



TOWN OF
VICTORIA PARK



LAND ASSET OPTIMISATION STRATEGY



**WE'RE OPEN
VIC PARK**

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Executive Summary

In January 2013, the Town of Victoria Park engaged the services of a consultant to undertake an independent assessment of the Town's property portfolio and identify opportunities with the respect to these properties.

A review of the Land Asset Optimisation Strategy has been undertaken by the Town in 2022 as part of its Corporate Business Plan deliverables.

The Town has a complex property portfolio consisting of approximately 338 freehold land asset parcels. In addition, the Town has approximately 174 vested reserves, for which the Town has statutory rights to manage and control. These properties are located across all areas of the Town and within all suburbs of the Town of Victoria Park.

Whilst many properties are used for key service delivery and the provision of operational functions of the local government, there are also a number of properties within the portfolio that can be readily considered as strategic investments from which limited if any service delivery or facilities are provided.

More importantly and unlike many other local governments, these strategic land assets are owned in freehold title and are zoned such (or proposed to be rezoned) that they represent a very high asset value to the Council. These provide the Town with the opportunity to consider these assets without the need to engage the State Government as a partner to the proposal (as is most often required with vested reserves).

For each land asset property, a range of information has been obtained, including all aspects related to each property, as;

- Essential services and road access.
- Development constraints.
- Consideration of the current Town Planning Scheme No. 1 (TPS1)
- Considerations of the proposed draft Local Planning Scheme No. 2 (LPS2)
- Consideration of the Town's strategic position relating to adopted informing strategies, specifically;
- Public Open Space Strategy (2019)
- Social Infrastructure Strategy (2022)
- Other major planning projects such as the Albany Highway Precinct Structure Plan
- Landgate Title restrictions; and
- Full site evaluations including environmental analysis, prevailing uses etc.

With a view to enhancing corporate memory, an in-house desktop analysis of land asset properties has been undertaken by Town Officers, which included an assessment of relevant Planning Schemes and other planning documentation and the formation of initial recommendations for key strategic properties to be developed.

The information has been compiled in conjunction with internal engagement from, but not limited to, Property Development and Leasing, Place Planning, Development Services, Strategic Projects and Building Services.

The report is the conclusion of that process with an intent to identify any opportunities to the Town, as well as those that have not been recommended for further consideration at this time.

Where land asset properties have been assessed as providing no recommended opportunities with respect to acquisition, redevelopment, rationalisation or other form of land dealing, this is not to say that the Town of Victoria Park will not wish to review these findings at some stage if circumstances, third party rights, prevailing conditions, delivery of services or other factors change. Such properties reflect a recommendation to remain open to any future opportunities that may arise and the Town intends to provide for an ongoing review of these properties.

In considering the recommendations of this report, properties have been considered in terms of their ability to be disposed (or developed) as a current opportunity as well as those that require additional planning or clarification as to the long-term land uses to realise the greatest social, environmental and economic return to the Council.

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Property Investment Strategy

In conjunction with the Land Asset Optimisation Strategy, it is recommended that the Town propose a policy for its property investment activities, not limited to the properties identified in this report, and with consideration of the following;

- Acquisition guidelines
- Disposal guidelines
- Approval process

This policy should aim to achieve long term sustainability for the Town in diversification of its income in line with its Land Assets Optimisation Strategy and to reduce its reliance on general rates as the primary funding source for the provision of services each year.

Consideration should be given to the following in the Town's requirements for assessment of any property investment activities:

A Business Case to be undertaken (if applicable) and include, but not limit to:

- Financial returns or implications

- Social and/or environmental benefits and considerations, including consideration of the strategic directions contained in the Town's Strategic Community Plan and informing strategies.
- In accordance with this Land Asset Optimisation Strategy and/or established Procedure or Policy.
- The investment is in line with a strategic consideration to all land and building assets owned or controlled by the Town of Victoria Park.
- The investment may be undertaken on a case-by-case basis in accordance with the Land Asset Optimisation Strategy and/or established Procedure and Policy.
- Appropriate risk management strategies have been applied in accordance with Policy 004 – Risk Management.
- The investment is undertaken in accordance with requirements of the *Local Government Act 1995* and any other relevant legislation;
- Having regard to an up-to-date market valuation prepared by a licensed valuer.
- The investment is assessed in accordance with any required legal advice whether directly or indirectly linked to a condition or matter pertaining to any agreement.
- Investigation into any relevant Local Planning Strategy and/or Local Planning Scheme.
- Investigation into land tenure including any limitation, interest, encumbrances, notifications and deeds associated with the Certificate of Title for the property, as well as services any services directly impacting the property.

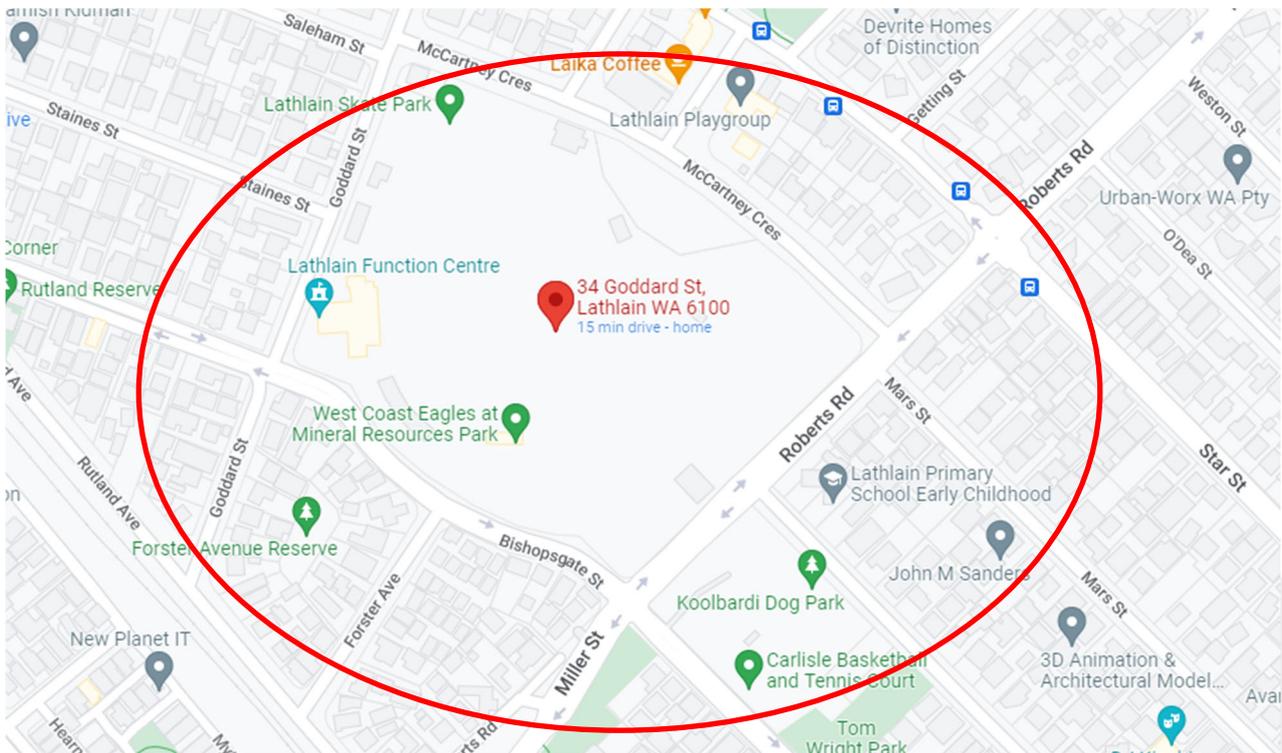
The implementation of an approval process in applying any property investment policy or guideline which includes:

- All statutory and applicable governance requirements provided by the *Local Government Act 1995*, associated Regulations and any other relevant legislation are adhered to;
- Appropriate community engagement is undertaken as a fundamental component of any proposal to dispose of property in accordance with the *Local Government Act 1995*;
- There will be sufficient funds within the Land Assets Optimisation Reserve Fund or Future Fund for acquisitions; and
- Appropriate due diligence including but not limited to an environmental and building assessment will be undertaken to identify any relevant risks associated with the property.

Land Asset Assessment

LATHLAIN

LOCATION MAP



Property Description

Lot 1 (34) Goddard Street & (42) Bishopsgate Street, Lathlain



| | | | |
|-----------------|-------------------------------|-----------------|------------------------|
| Asset ID Number | CT V1425 F934 CTV1425 F936 | Ownership | Freehold |
| Land Area | 83761 m2 | Property Zoning | MRS Parks & Recreation |

Development and Other Constraints

| | |
|---------------|--|
| Environment | No environmental constraints identified, however does have environmental value from a number of trees and other vegetation on parts of the site. |
| Social | Football Oval |
| Community Use | Football Oval for community use |
| POS | MRS Parks and Recreation reserve, state level POS |

Economic Considerations

| | | |
|----------------------------|-----|--|
| Land Valuation / Appraisal | N/A | Rezoning/development potential: The property is reserved Parks & Recreation under the Metropolitan Region Scheme (MRS). Any development requires the approval of WA Planning Commission in accordance with Clause 13 of the MRS and is guided by Development Control Policy 5.3: Use of Land Reserved for Parks and Recreation and Regional Open Space and the Town's Lathlain Park Management Plan (being updated in 2022). |
|----------------------------|-----|--|

Governance

Subject to Lathlain Precinct Redevelopment project – comprising 8 zones (sub-precincts).

Property Description

Lot 1 (34) Goddard Street & (42) Bishopsgate Street, Lathlain

This site is in Zone 1 Perth Football Club which comprises redevelopment of its facilities and a new community facility.

Certificates of Title note lease interests to Vodafone, Telstra, Indian Pacific and a sublease to Wirrapanda Foundation. Encumbrances include 2 x caveats – one for Vodafone and one for Indian Pacific.

Ground Lease to Indian Pacific (West Coast Eagles) in place for 50 years to expire August 2066.

Lease in place to Perth Football Club holdover and expired in 2015.

2 x Telecommunication Leases in place for Vodafone and Telstra expiring 2024 and 2025.

Site Evaluation

Majority of site under lease to Indian Pacific (WCE) until 15/08/66.

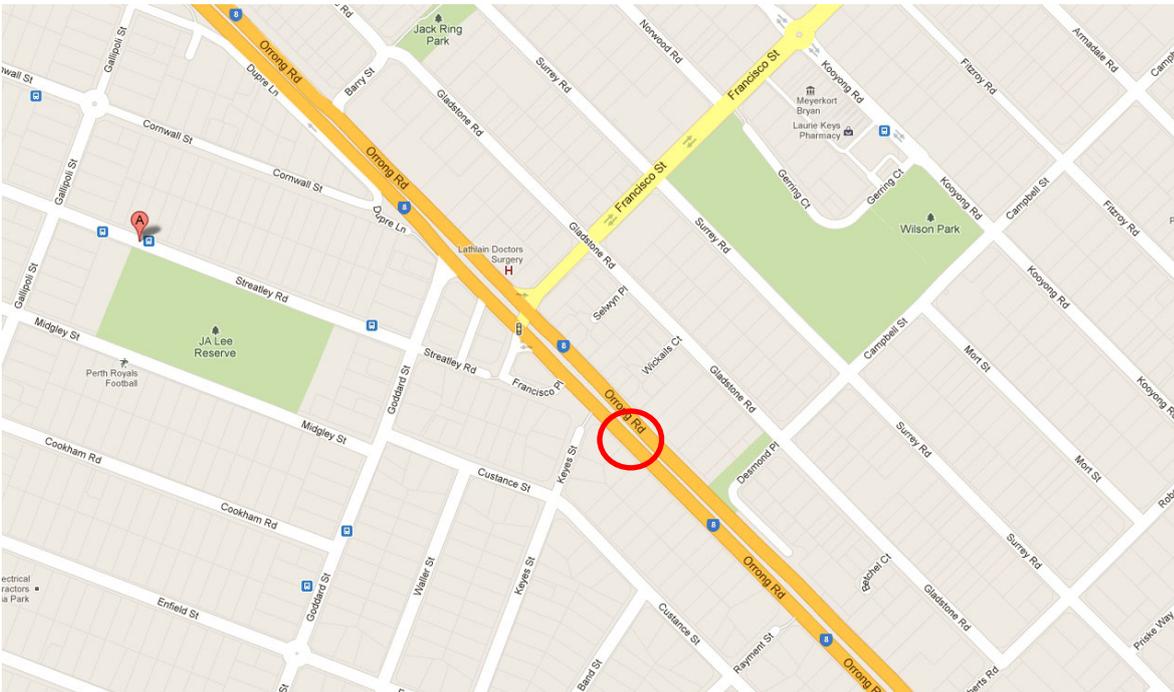
Portion being used as public open space. The site encompasses 2 x football ovals, West Coast Eagles grandstand and facilities.

Recommendation / Implementation

It is noted that much of the property is subject to a long term lease until 2066.

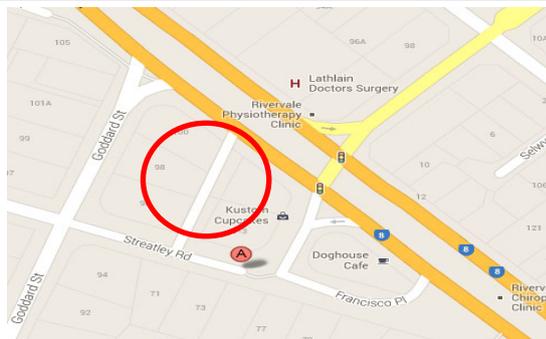
The recommendation is that the property is retained for its current purposes.

Location Map



Property Description

Lots 66 and 67 (ROW154), 84 Streatley Road and 156 Orrong Road, Lathlain



| | | | |
|-----------------|--------------------------------|-----------------|--|
| Asset ID Number | CT V1242 F279 CT V1242 F281 | Ownership | Freehold |
| Land Area | 620 m ² | Property Zoning | TPS1 Residential R20, Draft LPS2 Local Centre (RAC-4) |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Noting the existing use of the property there may be risk of contamination from use of motor vehicles. |
| Social | Provides access to the property at the northern boundary of the site and car parking to the adjacent retail centre. |
| Community Use | No community use currently present on the site. |
| POS | Not applicable. |

Economic Considerations

| | | |
|----------------------------|-----|---|
| Land Valuation / Appraisal | N/A | Rezoning/development potential: Draft LPS2 is extending the Local Centre zone over ROW with a R-AC4 density code (3 storeys). |
|----------------------------|-----|---|

Governance

Property is affected by factors such as its existing status as a ROW, use for parking spaces and accesses to adjacent residential and commercial property, and presence of Water Corporation sewer infrastructure servicing adjacent residential and commercial properties.

