

**Without the intervention of an Agent**  
**ABN 44 970 341 154**

**FOR SALE BY EXPRESSION OF INTEREST**

**LOT 205 DP 1285198 (1,871 SQM)**

**33 Jarick Way Jindera Industrial Estate**

Council is inviting Expressions of Interest to purchase a vacant allotment which has recently been created in the current stage of Council's industrial land development at Jindera.

This is a great opportunity to purchase a conveniently located industrial block with IN1 zoning. Comprising 1,871 sqm, 33 Jarick Way is an opportunity not to be missed. Situated in the rapidly expanding Jindera Industrial Estate, only short drive of 10 to 15 minutes to Albury or the Hume Freeway on/off ramp. Fully serviced with access to power, communications, water, sewerage and drainage, this flat block is ready for construction to commence (STCA).

Jindera is part of the Greater Hume LGA and is experiencing strong growth; this estate is on the doorstep to the regional growth centre of Albury/Wodonga.



Document Name	Version Number	Date of Issue	Review Date
CORP – EOI to purchase form	1.0.0	9 December 2021	As Required

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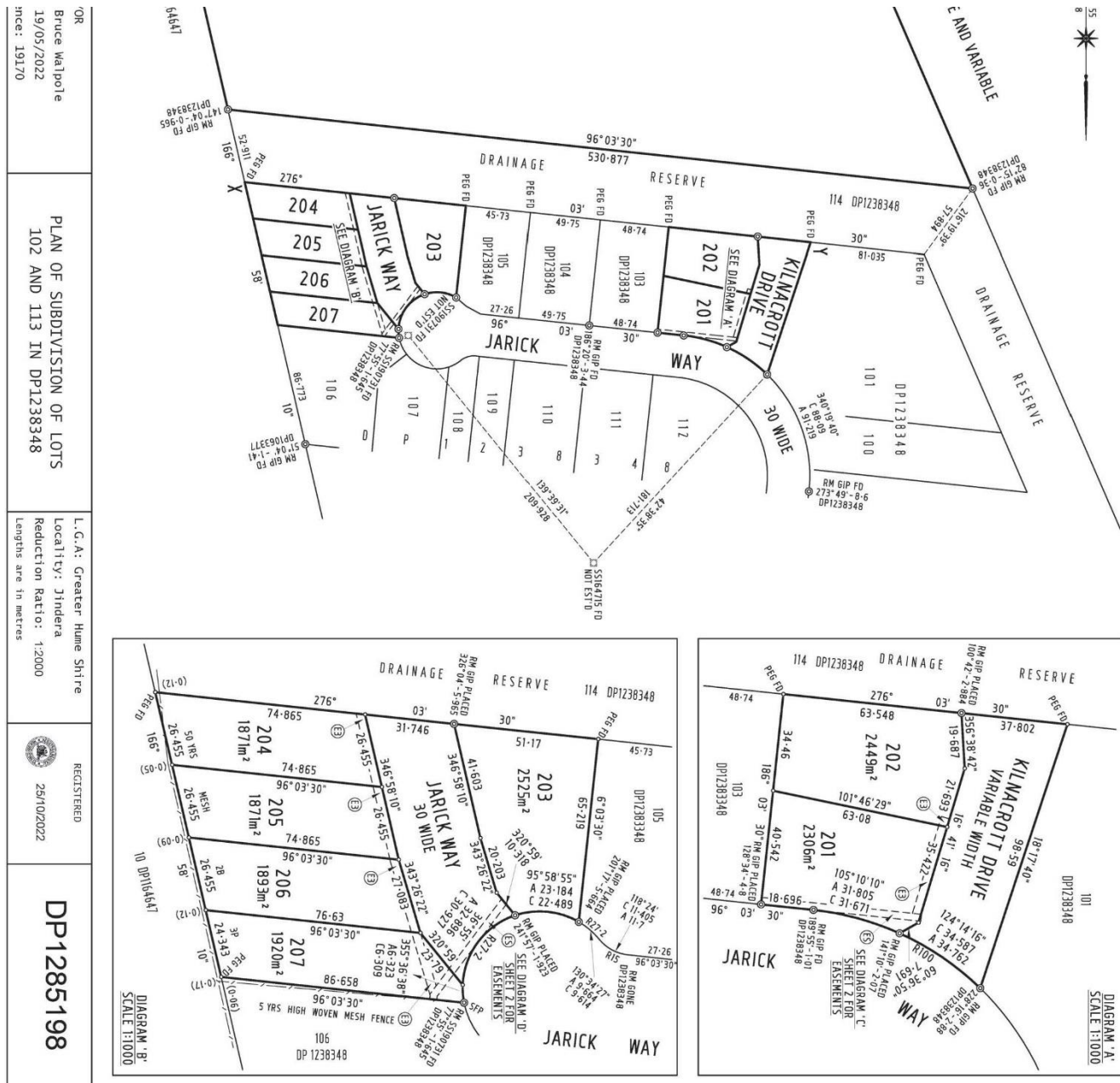
Greater Hume Shire Council, P O Box 99, HOLBROOK NSW 2644

Contact - Economic Development Coordinator - Marg Killalea [mkillalea@greaterhume.nsw.gov.au](mailto:mkillalea@greaterhume.nsw.gov.au)

Tel: (02) 6036 0100

Greater Hume Council is seeking EOI's from developers / businesses to submit Expression of Interest (EOI) offers to purchase Lot 205, DP 1285198, known as 33 Jarick Way, Jindera.

