

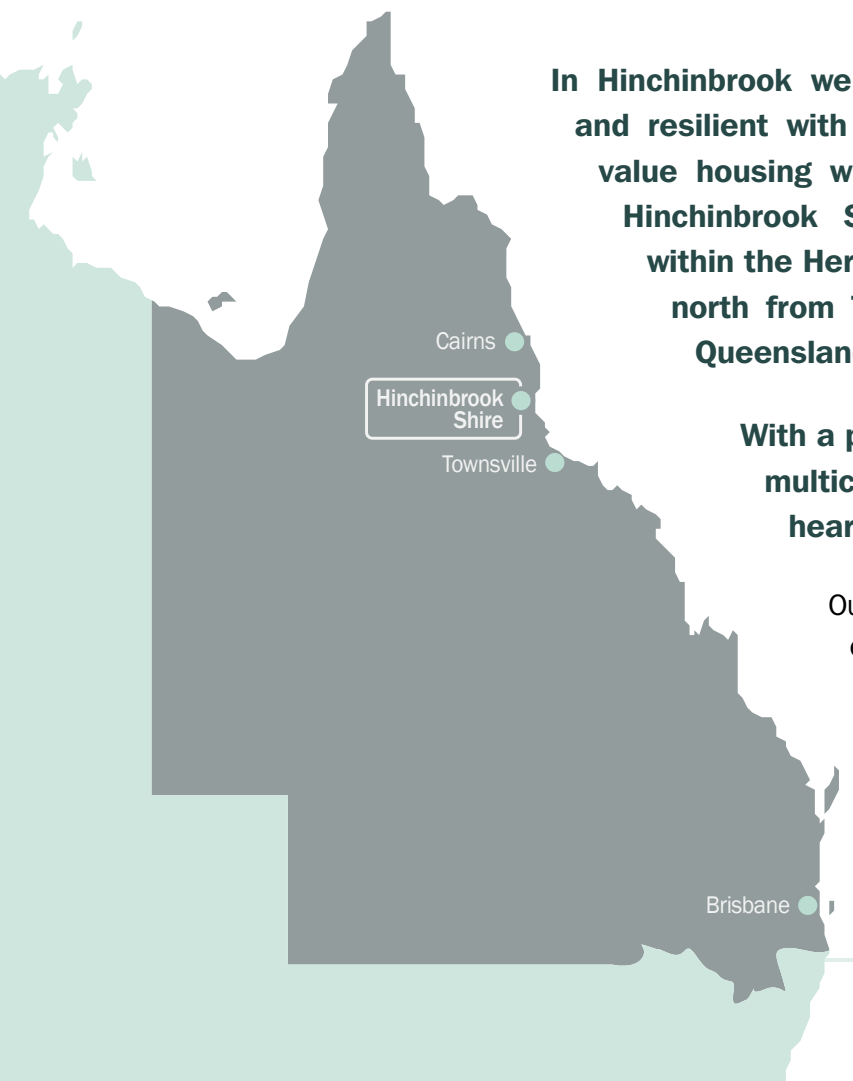


EXPRESSIONS OF INTEREST

VISITOR INFORMATION CENTRE
AND TYTO RESTAURANT/CAFÉ



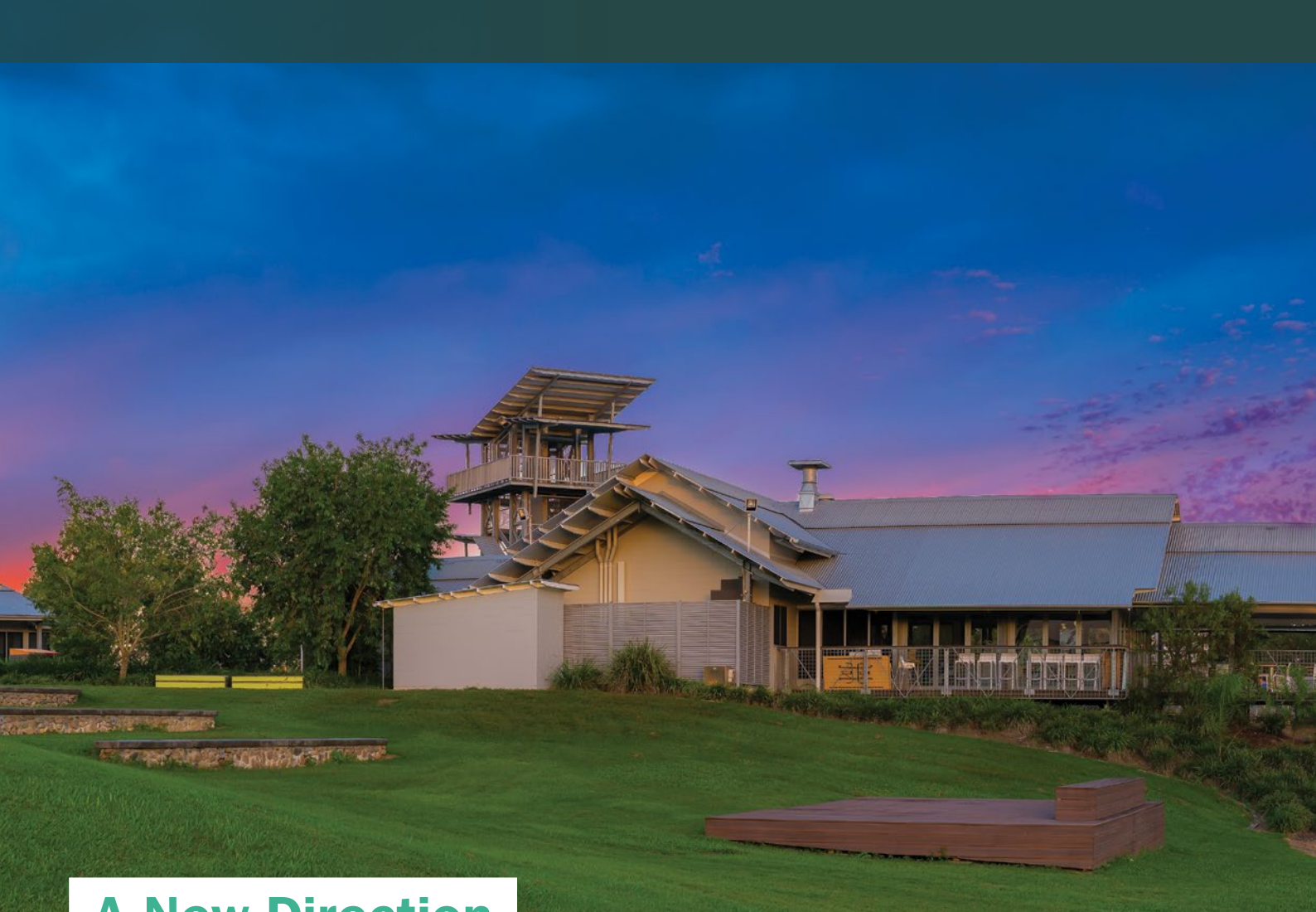
Welcome to Hinchinbrook



In Hinchinbrook we thrive on being pragmatic, resourceful and resilient with developable land and highly affordable value housing which is boosted by a work/life balance. Hinchinbrook Shire encompasses 2,810km², nestled within the Herbert River Valley, just over an hour's drive north from Townsville and 3 hours south of Cairns, Queensland.

With a population of 10,900 persons it has a rich multicultural population, most of whom call the heart of the Shire - Ingham, home.

Our Shire boasts a variety of well-developed employment sectors and established infrastructure and markets in agriculture, training, manufacturing and healthcare. Hinchinbrook is a vibrant and entrepreneurial regional economy in which a collegiate approach is adopted.

