

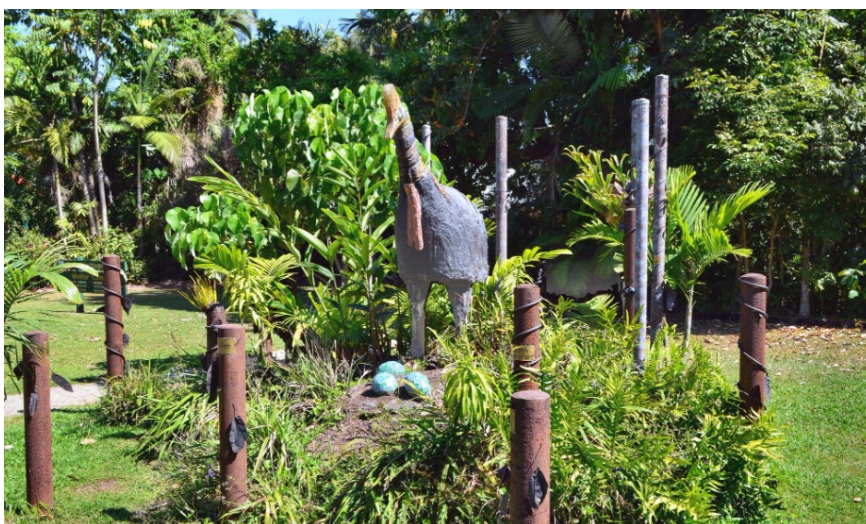
Request For Expressions of Interest EOI000011

Buildings and features
55 Porter Promenade, Mission Beach



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Introduction

Cassowary Coast Regional Council invites Expressions of Interest (EOI) from suitably qualified and experienced organisations for the use and activation of the whole site including all buildings and environmental features located at 55 Porter Promenade, Mission Beach. This includes the former *Mission Beach Visitor Information Centre, theatre, environmental information and education and nursery, toilet buildings as well as all vegetation and landscape features*

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

Respondents are invited to make an EOI for any or all the buildings.

Though the EOI pertains to all buildings and site features, there is an understanding that partnerships, or sub-letting may be desired to make an applicant's response more sustainable and desired outcomes more rounded. The EOI may be submitted based on the organisation's needs and capacity for the whole site or part of the site (eg specific buildings and or features). There is an expectation that the toilets will be assigned to the successful applicant with the majority of buildings or combined area.

Background

Lot 270 on Crown Plan CP862648 is a parcel which has functioned as a multi-purpose community precinct comprising of the former Visitor Information Centre buildings (including theatrette) and landscaped areas, the C4 Environment Centre and nursery infrastructure, and part of the Norm Byrnes Arboretum, as well as a toilet block, covered walkways, pathways and significant landscaping. The site is part of what is locally known as Ross Overton Park.

- **The Mission Beach Visitor Information Centre building** was originally the Mission Beach State School building, giving it a significant local heritage connection. The former school building was relocated and repurposed as the visitor information centre after the school moved to larger facilities. This adaptive reuse preserved one of Mission Beach's early public buildings while providing a home for local tourism services for many decades. Sitting eastward of the main building. Additional to the main building is a second building that has been used as a theatrette and display space.

As tourism grew through the 1980s and 1990s, local tourism operators and community volunteers recognised the need for a dedicated visitor service. The centre developed into a community operated tourism hub, supported by volunteers who provide local knowledge and booking services for visitors exploring the rainforest, reef, islands and hinterland.

The relocation 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:

- Deliver and strengthen arts/recreation, environmental, information and education, economic, visitor/tourists, historical, cultural and/or community outcomes from this site
- Enhance the community and visitors experience within the Cassowary Coast region
- Growing partnerships and collaboration between "communities of interest"
- Activate and maintain a strong presence at this important site
- Leverage the site's foreshore and walking distance to the Mission Beach's village centre location

- **The C4 Environment Centre**, is home to the Community for Coastal and Cassowary Conservations Inc. (C4) and sits alongside the Visitor Information Centre building and north of the theatre building.

C4 is one of Mission Beach's most significant community environmental organisations with the aim of protecting the region's unique coastal rainforest environment and the endangered Southern Cassowary. Infrastructure of note includes nursery shade structures, shed/s and potting and growing on areas.

External to the site's buildings is the Norm Byrnes Arboretum, named after botanist Norman Brice Byrnes. Following the relocation of the original Mission Beach State School in 1992, C4 transformed the area into a living collection of native rainforest species. The arboretum remains an important educational and conservation asset today.

The site's history demonstrates a longstanding tradition of public benefit, environmental education, tourism promotion and community participation. Future uses may seek to build upon these values and create new while ensuring the continued activation of these important Mission Beach community assets.

Council is now seeking innovative proposals for tenure over the whole site including all buildings, infrastructure and landscape. The adjacent car park and remainder of Ross Overton Park are excluded from this EOI.

