

Expression of Interest

Prime Commercial Land



Looking for an opportunity to develop commercial land in a great location?

The Shire of Wandering is seeking Expressions of Interest for the purchase of a prime commercial/retail lot in the centre of town.

Commercial operators committed to the growth and promotion of Wandering are encouraged to consider this opportunity.

This unique site has main road frontage, next to the Wandering Fuel Facility, and opposite the Shire of Wandering Administration & Post Office, and the Wandering Community Resource Centre. Traffic volumes on Watts Street are currently an average of 567 vehicles per day.

About Wandering

The Shire of Wandering is a small rural authority located in the Central South region of the Wheatbelt of Western Australia, approximately 120km south-east of Perth. With an area of 1,955 km2 it is a small farming town with approximately 450 people residing in the Shire, and 120 people in the township itself.

The Shire borders the local authorities of Armadale, Serpentine – Jarrahdale, Murray, Boddington, Williams, Cuballing, Pingelly, Brookton and Beverley.

Major agricultural production includes cereal, pulse and oil seed crops, sheep, cattle and pigs. Amongst the tourism attractions are several vineyards and wineries. Other commercial industries include grain storage and trading, and hay exporting.

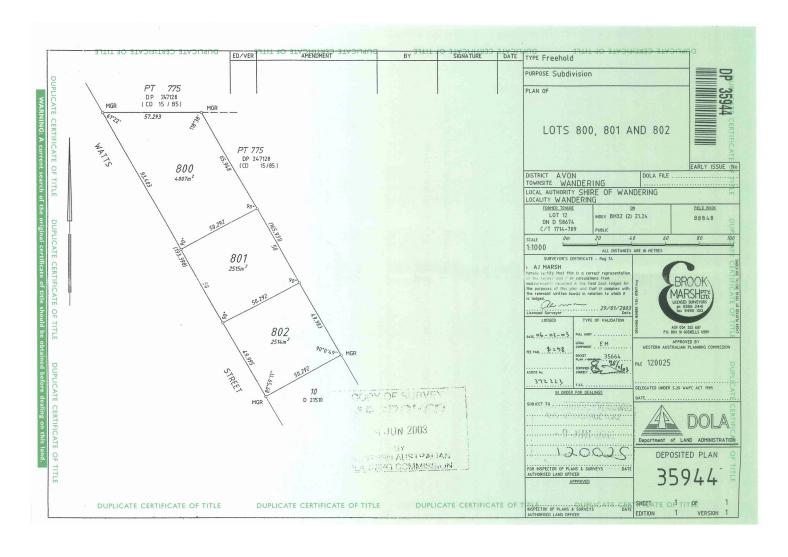
Other services include a primary school to Year 6, (with bus services to Boddington for junior high school education). Sporting facilities include cricket, tennis, basketball, netball, badminton (inside Community Centre), 18 hole golf course, WA mower racing, and clay target gun club, and sporting clay target club.

Our Vision

Wandering is a community of responsible, resilient and adaptable residents thriving in our scenic, economically diverse environment.

The land on offer—prime commercial/retail site

The land on offer is Lot 801, P35944, Watts Street, Wandering.



Objectives of the Commercial Zone

- to develop the town centre as the principal place for retail, commercial, civic and administrative functions in the district.
- b) to ensure development will not adversely affect local amenities.
- to provide for the efficient and safe movement of vehicles (including trucks, buses, and caravans) and pedestrians.
- d) to provide sufficient parking spaces for cars, caravans, and buses without compromising pedestrian movements.

- e) to provide an increased level of public amenities including public toilets, shaded areas, and street furniture.
- f) to provide for expansion of commercial activity to meet future demands.

Types of Development that Council may consider under its Town Planning Scheme No. 3

Consulting Rooms, Hotel, Motel, Motor Vehicle boat and caravan Sales, Office, Restaurant, Shop, Showroom.

For other uses, please contact the Administration Office.



EOI Requirements

Expressions of interest should address the following items:

Detail of use

- Detail of proposed development of the site, and how this will be complementary to other developments in the main street.
- Estimated operating hours for the proposed development.
- Detail of estimated staff (numbers that would be engaged as a part of the proposal.
- Experience in the operation of the proposed development.
- Financial consideration for purchase of lot.

Conditions on purchase

Subject to the execution of a definitive and mutually acceptable Offer and Acceptance, the undersigned expresses an interest in purchasing the subject property in accordance with the following terms and conditions:

- Caveat being lodged on Title requiring the lot to be developed within 36 months of settlement;
- Easement being established to allow continued access to the fuel facility over the constructed driveway; and
- Compliance with s3.58 of the Local Government Act 1995.

Future Options

Depending upon the nature of the proposed development, Council may wish to negotiate with the successful purchaser, the transfer of commercial enterprises currently undertaken by the Shire, eg Australia Post and its subsidiaries, etc.



Expression of Interest

Please attach additional information if required.



Timeline

01 October 2021 - Applications Open

1 - 31 October 2021 - Site Visits

05 November 2021 - Expressions of Interest Close

18 November 2021 - Assessment process concludes

Further Information

For further information please email ceo@wandering.wa.gov.au or phone 08 9884 1056. All enquiries will be treated as strictly confidential.

