



Shire of
Serpentine
Jarrahdale

Expression of Interest for the Disposal of 121 Evelyn Street, Mundijong





Purpose

The Shire of Serpentine Jarrahdale invites Expressions of Interest (EOI) from suitably qualified and experienced parties for the potential sale or lease of the land at 121 Evelyn Street, Mundijong. Where the land is leased, the proposed use is intended to be interim until such time as the land is required for its intended future development.

Expression of interest documents

Part 1 General conditions (read and keep this part)

Part 2 Property details (read and keep this part)

Part 3 Applicants submission (complete and submit this part)

How to prepare your submission

Carefully read all parts of this document:

- complete the applicants submission (part 3), and
- attach supporting documents; and
- Lodge your submission by **2.00pm (AWST), 16 October 2026**.

Contact person

Senior Property Officer

08 9526 1111

leases@sjshire.wa.gov.au

Submission considerations

- Following the close of the submission period, the Shire may seek further information and supporting documentation from selected applicants.
- The Shire has scheduled the submissions to be presented to council at the Ordinary Council Meeting to be held on 16 November 2026 (subject to change at the Shires discretion).
- Proponents are responsible for their own costs and due diligence in preparing and lodging a submission.
- Proponents should assume that any proposed facility, together with all associated improvements, approvals, construction, operation and maintenance, will be privately funded and delivered at no capital cost to the Shire. Proponents should clearly identify whether their proposal is for the purchase or lease of the land and outline any associated costs, obligations and conditions.

Lodgement of submission and delivery method

Submissions must be received by the Shire of Serpentine Jarrahdale no later than **2.00pm (AWST), 16 October 2026**. The submission is to be:

- Hand delivered to the Shire of Serpentine and Jarrahdale Administration at 6 Paterson Street, Mundijong or 20 Abernethy Road, Byford; or
- Posted to 6 Paterson Street, Mundijong, WA 6123; or
- Email to leases@sjshire.wa.gov.au

Rejection of submission

The Shire may not review a submission which is:

- Received after the submission period is closed; or
- Is not received via one of the methods listed above.



Acceptance of submission

The Shire is not bound to accept any of the submissions but will present all submissions (except those rejected) to Council for consideration.

Disclosure of information

Documents and other information relevant to any contract may be disclosed when required by law under the *Freedom of Information Act 1992* or under Court Order.

Submission validity period

All submissions must remain valid for a minimum period of six months from the closing date.

Ownership of submission

All document, materials, articles, and information submitted by the applicant will become the property of the Shire on submission, though the applicant shall be entitled to copyright and other intellectual property rights therein.

Canvassing of officials

If an applicant, whether personally or by an agent, canvasses any of the Shire's Officers or Elected Members with the view to influence the acceptance of any submission, then regardless of such canvassing having any influence on the review of the submissions, the Shire may at its discretion omit the applicant from consideration.

Timeframe for consideration

Invitation to submit EOI opens: **29 September 2026**

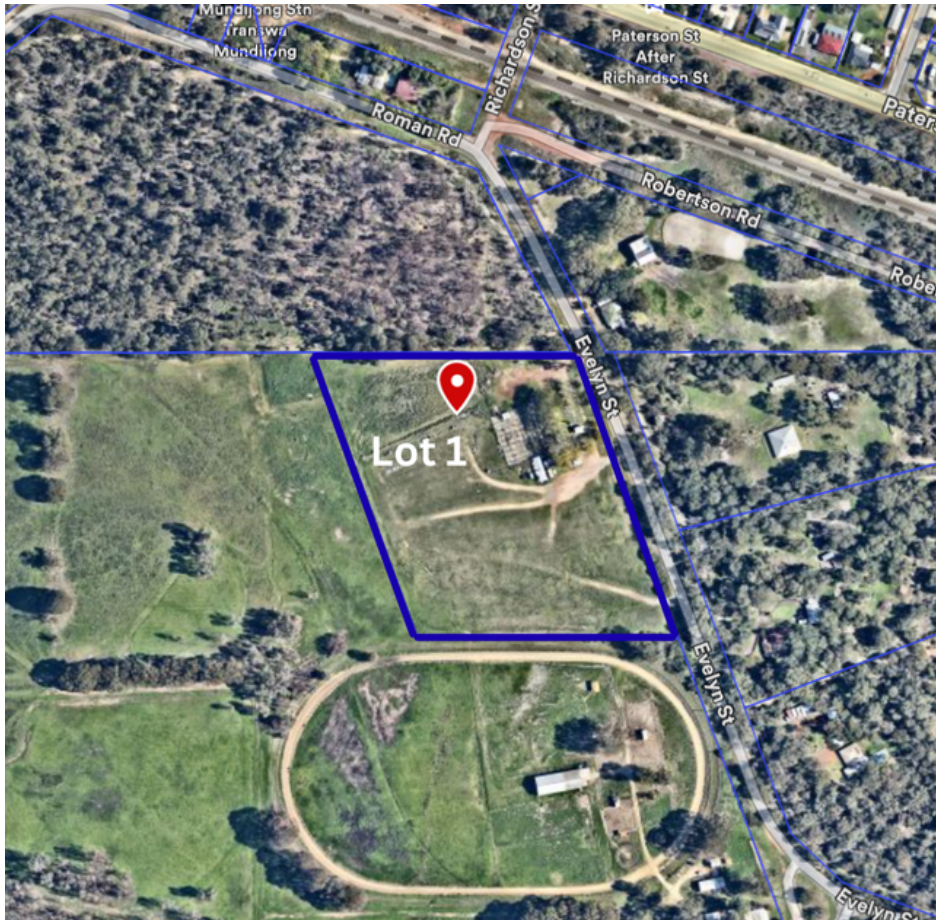
Closing date for submissions: **2.00pm (AWST), 16 October 2026**

The above dates may be altered at the Shires discretion.