Property Overview

Address:	55 Porter Promenade, Mission Beach Q 4852
Ownership:	Cassowary Coast Regional Council
Tenure:	Reserve 8321 Purpose: Local Government Sub-purpose: Information and Interpretive Centre
Lot & Plan:	Lot 270 on Crown Plan 862648
Location:	Prominent street frontage within the Mission Beach CBD area
Site Characteristics:	Highly vegetated and foreshore area Noticeable to passing traffic Walking path connection and short distance to village central business Proximity to regional tourism routes and local services Ancillary infrastructure and landscaped environment
Important Note:	This EOI relates to the use of the entire site . External infrastructure including toilet building, major landscaping, artwork, signs' maintenance and mowing is also the responsibility of the FUA /Lessee unless otherwise negotiated. Council will consider proposals for part of the site (separate buildings) as part of the EOI or a sub-tenure arrangement with the primary Lessee or tenure holder

Proposed Tenure

Council anticipates that the successful proponent may be offered a Facility Use Agreement (FUA) tenure or long-term Lease arrangement dependent upon the applicant's submission.

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 for a FUA) or maximum of 30yrs for Trustee Lease
- (b) Premises - whole site or buildings and landscaped areas as negotiated
- (c) Rent – to be agreed for a FUA / or as assessed by a licensed valuer for a Trustee Lease
- (d) Outgoings – rates, utility charges, electricity, gas, telephone and internet payable by Lessee
- (e) Permitted Use – If the proposed purpose of the site is not consistent with the Purpose or Sub-purpose of the site (Local Government / Information and Interpretive Centre), then a Land Management Plan and planning approvals will have to be considered
- (f) Repairs and Maintenance – The whole site is Lessee's responsibility (including all buildings, artwork, signage, utilities/services, structural, wear and tear)
- (g) Council Responsibilities – to be discussed with successful applicant
- (h) Insurances – public liability compulsory, building insurances as determined by Lessee
- (i) 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
- Rates Notice and Title Search
- Asbestos Management Plan

Transfer of ownership of improvements

The tenure agreement will transfer ownership of all site assets to the successful applicant, in an "as is condition" unless otherwise negotiated (separate buildings and features)

This means:

- (a) the successful applicant will be responsible for all future repairs and maintenance of the site including any repairs of a structural nature
- (b) Council may be prepared to carry out some repairs (if any) to ensure fundamental fit for purpose and make safe
- (c) 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.

Applicants should consider conducting their own inspection of the building to determine its state of repair and condition.

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 the:

- Submission Form; and
- Response Checklist

Expression of Interest Closing Date: **Friday 14 August 2026 at 4pm**

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

Property Description:

Asset Management Summary:

From an asset management perspective, the precinct represents a unique combination of community and natural environment assets. The site's greatest value is derived not from any individual building but from the collective function of the precinct potentially as an integrated arts/recreation, environmental, information and education, economic, tourists, historical, cultural and/or community hub.

Key asset management priorities include:

- Maintaining public and users' safety and accessibility for all built infrastructure and utilities/ services
- Supporting continued activation and utilisation to maximise community benefit and justify ongoing investment
- Managing and improving the living environmental assets within the site and Norm Byrnes Arboretum
- Incorporating strategies to preserve the former Mission Beach State School building as a historical asset or feature for longer term historical reference
- Ensuring compliance with relevant codes and policies and climate adaptation measures are incorporated into future capital works

The precinct should be considered a high-value community service asset with regional tourism significance, where ongoing maintenance and targeted capital renewal provide substantially greater value than replacement or rationalisation.

Tenancy costs annual: (based on 2025/2026 charges over all buildings)

Expense Item	Annual Cost (ex GST)	Notes
Cleaning – Sanitary Services	\$182.00	Sanitary bin servicing
Fire Safety Testing & Compliance	\$134.00	Annual inspection and compliance requirements
Pest Control	\$633.60	Routine pest management services
Site Mowing / Vegetation Management and Maintenance	Lessee to manage	
Electricity	As per usage	
Airconditioning servicing	Estimate \$800 pa	
Water charges - consumption	As per consumption	
Water Access – 25mm x 1	\$861.00	(Meter #: MBF002880)
Waste services – Non-res A x 2	\$1328.00	
Sewerage – non residential x 6	\$5640.00	75% concession may be available to NFP
State EML Group 4 – Class D	\$611.60	
Property Insurance	Lessee to determine	
Public Liability Insurance – minimum cover \$20 million	Compulsory	

NB: A discount on rates may be available to a not-for-profit organization pursuant to Council's Rate Concession Policy available via this link [Microsoft Word - Rating Concessions Policy 2025 2026](#)

Response Submission Cover Sheet

Property: 55 Porter Promenade, Mission Beach Q 4852

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 site?

