

[CoW Logo]	
LAND DISPOSITION	
PROPOSAL FOR GROUND LEASE OF LOT 12302 (1204) WANNEROO RD, ASHBY WA 6065 (Ashby Operations Centre)	
Notice is hereby given in accordance with Section 3.58(3) of the Local Government Act 1995 that the City of Wanneroo proposes to dispose of a portion of the following property as follows:	
Lessee:	Telstra Limited (ABN 64 086 174 781)
Property:	25.5m ² Portion of Lot 12302 (1204) Wanneroo Rd, Ashby WA 6065 (Ashby Operations Centre)
Term:	Commencing on execution of Lease, expiring 31 December 2040
Permitted Use:	Construction of additional infrastructure adjacent to the existing Optus/Indara tower for the purposes of supporting Telstra operations, including constructing, operating, and maintaining a telecommunications shelter and other ancillary uses
Rental:	\$15,000 (plus GST) plus outgoings per annum
Annual Rent Review:	3% annually
Market Valuation:	\$11,000 – 15,000 (plus GST) plus outgoings per annum (valuation dated 7 May 2024)
Written public submissions are invited on the proposed disposition and should be addressed to:	
Chief Executive Officer City of Wanneroo Locked Bag 1 Wanneroo WA 6946	
Comments close: 4pm Thursday, 13 June 2024	
Bill Parker Chief Executive Officer	
wanneroo.wa.gov.au	