Complex site given factors such as its existing status as a ROW, use for access and parking spaces, and presence of Water Corporation sewer infrastructure

Property Description

Lots 66 and 67 (ROW154), 84 Streatley Road and 156 Orrong Road, Lathlain

Site Evaluation

Two freehold titles forming a singular road and car park facility adjacent to the retail centre. One of the residential properties at 154 Orrong Road uses this land for access to a carport. Access is also taken by 154 Orrong Road via a crossover onto Orrong Road.

The premises are affected by the MRWA future Orrong Road Upgrade whereby direct access to the retail shops will be removed and the ROW access onto Orrong Road removed.

There is no timing on the Orrong Road upgrade for the next 4 years in State government budgets.

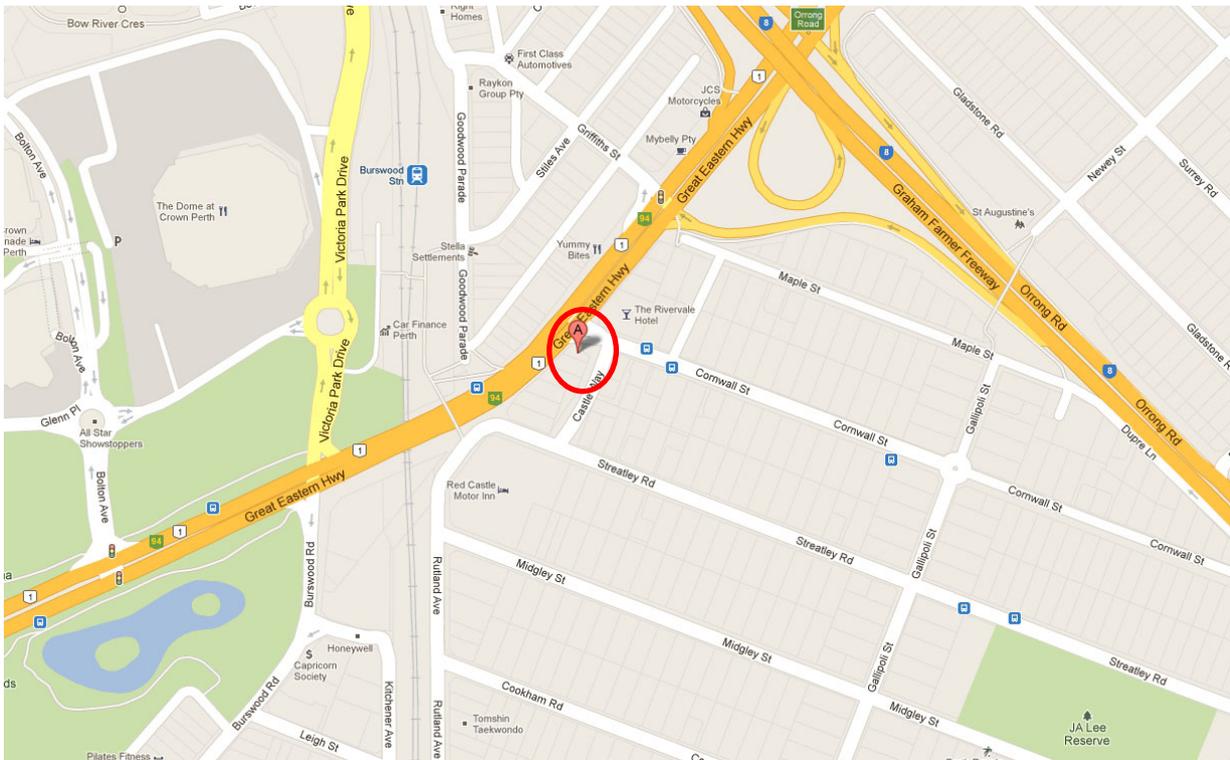
This property will potentially be complex to develop and monetise given the factors listed above.

Recommendation / Implementation

That the property is retained for its current purpose with a view to any future opportunities that may arise.

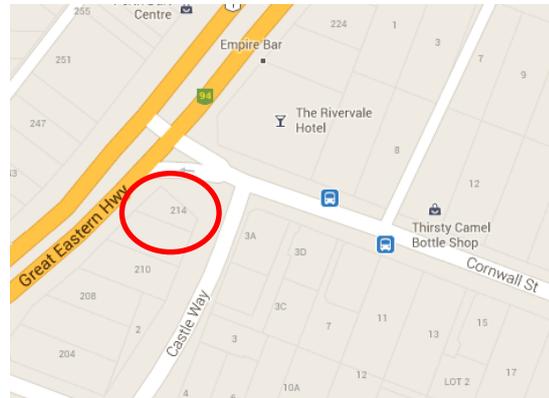


Location Map



Property Description

Lot 13799 (214) Great Eastern Highway, Lathlain



| | | | |
|-----------------|--------------------|-----------------|-------------------------|
| Asset ID Number | CT V2210 F221 | Ownership | Freehold |
| Land Area | 272 m ² | Property Zoning | TPS1 Residential R20 |

Development and Other Constraints

| | |
|---------------|--|
| Environment | Large gum trees present. |
| Social | Amenity benefits provided by proximity of property to Great Eastern Highway. |
| Community Use | Not used for community purposes. |
| POS | Undeveloped open space |

Economic Considerations

| | | |
|----------------------------|-----|---|
| Land Valuation / Appraisal | N/A | Proposed increase in density from R20 to R60 in draft LPS2. |
|----------------------------|-----|---|

Governance

No governance issues identified.

Site Evaluation

Vacant land adjacent to intersection of Great Eastern Highway and Cornwall Street (which is zoned MRS Regional Road).

Property is poorly located for open space purposes and it would not be recommended that the property is developed for these purposes due to the proximity of the property to Great Eastern Highway. Property is adjacent to primarily commercial and retail (hotel) land uses.

The area is proposed to change density from R20 Residential 60 in draft LPS2. Two significant

Property Description

**Lot 13799 (214) Great Eastern Highway,
Lathlain**

Gum Trees are located on the eastern boundary of the site. Services (sewer, water) run through the site

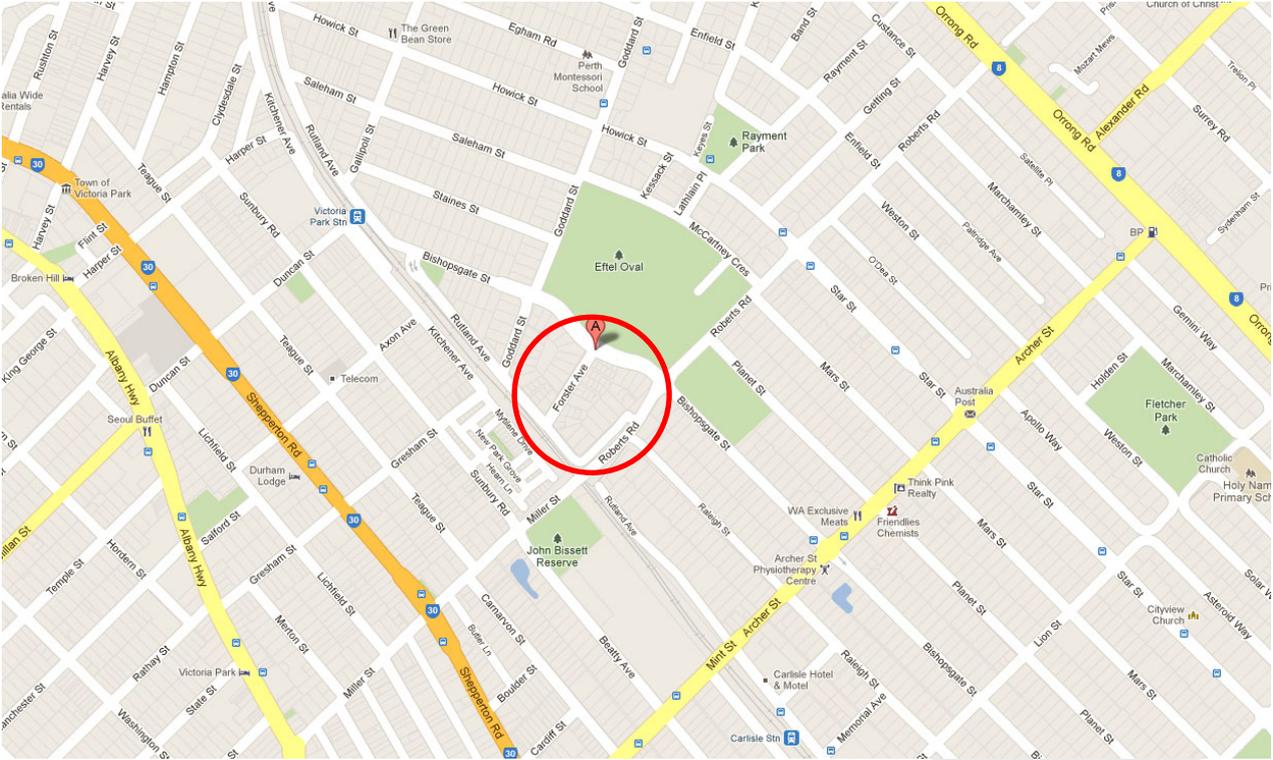
○

Recommendation / Implementation

Following adoption of the final LPS2, a Business Case is presented to Council to consider its options for this property.

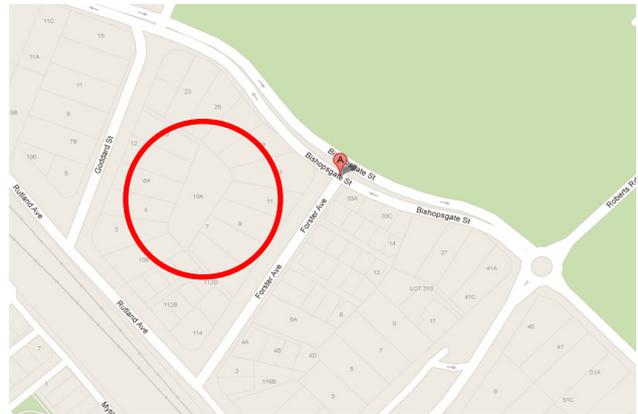


Location Map



Property Description

Lot 16 Forster Ave Lathlain



| | | | |
|-----------------|---------------------|-----------------|--|
| Asset ID Number | CT V3 F291A | Ownership | Freehold |
| Land Area | 1951 m ² | Property Zoning | TPS1 Residential R40/60 and Parks and Recreation reserve. |

Development and Other Constraints

| | |
|---------------|---|
| Environment | 7 good quality trees exist on this site. |
| Social | Property is important to adjacent properties as private public open space. |
| Community Use | General community use. |
| POS | The POSS identified a shortfall of POS in Lathlain. The POSS recommends this site remain as POS and is vegetated. |

Economic Considerations

| | | |
|--------------------------|-----|---|
| Land Valuation Appraisal | N/A | Rezoning/development potential: The site has a value to the Town of Victoria Park as a freehold site however its location and shape with restricted access and no real street frontage makes the site difficult to develop. This property is proposed to be retained as Public Open Space reserve in draft LPS2. |
|--------------------------|-----|---|

Governance

Although the Certificate of Title is unencumbered, a portion of the land is impacted by a Water Corporation

Property Description**Lot 16 Forster Ave Lathlain**

critical pipeline asset (approximately 32.5m) intruding into the western boundary access point.

Site Evaluation

The location of the land locked away behind existing houses means that its usability is restricted and in essence acts as private open space for a small number of adjoining properties and probably those in the vicinity.

The park has substantial trees located on it, is over looked by residents, shows evidence of local use and provides pedestrian and vehicular access for adjoining residents and as such should be retained. There are also limited small walkable pocket parks in the locality and this park is therefore especially important. The Public Open Space Strategy (2019) recommends retaining the land as Public Open Space and introducing more plants.

This property is being retained as "Public Open Space" reserve in draft LPS2 as it currently functions as open space.

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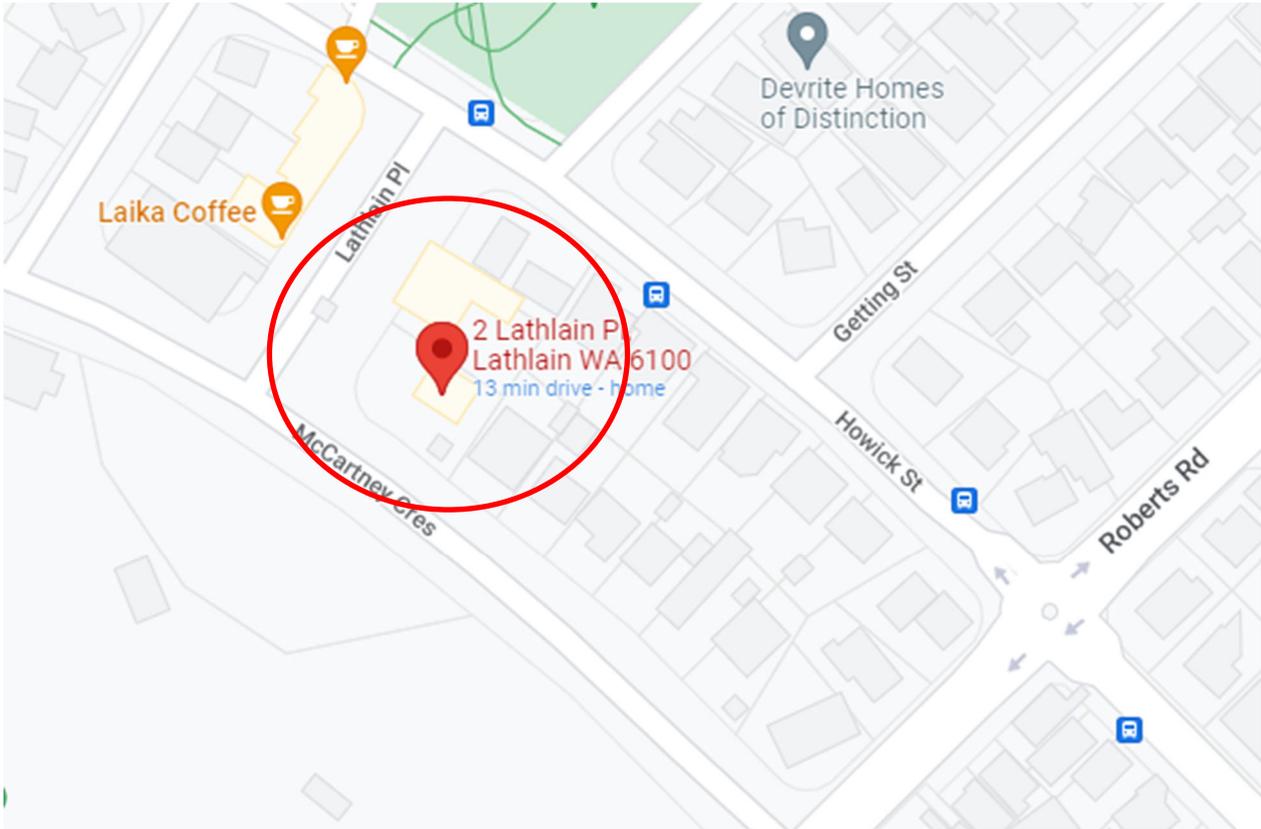
Recommendation / Implementation

It is recommended that;

- Forster Park be retained as a Parks and Recreation Reserve to recognise the open space functionality of this site.
-



Location Map



Property Description

Lot 500-501 (2-6) Lathlain Place, Lathlain



| | | | |
|-----------------|--------------------------------|-----------------|----------------------------|
| Asset ID Number | CT V2915 F599 CT V2915 F598 | Ownership | Freehold |
| Land Area | 2004 m ² | Property Zoning | TPS1 Residential R40 |

Development and Other Constraints

| | |
|---------------|--|
| Environment | |
| Social | Social Infrastructure Strategy (2022) – “Lathlain Centre Neighbourhood Hub” |
| Community Use | Child and Adolescent Health Nurse, Scouts Association, Toy Library and Playgroup |
| POS | |

Economic Considerations

| | | |
|---------------------------------|-----|--|
| Rezoning/development potential: | N/A | The site has a value to the Town of Victoria Park as a freehold site currently occupied by lease for the Department of Health (CAHN) and Scouts Association. Both leases are holding over. |
|---------------------------------|-----|--|

Governance

Title notifications include:

1. Save and except the rights to mines of coal or other minerals
2. Easement burden for sewerage purposes to Water Corporation and
3. Easement burden for underground electricity purposes.