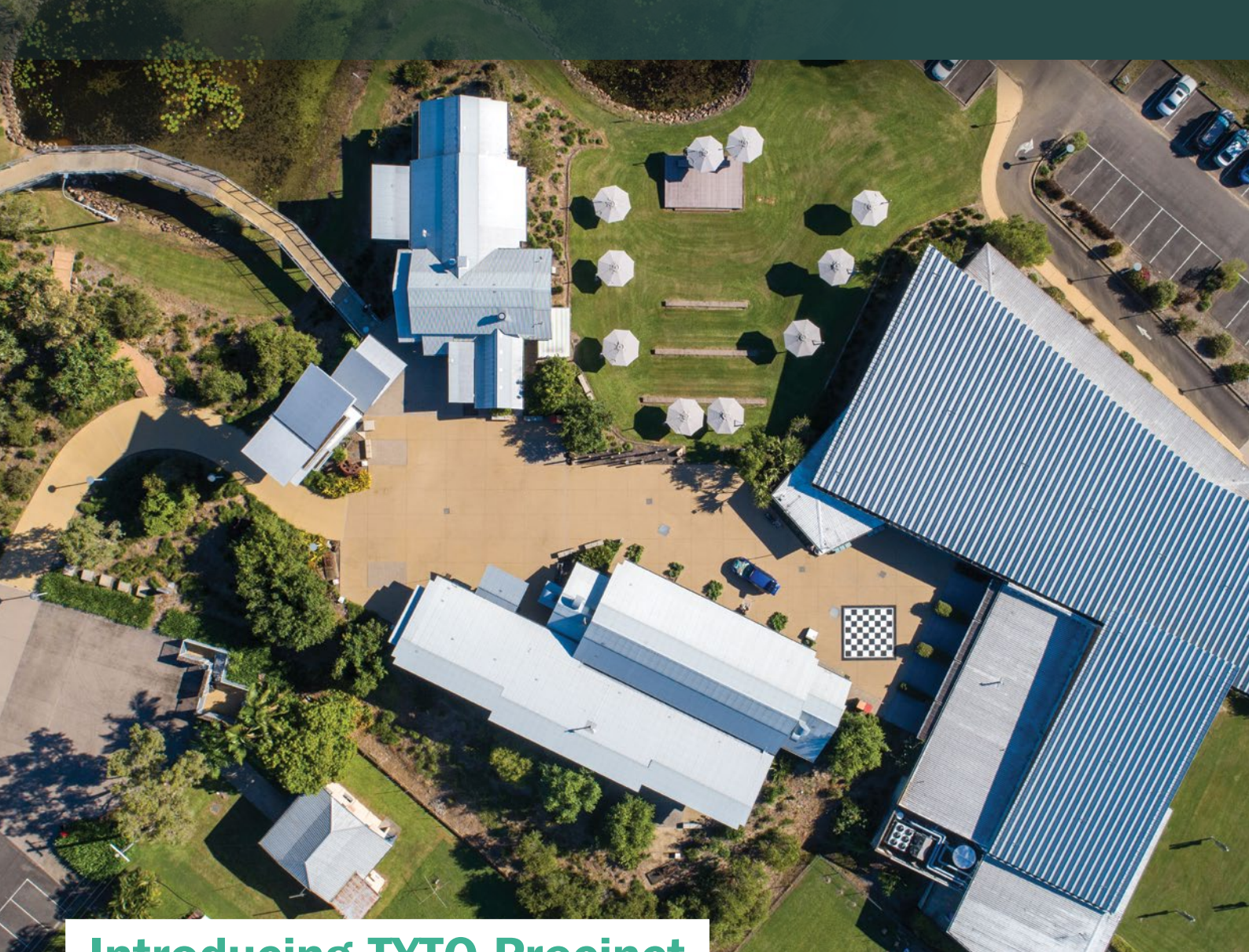


A New Direction

TYTO Precinct is often the first stop for many visitors when entering the region due to the breathtaking TYTO Wetlands.

