



SHIRE OF
WAROONA
SEA TO SCARP

**Expression of Interest
93 South Western Highway
in the Waroona Townsite
Irrigation Offices**

About this document

This Expression of Interest is the property of the Shire of Waroona.



Document Control		
Date Reviewed	Details	Author
24.01.2023	Issued for Information	Mark Goodlet, CEO
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Section 1 – Expression of Interest (EOI) Requirements

Overview

The Shire of Waroona (the Shire) is in the process of delivering a major project, the Waroona Town Community Precinct, a place for visitors and locals to gather, play and socialise in the heart of town.

The Community Precinct will host artwork, children's playgrounds a skate park, pump track, covered bbq and gathering areas and grassed open space. The Precinct will be a Town centrepiece, located in the heart of Town and on the highway.



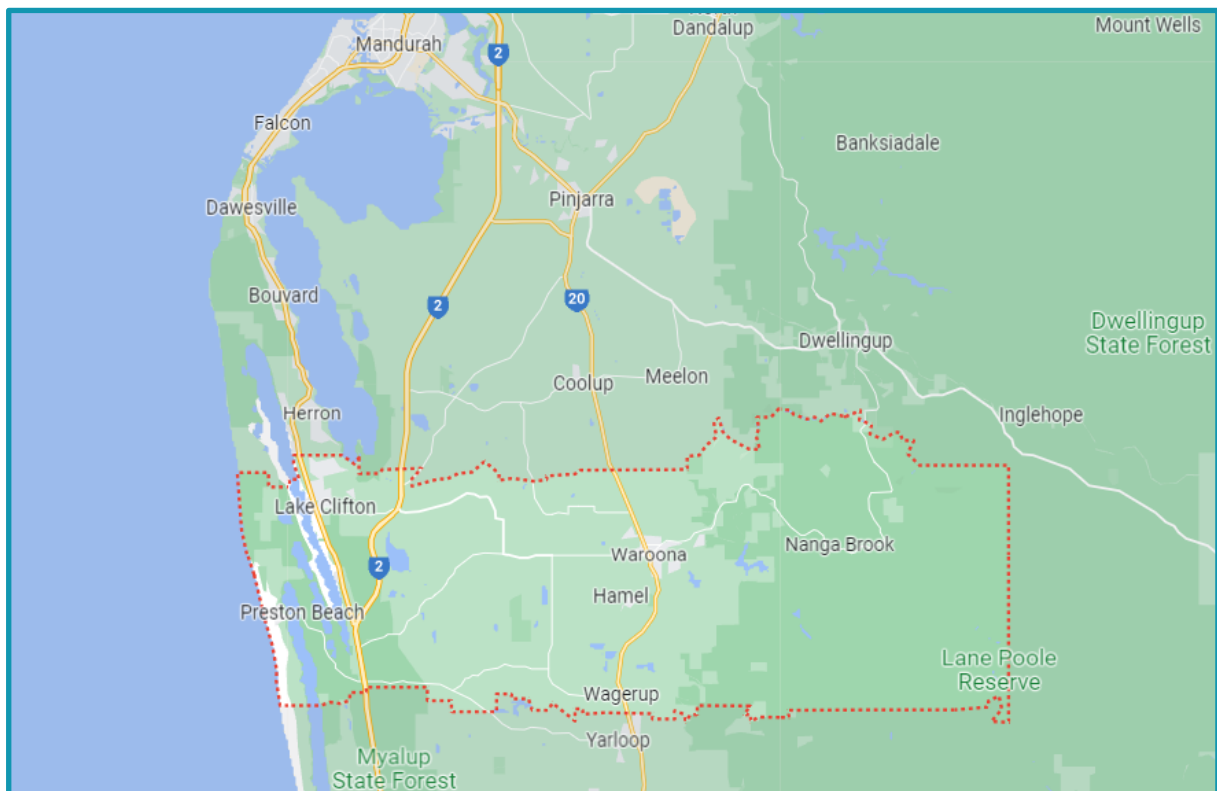
Irrigation Offices sit within this Precinct and is intended to be part of the revitalisation of Waroona Town by servicing the new Precinct as well as passers-by, with the building addressing both the highway and the Precinct.

