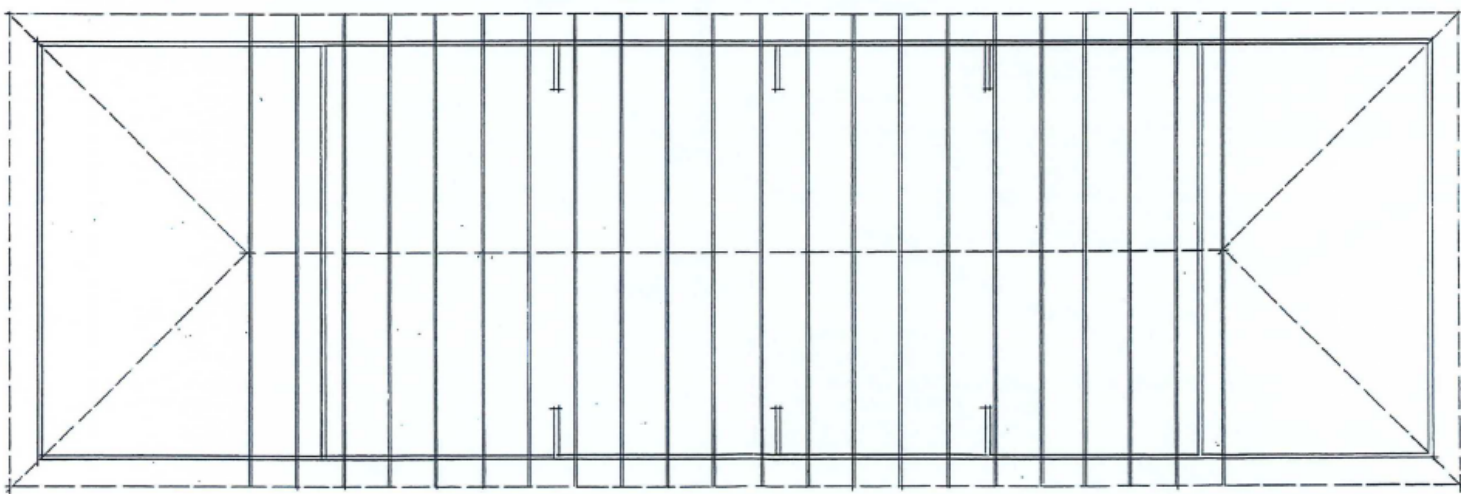
CMG. CONSULTING ENGINEERS PTY. LTD.
 A.C.N. 011 085 375

208 BUCHAN ST. CAIRNS QLD. 4870
 PH. 07 4031 2775
 FAX. 07 4051 9013

EXISTING ROOF FRAMING TO REMAIN, REFER UPGRADE DETAILS

REMOVE EXISTING ROOF FRAMING, PROVIDE PREFABRICATED HWD TIMBER TRUSSES @ 1066 CRS APPROX CENTRES TO MATCH EXIST. CEILING JOISTS, PROVIDE N° 14, TYPE 17 SCREWS AT 900 CRS TRUSS BOTTOM CHORD AND EXISTING CEILING JOIST ADJACENT.

