



Shire of Tammin

Request For Expression of Interest Lease or Purchase

Opportunity For:

**Vacant Land located at 41, 43, 45 and 47 Donnan Street
Tammin**

Number: EOI.001.2026/27

Issued By: Shire of Tammin

Closing Time: 14.00 hrs WST

Closing Date: 7 October 2026



Shire of Tammin

Contents

Proposal	3
Proposed Transaction Details.....	3
Purchase Brief	4
Strategic Intent.....	4
Options for Consideration	5
Statutory and Approval Consideration (Information Only).....	6
Statutory Frameworks.....	6
How Will The EOI Be Assessed	7
Conclusion and Proposal Request.....	8
Schedule A	9

Proposal

The Shire of Tammin (Shire) invites Expressions of Interest (EOIs) for the lease and/or purchase of the property generally known as No. 41,43,45 and 47 Donnan Street, Tammin (subject site).

If a freehold disposal pathway is progressed, the Shire anticipates that the Indicative EOI Area would be utilised for commercial uses (subject to Council decision and statutory processes).

This EOI seeks proposals that:

- (i) deliver clear commercial and/ or community benefit and/or strategic outcomes for Tammin; 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.

The Shire encourages all interested parties to ensure that their own due diligence is undertaken prior to submitting an EOI for the lots.

Proposed Transaction Details

Vacant Land located at 41,43,45 and 47 Donnan Street.

Land: 41,43,45 and 45 Donnan Street. Full description as detailed at the end of the EOI.

LOT NO.	ADDRESS	LAND AREA
Lot 4 on Plan 6683	41 Donnan Street, Tammin	631m ²
Lot 5 on Plan 6683	43 Donnan Street, Tammin	570m ²
Lot 6 on Plan 6683	45 Donnan Street, Tammin	503m ²
Lot 51 on Deposited Pan 43151	47 Donnan Street, Tammin	432m ²
Lot 52 on Deposited Pan 43151	47 Donnan Street, Tammin	359m ²
Lot 9 on Plan 6683	47 Donnan Street, Tammin	287m ²
Lot 10 on Plan 6683	47 Donnan Street, Tammin	214m ²

Schedule A (below) has information relating to the specific lots.



Land size: Approximately 2,996sqm.

Current Owner: Freehold Shire of Tammin

Land: Zoning – ‘Commercial’ – Tammin Local Planning Scheme.

Purchase Brief

Background and Strategic Context

The Site forms part of a broader land rationalisation initiative identified in the Shire’s 2026/27 Budget. The intent of the disposal of the land is to drive commercial activity in the Shire through the release of commercial land in close proximity to Great Eastern Highway.

The Local Planning Scheme recognises the land as ‘commercial’ for the purposes of development. The Shire has determined that its short-term commitment relates to the development to residential housing in the Shire. This includes short-term and long-term residential housing. The proceeds from the sale of this commercial development site will be utilised for the purposes for improving the Shire’s residential opportunities.

The broader land area has been identified for rationalisation due to limited scope for the Shire to development industrial or commercial lots on the sites. You are advised there may be infrastructure and access constraints that may reduce usability, and ongoing management costs relative to its functional location.

The location’s proximity to the Town Centre and Great Eastern Highway the lots are considered ideal for a range of potential uses, including commercial related uses.

Site Description and Indicative EOI

The indicative EOI Area is the whole portion of the subjects lots, however consideration will be given to all options relating to full or part disposal of the land. It is described in this EOI at a conceptual level only. The Shire encourages all interested parties to ensure that their own due diligence is undertaken prior to submitting an EOI for the lots.

The final area, boundaries, access and any conditions may be subject to change. The lots sold (either individually or as a whole) will be confirmed during any subsequent negotiation and contract agreements.

Contract of Sale Conditions

If Council resolves to sell the subject lots, Council will enter into a sales contract with the prospective purchaser for the purchase of the land holding. The contract would be a standard contract for sale of land by offer and acceptance, with an agreed purchase price and subject to conditions, including any requirement to develop the lot within a 3-year time period. These lots will not be sold to parties intended on land banking the property. Non-standard conditions of sale may be required to be included in any contract for the disposal of the subject lots.

Strategic Intent

The Shire is seeking the following strategic benefit from the disposal of the lots:

- Further progressing the delivery of the Shire’s Strategic Community Plan and improving the
-

commercial activity in the town.

- Disposal of a strategically located property in the town centre, with approximately 2,996sqm of vacant land, zoned commercial under the Shire's Local Planning Scheme.
- Providing opportunities for additional business and employment opportunities in the town.
- Supporting economic development.
- Promoting town site growth and beautification.
- Further activating the town centre/ main commercial street and supporting businesses.
- Financial returns and diversification of the economic assets for the Shire in the form of generating a financial return (sale of property and rates) from the property.

The Shire is expressly seeking to dispose of the lots via community lease, commercial lease or sale of the lots. This will be achieved individually or as a whole, dependant on the interest expressed for the land and the opportunities presented to Council.

