

Submissions Received and Town of Victoria Park comments

**Submission 1**

**Town of Victoria Park (Proposed comments on submission 1)**

Public land should NEVER be sold. Use a 99 year lease... and keep your assets. Don't fall for \$ - instant gratification. A regular stream of rental income will do very nicely.

The interest from the purchaser was to purchase the freehold.  
The purchaser has a substantial adjacent landholding and plans to amalgamate the Purchaser's landholding, the Town's Property and the former ROW, including reconfiguration of the former ROW to create a new permanent access across the Town's Property onto Shepperton Road. This permanent reconfiguration of properties and access does not lend itself to a lease based transaction.  
A sale price has been negotiated that significantly exceeds the open market valuation of the Town's Property.

**Submission 2**

**Town of Victoria Park (Proposed comments on submission 2)**

<p>2.1 The sale of this land without actual knowledge of the final use is guess work.</p>	<p>2.1 The Town's Property is proposed to be sold to Fabcot Pty Ltd, which is the property development company for the Woolworths supermarket group.</p>
<p>2.2 A lot of the statements in your proposal aren't factual but again guess work.</p>	<p>2.2 It is not clear what this is referring to. The advertisement of the proposed sale contained mandatory factual information eg as to the sale price, valuation amount, property description and the identity of the proposed purchaser.</p>
<p>2.3 Making statements (may, may not, likely, possible in regards to what would happen if its not sold are not even facts. It's ridiculous to think that these statements were even made.</p>	<p>2.3 It is not clear what this is referring to.</p>
<p>2.4 What are the special conditions being proposed on the sales contract of public land to a private entity ?</p>	<p>2.4 The terms of the proposed sale are subject to an existing lapsed contract and remain confidential.</p>
<p>2.5 Will ratepayers be informed of all the details of the sale once negotiated with the prospective buyer ? I would think this type of clarity is mandatory on the sale of public land.</p>	<p>2.5 The terms of the proposed sale will remain largely subject to confidentiality and cannot be disclosed. A further (or second period) of public consultation is not envisaged should the Council decide to proceed with the proposed sale.</p>
<p>2.6 I am not against the sale, neither for the sale without all the information it is impossible for ratepayers to actually support or negate the sale ?</p>	<p>2.6 It is not mandatory for all sale terms to be disclosed to the public.</p>
<p>2.7 Will there be a second period once all details are finalised for further consultation with the people who pay you ? The ratepayers ?</p>	<p>2.7 A further (or second period) of consultation is not envisaged should the Council decide to proceed with the proposed sale.</p>
<p>2.8 Are any current or former council members actual shareholders of the company proposing the purchase and sale ?</p>	<p>2.8 Council members are required under the Local Government Act to declare interests in matters before the Council at Council meetings, including shareholdings.</p>
<p>2.9 And how does the new proposed draft planning scheme affect this land plot ? Is it more valuable after the draft plan or before the draft plan ?</p>	<p>2.9 Draft Local Planning Scheme No.2 proposes no change to the zone (District Centre) or r-code (R60) applicable to this</p>

2.10 And the plots of land total what in size ? (how many square metres)

Please respond to all the above questions before the end date of this period of comment for true transparency and clarity so the public can make an informed decision.

land. Minor updates are proposed under the LPS2 zoning table to land use permissibility for all land zoned 'District Centre'.

2.10 Four lots of 853 square metres, 636 square metres, 419 square metres & 178 square metres (Totalling 2,086 square metres)

