

**Part 1 -Invitation, Information and  
Specification for Responders**

<b>Expression of Interest:</b>	<b>Wallumbilla Multi-Purpose Centre Lettable Space</b>
<b>Closing Time:</b>	<b>2 pm (Australian Eastern Standard Time) 16<sup>th</sup> May 2025</b>
<b>EOI Number:</b>	<b>25039</b>

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## INVITATION FOR EXPRESSION OF INTEREST AND INFORMATION

### INTRODUCTION

Maranoa Regional Council invites Expressions of Interest (EOIs) from interested parties for the potential use of a vacant lettable space within the Wallumbilla Multipurpose Centre.

This initiative aims to encourage proposals that align with Council's vision to activate the precinct with services or enterprises that provide benefit to the Wallumbilla community and complement the existing facilities.

After the evaluation of the Expression of Interest submissions, Council may prepare a short list of the respondents and invite written tenders from those respondents.

If Council approves a successful Tenderer, then Council will enter into a contract for a lease with that Tenderer, if terms and conditions are agreed.

Council is under no obligation to accept any submission.

Expression of Interest Number:	25039
Opening Time:	24 <sup>th</sup> April 2025
Closing Time: (clause 1 – Conditions of Tender)	2 pm (Australian Eastern Standard Time) 16 <sup>th</sup> May 2025
Tender: (clause 1 – Conditions of Tender)	Part 1 – Invitation, Information and Specification for Responders Part 2 - Conditions of EOI Part 3 - EOI Response
Format for any Tender material provided in electronic form: (clause 5.1 – Conditions of Tender)	As compliant with Vendorpanel
Tenders must be open for acceptance for this amount of time: (clause 7.5 – Conditions of Tender)	90 days from the Closing Time
Evaluation criteria and weightings (points) to be applied: (clause 9 – Conditions of Tender)	Refer to the Tender Response
Any additional information to be designated as 'Confidential Information': (clause 1, clause 12 – Conditions of Tender)	As required by the individual Tenderer
Relevant Legislation	Local Government Regulation 2012
Council Resolution	OM/03.2025/16

## SPECIFICATION

### INTRODUCTION AND SCOPE

Maranoa Regional Council invites Expressions of Interest (EOIs) from interested parties for the potential use of a vacant lettable space within the Wallumbilla Multipurpose Centre.

This initiative aims to encourage proposals that align with Council's vision to activate the precinct with services or enterprises that provide benefit to the Wallumbilla community and complement the existing facilities.

### BACKGROUND INFORMATION

The Wallumbilla Multipurpose Centre, constructed in early 2025, is located at 36 George Street, Wallumbilla QLD 4428, also known as Lot 2 on SP330826. The facility includes:

- Visitor Information Centre
- Calico Cottage
- Multi-Function Centre
- Dining Area
- Wallumbilla Council Offices
- Library and Amenities

The commercial space offered has a floor area of approximately 24m<sup>2</sup> and is located off a shared/public space. Preliminary commercial kitchen designs have been completed, with plumbing and electrical infrastructure included.

### COUNCIL'S VISION AND OBJECTIVES

Council seeks proposals that:

- Enhance community access to services
- Support tourism and local enterprise
- Promote sustainable economic development
- Complement the function of existing tenancies

Proposals that are community-minded or offer local employment opportunities will be viewed favourably.

### PARTICULARS OF PROPERTY

**Property Offered:** The commercial space is offered on an "as is" basis. Interested parties must conduct their own investigations regarding the suitability of the premises.

**Site Development:** The property is zoned General Residential under the Maranoa Planning Scheme 2017. Any development is subject to:

- The Planning Scheme
- Building Act 1975
- Standard Building Regulations 1994
- Building Code of Australia

**Due Diligence:** Proponents are responsible for conducting due diligence on all regulatory, planning, and commercial considerations relevant to their intended use.

## FIT-OUT AND USE CONDITIONS

- The attached plans are provided for illustrative purposes only.
- Council reserves the right to negotiate the final scope of the fit-out with the successful respondent.
- The lessee will be responsible for all additional fit-out items not included by Council.
- The lessee is responsible for obtaining all required approvals, licenses, and certifications.

## INDICATIVE LEASE TERMS

- Lease Type: Commercial lease
- Initial Term: To be negotiated (indicatively 1–3 years)
- Renewal: Subject to mutual agreement
- Responsibilities: Lessee to cover utilities, operations and maintenance of fit-out in accordance with relevant Australian Standards, and compliance with all legal obligations

## INSURANCE AND COMPLIANCE OBLIGATIONS

The successful proponent must provide evidence of:

- Public Liability Insurance (\$20 million minimum)
- Workers Compensation (if applicable)
- Compliance with applicable legislation and standards

## EVALUATION CRITERIA

EOIs will be evaluated based on the following criteria:

Criteria	Weighting
Proposed use of the space	50%
Compatibility with Council's vision	30%
Indicative Price offered	20%

Respondents should clearly articulate their intended use, community benefits, and operational capability and timeframes.

## SUBMISSION REQUIREMENTS

To register your Expression of Interest, please complete the attached form and return by:  
**2:00 PM (AEST), Friday 16<sup>th</sup> May 2025**

By VendorPanel or Email (PDF preferred): [council@maranoa.qld.gov.au](mailto:council@maranoa.qld.gov.au)

## ASSESSMENT PROCESS

Following submission:

- Proposals will be evaluated against the criteria above
- Shortlisted applicants may be contacted for interviews or site visits
- Outcome of EOI to be expected to be completed by June 2025

## CONFIDENTIALITY AND PRIVACY STATEMENT

Council is committed to protecting your personal information in accordance with the Information Privacy Act 2009. Information provided will only be used for assessing this EOI.

## DISCLAIMER

Submission of an EOI does not create any legal relationship or obligation on the part of Maranoa Regional Council to enter into any agreement or proceed with any proposal.

## ATTACHMENTS

- Floor Plans
- Photographs of Commercial and Shared Space
- Indicative Kitchen Fit-Out Plans