



OFFERS INVITED

Yilkari Industrial Park: Lot 1 - Service Station Site

SUBMISSIONS CLOSE 2PM (WST) TUESDAY,
3RD FEBRUARY 2026



Industrial Lands Authority

Shaping our State's future



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1. INTRODUCTION

i. OFFERS INVITED

DevelopmentWA, through its appointed selling agents now invite offers from suitably qualified and experienced developers and/or operators to purchase and develop Lot 1, a prime 18,545 sqm corner location within the development, for a service station and truck stop development.

Offers are to be submitted to one of the Appointed Agents - John Matthews and Sons or Colliers International, no later than the Closing Time:

2pm WST Tuesday 3rd February 2026.

ii. ENQUIRIES, CLARIFICATIONS AND SUBMISSIONS

All communications and enquiries relating to this document and the opportunity should be directed solely to DevelopmentWA's appointed selling agents, and not to any employee, officer or consultant of DevelopmentWA.

Note: Offers not lodged in full, by the Closing Time will be deemed to be late Offers and may not be accepted.

Offers are to be in the form of the Contract of Sale, available from the appointed selling agents, and other supporting document as stated in 3.iii.

By submitting an executed Offer, you agree the Offer may not be withdrawn prior to 5th March 2026.

It is up to the buyer to select only one of the agents to liaise with and submit any Offer:



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iii. ABOUT DEVELOPMENTWA

DevelopmentWA is the State Government's central land and development agency – creating places for people to live, work, visit and do business. We drive economic and employment growth, demonstrate innovation and champion sustainability as we shape our State's future. By working closely with government, partners, industry and the community, we are able to provide a bridge between private industry and the Western Australian Government to secure sustainable community outcomes.

2. PROJECT INFORMATION

i. THE OPPORTUNITY

Yilkari Industrial Park (formerly Anzac Drive West) is DevelopmentWA's latest Industrial estate. It is located just 7km from Kalgoorlie and ideally positioned for industrial use.

Strategically located on the corner of Great Eastern Highway and Anzac Drive, the industrial estate offers excellent access to major transport routes. Yilkari Industrial Park will cater to growing demand from transport, logistics, and mining services businesses. All lots will be fully serviced with power, water, NBN, and RAV10 heavy vehicle road access.

The strategic positioning of the industrial park ensures easy access for heavy vehicles and streamlines transportation logistics. Additionally, the industrial estate is situated near the existing Anzac Drive Industrial Estate and other industrial areas, creating a concentrated hub of industry activity. Overall, the location and design of the industrial estate make it a suitable location for businesses seeking a convenient and supportive environment to operate in.

The construction of Stage 1(26) lots commenced in April 2025, and all lots in stage 1 have been released to the market. When fully developed, Yilkari Industrial Park will yield between 110 and 130 general industrial lots.

Development of the first three Stages at Yilkari Industrial Park (Lot 500)(with development of Stages 2 and 3 being subject to DevelopmentWA obtaining funding), will unlock \$269 Million in construction investment (built form) by the private sector and result in the creation of 797 full-time construction jobs. Once fully constructed, businesses operating from the estate will support 876 on-going full-time jobs and have an annual economic activity (output) of more than \$320Million (DevelopmentWA / Pracsys Economic Impact Assessment Tool).

DevelopmentWA requires Lot 1 to be developed for a Service Station. It is expected the development will also create a variety of uses on the site to serve the demands of the industrial area and visitors.

ii. LOCATION

Yilkari Industrial Park comprises Lot 500 Great Eastern Highway (Lot 500, Plan 49648, Volume/Folio LR3170/893). Proposed Lot 1 is strategically located on a prime corner position at the entrance to the estate and receives direct exposure from both Anzac Drive and Great Eastern Highway.

Proposed Lot 1 is suited for a service station and truck stop development which incorporates a variety of ancillary uses such as:

- Variety of fuel types
- Convenience store
- Café style meals and drinks services
- Indoor and outdoor shaded seating
- Public toilets and showers
- ATM or cash facilities

Both Anzac Drive and Great Eastern Highway are heavy vehicle (RAV 10) routes.