Assessment Criteria

Submissions will be assessed having regard to:

- proposed use and site compatibility
- financial capacity and deliverability
- relevant experience and capability
- alignment with the Shires objectives, site constraints and proposed disposal requirements.



Aerial location

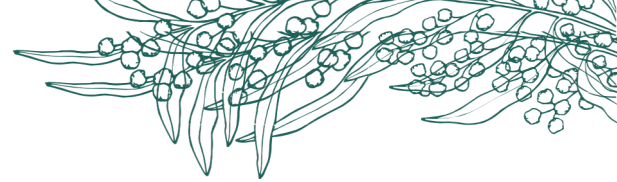


Existing infrastructure



Property Summary

Location	121 Evelyn Street, Mundijong Lot 1 on Diagram 31873 Volume 1304 Folio 973
Lot area	Lot 1 is approximately 32,310 m2
Land tenure	Freehold land owned by the Shire of Serpentine Jarrahdale
Planning context	The subject land is located within the urban development zone of Mundijong. It is within a Structure Plan area, that designates residential as the ultimate outcome for the land. On the basis that any interim leasing opportunity is only short term, it is important that any expression of interest carefully understand the surrounding rural context will be changing as residential development begins to take shape over the coming short term. To the east and southern boundaries, will be a master planned community of around 1200 lots, with this land being an extended element of the neighbourhood that will ultimately be created through eventual subdivision and development.
Existing infrastructure	Prospective proponents are required to complete the below remediation works; • the removal of the canteen building A and adjoining patio, • the removal of the office building B, • the rectification of hazard associated with the serving door on the canteen building C, • the removal of stockyard shelter roof D, • the removal of stockyard shelters E & F, • the removal of ablutions G, and • the provision of appropriate ablutions and associated plumbing as an immediate priority and prior to any proposed use of the site.



Key Lease Considerations

Lease structure	Ground lease
Initial term	3 years
Rent	Market-related rent to be proposed by the proponent. The final rent and applicable market valuation requirements will be determined in accordance with Council Policy Lease and Licence Management.
Rent review	Annual CPI review
Outgoings	The lessee will be responsible for establishment, operating costs and outgoings associated with the leased area and use, including utilities, applicable rates and statutory charges.
Improvements, Additions and Alterations	All improvements , Additions and Alterations will require prior Shire approval and any necessary statutory approvals.
Maintenance	The lessee will be responsible for maintenance and compliance subject to final lease terms.
Insurance	The lessee will be required to hold appropriate insurances, including public liability insurance, and meet any applicable building insurance costs
Council approval	Any future lease remains subject to further Council consideration and approval following the EOI process.
Statutory processes	Any future lease will be subject to section 3.58 of the <i>Local Government Act 1995</i> and other applicable statutory requirements.

Key Purchase Considerations

Council approval	Any future disposal remains subject to further Council consideration and approval following the EOI process.
Statutory processes	Any future disposal will be subject to the <i>Local Government Act 1995</i> and other applicable statutory requirements.
Sale Conditions	It is anticipated the property will be sold on an “as is, where is” basis, with proponents responsible for undertaking their own due diligence and satisfying themselves as to the condition and suitability of the property.



Response Form

Please complete, sign, and return to the Shire of Serpentine Jarrahdale contact person specified.

I/We: (Registered Entity Name)			
Of: (Registered Street Address)			
ABN (if any):		ACN (if any):	
Telephone No:			
Email:			
Contact Person:			
☐	I/We agree that I am/we are bound by and will comply with this submission and its associated attachments.		
☐	I/We agree that there will be no cost payable by the Shire towards the preparation or submission of this submission, irrespective of its outcome.		

This submission is true and correct to the best of my/our knowledge.

Dated this:		Day of:		Year:	
Signature of authorised signatory:					
Position:					
Telephone Number:					
Authorised signatory postal address:					
Email:					

Application Details

Please provide the information requested below and attach supporting information.

A. Proposed Use

Applicants must detail the proposed use and purpose of the Property and identify whether the proposal is for sale or lease.

B. Development and Improvements

Applicants must provide details of any proposed development, improvements, fit-out or remediation, including:

- indicative capital costs and funding arrangements;
- evidence of financial capacity to deliver and operate the proposal; and
- indicative servicing, utility, drainage and infrastructure requirements.

C. Community Benefit

Applicants must outline the anticipated community benefits of the proposal.

D. Experience and Capability

Applicants must provide details of relevant experience, skills and capability to deliver and operate the proposed use.

E. Business and/or Strategic Plan

Applicants must provide a relevant Business Plan and/or Strategic Plan.



F. Financial Proposal

Applicants must provide:

- a proposed annual operating budget;
- for a sale proposal, the proposed purchase price and any relevant conditions;
- for a lease proposal, the proposed lease term (max 3 years) and annual rent; and any proposed contribution towards property outgoings and maintenance.

G. Operations and Delivery

Applicants must provide details of the proposed operating model, including operating hours, staffing, delivery arrangements and timeframe.

Applicants must also identify anticipated operational and amenity impacts, including lighting, noise and traffic.

H. Approvals

Applicants must identify the key planning, building and other approvals likely to be required.

I. Supporting Material

Applicants may provide relevant supporting material, including concept plans, precedent imagery, letters of support, references and other relevant information.