YES ☐ **NO** ☐

If not – please nominate the key buildings as preference to take ownership and manage

- ☐ Former VIC main building
- ☐ Theatre building
- ☐ C4 Environmental Centre building

Please indicate organisation's preference of tenure:

- ☐ Facility Use Agreement
- ☐ Trustee Lease

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	☐
2. Confirm whether the proposal: - Continues use as a key community asset and hub - Includes a modified model of arrangements/ tenure - 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	☐
3. Site utilisation - How will the site be utilised (intensity, scale, layout assumptions) - Expected user groups and visitation profile - Seasonal or peak usage considerations	☐
4. Operational Model - Management and delivery model - Staging or transition arrangements (if applicable) - Hours of operation and staffing overview	☐
5. Planning and Compliance - Preliminary consideration of planning controls and site constraints - Likely approvals required (acknowledging this EOI is not an approval)	☐
6. Rental Offer - What is the proposed commencing annual rental offered by the applicant	☐

PART 2: COMMUNITY AND ECONOMIC BENEFIT

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	☐
3. Partnerships and Engagement - Existing or proposed partnerships with local organisations - Engagement with community groups, Traditional Owners or tourism bodies	☐

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	☐
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 - Funding sources (where relevant)	☐

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	☐
2. Please provide the following essential information if an incorporated association: - Copy of the Association's Certificate of Incorporation - Copy of the Association's Rules	
o Evidence of current Public Liability Insurance Cover to \$20M	☐
o Details of the current management committee and contact details	☐

Rates Notice and Title Search

Refer to Attachment 1

Asbestos Management Plan

Refer to Attachment 2

Aerial View

Refer to Attachment 3

Attachment 1: Rates Notice and Title Search



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

PROPERTY NO:
168130

HALF YEARLY RATE NOTICE
01/01/2026 to 30/06/2026
DATE OF ISSUE 28/01/2026





044-4860 (1)

Cassowary Coast Regional Council
PO Box 887
INNISFAIL QLD 4860

Your Rates Account is Due
27 February 2026
Total Net Amount Due
\$6,288.70

Property Location: 55 Porter Promenade MISSION BEACH QLD 4852
Property Description: L270 CP862648

Valuation: \$0
Area: 0.3373 ha



For emailed notices:
cassowarycoast.ezybill.com.au

SUMMARY OF RATES & CHARGES

	UNITS	RATES / CHARGE	AMOUNT
State EML Group 4 - Class D	1	\$305.80	\$305.80
M/Bch Sewerage - Non Residential	6	Non Res Sewerage	\$2,820.00
Water Access - 25mm	1	\$430.50	\$430.50
Water Consumption			\$2,068.40
Waste - Non-Residential A	2	\$332.00	\$664.00
Total Current Gross Rates			\$6,288.70

Water Consumption Details

Meter No.	Previous	Reading	Current	Reading	Consumption
MBF002880	09/06/2025	21765	20/11/2025	22809	1044KL

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	\$6,288.70
Discount	\$0.00
Net Payable	\$6,288.70

Payment by Internet

pay.cassowarycoast.qld.gov.au

See reverse for other payment options

Please note: Payments made after 13 January 2026 may not be shown.

Scan to Pay

Pay in full or choose smaller instalments that suit your budget.



New

- Helpful reminders.
- Card or bank payments.
- See your balance.

Scan the QR or you can also pay online at pay.cassowarycoast.qld.gov.au

Powered by  Payble



PROPERTY NO: 168130
NAME Cassowary Coast Regional Council

PROPERTY 55 Porter Promenade
MISSION BEACH QLD 4852

DATE OF ISSUE	28/01/2026
DUE DATE	27/02/2026
Total Gross Amount	\$6,288.70
Discount	\$0.00
Net Payable	\$6,288.70



*2445 1 1053568

INTERNAL CURRENT RESERVE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Search Date: 05/06/2026 10:47

Title Reference: 49022371
Date GAZETTED: 15/04/1994
PAGE: 1438

Opening Ref: RES 8321
Purpose: LOCAL GOVERNMENT
Sub-Purpose: INFORMATION AND INTERPRETIVE CENTRE
Local Name: MINION BEACH INFORMATION CENTRE
Address: MARINE PARADE, MINION BEACH
County (R) No: R2278
File Ref: RES 28404

TRUSTEES

CASSOWARY COAST REGIONAL COUNCIL GAZETTED ON 15/04/1994
PAGE 1438,9

LAND DESCRIPTION

LOT 270 CROWN PLAN 862648 GAZETTED ON 15/04/1994 PAGE 1438
Local Government: CASSOWARY COAST

Area: 0.337300 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

Information Centre
55 Porter Promenade
Mission Beach QLD

AUSTRALIAN ASBESTOS
MANAGEMENT PTY LTD
PO BOX 5156
MAROOCHYDORE QLD 4558
P: 07 5450 1241
E: office@austasbestos.com.au

2/4/2023

AMP 707-19

Attachment 3: Aerial View

Lot 270 on CP862648





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