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**Expression of Interest  
Purchase and Development of Council Land - Roma**

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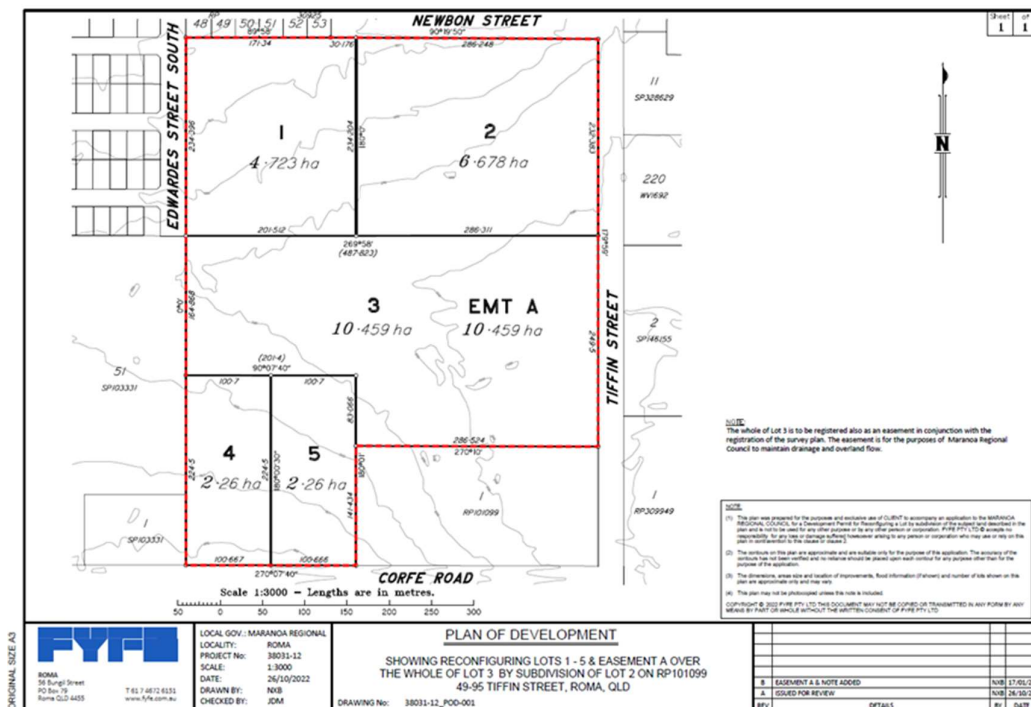
**Expressions of Interest close  
2pm 8 September 2023**

**1 INTRODUCTION AND SCOPE**

- 1.1 Council is seeking expressions of interest from proponents who wish to purchase and develop the site described as part of Lot 2 on RP101099 being vacant rural residential zoned land located on the corner of Edwardes Street South and Newbon Street, Roma.
- 1.2 Council has resolved that it is in the public interest to invite expressions of interest (for the purpose of short listing prior to proceeding to a tender process) for the purchase and development of the land.
- 1.3 The land has an approximate area of 4.723 hectares and is shown as lot 1 on the plan of development included in the background information below. Council is in the process of subdividing the land off the larger land parcel.
- 1.4 Council invites this expression of interest with the view of achieving the release of residential land to meet the current and future needs of the Roma community.
- 1.5 This expression of interest process is the first step to determine the level of interest from developers in purchasing this land and subdividing into a minimum of 30 residential lots.
- 1.6 This Expression of Interest document defines the property offered.

**2 BACKGROUND INFORMATION**

- 2.1 The property described as part of Lot 2 on RP101099 is zoned 'Rural Residential' in the Planning Scheme and has potential to support higher density General Residential development, facilitating a logical extension of the existing urban area.
- 2.2 The land parcel is shown as lot 1 on the proposed plan of development below:



### 3 PARTICULARS OF LAND

#### 3.1 Property Offered

The property is offered on an “as is” basis and proponents must undertake their own investigation in relation to the adequacy of the property for their requirements.

