



REGISTRATION OF INTEREST
PROPOSED LAND DISPOSAL
RARE STRATEGIC LAND DEVELOPMENT
OPPORTUNITY



Registration of Interest:	PROPOSED LAND DISPOSAL RARE STRATEGIC LAND DEVELOPMENT OPPORTUNITY Lot 103 on Deposited Plan 22088 Gibbons Road and Lot 101 on Deposited Plan 22088 McCombe Road, Davenport
Submissions Open:	9am AWST, Thursday 17 September 2026
Deadline:	4pm AWST, Thursday 29 October 2026
Address for Delivery:	Submission responses must be submitted only electronically via the City of Bunbury Records Department via email at info@bunbury.wa.gov.au Fax and email tenders not sent to the above email address, as well as tenders submitted by hand or via post, will not be accepted.
ROI Number:	COB/7050

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1 CONDITIONS OF ROI SUBMISSIONS

1.1 Definitions

Below is a summary of some of the important defined terms used in this Registration of Interest:

Attachments:	The documents you attach as part of your Submission.
City	City of Bunbury
Successful Respondent/s:	Means the person or persons, corporation or corporations whose Submission is accepted by the City, including the executors or administrators, successors and assignments of such person or persons, corporation or corporations and who is then invited to tender for the disposal of this property
Deadline:	The deadline for lodgment of your Submission as detailed on the front cover of this Registration of Interest.
Submission Proposal	Your proposal to the supply the Requirements
Registration of Interest/ROI:	This document
Requirement:	The obligations to be met by the Respondent.
Selection Criteria:	The Criteria used by the City in evaluating your Submission.
Special Conditions:	The additional contractual terms.
Specification:	The Statement of Requirements that the City requests you to provide if selected.
Submission:	Completed Offer form, Response to the Selection Criteria and Attachments.
Respondent:	Someone who has or intends to submit a Proposal to the City.

1.2 Submission Documents

This Registration of Interest is comprised of the following parts:

- Part 1** – Conditions of Responding (*read and retain*).
- Part 2** – Specification and/or plans/drawings (*read and retain*).
- Part 3** – Respondent's Submission Proposal (***complete and return***).
- Part 4** – Selection Criteria (***complete and return***).

Separate Documents

- a) Addenda and any other special correspondence issued to Respondents by the City.
- b) Any other policy or document referred to but not attached to the ROI.

Respondents making submissions agree and accept that their submission and any information contained therein, shall remain the property of the City indefinitely or until such time that the City determines it's no-longer needed.

1.3 How to Prepare Your Submission

- a) Respondents must carefully read all parts of this document before preparing their submission.
- b) Submissions must address all Selection Criteria and include all required attachments
- c) Submissions that do not comply with the requirements of the ROI may be excluded from evaluation
- d) Lodge your Submission before the Deadline. Late Submissions will **not** be accepted for consideration.

1.4 Contact Persons

Respondents should not rely on any information provided by any person other than the person(s) listed below and all contact must be made in writing via email:

Primary Contact Enquiries Should Be Directed To:	
Name:	Strategic Lands Officer
Telephone:	(08) 9792 7000
Email:	info@bunbury.wa.gov.au

1.5 Site Inspection

It is recommended that Respondents view the property to identify site specific features such as topography, location and surrounding area. Both lots are vacant and accessible, and site inspections may be conducted at any time during the ROI period without prior arrangement. The City will not coordinate site visits during the ROI process. The land is comprised of two lots being Lot 103 on Deposited Plan 22088, located at 6 Gibbons Road, Davenport and Lot 101 on Deposited Plan 22088, located at 21 McCombe Road, Davenport (the Site). A location plan is attached for your reference.

1.6 Lodgment of Submissions and Delivery Method

Submissions must be lodged by the Deadline of **4pm AWST, Thursday 29 October 2026**. Submissions must be submitted electronically via the City of Bunbury Records Department to info@bunbury.wa.gov.au. Submissions delivered by hand, or post, or sent to any email address other than that specified **will not** be accepted.

1.7 Rejected Submissions

A Submission will be rejected without consideration of its merits, in the event that:

- a) It is not submitted before the Deadline; or
- b) It is not submitted in the manner specified in this ROI; or
- c) It may be rejected if it fails to comply with any other requirements of this ROI.