Council is seeking a new innovative direction for the future of two modern facilities from suitable businesses, entrepreneurs and operators. Council invites entrepreneurs to express their proposed business operations that would be suitable in the Hinchinbrook Visitor Information Centre and TYTO Restaurant buildings. Expressions of interest do not specifically have to maintain the operation of the Hinchinbrook Visitor Information Centre or TYTO Restaurant/Café.





Introducing TYTO Precinct

TYTO is the eclectic and the unexpected; where the discovery of art, culture, nature and knowledge unfolds. It is a place of inspiration that honours, in name, the endangered Tyto Longimembris Owl.

TYTO is so much more than a wetland... Year-round it plays host to a fusion of events, activities, workshops and tours. A perfect place to while away an hour or a day. A serene one-hour drive north of Townsville, in the heart of Hinchinbrook...TYTO is the ideal way to take time out.

ART

Pastime, profession or passion, immerse yourself in the Arts at TYTO. From Regional Art Gallery exhibitions to use of our Double Daw Creative Studio and regular workshops, introducing you to something new or instructing you how to hone your art.

TYTO is a great place to start when exploring art and its various disciplines in the Hinchinbrook region.

- > Artisan Profiles;
- > Digital Storytelling Group;
- > Double Daw Creative Studio;
- > Regional Art Development Fund; and
- > Regional Art Gallery.



CULTURE

The ideas, customs, and social behaviour of the collective tapestry, including over 23 nationalities that have shaped Hinchinbrook and are kept alive at TYTO. From displays that tell the tales of toil on the great cane farms established by migrants, to a mini museum honouring our forefathers who contributed to today's freedoms.

From genealogical facilities that keep the connection alive for future generations, to a myriad of events that celebrate every facet of our lifestyle. Capture a snapshot of culture at TYTO today.

- > Heritage; and
- > Mini Military Museum.



NATURE

Blessed with a tropical climate that readily rejuvenates the unique flora and fauna of the region, our bountiful nature shines at TYTO. From the regenerated 110 hectare wetlands that are home to a remarkable 27.4% of Australian bird species in one location, to the beautifully tended parklands for you to take respite and simply relax. Get back to nature today.

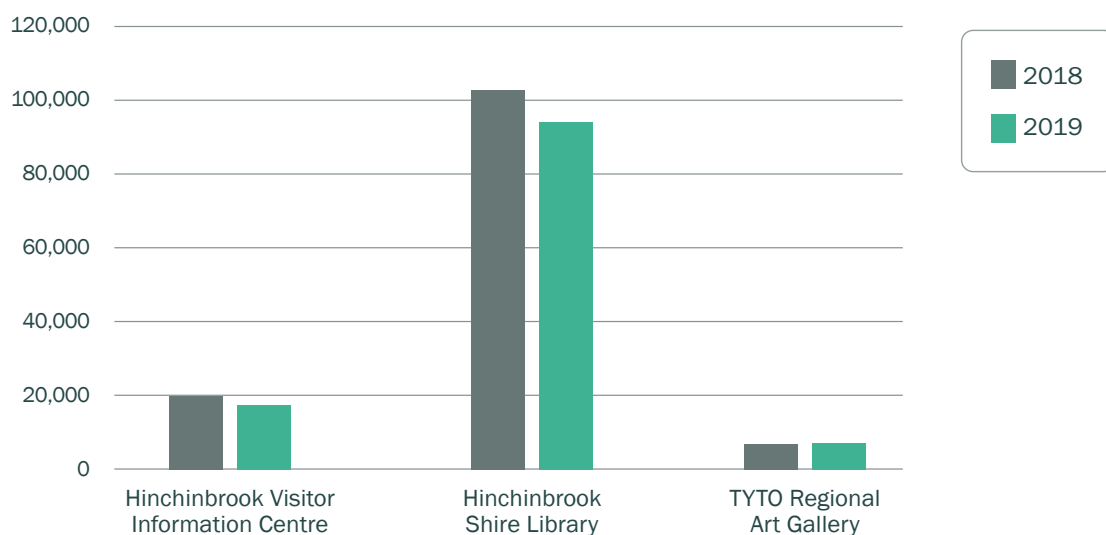
- > Parklands;
- > Wetlands;
- > Australian bird species; and
- > Unique flora and fauna.

