

Request For Expressions of Interest:

“Sid Galipo Memorial Hall”
19 Cheshire Street, Wangan Q 4860



Table of Contents

INTRODUCTION	3
PROPERTY DESCRIPTION	6
PROPERTY PHOTOS	7
RESPONSE COVER SHEET	9
RESPONSE CHECKLIST	10
Part 1 - Utilisation	
Part 2 - Community and Economic Benefit	
Part 3 - Sustainability	
Part 4 - Governance and Compliance	
TITLE SEARCH	Attachment 1
BUILDING ASSESSMENT - (to be supplied when available)	Attachment 2
ASBESTOS REPORT	Attachment 3

Introduction

The property located at 19 Cheshire Street, Wangan is a Council-owned facility. The former Wangan Hall more recently known as the Sid Galipo Memorial Hall ("the Hall") has historically served as an important social and community gathering place for the rural township of Wangan, located south-west of Innisfail within the present-day Cassowary Coast Region. Established alongside the growth of the surrounding sugar and banana farming district during the early 20th century, the hall formed part of the broader network of community infrastructure developed to support agricultural settlements.

Like many regional halls of the era, the Sid Galipo Memorial Hall has functioned as a venue for public meetings, dances, sporting presentations, fundraising activities, elections, birthdays and community celebrations. Halls such as this are central to the social fabric of small communities.

The facility functions as a multi-purpose sports and community hub with the adjoining Wangan Sportsfields being home to the Innisfail Touch Association.

The property is freehold under the *Land Title Act 1994* described as Lot 55 on RP712535.

Council is inviting Expressions of Interest from suitably qualified and experienced applicants setting out their vision for the future use and enhancement of the property and subsequently benefits to our region.

Historical occupation of the building is as follows by reference to the plan attached:

- Area A Hall - managed until recently by the Wangan Sports Club Incorporated, who have relinquished their tenure arrangement.
- Area B Innisfail Touch Association – no current tenure agreement in place

The purpose of this Expression of Interest is to:

- Identify capable operators of the whole area of the hall (Council will continue to mow and maintain the park)
- 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/economic, community, environmental and/or cultural objectives

A Facility Use Agreement or a long-term Lease will be offered depending on the applicant's submission. The terms of this tenure agreement would be subject to negotiations and include the following essential terms:

- (a) Term – to be agreed
- (b) Area - building footprint only with Council remaining responsible for the park and gardens.
- (c) Rent – to be agreed although nominal for a not-for-profit community organisation
- (d) Outgoings – rates, utility charges, electricity, gas, telephone and internet payable by Lessee
- (e) Permitted Use – sporting / community organisation including associated or ancillary uses
- (f) Building Repair and Maintenance – Lessee's responsibility (includes structural, wear and tear)
- (g) Insurances – public liability is mandatory, building insurance optional
- (h) Transfer of Ownership of all improvements to the Lessee
- (i) Security – N/A

This EOI document contains the following information for consideration:

- Property Description
- Property photos
- Submission form
- Response checklist
- Title Search
- Building inspection report (currently being undertaken – refer below)
- Asbestos Management Plan

Transfer of ownership of improvements and Building Inspection Report

The tenure agreement will transfer ownership of the building to the successful applicant.

This means:

- (a) the successful applicant will be responsible for all future repairs and maintenance including any repairs of a structural nature. Council has however engaged a building inspector to assess the condition of the building prior to it being transferred.
- (b) Council may be prepared to carry out some repairs (if any) identified in the building report. A copy of the report when available will be provided to the successful applicant.

If the successful applicant and Council cannot agree to any works to be done prior to transfer of the building, then the applicant may withdraw its application, and Council may negotiate with other applicants.

Site inspections can be arranged by appointment with a minimum of 2 business days' notice.

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 26 June 2026 at 4pm**

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



- ❖ Property highlighted in purple - EOI does not include sports fields or ancillary infrastructure such as access and car parking or playground areas

Property Description:

Location: Part of 19 Cheshire Street, Wangan, 4860

Building Area: (Hall) 1095 sqm

Lot & Plan Number: Lot 55 on Plan 712535

Land Type: Freehold

Opportunity Overview:

Building features:

- Internal space with approx. seating capacity of 150-200 and furniture
- Airconditioning and ceiling fans
- Vinyl / carpet flooring
- Servery / bar, kitchen, cold room / fridges
- Toilets
- Continued community use, recreation activation, local events, sporting activities and social initiatives
- Hire to local residents or visiting groups by hosting sporting and social events
- Established sporting and community hub for the region

Historical Use:

A historical shared space arrangement between Innisfail Touch and Wangan Sports Club Inc. The Wangan Sports Club has now ended tenure

Tenancy costs annually:

- Electricity Consumption – Club responsibility (separately metered to the sports field lighting)
- Lawn mowing - CCRC
- Pest Control – Club responsibility
- Water Consumption – Club responsibility based upon usage
- Water connection (1 x 20mm connection: meter # 20V08104T) – (50% reduction in charges) = \$287.50 per annum
- Waste (non-residential C) – x 2 units = \$1,424.00 per annum + additional waste if requested
- Sewerage – (non-residential) – Nil – septic – Club to be responsible for pumping costs
- State EML Group 3 – Class B levy - \$487.00 per annum
- Property Insurance – not mandatory - at Club's discretion
- Public Liability Insurance – mandatory minimum cover of at least \$20 million
- All renewals, upgrades, repairs and maintenance the responsibility of the Club

NB: A discount on general or sewerage charges rates may be available to a not-for-profit organisation pursuant to Council's Rate Concession Policy. View on the following link: [Rating Concessions Policy 2025 2026](#)

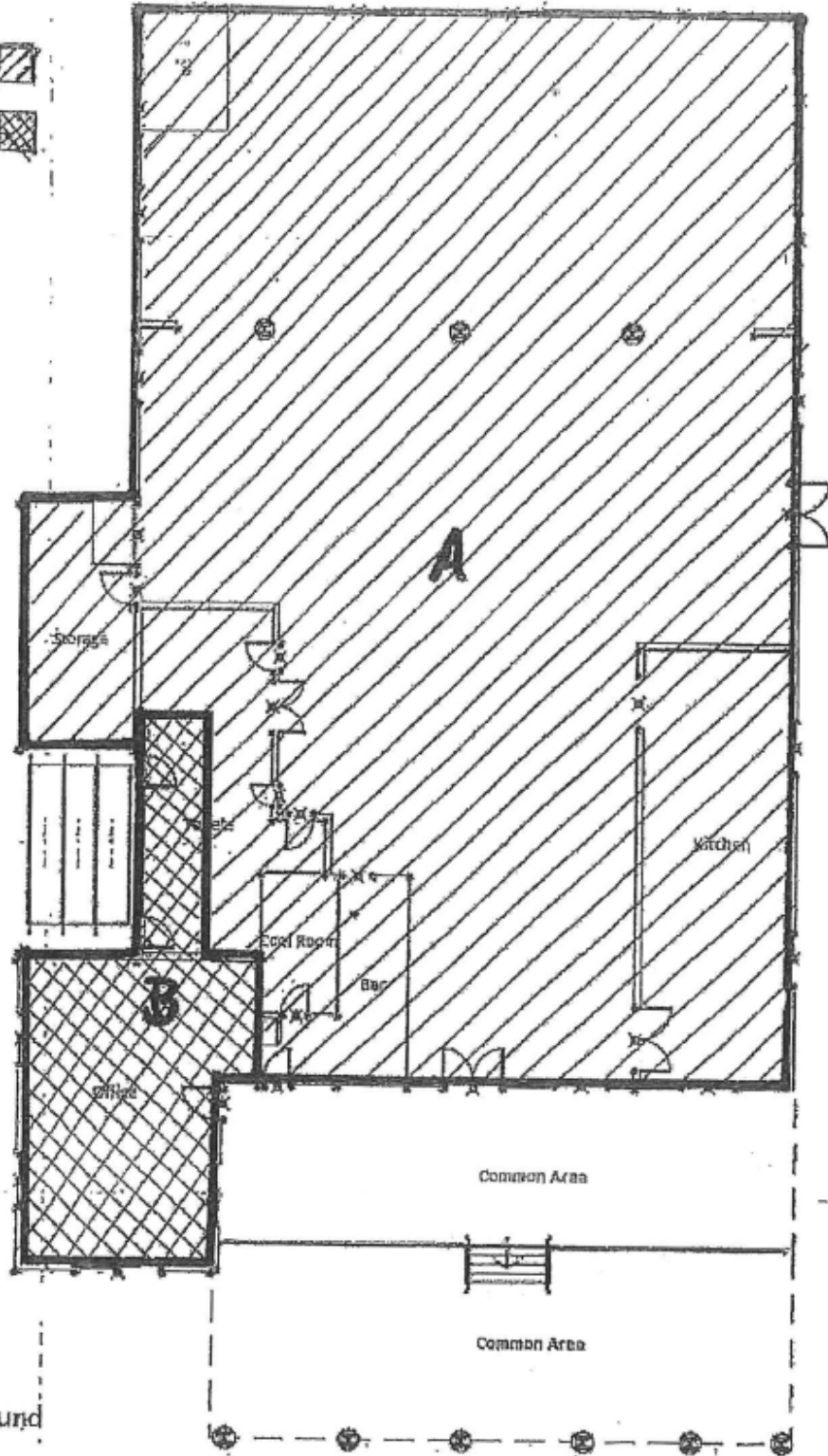
Property photos:



Lease Area A



Lease Area B



Wangan Sports Ground

Response Submission Cover Sheet

Property: 19 Cheshire Street, Wangan Q 4860

Name of Legal Entity and Structure:

ABN / ACN (where applicable):

Address:

Contact Person:

Person's Position:

Email:

Phone/ Mobile:

Transfer of building ownership:

Does the Applicant agree to take over ownership and management of the building?

YES **NO**

Response Checklist

In your Response schedule include answers to all the below questions.