This suggests a range of opportunities for Irrigation Offices, both during the day and into the evening. The Shire is looking for an enterprising operator to bring this building to life as part of its vision for Waroona Town.

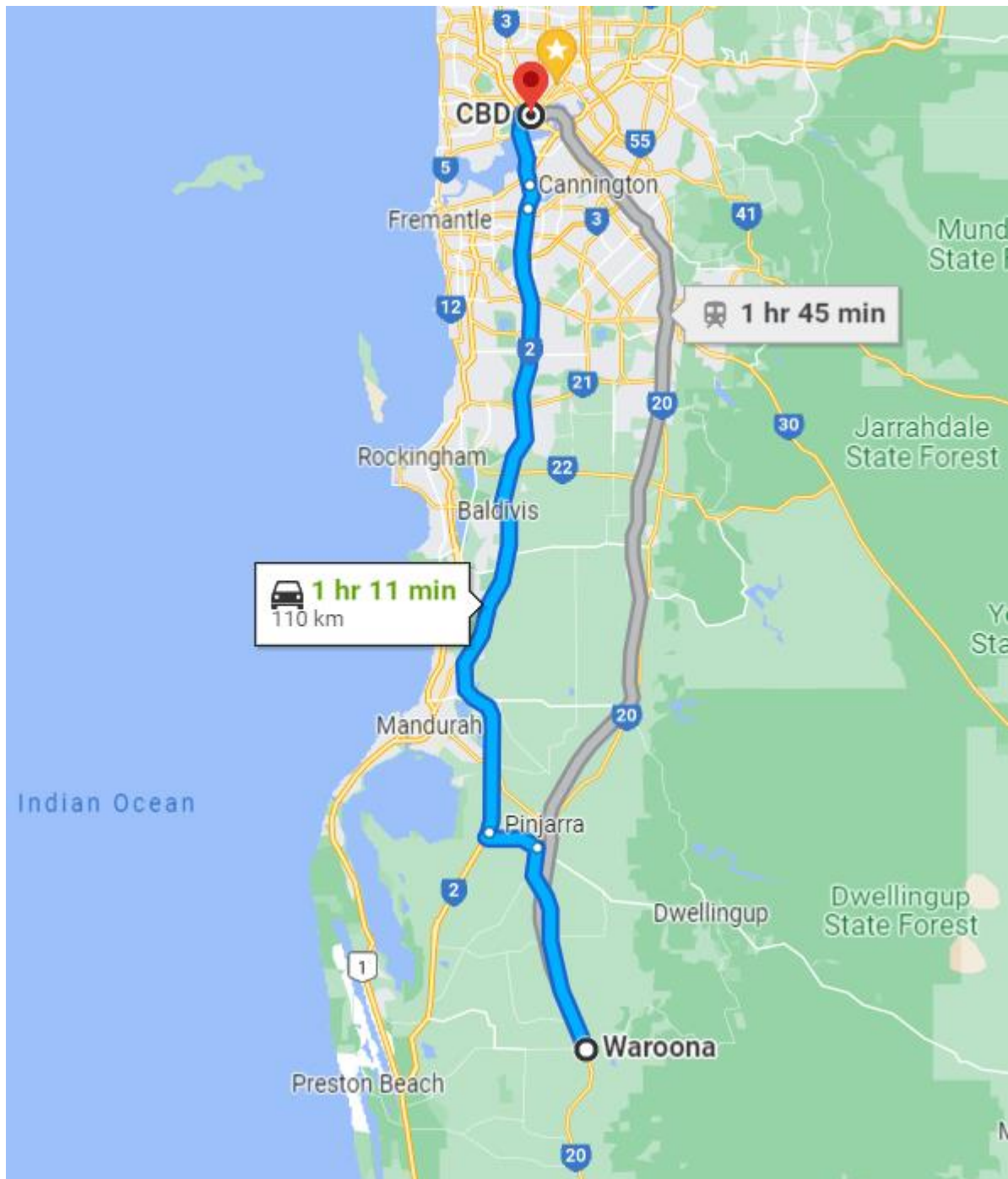
A Snapshot

The Shire of Waroona covers 832 square kilometres and stretches 50km from beach to escarpment. The Shire is 16 kilometres wide, bordered by Mandurah to the north and Harvey to the south.

Waroona lies within the land occupied by the Noongar Aboriginal people of southwest WA and specifically is within Gnaala Kaala Booja agreement area. Settlers began to arrive in the area in the late 1830's, although Drakesbrook (later to be known as Waroona) did not come into its own until the Pinjarra to Picton railway line was opened in 1893. The town catered to the needs of the mill workers with a post office, general store, blacksmith, a number of hotels come boarding houses, churches, doctor and dentist. The farms supplied butter, fruit and vegetables for the men of the mills, and chaff for the horse teams that hauled the logs. As in many of the small towns of the time, dances, picnics and football formed the core of social life within the community and to this day Waroona still proves to be a successful sporting and extremely social community.



Waroona Town is an easy drive of just over 1hr from Perth CBD, located on the South Western Highway, or can be accessed by train.



The Site

The site subject to this Expression of Interest (EOI) is located at 93 South Western Highway in the Waroona Townsite centre.



The proposed lease is for the existing building on this property and the parking associated with the building.

The Opportunity

Land Tenure:

The land subject to the lease is owned in freehold by the Shire of Waroona. The land is not on a reserve.

Building:

The building is known as "Irrigation Offices". Internally it resembles a house layout and it was constructed from 1940-1941.



