



**EXPRESSION OF INTEREST:  
LOT 401 & 402  
PEARSE STREET,  
WYNDHAM  
(EOI 03 21/22)**

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## Introduction:

The Shire of Wyndham East Kimberley (the Shire) invites expressions of interest (EOI) to purchase Lots 401 and 402 Deposited Plan 223234, Pearse Street, Wyndham. The lots are offered by EOI for purchase together, with the successful purchaser required to amalgamate the titles. Separate offers for individual lots will not be considered.

## Property Details:

Certificate of Title:	Lot 401 on Deposited Plan 223234
Address:	Pearse Street, Wyndham
Zoning/Land Use:	Rural Townsite
Area:	683 sqm

Certificate of Title:	Lot 402 on Deposited Plan 223234
Address:	Pearse Street, Wyndham
Zoning/Land Use:	Rural Townsite
Area:	683 sqm

Shire Rates (est. for each lot):           \$1500

The properties are at Lots 401 and 402 Pearse Street, Wyndham which are located approximately 8km north of the Wyndham township (Three Mile). The lots are located on the eastern side of O'Donnell Street, and access is available from Pearse Street, which is currently unmanaged and unconstructed.

A location map of the site and site photographs are attached to this document as Appendix A.

## Land Description:

The lots are located to the base of Radio Hill and slope down towards O'Donnell Street. The lots are largely unvegetated, with the exception of small patches of remnant vegetation.

## Services:

The lots have no access to infrastructure services with no constructed road access.

## Road:

There is no constructed road access. Constructed road access obligations will run with the land and therefore the successful purchaser will be required to enter into a formal deed with the Shire agreeing that:

- (a) road access will be constructed at the purchaser's sole cost (road construction obligation);
- (b) the road construction obligation will transfer to any subsequent purchaser of the land who will be required to enter into a replacement deed in the same terms as the original formal agreement between the successful purchaser and the Shire (replacement deed);



- (c) the Shire will lodge a caveat on the land to secure the road construction obligation and will lift the caveat so as to facilitate a subsequent sale of the land on receiving an executed replacement deed from a subsequent purchaser, or on completion of the constructed road access.

## **Land Use:**

Both lots are vacant. Future development will need to be designed for the natural features of the site and be sensitive to the historic character of the area. Wyndham is also located within a Category Wind Region C and any development would need to comply with these requirements.

The successful purchaser will be required to obtain all relevant approvals including:

- Subdivision (amalgamation);
- Planning,
- Building,
- Health; and
- Where applicable, external agency approvals.

## **Building and Structural Improvements:**

There are no buildings or infrastructure on either lot.

## **Fencing:**

The lots are unfenced.

## **Form of the Expression of Interest:**

Applicant's submitting an expression of interest, will be required to address the following criteria in writing and must include all information requested within this document to be considered, including:

- (a) The full details (name, address and contact details) of all parties involved in the submission;
- (b) Settlement terms, including if finance approval required, and
- (c) The proposed future use and development.

## **Lodgement of Submissions and Delivery:**

The submission must be lodged by the deadline of: **Monday 31 January 2022**. The Submission is to be:

- Placed in a sealed envelope clearly marked with 'Expression of Interest EOI 03 21/22 – Purchase Lots 401 and 402 Pearse Street, Wyndham', and
  - Delivered by hand to the Kununurra Shire Administration Office located at 20 Coolibah Drive, Kununurra; or
  - Mailed and addressed to the Chief Executive Officer to PO Box 614, Kununurra, WA 6743;

or

- Electronic mail submissions are to be addressed to the Chief Executive Officer and titled 'Expression of interest EOI 03 21/22 – Purchase Lots 401 and 402 Pearse Street, Wyndham' and emailed to: [mail@swek.wa.gov.au](mailto:mail@swek.wa.gov.au)

## **Process for considering submissions:**

Following the close of the submission period, the Shire may seek further information and supporting documentation from selected applicants.

All submissions will go to Council for consideration.

The Shire may at its absolute discretion, before, during or after any negotiation with one or more Applicants, decide not to proceed with any of the Submissions or Applicants. The selection of any Applicant is final.

The final selection of an Applicant does not indicate the acceptance of the Submission. If at any stage the Shire believes, at its sole discretion, that an agreement with a preferred Applicant cannot be reached, the Shire will have the right to terminate negotiations with the preferred Application and to commence negotiations with the person/entity considered to be the next preferred Applicant as determined by the Shire.

## **Disclaimer:**

The stated condition of the site is based on visual inspection. This does not imply any warranty as to the actual condition of suitability of the site for the stated use.