KNOWLEDGE

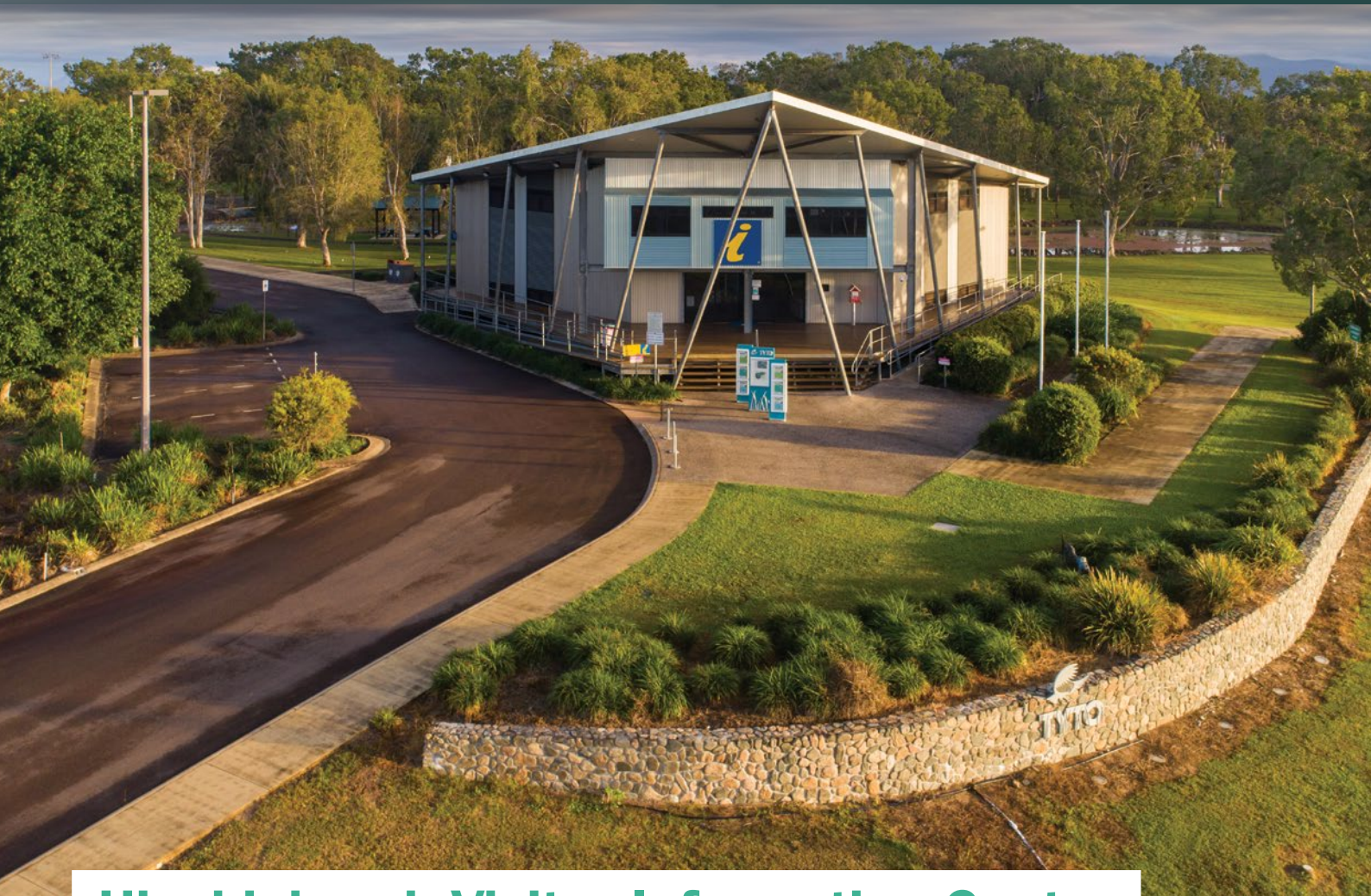
From expert local knowledge via the Council services and staff, obtain a unique insight as to what's what regionally or discover the rest of the world at the Shire Library. Connect to the world... staff and services can help you find what you are looking for!

