

Kowanyama Aboriginal Shire Council

Expressions of Interest (EOI)

Title: Council Licenced Storage Compounds

EOI Reference: KASC-2026-060

Date of Issue: 23 July 2026

Closing Date: 6 August 2026

Expressions of Interest (EOI)

Council:	Kowanyama Aboriginal Shire Council (KASC)
Council Address:	Lot 30 Chapman Road, Kowanyama 4892
Contact (Principal):	Alan Neilan, Chief Executive Officer
Contact number:	40 4083 7100
Expressions of Interest:	Inviting EOI's for parties seeking to lease secure storage compound areas within Kowanyama.
EOI Number:	KASC-2026-060
Closing date and time:	4:00PM, 6 August 2026

Instructions for completing this EOI:

- Applicants should read all parts of this EOI carefully to understand the available storage compounds, permitted uses, mandatory conditions and requirements for occupation.
- Applicants must complete all required sections of the Application Form and provide sufficient information to allow Council to assess the proposed use of the nominated compound.
- Applicants may provide supplementary material to support their EOI, including details of proposed operations, insurances, licences, permits, site requirements or supporting business information.
- Council will notify applicants in writing of the outcome of their EOI, including whether their application has been accepted, declined or requires further information.
- Successful applicants will be required to enter into a Licence Agreement with Council before occupying or using any storage compound. No occupation or use is permitted until the Licence Agreement has been executed by both parties.
- Responses are to be submitted by email to tenders@kowanyama.qld.gov.au and must include the EOI number in the subject line (KASC-2026-060). Council reserves the right not to consider submissions sent to any other email address.

1. Overview

Kowanyama Aboriginal Shire Council Invites Expressions of Interest from local businesses, contractors and organisations seeking to lease secure storage compound areas within Kowanyama.

The purpose of this EOI is to formalise the occupation and use of Council-owned compound areas and ensure all occupiers operate under an approved agreement and comply with Council requirements.

Council intends to enter into a licence agreement with successful applicants for the occupation of the nominated compound.

Council has the following storage compounds available for lease at Papulenthurr-Knutt Street, Kowanyama:

Lot No.	Storage Compound No.	Address	Lot size
Lot 152 (SP272071)	2	Papulenthurr-Knutt Street	520m ²
Lot 152 (SP272071)	3	Papulenthurr-Knutt Street	545m ²
Lot 152 (SP272071)	4	Papulenthurr-Knutt Street	600m ²
Lot 152 (SP272071)	5	Papulenthurr-Knutt Street	660m ²
Lot 522 (SP272071)	6	Papulenthurr-Knutt Street	540m ²
Lot 522 (SP272071)	7	Papulenthurr-Knutt Street	830m ²

Special Conditions:

- Compound 2 includes the former gas storage facility.
- Compound 7 includes the former generator shed.
- Applicants must satisfy themselves as to the suitability of the site for their intended use.

1.1. Compound Prices:

In accordance with Council's Fees and Charges 2026–2026, Contractor Compound Storage is \$10.00 per m² per annum. (i.e, Compound Storage No. 2 – 520m² x \$10.00 = \$5,200 per annum)

1.2. Licence agreement

Successful applicants will be required to enter into a Licence Agreement with Kowanyama Aboriginal Shire Council prior to occupation of the compound. The Licence Agreement will grant the licensee a right to occupy and use the nominated storage compound for approved business purposes, subject to the terms and conditions of the agreement.

The Licence Agreement will not create a tenancy or leasehold interest in the land and will not confer any exclusive possession beyond that expressly granted by Council.

Council may impose conditions relating to site use, safety, maintenance, environmental management, insurance, access arrangements, structures, storage of materials, and compliance with Local Laws and other legislative requirements.

No applicant may occupy, store materials, undertake works, or otherwise use a compound until the Licence Agreement has been executed by both parties.

Any person or entity currently occupying or utilising a compound area must submit an Expression of Interest and, if successful, enter into a Licence Agreement. Existing occupation does not provide any entitlement, preference, or priority right to continue occupation of the site.

2. Permitted use

The compounds are intended for:

- Storage of contractor equipment, vehicles, plant and materials;
- Operational support activities associated with construction, civil works, maintenance, transport or similar business activities;
- Other uses approved by Council in writing.