1.8 Late Submissions

Submissions received after the Deadline or submitted by a method other than that specified are deemed late and will not be accepted or evaluated under any circumstances.

1.9 Acceptance of Submissions

The City is not bound to accept a Submission and may in its absolute discretion accept or reject any or all Submissions.

The City reserves the right to:

1. Accept or reject any submission at its sole discretion
2. Seek clarification from any Respondent
3. Negotiate with one or more Respondents
4. Withdraw this ROI at any time without liability

No legal or other obligations will arise between a prospective Respondent and the City unless or until the Contract or Sale has been executed by the City and the successful approved Respondent following completion and satisfaction of the Statutory process for disposal of the land by way of a Major Land Transaction in accordance with Section 3.59 of the Local Government Act 1995.

1.10 Disclosure of Submission Information

Submissions and other information relevant to the Registration of Interest may be disclosed when required by law under the Freedom of Information Act 1992 or under a Court order. All Respondents will be given particulars of the successful Respondent(s) or be advised that no Submission was accepted following due diligence.

1.11 Submission Validity Period

Submissions remain valid for ninety (90) calendar days from the Deadline or forty-five (45) days from the City's resolution for determining the Submission, whichever is the later unless extended on mutual agreement between the City and the Respondent in writing. Every effort will be made by the City to advise Respondents of the outcome of the evaluation result of their Submission as soon as practicable.

1.12 Precedence of Documents

In the event of there being any conflict or inconsistency between the terms and conditions in this ROI and those in the General Conditions of Contract, the terms and conditions appearing in this ROI will have precedence.

1.13 Respondents to Inform Themselves

Respondents are responsible for satisfying themselves regarding all matters relevant to the preparation of their Submission, including site conditions, planning requirements, zoning, services, and financial feasibility.

Respondents will be deemed to have:

- a) examined the ROI and any other information available in writing to Respondents for the purpose of responding.
- b) examined all further information relevant to the risks, contingencies, and other circumstances that may affect their Submission which is obtainable by the making of reasonable inquiries.
- c) satisfied themselves as to the correctness and sufficiency of their Submissions including submitted prices which will be deemed to cover the cost of complying with all the Conditions of Responding and of all matters and things necessary for the due and proper performance and completion of the work described therein.
- d) acknowledged that the City may enter into negotiations with a chosen Respondent and that

- negotiations are to be carried out in good faith; and
- e) satisfied themselves they have a full set of the request documents and all relevant attachments.

1.14 Alterations

The Respondent must not alter or add to the ROI documents unless required by these Conditions of Responding. The City will issue an addendum to all registered Respondents where matters of significance make it necessary to amend or supplement the issued ROI documents before the Deadline.

1.15 Risk Assessment

The City may have access to and give consideration to:

- a) any risk assessment undertaken by any credit rating agency;
- b) any financial analytical assessment undertaken by any agency;
- c) any information produced by the Bank, financial institution, or accountant of a Respondent; or
- d) any personnel or entity other than those nominated by the Respondent as referees in the Response.

to assess the Submission and may consider such materials as tools in the Submission assessment process.

Respondents may be required to undertake to provide to the City (or its nominated agent) upon request all such information as the City reasonably requires to satisfy itself that Respondents are financially viable and have the financial capability to provide the Services for which they are submitting and meet their obligations under any proposed Contract.

The City reserves the right to engage (at its own cost) an independent financial assessor as a nominated agent to conduct financial assessments under conditions of strict confidentiality. For this assessment to be completed, a representative from the nominated agent may contact you concerning the financial information that you are required to provide.

The financial assessment is specifically for use by the City for the purpose of assessing Respondents and will be treated as strictly confidential.

1.16 Evaluation Process

This is a Registration of Interest (ROI) only. Successful Respondent/s will be invited to submit a formal “offer” for the purchase of this property at a later date.

The ROI will be evaluated using information provided in your Submission. The following evaluation methodology will be used in respect of this ROI:

- a) Submissions will be checked for completeness and compliance with the requirements of this ROI. Submissions that do not include all required information and attachments may be excluded from evaluation.
- b) Submitted prices and other relevant financial considerations will be evaluated as part of the overall assessment.
- c) Compliant Submissions will be assessed against the qualitative Selection Criteria set out in Part 4.