KALGOORLIE-BOULDER LAND INVESTMENT OPPORTUNITIES

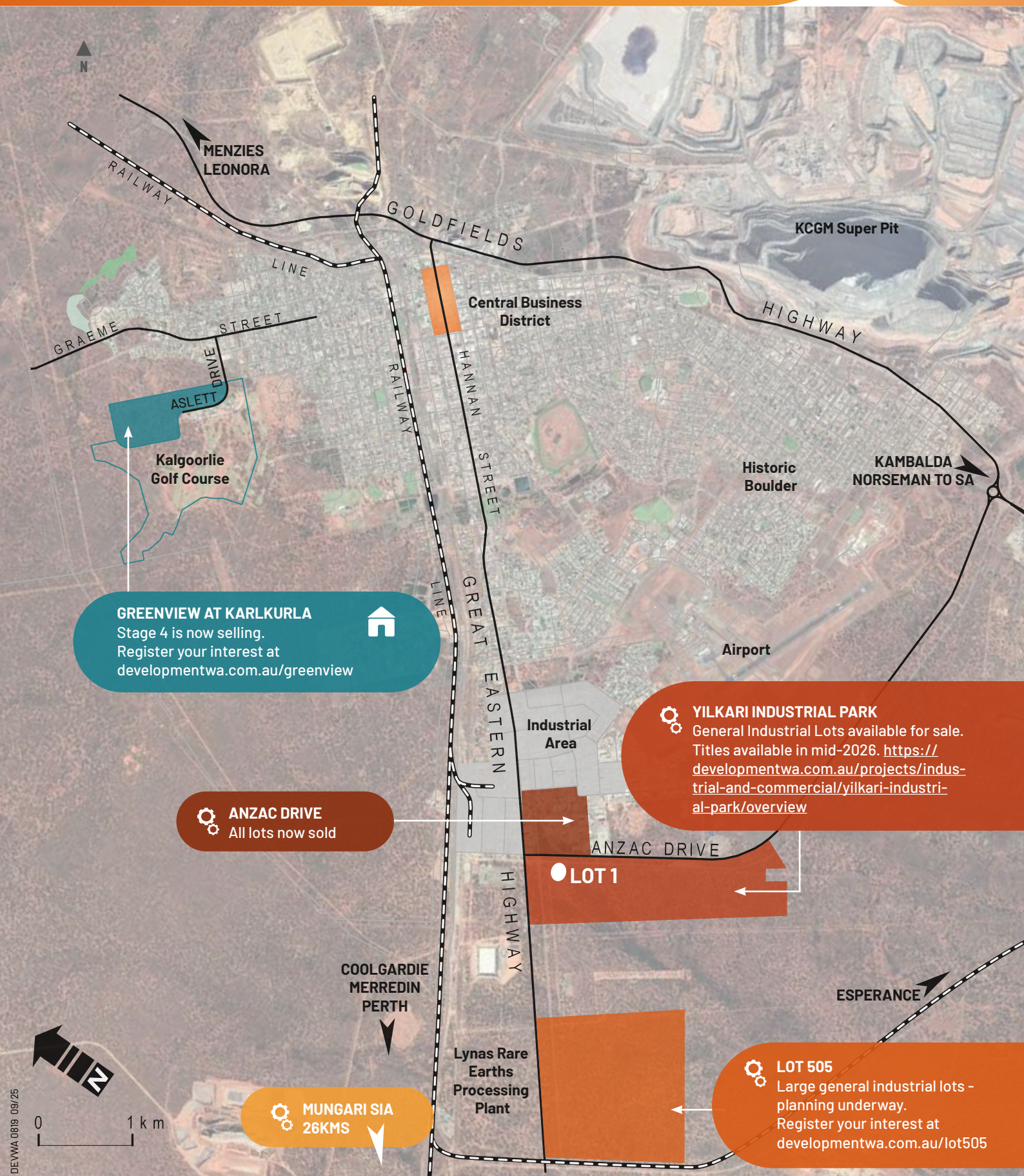
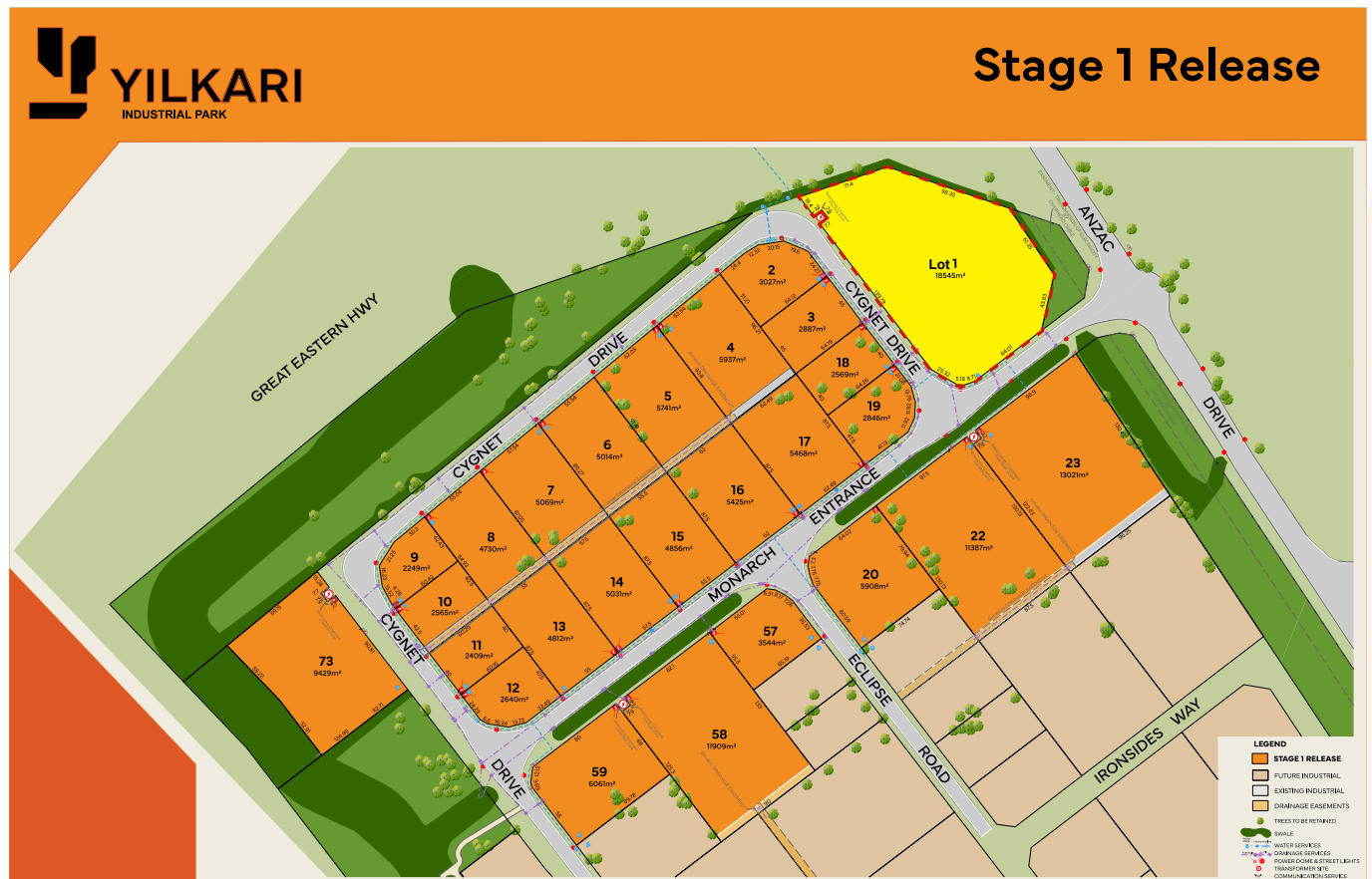