- > Hinchinbrook Shire Library; and
- > Hinchinbrook Visitor Information Centre.

TYTO PRECINCT VISITATION STATISTICS

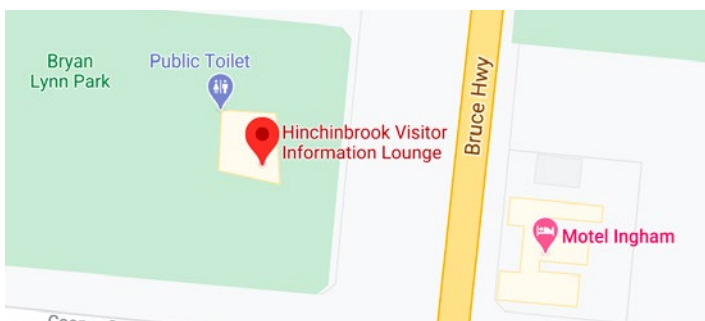






Hinchinbrook Visitor Information Centre

Hinchinbrook Visitor Information Centre (VIC) is the multi award winning gateway to both the Hinchinbrook Shire and TYTO. The centre is the entry to the region for all shire information including local merchandise for sale for visitors and residents alike. It is an interpretive centre for the TYTO Wetlands with unique, fun and educational displays, activities and workshops promoting TYTO Wetlands, bird watching and environmental messages. The VIC is the number one place to start for visitors, with dedicated staff and volunteers who will share their specialist local knowledge of TYTO and the Hinchinbrook Shire to ensure visitors maximise and enjoy their stay.



CORNER OF COOPER STREET
AND BRUCE HIGHWAY,
INGHAM QLD 4850



SPACE SIZE

- > Approximately 612m²

POTENTIAL BUSINESS OPPORTUNITIES

- > Tourism attraction;
- > Restaurant; and
- > Entertainment attraction.

