



## SHIRE OF DENMARK

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# Request For Expression of Interest

## Lease or Purchase Opportunity

For: No. 5 Research Station Avenue

Request Number: EOI.003.2025/26

Issued By: Shire of Denmark

Closing Time: 14.00 hrs WST

Closing Date: 21 May 2026

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# 1. Part A: About this Expression of Interest

The applicant is to read and keep this part.

## 1.1 Invitation and Overview

The Shire of Denmark (Shire) invites Expressions of Interest (EOIs) for the lease and/or purchase of the property generally known as No. 5 Research Station Avenue, Denmark (Site).

This EOI relates to the usable portion of the Site generally to the north (the Indicative EOI Area). If a freehold disposal pathway is progressed, the Shire anticipates that the Indicative EOI Area would be subdivided from the parent title (subject to Council decision and statutory processes).

This EOI seeks proposals that:

- (i) deliver clear community benefit and/or strategic outcomes for Denmark; and
- (ii) are financially and operationally viable.

This EOI is the first stage of a potential transaction process. The Shire may, at its discretion, shortlist applicants, seek further information, negotiate with one or more applicants, or choose not to proceed with any proposal.

<b>Site (parent title)</b>	Lot 500 on Deposited Plan 54271, known as No. 5 Research Station Avenue (within the Kwoorabup Community Park reserve area / Reserve 41456).
<b>Indicative EOI Area (subject of this EOI)</b>	The usable portion of the parent title generally to the North. The exact area will be confirmed during any subsequent stage (including survey and approvals).
<b>Invitation</b>	The Shire invites proposals for leasing and/or purchase of the Indicative EOI Area, subject to Council consideration and statutory requirements.
<b>Tenure Options</b>	A) Peppercorn / community lease (where aligned with the Shire's Property Management Policy). B) Commercial lease. C) Freehold disposal (anticipated to require subdivision of the Indicative EOI Area from the parent title).
<b>Indicative valuation (information only)</b>	\$1,300,000 ex GST (2025)

## 1.2 Brief

### 1.2.1 Background and Strategic Context

The Site forms part of a broader public open space rationalisation initiative identified in the Shire's Local Planning Strategy (LPS). The LPS recognises that some reserves provide limited recreational or environmental value relative to their ongoing maintenance requirements and that a more strategic approach to open space is required.

The broader reserve area has been identified for rationalisation due to limited recreational infrastructure, slope and drainage constraints that reduce usability, and ongoing management costs relative to its functional level. The location's proximity to the Town Centre and services has also generated interest for a range of potential uses, including community housing and health-related uses.

### 1.2.2 Site Description and Indicative EOI Area

The parent title is described as Lot 500 on Deposited Plan 54271, known as No. 5 Research Station Avenue, within the broader Kwoorabup Community Park reserve area (Reserve 41456).

The Indicative EOI Area is the usable portion of the parent title generally to the north. It is described in this EOI at a conceptual level only. The final area, boundaries, access and any conditions will be confirmed during any subsequent stage (including survey, design, consultation, and statutory approvals).

### 1.2.3 Maps and Figures (for information)

The following maps and figures are provided to assist applicants to understand the context of the Site and the Indicative EOI Area. Applicants must undertake their own due diligence and site investigations.



Figure 1 – Site

### **1.2.4 Options for Consideration (Tenure Pathways)**

EOIs may propose one or more of the following tenure pathways (or an alternative arrangement with strong justification):

#### **Option A – Peppercorn / Community Lease (where aligned with Shire policy)**

The Shire may consider a peppercorn (nominal) rent lease where proposals align with the Shire's Property Management Policy (Attachment 1), including where a not-for-profit community group provides a core service to the Denmark community that is not commercial competition with other local providers.

#### **Option B – Commercial Lease**

The Shire may consider a commercial lease where the use involves income generation or is otherwise appropriately managed as a commercial tenancy. Commercial lease terms (including rent, term, outgoings and maintenance responsibilities) would be negotiated and subject to Council decision and statutory requirements.

