



PUBLIC NOTICE – MAJOR LAND TRANSACTIONS

Local Government Act 1995

Statewide public notice is hereby given in accordance with Section 3.59(4) of the *Local Government Act 1995*, that the Shire of Irwin proposes to enter into two (2) separate major land transactions by way of entering into two (2) new lease agreements with the current lessees for the 'BIG4 Dongara Denison Holiday Park' Ocean Drive, Port Denison and the 'Seaspray Beach Holiday Park' Church Street, Dongara as detailed below.

1. BIG4 Dongara Denison Holiday Park

Property Details: Reserve 25826, being Lot 502 on Deposited Plan 425295 comprised in Crown Land Certificate of Title Volume LR3175 Folio 777.

Parties: Phobos Nominees Pty Ltd.

Consideration: The greater of either the amount equal to 6% of annual Gross Revenue for the previous calendar year or \$49,000 with market rent reviews to be every five (5) years.

Lease Term: 30 years.

Market Rent Value: \$49,000.

2. Seaspray Beach Holiday Park

Property Details: Reserve 25412, being Lot 94 on Deposited Plan 191394 comprised in Crown Land Certificate of Title Volume LR3093 Folio 756.

Parties: McWhite Pty Ltd (trading as Seaspray Beach Holiday Park).

Consideration: The lesser of either the amount equal to 4% of annual Gross Revenue for the previous calendar year or \$30,000, with market rent reviews to be every five (5) years.

Lease Term: 50 years.

Market Rent Value: \$30,000.

A copy of the business plan prepared for each proposal that includes an overall assessment of the major land transaction are available for inspection at the Shire Administration Office at 11-13 Waldeck St, Dongara which is open Monday to Friday 8:30am to 4:30pm or alternatively can be downloaded from the Shire of Irwin website at www.irwin.wa.gov.au

Submissions on either or both of the proposed major land transactions may be lodged in writing with the undersigned on or before Monday 18th December 2023.

Please call 9927 0000 or email reception@irwin.wa.gov.au for further information.

SHANE IVERS
CHIEF EXECUTIVE OFFICER