



**EXPRESSIONS OF INTEREST**

# **RESIDENTIAL HOUSING DEVELOPMENT**



**CONTACT:**

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**Applications close 5pm,  
Saturday 27 May 2023**



**City of  
Kalgoorlie  
Boulder**

## Expression of Interest

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<b>Expression of Interest (EOI):</b>	<i>EOI to Develop Residential Housing at 1 Trasimeno Way, Somerville WA 6430</i>
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<b>Deadline:</b>	<i>5pm WST, Saturday 27 May 2023</i>
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<b>Address for Delivery:</b>	<i>Electronically to <a href="mailto:mailbag@ckb.wa.gov.au">mailbag@ckb.wa.gov.au</a> (preferred) OR</i> <i>By hand to –</i>  <i>City of Kalgoorlie-Boulder 577 Hannan Street Kalgoorlie WA 6430 OR</i>  <i>By post to –</i>  <i>City of Kalgoorlie-Boulder PO Box 2042 Boulder WA 6432</i>
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<b>EOI Number:</b>	<i>D&amp;G2023/1</i>
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# 1 Overview

## 1.1 Introduction

The City of Kalgoorlie-Boulder wishes to invite submissions for the development of residential housing on City-owned land located at 1 Trasimeno Way, Somerville WA 6430 (the Site – refer to attached Site Map) from builders or developers capable of constructing residential units on the Site, either through commercial acquisition of the Site, or a partnership with the City.

Submissions are invited for either freehold purchase of the Site, a joint venture with the City, or other development concept proposals for the stated purpose. Any offers to purchase the Site should be based on market value as determined by a licensed valuer.

Submissions will be open for 28 days from the 29 April 2023. The shortlisted submissions will be discussed with submitters before being presented to Council for consideration in the 19 June 2023 Ordinary Council Meeting.

## 1.2 Background Information

The Site is on separate title and owned in freehold by the City of Kalgoorlie-Boulder.

The Site is adjacent to the proposed 'North Somerville District Structure Plan' (refer here for further detail <https://www.ckbunearthed.com.au/nsdsp>) and is currently zoned 'Public Purposes' under Local Planning Scheme No. 1. The proposed zoning is 'Residential', with a residential density of R40 under the City's endorsed Local Planning Scheme No. 2.

Site Characteristics:

- Lot size 3,572 m<sup>2</sup>;
- Electricity Supply 80kVA;
- NBN. Telecommunications connection;
- Utility connections to water, sewer, street lights;
- 14 on street car parking bays;
- Sealed road access;
- Newly constructed site (some fill may be required);
- Located in a new residential subdivision, with anticipated yield of between 350 and 400 dwellings; and
- Site is made available and will be valued on an 'as is' basis.

Development potential based on the proposed residential density of R40 is:

For Grouped Dwellings:

- Potential for up to 17 dwellings.
- For all requirements refer to [State Planning Policy 7.3 Volume 1](#).
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For Multiple Dwellings:

- Potential for between 26 to 35 units.
- For all requirements refer to [State Planning Policy 7.3 Volume 2](#).

### 1.3 Broad Requirements of Offer

The City wishes to invite submissions for the development of residential housing to increase housing supply in Kalgoorlie-Boulder. Joint submissions will be considered.

Requirements:

- Developer is responsible for obtaining planning approvals and a building permit for the development;
- Submitters should demonstrate the ability to be able to commence development within six months and complete development within 18 months of the signing of a contract or other agreement with the City; and
- High quality residential and build form outcomes.
- Sufficient proposal or concept details to allow the City and Council to consider and evaluate the submission.

Additional Information:

- Submitters are advised the City must comply with the requirements of section 3.58 of the *Local Government Act of Western Australia (1995)*, including public notice requirements in considering the disposal of the land and Council consideration.
- Submissions that demonstrate local content or partnerships are encouraged.

### 1.4 Response Timeline

The City will advise submitters of the outcome of the EOI process by COB 23 June 2023.

### 1.5 How to Prepare Your Submission

- 1.5.1** Carefully read all parts of this document;
- 1.5.2** Ensure you understand the requirements;
- 1.5.3** Contact the City if you have any questions or would like a site visit;
- 1.5.4** Complete and sign the Response Form (Part 3) and attach supporting documents;  
and
- 1.5.5** Lodge your Submission before the Deadline.

## 1.6 Contact Persons

Respondents must not rely on any information provided by any person other than the person listed below:

<b>Name:</b>	Administration Officer – Alex Wiese Director Development and Growth
<b>Telephone:</b>	08 901 9837
<b>Email:</b>	<a href="mailto:mailbag@ckb.wa.gov.au">mailbag@ckb.wa.gov.au</a>

## 1.7 Briefing/Site Inspection

Site inspections can be facilitated on request and will not incur any fees or charges from the City of Kalgoorlie-Boulder.

Should you request a site inspection, any costs the applicant may incur will be their responsibility and will not be refunded by the City of Kalgoorlie-Boulder.

## 1.8 Evaluation Process

Your Submission will be considered using information provided in your EOI. Expressions of Interest submissions will be included in a Confidential Report for Council consideration.

The City must comply with the requirements of section 3.58 of *the Local Government Act of Western Australia (1995)* and the public notice requirements thereof in considering the disposal of the land. Advertising and consideration by Council is required.

## 1.9 Lodgement of Submissions and Delivery Method

The Submission must be lodged by the Deadline. The deadline for this Expression of Interest is 5pm WST, Saturday 27 May 2023.