The most suitable Respondents may be short-listed and may be required to clarify their Submission, make a presentation, demonstrate the product/solution offered and/or open

premises for inspection. Due diligence will be undertaken on the successful Respondent, and this may include contacting provided referees prior to the selection of the successful Respondent.

1.17 Compliance Criteria

These criteria are detailed within Part 4 of this document. Each Submission will be assessed on a Yes/No basis as to whether the criterion is satisfactorily met. An assessment of “No” against any criterion may eliminate the Submission from consideration.

1.18 Canvassing of Officials

If the Respondent, whether personally or by an agent, canvasses any of the City’s Councillors’ or Officers’ with a view to influencing the acceptance of any Submission made by it or any other Respondent, then regardless of such canvassing having any influence on the acceptance of such Submission, the City may at its absolute discretion omit the Respondent from consideration.

1.19 Identity of the Respondent

Submissions must clearly identify the legal entity submitting the proposal, including ABN, contact details, and the name and authority of the authorised signatory. If the Respondent is a company, the full company name and ACN must be provided. The identity of the Respondent and the Contractor is fundamental to the City. The Respondent will be the person, persons, corporation or corporations named as the Respondent in Part 3 and whose execution appears on the Submission Form in Part 3 of this ROI.

1.20 Costs of Responding

The City will not be liable for payment to the Respondent for any costs, losses or expenses incurred by the Respondent in preparing their ROI. The incurring and payment of all costs relating to submissions will be the sole responsibility of the Respondent.

2 SPECIFICATION

2.1 Introduction and Background Information

The City of Bunbury is investigating development options for the proposed disposal of Freehold land parcels:

- Lot 103 Gibbons Road, Davenport and
- Lot 101 McCombe Road, Davenport.

The City's intention is to dispose of the property by way of sale by Private Treaty to the successful Respondent through this ROI process, subject to the statutory provisions of the Local Government Act (WA) 1995 dealing with the disposition of Local Government land and property assets and Council approval.

This property is located within Bunbury's Light Industrial area, approximately 6.4 kilometres from the Bunbury CBD. Its position offers quick and convenient access to the CBD, airport, and port. The location also provides excellent exposure and strong transport connections throughout the South West region.

The nature of the development must meet certain needs and requirements such as the Project Objectives detailed at 2.4 of the "Specifications" detailed in this document. The City expects to achieve the highest and best use of the land.

2.2 Property Details

Lot 103 on Deposited Plan 22088, located on Gibbons Road in Davenport, is owned freehold by the City of Bunbury. The site comprises a 2,168 m² vacant land parcel, with an approximately 86m² shed situated along the western boundary.

The western, southern, and eastern boundaries are secured with wire mesh fencing, with a gate installed on the eastern side.

Lot 101 on Deposited Plan 22088, located on McCombe Road in Davenport, is owned freehold by the City of Bunbury. The site comprises a 4,295 m² vacant land parcel, with an approximately 150m² building situated along the northern boundary.

The western, northern, and eastern boundaries are secured with wire mesh fencing, with a gate installed on the northern side.

2.2.1 Lot Size and Dimension



***Measurements are indicative only and have not been determined by Survey.
Respondents will need to satisfy themselves as to the Lot dimensions and measurements***

2.2.2 Location and Land Form

The Site is located within Bunbury's Light Industrial precinct at Davenport, approximately 6.4 kilometers from the Bunbury CBD. The sites offer convenient access to the CBD, Bunbury Airport, and the Port of Bunbury — one of Western Australia's most significant regional ports, handling over 17 million tonnes of cargo annually. The location provides strong transport connections throughout the South West region and direct exposure to the Halifax Industrial Park precinct. The site is largely undeveloped, with an approximately 86m² shed situated adjacent to the western boundary.



View from the south-east corner of the site facing north adjacent to the coast

2.2.3 Services

Road access to the Site is provided via two street connections, one from Gibbons Road and the other from McCombe Road, both of which are via gravel driveways. Most essential services including water, electricity and sewerage are available to the property by connecting to nearby existing infrastructure. A Dial Before You Dig (DBYD) search was conducted and the following services have also been identified:

The land is connected to deep sewerage, with an existing connection located along the eastern boundary. A natural gas pipeline runs adjacent to the eastern roadside boundary. Aqwest water pipelines are also positioned alongside the eastern boundary, and a stormwater pipe is situated just outside the property's eastern edge.

