

A background image of a beach scene. In the foreground, there is a wooden deck with two metal chairs under a thatched roof. The beach and ocean are visible in the background under a blue sky with clouds.

REQUEST FOR TENDER COL000019

Lot 558 on SP253524

2 Bambarook Road

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Introduction

Cowley Beach Caravan Park is a beachfront Reserve location at 2 Bambarook Road, Cowley Beach. Operated by Cassowary Coast Regional Council under a caretaker / manager model, the park comprises 46 sites (14 unpowered and 32 powered), a caretaker residence, amenities infrastructure and camp kitchen.

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.

The property has historically and currently been operated by Council as a caravan park, and Council is inviting interest from suitably qualified and experienced individuals, organisations or companies to submit tenders for the lease, management and operation of the Cowley Beach Caravan Park (“the site”).

The purpose of this Tender is to:

- Identify capable operators of the site as either a caravan park and/or other low-scale recreational or tourism-related activity
- Deliver a high-quality, safe and compliant caravan park operation
- 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
- Engage positively with the local community

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

cabins, sewer, expansion) would require Council approval and alignment with reserve purpose, and are not a part of this process.

A long-term lease may be available depending on the applicant's business plan and intention to make capital improvements. 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 Land Management Plan 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 Tender document contains the following information for consideration:

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

A Site inspection opportunity has been arranged for Wednesday 26th August at 10am. Please advise of attendance via email to : Mandy.Larsen@ccrc.qld.gov.au. This is a non-mandatory site inspection.

Interested parties will need to undertake their own due diligence on the property prior to submission of their Tender. 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

Tender Closing Date: **Friday 18 September, 2026 at 4pm**

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

Property Description:



Location: 2 Bambarook Road, Cowley Beach Q 4871

Land Area: 1.555ha (15566 sqm)

Lot & Plan Number: Lot 558 on Plan SP253524

Land Type: Crown Land (Reserve)

Reserve Purpose: Recreation and Camping

Zoning: Township Zone (CCRC Planning Scheme 2015)

Cowley Beach Caravan Park is located at 2 Bambarook Road, Cowley Beach Q 4871, situated directly adjacent to Cowley Beach and the public boat ramp. The park is nestled between two World Heritage areas – the Great Barrier Reef to the east and the Wet Tropics Rainforest to the west.

The site offers beachfront access and is in close proximity to regional centres:

- 16km to the Bruce Highway, 25km to Innisfail, 120km to Cairns and 230km to Townsville

Capacity:

- 46 caravan sites (total):
 - 14 Unpowered sites
 - 32 Powered sites (15 amp GPO's)
 - 0 self-contained camping sites
- 2-bedroom caretaker residence including reception / kiosk and retail space
- Camp kitchen
- Amenities and shower block

Infrastructure Services:

- Connected to mains power
- On-site solar system (limited scale)
- High-speed broadband via NBN
- Septic system for wastewater / sewerage

Trading Permit:

- CP051, valid until 31 August 2026 under Local Laws No. 1 & 8 (2022) – Operation of Camping Ground / Caravan Park – including RVs

Zoning:

- The site is zoned **Township** under the Cassowary Coast Regional Planning Scheme 2015.
- The **Township Zone** applies to small urban centres and villages intended for mixed-use development that supports residential living, tourism, small-scale retail, community services, and recreational spaces.
- This zone encourages development that maintains a low-rise, village character and enhances the role of local centres as social and economic hubs.
- Any new development is expected to respect existing built form and environmental values, maintain open space, and be compatible with the community function of the area.
- Development within the Township Zone must also consider site-specific constraints such as flooding, bushfire risk, and environmental sensitivity to ensure resilience and long-term sustainability.

Planning Overlays and Environmental Risks:

- **Flood Hazard Overlay:** Site includes areas of extreme, high, and low flood hazard. Any redevelopment must address flood immunity and safety
- **Coastal Protection Overlay:** The site is within the Coastal Management District and erosion-prone area, and is exposed to storm tide inundation (high and medium hazard)
- **Bushfire Hazard Overlay:** Classified as high potential bushfire intensity zone with a potential impact buffer. This requires emergency planning and building considerations.
- **Environmental Significance Overlay:** Located within an Area of High Environmental Significance — limiting vegetation clearing and sensitive to ecological disturbance.
- **Acid Sulfate Soils Overlay:** The site falls within a high-probability area for acid sulfate soils, requiring management of soil disturbance and drainage improvements.

