

Tender Documents

Part 1 – Invitation to Tender, Specification and Tender Response

**Request for Tender:
(RFT)**

**Lease of Council Owned Land
Lot 2 on DUB5333, Piggery Road,
Mitchell Qld 4465.**

Closing Time:

**10 am
(Australian Eastern Standard Time)
Monday, 17th November 2025**

RFT Number:

MRC 26025



maranoa
REGIONAL COUNCIL

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INVITATION TO TENDER

Council offers for lease land located at Lot 2 on DUB5333, Piggery Road Mitchell for a period of three (3) years for grazing purposes with no further option to renew.

This document defines the property offered for lease.

Council is under no obligation to accept any submission.

Tender Number:	MRC 26025
Closing Date and Time (clause 1 – Conditions of Tender)	10am (Australian Eastern Standard Time) Monday, 17 th November 2025
Tender Documents: (clause 1 – Conditions of Tender)	Part 1 – Invitation to Tender, Specification and Tender Response. Part 2 – Conditions of Tender
Format for any Tender material provided in electronic form: (clause 5 – Conditions of Contract)	As compliant with VendorPanel
Tenders must be open for acceptance for this amount of time: (clause 5 – Conditions of Contract)	90 days from the Closing Time
Evaluation criteria and weightings 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
Term:	Three (3) Year Term with no further option to renew.

ASSISTANCE IN COMPLETING THE TENDER

Assistance during the tender period can be obtained from the following State Government Department.

Department of State Development, Infrastructure and Planning

The Department’s Roma-based representatives can be contacted on 0428 716 263 or by visiting the office at 25 Quintin Street, Roma QLD.

If you would like to request the Department’s assistance, please make an appointment prior to the last week of the tender period.

SPECIFICATION

INTRODUCTION AND SCOPE

Council offers for lease the land located at Lot 2 on DUB5333, Piggery Road, Mitchell for a period of three (3) years for grazing purposes with no further option to renew.

The property is located on the outskirts of Mitchell and is freehold tenure.

This document defines the property offered for lease.

BACKGROUND INFORMATION

The property is located at Piggery Road, Mitchell on land described as Lot 2 on DUB5333.

Lot 2 on DUB5333 is Council owned freehold land, with an area of approximately 32.375 hectares, located on the outskirts of Mitchell.

PARTICULARS OF LAND

Property Offered

The property is offered on an “as is” basis and tenderers must undertake their own investigation in relation to the adequacy of the property for their requirements.

The property has a connection to the town reticulated water supply; successful applicant will need to provide own water trough and gate to secure the main entrance.

Lessee will be responsible for the cost of any improvements to the land including fencing to make the paddock stock proof to the satisfaction of Council.

Conditions

The property is located at Piggery Road, Mitchell on land described as Lot 2 on DUB5333 (highlighted on the map below) The lease is for a period of three (3) years with no further option to renew.

All tender application close in twenty-one (21) days from the date of publication.

Council retain the right to terminate the lease with three (3) month’s notice to the lessee.

Council retain the right to enter the property for the purpose of measurement, survey or inspection.

Site Development

The property is zoned ‘Industry’ under the Maranoa Planning Scheme 2017.

The permitted use of the land is “grazing”.

All development is subject to the provisions of the planning scheme for the Maranoa Region and the Building Act 1975, the Standard Building Regulations 1994 and the Building Code of Australia.

Rates & Charges

Rates and Charges are payable by the Lessee in respect of the Land.

The property has a connection to the town reticulated water supply. The lessee will be responsible for payment of applicable water access and consumption charges.

Bond of \$550.00 to be paid as per Council's Fees and Charges Register.

Due Diligence

The Tenderer acknowledges that the Tenderer is responsible for undertaking appropriate due diligence regarding leasing of the Land.

INSURANCE

The successful applicant must provide evidence of:

- Public Liability Insurance (\$20 million minimum)

SUBMISSION REQUIREMENTS

To register your Interest, please complete the attached form and return by:
10.00 am (AEST), 13th November 2025.

CONFIDENTIALITY AND PRIVACY STATEMENT

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

DISCLAIMER

Submission of a Lease 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.

TENDER RESPONSE

Tenderers will be evaluated using the following weighting:

Criteria	Points
Lease price offered	80
Grazing proposal including stocking rates and management of pasture.	10
References – Finance and Previous Council Dealings	10

In the tender response, Tenderers need to outline their grazing proposal for the land including the type of animals to be grazed, stocking rates and management of pasture. This response will be considered in evaluating how the proposal will be compatible with Council's vision for the Land.

PLEASE NOTE: All pages required within this Tender Response must be completed and returned to Council as they form part of the Tenderer's Tender Response.

Name		
Address	Street Address:	
	Postal Address:	
Contact Details	Phone:	
	Email:	
Lease Price Offered to Council	What is the LEASE offered to Council – \$ per annum (inclusive of GST – if applicable)	\$
Proposed Stocking Number / Use of Land	Tenderers are required to outline the proposed use for the site. This response should include how the Tenderer proposes to graze the land including information on the proposed stocking numbers, plans to maintain the integrity of the grasslands etc.	

To assist Council in the evaluation process, Tenderers are required to provide the following information when submitting the tender:

- Referees – Please provide a minimum of 2 referees who can confirm the tenderer's ability to make timely payments and perform general property maintenance.

Referee One	
Organisation:	
Name:	
Telephone Number:	
E-mail Address:	

Referee Two	
Organisation:	
Name:	
Telephone Number:	
E-mail Address:	

DECLARATION (NOTIFICATION) OF ACTUAL, PERCEIVED OR POTENTIAL CONFLICTS OF INTEREST

A Conflict of Interest is something that may impact your objectivity in performing your obligations to Council if successful in the Tender process. An actual Conflict of Interest is:

- a personal advantage (or avoidance of loss), financial or otherwise, to a Councillor, Council employee or their partner, spouse, immediate relative or friend; and/or
- where a Tenderer has other personal or business interests that may create a risk to, or impact on, the delivery of the goods and services, the subject of this tender, in accordance with Council's requirements.

Please note that Tenderers must not pay any commission, fees, rebates, gifts or entertainment to any officer or agent of Council. Further, Tenderers are to advise of any personal business arrangement with anyone involved with Council. This includes payments, gifts or business arrangements with a partner, spouse, immediate relative or friend of a Councillor or Council employee.

The key to deciding whether there is a perceived or potential conflict of interest is to think of how others might view you in the performance of your responsibilities under this Agreement.

If you have a partner, spouse, immediate relative or friend who is a Councillor or Council employee, you must declare this (provide notification/details) so that Council can consider if/how this potential, perceived or actual conflict can be managed.

Failure to do so, at the time of the Tender Response, or later during the term of the Agreement (if circumstances change), may result in immediate disqualification from the Tender process.

Will any actual, perceived or potential conflict of interest in the performance of the Tenderer's obligations under the Contract exist if the Tenderer is awarded the Contract, or are any such conflicts likely to arise during the Contract?

☐ No

☐ Yes → ***Provide details and how the conflict is proposed to be managed***

PHOTOGRAPH OF THE SITE

Site Map – Google Earth