Western Power has an underground cable line that runs along Gibbons Road.

The information provided in relation to available services should be used as a guide only. Respondents should make their own enquiries about the availability of services.

2.2.4 Zoning and Site Considerations

The subject Site is zoned 'Light Industry' under Local Planning Scheme No.8 (LPS8) and is located within the Halifax Industrial Park Precinct Design Guideline Area. Land uses that can be considered in the

'Light Industry' zone are outlined under clause 17 Zoning Table of LPS8.

A summary of the relevant zoning and site considerations is contained below:

Region Scheme	Greater Bunbury Region Scheme
Region Scheme - Zone/Reserve	Industrial
Local Planning Scheme	City of Bunbury Local Planning Scheme No. 8
Local Planning Scheme - Zone/Reserve	Light Industry Zone
Structure Plan/Precinct Plan	N/A
Lot Size:	6,462m ²
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Guidelines	Halifax Industrial Park Precinct Design Guidelines are applicable to the site
Bushfire Prone Area	No
Contaminated Site	Report not substantiated
Special Control Area (SCA)	N/A
Storm or Inundation Risk	No
Environmentally Sensitive Area	No
Acid Sulphate Soil	Low to moderate risk
Aboriginal Heritage	No

The information provided gives an overview of the planning framework however it is the responsibility of Respondents to seek their own planning advice and to ensure that they have made all relevant enquiries to determine the suitability of the site for development. The City can provide additional advice on specific proposals.

2.3 Specific Requirements

The Scope of Works includes but is not limited to:

1. Address all Selection Criteria as set out in Part 4 of this Registration of Interest.
2. Submit a proposal outlining an offer to purchase the property at Lot 103 Gibbons Road, Davenport and Lot 101 McCombe Road, Davenport;
3. Provide the City with a concept plan outlining future development plans for the property, noting these may be annexed to any future agreement;
4. The concept plan should include as a minimum, a design layout of the proposed development, including streetscapes, services, lot delineations, any open space, parks or reserves;
5. Provide a project overview outlining the following:
 - Future development plans for the property;
 - Proposed funding sources for the project;
 - Identify community benefits including but not limited to the economic return to the City of Bunbury, any benefit to industry, employment or social measure for the Bunbury community; and
 - Provide a proposed development timeline including key milestones and targets that are expected to be met.

2.4 Project Objectives

The City of Bunbury has identified the main objectives of this ROI. The City of Bunbury's expectation of the desired outcomes from this project is outlined below and Respondent's should consider these objectives when formulating their Submission:-

- **Objective 1 — Economic Benefit and Employment Generation**
The proposed development must deliver clear and measurable economic benefits to the City of Bunbury and the South West region. This includes the creation of direct and indirect employment, the establishment of new industrial operations, and contribution to Bunbury's economic diversification
- **Objective 2 — Financial Return to the City**
The Respondent must demonstrate the total financial return the City will receive from the disposal of the Site. This includes the proposed purchase price and an estimate of future rateable value and rate revenue to be generated through the development of the property, consistent with the City's objective to grow its rate base and generate capital receipts to fund community and economic infrastructure
- **Objective 3 — Highest and Best Land Use**
The proposed development must achieve the highest and best use of the Site within its existing Light Industry zoning and in accordance with the Halifax Industrial Park Precinct Design Guidelines and LPS8. Proposals should maximise the economic and employment potential of this strategically located industrial land asset.
- **Objective 4 — Delivery Certainty and Timeframes**
The Respondent must provide a credible and committed development program demonstrating when construction will commence, when the development will be operational,

and when the City will begin to realise the economic and financial outcomes of the proposed development.

2.5 Future Development

- Respondents must have regard to the City of Bunbury Local Planning Strategy and the requirements of the City of Bunbury's Local Planning Scheme No.8 (LPS) when preparing their Submission. The Halifax Industrial Park Precinct Design Guidelines are applicable to the Site and must be considered in the development concept.
- The Local Planning Strategy and LPS can be accessed via the City of Bunbury's website.