It is listed on the Shire's Municipal Heritage Inventory, with further details and photographs provided in Appendix A. The site is also listed for consideration to be on the State Heritage List, however, no work has been done by the Conservation Council to assess merit for a State listing, and this is not scheduled. The Shire will manage any interaction with the Conservation Council if necessary.

Proposed Uses:

The site is designated as R30 Urban 1 Town Centre zone and as such proposals will need to be consistent with the commercial opportunities listed for this zone (<https://www.wa.gov.au/system/files/2021-10/LPSC-Waroona-Scheme-Text.pdf>, pp. 15-18 and pg. 20).

The Shire is open to the imagination of any prospective lessee and is prepared to consider and work with any successful short-listed or preferred lessee.

Lease Start:

The premise is currently occupied and will be vacated approximately in early to mid 2024. It is expected to be available from this time.

Lease Term:

A ground lease term is not specified, and the Shire is open to expressions of interest for any lease term length.

The Process

At the close of the Expression of Interest submission period, proposals will be shortlisted for consideration by Council. In exercising its discretion in selecting preferred respondents, the Shire will, amongst other things, consider:

- Respondents who best demonstrate the ability to provide an offering that supports active Tourism;
- Proposals that will best activate/create vibrancy in the area and are well integrated into the surrounding Community Precinct and broader Shire Centre precinct;
- Proposals from which the Shire will potentially gain the most economic and/or community benefit. This includes the provision of local content for construction, and the ongoing economic impact regarding consumer spending, tourism activity and local employment.
- Proposals that are feasible and are capable of being delivered; and
- Respondents who demonstrate sound business operation and have the financial and technical capability and experience to deliver a proposal successfully.

In shortlisting the preferred respondents the Shire may enter into clarifying communications with the respondents.

Following a resolution of Council, if required the Shire will enter into negotiations with the preferred respondent.