#### 3.2 Site Development

The property is zoned ‘Rural Residential’ under the Maranoa Planning Scheme.

Despite the Rural Residential zoning, there is potential for the land to be subdivided into smaller residential lots due to its configuration and location, which naturally align with existing residential development adjacent to the site. Additionally the site is well-positioned to access town infrastructure and services including reticulated water and sewerage.

All development is subject to the provisions of the planning scheme for the Maranoa Region and the *Building Act 1975*, the *Standard Building Regulations 1994* and the Building Code of Australia.

The draft plan below is indicative of the potential for 30 lots to be created by subdividing this lot.



### 3.3 Due Diligence

The Proponent is responsible for undertaking appropriate due diligence regarding the purchase of the property (including any enquiries regarding the suitability of the site for any development under the Maranoa Planning Scheme).

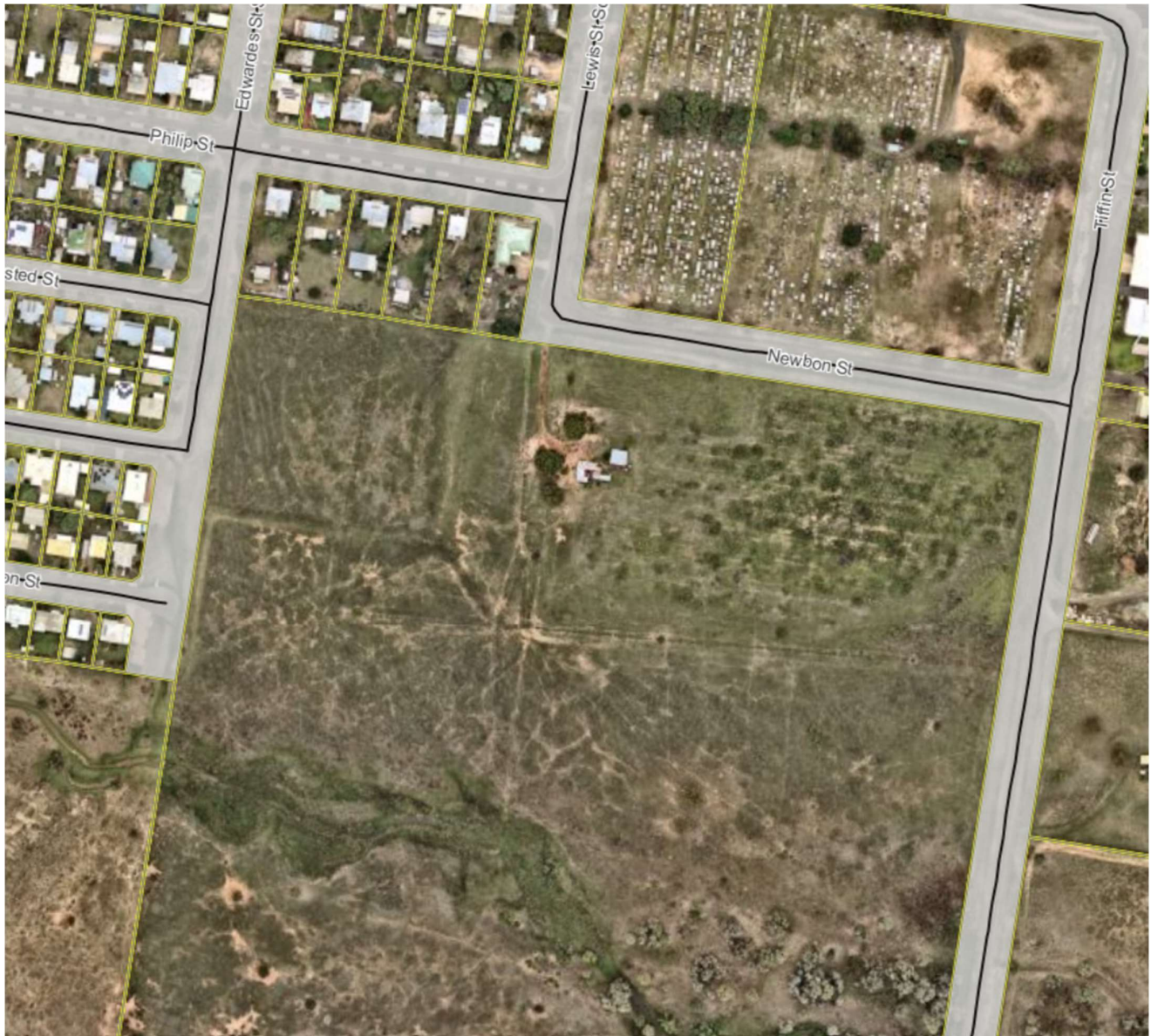
## 4 OFFERS

Proponents should submit an expression of interest to purchase the land. Proposals must be made in writing and must include the following:

- *Submission Form*  
A completed, signed and dated submission form (a copy of which is attached to this Invitation for Expression of Interest).
- *A Business Capability Statement* that includes:
  - Relevant experience  
Details of any projects of a similar nature to the proposed development that have been completed by the Proponent. The full name and contact details of a referee for each project should also be provided.
  - Financial Capacity  
Evidence of the Proponent's capacity to undertake a project of the scale of the proposed development.
  - Organisational Capability  
Evidence of the Proponent's current capacity and organisational resources to deliver on the proposal, including relevant qualifications and experience of key personnel to be involved with the proposed development.
- Description of the Proposed Development  
A general description of the Proposed Development or development options the Proponent may be considering including number of lots and configuration, supported by a conceptual layout plan. Details of proposed timeframes to undertake the development.