<b>Submission 3</b>	<b>Town of Victoria Park (Proposed comments on submission 3)</b>
<p>3.1. Lack of public information and transparency in Council dealings in relation to the proposed sale of the land.</p> <p>3.2. Inadequate consultation due to lack of information provided to enable informed fully submissions to be made on the proposal.</p> <p>3.3. Lack of confidence in the Council to properly deal with this issue.</p> <p>3.4. Poor rationale and case for disposal of property.</p> <p>3.5. Commercial disadvantage of selling the land at this time.</p> <p>3.6. Lack of consideration of strategic planning issues and sustainability evaluation to support to proposal.</p> <p>3.7. Lack of transparency in the valuations of the land that have been obtained.</p>	<p>3.1 -3.4 The sale of the land has been the subject of numerous reports to Council and two separate public consultations under section 3.58 of the Local Government Act 1995.</p> <p>3.4 The sale price significantly exceeds the open market value as assessed by a number of valuations reported in public.</p> <p>3.5 Not clear from this submission what the reference to 'commercial disadvantage', might be referring to. See comment 3.4.</p> <p>3.6 The inclusion of the Town's landholding provides the potential to achieve an overall design outcome that interfaces with Albany Hwy in a more considered, pedestrian led manner and can support positive urban design and place activation outcomes in accordance with the objectives of various Town strategies.</p> <p>3.7 The valuation amounts have been reported in the public agenda for Council meetings.</p>
<b>Submission 4</b>	<b>Town of Victoria Park (Proposed comments on submission 4)</b>
I support the proposed sale.	Noted
<b>Submission 5</b>	<b>Town of Victoria Park (Proposed comments on submission 5)</b>

<p>How is the Town of Victoria Park planning to manage the increased traffic and demand for parking at the intersection of Albany Highway and Shepparton Rd? This area is already experiencing congestion and is difficult for pedestrians to navigate.</p> <p>It would be beneficial for the Town to provide public comment on how these issues will be managed.</p>	<p>Traffic and parking will be subject to normal development approval processes, in conjunction also with Main Roads WA who have control of Shepperton Road.</p>
<p><b>Submission 6</b></p>	<p><b>Town of Victoria Park (Proposed comments on submission 6)</b></p>
<p>6. What was the date of the valuation at \$2.5million?</p>	<p>6. 28 March 2019 and 25 May 2023.</p>
<p><b>Submission 7</b></p>	<p><b>Town of Victoria Park (Proposed comments on submission 7)</b></p>

<p>7.1 Risk assessment indicates no risk for infrastructure or utilities</p> <p>7.2 Given the metronet project will result in significant works in the area, particularly to Shepparton and Welshpool roads in and around the intersection with Albany highway, it seems unlikely there is no infrastructure risk associated with having such large construction projects in close proximity to each other and roadways.</p> <p>7.3 Given the extent of construction and an assumed need to connect into utilities, it seems unlikely there is no utilities risk.</p> <p>7.4 The risk assessment indicates the actual risk level for all risk types are above council's appetite.</p> <p>7.5 There does not appear to be any evaluation of risk after application of the proposed treatment for each risk to demonstrate that risk is being controlled such that the exposure is within Councils appetite. Is it that council have accepted the project has risks which are above appetite, or has council been advised that the proposed treatment of those risks will bring risks to within appetite?</p> <p>7.6 The risk assessment does not seem to factor in the change impact of metronet on pedestrian and vehicle traffic in and around the area. With no trains for 18-24 months, a substantial increase in bus (and possibly personal vehicle) activity in the area should be expected. Has these been considered in timing of the sale and subsequent construction? Are there any conditions to ensure disruption is minimised?</p> <p>7.8 Have the risks of this sale and the resulting project been fully considered and accounted for in the agreement?</p>	<p>7.1 - 7.8 A risk assessment has been completed in line with the Town's Risk Management Strategy and the proposed sale has been the subject of advice from the Town's lawyers.</p>
<p>Submission 8</p>	<p>Town of Victoria Park (Proposed comments on submission 8)</p>

This proposed sale of land needs to be fast tracked because the current area is a disgrace especially the entry statement into the Town of Victoria Park. It does not provide a great image for the Town of Victoria Park as a place you want to be part of. Lets get this sale approved and ensure the area is beautified asap and have a time description of the build of the proposed complex as part of condition of sale.

Noted, including support for proposed sale.