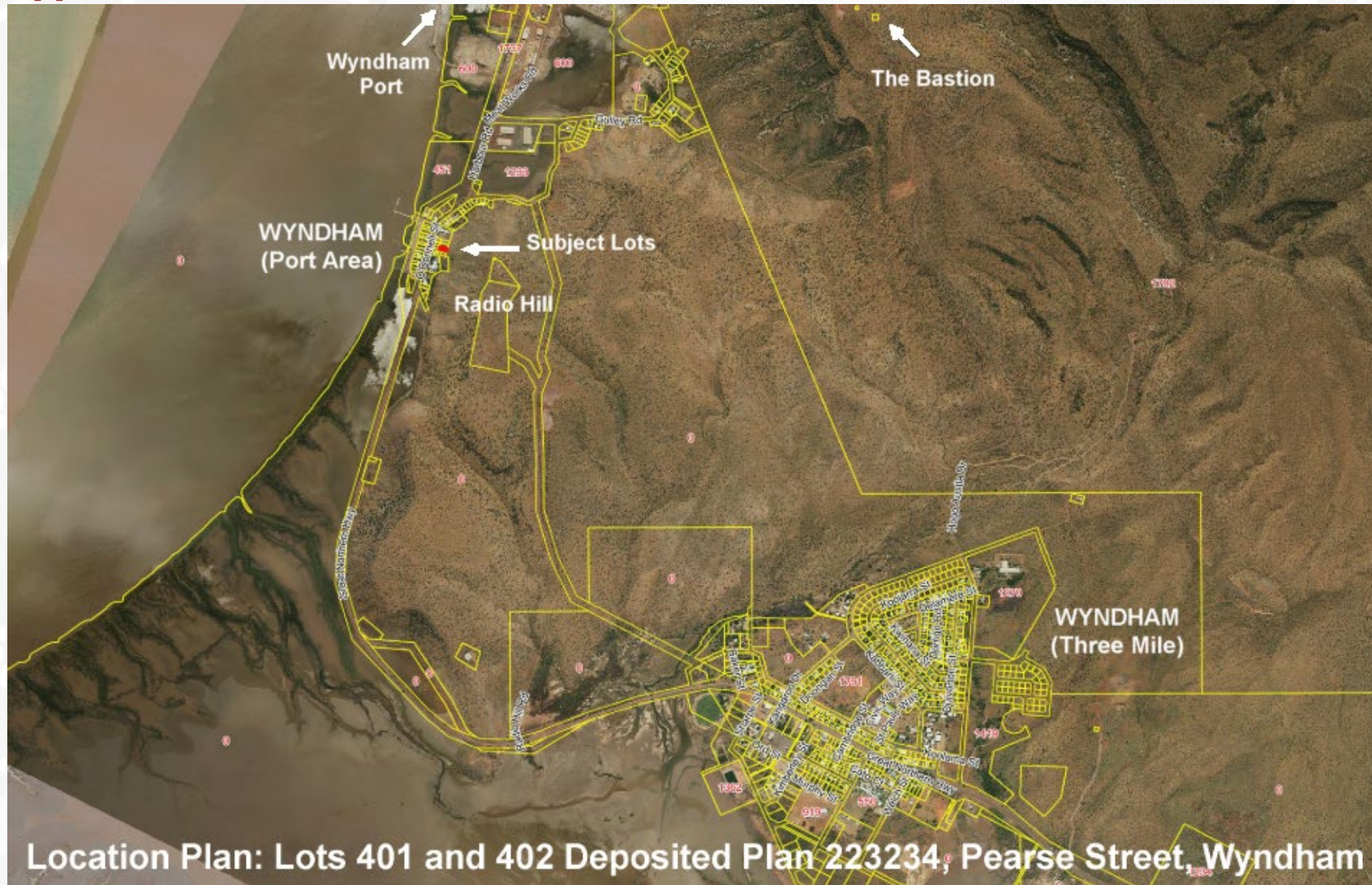
This expression of interest may result in negotiations for a contract, but is in itself not an offer open for acceptance by Applicants by lodging a Submission.

Except as expressly and specifically permitted in this EOI, no Applicant has any claim for compensation of any kind whatsoever, as a result of participating in or responding to this EOI and/or participating or not participating in any further negotiations resulting from this EOI. By submitting an EOI, each Applicant agrees that it has no right to claims.

Settlement date being jointly agreed between the relevant parties and the Shire and subject to the Shire complying with Section 3.58 (3) of the *Local Government Act 1995*.



## Appendix A:









**PHOTOGRAPHS: SEPTEMBER 2021**

