



BUSINESS PAPER

Late Reports

Ordinary Council Meeting

Thursday, 11 December 2025

Date: Thursday, 11 December 2025

Time: 8:00am

Location: Winton Shire Council Board Room

Louise Knol
Chief Executive Officer

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13 DECISIONAL REPORTS

13.7 SALE OF LAND BY TENDER - L1/SP335296, 21-25 OONDOOROO STREET WINTON

File Number: 200472

Author: Louise Knol, Chief Executive Officer

Authoriser: Louise Knol, Chief Executive Officer

Attachments: Nil

Meeting Date: 11 December 2025

Corporate and Operational Plan Consideration

Stream	Sub Stream	Organisational Responsibility	Strategy/Planning Area
5 - Making It Happen	Governance	Chief Executive Officer	Management and oversight of Council assets

Budget Reference: Disposal will remove ongoing costs associated with holding this asset.

SUMMARY

At the November 2025 Ordinary Meeting of Council it was resolved to proceed with the sale of the land being L1/SP335296 by Expression of Interest, Resolution Number 2025/161. The *Local Government Regulation 2012* s227 requires that the sale of land will be a disposal of a valuable non-current asset which requires that Council disposes of the land either by way of tender or auction unless a specific exception applies under s236.

Council is not required to pass a resolution to go proceed to tender for the sale of land, however, in the interests of transparency and with Resolution Number 2025/161 providing for the sale by expression of interest this report is presented to council to proceed with a resolution for sale by tender.

RECOMMENDATION

1. That the report be received.
2. That Council, subsequent to Resolution Number 2025/161 at the November 2025 Ordinary Meeting of Council, proceed with the sale of land by tender being Lot 1/SP335296 21-25 Oondooroo Street Winton.

REPORT

At the November 2025 Ordinary Meeting of Council it was resolved by Resolution Number 2025/161 -

That Council

- (a) *Declare the land described as Lot 1/SP335296, 21-25 Oondooroo Street Winton surplus to operational and strategic requirements;*
- (b) *Approve the disposal of the land in accordance with the Local Government Regulation*

(c) Endorse the sale of the land via Expression of Interest with relevant criteria including mandatory criteria that the proposed use of the land must not be residential and that the land is to be developed within three (3) years;

(d) Note that an internal Evaluation Panel will assess all submissions received through the Expression of Interest process, and that Panel will be convened by the Chief Executive Officer;

(e) Require that a further report be presented to Council outlining the evaluation outcomes and recommending the preferred disposal option prior to any sale proceeding; and

(f) Note prior actions and resolutions referenced below and note that this matter is being progressed in alignment with Resolution 22.04.07–

(i) Resolution Numbers 21.08.29 and 21.08.30 that the land be disposed of by auction

(ii) Further resolutions in 2022 are 22.04.03 rescinding the resolution for sale by auction and 22.04.07 that the land be sold by Expression of Interest

(iii) The land was publicly offered by Expression of Interest commencing July 2022 and this did not eventuate in a sale

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Council is not required to pass a resolution to go proceed to tender for the sale of land, however, in the interests of transparency and with Resolution Number 2025/161 providing for the sale by expression of interest this report is presented to council to proceed with a resolution for sale by tender.

RISK MANAGEMENT

This matter is considered Risk Level Low 4 in accordance with Council's Risk Assessment Tool.