Leases to Child Health and Adolescent Nurse (Department of Health), Scouts Association, Lathlain Toy Library and Lathlain Playgroup. All leases have expired and in holdover.

Property Description**Lot 500-501 (2-6) Lathlain Place, Lathlain**

The Social Infrastructure Strategy (2022) locates this property within the Lathlain Neighbourhood Hub with the purpose:

To consolidate social infrastructure assets in Lathlain Park and Lathlain Place to create a hub servicing the northern population of the local government area", and subject to

The Priorities identified for the Lathlain Neighbourhood Hub are:

1. Provision of sporting and active recreation facilities that deliver both a community and strategic benefit.
2. Efficient and diverse community meeting and community support offerings within the Lathlain local centre.

The relevant Strategy action 45 says:

Work with the local community and lessees of the Lathlain Scout Hall and Keith Hayes Community Centre to develop a plan for flexible use of the site and rationalisation of lease and licence areas to broaden community access, at the end of the current lease periods.

Site Evaluation

The site consists of 2 street facing lots each of approx. 1002sqm on a commercial and retail strip in Lathlain, surrounded by cafes, other food and goods retailers and within close proximity to Rayment Park and Lathlain Primary School.

The buildings provide amenity and community services.

Located opposite to Lathlain Park (Mineral Resources Oval) where a proposed redevelopment is to be undertaken.

6 Lathlain Place (known as the Keith Hayes Centre) was constructed for the purposes of community use and has 3 x community groups leasing the premise, leases in holdover.

2 Lathlain Place may be further considered for income generation opportunity and is leased to the Scouts Association WA and the lease is holding over.

Draft LPS2 identifies this site as potential change from Residential R40 to "Local Centre" zone with R-AC4 residential coding (which would allow apartments over top of commercial/retail up to 3 storeys high) however, there is likely to be some push back from the adjoining residents so it may not get through.

The site is identified in the Social Infrastructure Strategy (2022) as forming part of the "Lathlain Centre Neighbourhood Hub" (pg70) with action relating to work with the lessees for more flexible use / access by the community.

Recommendation / Implementation

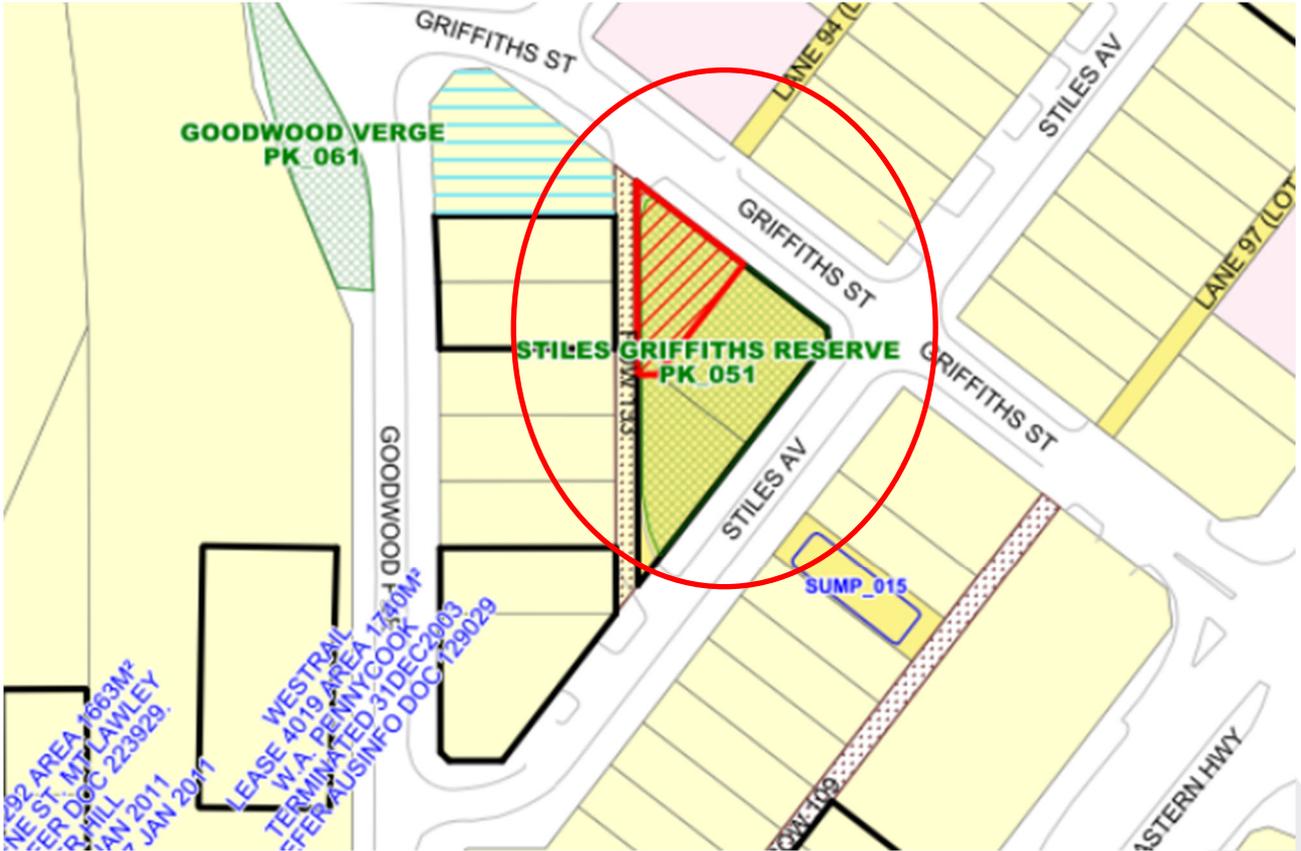
Property Description**Lot 500-501 (2-6) Lathlain Place, Lathlain**

- The property is retained at this time for its current use, and that Council considers the disposal by way of lease to the current tenants with renew and new lease documentation to align with its Policy 310 – Leasing and the Social Infrastructure Strategy recommendation.
 - That Council remains open to any future opportunities that may arise with any part of this property within consideration of the Town's adopted strategic direction for the development of the Lathlain Neighbourhood Hub as per the Social Infrastructure Strategy (2022) .
-



BURSWOOD

Location Map



Property Description

**Stiles Reserve, Lot 9 (1) Griffiths Street and
Lots 10 & 11 (21) Stiles Avenue, Burswood**



| | | | |
|-----------------|---------------------|-----------------|---------------------------------------|
| Asset ID Number | CT V1133 F644 | Ownership | Freehold |
| Land Area | 2096 m ² | Property Zoning | TPS1 Parks and Recreation reserve. |

Development and Other Constraints

| | |
|---------------|--|
| Environment | Approx. 35% tree canopy |
| Social | Provides access to Right of Way |
| Community Use | Not applicable. |
| POS | Used and developed for Public Open Space in accordance with Local Planning Policy 40 Burswood Station East |

Economic Considerations

| | | |
|----------------------------|-----|--|
| Land Valuation / Appraisal | N/A | Rezoning development potential: None due to Parks and Recreation reserve recently approved by the Minister through Amendment 82. |
|----------------------------|-----|--|

Governance

Stile Griffiths Reserve is identified as Public Open Space in the Public Open Space Strategy (2019) and Local Planning Policy 40 Burswood Station East, and has been rezoned to "Parks and Recreation" reserve through Amendment 82.

Site Evaluation

Forms part of Stiles Griffiths Reserve which is an attractive lawned and treed, triangular shaped green space located close to the casino in a highly visible location between Stiles Avenue,

Property Description

**Stiles Reserve, Lot 9 (1) Griffiths Street and
Lots 10 & 11 (21) Stiles Avenue, Burswood**

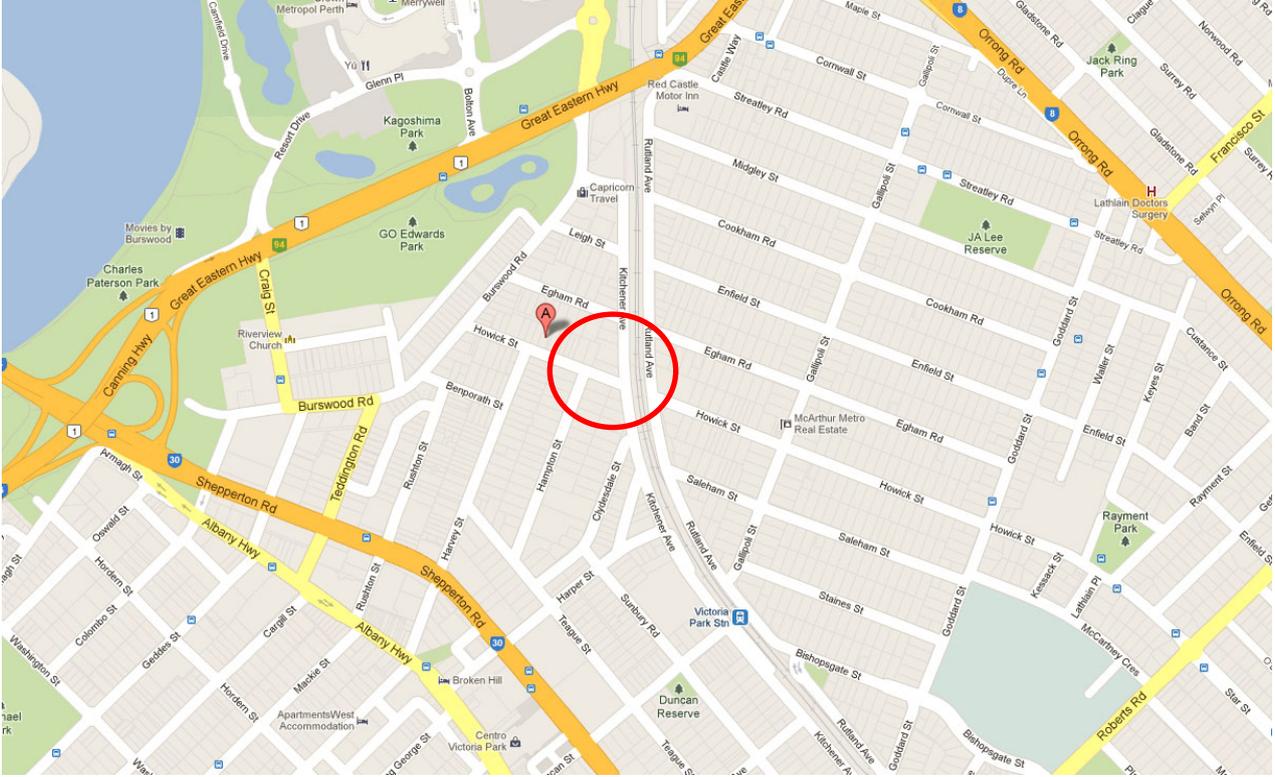
Griffiths Street and ROW 133.

The Town's Public Open Space Strategy (adopted 2019) recommends the preparation of a Masterplan for this "existing POS" Stiles Griffiths Reserve (pg 36) and Appendix C - Detailed POS Recommendations states "It is noted that Stiles Griffiths Reserve is zoned 'Office/Residential' under the Town of Victoria Park Town Planning Scheme No. 1. Priority should be given to rezoning this portion of land to reserve it for the purpose of public open space, securing its future as POS" (Appendix C pg 15). This recommendation is reflected in the Town's Draft Local Planning Policy No. 40 Burswood Station East Design Guidelines and Public Realm Improvements (adopted March 2021 and subject to final approval by WAPC), Section 7.1 POS (pg 51) recommends Reservation POS. The formalisation of POS in Burswood Station East is critical as it is currently lacking and the precinct is a major residential growth area in the Town with an estimated 3,000-5,000 dwellings to be constructed over the longer-term. Stiles Griffiths Reserve was zoned to "Parks and Recreation" reserve under TPS1 in September 2022.

Recommendation / Implementation

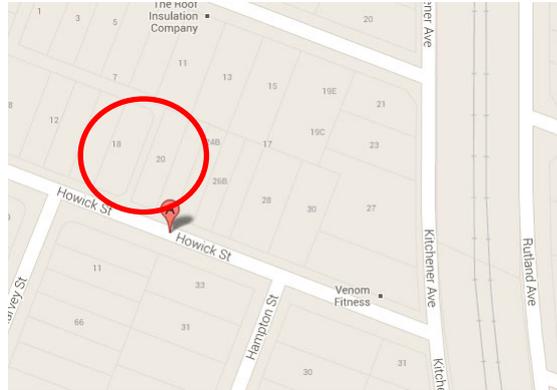
- Having regard to the above as well as the Town's Public Open Space Strategy, development of this property for open market residential purposes is not feasible. Therefore, the property should be retained in its current format.
-

Location Map



Property Description

Lot 67 – ROW 16 – Adjacent to 16 Howick Street, Burswood



| | | | |
|-----------------|--------------------|-----------------|----------------------|
| Asset ID Number | CT V987 F091 | Ownership | Freehold |
| Land Area | 199 m ² | Property Zoning | TPS1 Residential R40 |

Development and Other Constraints

| | |
|---------------|--|
| Environment | No environmental issues identified. |
| Social | Access provided to 2 properties from the right of way. |
| Community Use | Not applicable. |
| POS | Not applicable. |

Economic Considerations

| | | |
|----------------------------|-----|--|
| Land Valuation / Appraisal | N/A | Rezoning/development potential: Right of way should be considered for amalgamation with adjacent lots. |
|----------------------------|-----|--|

Governance

Access provided over right of way to rear properties.