Image 1: Location Plan – Yilkari Industrial Park

iii. LOT DETAILS



LANDOWNER:	Western Australian Land Authority (DevelopmentWA)
LOT:	Proposed Lot 1 – 18,545sqm
ZONING:	‘Industrial Development’
ISSUE OF CERTIFICATE OF TITLE:	July 2026 (anticipated)
LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:	1. A notification, pursuant to Section 165 of the Planning and Development Act 2005, is to be registered on the certificate of title of the Land and other adjoining or nearby lots with a Bushfire Attack Level (BAL) rating of 12.5 or above. 2. Asset Protection Zone (APZ) setbacks – a restrictive covenant on title will be registered on these lots under the Deposited Plan. 3. A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be registered on the certificates of title – no reticulated sewer provided. 4. A Restrictive Covenant is to be registered on the certificates of titles for Fire Protection of 33kV Substation and HV Switchgear. 5. Pursuant to Section 150 of the Planning and Development Act 2005 and Division 3 of the Planning and Development Regulations 2009 a covenant preventing vehicular access onto Great Eastern Highway will be registered on the certificates of title. Details are provided in Contract of Sale.

PLANNING & DESIGN GUIDELINES:	City of Kalgoorlie-Boulder Local Planning Scheme No.2 (LPS 2) and Yilkari Industrial Park Design Guidelines (See Contract of Sale – Annexure C). Yilkari Industrial Park Design Guidelines (See Contract of Sale – Annexure C)
DEVELOPMENT SITE REQUIREMENTS:	Site must be developed for use as a service station
PROJECT STATUS:	Under construction

iv. ROAD ACCESS

DevelopmentWA is constructing the main intersection into the estate and all local subdivisional roads. Constructed roads will accommodate heavy vehicle traffic (RAV 10). Road pavements will consist of 10m wide sealed asphalt and concrete curbs.

In accordance with WAPC conditional subdivision approval 159952, a covenant will apply on lots fronting Great Eastern Highway requiring that these lots do not have direct access to Great Eastern Highway and utilise the internal road network.

The Contract of Sale includes a special condition regarding the lot crossovers and includes a plan showing the indicative crossover locations.

v. SERVICES

Services are provided to the boundary, and connections will need to be arranged with relevant service agencies.

Power

Underground power service is available to the industrial standard.

A Restrictive Covenant is to be registered on the certificate of title for Lot 1 for Fire Protection of 33kV Substation and HV Switchgear. The location of the Western Power transformer is indicated on the Veris' precal plan (Contract of Sale – Annexure B).

Water

A reticulated water service is available to the lots.

Telecommunications

NBN connection is provided.

Sewerage

A reticulated sewerage service will not be available to the lots. The purchaser will be required to construct and maintain an onsite effluent treatment system such as an Aerobic Treatment Unit (ATU) – as per Design Guidelines (Contract of Sale – Annexure C).

In accordance with the WAPC conditional subdivision approval 159952, the WAPC will apply a notification on the titles advising that no reticulated sewerage is available to the lots.

Note:

- *There is no formal site inspection proposed.*
- *The information provided in Section 2 has been provided by DevelopmentWA for information purposes only. Interested buyers should not rely on the above information and should make their own enquiries in relation to the proposed purchase and development of the Lots. DevelopmentWA makes no representations about the Lots or the suitability of the land for the buyer's purposes.*

3. OFFERS INVITED PROCESS

i. OFFERS INVITED

DevelopmentWA is offering Lot 1 Yilkari via an 'Offers Invited' process. Interested buyers may submit an Offer for the lot before the Closing Time. Offers must be in the form of a contract of sale and include a response to the use of the lot.

It is DevelopmentWA's requirement that proposed Lot 1 is developed as a Service Station as stated in the Contract of Sale under the Approved Purpose. The development is expected to create a variety of uses on the site to serve the demands of the industrial area and visitors. These are to include (but not restricted to):

- Variety of fuel types
- Convenience store
- Café style meals and drinks services
- Indoor and outdoor shaded seating
- Public toilets and showers
- ATM or cash facilities

Proponents are requested to submit an overall site plan indicating the placement of all uses within the development such as, fuelling bay layout, parking, landscaping, signage and access points. The submission should include details of any commercial uses proposed for the site, detailing the fuel types and describing the range of retail offerings. There is a page limit of 3 pages.

CONTRACT OF SALE CAN BE OBTAINED FROM EITHER OF THE APPOINTED AGENTS.

All Offers must be presented to the Appointed Agents before the closing date.

Offers must remain open for acceptance and cannot be withdrawn until 5 March 2026.

The indicative program for the Offers Invited process is outlined below:

Offers Invited	
Offers Invited released	13 November 2025
Offers Invited closing date	2pm (WST) 3 February 2026
Assessment period including clarification (if required)	26 February 2026
Notify all buyers of outcome	5 March 2026

ii. ASSESSMENT

- Offers will be checked for completeness and compliance. Offers that do not contain all information requested may at DevelopmentWA's discretion be excluded from assessment.
- Offers will be assessed **only** on the purchase price and conditionality of the offer.
- If required, clarifications may be sought from the interested buyer.
- An independent financial assessment of the Buyer may be undertaken.

The assessment panel for this Offers Invited process will consist of suitably qualified and experienced representatives from DevelopmentWA.

Note: DevelopmentWA may in its absolute discretion accept or reject any Offer. Without limitation, DevelopmentWA may do any of the following:

- Decide not to proceed at all;
- Negotiate as to the terms of the Offer with the interested buyer to the exclusion of others and terminate those negotiations at any time; and
- Reject all Offers received.