The Process

Stage 1 Expression of Interest

Project Proposal/Concept Submission Date

Friday 17 March 2023



Expression of Interest Assessment

Internal Review Panel Assessment Completion

Friday 7 April 2023



Stage 2: Detailed Proposal/s

Invited Respondent/s Only Submission Date

Tuesday 6 May 2023



Detailed Proposal Assessment

Internal Review Panel Assessment Completion

Friday 6 June 2023



Council Decision

Recommendations presented to Council for consideration.
Council determination made - Confidential decision-making process.

Tuesday 23 June 2023



Announcement

Proponent announced



Design Parameters

The Shire will consider all proposals including, but not limited to, dining, retail, entertainment, tourism or recreational proposals, subject to the consideration of the following design parameters:

- by its design, construction and materials contributes satisfactorily to the streetscape of the zone, particularly to the frontage of South Western Highway;
- complying with the local heritage listing of the facility (refer to Appendix A);
- address, engage with and support the new community precinct which this facility will be part of, noting the artwork, children's' playgrounds, skate park, pump track, big shed and open space areas.

The Shire will select proposals that will deliver the most advantageous benefit to the Shire, in the Shire's view.

Lodgement of the Submissions

Submissions close Friday the 3rd of March 2023 at 3:00pm AWST.

For more information on this opportunity or to arrange an inspection, please contact the persons below:

Contact Details:

Merrin Kirk 08 9733 7805 or eso@waroona.wa.gov.au (general queries)

Mark Goodlet ceo@waroona.wa.gov.au (technical queries)

Section 2 - EOI Conditions

1. Interpretation

These EOI Conditions may be used where the Shire of Waroona (Shire) is seeking expressions of interest from prospective Commercial Operators with an intention of entering into a lease, at the Shire's discretion. The Shire will select the Commercial Operators that will deliver the most advantageous benefit to the Shire.

2. EOI process

2.1 Commercial acceptance

By submitting a proposal, the Respondent:

- a. Accepts these EOI Conditions.
- b. Accepts the requirement to enter into a Lease arrangement with the Shire.

2.2 Shire discretion

The Shire may make changes to the EOI process in its absolute discretion. Without limitation, the Shire may:

- a. make minor changes to the Requirements;
- b. extend the Closing date and time;
- c. reject an EOI submission received after the closing date and time;
- d. accept non-conforming EOI submissions;
- e. reject any or all EOI submissions;
- f. amend evaluation criteria stated in the EOI before it closes;
- g. hold discussions with any Respondent on any matter contained (or proposed to be contained) in a proposal to the exclusion of others;
- h. cancel the EOI process by written notice.

The Respondent will not make any claim in connection with a decision by the Shire to exercise or not to exercise any of its rights in relation to the EOI process.

3. No reliance on information

The Respondent is responsible for making its own investigation and assessment about all matters relevant to the EOI, the Requirements, the accuracy of all information and documents provided by or on behalf of the Shire, and all other matters relevant to the Respondent's proposal. The Respondent must ensure they familiarise themselves with likely site conditions and potential hazards or risks.

4. Respondent's cost

Participation in the EOI process is at the Respondent's cost. The Shire is not required to pay compensation to the Respondent in relation to the EOI process in any circumstances, for any reason.

5. Subject to Lease

Respondents will be required to enter into a lease with the Shire, which constitutes a binding contract between the Respondent and the Shire.

6. Compliance

The Respondent must:

- a. direct all enquiries relating to the EOI to the Shire's nominated contact person/s, and not discuss the EOI with any other person except as required to prepare its proposal;
- b. comply with all Laws;
- c. keep confidential all confidential information which it obtains as part of the EOI process, not use it except for the purpose of responding to the EOI, and not disclose it except to its Personnel on a need to know basis for the purpose of responding to the EOI, or with the Shire's consent, or to the extent required by Law, or to its professional advisors;
- d. not make any public announcements or advertisement relating to the EOI process;
- e. ensure that its Personnel also comply with these requirements; and
- f. not canvass Councillors or politicians in relation to this EOI;
- g. ensure that all representations, warranties, declarations, statements, information and documents ("information") made or provided by the Respondent in connection with the EOI process are complete, accurate, up-to-date and not misleading in any way. The Respondent must immediately tell the Shire if any information is or becomes incomplete, inaccurate, out-of-date or misleading in any way.

