

EOI: LRSB/2026	Licence to Occupy Linville Railway Station Building, George Street, Linville QLD
Closes:	5.00pm Friday, 22 May 2026
Contact Officer:	Erin Moore, Corporate Administration Officer <a href="mailto:mail@somerset.qld.gov.au">mail@somerset.qld.gov.au</a>
Address for Delivery:	Expressions of Interest must be submitted by email <a href="mailto:mail@somerset.qld.gov.au">mail@somerset.qld.gov.au</a>

Expressions of Interest must be in accordance with the attached Specification and Criteria.

Please ensure your written Expression of Interest is lodged prior to the Deadline. **Late applications will not be considered.**

Please direct any general and specification enquiries to Erin Moore, Corporate Administration Officer on 07 5424 4000 or email [mail@somerset.qld.gov.au](mailto:mail@somerset.qld.gov.au).

## Overview

Somerset Regional Council (Council) holds a sub-lease of the land in George Street, Linville identified as Lot 102 on Survey Plan 122432 with the State of Queensland (represented by the Department of Transport and Main Roads). Located on the land is the building known as 'The Linville Railway Station'. Council is seeking Expressions of Interest (EOI) for a Licence to Occupy to use the building contained on the land.

**1. FORM OF EOI**

To: The Chief Executive Officer  
Somerset Regional Council  
PO Box 117  
ESK QLD 4312

Attention: Erin Moore, Corporate Administration Officer

I / we the undersigned hereby express an interest to take up a Licence to Occupy the Linville Railway Station Building as offered in the request for expressions of interest.

DATED this \_\_\_\_\_ day of \_\_\_\_\_ 2026

Contact Name: \_\_\_\_\_

Community Group Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number \_\_\_\_\_

Mobile Phone Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

I / we make the following offer to Licence for use of:

**Linville Railway Station Building  
George Street  
Linville QLD 4314  
Part Lot 102 on SP122432**

<b>Proposed Use:</b>
<b>Proposed Annual Rental:</b> _____ (\$ _____) Incl / Excl GST

## 2. SPECIAL CONDITIONS:

### 2.1 EOI prices

Rental payments are to be made on an annual basis. All prices offered are to be fixed for the term of the Contract. EOI prices must state if registered for GST and include Goods and Services Tax (GST) if applicable.

### 2.2 Lodgment of EOIs

Expressions shall be accepted only by email to [mail@somerset.qld.gov.au](mailto:mail@somerset.qld.gov.au).

### 2.3 Closing Time

Submissions close at 5.00pm Friday, 22 May 2026.

- Only those expressions received prior to close will be considered.

### 2.4 Informal Expression of Interest

Any Expression of Interest may be rejected which does not comply with the requirements of the Specification or Special Conditions or which contains any provisions not required by the Expression of Interest documents.

Council reserves the right to accept a non-conforming Expression of Interest.

### 2.5 Acceptance of Expressions of Interest

- Council shall not be bound to accept the highest or any offer.
- Council will not accept a part of an offer.
- Council may negotiate the terms of the contract.

### 2.6 Contract Duration

The minimum term of the licence will be three (3) years. Further extensions may be possible subject to negotiations.

### 2.7 Canvassing of Elected Members and Council Officers

Canvassing of elected members of Council may lead to disqualification. Enquiries and inspections must be arranged through Council's Corporate Administration Officer, Erin Moore.

### 2.8 Indemnity

The successful EOI will be required, as a condition of any licence agreement, to indemnify Council against all claims, liabilities, losses and damages arising from the use or occupation of the premises, including liabilities under the *Workers Compensation Act 1987* and any other applicable legislation.

### 2.9 EOI Submitter to Inform Themselves

EOI Submitter will be deemed to have:

- (a) examined all further information relevant to the risks, contingencies, and other circumstances having an effect on their EOI which is obtainable by the making of reasonable enquiries.
- (b) satisfied themselves as to the correctness and sufficiency of their EOI including EOIs prices which will be deemed to cover the cost of complying with the Specification and Special Conditions and of all matters and things necessary for the due and proper performance and completion of the work described therein.
- (c) acknowledged that Council may enter into negotiations with a chosen EOI Submitter and that negotiations are to be carried out in good faith; and
- (d) satisfied themselves they have a full set of the request for EOI documents and all relevant attachments which includes all pages which are numbered consecutively and that all supplements referred to are also included.

## 2.10 Ownership of EOI

All documents, materials, articles, and information submitted by the Submitter as part of or in support of an EOI will become upon submission the absolute property of Council.

## 2.11 Costs of Expression of Interest

Each EOI Submitter remains responsible for all costs incurred by them in connection with their EOI whether before or after the submission date and whether incurred directly by them or their advisors and regardless of whether such costs arise as a consequence direct or indirect of any amendments made to the request for EOI by Council at any time. For the avoidance of doubt, Council shall have no liability whatsoever to Submitters for the costs of negotiations.

## 2.12 Conflict of Interest

If the Submitter or any of its employees or agents has a potential or actual conflict of interest between performing the Contract and any other interest the Submitter must supply in an attachment, details of any actual or potential conflict of interest and the way in which any conflict will be dealt with and label it "Conflicts of Interest".

## 2.13 Selection criteria

- Demonstrate capability to maintain and improve the building.
- Demonstrate the financial capability to maintain and improve the building.
- Provide a summary of how the uses noted in sections 3.1 and 3.3 will be carried out.
- Show evidence of insurances.
- Show evidence of incorporation (if applicable).

## 3. SPECIFICATION

### 3.1 Introduction

Council is calling for Expressions of Interest for a Licence to Occupy the Linville Railway Station building.

The area to be Licensed is shown on the map below and strictly does not include the rail corridor, including the Brisbane Valley Rail Trail (BVRT) or the railway carriages.

The successful EOI is required to:

- Maintain public liability insurance of at least 20 million dollars with a reputable and solvent insurer;
- Comply with all Specifications in accordance with the Licence to Occupy and any additional negotiated Specifications;
- Provide a summary outlining proposed venture;
- Provide evidence of insurances and incorporation;
- Ensure adequate cleaning of Licensed building; and
- Undertake repairs to building under Council guidance.

### 3.2 Licensor (Somerset Regional Council) Provisions

Somerset Regional Council offers the successful applicant use of the Linville Railway Station building. This will be handed over in a "as is" condition.

The term of the Licence will be for a period of three (3) years. Further extensions may be possible.

### 3.3 Licensee Provisions

The Licensee is expected to be responsible for the improvement, upkeep and ongoing maintenance to the Railway Station building under the direction of Council Staff.

3.4 Proposed Licensed area map

The proposed Licensed area is outlined in red in the map below.

The proposed Licensed area includes the Station Building and strictly does not include adjoining railway land including the BVRT and carriages.



Map Zoom Width: 0.1699 km  
1:1,000

Thursday, 16 April 2026



**Disclaimer**

This information has been prepared for Council's internal purposes and for no other purpose. No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Council nor the Department of Natural Resources and Mines makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. © The State of Queensland (Department of Natural Resources and Mines), © Somerset Regional Council.



PO Box 117  
2 Redbank St  
Esk QLD 4312  
Ph. 07 5424 4000