Expenses: (2026/2027 Fees and Charges)

- Electricity Consumption – estimate \$12,300 on prior consumption as a Caravan Park
- Water Consumption – as used
- Water connection - NA
- Waste – 12 services = \$10,248 six monthly or \$20,496 per annum (non-Res C2)
- Rural Fire Brigade Levy – Cowley Beach = \$25.00 per annum
- Sewerage – septic system for wastewater / sewage. No dedicated greywater drainage for caravans
- State EML Group 3 – Class E levy - \$312.80 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



Response Submission Cover Sheet – COL000019

Property: 2 Bambarook Road, Cowley Beach Q 4871

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: BUSINESS PLAN: (30% OF EVALUATION)

To understand the nature, suitability and feasibility of the proposed use of the site	
1. Describe the proposed use(s) of the site	☐
2. Business Plan: - Provide a Business Plan detailing use, operations, programs, asset management and funding strategies for the operation and management of the assets - Evidence of experience in operating a like business - Funding strategies that demonstrate long term sustainability and financial viability	☐
3. Site utilisation - 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	☐
4. Operational Model - Management and delivery model - Booking and management systems - Staging or transition arrangements (if applicable) - Hours of operation and staffing structure	☐
5. Planning and Compliance - Preliminary consideration of planning controls and site constraints - Likely approvals required (acknowledging this Tender is not an approval)	☐
6. Rental Offer - What is the proposed commencing annual rental offered by the applicant	☐

PART 2: COMMUNITY AND ECONOMIC BENEFIT (30% OF EVALUATION)

To assess the public value and local benefits generated by the proposal	
1. Community Benefit - How the proposal meets identified community needs - Accessibility, inclusivity, and affordability considerations - Opportunities for community use or shared benefit	☐
2. Economic Contribution - Local employment opportunities (direct and indirect) - Commitment to local procurement and suppliers - Contribution to tourism, visitation or regional activation - Marketing and promotion strategies	☐
3. Partnerships and Engagement - Existing or proposed partnerships with local organisations - Engagement with community groups, Traditional Owners or tourism bodies - Ideas to increase visitation including providing other community services and activities	☐

PART 3: SUSTAINABILITY (25% OF EVALUATION)

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	☐
2. Asset Management - Approach to maintenance and lifecycle management - Any proposed upgrades, renewals or improvements	☐
3. Long-term Viability - How the proposal supports sustainable, ongoing use of the asset - Risk mitigation for changing demand or operating conditions	☐
4. Financial Capacity - Evidence of financial viability and resourcing supported in the Business Plan referred to in Part 1	☐

PART 4: GOVERNANCE AND COMPLIANCE (15% OF EVALUATION)

Please provide the following essential information (10%):	
• Business / Organisational structure • Legal structure and decision-making framework • Key personnel and roles • Policies supporting ethical conduct and accountability	☐
Please provide the following essential information (5%):	
• Risk Management • Key risks associated with the proposal • Risk mitigation strategies • Insurance and compliance capacity • Workplace Health and Safety approach	☐

ATTACHMENTS

Attachment 1 - Title Search:

49013378 - Current Title Search

INTERNAL CURRENT RESERVE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 16/03/2026 16:11

Title Reference: 49013378

Date GAZETTED: 21/10/1978

PAGE: 585

Opening Ref: SL 21727B

Purpose: RECREATION AND CAMPING

Sub-Purpose:

Local Name:

Address: BAMBAROOK ROAD

County (R) No: R1399

File Ref: RES 18032

TRUSTEES

CASSOWARY COAST REGIONAL COUNCIL Gazetted on 21/10/1978

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LAND DESCRIPTION

LOT 558 SURVEY PLAN 253524 CREATED on 19/12/2012

Local Government: CASSOWARY COAST

Area: 1.555000 Ha. (SURVEYED)

Attachment 2 - Rates Notice:



1300 763 903
PO Box 887, Innisfail QLD 4860
enquiries@cassowarycoast.qld.gov.au
Tax Invoice ABN 20 889 787 211

PROPERTY NO:
121690

HALF YEARLY RATE NOTICE
01/07/2026 to 31/12/2026
DATE OF ISSUE 12/08/2026



Cassowary Coast Regional Council
 PO Box 887
 INNISFAIL QLD 4860

Your Rates Account is Due
11 September 2026
Total Net Amount Due
\$10,416.90

Property Location: 2 Bambarook Road COWLEY BEACH QLD 4871
Property Description: L558 SP253524

Valuation: \$0
Area: 1.5555 Ha



For emailed notices:
cassowarycoast.ezybill.com.au

SUMMARY OF RATES & CHARGES

	UNITS	RATES / CHARGE	AMOUNT
State EML Group 3 - Class E	1	\$156.40	\$156.40
Waste Utility Charge-Non-Res C2	12	Non-Res C2	\$10,248.00
Rural Fire Brigade Levy - Cowley Beach	1	\$12.50	\$12.50
Total Current Gross Rates			\$10,416.90

Pay Online

Simply scan the QR code to pay in full or choose from flexible weekly, fortnightly or monthly instalments. You can also pay online at pay.cassowarycoast.qld.gov.au







Total Gross Amount	\$10,416.90
Discount	\$0.00
Net Payable	\$10,416.90

Please note: Payments made after 28 July 2026 may not be shown.