7. Anti-competitive conduct, conflict of interest

7.1 Anti-competitive conduct

The Respondent warrants that neither it, nor its Personnel have engaged in any collusive, anti-competitive or similar conduct in connection with the EOI process.

7.2 Conflict of Interest

The Respondent warrants that it and its Personnel do not hold any office or possess any property, are not engaged in any business or activity and do not have any obligations whereby a Conflict of Interest is created, or may appear to be created, in conflict with its obligations under these EOI Conditions or the proposed Contract, except as disclosed in the Respondent's proposal.

The Respondent warrants that it will not, and it will ensure that its Personnel do not, place themselves in a position that may give rise to a Conflict of Interest between the interest of the Shire and the respondent's interests during the EOI process.

The Respondent warrants that it will immediately notify the Shire if any Conflict of Interest arises after lodgement of the Respondents' proposal.

7.3 Warranties are ongoing

The warranties in this section are provided as at the date of the Respondent's response to the EOI and on an ongoing basis until the later of the Shire notifying the Respondent that

its proposal has been rejected and expiry or termination of any Contract entered pursuant to the EOI process.

The Respondent warrants that it will immediately notify the Shire if it becomes aware that any warranty made in this section was inaccurate, incomplete, out-of-date or misleading in any way when made, or becomes inaccurate, incomplete, out-of-date or misleading in any way, during the relevant period.

7.4 Breach of warranty

In addition to any other remedies available to it under Law or contract, the Shire may, in its absolute discretion (but is not required to), immediately disqualify a Respondent that it believes has breached any warranty in this clause.

8. Confidential Information

The Shire will keep all confidential information of the Respondent which it obtains as part of the EOI process.

The Shire may use Respondent confidential information for the purposes of the EOI process.

The Shire may disclose Respondent confidential information externally:

- a. as required by Law; or
- b. to its professional advisors.

Section 3 – Respondent's Offer

Instructions to Respondents

Complete all sections of the table below and return it together with any attachments to the email address nominated on the front of this Expression of Interest.

Respondent Offer									
Expression of Interest Title									
Registered entity name of Respondent									
Business/Trading name (if applicable)									
Registered Street Address of Business									
Postal Address (if different from above)									
Business status									
ACN									
ABN									
Contact Person	<table border="1"> <tr> <td>Name:</td> <td></td> </tr> <tr> <td>Position:</td> <td></td> </tr> <tr> <td>Email:</td> <td></td> </tr> <tr> <td>Ph number:</td> <td></td> </tr> </table>	Name:		Position:		Email:		Ph number:	
Name:									
Position:									
Email:									
Ph number:									
Acceptance of the Shire's EOI Conditions	<input type="checkbox"/> I agree with the Shire of Waroona's EOI Terms and Conditions or <input type="checkbox"/> I disagree with the Shire of Waroona's EOI Terms and Conditions								
Proposal Summary:	Please provide details of your proposal and attach relevant concept plans (expand sections as needed).								
Objectives of the proposal									
Overview of proposal									
Assumptions									
Land area required									
Feasibility									

Financial and Commercial Details:		Please provide a brief description of the financial and commercial details of the proposal, including the estimated dollar value.
Brief description of the financial and commercial details of the proposal		
Total estimated dollar value of proposal		
Estimated dollar value of your company		
Estimated term of lease		

Organisation		Please provide details regarding your organisation.
Previous experience in delivery of similar projects and/or past performance operating similar projects.		
Evaluation Criteria		Please provide a brief description of how your proposal addresses the evaluation criteria.
Detail how the proposal will compete with, replicate or complement existing offerings within the Town.		
Detail how the proposal addresses the design parameters outlined within Section 1.		
Declarations		
Insurance Details	For any insurance policies specified in Section 1 (other than Workers' Compensation insurance), provide the following details:	
	Type of policy:	
	Insurer:	