#### **Option C – Freehold Disposal (anticipated subdivision)**

The Shire may consider freehold disposal (sale) of the Indicative EOI Area where it is demonstrated that disposal will achieve the best overall outcome for the community and aligns with strategic and policy considerations. Any disposal would be subject to Council decision and relevant statutory processes.

If a freehold disposal pathway is progressed, the Shire anticipates that the Indicative EOI Area would be subdivided from the parent title (subject to survey, approvals and any conditions imposed through statutory processes).

### **1.2.5 Statutory and Approval Considerations (information only)**

Applicants should note that tenure and use outcomes may require statutory processes under the Land Administration Act 1997 (WA).

Any proposal will also be subject to applicable planning approvals, building approvals, environmental considerations and other regulatory requirements.

## **1.3 How to lodge an EOI**

### **1.3.1 Form and content of the EOI**

To lodge a valid EOI, you must complete and submit the Response Form in Part B. This includes the Applicant Details section and your organisation's response to the Qualitative Criteria and Price Schedule.

When completing the Response Form, assume that the Shire has no knowledge of you or your organisation.

### **1.3.2 Lodgement format**

Applicants must lodge a response to this EOI electronically through the Shire's E-tendering portal (Tenderlink) by lodging it in the required format at [www.tenderlink.com/denmark/](http://www.tenderlink.com/denmark/)

When lodging an EOI through **Tenderlink**, the Applicant must ensure that:

- a) the lodgement is made in accordance with the Part B.
- b) the EOI is lodged with reference to the correct Request Number.

### 1.3.3 Closing Time

The Closing Time for lodgement of EOIs is as set out on the front page of this EOI Request document.

An EOI that is not received in full by the Closing Time may not be evaluated.

## 1.4 Where to get more information

If you have any enquiries about this EOI process, please contact the authorised Shire representative listed below.

Name: Kristie Buss, Executive Support Officer

Telephone: 08 9848 0300

E-mail: [kristie.buss@denmark.wa.gov.au](mailto:kristie.buss@denmark.wa.gov.au)

If there is any inconsistency between this EOI document and any reference attachment, the terms of this EOI document will prevail for the purposes of the EOI process.

## 1.5 How your EOI will be assessed

EOI's will be assessed on the following and based on the responses provided in section 2.2 and 2.3 from PART B.

## 2. Part B: Response Form

This part is to be completed by the Respondent and submitted to the Shire in accordance with Part A.

You are only required to submit this part (Part B) to the Shire.

### 2.1 Applicant Details

Please provide all of the following details in the table format below.

Field	Response
Legal entity name	
ABN/ACN	
Incorporation / registration details	
Primary contact (name and position)	
Email	
Phone	
Postal address	

## 2.2 Proposal Summary

Provide an attachment that provides the relevant information as below.

Proposed Tenure (peppercorn/community lease, commercial lease, freehold disposal, or other)
Proposed Use/Description
Requested Term and Key Commercial terms (rent/price, conditions)
Proposed timeframes (approvals, establishment, delivery)

## 2.3 Qualitative Criteria

Provide an attachment that provides the relevant information as below.

Strategic alignment and community benefit: extent to which the proposal delivers community, social, housing, health or other strategic outcomes for Denmark
Policy alignment: consistency with the Shire’s Property Management Policy – Attachment 1 (including the appropriateness of any peppercorn/community lease request).
Feasibility and capability: evidence the proponent has the governance, experience, partners and capacity to deliver and operate the proposal.
Financial return and value: overall value to the community, including lease income / sale proceeds and any co-investment in the site.
Risk and compliance: identification and management of key risks, including insurances, WHS, approvals, and ongoing obligations.
Deliverability and timing: realistic timeframes for approvals, establishment and delivery.

**END OF DOCUMENT**