The land comprises a vacant industrial allotment (1,871 sqm), zoned is zoned Zone IN1 - General Industrial pursuant to the Zone IN1 - Greater Hume Local Environmental Plan (GHLEP) 2012.



Lot 205 is fully serviced with electricity, water and sewer services and NBN future FTTP provision (Jindera is currently serviced by NBN Fixed Wireless). The land is ideally suited to a range of general industrial uses.



Please note land is zoned IN1 - General Industrial permitted uses:

***Zone IN1 General Industrial***

***1 Objectives of zone***

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*

***2 Permitted without consent***

*Environmental protection works; Roads*

***3 Permitted with consent***

*Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Rural supplies; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4*

***4 Prohibited***

*Agriculture; Air transport facilities; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Pond-based aquaculture; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities*

Note: any Development Application lodged via the NSW Planning Portal will be assessed against the controls outlined in Chapter 3 of the Greater Hume Development Control Plan (GHDCP) 2013. The GHDCP can be accessed via: <https://www.greaterhume.nsw.gov.au/Your-Greater-Hume-Council/Building-and-Development/Planning/Development-Control-Plan>.

Draft Contract of Sale prepared by Pogson Cronin Kerr Solicitors is available.

EOI Offer to Purchase Lot 205 DP 1285198 form attached and should be completed and submitted via email to [mail@greaterhume.nsw.gov.au](mailto:mail@greaterhume.nsw.gov.au)

Please note that Council may accept or may decline any or all offers submitted.

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The timeframe for the sale of the land parcel is as follows:

Timeline	
<b>21 December 2022</b>	Council resolves to sell Lot 205 by Expression of Interest method
<b>6 February 2023</b>	EOI to purchase period opens
<b>3 March 2023</b>	EOI to purchase period closes. All EOI must be received via email to <a href="mailto:mail@greaterhume.nsw.gov.au">mail@greaterhume.nsw.gov.au</a> by 5pm, 3 March 2023.
<b>15 March 2023</b>	Council receives report on all EOI's received and determines to accept one EOI or decline one or all EOI's.
<b>16 March 2023</b>	Success EOI to purchase Lot 205 notified. Once successful EOI has confirmed interest in writing, all unsuccessful EOI offers notified
<b>March 2022</b>	Notification to vendor's solicitors.
<b>March/April</b>	Exchange of contracts completed
<b>Date TBA</b>	Contract of sale concluded prior to 30 June 2023.

**Complete the Expression of Interest form to purchase by 5pm, Friday, 3 March 2023.**  
**Email your EOI to [mail@greaterhume.nsw.gov.au](mailto:mail@greaterhume.nsw.gov.au)**

**Industrial land sales are subject to GST.**

**EOI Offer is subject to GST**

Greater Hume Shire Council, P O Box 99, HOLBROOK NSW 2644 ABN 44 970 341 154  
T: (02) 6036 0100  
General Manager – Evelyn Arnold. Economic Development Coordinator – Marg Killalea  
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**Property Details**

<b>Property Address:</b>	33 Jarick Way, Jindera. Lot 205 DP 1285198 (1,871 sqm)		
<b>Sale Price Excl GST</b>	\$	Purchase offer (excluding GST)	
<b>Plus GST</b>	\$	Purchase offer (add 10% GST)	
<b>Total Purchase Price (incl. GST)</b>	\$		
<b>Deposit Amount</b>	\$	10% deposit is required at date of exchange	
<b>Settlement Date</b>		<b>Or</b>	<b>day contract</b>

**Purchaser Details**

<b>Business Name</b>	_____	<b>ABN</b>	_____
<b>Full Name</b>	_____		
<b>Address</b>	_____		
<b>Phone/Mobile</b>	_____		
<b>Email</b>	_____		

**Purchaser's Solicitor Details**

<b>Solicitor Firm</b>	_____
<b>Contact Name</b>	_____
<b>Address</b>	_____
<b>Phone</b>	_____
<b>Email</b>	_____

**Special Conditions**

**PLEASE RETURN COMPLETED FORM TO [mail@greaterhume.nsw.gov.au](mailto:mail@greaterhume.nsw.gov.au) by no later than 5pm 3 March 2023**