No legal or other obligations will arise between an interested buyer and DevelopmentWA unless or until a Contract of Sale has been executed by DevelopmentWA and an interested buyer. All interested buyers will be notified by the Appointed Agent of the outcome of the Offers Invited process.

iii. COMPLIANCE

Proponents are to ensure that the following documentation is provided when lodging the Offer:

- a) Completed Offers Invited Submission Form (Attachment 1);
- b) Overall Site Plan showing uses as detailed in Section 3.i;
- c) Statement of commercial uses proposed for the site detailing the fuel types and describing the range of retail offering; and
- d) Signed Contract of Sale.

If the above is not submitted, DevelopmentWA reserves the right to not assess the submission.

4. GENERAL INFORMATION

For the purposes of this document the term “Offer” means an offer to purchase the Lot evidenced by the submission of an executed Contract of Sale signed by the interested buyer. The Contract of Sale needs to be together with any information submitted pursuant to this document including but not limited to information about the proposed buyer.

CONFIDENTIALITY

Interested buyers should recognise that information which one interested buyer submitted in confidence, may also be submitted in confidence by other interested buyers.

An interested buyer should clearly indicate if any part of its Offer constitutes intellectual property or information which it claims is confidential.

Global claims of confidentiality over entire Offers from interested buyers will be disregarded.

Confidential information will be kept confidential, but DevelopmentWA reserves the right to determine if a claim of confidentiality is justified. DevelopmentWA will respect an interested buyer’s intellectual property rights but DevelopmentWA may require an interested buyer to substantiate any claim of intellectual property.

DevelopmentWA will advise an interested buyer that it does not accept a claim of confidentiality before any information is disseminated. The interested buyers may elect to withdraw its claim or withdraw the information provided from consideration.

RIGHT TO AMEND PROCESS FOR DISCONTINUANCE

DevelopmentWA reserves the right to impose additional requirements or amend or discontinue the process set out for this Offers Invited document. Details of any changes will be notified by Sales Agents.

DEVELOPMENTWA’S RIGHTS

By making an Offer the interested buyer acknowledges and agrees that DevelopmentWA reserves the right in its absolute discretion and at any time to:

- a. cancel, suspend or change this Offers Invited process, or take such other action as DevelopmentWA considers, in its absolute discretion, appropriate in relation to the this Offers Invited process
- b. require additional information from any interested buyer in which case, the interested buyers must provide such information within a reasonable time of DevelopmentWA’s request
- c. refuse to consider or evaluate the interested buyer’s offer
- d. waive any requirement or obligation under this Offers Invited document; and
- e. invite additional Offers.

DevelopmentWA is not required to give reasons for the exercise of any of DevelopmentWA’s rights in accordance with this Section.

ABSENCE OF OBLIGATIONS

No legal or other obligations will arise between an interested buyer and DevelopmentWA unless the Contract of Sale has been signed by the Buyer and DevelopmentWA. In this regard, DevelopmentWA is not obliged to proceed with any Offer.

DevelopmentWA may elect not to proceed with this Offers Invited process.

NO LEGAL RELATIONSHIP

The interested buyer acknowledges and agrees that other than the contract that may arise as a consequence of this Offers Invited process, no contract exists or will arise between DevelopmentWA and the interested buyer in respect of the land mentioned above unless and until a final contract of sale is executed by both parties.

NO EXPECTATION

Interested buyers should be aware that there should be no expectation that DevelopmentWA will accept an Offer or proceed towards a negotiated Contract of Sale, and that there is no legally binding obligation for it to do so.

COSTS

All costs and expenses incurred by interested buyers in any way associated with the preparation or submission of any Offer will be at the sole cost of the interested buyer. DevelopmentWA is not in any way responsible and liable for any such costs.

ACCEPTANCE OF OFFERS INVITED TERMS

By making an Offer in accordance with this Offers Invited process, an interested buyer agrees to the terms and conditions of this Offers Invited Document.

NO CLAIM

The Interested buyers releases DevelopmentWA from all liability in relation to the Offers Invited process and no interested buyer will make a claim against DevelopmentWA to exercise or perform any rights, obligations or duties under this Offers Invited Document.