Payment by Internet

pay.cassowarycoast.qld.gov.au

See reverse for other payment options

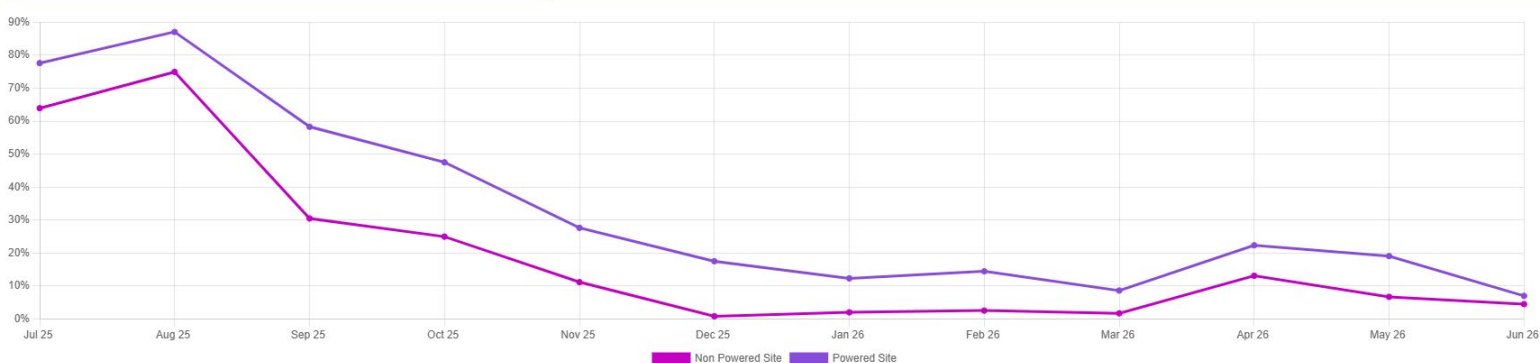
Depreciation savings to Council 2026/2027 = \$31,001.62

Attachment 3 - Historical revenue operating results:

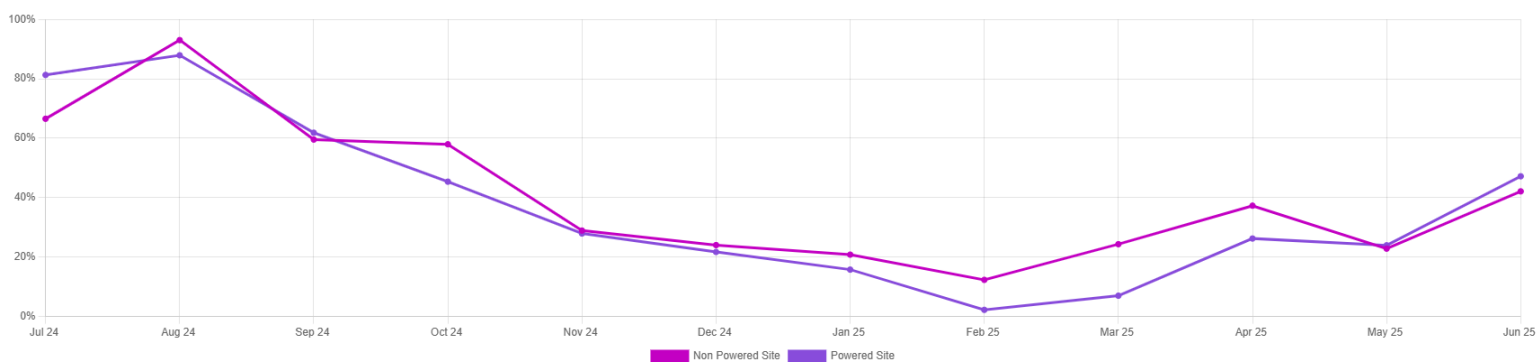
Year	Revenue	Operating Expenses	Depreciation	Net Result
2021	\$128,760.00	\$192,299.00	\$9,258.00	-\$72,797.00
2022	\$124,683.00	\$127,561.00	\$8,925.00	\$11,803.00
2023	\$135,909.00	\$114,099.00	\$9,052.00	\$12,758.00
2024	\$151,613.00	\$126,968.00	\$24,545.00	\$100.00
2025	\$192,135.00	\$148,848.00	\$44,156.00	-\$869.00

Occupancy Data:

Occupancy History Report - Between 1 Jul 2025 and 30 Jun 2026 (Inclusive)



Occupancy History Report - Between 1 Jul 2024 and 30 Jun 2025 (Inclusive)



Occupancy History Report - Between 1 Jul 2023 and 30 Jun 2024 (Inclusive)





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