

Invitation for Tenure of Vacant Land

Invitation Name:	1. Part of 33 Cartwright Road – Lot 515 MCH 4139 2. Part of 39 Saleyard Road (Area A & B) – Lot 4 SP116459 3. Part of 66-68 Ascot Road – Lot 2 SP246429
Invitation Number:	IFT021 – Community Tenure Agreement
Purpose:	Applications are invited from Incorporated not-for-profit community organisations to enter into a Community Tenure Agreement over three (4) lots of vacant land, offered separately, for Invitation for Tenure.
Contract Overview:	
1. RPD/Location Zoning Approx Area Constraints	Part of Lot 515 MCH4139 (Area F) – 33 Cartwright Road, Gympie Sports & Recreation 2115 sqm Lot State Government Trust Land
2. RPD/Location Zoning Approx Area	Part of Lot 4 SP116459 – 39 Saleyard Road, Araluen 2 x Lots - Area A and B Community Purpose 2 x 500 sqm Lots
3. RPD/Location Zoning Approx Area Constraints	Part of Lot 2 SP246429 – 66-68 Ascot Road, Victory Heights Community Purpose 2163 sqm Lot The land is under Gympie Regional Council's Temporary Local Planning Instrument for Priority Species Habitat. For more information see ps-fact-sheet-biodiversity.pdf

Invitation Name: 1 Cartwright Road – Lot 515 MCH 4139(Area F) – Vacant Trust Land
2. Saleyard Road – Lot 4 SP116459 – Vacant Freehold Land
3. Ascot Road – Lot 2 SP246429 – Vacant Freehold Land

Invitation No: IFT021

1. Part of 33 Cartwright Road, Gympie



2. Part of 39 Saleyard Road, Araluen Area A & B



3. Part of 66-68 – Ascot Road, Victory Heights



Invitation Name:	1 Cartwright Road – Lot 515 MCH 4139(Area F) – Vacant Trust Land 2. Saleyard Road – Lot 4 SP116459 – Vacant Freehold Land 3. Ascot Road – Lot 2 SP246429 – Vacant Freehold Land
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PART 1 – APPLICATION PROCESS TERMS

The Application Process Terms will govern the entire application process, including the assessment of all applications.

The following attachment comprises the Application Process Terms:

Details
Application Process Terms

A summarised version of the process is as follows:

- This document represents the release of the Invitation to the market;
- Applications will be accepted until **5.00 p.m. on Monday 2nd November 2026**;
- Evaluation of Applications will be conducted against predetermined evaluation criteria and within Council's governance and probity framework;
- Council, at its sole discretion, may shortlist Applications and conduct interviews as deemed necessary;
- Council may accept none, one or more of the Applications submitted.

Probity Environment

In the preparation of any applications, prospective respondents should consider the following:

- All requests for assistance, advice, clarifications and/or further information should be directed to the contact point contained in Schedule 1 Item 5 of this Invitation for Tenure of a Community Facility.
- Direct contact with any elected member of Council or Local Government Employee regarding any part of this Application, other than those listed in Schedule 1 Item 5, is prohibited.
- Any prohibited contact with a Local Government Employee or elected member of Council may result in the applicant or prospective applicant and their application being disqualified from the application process.
- The Application Process Terms will take precedence over information contained in this part in the event of conflict between the two.

PART 2 – LIST OF SCHEDULES

The following Schedules form part of this Invitation for Tenure of a Community Facility or Vacant Land:

Schedule 1	Invitation Details
Schedule 2	Information Session
Schedule 3	Evaluation Criteria
Schedule 4	General Terms and Conditions
Schedule 5	Supporting Documentation
Schedule 6	Application Response Form

SCHEDULE 1 – INVITATION DETAILS

Terms used in this Invitation for Tenure of a Community Facility or vacant land take their meaning from the Application Process Terms (APT) *(available in Part 1 of the Invitation for Tenure of a Community Facility above)*.