INTERESTED BUYERS REPRESENTATION AND WARRANTIES

By making an Offer, each interested buyer is deemed to have agreed to be bound by, and to observe and comply with all of the requirements and obligations on the part of an interested buyer set out in this Offers Invited document.

INTERESTED BUYERS MAY REQUEST CLARIFICATION OR ELABORATION

An interested buyer may submit a question about this process in writing to an appointed agent of its choosing (select only one agency) before the closing date.



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All information provided to interested buyers, whether in the Offers Invited document or not, is provided in good faith to assist interested buyers to make an Offer. DevelopmentWA gives no warranty to the accuracy of the information. It is the interested buyer's responsibility to interpret and assess the relevance of the information provided. DevelopmentWA is not liable for any loss, damage or expense suffered by an interested buyer as a result of any inaccuracy in the information provided.

INTERESTED BUYER MUST INFORM ITSELF

It is the interested buyer's responsibility to make all necessary investigations for it to become thoroughly informed about the Lots.

DEVELOPMENTWA MAY VARY THE SCOPE OF THE OFFERS INVITED

DevelopmentWA may vary the scope, or the conditions of the Offers Invited, which will be communicated through Appointed Agents.

GOVERNING LAW

The Offers Invited documents and process are governed by the laws of Western Australia.

INTELLECTUAL PROPERTY

Copyright in all Offer Invited documents (including, without limitation, this document and any other agreements to which DevelopmentWA is a party or prepared by or on behalf of DevelopmentWA) belongs to, and remains the property of, DevelopmentWA. DevelopmentWA expressly reserves the right to use such documents for other transactions to which DevelopmentWA is a party.

NO CHANGE OF OFFERS INVITED AFTER CLOSING DATE

An interested buyer may not change its Offer after the closing date, unless DevelopmentWA invites it in writing to do so.

NO RIGHT OF RECOURSE

An interested buyer agrees that it will not, in any jurisdiction, challenge any decision by DevelopmentWA, including the following decisions to:

- Negotiate with one or more interested buyers on the terms of its Offer to the exclusion of others; and
- Terminate this Offers Invited process at any time.

DEVELOPMENTWA HAS ABSOLUTE DISCRETION

DevelopmentWA has absolute discretion in relation to the consideration of an Offer received and the acceptance of an Offer, if any. After evaluation of all Offers, DevelopmentWA may (in its absolute discretion and before, during or after negotiation with one or more interested buyers) decide not to accept any Offer.

FOREIGN INVESTMENT REVIEW BOARD

If the Interested buyers is a 'foreign entity' as defined under the Foreign Acquisitions and Takeovers Act 1975 (Commonwealth) the interested buyer must determine whether or not the approval of the Foreign Investment Review Board to the acquisition of the Lot is required. Consideration should be given as to whether the exemption in Regulation 31(1)(b) of the Foreign Acquisitions and Takeover Regulations applies. For the purposes of this regulation, DevelopmentWA is an entity wholly owned by a State. If required, the sale contract may be subject to and conditional upon FIRB approval being obtained.

APPENDICES

i. APPENDIX 1

OFFERS INVITED SUBMISSION FORM

LOT 1 YILKARI INDUSTRIAL PARK

Proponents should ensure that they fully and completely disclose all relevant information in completing this form. Terms used in this form have the same meaning as given to the terms in the Offers Invited document, unless the context otherwise requires.

1. IDENTITY OF THE PROPONENT AND CONTACT DETAILS

Full Name of Proponent:	
Australian Company Number:	
Australian Business Number:	
Name of Principal Contact Person:	
Position:	
Business Address:	
Postal Address:	
Telephone:	
Email:	
Mobile:	
Is the buyers an individual, partnership, company or other form of structure?	Individual Partnership Company Other form of structure
In submitting an Offer, the buyers agrees that it will cooperate with an independent financial assessor during the Offers Invited process, if required.	Yes No

2. LAND PRICE OFFERED (AS PER CONTRACT OF SALE)

Price (GST Exclusive):	\$
Price (GST Inclusive):	\$

Authorised Signatory

By lodging this Offers Invited submission the buyer agrees to be bound by the terms and conditions set out in this document.

Name:	
Position:	
Signature:	
Date:	

Disclaimer: The information contained in this document is in good faith; however, neither DevelopmentWA nor any of its directors, agents or employees give any warranty of accuracy nor accepts any liability as a result of a reliance upon the information, advice, statement or opinion contained in this document. This disclaimer is subject to any contrary legislative provisions.
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