Property whilst freehold title owned by the Town of Victoria Park, is a Right of Way and as such if closed may revert to the ownership of the Crown due to the provisions of the Land Administration Act under which the right of way was created.

Site Evaluation

Right of way functioning as a drive way to rear properties. Provides:

Access to undeveloped Lot 58 on Plan 52406 situated between 9 Egham Way and 18

Property Description

Lot 67 – ROW 16 – Adjacent to 16 Howick Street, Burswood

Howick Street;

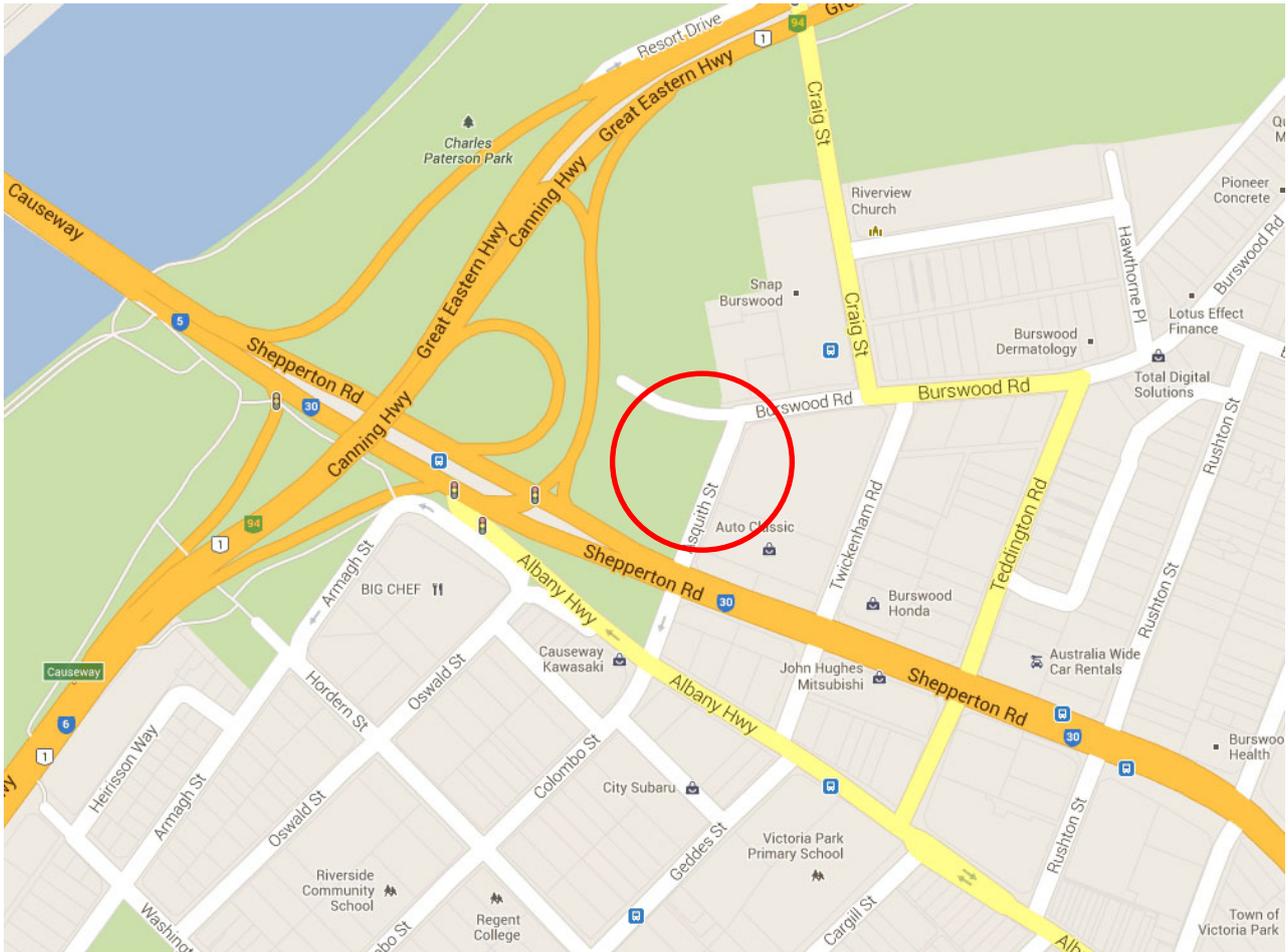
Primary access to a rear subdivision house at 20 Howick Street.

9 Egham Way may use the Right of Way to gain physical access to the rear of 9 Egham Way, over Lot 58 on Plan 52406.

Recommendation / Implementation

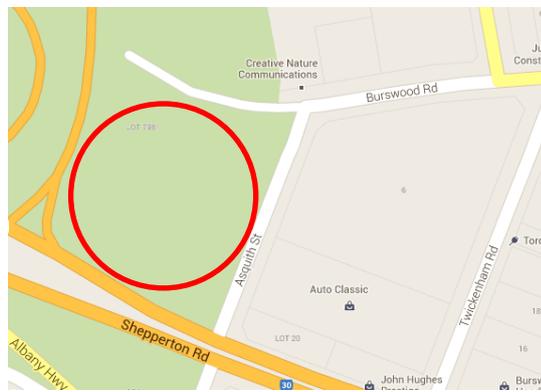
- That the Council retain as a Right of Way.
-

Location Map



Property Description

**Charles Patterson Park - Lots 40 & 7981
(Reserve 36688) Corner of Asquith Street
and Burswood Road, Burswood**



| | | | |
|-----------------|--|--------------------|---------------------------------|
| Asset ID Number | PK 006 CT LR3155/622 | Ownership | Freehold/Vested Reserve |
| Land Area | 1900 m ² 6651 m ² | Property Zoning | TPS1 Public Open Space |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Remnant vegetation to the north and western boundaries of the site. |
| Social | Property forms part of a larger open space network connecting to the Swan River foreshore reserves. |
| Community Use | Passive open space, no specific community uses on property. Action 56 of the Social Infrastructure Strategy (2022) recommends preparing a concept plan for Charles Paterson Park to guide provision of sporting fields to service Burswood South and adjacent place planning areas, including Burswood Peninsula. |
| POS | Undeveloped passive open space. The Public Open Space Strategy (2019) recommends this property be retained as public open space and that a masterplan be prepared to guide future upgrades. |

Economic Considerations

| | | |
|----------------------------|-----|--|
| Land Valuation / Appraisal | N/A | Rezoning/development potential: None due to Public Open Space Strategy and Social Infrastructure Strategy confirm it will stay as POS. |
|----------------------------|-----|--|

Governance

Property Description**Charles Patterson Park - Lots 40 & 7981
(Reserve 36688) Corner of Asquith Street
and Burswood Road, Burswood**

Part of this land is owned by the State of Western Australia with a vesting order to the Town for purpose of Parks and Recreation.

Lot 40: Owned by the Town of Victoria Park, zoned Parks and Recreation.

Lot 7981: Owned by the State of Western Australia with vesting order to the Town of Victoria Park for the purpose of Recreation and Park. Portion currently unzoned, but proposed to be "Public Open Space" reserve in draft LPS1.

Lot 7981 impacted by Water Corporation critical pipeline asset.

It should be noted that the land on Lot 7981 is not owned in freehold by the Town, and in order for the Town to acquire this land it is likely that the State Government would charge market value.

The Social Infrastructure Strategy (2022) locates these properties in the Burswood South Local Hub Investigation Area with the purpose:

To proactively plan for local level social infrastructure facilities to serve the future population.

The Priorities for the Hub are:

- 1. Learning, arts and culture spaces appropriate to the future population and development pattern.*
- 2. Community meeting and community support spaces appropriate to the future population and development pattern.*
- 3. Formal sports fields with potential to also cater to the future population of Burswood Peninsula.*

Action 56 of the Strategy says: Prepare a concept plan for Charles Paterson Park to guide provision of sporting fields to service Burswood South and adjacent place planning areas, including Burswood Peninsula.

Site Evaluation

Large property encompassing a triangular reserve (R36688) and a large freehold lot at Charles Paterson Park. Property abuts showroom/commercial uses to the north and east and major roads to the south and west. The property forms part of a larger open space network connecting the commercial area to the Swan River reserves.

The property is largely undeveloped passive open space and may be important for future sporting and/or community facilities. The Town's planning framework provides for a vast

Property Description

**Charles Patterson Park - Lots 40 & 7981
(Reserve 36688) Corner of Asquith Street
and Burswood Road, Burswood**

number of multiple dwellings in this area, although acknowledges that the area has access to a lot of public open space.

This parcel is being considered as an option for hockey fields through the Hockey Working Group. The Town's Public Open Space Strategy (2019) also recommends it remains as public open space and it will be retained as Public Open Space reserve in draft LPS2. Action 56 of the Social Infrastructure Strategy (2022) recommends preparing a concept plan for Charles Paterson Park to guide provision of sporting fields to service Burswood South and adjacent place planning areas, including Burswood Peninsula.

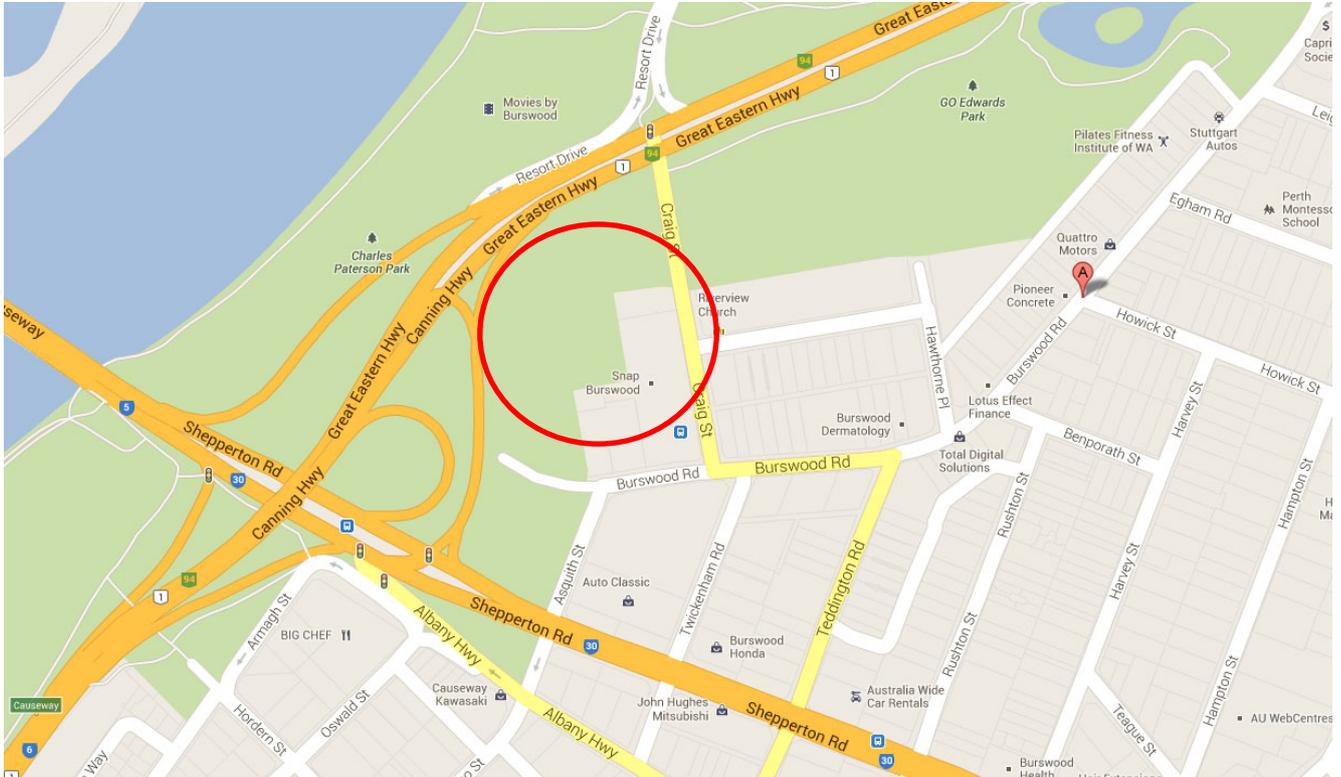
The Local Planning Strategy (2022) recommends a review of the planning framework for the Burswood South place in the medium term (3-4 year) although is unlikely to recommend a change from open space.

Recommendation / Implementation

Retention of the Reserve portion for Parks & Recreation purposes as per the recommendations of the Public Open Space Strategy (2019) and the Social Infrastructure Strategy (2022).

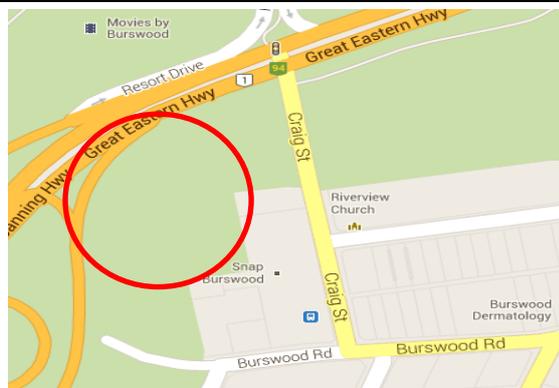


Location Map



Property Description

Reserve 27743 Great Eastern Highway and Craig Street, Burswood



Development and Other Constraints

Economic Considerations

Property Description

**Reserve 27743 Great Eastern Highway and
Craig Street, Burswood**

State would support any change to Urban for
development potential.

Governance

Lot 11559 is owned by the State with vesting order to the Town for the purpose of Recreation and Foreshore Protection. The site is impacted by the Town's storm, water drainage asset and the Water Corporation critical pipeline assets.

Site Evaluation

Reserve is located on the western portion of a much larger linear reserve (G O Edwards Park) that provides strong green amenity and passive open space to Great Eastern Highway.

Whilst the reserve is of a high quality providing strong amenity benefits, the southern interface of the reserve with the commercial district currently comprises car parking and blank walls although future redevelopment of properties will address this.

This parcel is being considered as an option for hockey fields through the Hockey Working Group.

The Town's Public Open Space Strategy (2019) also recommends it remains as public open space and it will be retained as Public Open Space reserve in draft LPS2.

The Social Infrastructure Strategy (2022) locates this property in the Burswood South Local Hub Investigation Area with the Purpose of:

To proactively plan for local level Social infrastructure facilities to serve the future population.