The Shire will not consider the lots for land banking. It must be demonstrated that a business plan/ proposal has been produced to effectively develop the lots over a short timeframe (three years). The Shire is seeking a community and commercial benefit in the form of additional business uses and choice available for our community.

The Shire also seeks a business that is aligned with the Shire's strategic intent, and ensures that the commercial use and streetscape are improved to align with the improvement and growth of the townsite

Options for Consideration

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 strategic intent and where the land will provide a service to the community, including where a not-for-profit community group provides a core service to the Tammin 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

The Shire will consider the freehold disposal (sale - preferred option) of the Indicative EOI Area where it is demonstrated that disposal will achieve the best overall outcome for the Council, the progress of commercial operations in Tammin and the continued growth of the area.

The Shire requires that any proposal aligns with strategic and policy considerations of Council. 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 built on and developed for commercial activities within a three-year (36 month) timeframe. Conditions of sale would be required in the contract and would be subject to enforcement by Council.

The Shire may, at its discretion consider alternative options relating to the disposal of the subject lots including land swaps and/ or a combination of cash and land, as long as the land is deemed as addressing the future strategic intent of the Shire's long-term needs and/ or residential opportunities.

Statutory and Approval Consideration (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 contractual and regulatory requirements by the Shire and other authorities.

Statutory Frameworks

How to Lodge an EOI

To lodge a valid EOI, you must complete and submit the requirements as detailed below. This includes the Applicant Details section and your organisation's response to the Qualitative Criteria and Price Schedule.

When completing any documentation or information, assume that the Shire has no knowledge of you or your organisation.

Lodgement Format:

Applicants must lodge a response to this EOI electronically through the Shire's email or in person, addressed to:

Andrew Malone
Chief Executive Officer
Shire of Tammin PO Box 53
Tammin WA 6409

Or

ceo@tammin.wa.gov.au

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 and will only be evaluated at the full discretion of Council.

Where To Get More Information

If you have any enquiries about this EOI process, please contact the authorised Shire representative listed above (Andrew Malone – Chief Executive Officer).

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.

How Will the EOI Be Assessed

The below information is to be completed by the Respondent and submitted to the Shire in accordance with the requirements of this document.

Applicants 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	

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/ sale price and/or land swap, conditions of contract)
- Proposed timeframes (approvals, establishment, delivery)

Qualitative Criteria

Provide an attachment that provides the relevant information addressed as per the selection criteria below:

Selection Criteria
Deliverability and timing: realistic timeframes for approvals, establishment of commercial business and delivery of commercial benefit to the Shire.
Strategic alignment and commercial benefit: extent to which the proposal delivers commercial, community, social, housing, or other strategic outcomes for Tammin. The proposal will also have to demonstrate that any proposed business will improve the overall character and streetscape of the area.
Feasibility and capability: evidence the proponent has the governance, experience, partners and capacity to deliver and operate the commercial proposal. This is to include the ability to demonstrate suitable financial capability to purchase and develop the properties within a three year (36 month timeframe).
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 relating to the development of the properties.

Conclusion and Proposal Request

The disposal and development of the property is consistent with Council's Strategic and long-term land use plans. This Shire has committed to provide accommodation and improve the economic growth in the area. This disposal of these commercial lots will facilitate the continued commercial growth of Tammin and provide the community with commercial choice.

Given the Shire's strategic intent to develop housing in the short and medium term, the subject sites are surplus to the Shire's current needs. The development and potential for economic and community return through the disposal of these lots is considered crucial. The Shire will not dispose of the lots for the purpose of land banking and any proposed purchaser will be required to demonstrate intent and capability to develop these commercial lots.

The Shire is seeking Expressions of Interest regarding the disposal of the subject lots for development of commercial uses in the Shire.

Expression of Interest responses can be provided/ addressed to:

Andrew Malone

Chief Executive Officer

Shire of Tammin PO Box 53

Tammin WA 6409

Or

ceo@tammin.wa.gov.au

Schedule A

LOT NO.	ADDRESS	LAND AREA	CURRENT OWNERSHIP	LAND TENURE	CURRENT ZONING/RESERVE CLASSIFICATION	KEY ISSUES
Lot 4 on Plan 6683	41 Donnan Street, Tammin	631m ²	Shire of Tammin	Shire owned freehold land.	'Commercial' zone	i) Zoned under Local Planning Scheme No.2. ii) The land's frontage to Donnan Street which forms part of Great Eastern Highway. iii) The Development site is located adjoining Main Roads Infrastructure and may be subject to development requirements from relevant authorities. iv) Development may be required to be designed and constructed to mitigate any future potential Main Roads access issues and road noise.



