



REQUEST FOR EXPRESSIONS OF INTEREST

Lease of Property – 118 Byrnes Street, Mareeba QLD 4880
Real Property Description: Lot 1 on RP746342 (CWA Building)

CONTRACT NO: EOI-MSC2026-01

Request for Expressions of Interest

PART 1 – PREAMBLE

Mareeba Shire Council invites Expressions of Interest from suitably qualified Respondents for the lease of property located at 118 Byrnes Street, Mareeba QLD 4880 and described as Lot 1 on RP746342 for the purpose of redevelopment of the site for a suitable commercial or community use as described in more detail in Part 4 – Scope.

The property is zoned as Community Facilities in the Mareeba Shire Council in the Mareeba Shire Council Planning Scheme 2016. The property is impacted by the Heritage overlay with the site identified as a Local Heritage Place (site 7.13.11. Mareeba Women's Rest Room).

The property is 469m² and is currently improved by a Public Toilet facility.

PART 2 – GENERAL INFORMATION

1. Contract details:	Lease of Property – 118 Byrnes Street, Mareeba QLD 4880 Real Property Description: Lot 1 on RP746342 (CWA Building) Contract No.: EOI-MSC2026-01			
2. Communications by Respondents:	Communications regarding the Procurement Process must be submitted to tenders@msc.qld.gov.au no later than 3 calendar days prior to the time stated in Item 4 (as extended, if at all, pursuant to the Procurement Process Conditions).			
3. Briefing or site inspection:	Details	Maximum attendees	Mandatory	RSVP
	A site inspection can be arranged on request. Mareeba Shire Council requires two (2) business days notice to arrange an inspection.	N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RSVP to tenders@msc.qld.gov.au by Two (2) business days prior to the requested inspection date.
4. Submission of Expression of Interest	Expressions of Interest must be submitted via email to: tenders@msc.qld.gov.au by no later than 11:00am on Monday, 29 June 2026. <i>Note// Adequate time must be allowed for the Expression of Interest and all supporting documents to be uploaded or received by this time.</i>			
5. Expressions of Interest should not be longer than:	Submissions must consist of one complete copy of the respondents submission in a single PDF document. File names must include the contract number and a brief description of the document.			
6. Complaints:	Complaints regarding Procurement Process to be directed to: Department of Development and Governance at info@msc.qld.gov.au .			

PART 3 – PROCUREMENT PROCESS CONDITIONS

The Procurement Process is governed by, and this Request for Expressions of Interest is to be read in conjunction with, the Procurement Process Conditions available for viewing or download from <https://msc.qld.gov.au/council/tenders/>.

PART 4 – SCOPE

The Scope is as follows:

1. Introduction

Mareeba Shire Council invites expression of interests for the lease of property located at 118 Byrnes Street, Mareeba QLD 4880 and described as Lot 1 on RP746342 for the purpose of redevelopment of the site for a suitable commercial or community use.

The property is zoned as Community Facilities in the Mareeba Shire Council in the Mareeba Shire Council Planning Scheme 2016. The property is impacted by the Heritage overlay with the site identified as a Local Heritage Place (site 7.13.11. Mareeba Women's Rest Room).

The property is 469m² and is currently improved by a Public Toilet facility.



Image 3: Streetview of Property from Byrnes Street frontage



Image 3: Easements

2.2 Property Offered

- a) The property is offered on an "as is where is" basis and tenderers must undertake their own investigation/s in relation to the adequacy of the property for their requirements
- b) It is Council's preference that the interest in land be disposed of by way of a lease arrangement, however other tenure arrangements will be considered.
- c) The terms of the lease will be either a Community Lease prepared in accordance with Mareeba Shire Council's Community Group Exclusive Use of Council Land and Facilities Policy (qualifying respondent's only) or a Commercial Lease drafted by Council's nominated Solicitor based on the terms of the expression of interest. The final Lease terms and special conditions will be negotiated with the successful respondent.
- d) The property is offered for the purpose of redevelopment for a suitable commercial or community use. It is Council's preference to retain the heritage features of the site to the greatest extent possible.
- e) Council intends to demolish the rear ablution facility (Public Toilets) prior to finalisation of an Agreement.
- f) Council intends to undertake some refurbishment works to the main Building, limited to Repairs and Painting.

2.3 Mareeba Shire Council Planning Scheme and State Mapping

- a) The property is zoned Community Facilities.
- b) The property is identified as a **Local Heritage Place** in the Mareeba Shire Council Planning Scheme. The Council's mapping contains an error which incorrectly indicates the adjoining site as a Local Heritage Place. The below image is an extract from the Mareeba Shire Council Planning Scheme 2016.
- c) The property is mapped as being within 25m of a State-Controlled Road.