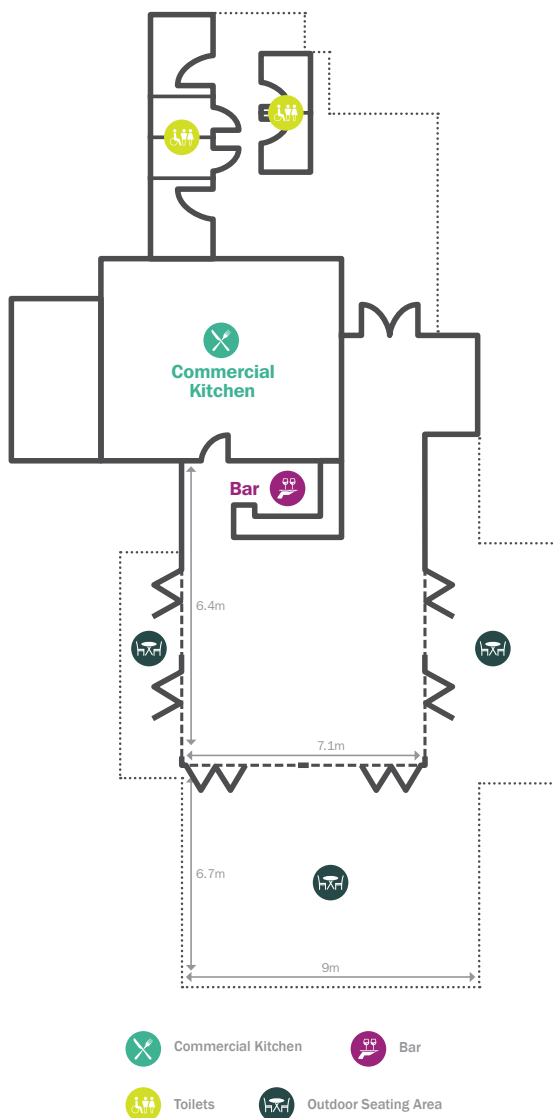
FACILITIES

- > Kitchenette located upstairs;
- > Two separate office spaces;
- > Storeroom;
- > Lift;
- > Public Toilets are located at the rear of the centre;
- > Parklands with picnic areas; and
- > Ample parking.



TYTO Restaurant/Café

The TYTO Restaurant/Café is set amongst picturesque wetlands and surrounded by perfectly manicured gardens. It is the perfect location for a small business in the hospitality industry. Boasting modern interiors, and commercial kitchen and bar facilities, this beautiful space has everything you could want and need. Floor to ceiling glass doors opening onto a stunning outdoor deck overlooking the wetlands is guaranteed to take your breath away. Perfectly situated for relaxed daytime dining, stunning sunset drinks or evening festivities, this venue perfectly captures the beauty of Hinchinbrook and the TYTO Wetlands.



SPACE SIZE

- > Approximately 286m²

POTENTIAL BUSINESS OPPORTUNITIES

- > Restaurant;
- > Café;
- > Catering company;
- > Event hire; and
- > Hospitality training facility.

FACILITIES AND EQUIPMENT

- > Commercial kitchen;
- > Coffee machine and coffee grinder;
- > Fryer;
- > Gas range;
- > Refrigerator and freezer;
- > Dishwasher and glasswasher;
- > Public toilets located close by; and
- > Ample parking.



73 MCILWRAITH ST,
INGHAM QLD 4850

If you wish to express your interest in the Hinchinbrook Visitor Information Centre or TYTO Restaurant/Café building for business operational opportunities, please apply with an Expressions of Interest Form.

To return your completed form or for further information, please contact Council's Community and Development Services Department via email, council@hinchinbrook.qld.gov.au, phone (07) 4776 4600, in person at Council's Main Office, 25 Lannercost Street, INGHAM, or via post PO Box 366, INGHAM, QLD, 4850.



The *Expression of Interest* Form is to be used when completing an expression of interest.

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CONTACT DETAILS	
Name	
Business/Organisation/Group Name	
Address	
Phone	
Email	

PROPOSED USE	
Facility	<input type="checkbox"/> TYTO Restaurant <input type="checkbox"/> Hinchinbrook Visitor Information Centre <input type="checkbox"/> Both
Please detail your proposed business opportunity. Include detail about any current relevant business operations. Supporting detailed attachments are welcomed.	
Do you have any supporting documentation? This may include a business case, strategy, or plan.	<input type="checkbox"/> Yes <input type="checkbox"/> No

PROPOSED LEASE TERMS	
Please detail your proposed lease arrangements, include term, costs, inclusions, and exclusions.	

Privacy Notice and Disclaimer

Hinchinbrook Shire Council is collecting your personal information to process your submission as stated in this form. The collection of this information is authorised under the *Local Government Act 2009*. Your personal information will not be disclosed to a third party unless required by law. You may access this information on the appropriate form obtainable from Council's website at any time.

SIGNATURE REQUIRED			
Signature		Date	