Expressions of Interest – Disposal of Land

LOT NO.	ADDRESS	LAND AREA	CURRENT OWNERSHIP	LAND TENURE	CURRENT ZONING/RESERVE CLASSIFICATION	KEY ISSUES
Lot 5 on Plan 6683	43 Donnan Street, Tammin	570m ²	Shire of Tammin	Shire owned freehold land.	'Commercial' zone	i) Zoned under Local Planning Scheme No.2. ii) The land's frontage to Donnan Street which forms part of Great Eastern Highway. iii) The Development site is located adjoining Main Roads Infrastructure and may be subject to development requirements from relevant authorities. iv) Development may be required to be designed and constructed to mitigate any future potential Main Roads access issues and road noise.



Expressions of Interest – Disposal of Land

LOT NO.	ADDRESS	LAND AREA	CURRENT OWNERSHIP	LAND TENURE	CURRENT ZONING/RESERVE CLASSIFICATION	KEY ISSUES
Lot 6 on Plan 6683	45 Donnan Street, Tammin	503m ²	Shire of Tammin	Shire owned freehold land.	'Commercial' zone	i) Zoned under Local Planning Scheme No.2. ii) The land's frontage to Donnan Street which forms part of Great Eastern Highway. iii) The Development site is located adjoining Main Roads Infrastructure and may be subject to development requirements from relevant authorities. iv) Development may be required to be designed and constructed to mitigate any future potential Main Roads access issues and road noise.



Expressions of Interest – Disposal of Land

LOT NO.	ADDRESS	LAND AREA	CURRENT OWNERSHIP	LAND TENURE	CURRENT ZONING/RESERVE CLASSIFICATION	KEY ISSUES
Lot 51 on Deposited Plan 43151	47 Donnan Street, Tammin	432m ²	Shire of Tammin	Shire owned freehold land.	'Commercial' zone	i) Zoned under Local Planning Scheme No.2. ii) The land's frontage to Donnan Street which forms part of Great Eastern Highway. iii) The Development site is located adjoining Main Roads Infrastructure and may be subject to development requirements from relevant authorities. iv) Development may be required to be designed and constructed to mitigate any future potential Main Roads access issues and road noise.

The image is an aerial photograph showing a residential or commercial area. A specific plot of land, Lot 51, is highlighted with a red border and labeled 'SUBJECT LAND' in yellow. This plot is 432 m² and is identified by DP43151/51. It is located on Donnan Street, which is visible at the bottom of the image. Surrounding the subject land are several other plots, each labeled with a plan number and area. For example, to the left is a 570 m² plot (P6683/5), and to the right is a 287 m² plot (P6683/9). The street is labeled 'Donnan St' and has a red line indicating a boundary or road edge. The overall area appears to be a mix of developed and undeveloped land.

Expressions of Interest – Disposal of Land

LOT NO.	ADDRESS	LAND AREA	CURRENT OWNERSHIP	LAND TENURE	CURRENT ZONING/RESERVE CLASSIFICATION	KEY ISSUES
Lot 52 on Deposited Plan 43151	47 Donnan Street, Tammin	359m ²	Shire of Tammin	Shire owned freehold land.	'Commercial' zone	i) Zoned under Local Planning Scheme No.2. ii) The land's frontage to Donnan Street which forms part of Great Eastern Highway. iii) The Development site is located adjoining Main Roads Infrastructure and may be subject to development requirements from relevant authorities. iv) Development may be required to be designed and constructed to mitigate any future potential Main Roads access issues and road noise.



Expressions of Interest – Disposal of Land

LOT NO.	ADDRESS	LAND AREA	CURRENT OWNERSHIP	LAND TENURE	CURRENT ZONING/RESERVE CLASSIFICATION	KEY ISSUES
Lot 9 on Plan 6683	47 Donnan Street, Tammin	287m ²	Shire of Tammin	Shire owned freehold land.	'Commercial' zone	i) Zoned under Local Planning Scheme No.2. ii) The land's frontage to Donnan Street which forms part of Great Eastern Highway. iii) The Development site is located adjoining Main Roads Infrastructure and may be subject to development requirements from relevant authorities. iv) Development may be required to be designed and constructed to mitigate any future potential Main Roads access issues and road noise. v) The land only comprises a total area of 287m² which may be insufficient to accommodate Commercial development on the lot on its own.



Expressions of Interest – Disposal of Land

LOT NO.	ADDRESS	LAND AREA	CURRENT OWNERSHIP	LAND TENURE	CURRENT ZONING/RESERVE CLASSIFICATION	KEY ISSUES
Lot 10 on Plan 6683	47 Donnan Street, Tammin	214m ²	Shire of Tammin	Shire owned freehold land.	'Commercial' zone	i) Zoned under Local Planning Scheme No.2. ii) The land's frontage to Donnan Street which forms part of Great Eastern Highway. iii) The Development site is located adjoining Main Roads Infrastructure and may be subject to development requirements from relevant authorities. iv) Development may be required to be designed and constructed to mitigate any future potential Main Roads access issues and road noise. v) The land only comprises a total area of 214m² which may be insufficient to accommodate commercial development on the lot on its own.



Expressions of Interest – Disposal of Land