The Submission, which should include the EOI number and title, can be made:

### 1.9.1 By hand at:

The City of Kalgoorlie-Boulder Administration Office  
577 Hannan Street, Kalgoorlie, WA 6430

**1.9.2** Mailed to:

City of Kalgoorlie-Boulder

PO Box 2042, Boulder WA 6432, or;

**1.9.3** emailed to:

mailbag@ckb.wa.gov.au.

**1.10 Late Submissions**

Late submissions will not be considered.

**1.11 Respondents to Inform Themselves**

Respondents shall be deemed to have:

**1.12** Examined the Expression of Interest and any other information available for the purpose of submitting an EOI, including s3.58 of the *Local Government Act 1995*; and

**1.13** satisfied themselves as to the correctness and sufficiency of their Submissions.

**1.14 Identity of the Respondent**

The identity of the Respondent is fundamental to the City. The Respondent shall be the person, persons, corporation or corporations named as the Respondent in Part 2.

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## 2 Respondent's Submission

### 2.1 Response Form

The Chief Executive Officer  
City of Kalgoorlie-Boulder  
PO Box 2042 BOULDER WA 6430

I/We (Registered Entity Name): \_\_\_\_\_  
\_\_\_\_\_  
(BLOCK LETTERS)

of: \_\_\_\_\_  
(REGISTERED STREET ADDRESS)

ABN \_\_\_\_\_ ACN (if any) \_\_\_\_\_

Telephone No: \_\_\_\_\_ Facsimile No: \_\_\_\_\_  
\_\_\_\_\_

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

#### **In response to Expression of Interest to Develop Residential Housing**

I/We formally submit the included and attached information to the City of Kalgoorlie-Boulder.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Signature of authorised signatory of Respondent: \_\_\_\_\_

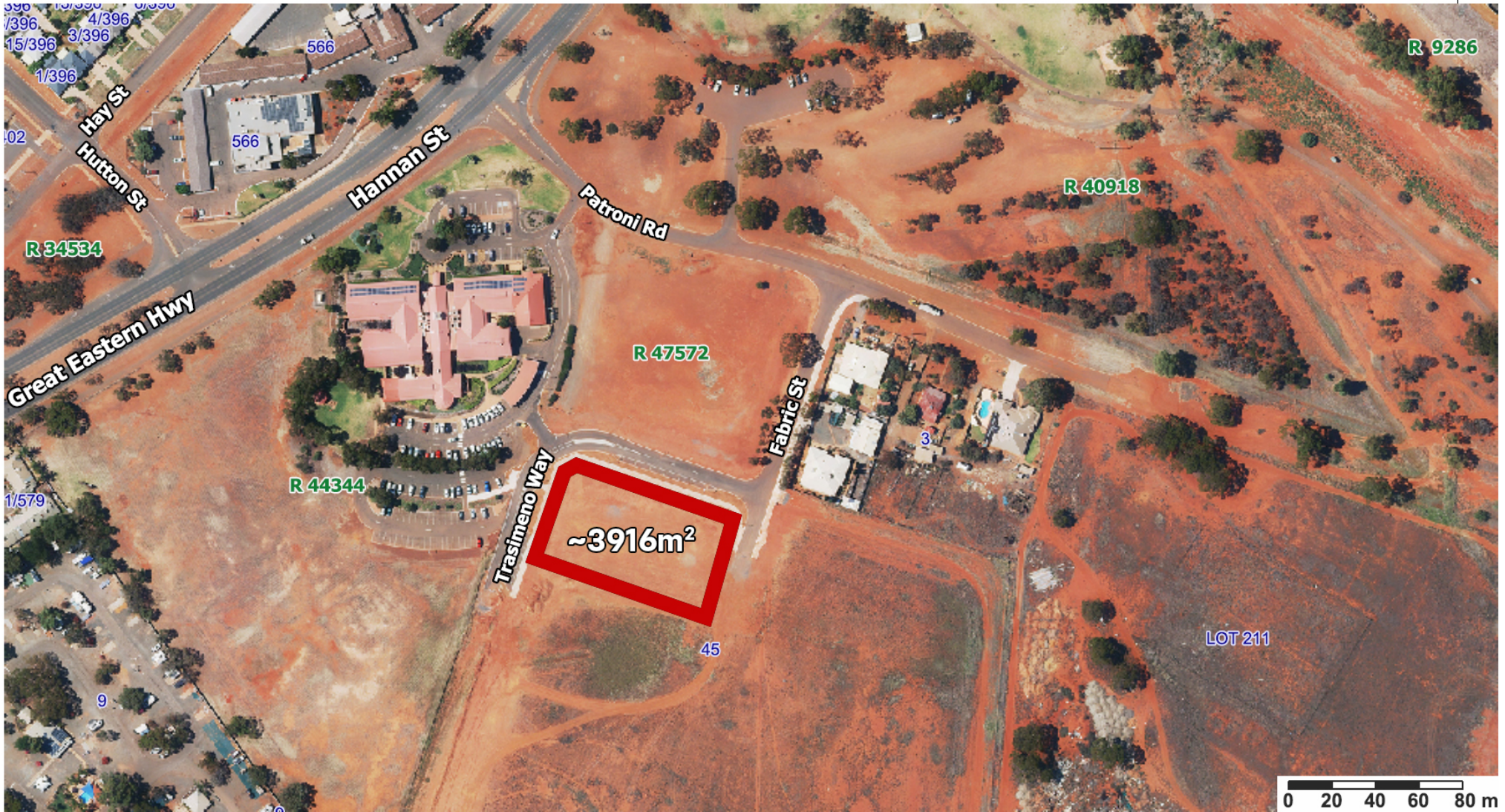
Name of authorised signatory (BLOCK LETTERS): \_\_\_\_\_

Position: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Authorised signatory Postal address: \_\_\_\_\_

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



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18/03/2022

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