



**City of
Kalgoorlie
Boulder**

Expression of Interest

**Disposal of Areas 1 (Lots 95-106, Somerville) and 2
(Lots 47, 97 and 769, Broadwood) WA 6430**

Expression of Interest

Expression of Interest (EOI):	<i>EOI for the disposal (sale) of Areas 1 (Lots 95-106, Somerville) and 2 (Lots 47, 97 and 769, Broadwood)</i>
Deadline:	<i>5pm AWST, Saturday 6 April 2024</i>
Address for Delivery:	<i>Electronically to (preferred)</i> mailbag@ckb.wa.gov.au OR <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>
EOI Number:	<i>D&G2024/3</i>

1. Introduction

The City is seeking expressions of interest (EOI) from developers for the purchase and development of two large land parcels in Kalgoorlie-Boulder known as Area 1 (Lots 95-106) in Somerville and Area 2 (Lots 47, 97 and 769) in Broadwood. The land is zoned Urban Development and has a total area of 36.88ha.

The parcels are subject to registered Aboriginal heritage (ID 30639). The City will contribute up to 5% of any sale as a matched developer contribution for the protection and management of Aboriginal Cultural Heritage, noting there will be consultation with the Knowledge Holders, and that a Section 18 consent under the *Aboriginal Heritage Act 1972* is required to develop the land.

Joint submissions will be considered.

1.1 Land Information

The land is undeveloped, and generally flat with a cover of open woodland. Two dams exist on the site, one adjacent to Great Eastern Highway and the other just east of Broadwood Street.

The site is located approximately 3km from the Kalgoorlie Central Business District (CBD) in the north-east, 4km from the Boulder Town Centre, and about 800m from a local supermarket. Established residential housing is located to the south/south-east and east/north-east of the site. Mixed use and industrial employment hubs are located to the north, north-west, west and south-west of the site.

The site is also well accessed by the adjacent Great Eastern Highway, Gatacre Drive local distributor road, and the Kalgoorlie-Boulder Airport in the south-east. Utility infrastructure is established in the area.

The land parcels are made up of the following lots:

	Lot Number	Area (Hectares)
Area 1	95	1.5332
	96	1.5645
	97	1.5858
	98	1.6021
	99	1.7731
	100	1.7731
	101	1.7731
	102	1.7731
	103	1.7731
	104	1.7731
	105	1.7731
	106	1.7731
Total of Area 1		20.4704
Area 2	47	2.1641
	97	12.1406
	769	2.1040

Total of Area 2	16.4087*
Total of Areas 1 and 2	36.8791*

Note:

* A road reserve runs along the western boundary of Lot 769 and is not included in the total area of Area 2.

The parcels have registered Aboriginal heritage that is recorded on the State Aboriginal Cultural Heritage Register as Place ID - 30639 and Place Name – Gubrun Camp. The Department of Planning, Lands and Heritage (DPLH) has provided advice that any development on the place will require consultation with relevant Aboriginal Knowledge Holders and a Section 18 consent under the *Aboriginal Heritage Act 1972*.

In recognition of the registered Aboriginal heritage, the City will contribute up to 5% of the proceeds of the sale of the site, matched with the cost incurred by the developer in meeting approval conditions relating to Aboriginal heritage, for the protection, management, and interpretation of Aboriginal heritage on the subject land, noting that consultation with the relevant Knowledge Holders is required.

The Site is being offered on an 'as is, where is' basis.

2. Development Potential

The Site is included in the 'Urban Development Zone' under the City's recently gazetted Local Planning Scheme No. 2 (LPS 2).

LPS 2 sets the following objectives for the Urban Development Zone:

- To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of the Scheme.
- To provide for a range of residential densities to encourage a variety of residential accommodation.
- To provide for progressive and planned development of future urban areas for residential purposes, and for commercial and other uses normally associated with residential development.

LPS 2 also requires development/subdivision of Urban Development zoned land to be in accordance with an approved Structure Plan, and this would be the responsibility of the developer.

3. Broad Requirements of Expression of Interest

Completion of the EOI Form. Submitters are encouraged to include a concept plan or outline.

4. Additional Information

Respondents are advised the City must comply with the requirements of section 3.58 and 3.59 of the *Local Government Act (1995)*, including public notice requirements in considering the disposal of the land and Council consideration.

5. Submissions

Respondents are required to complete the attached Expression of Interest - Response Form and should include any supporting documents by the deadline of 5pm (AWST) Saturday, 6 April 2024.

5.1 How to Prepare Your Submission

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

Submissions can be lodged in any of the following manners:

Electronically (preferred) to: mailbag@ckb.wa.gov.au
Subject: 2024/3 Disposal (Sale) of Areas 1 (Lots 95-106, Somerville) and 2 (Lots 47, 97 and 769, Broadwood)

Delivered by hand (in a sealed envelope) to: 577 Hannan Street, Kalgoorlie
Labelled: 2024/3 Disposal (Sale) of Areas 1 (Lots 95-106, Somerville) and 2 (Lots 47, 97 and 769, Broadwood)

By Post to: PO Box 2042
BOULDER WA 6432
Labelled: 2024/3 Disposal (Sale) of Areas 1 (Lots 95-106, Somerville) and 2 (Lots 47, 97 and 769, Broadwood)

5.2 Deadline for Submissions

Deadline: 5pm AWST, Saturday 6 April 2024

Submissions will be open for 6 weeks from 24 February 2024. The City may discuss the shortlisted submissions with Respondents before the submissions are presented to Council for consideration.

Late submissions will not be considered.

6. Contact Persons

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

Name: Alex Wiese Director Development and Growth
Telephone: 08 901 9837
Email: mailbag@ckb.wa.gov.au

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.

8. Evaluation Process

Your Submission will be considered using information provided in your EOI. Expressions of Interest submissions will be included in a Report to Council. Advertising and further consideration of the preferred Submission by Council will then be required.

The City must comply with the requirements of sections 3.58 and 3.59 of the *Local Government Act 1995*, including public notice (advertising) and business plan (if applicable) requirements thereof in considering land transactions.

9. Respondents to Inform Themselves

Respondents shall be deemed to have:

- Examined the Expression of Interest and any other information available for the purpose of submitting an EOI, including sections 3.58 and 3.59 of the *Local Government Act 1995*; and
- Satisfied themselves as to the correctness and sufficiency of their Submission.

10. 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 section 11.

11. Expression of Interest – Response Form

Chief Executive Officer

City of Kalgoorlie-Boulder
577 Hannan Street
KALGOORLIE WA 6430

I/We (Registered Entity Name)			
Of (registered street address)			
ABN:		ACN:	
Phone:		Fax:	
Email:			

In response to the Expression of Interest 2024/3 for the Disposal (Sale) of Areas 1 (Lots 95-106, Somerville) and 2 (Lots 47, 97 and 769, Broadwood)

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

Date:	
Signature:	
Name of authorised signatory:	
Position:	
Email:	
Postal Address:	

Supporting documents must include:

- Valid copy of Certificate of Incorporation (if applicable)
- Evidence of ABN and GST Registration

More detailed applications may include:

- a concept plan or outline
- an offer to purchase

Expression of Interest – Response Forms must be submitted with all required supporting documentation by the deadline. Any submissions with missing information and/or documentation at the deadline will not be considered a complete application and will be rejected.

Attachment 1 - Showing areas reserved for a road or expansion of Great Eastern Highway