The Priorities for the Local Hub Investigation Area are:

- 1. Learning, arts and culture spaces appropriate to the future population and development pattern.*
- 2. Community meeting and community support spaces appropriate to the future population and development pattern.*
- 3. Formal sports fields with potential to also cater to the future population of Burswood Peninsula.*

Action 56 of the Strategy recommends preparing a concept plan for Charles Paterson Park to guide provision of sporting fields to service Burswood South and adjacent place planning areas, including Burswood Peninsula.

With the MRS Parks and Recreation, it is highly unlikely that the State would support any change to Urban for development potential.

The Local Planning Strategy (2022) recommends a review of the planning framework for the Burswood South place in the medium term (3-4 year) although is unlikely to recommend a

Property Description

**Reserve 27743 Great Eastern Highway and
Craig Street, Burswood**

change from open space.

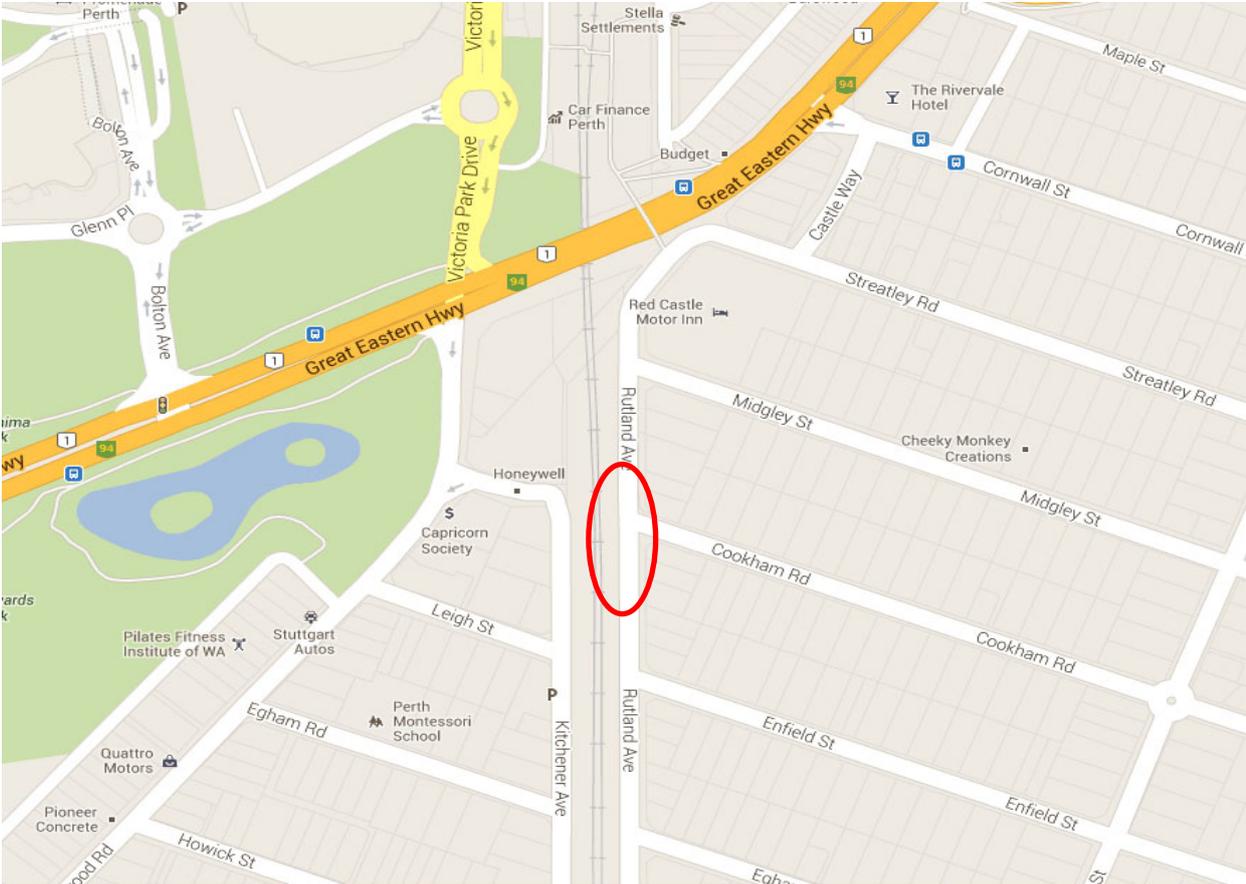
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Recommendation / Implementation

The Town does not own this land, it is owned by the State Government. If the Town were seeking to obtain this land it would be at a cost unless a special exemption is obtained.

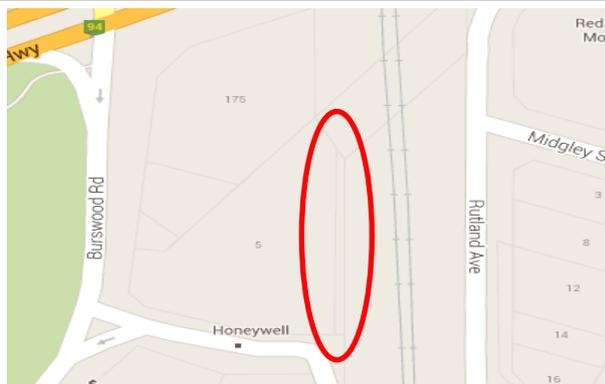
The land is to be retained as open space for recreation and future future sporting fields as recommended by the Public Open Space Strategy (2019) and Social Infrastructure Strategy (2022).

Location Map



Property Description

Reserve 37704 Kitchener Avenue, Burswood



| | | | |
|-----------------|------------------------------|-----------------|----------------------------|
| Asset ID Number | R37704 | Ownership | Vested Reserve |
| | CT LR3150/217 (Lot 10239) | | |
| Land Area | 249 m ² | Property Zoning | TPS1 Office/Residential |

Development and Other Constraints

| | |
|---------------|------------------------------------|
| Environment | Would need to consider rail noise. |
| Social | Not applicable. |
| Community Use | Not applicable. |
| POS | Not applicable. |

Economic Considerations

| | | |
|----------------------------|-----|---|
| Land Valuation / Appraisal | N/A | Rezoning/development potential: Potential for amalgamation into adjacent commercial property. |
|----------------------------|-----|---|

Governance

Lot 10239 is owned by the State of WA for the purpose of Public Utility Services without a management order. The land is encumbered by a gas line and underground power infrastructure.

Site Evaluation

Narrow strip of land, presumed to be created as a residual of a former road reserve. Reserve serves no function and appears to provide no pedestrian or vehicular access or connection to any other property. It would appear appropriate to amalgamate the property with the adjacent commercial site to improve onsite parking.

Property Description**Reserve 37704 Kitchener Avenue, Burswood**

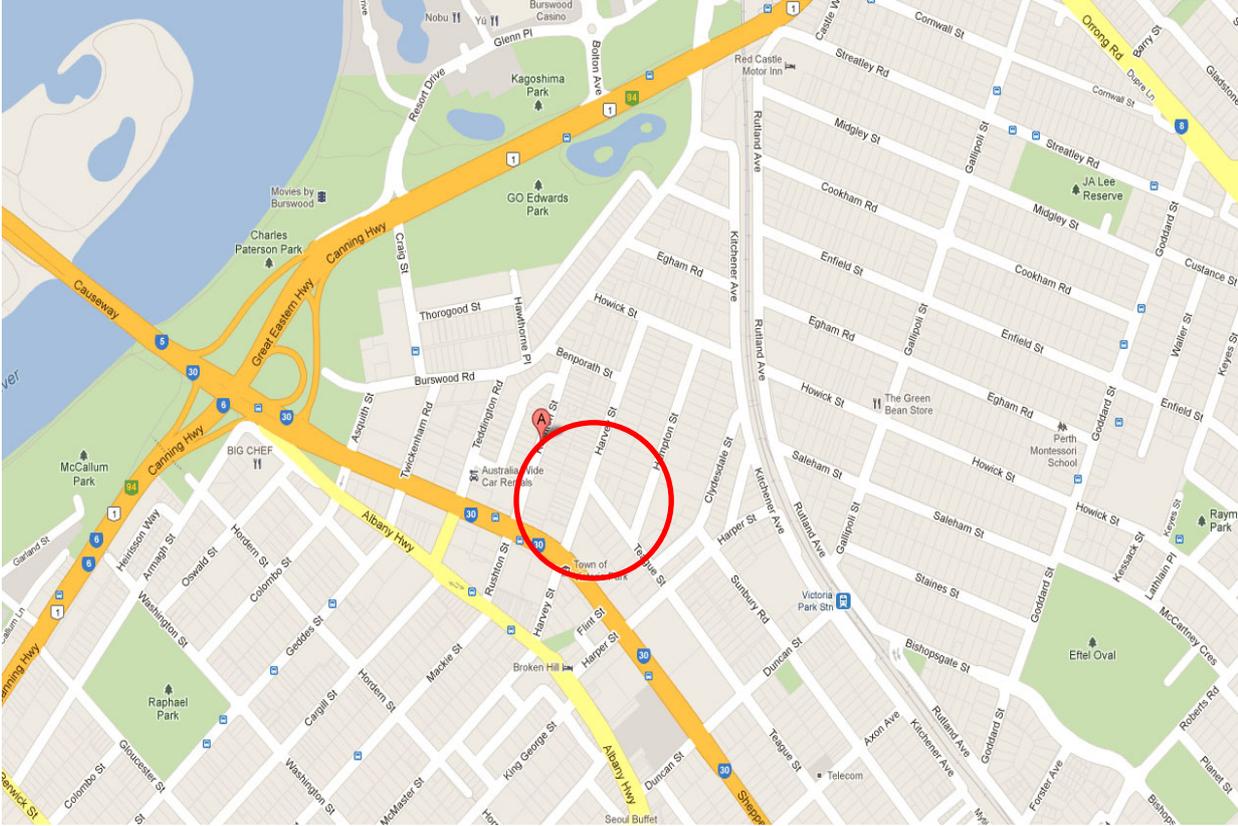
The land is encumbered and is adjacent to a Perth Transport Authority rail corridor, currently being used as a Right of Way.

Recommendation / Implementation

That the property is retained for its current use as a Right of Way.



Location Map



Property Description

Lots 100, 62-64 and 205 (31) Rushton Street, Burswood



| | | | |
|-----------------|--|-----------------|--|
| Asset ID Number | CT V1065 F22 CT V1365 F864 CT V1365 F865 | Ownership | Freehold |
| Land Area | 3899 m ² | Property Zoning | TPS1 Office-Residential and Primary Regional Road Reserve Proposed draft LPS2 Mixed Use zone. |

Development and Other Constraints

| | |
|----------------------|---|
| Environment/Planning | <p>Cleared site, minor vegetation to south eastern boundary. There is approx. 16.5% tree canopy (over 3m).</p> <p>MRS Primary Regional Road extends over Lot 62 (corner Harper and Shepperton Road) with potential for a future widening. This is a Category 3 road meaning the road reservation not accurately defined or under review (WAPC road #54 / Main Roads road #H1).</p> <p>Development subject to the Town’s Local Planning Policy 22 – Development Standards for Causeway Precinct.</p> |
| Social | <p>Vacant land and building.</p> <p>Identified on Local Heritage Survey place #076 (previously place #VP52) Victoria Park Croquet Club, Category 2, significance of values (historic, social and associations) is “Considerable”.</p> |

Property Description

Lots 100, 62-64 and 205 (31) Rushton Street, Burswood

Community Use No community use, former croquet club.

POS If the property is developed for commercial uses then no public open space is required, however if the property is developed for residential then a contribution (cash-in-lieu) for open space may be preferable over an allocation of land for open space.



Map showing MRS Primary Regional Road reserve (Shepperton Road)

Economic Considerations

Rezoning/development potential: See Notes Following

The site has a value to the Town of Victoria Park as a freehold site with development potential.

Governance

Titles are unencumbered however, portion of Shepperton Road boundary (Lot 62) is subject to Metropolitan Regional Scheme Primary Regional Road reservation.

Section 3.59 of the Local Government Act may apply (dependent upon value of asset and development) and business planning requirements.

Site Evaluation

The 5 lots are essentially cleared level land with some trees along the Shepperton Road frontage and two

Property Description

**Lots 100, 62-64 and 205 (31) Rushton Street,
Burswood**

buildings located centrally on the site.

The buildings and land were formally a croquet club which is recognised in the Town's Local Heritage Survey (2021) and Heritage List under TPS1.

The land facing Shepperton Road is subject to a Metropolitan Region Scheme Primary Regional Road (PRR) reservation for potential future road widening. The future widening area is to be determined, however the MRS reserve is 395 sqm.

The subject land is perhaps best suited for mixed commercial and residential use due to its strategic location on a primary road, having good access and connectivity to recreational and commercial activities and other urban amenities.

From an urban planning viewpoint, and its strategic location, the property could possibly sustain development higher than the 4 storey limit.

Planning for the site is primarily guided by the Local Planning Policy 22 Development Standards for Causeway Precinct and identified as Area 6B Croquet Club Site which provides for:

- Desired Character - The area is to act as an interface between the Commercial Core and medium density residential area of the Victoria Precinct whilst providing an attractive entry statement to the Causeway Precinct.
- Land Use - Residential and/or commercial uses, but not retail uses such as Shops, Restaurants etc. On Lots 64 and 100 only uses that would otherwise be permitted within a Residential zone.
- Density - R80 for Lots 62, 63 and 64; R60 for Lot 100
- Plot Ratio - Maximum 1.0 for Lots 62 and 63; As per R-Codes for Lots 64 and 100.
- Building Height – between 2 to 4 storeys.

The Town's Local Planning Strategy (2022) recommends a review of the planning framework for the Burswood South Mixed Use Precinct in the medium-term (next 3-4 years). This review may recommend revised planning controls for the site.

Further to the requirements of Council Resolution 221/2021 an analysis of this site was undertaken to assess the suitability for social housing, and identified that this is an Office or residential development opportunity site.

The property meets the following criteria which weigh in favour of development and use for social housing or other residential purposes:-

- Located close to bus route.
- Close to commercial amenities.
- Potential for a multi-unit development.
- Flat topography.

However, the property is highly valuable. A social housing development is unlikely to take advantage of the returns from development of this property.