7.13.11. Mareeba Women's Rest Room (Byrnes Street Public Toilets; Former QCWA Building)



Map Index: MAR11

Address: 118 Byrnes Street, Mareeba 4880

Property Description: Lot 1 on RP746342

Architectural Style: Interwar; Art Deco

Physical Condition: Good

Year Started: 1930s **Year Completed:** 1930s

Satisfies Significance Criterion: A, E & G **Tenure:** Freehold

Statement of Significance: The former CWA rest rooms on Byrnes Street served an important social function at the time of their construction. They date to the early years of the QCWA movement and reflect that organisation's early efforts to improve the living conditions of its membership (criterion A). Although now incorporating a number of later alterations and additions, the building makes a positive contribution to the streetscape and enhances the historic character of the town (criterion E). The building has close associations with the culturally important and socially influential Country Women's Association (criterion G).

Local History: The public toilets on Byrnes Street, Mareeba were originally rest rooms established by the Country Women's Association. The building still incorporates an Art Deco parapet bearing the words 'Women's Rest Room' from this time. It was constructed in the 1930s soon after the establishment of the QCWA in 1922. It has more recently been converted for use as a male and female public toilet.

Physical Description: Pyramidal roof; corrugated metal roof cladding; Art Deco parapet over small four-columned porch; columned verandah front and two sides; wrought iron verandah railings; modern additions for conversion to ladies-gents public toilets; unsympathetic modern tiling and wheel chair access on front elevation; central door flanked by casement sash windows; complementary landscape planting of topiary shrubs.

Image 4: Extract Mareeba Shire Council Planning Scheme 2016

2.4 Due Diligence

- The respondent acknowledges that the respondent is solely responsible for undertaking appropriate due diligence regarding the lease of the property (including any enquiries regarding the suitability of the site for any development under the Mareeba Shire Council Planning Scheme).
- An asbestos report is available for the site on request. Mareeba Shire Council does not provide any guarantees or undertakings as to the accuracy or adequacy of this report and the respondent relies on the content of the report at its own risk.

2.5 Rates and Charges

- a) The respondent will be responsible for all rates and utility charges including, waste/refuse removal normally associated with operating this proposed activity, in addition to all other operating costs.

3. Site Redevelopment

The lease of this property is subject to and conditional upon the timely redevelopment of the property for a suitable commercial or community use.

The proposed use must be supported by the Mareeba Shire Council Planning Scheme. The proposed use should seek to either provide a community benefit to Mareeba or contribute to the economic vitality of the Mareeba town centre.

There is no requirement for the redevelopment to retain the existing public toilets or access to toilets for the public.

The Council will **not** accept substantial demolition of the site providing the noted heritage features are retained to the greatest extent possible.

The respondent's response should detail-

- a) The proposed future use of the site;
- b) A description, sketches or plans of the proposed redevelopment;
- c) Timeframe for construction/redevelopment and commencement of use;
- d) Any Prelodgement advice/planning advice provided;
- e) A description of how the heritage features of the site will be retained;
- f) Estimated cost of redevelopment;
- g) Demonstrated capacity to undertake the site re development.
- h) Demonstrated capacity to meet project timeframes;
- i) Demonstrated capacity to carry out the proposed use at the site.

The requirement to redevelop the site will either form part of the Lease terms or be subject to a Development Deed between Council and the successful respondent.

PART 5 – RESPONSE SCHEDULES

The Expression of Interest must be submitted with the following information:

1. One complete response in a single PDF format that addresses the following-
 - a. The proposed Tenure Arrangement for the property including but not limited to-
 - i. Term of Lease/proposed length of tenure or other proposed tenure arrangement;
 - ii. Proposed rent and consideration including provision for rent reviews and frequency. (*Note this should also include details of any rent-free periods requested.*);
 - iii. Any special terms and conditions requested to be included in the Lease;
 - iv. Any obligations/undertakings the Respondent requests/requires from Council;
 - v. Maintenance and repair obligations throughout the Lease term and on expiration of the Lease;
 - vi. Assumptions and exclusions specific to tenure.
 - b. Details of the proposed redevelopment of the site including but not limited to-
 - i. The proposed future use of the site;
 - ii. A description, sketches or plans of the proposed redevelopment (where available);
 - iii. Timeframe for construction/redevelopment and commencement of use;
 - iv. Demonstrated capacity to undertake the site redevelopment;
 - v. Demonstrated capacity to meet project timeframes;
 - vi. Demonstrated capacity to carry out the proposed use at the site.
 - c. Completed Response Schedules attached to this Expression of Interest;
 - d. Overall assumptions and exclusions.