The compounds must not be used for:

- Residential accommodation;
- Storage of hazardous goods without prior approval;
- Activities creating environmental or public safety risks;
- Any unlawful purpose.

3. Site Conditions and Responsibilities

The successful occupier will be responsible for:

- Maintaining the leased area in a neat, safe and orderly condition;
- Securing all equipment, plant and materials within the compound;
- Ensuring activities undertaken within the compound comply with all relevant legislation and approvals;
- Obtaining and maintaining all necessary licences, permits and insurances associated with their operations;
- Managing weeds, rubbish and general housekeeping within the leased area.

Council will:

- Install or extend perimeter security fencing where required;
- Provide access to the compound area.

4. Conditions of Occupation

Applicants should note the following mandatory conditions:

1. No approval will be provided for the storage of equipment, materials, shipping containers, waste, plant or any other items on adjoining footpaths, road reserves or adjacent vacant land.
2. Any building, shed, structure, shipping container, shade structure or other improvement proposed to be installed within the compound must receive Council approval before installation.
3. The successful applicant must comply with all Local Laws, planning requirements, environmental obligations and any conditions imposed by Council.
4. The compound is to be used only for the purpose approved under the lease or licence agreement.
5. Subletting or assignment of the compound is not permitted without Council's prior written consent.

5. Applications

All interested parties are required to complete Form A: Application Form **(Attachment B)**.

Attachment A: Storage Compound site plans



Attachment B: Application Form



Kowanyama Aboriginal Shire Council

Application Form



Instructions to Applicants:

- This Application Form forms part of the Kowanyama Aboriginal Shire Council Expression of Interest (EOI) process for the allocation of Council-owned storage compounds.
- Applicants should read the EOI document in full before completing this form. This form is to be used to provide information regarding your organisation, proposed use of the compound, compliance arrangements and suitability for occupancy.
- Submission of an application does not guarantee the allocation of a compound.
- Successful applicants will be required to enter into a Licence Agreement with Council prior to occupying or using the storage compound. No occupation rights are granted until the Licence Agreement has been executed by both parties.
- Applicants must ensure all information provided is true, complete and accurate. Any false, misleading or incomplete information may result in the application being excluded from consideration.
- Current occupiers of Council storage compounds are also required to submit an application through this EOI process. Existing occupation or use of a site does not provide any entitlement, preference or automatic right to continue occupation.

Part A: Applicant details

Business / Organisation Name:			
Trading name:		AB.N. / A.C.N	
Contact details:	Phone:		
	Email:		
Address:			

Part B: Compound details

Please indicate preferred compound(s):	
☐	Compound 2 – 500m ² (includes former Gas Storage Facility)
☐	Compound 3 – 545m ²
☐	Compound 4 – 600m ²
☐	Compound 5 – 660m ²
☐	Compound 6 – 540m ²
☐	Compound 7 – 830m ² (includes former Generator Shed)
Rank preferences: _____	

Part C: Proposed Use

Describe the intended use of the compound.	
What equipment, vehicles, plant or materials will be stored onsite?	
Will hazardous substances, fuels or chemicals be stored? If yes, provide details	
Approximate number of staff requiring access.	
Estimated commencement date.	
Proposed licence term required.	

Part D: Structures and improvements

Will any of the following be installed?

☐ Shipping container(s) ☐ Workshop structure ☐ Shade structure ☐ Office / donga

☐ security gate ☐ Other _____

If **YES**, please provide details:

Note: Any structures or improvements require prior Council approval.

Part E: Site Management

Describe how your organisation will:

Secure the site.

Manage waste and rubbish.

Control weeds and pests.

Manage fuels, oils and chemicals.

Maintain the compound in a safe condition.

ACKNOWLEDGEMENT

The applicant acknowledges that:

- Occupation is subject to execution of a Licence Agreement.
- The licence does not create a leasehold interest in the land.
- Council may refuse any application.
- The granting of a licence does not give any preference in Council procurement activities.
- No materials may be stored outside the approved compound area.
- Any structures require prior Council approval.
- The applicant will comply with all Local Laws, legislative requirements and licence conditions.
- The applicant has inspected the site and is satisfied with its condition.

Name:		Signature:		Date:	
-------	--	------------	--	-------	--