Property Description

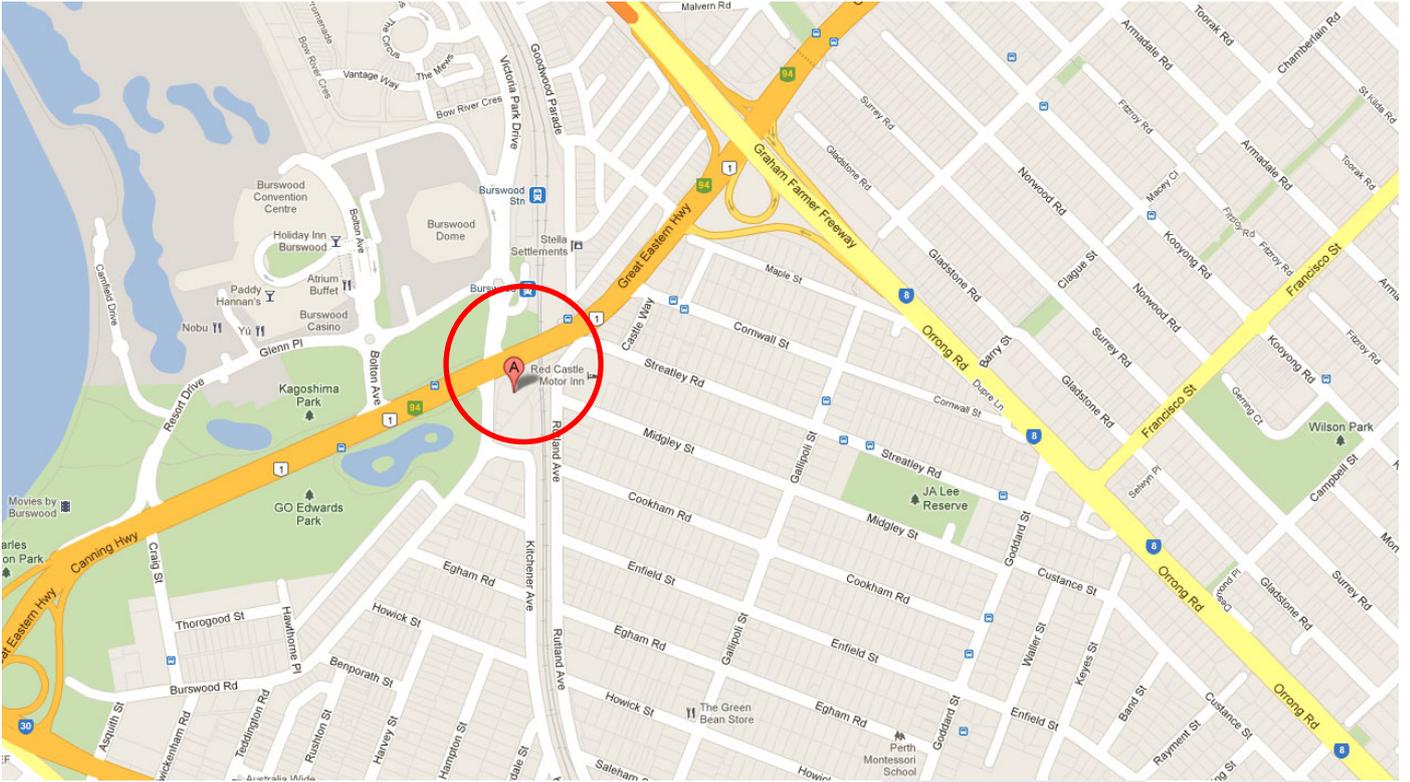
**Lots 100, 62-64 and 205 (31) Rushton Street,
Burswood**

Recommendation / Implementation

- That a Business Case is presented to Council to consider its options for this property.
-

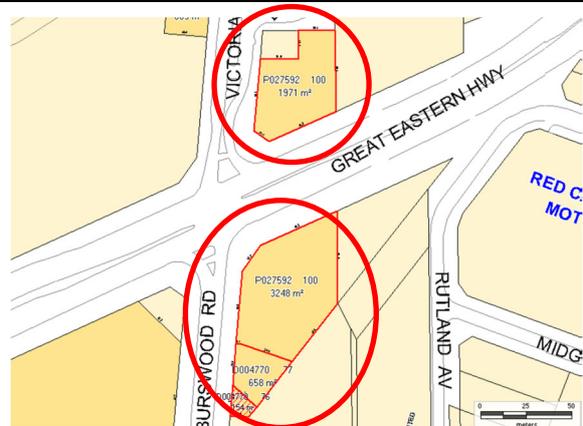


Location Map



Property Description

Lots 100, 76-77 (176A, 176B and 175) Burswood Rd, Burswood



| | | | |
|-----------------|---|-----------------|--|
| Asset ID Number | CT V1694 F380 CT V1133 F719 | Ownership | Freehold |
| Land Area | 175(N) m ² 1971 m ² 175(S) 3248 m ² 176(B) 658 m ² 176(A) 154 | Property Zoning | 176a/b - TPS1 Office-Residential zone 178 - TPS1 Office-Residential zone and MRS Parks and Recreation Reserve 175 - TPS1 Special Use zone |

Development and Other Constraints

| | |
|---------------|---|
| Environment | None identified, some mature trees evident on the land. There is approx. 41.7% (over 3m) tree canopy over the site. Includes a 100 year old Olive Tree on the Burswood Road frontage. |
| Social | No buildings, no immediate community use evident. |
| Community Use | Not applicable. |
| POS | Portion of the land acts as an entry statement to Burswood South and Burswood precincts although does not function as active open space and is inappropriate for |

Property Description

Lots 100, 76-77 (176A, 176B and 175) Burswood Rd, Burswood

such use due to its topography and proximity to major thoroughfares, although open space provides space for retention of existing vegetation

Planning for 176a/b Burswood Road is guided by Local Planning Policy 22 Development Standards for Causeway Precinct which identifies this site as Elevated Mixed Use Area with the following requirements:

- Land use: Residential, short term residential (ie. serviced apartments) and or office/commercial with a commercial component required to Burswood Rd at street level.
- Density: As permitted under the R-Codes for a density code of R160.
- Plot Ratio: 2. The mandatory commercial floor space at ground level on Burswood Rd is not included in plot ratio.
- View sharing: max 30m wide towers with 30m separation (parallel to Hampton St alignment)
- Requires a min sit area of 3000m² whereas the site is only approx. 2600m²
- Building Height – varies depending on built form arrangement between 2-6 storeys or 12 storeys, however the policy only permits 1 tower in the area bounded by Burswood Road, Great Eastern Highway, Railway Line and Kitchener Street (not a 12 storey tower is being approved for this area).

The Town’s Local Planning Strategy recommends a review of the planning framework for the Burswood South Mixed Use Precinct (ie. land zoned Office-Residential) in 3-4 years which will include this site.

Economic Considerations

| | | |
|---------------------------------|-----|---|
| Rezoning/development potential: | | The land has significant economic potential if developed cognisant of orderly and proper urban planning principals. |
| Land Valuation/Appraisal | N/A | |

Governance

Local Government Act requirements in accordance with Section 3.59 are likely to apply due to the value of the properties. Business plans and feasibility studies inclusive of public consultation is likely to be required.

Part of the land is encumbered by an easement to the Water Corporation, and a portion of the land is subject to provisions of the Public Works Act.

Site Evaluation

The four parcels of land, three on the south side of Great Eastern Hwy and one on north side have considerable

Property Description

**Lots 100, 76-77 (176A, 176B and 175) Burswood Rd,
Burswood**

economic potential. (Lot 100 is two parcels split across the north and south sides of the Highway)

The land could be developed in such a way as to provide economic, social and environmental benefits to the Town of Victoria Park.

All the subject land (4 parcels) is in close proximity to the Central Business District of Perth has excellent public and private transportation connections and significantly high amenity.

The subject land is elevated and affords significant views over the Swan River and Perth skyline. The land currently has some good quality trees located on it (which are protected by the MRS Parks and Recreation reserve) and part of it acts as an entry statement to Burswood Road and the Burswood South Precinct. (approximately 41.7% tree canopy across this site, including an approximate 100 year old Olive Tree on the Burswood Road frontage,)

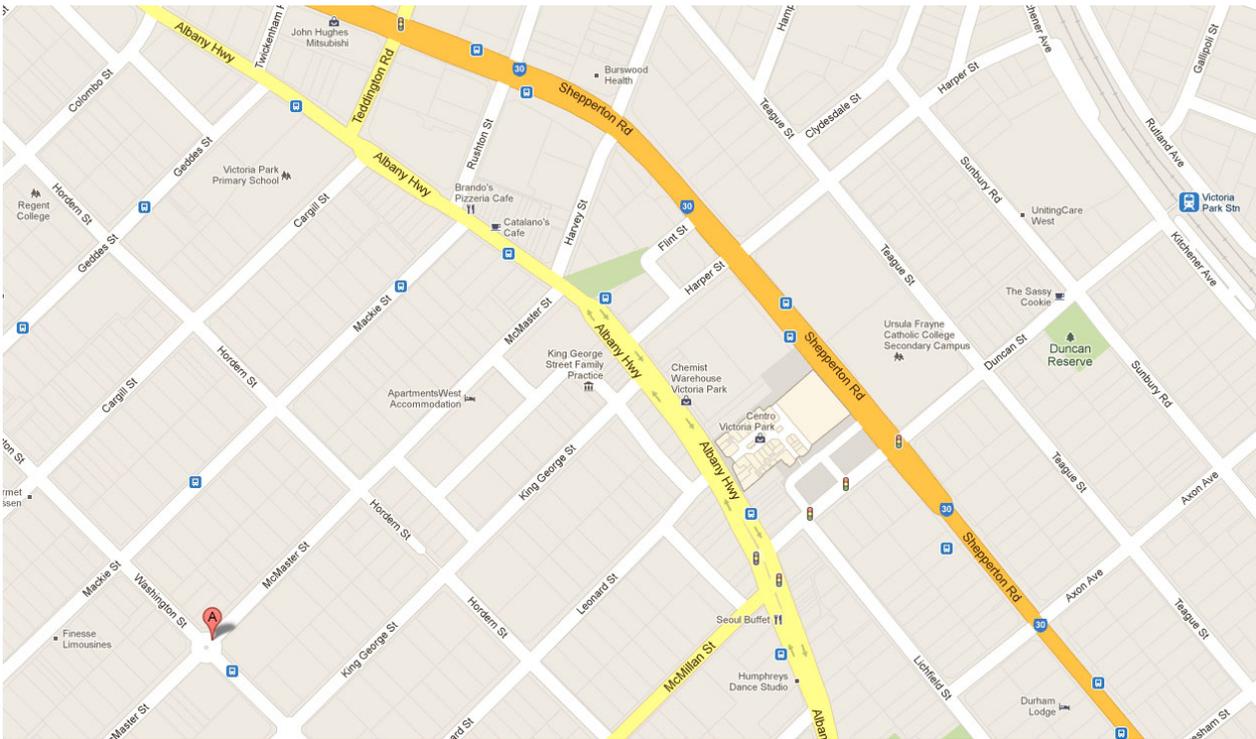
Further to Council Resolution 221/2021, an analysis was undertaken on this site to assess suitability for social housing, and identified that this property is potentially highly valuable with significant economic potential for the Town. Development for social housing is likely to reduce financial returns and is not recommended.

It should be noted that vehicle access to these lots may be somewhat constrained by proximity to intersection with Great Eastern Highway, this would need to be commented on by qualified traffic engineers.

Recommendation / Implementation

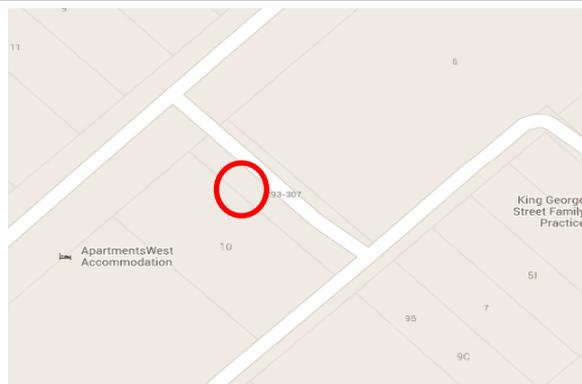
- That a Business Case is presented to Council to consider its options for this property
-

Location Map



Property Description

Lot 41 (6A) McMaster Street, Victoria Park



| | | | |
|-----------------|--------------------|-----------|-----------------|
| Asset ID Number | CT V1347 F52 | Ownership | Freehold |
| Land Area | 584 m ² | Property | TPS1 |
| | | Zoning | Residential R80 |

Development and Other Constraints

| | | | |
|---------------|--|--|--|
| Environment | No environmental issues identified. There is approximate tree canopy over 5.8% (over 3m) | | |
| Social | Not applicable | | |
| Community Use | Access way. | | |
| POS | Not applicable. | | |

Economic Considerations

| | | |
|----------------------------|-----|--|
| Land Valuation / Appraisal | N/A | Rezoning/development potential: Potential for amalgamation with adjacent site. |
|----------------------------|-----|--|

Governance

Previously this was an access way to adjoining right of way network. The Town has removed this access and the property is now vacant land.

Site Evaluation

Property is adjacent to a large vacant development site fronting onto McMaster Street.

The property is not heavily vegetated. The lot dimensions and slope mean construction costs will be significantly higher than usual.

An analysis of this site was undertaken to determine analysis of suitability for social housing and the following was identified:

Previously this was an access way to adjoining right of way network. The Town has removed

Property Description**Lot 41 (6A) McMaster Street, Victoria Park**

this access and the property is now vacant.

The property meets the following criteria which weigh in favour of development and use for social housing:-

- The property is not heavily vegetated;
- Excellent access to CBD amenities;
- Good access to bus routes;
- Zoning supports multi unit development.

The Department of Communities identified two significant challenges for a development of this site for social housing:

1) Lot dimensions and site slope mean construction costs will be significantly higher than usual.

2) High construction costs make it difficult to facilitate leasehold strata as the benefit of not paying for the land is significantly offset by the extra costs in construction.

Site inspection has confirmed the steep slope topography of this site. This property is not recommended for development into either social housing, or open market residential purposes.

There is an existing Council resolution from 13 December 2016 approving the disposal of land by sale.

Property Description**Lot 41 (6A) McMaster Street, Victoria Park**

Ordinary Meeting of Council Minutes

13 December 2016

(To be confirmed 14 February 2017)

RESOLVED:**Moved: Cr Windram****Seconded: Cr Maxwell****That:**

1. Council authorises the sale of 6A (Lot 41) McMaster Street, Victoria Park, being Lot 41 on Plan 2594 and the whole of the land contained in Certificate of Title Volume 1347 Folio 52, by public auction or by private treaty in compliance with section 3.58 of the *Local Government Act 1995* during the 2016/2017 financial year, or beyond the 2016/2017 financial year if the Chief Executive Officer and the Mayor consider that market conditions are not conducive to the Town optimising financial return from sale of Lot 41, on a date to be determined by the Mayor and the Chief Executive Officer.
2. The Mayor and the Chief Executive Officer be authorised to sign and apply the Town's common seal to all documentation necessary to effect the sale and transfer of ownership of Lot 41 McMaster Street, Victoria Park.
3. All proceeds from the sale of Lot 41 McMaster Street, Victoria Park, be placed in the Future Projects Reserve.
4. Persons who made a submission to the Town as part of the consultation process in respect to the proposed sale of Lot 41 McMaster Street be advised of Council's resolution.