2.6 Implementation Timetable

The Respondent should provide an overview of the anticipated timing of the development, including:

- Proposed settlement date,
- Development commencement date
- Key construction or development milestones
- Estimated date of practical completion and operational commencement.
- Projected date on which employment generation and rateable value will be realised.

3 RESPONDENT'S SUBMISSION PROPOSAL

3.1 Form of Submission

The Chief Executive Officer

City of Bunbury

info@bunbury.wa.gov.au

I/We (Registered Entity Name): _____

of: _____

ABN _____ ACN (if any) _____

Telephone No: _____

E-mail: _____

In response to ROI – Lot 103 Gibbons Road, Davenport:

I/We agree that I am/We are bound by and will comply with this ROI and its associated schedules, attachments, all in accordance with the Conditions of Responding contained in this ROI signed and completed.

The submitted price is valid up to ninety (90) calendar days from the date of the Submission closing or forty-five (45) days from the Council's resolution for determining the Submission, whichever is the later unless extended on mutual agreement between the City and the Respondent in writing.

I/We agree that there will be no cost payable by the City towards the preparation or submission of this Submission irrespective of its outcome.

Dated this _____ day of _____ 20____

Signature of authorised signatory of Respondent: _____

Name of authorised signatory (BLOCK LETTERS): _____

Position: _____

Telephone Number: _____

Authorised signatory Postal address: _____

Email Address: _____

4.1 Selection Criteria

Please complete both Compliance and Qualitative Criteria.

4.1.1 Compliance Criteria Checklist

Respondents must confirm compliance with all mandatory requirements by completing the checklist below:

Description of Compliance Criteria	Please select "Yes" or "No"
Form of submission completed and signed	Yes/No
Submission sent and received before the Deadline by the specified delivery method	Yes/No
A clearly stated purchase price offer for the Site/s has been provided	Yes/No
All qualitative Selection Criteria in Part 4 have been addressed	Yes/No
A concept plan for the proposed development has been included	Yes/No
A proposed development timeline including key milestones has been included	Yes/No
Evidence of financial capacity to complete the purchase and development have been provided	Yes/No

Risk Assessment	Yes/No
Respondents must address the following information in an attachment and label it “Risk Assessment”: i. <i>An outline of your organisational structure inclusive of any branches and number of personnel.</i> ii. <i>If companies are involved, attach their current ASC company extracts search including latest annual return.</i> iii. <i>Provide the organisations directors/company owners and any other positions held with other organisations.</i> iv. <i>Provide a summary of the number of years your organisation has been in business.</i> v. <i>Attach details of your referees. You should give examples of work provided for your referees where possible.</i> vi. <i>Are you acting as an agent for another party? If yes, attach details (including name and address) of your principal.</i> vii. <i>Are you acting as a trustee of a trust? If Yes, give the name of the trust and include a copy of the trust deed (and any related documents); and if there is no trust deed, provide the names and addresses of beneficiaries.</i> viii. <i>Will any actual or potential conflict of interest in the performance of your obligations under the ROI exist if you are a Successful Respondent, or are any such conflicts of interest likely to arise during the Contract? If yes, please supply in an attachment details of any actual or potential conflict of interest and the way in which any conflict will be dealt with.</i> ix. <i>Are you presently able to pay all your debts in full as and when they fall due?</i> x. <i>Are you currently engaged in litigation as a result of which you may be liable for \$50,000 or more? If yes please provide details.</i> xi. <i>In order to demonstrate your financial ability to undertake this project, include a profit and loss statement and the latest financial return for you and each of the other proposed contracting entities, together with a list of financial referees from your bank and/or accountant.</i>	

4.1.2 Qualitative Criteria

Before responding to the following qualitative criteria, Responders must note the following:

- a) All information relevant to your answers are to be contained within your Submission;
- b) Respondents are to assume that the Evaluation Panel has no previous knowledge of your organisation, its activities or experience;
- c) Respondents are to provide full details for any claims, statements or examples used to address the qualitative criteria; and
- d) Respondents are to address each issue outlined within a qualitative criterion.

