



## **Expressions of Interest for Sale of Former Child Care Building Brewarrina Information Pack**

### **1) Overview**

Brewarrina Shire Council is seeking Expressions of Interest (EOI) from interested parties for the sale of the former Child Care Centre building located in Bourke Street Brewarrina.

The building is on a large, centrally located 1,700sqm block and incorporates approximately 280sqm of air-conditioned rooms, facilities, kitchen, storage areas, amenities, laundry and potential living areas, with a fully secured yard and off street parking. The building could easily be converted for use as residential, commercial or office accommodation.

### **2) Details & Location**

The former Child Care Centre building is located in Bourke Street Brewarrina between the Community hall and Tafe Buildings. The land is described as Lot 9 DP 83744 and comprises a building with a number of rooms including multiple toilets, laundry, offices, store-rooms and large open plan areas.

The building is in good repair and whilst originally constructed in 1987 has had three substantial alterations and additions to increase the unusable under roof area.

### **3) Inclusions:**

The building sale will be sold as is, with current fixtures including security fencing, blinds, air conditioners, established playground and sheds etc. The building comes with off street parking for residents and or clients.

### **4) Planning Approval:**

The land is zoned RU 5 Village under the Brewarrina Local Environment Plan 20212 and the permitted uses, include, but are not limited to; residential accommodation , tourism accommodation., office, retail premises, restaurant , schools, child care etc. as detailed in the Land Use Planning Matrix to be found at :

<https://www.brewarrina.nsw.gov.au/f.ashx/brewarrina-lep-matrix-exhibition-version.pdf>

### **5) Inquiries and Information**

All enquiries in relation to this Call for Expression of Interest are to be directed to The General Manager Mr Jeff Sowiak email [gm@brewarrina.nsw.gov.au](mailto:gm@brewarrina.nsw.gov.au) or phone 68305102.

### **6) Inspections by Appointment;**

Inspections can be arranged by contacting the Brewarrina Shire Council phone 68305100 or email [breshire@brewarrina.nsw.gov.au](mailto:breshire@brewarrina.nsw.gov.au)

**7) Expressions of Interest must include;**

- a) Details of the proposed Purchaser;  
Full Name and current Address (if a company, both the business name and any trading name to be provided as well as the Australian Company Number and Australian Business Number (if applicable)
- b) Legal Representative for Transfer and conveyancing;
  - i) Include Name and Address and contact details for the purchasers legal representative
- c) Name to be registered on the property title if different from (7a)
- d) The Price to be offered for purchase of the property and if GST is applicable ( For Business Commercial sales.)
- e) Any special conditions that are conditional in relation to the offer and if the offer is subject to finance.

**8) Date For submissions:**

- a) EOI must be lodged via email to [ea@brewarrina.nsw.gov.au](mailto:ea@brewarrina.nsw.gov.au) or in person or via mail to the Brewarrina Shire Council P.O Box 125 Brewarrina 2839 on or before **12noon on Monday 10<sup>th</sup> May , 2021.**

**Jeff Sowiak**  
**General Manager**  
Brewarrina Shire Council.