The Motion was Put and**CARRIED (7-0)****In favour of the Motion: Mayor Vaughan; Cr Ammons Noble; Cr Anderson; Cr Hayes; Cr Maxwell; Cr Oliver; and Cr Windram**

○

Recommendation / Implementation

That a Business Case is presented to Council to consider its options for this property.

Location Map



Property Description

Lot 410 (29) Miller Street, Victoria Park



| | | | |
|-----------------|---------------------|-----------------|--|
| Asset ID Number | CT V1459 F46 | Ownership | Freehold |
| Land Area | 1002 m ² | Property Zoning | TPS1 Residential R40 MRS Primary Regional Road, Other Regional Road |

Development and Other Constraints

| | |
|---------------|--|
| Environment | 25% tree canopy |
| Social | None |
| Community Use | Park land for community use |
| POS | Developed as Public Open Space and recommended for POS retention in Public Open Space Strategy (2019). |

Economic Considerations

| | | |
|----------------------------|-----|---|
| Land Valuation / Appraisal | N/A | Rezoning/development potential: Retain as Public Open Space as per POSS recommendation. |
|----------------------------|-----|---|

Governance

The land is impacted by Water Corporation critical pipeline along the north western boundary. Road widening strips and MRS. Located in the Residential Character Area (no apartments permitted, only grouped dwellings). Group dwellings will require an average of 220sqm for each. Identified as Public Open Space in the Public Open Space Strategy (2019) and developed as a park (Miller Street Reserve).

Site Evaluation

1002 sqm lot (753 sqm net after deduction of MRS and road widening strips).

Property Description**Lot 410 (29) Miller Street, Victoria Park**

Attractive lawned and landscaped park with several large feature trees.

The property meets the following criteria which weigh in favour of development:-

- Proximity to bus route, with bus stop next to the property;
- Fairly close proximity (300m) to amenities at John Bisset Reserve;
- Potential for multi unit development;
- Level topography.

The following criteria weigh against development:-

- Loss of the high level of open space amenity provided by the property;
- The property has approximately 25% tree canopy.

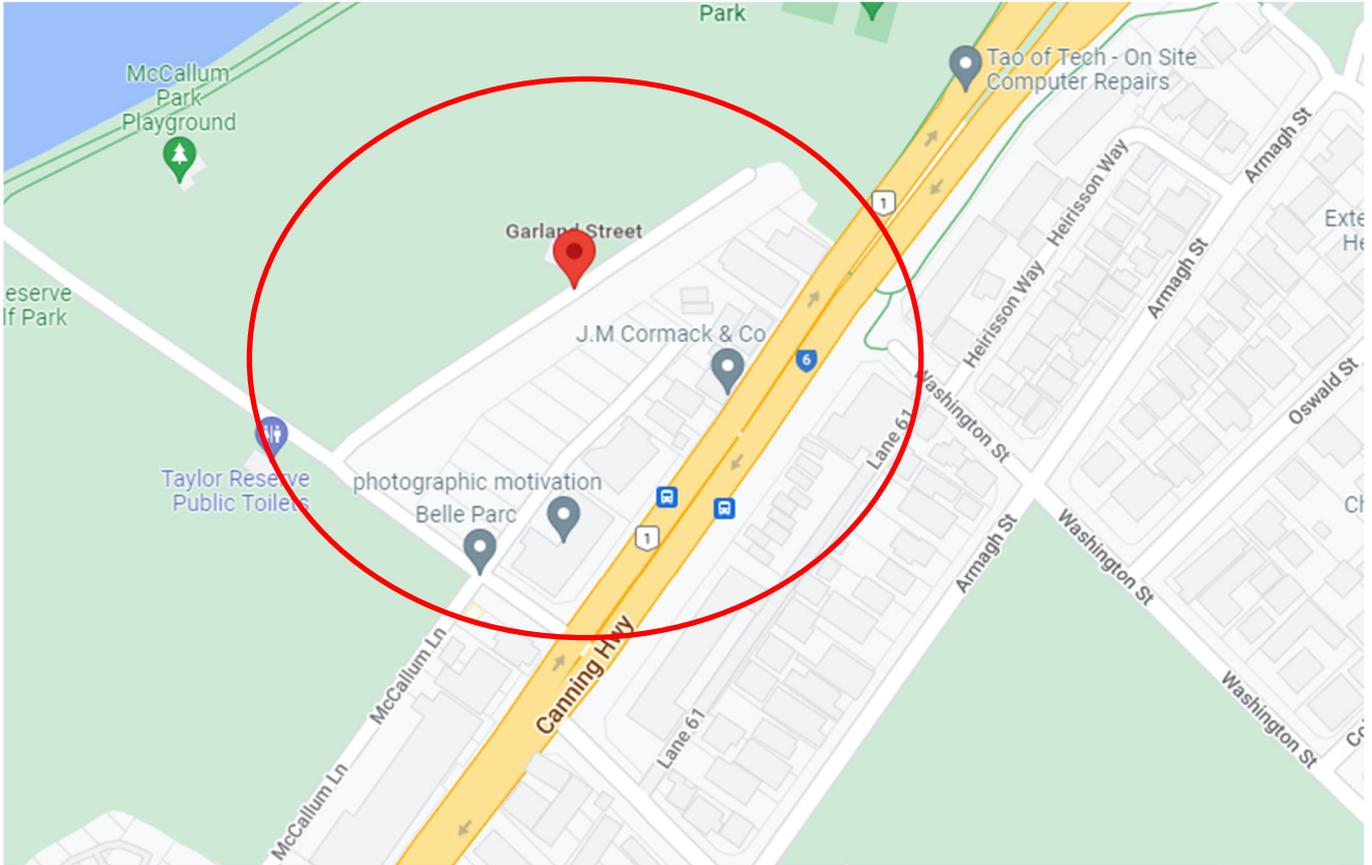
Developed as Public Open Space and recommended for POS retention in Public Open Space Strategy (2019).

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Recommendation / Implementation

That the property is retained for its current use as Public Open Space as per Public Open Space Strategy (2019) recommendations

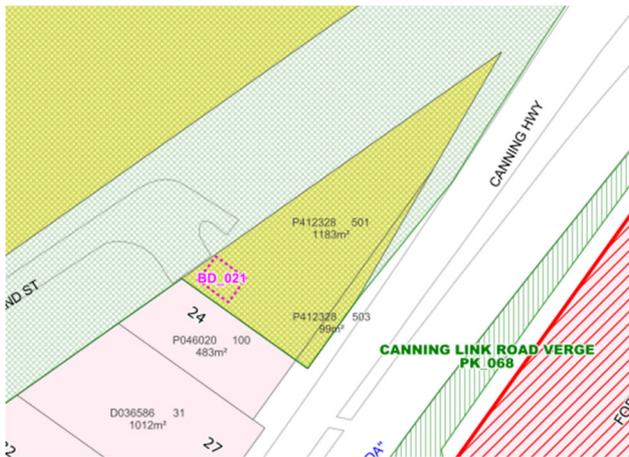
Location Map



Property Description

Lot 256 (22) Garland Street, Victoria Park

(Portion of land at McCallum Park)



| | | | |
|-----------------|---------------------|-----------------|------------------------|
| Asset ID Number | CT V2975 F780 | Ownership | Freehold |
| Land Area | 1183 m ² | Property Zoning | MRS Parks & Recreation |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Park with trees |
| Social | Wildlife association occupying the building |
| Community Use | McCallum Park / Wildlife association |
| POS | MRS Parks and Recreation reserve |

Economic Considerations

| | | |
|----------------------------|-----|--|
| Land Valuation / Appraisal | N/A | Rezoning/development potential: Within McCallum Park, zoned MRS Parks and Recreation reserve, any development is limited and subject to approval of WAPC. Future use or development is guided by the Town's Taylor-McCallum Park Concept Plan. |
|----------------------------|-----|--|

Governance

Lot 501 on DP412328, the subject portion relates to the site that currently accommodates a building. The address of this Lot is also known as 3 Canning Hwy, Victoria Park.

The subject building, currently occupied by the Wildlife group is approximately 48sqm.

Property Description

**Lot 256 (22) Garland Street, Victoria Park
(Portion of land at McCallum Park)**

This portion of land is encumbered by easement burden for sewerage purposes to Water Corporation and an easement burden for right of carriage way. The subject portion of land is impacted by Water Corporation critical pipeline asset.

Development is guided by the Town's Taylor-McCallum Park Concept Plan.

Site Evaluation

Portion of subject site currently accommodates a building that is occupied by a Wildlife Association, other parts of the land are being used to accommodate a cycleway and public open space.

There are other parts of McCallum Park subject to planning and development, including basketball courts, recreation; and a Main Roads WA pedestrian bridge to be constructed on part of the reserve on Lot 501.

As the property is zoned parks and recreation, the recommendation is to retain for its current use.



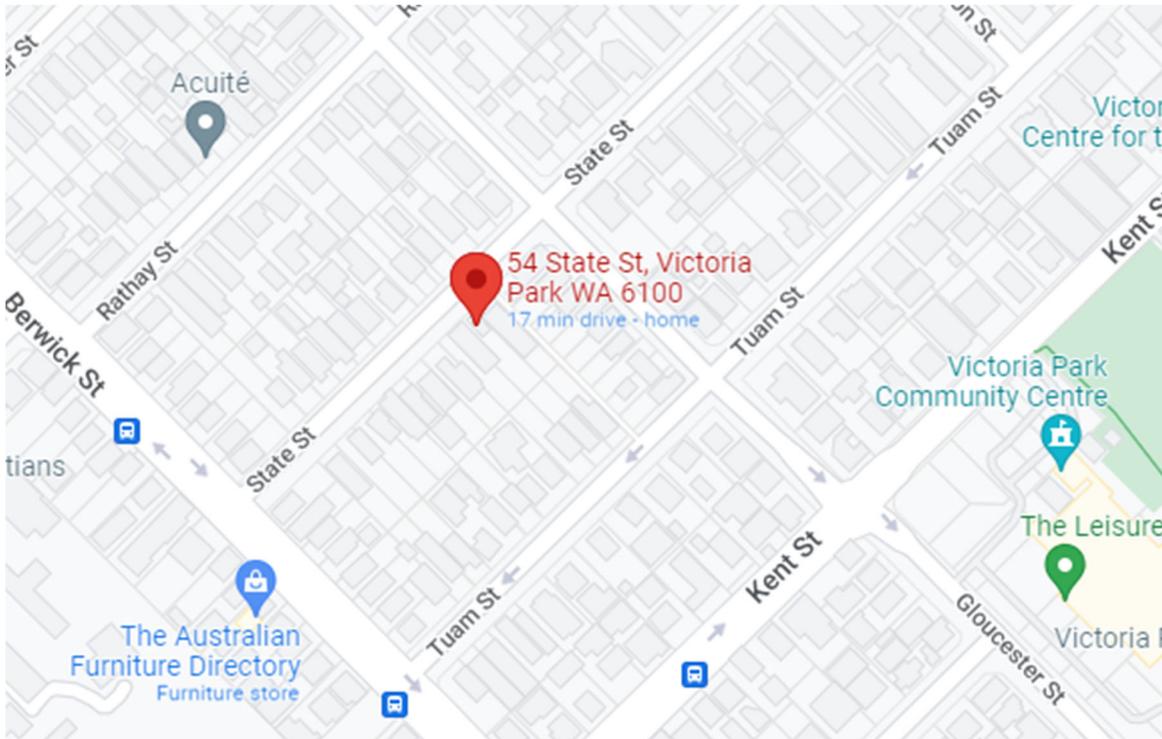
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Recommendation / Implementation

That the property is retained for its current purpose.

Location Map



| Property Description | | 54 (Lot 77) State Street, Victoria Park | |
|---|--|--|-------------------------|
|  | |  | |
| Asset ID Number | CT V1339 F217 | Ownership | Freehold |
| Land Area | 615 m ² | Property Zoning | TPS1 Residential R30 |
| Development and Other Constraints | | | |
| Environment | Drainage sump | | |
| Community Use | Playground / micro park identified in Public Open Space Strategy (2019). | | |
| POS | Not applicable. | | |
| Economic Considerations | | | |
| Land Valuation / Appraisal | N/A | Rezoning/development potential: Retain as a POS micro park with playground as recommended by POSS. | |
| Governance | | | |
| <p>An attractive playground has been developed by the Town at front of property.</p> <p>There is drainage sump at the rear of the property and impacted by the Town's stormwater drainage assets.</p> | | | |
| Site Evaluation | | | |
| <p>The property currently comprises playground equipment and is being used as a park.</p> <p>There is drainage sump at the rear of the property.</p> <p>The property has good access to amenities such as schools and shops.</p> <p>The Town's Public Open Space Strategy (2019) identifies this a public open space and a good case study of a micro-park.</p> | | | |

| Property Description | 54 (Lot 77) State Street, Victoria Park |
|---|--|
|  |  |

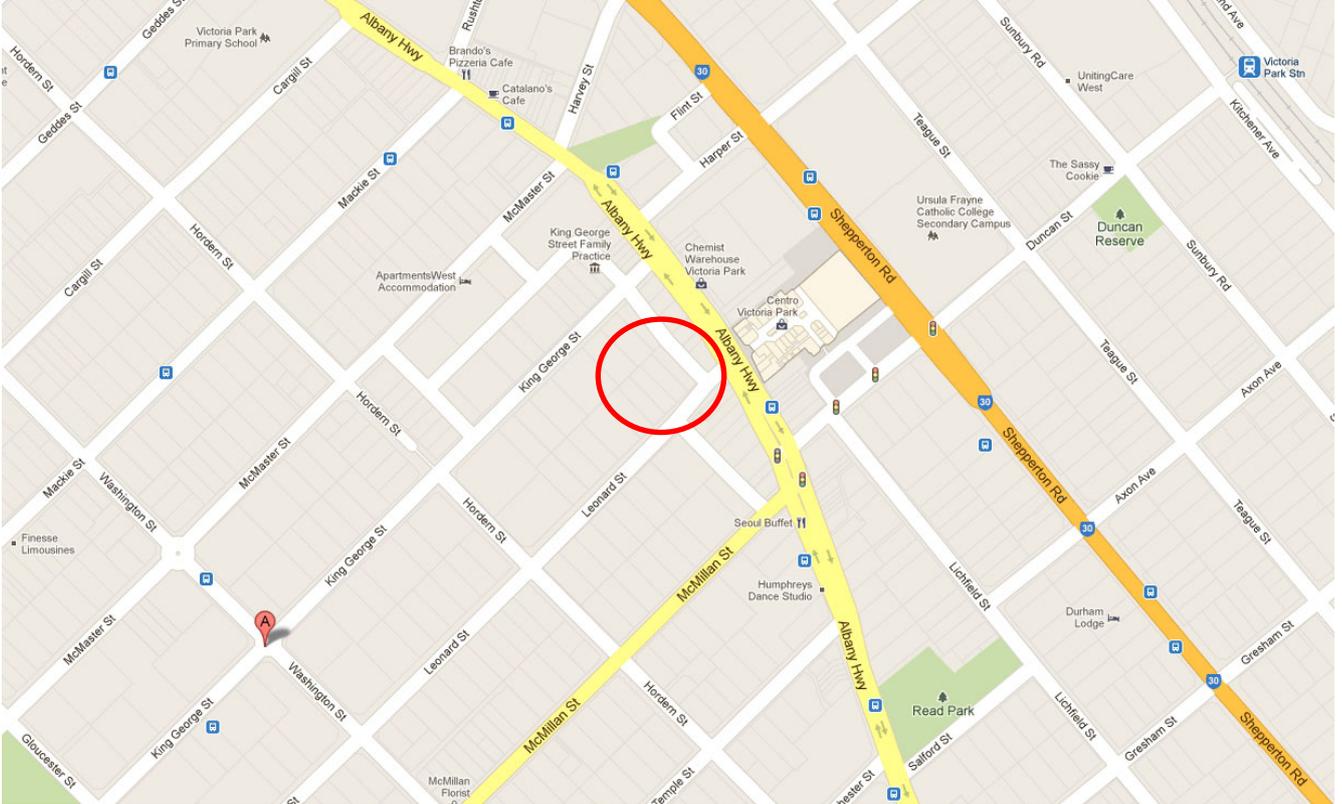
Development potential is likely to be limited to the front portion of the property and will be subject to analysis of current and future drainage requirements. The current uses are likely to preclude any residential development, unless loss of an attractive playground is considered acceptable.