A. Relevant Development Experience and Capability Respondents must demonstrate their capability and proven track record to successfully deliver a comparable industrial or commercial development project.	Weighting (20%)	
Qualitative Indicator A1 — Track Record a) Provide details of comparable industrial or commercial development projects completed or currently underway, including project value, scope, location, and outcome. Provide referees for each project listed. The City reserves the right to contact referees not listed in your Submission. Qualitative Indicator A2 — Key Personnel and Organisational Capability a) Identify all key personnel and their roles in the delivery of this project. Provide curriculum vitae for key personnel, details of relevant professional memberships, qualifications, and industry experience. Demonstrate the organisational capability to manage and sustain the project through to completion. Qualitative Indicator A3 — Risk Management and Problem Solving a) Describe significant issues or challenges encountered during previous comparable projects and explain how these were identified, managed, and resolved. Demonstrate the Respondent's capacity to manage risk and maintain project delivery in complex or changing circumstances.	Label this attachment: "Relevant Development Experience"	Tick if attached ☐
B. Economic Benefit, Employment, and Strategic Alignment This criterion carries the highest weighting, reflecting the City's primary objective to ensure the disposal of this strategic land asset delivers lasting economic, employment, and community benefit to Bunbury and the South West region.	Weighting (40%)	

Qualitative Indicator B1 — Economic Benefit and Employment Generation Clearly demonstrate the projected economic contribution of the proposed development to the City of Bunbury Include: a) The number, type, and quality of direct and indirect jobs to be created b) The nature of the proposed industrial operations or enterprise c) Identification of supply chain, local procurement, and flow-on economic benefits to existing Bunbury businesses during development and operations Qualitative Indicator B2 — Strategic and Industry Alignment Demonstrate how the proposed development aligns with the City's strategic economic priorities. Include: a) Clear alignment with one or more of Bunbury's priority or emerging industries, such as advanced manufacturing, logistics, renewable energy, agribusiness, or export-oriented industries b) Identification of any partnerships with State or Federal Government agencies, industry bodies, research institutions, or training organisations that strengthen the proposal's strategic and economic value Qualitative Indicator B3 — Environmental Responsibility and Sustainability Demonstrate how the proposed development considers and addresses environmental outcomes. Include: d) Identification of environmental risks associated with the proposed development and proposed mitigation measures e) Any sustainability, circular economy, renewable energy, or low-carbon outcomes incorporated into the development concept f) Commitment to responsible land use that does not constrain future development of adjoining properties or the broader Halifax Industrial Park precinct	Label this attachment: “Economic Benefit, Employment, and Strategic Alignment”	Tick if attached ☐
C. Financial Return and Delivery Certainty	Weighting (40%)	
Qualitative Indicator C1 — Financial Return to the City Provide a clear and transparent account of the total financial return the City will receive from the proposed sale and subsequent development. Include: a) A clearly stated purchase price offer for the Site/s (exclusive of GST), with full disclosure of any conditions, staged payment arrangements, or contingencies that affect the total value offered to the City b) A credible estimate of future rateable value to be generated through development of the Site, including projected Gross Rental Value (GRV) uplift and associated rate revenue returns to the City over a defined period c) Evidence of financial capacity to complete the purchase and development, including confirmation of funding arrangements, equity position, or investment backing. Where applicable, identify any co-investment, grant funding, or	Label this attachment “Financial Return and Delivery Certainty”	Tick if attached ☐

partnership arrangements that enhance the overall value proposition to the City Qualitative Indicator C2 — Highest and Best Land Use Demonstrate that the proposed use represents the highest and best use of the Site. Include: a) A clear articulation of the proposed land use and how it is consistent with, and maximises the potential of, the Site's Light Industry zoning under LPS8 and the Halifax Industrial Park Precinct Design Guidelines b) A concept plan demonstrating an efficient, functional, and well-designed development layout that activates the full potential of the combined 6,462m² site c) Demonstration that the proposed development supports investment-ready industrial or commercial outcomes and does not constrain future growth or adjoining land uses within the Halifax Industrial Park precinct Qualitative Indicator C3 — Development Timeline and Delivery Certainty Provide a credible and committed development program that enables the City to determine when it will realise the economic and financial outcomes of the proposed development. Include: a) A phased development program with specific milestones from settlement through to practical completion and operational commencement, clearly identifying when employment will be generated and when rateable value will be created b) Identification of key planning approvals, permits, or dependencies that may affect the proposed timeline, with clear mitigation strategies outlined c) Demonstrated readiness to proceed, supported by evidence of pre-development investigations, feasibility work, or concept design completed to date		
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