EXISTING ROOF FRAMING TO REMAIN, REFER UPGRADE DETAILS



ROOF FRAMING PLAN

P & G Stock Design
BUILDING DESIGNERS
 Lic. No. 0252, 1st Flr, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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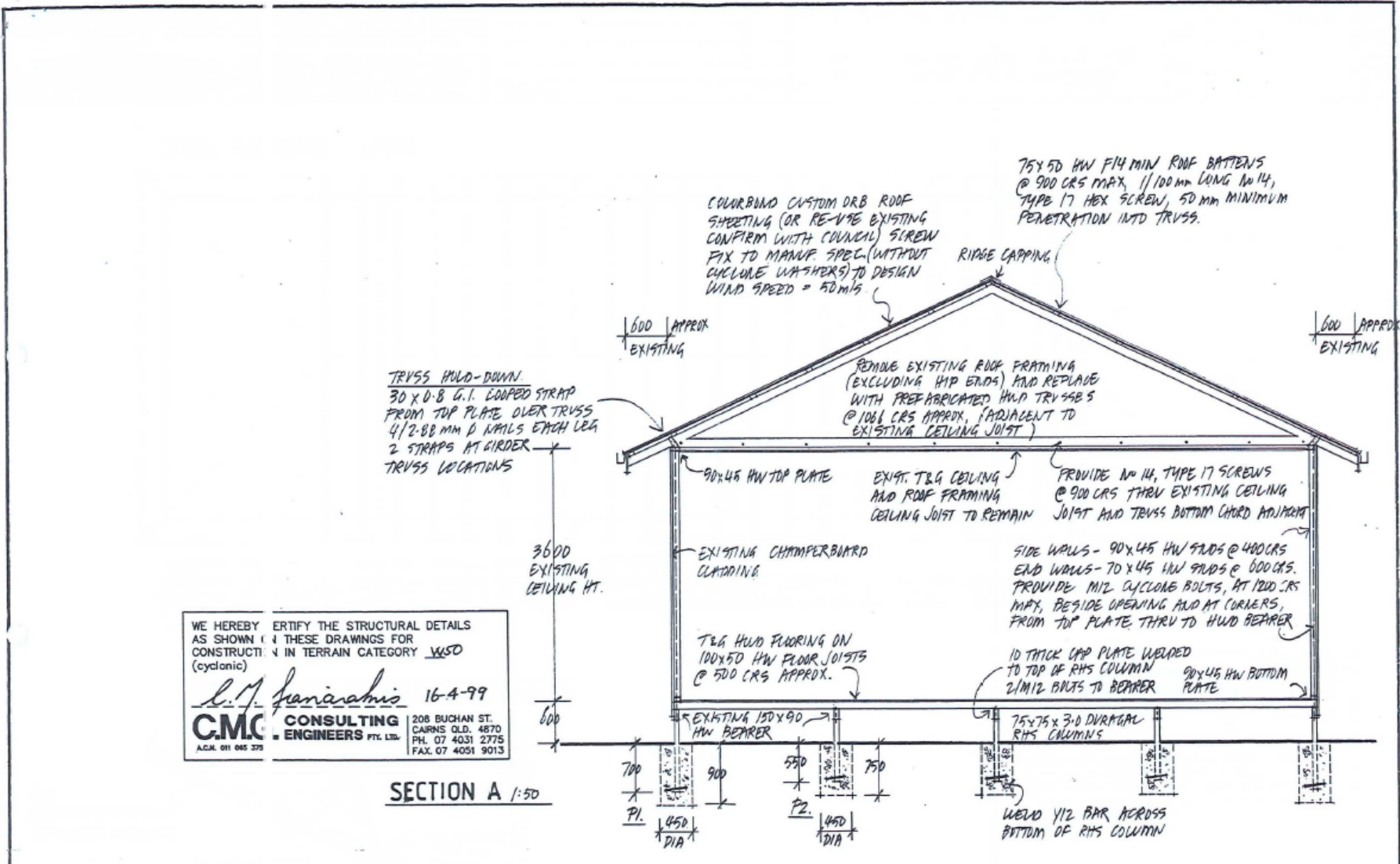
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 SCALE: 1:100, 50
 DATE: 31/03/99
 SHEET No: 5 OF 6
 JOB N°: 99-720

W50C

Document Set ID: 3695400
 Version: 1, Version Date: 29/05/2026



WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN IN THESE DRAWINGS FOR CONSTRUCTION IN TERRAIN CATEGORY W50 (cyclonic)

L.M. Francis 16-4-99
CMC CONSULTING ENGINEERS PTY. LTD.
208 BUCHAN ST. CAIRNS QLD. 4870
PH. 07 4031 2775
FAX. 07 4051 9013

SECTION A 1:50

P & G Stock Design BUILDING DESIGNERS
MEMBER B.D.A.G.
Level 1, 196 Lyons St, Westcourt.
P.O. Box 8116, Cairns, 4870.
Ph: (07) 4041 1818 Fax: (07) 4041 1817

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1:50	31/03/99
SHEET No:	JOB No:
6 OF 6	99-720

W500

Document Set ID: 3806400
Version: 1, Version Date: 28/05/2026

Attachment 4: Component assets and servicing completed

Solar System

Last Service Date: 27/03/2026

System Size: 26.6kW

Hardware: KR-63

Number of Panels: Unknown (not available through the solar monitoring portal)

Air Conditioning Units

Last Service Date: February 2025

Location	Unit Type	Model	Asset Number
Main Room (Right)	Fujitsu Inverter Split	ASTA34JFC	E000376
Meeting Room	Fujitsu Inverter Split	ASTA34JFC	E002881
Office	Fujitsu Inverter Split	ASTAOTJCC	E003152
Main Room (Left)	LG MPS Inverter Split	LSM304V-4	3850A25071V
Lunch Room	Panasonic Inverter Split	CS-RZ42VKRW	4961301293

Fire Safety Equipment

Last Routine Service: 12/03/2026 (unless otherwise noted)

Location	Equipment
First Office (LHS opposite reception)	Photoelectric Smoke Alarm (240V/9V)
Reception	Photoelectric Smoke Alarm (240V/9V)
Tully Arts & Cultural Room (LHS from main entrance)	DCP AB(E) Fire Extinguisher – 2.5kg (3A:40B:E)
Tully Arts & Cultural Room (LHS from main entrance)	Emergency Light – Box Ceiling/Wall
Entrance	Emergency Light – Box Ceiling/Wall
Testing Facility (unable to locate)	Central Point Emergency Lighting System
Staff Room (RHS from reception, second door on left)	DCP AB(E) Fire Extinguisher – 2.5kg (3A:40B:E)
Rear Exit	DCP AB(E) Fire Extinguisher – 9.0kg (6A:80B:E)
Rear Exit	DCP AB(E) Fire Extinguisher – 2.5kg (4A:40B:E) – serviced 28/04/2026
Tea Room	Evacuation Diagram – serviced 29/01/2026

Emergency Planning

- Annual Evacuation Exercise completed.
- Current Evacuation Diagram located in the Tea Room.

Grease Trap

- Nil



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