	Expiry Date:	
	Insured Amount:	
Conflict of Interest	Respondent's must give details of any possible Conflict of Interest that exists or may arise in relation to the making and/ or acceptance of their proposal. If there is nothing to declare, please insert "None to declare".	
Authorisation and execution by Commercial Operator	<p>As the authorised officer named below, I certify that:</p> <p>a. I am authorised to submit the response as the Respondent's representative.</p> <p>b. The Respondent understands and has complied with the Requirements of the Expression of Interest.</p> <p>c. The Respondents response is complete, accurate and not misleading in any way.</p>	
	Name:	
	Position:	
	Signature:	
	Date:	

Section 4 – Appendices

Appendix A – Irrigation Offices Building Information Municipal Heritage Listing

IRRIGATION OFFICE (FMR) (W15)

NAME:	Irrigation Office (fmr)
OTHER NAMES:	Public Work Department Office
MHI REFERENCE:	W15
HCWA REFERENCE:	02690
LANDGATE PIN:	1242446
DESCRIPTION:	Lot 79 Deposited Plan 95569
LOCATION:	South Western Hwy, Waroona
CONSTRUCTION DATE:	1940 - 1941
PLACE TYPE:	Individual Building or Group
USE:	Original: GOVERNMENTAL (Office or Administration building) Present: SOCIAL/RECREATIONAL (Other Community Hall/Centre)
OTHER LISTINGS:	State Register of Heritage Places; listed as “to be assessed”.

PHYSICAL DESCRIPTION:

A single storey symmetrical brick and tile office building with a hipped roof and prominent chimneys. The facade has strong vertical and horizontal lines - the geometric designs reflecting its Inter-War Functionalist design. The front entry porch protrudes to make it the prominent feature of the building and is flanked by three-by double hung triple paned sash windows. A low brick wall (approx. 40cm) compliments the functionalist style.

HISTORICAL NOTES:

Built in 1941 by the Public Works Department (PWD). The builder was Cyril Wood. This was the second irrigation office built in Waroona – the first was built of white corrugated iron. While the drains and channels were being constructed, PWD staff camped in the canvas tents on railway property near the former Waroona Station. An article appeared in “The Harvey-Murray Times” (12/12/1940) when the building had opened:

“Modern and imposing premises recently completed at Waroona for the Irrigation Department were made available to officers of the Department on Friday last. ...the building has given to Waroona a structure modern to the letter and one which will be decided asset to a growing district such as Waroona is. An inspection of the interior at once convince that the department has looked well ahead in the provision of various departmental offices connected with irrigation and agriculture, as besides a spacious general office, there is a drawing room, agricultural inspector’s office, engineer’s office, watermen’s office and a general store room”.

HISTORIC THEME:	OCCUPTATIONS (Grazing, pastoralism & dairying)
	OUTSIDE INFLUENCES (Water, power, major transport routes)

CONSTRUCTION MATERIALS: BRICK (Painted Brick)
TILE (Terracotta Tile)
BRICK (Common Brick)

ARCHITECTURAL STYLE: Inter-War Functionalist

STATEMENT OF SIGNIFICANCE:

Significant in its association with the Waroona Irrigation and Drainage District. One of the few old public buildings left in the district. The Irrigation and Drainage District provided guidance in the building of Waroona Dam (originally Drakesbrook Dam). Those who assisted were unemployed and on work programs throughout the Great Depression. The building of the dam and the Irrigation and Drainage District were the start of a period of substantial development within Waroona.

LEVEL OF SIGNIFICANCE: Considerable Local Significance

CONDITION: Good.

MANAGEMENT CATEGORY: Category 2.

MAIN SOURCES:

1. State Heritage Database
2. 'The Harvey-Murray Times', Thursday 12 December 1940, p.3

Photographs



2008 Picture