Part 1: Utilisation:

Please provide the following information relating to facility utilisation:	
1. Membership numbers for the past 3 years	<input type="checkbox"/>
2. How many days of the year will the facility be available for use?	<input type="checkbox"/>
3. How many hours / per month will the facility be used potentially?	<input type="checkbox"/>
4. How many participants / per month do you anticipate attending sessions at the facility?	<input type="checkbox"/>
5. Will the hours or use differ across the seasons / year? Please explain variances.	<input type="checkbox"/>
6. Describe the program / activities that will be delivered from the facility	<input type="checkbox"/>
7. Details of the club activities in the past 12 months, including the type and number of events held, and the number of attendees at each event	<input type="checkbox"/>
8. Describe the demographic of the participants that engage with your programs	<input type="checkbox"/>
9. Details of proposed future use – forward bookings or details of annual events planned	<input type="checkbox"/>
10. Do the activities of your organisation attract spectators from within the Cassowary Coast region? How many spectators attend annually? Please summarise.	<input type="checkbox"/>
11. Do the activities of your organisation attract spectators from outside the region? If so, how many across all events annually? Please summarise.	<input type="checkbox"/>
12. In addition to the use of the building describe how your organisation intends to use the adjoining park.	<input type="checkbox"/>

Part 2: Community and economic benefit

Please provide the following information relating to community and economic benefit:	
1. What is the key purpose of your community group? Who benefits from these services?	<input type="checkbox"/>
2. How does your club share, value and support diversity in our community?	<input type="checkbox"/>
3. Does the club offer any financial benefits to disadvantaged groups / individuals through sponsorship or contributions to local businesses?	<input type="checkbox"/>
4. What would be the impact on the community if your organisation was unable to deliver it's services?	<input type="checkbox"/>
5. Does your club have any paid employees or only volunteers?	<input type="checkbox"/>
6. Is the club prepared to take over ownership of the asset?	<input type="checkbox"/>

7. If you occupy an existing Council facility, please describe in detail why it does not meet the needs of your Club	<input type="checkbox"/>
8. Are there any other facilities or in the region that your club could deliver programs and activities from?	<input type="checkbox"/>
9. Based on intended use can this facility be shared. Please explain.	<input type="checkbox"/>

Part 3: Sustainability

Please provide the following information relating to sustainability:	
1. Is the facility 'fit-for-purpose'? If not, what improvements are required to meet the clubs needs? Demonstrate how these improvements would be funded.	<input type="checkbox"/>
2. What methods does your organisation use to raise revenue? For example – fundraising, membership fees, sponsorship, grants, in-kind support.	<input type="checkbox"/>
3. Demonstrate how your organisation will meet the outgoings associated with the facility. Consider electricity, waste removal, water, repairs and maintenance, renewals etc.	<input type="checkbox"/>
4. What does your organisation do to drive membership?	<input type="checkbox"/>
5. How long has your organisation been operating in years?	<input type="checkbox"/>
6. Please include a Business Plan (if available), proposed grant applications and aspirations.	<input type="checkbox"/>

Part 4: Governance

Please provide the following essential information:	
Copy of the Association's Certificate of Incorporation	<input type="checkbox"/>
Copy of the Association's Rules	<input type="checkbox"/>
Evidence of current Public Liability Insurance Cover to \$20M	<input type="checkbox"/>
Details of the current management committee and contact details	<input type="checkbox"/>

Title Search

Refer to Attachment 1

Building Inspection Report

Refer to Attachment 2

Asbestos Report

Refer to Attachment 3

Attachment 1 - Title Search

20477194 - Current Title Search

INTERNAL CURRENT TITLE SEARCH

QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 27/05/2026 10:40

Title Reference: 20477194

Date Created: 29/05/1953

Previous Title: 20324171

REGISTERED OWNER

THE COUNCIL OF THE SHIRE OF JOHNSTONE

ESTATE AND LAND

Estate in Fee Simple

LOT 55 REGISTERED PLAN 712535

Local Government: CASSOWARY COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10476091 (POR 18)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

Attachment 2 - Building Inspection Report

To be supplied when available. If not available at the time of publication of this EOI then:

Council has engaged a building inspector to assess the condition of the building prior to it being transferred.

Council may be prepared to carry out some repairs (if any) identified in the building report. A copy of the report when available will be provided to the successful applicant.

If the successful applicant and Council cannot agree to any works to be done prior to transfer of the building, then the applicant may withdraw its application, and Council may negotiate with other applicants.

Attachment 3 - Asbestos Report



B.M.P.



QBuild
Queensland Government
Department of Public Works

Asbestos Program

Wangan Community Hall
Cheshire Street Wangan

BUILDING MANAGEMENT PLAN *FOR*

Wangan Community Hall
Cheshire Street Wangan

24.02



 1300 763 903

 enquiries@cassowarycoast.qld.gov.au

 cassowarycoast.qld.gov.au

 70 Rankin Street, Innisfail
38-40 Bryant Street, Tully
4 Balliol Street, Cardwell