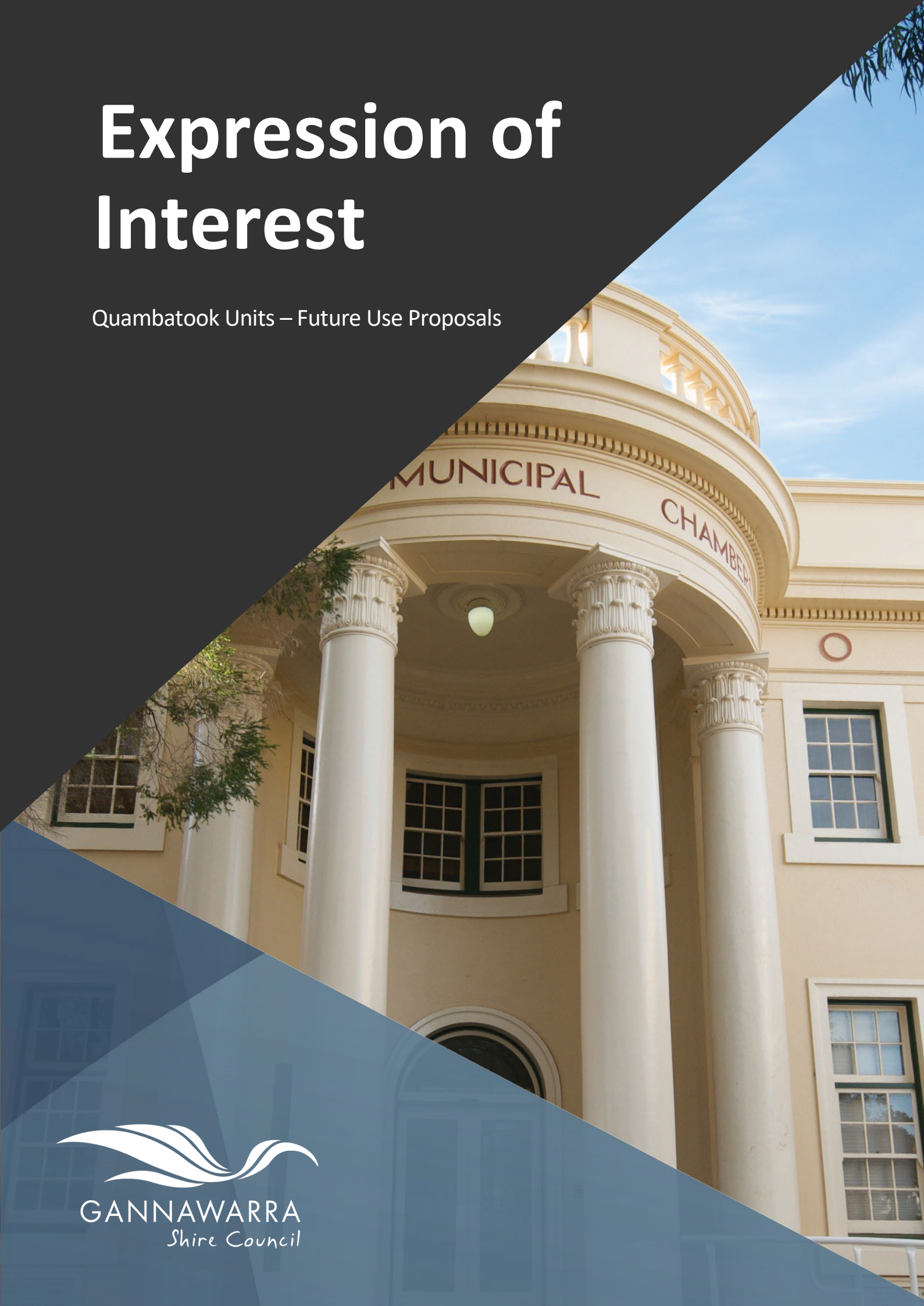


# Expression of Interest

Quambatook Units – Future Use Proposals



GANNAWARRA  
Shire Council

## Background

The Quambatook Units are located at 9–11 Guthrie Street, Quambatook and comprise three residential units on Council-owned land.

The asset has previously been considered by Council through the broader Assets Rationalisation process and identified as a non-core asset. Council has also undertaken previous community engagement regarding the future of the asset, with feedback highlighting the importance of the units in supporting local housing and broader community outcomes within Quambatook.

At its 20 May 2026 Council Meeting, Council resolved to undertake a public Expression of Interest (EOI) submissions process to seek proposals regarding the future of the Quambatook Units.

The purpose of this EOI process is to invite submissions from community groups, not-for-profit organisations, businesses and individuals regarding potential future options for the asset. This may include proposals involving purchase, lease, transfer, community use, management arrangements or other opportunities.

**This EOI process is intended to assist Council in understanding potential future options and identifying interested parties. The process does not represent a decision by Council to sell, lease, transfer or otherwise dispose of the asset.**

## Purpose of the EOI Process

The purpose of the EOI process is to:

- Seek information and proposals regarding possible future use or management of the asset;
- Identify organisations or individuals with an interest in the asset;
- Assist Council in assessing potential future directions for the site;
- Inform future feasibility investigations, assessments and Council decision-making processes; and
- Provide a transparent and equitable process for receiving and considering proposals.