- Conflict of Interest  
The disclosure of any direct or indirect conflict of interest of the Proponent or any agent or other consultant engaged by the Proponent, in respect to Council.
- Additional Information  
Any further information the Proponent may wish to provide Council in support of the Proposal.
- Indicative offer for the land.  
An indicative offer to purchase the land must be provided.



**AERIAL PHOTOGRAPH OF THE SITE**



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**5. SUBMISSION**

**5.1 Council's Contact Person**

Name: Tanya Mansfield, Manager Regional Facilities  
Telephone: 1300 007 662  
Email: council@maranoa.qld.gov.au

**5.2 Process for Considering Submissions**

Following close of the submission period, Council may seek further information and supporting documentation from applicants. Once the responses have been analysed, a summary will be presented to Council. Council will consider all Expressions of Interest received and will decide whether to proceed with a tender.

**5.3 Lodgement of Submissions and Delivery Method**

Maranoa Regional Council must receive the submissions by 2:00 pm on 8 September 2023.

The submission is to be emailed to council@maranoa.qld.gov.au titled *Subject: Expression of Interest – Purchase and Development of Council Land, Roma.*

**5.4 Rejection of Submissions**

Council may not review a submission which is:

- received after the deadline; or
- is not received via one of the methods listed above.

**5.5 Acceptance of Submissions**

Council is not bound to accept any of the submissions received but will review and consider all submissions.

**PROPONENT'S SUBMISSION (complete and submit to Council)**

<b>Name</b>	
<b>Address</b>	
<b>Postal Address</b>	
<b>Telephone Number</b>	
<b>Email Address</b>	
<b>ACN/ ABN</b>	
<b>Nominated Person for Post Submission Enquiries (if different to above)</b>	
<b>Please confirm that all required documentation is attached</b>	<input type="checkbox"/> <b>ASIC Company Extract (if applicable)</b> <input type="checkbox"/> <b>Business Capability Statement</b>
<b>Expression of Interest submitted on behalf of the business by:</b>	<b>Name:</b> _____  <b>Signature:</b> _____