Invitation Name:	1 Cartwright Road – Lot 515 MCH 4139(Area F) – Vacant Trust Land 2. Saleyard Road – Lot 4 SP116459 – Vacant Freehold Land 3. Ascot Road – Lot 2 SP246429 – Vacant Freehold Land
Invitation No:	IFT021

This Invitation for Tenure of a Community Facility or vacant land is subject to the Application Process Terms. A brief summary of key aspects of this Invitation for Tenure of a Community Facility or vacant land is set out in the table below:

Item	Description	Detail
1.	Closing Date	5:00 pm, Monday 2 nd November 2026
2.	Invitation Name and Number:	Name: 1. Part of 33 Cartwright Road – Lot 515 MCH 4139(Area F) 2. Part of 39 Saleyard Road – Area A&B Lot 4 SP116459 3. Part of 66-68 Ascot Road – Lot 2 SP246429 Number: IFT021
3.	Application lodgement times	Any time up to that specified in Item 1 above.
4.	Validity Period	90 days from the Closing Date.
5.	Name and contact details	The Invitation Administrator is the Officer – Property Technical & Submission Enquiries Prospective Respondents are to address enquiries in relation to technical and submission aspects of the Invitation, in writing via email to property@gympie.qld.gov.au prior to the closing date.
6.	Application Box	Applications must be submitted electronically via email to property@gympie.qld.gov.au prior to the Closing Date.
7.	Local Government inviting Applications	Gympie Regional Council ABN 91 269 530 353.
8.	Clarifications	Cut-off for requests for clarification or further information is 5 days prior to the Closing Date.

SCHEDULE 2 – INFORMATION SESSION

1. Part of 33 Cartwright Road, Gympie

Date and Time:	10.00 a.m. Tuesday 13th October 2026
Address:	33 Cartwright Road, Gympie
Special Instructions:	Applicants are required to attend a mandatory site inspection to be eligible for consideration for the tenure of this property. Respondents are required to register their attendance via email by 5.00pm, Monday 12th October 2026, to property@gympie.qld.gov.au

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2. Part of 39 Saleyard Road, Araluen Area A & B

Date and Time:	11.00 a.m. Tuesday 13th October 2026
Address:	39 Saleyard Road, Araluen
Special Instructions:	Applicants are required to attend a mandatory site inspection to be eligible for consideration for the tenure of this property. Respondents are required to register their attendance via email by 5.00pm, Monday 12 th October 2026, to property@gympie.qld.gov.au

3. Part of 66-68 Ascot Road, Victory Heights

Date and Time:	12.00 p.m. Tuesday 13th October 2026
Address:	66-68 Ascot Road, Victory Heights
Special Instructions:	Applicants are required to attend a mandatory site inspection to be eligible for consideration for the tenure of this property. Respondents are required to register their attendance via email by 5.00pm Monday 12 th October 2026, to property@gympie.qld.gov.au

SCHEDULE 3 – EVALUATION CRITERIA

The Evaluation Criteria are:

- (a) Proposed Community Facility Use
- (b) Organisational Capacity
- (c) Facility Management
- (d) Shared Occupation

Responses are to be provided in Schedule 6 – Attachments 1

SCHEDULE 4 – GENERAL TERMS AND CONDITIONS

The following attachment comprises the General Terms and Conditions.

Details

- Draft Due Diligence Licence Agreement
- Gympie Regional Council – Maintenance Schedule
- Gympie Regional Council – Statutory Maintenance Schedule

Further obligatory terms and conditions Council will include but not limited to are as follows:

1. Respondents will be responsible for any costs of and incidental to the submission of their application.
2. Respondents are encouraged to carry out their own due diligence enquiries/searches of the tenure area prior to submitting their application.
3. The successful respondents shall bear all costs associated with developing the tenure area including but not limited to site excavation, built infrastructure (including building, plumbing and planning approvals), water and sewerage infrastructure and connections,, telephone and electrical infrastructure and connections.
4. The successful respondent will be responsible for any costs of and incidental to any legal fees associated with the execution of the Community Facilities Agreement (if they choose to engage a solicitor) and any survey fees if required.

SCHEDULE 5 – SUPPORTING DOCUMENTATION

The following attachments comprise the Supporting Documentation and form part of this Invitation for Tenure of a Community Facility:

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Attachment Number	Details
1.	Survey Plan
2.	Zoning Map
3.	Title Search

SCHEDULE 6 – INVITATION RESPONSE FORM

Refer to attached document for completion and electronic lodgement in the Invitation Box.

Appendix Number	Details
1.	Invitation Response Form