**Council has not predetermined any outcome in relation to the future of the asset.**

## Information Requested from Respondents

Respondents are encouraged to provide concise submissions addressing the following information, where relevant:

### 1. Proposed Future Use

Details of the proposed future use or intended outcome for the asset, including:

- Proposed activities or services;
- Intended occupancy or use arrangements;
- Whether the proposal involves purchase, lease, transfer, management, community use or another arrangement; and
- How the proposal would support the ongoing use or activation of the asset.

## 2. Community Outcomes

Information regarding any anticipated community benefits associated with the proposal, including:

- Housing outcomes;
- Community wellbeing outcomes;
- Local service delivery outcomes;
- Economic or social benefits; or
- Other relevant public benefits.

## 3. Organisation / Proponent Details

To support Council's feasibility assessment process, respondents should provide details regarding their organisation or entity structure, including where relevant:

- Legal entity name;
- ABN or incorporated association details;
- Whether the organisation operates on a not-for-profit basis;
- Whether the organisation is registered with the Australian Charities and Not-for-profits Commission (ACNC);
- Whether the organisation has deductible gift recipient (DGR) or other taxation status; and
- Any public ownership or governance arrangements.

Individuals submitting proposals should provide sufficient information regarding their intended delivery model or structure.

## 4. Financial and Delivery Capacity

Information demonstrating the respondent's capacity to deliver or support the proposal, including where relevant:

- Funding sources;
- Indicative financial model or sustainability considerations;
- Experience managing similar facilities, projects or services; and
- Any partnerships or supporting organisations involved.

**Council recognises that some proposals may be conceptual in nature at the EOI stage. Detailed business cases are not required unless respondents wish to provide them.**

## EOI Process

1. Council will publicly advertise the Expression of Interest process and invite submissions for the nominated period.
2. Following the close of submissions, Council officers will undertake a preliminary review of submissions received.
3. Council may seek clarification or additional information from respondents for the purpose of assessing submissions or undertaking further feasibility investigations.
4. Council may shortlist one or more submissions for further discussion, feasibility assessment or negotiation.
5. If further discussions occur, Council may apply relevant governance and probity principles consistent with applicable sections of Council's Procurement Policy 2025, to the extent relevant to the EOI process.
6. Following assessment of submissions, a report will be presented to Council outlining the outcomes of the EOI process and any recommended next steps.

7. Council may resolve to:
  - undertake further investigations;
  - seek further information;
  - commence a further process;
  - enter further discussions with one or more parties; or
  - discontinue the process or determine not to proceed with any proposal.
8. Any future sale or disposal of land will remain subject to the requirements of *the Local Government Act 2020*, including any required public notice, valuation and community engagement processes.

## Important Information and Disclaimers

1. This EOI process is not a tender process and does not constitute an offer, commitment or agreement by Council.
2. Council is under no obligation to accept or progress any submission received.
3. Participation in this process does not create any legal relationship, legitimate expectation or entitlement between Council and any respondent.
4. Council may:
  - decline any or all submissions;
  - request further information;
  - discontinue or amend the process at any time;
  - undertake additional investigations;
  - negotiate with one or more respondents; or
  - undertake further public processes or Council reports.
5. Council is not bound to select the highest scoring, most financially advantageous or any proposal.
6. Council may consider a range of matters in assessing future options including strategic, governance, financial, operational, taxation, legal, community and feasibility considerations.
7. Council will undertake any future decision-making processes in accordance with applicable legislative and governance requirements, including the Local Government Act 2020.
8. Respondents are responsible for all costs associated with preparing and lodging submissions.
9. Information submitted may be included within future Council reports and may be subject to the Freedom of Information Act 1982 and other legislative or governance obligations.
10. Council may obtain independent legal, financial, valuation, taxation, governance or other professional advice regarding submissions received.
11. Council reserves the right to seek clarification regarding any aspect of a submission.
12. Late submissions may not be considered.

## Submission Format and Lodgement

Council encourages clear and concise submissions that address the evaluation criteria outlined within these guidelines.

Submissions should include:

- Name of individual, organisation or group;
- Respondent / contact person and contact details;
- Organisational or entity details;
- Proposed ownership, lease or management arrangement;

- Details of the proposed future use or arrangement;
- Information regarding anticipated community outcomes / benefit;
- Information regarding financial sustainability;
- Information regarding relevant experience, capability or service delivery capacity; and
- Any supporting information considered relevant.

Submissions may be provided in letter, document or proposal format.

Completed submissions must be submitted via email to:

**Gannawarra Shire Council**

Email: [council@gsc.vic.gov.au](mailto:council@gsc.vic.gov.au)

Att: Dmitry Belyakov, Manager Council Assets

**Email Subject Line:**

EOI – Quambatook Units

Submissions must be received by 5:00pm on 24 July 2026.

## Inspection Opportunity

An inspection of the Quambatook Units will be held on:

**Friday, 12 June 2026 at 11am**

The inspection will provide an opportunity for interested parties to view the site and ask process-related questions with relevant Council staff and attending Councillors.

Attendance at the inspection is optional. Interested parties are encouraged to attend the inspection prior to lodging a submission.

To assist with attendance and coordination, interested parties are requested to confirm attendance with Council prior to the inspection date.