



**City of
Kalgoorlie
Boulder**

**Expression of Interest
Redevelopment of 101 Brookman Street (Lot
500), Kalgoorlie-Boulder
WA 6430**



Expression of Interest

Expression of Interest (EOI):	<i>EOI for Redevelopment of 101 Brookman Street (Lot 500), Kalgoorlie-Boulder</i>
Deadline:	<i>5pm AWST, Saturday 9 March 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&G2024/1</i>
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1. Introduction

The City of Kalgoorlie-Boulder (the City) wishes to invite proposals from reputable and experienced developers for the redevelopment of Lot 500, known as the Old Kmart/Coles site at 101 Brookman Street, Kalgoorlie (the Site – refer to attached Site Map).

Submissions are invited for either freehold purchase (commercial acquisition), 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.

Joint submissions will be considered.

1.1 Background Information

This strategically located 1.5175ha parcel of land, located in the heart of the Kalgoorlie Central Business District (CBD), presents an exciting opportunity for visionary developers to contribute to the revitalization and growth of the city.

Situated centrally on the south-eastern side of Brookman Street, the rectangular parcel of land is in proximity to the State Heritage listed Kalgoorlie Town Hall and the ongoing redevelopment of St Barbara's Square as part of the "Kal City Centre" project. The site also addresses a laneway that separates the site from the recently State heritage listed Endowment Block.

The existing structures comprise a large commercial brick and iron building offering approximately 9,776 sqm of retail floorspace across two separate tenancies, with two-level carparks at either end of the lot.

The Site is on separate title and owned in freehold by the City of Kalgoorlie-Boulder. It can be provided on an "as is, where is" basis or as a cleared site subject to negotiation and discussion.

2. Development Potential

The subject land is zoned Commercial (R-AC1) under the City's recently gazetted Local Planning Scheme No. 2 (LPS2). LPS2 enables greater residential densities, more commercial floorspace and a more diverse mix of land uses.

The Site's development potential is based on the proposed residential density of R-AC1 in accordance with the requirements of [State Planning Policy 7.3 Volume 2](#):

Local Planning Parameters	LPS2
Residential Density	R-AC1
Building Height Limit	Building Height Limit 9 Storeys (30m indicative)
Plot Ratio	Plot Ratio 3.0 (Non-Residential Component)
Primary Street Setbacks	Nil
Side and Rear Setbacks	Nil
Boundary Wall Height	4 Storeys (15m indicative)
Minimum Parking	20% on site (not applicable to residential)

	component)
Ground Floor Uses	60% minimum percentage of ground floor to be non-residential. Note: activation is essential for ground floor commercial uses

3. Broad Requirements of Expression of Interest

Design proposals should be sufficiently detailed to allow the City and Council to consider and evaluate the submission. Developers are encouraged to adhere to the principles of liveability and context-sensitive design, including, at a minimum:

Street Activation:

Ensure active frontages and edges along Brookman Street, Wilson Street and the newly created St Barbara’s Square intersection with Brookman Street to enhance street activation for retail and businesses.

Heritage Sensitivity:

Minimize impact on the adjoining State-listed Kalgoorlie Town Hall and Endowment Block by strictly adhering to relevant conservation and preservation guidelines.

Pedestrian-Oriented Spaces:

Prioritize pedestrian-oriented spaces, facilitating a seamless flow through the site, particularly from Hannan Street.

Crime Prevention through Environmental Design

Include best practice design elements related to crime prevention.

Site Orientation:

Explore the potential to reorient the site to capitalize on the newly altered public realm, including St Barbara’s Square.

Building Mass:

Consider opportunities to break up building masses, especially adjoining St Barbara’s Square to the south-east, creating an aesthetically pleasing integration with the surroundings.

Mixed Land Uses:

Include an appropriate mix of land uses, fostering a diverse and vibrant urban environment that addresses the various housing needs of the local resident population.

Public Space and Amenities:

Increase public space areas and amenities, incorporating undercroft car parking and limiting at-grade carparks to enhance the overall aesthetic and functionality.

Flexibility in Design:

Provide flexible spaces that can accommodate various community activities, ensuring adaptability over time and contributing to the long-term relevance and functionality of the area.

Development Staging:

Regard should be given to possible staging and subdivision as appropriate.

4. Additional Information

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

Submissions that demonstrate local content or partnerships are encouraged.

5. Submissions

Respondents will be required to complete the attached Expression of Interest - Response Form and must include all supporting documents by the deadline of 5PM (AWST) Saturday, 9 March 2024.

Interested developers are requested to submit detailed proposals that address the above planning and design considerations. The submission can include:

- Conceptual site plans illustrating the proposed development layout.
- Architectural designs reflecting the adherence to liveability and design principles.
- A detailed explanation of how the proposal aligns with the objectives of LPS2 and the City's Community Strategic Plan.
- Demonstrated experience in similar projects, showcasing successful urban revitalization and heritage-sensitive developments.

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 manner::

Electronically (preferred) to: mailbag@ckb.wa.go.au
Subject: 23/24 Disposal of Land – 101 Brookman Street

Delivered by hand (in a sealed envelope) to: 577 Hannan Street, Kalgoorlie
Labelled: 2024 Redevelopment of 101 (Lot 500) Brookman Street, Kalgoorlie
Property Team– Expression of Interest

By Post to: PO Box 2042
BOULDER WA 6432
Labelled: 2024 Redevelopment of 101 (Lot 500) Brookman Street, Kalgoorlie
Property Team– Expression of Interest

5.2 Deadline for Submissions

Deadline: 5pm AWST, Saturday 9 March 2024

Submissions will be open for 28 days from 10 February 2024. The shortlisted submissions will be discussed with submitters before being presented to Council for consideration in the March 2024 Ordinary Council Meeting.

The City will advise submitters of the outcome of the EOI process by COB 19 March 2024.

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 Confidential Report to Council. Advertising and further consideration of any formal proposals by Council will then be required.

The City must comply with the requirements of section 3.58 of the *Local Government Act 1995* including public notice (advertising) and business plan requirements thereof in considering land transactions and trading undertakings.

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 s3.58 of the *Local Government Act 1995*; and
- Satisfied themselves as to the correctness and sufficiency of their Submissions.

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 Part 2.

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 for the Redevelopment of 101 Brookman Street (Lot 500), Kalgoorlie-Boulder

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
List of recent completed projects

More detailed applications may include:

Valid copy of Certificate of Public Liability
Product Liability (if applicable)
Most recent copy of reconciled or audited financial statements
Letters of Support
Certificate of Qualification
Police check

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 – Site Map



Attachment 2 – Site Plan from 1996 Development Application