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Recommendation / Implementation

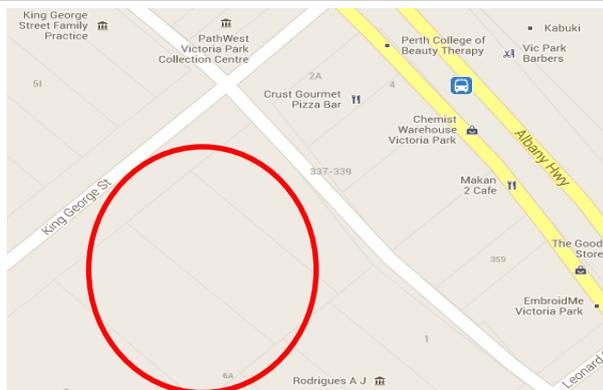
That the Council retain this property for its current uses, including as an attractive micropark as per the Public Open Space Strategy (2019 recommendation).

Location Map



Property Description

Lot 11 (4-6) King George Street, Victoria Park



| | | | |
|-----------------|---------------------|-----------------|----------------------------|
| Asset ID Number | CT V1158 F925 | Ownership | Freehold |
| Land Area | 3080 m ² | Property Zoning | TPS1 Residential R80 |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Some mature trees located amongst car park. |
| Social | Car park. |
| Community Use | Car park. |
| POS | Not applicable. |

Economic Considerations

| | | |
|----------------------------|-----|---|
| Land Valuation / Appraisal | N/A | Rezoning/development potential: Potential to retain car parking as part of a larger redevelopment of the site to gain benefits from R80 zoning. |
|----------------------------|-----|---|

Governance

Current car park. Car park is metered and generates an income for the Town.

The planning and management of car parks is guided by the Town's Integrated Transport Strategy (2022) and Parking Management Plan (2022). This area is located within the Victoria Park Parking Place area which has the following Actions:

- Undertake regular reviews of parking occupancy and turnover of the activity centre which, will determine the parking demands and identify areas where longstay parking is infiltrating residential streets. This information can be used to better manage the parking in and around Victoria Park Station.
- Review the current short-stay on-street parking restrictions with a view to consolidating to one short-stay time restriction in areas of high demand for short-stay parking where no other offstreet parking is available.

Property Description**Lot 11 (4-6) King George Street, Victoria Park**

- Advocate the State Government to provide more off-street commuter parking along Kitchener Avenue to reduce the overflow of commuter parking into the residential area.

Any other changes to parking are subject to the recommendations of the Parking Management Plan (2022) specifically the Parking Intervention Matrix (pg9) which recommends a range of mechanisms to manage parking demand, with provision of additional parking spaces one of the lesser options.

The site is subject to the Town's proposed Albany Highway Precinct Structure Plan which is currently reviewing zones, densities and development controls along the length of Albany Highway.

There is an easement benefit for access to the adjoining Right of Way (ROW60) and part of site (Lot 11) is impacted by the Town of Victoria Park stormwater drainage asset.

Site Evaluation

The land is currently zoned Residential 80 and consists of a well-developed car park at rear of commercial and retail and adjacent to residential. Property is well used and the Town has considered an ongoing need for this car parking provision into the long term.

This land is included in the Town's proposed Albany Highway Precinct Structure Plan which is currently reviewing zones, densities and development controls along entire length of the highway and surrounds.

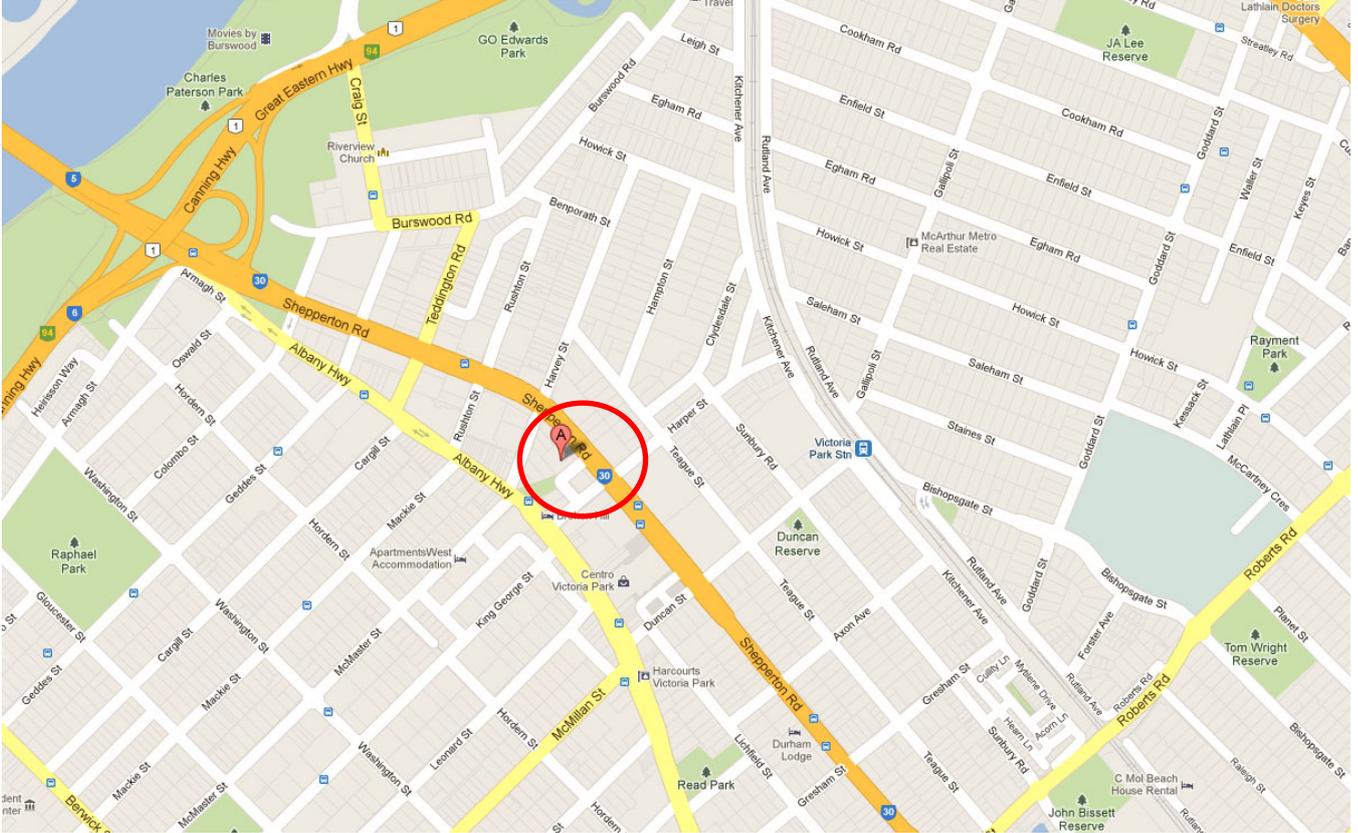
○

Recommendation / Implementation

That the Council consider future opportunities for this site following the outcomes of the Albany Highway Precinct Structure Plan and based on the recommendations of the Town's Parking Management Plan (2022).

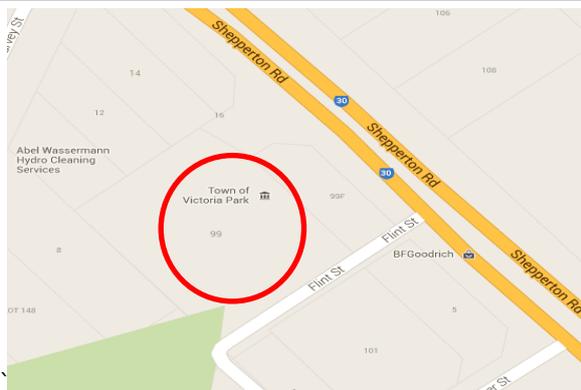


Location Map



Property Description

Lot 153 (99) Shepperton Road, Victoria Park



| | | | |
|-----------------|---------------------|-----------|------------|
| Asset ID Number | CT V2630 F624 | Ownership | Freehold |
| Land Area | 2392 m ² | Property | TPS1 |
| | | Zoning | Commercial |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Green space developed as part of Administration Centre. |
| Social | Town of Victoria Park Administration Centre. |
| Community Use | Town of Victoria Park Administration Centre. |
| POS | Not applicable. |

Economic Considerations

| | | |
|----------------------------|-----|--|
| Land Valuation / Appraisal | N/A | Rezoning/development potential: Long term redevelopment potential. |
|----------------------------|-----|--|

Governance

Current Town of Victoria Park Administration Centre. There is a registered Telco lease until July 2037 (a redevelopment clause is included should early termination be required).

A portion of land is impacted by gas and water pipelines.

Site Evaluation

Council Administration Centre located on Shepperton Road with expansive views across to the Perth Central Business District. Property is highly strategic land capable of generating substantial income in the longer term, however would require the relocation of the Administration Centre.

The site is subject to the Albany Highway Precinct Structure Planning project which is reviewing zones, densities and development controls in the area.

and provides options for high density mixed use (residential and commercial development) given its strong view corridors, access to open space and proximity to major transport routes

Property Description

Lot 153 (99) Shepperton Road, Victoria Park

and public transport infrastructure.

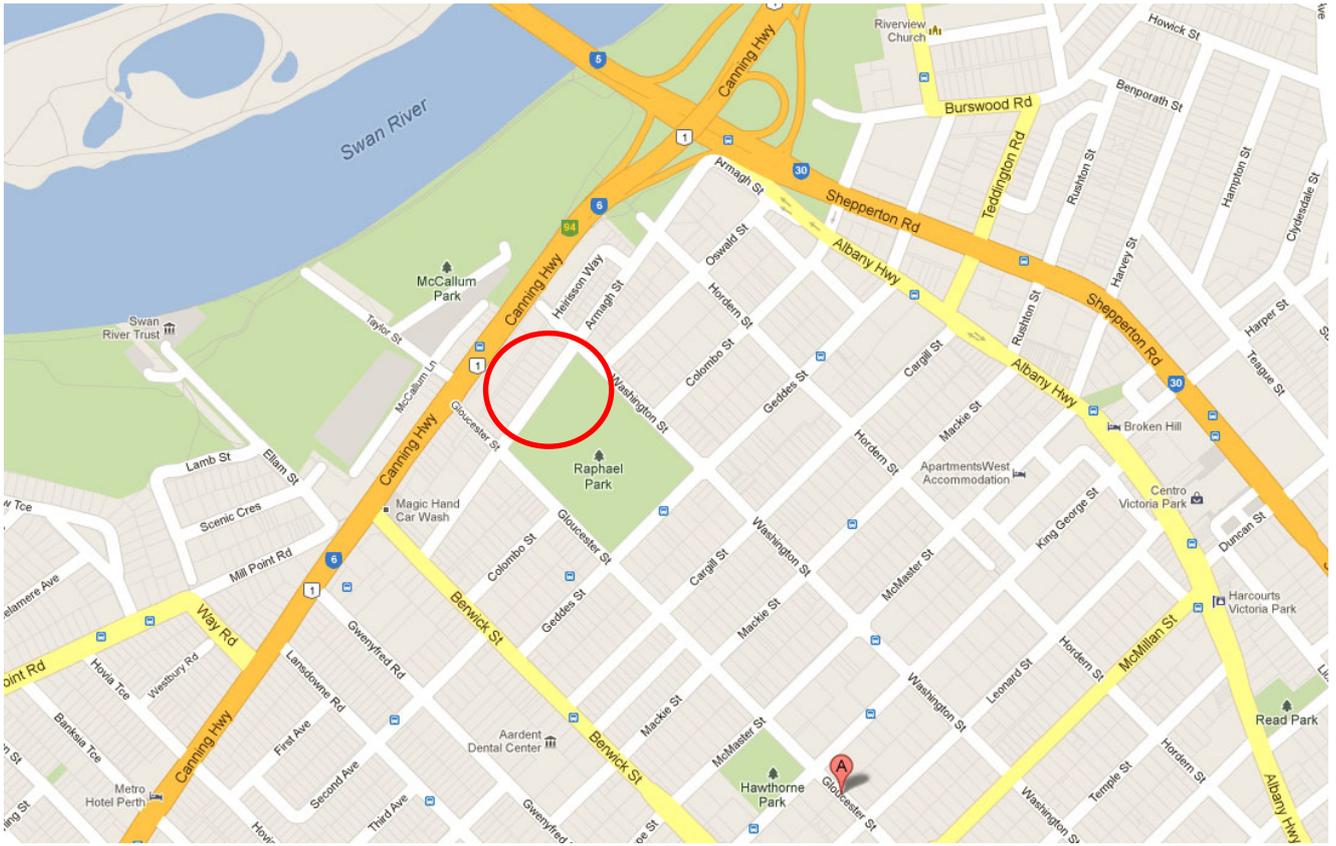
Recommendation / Implementation

That a Business Case is presented to Council to consider its options for this property.

1.

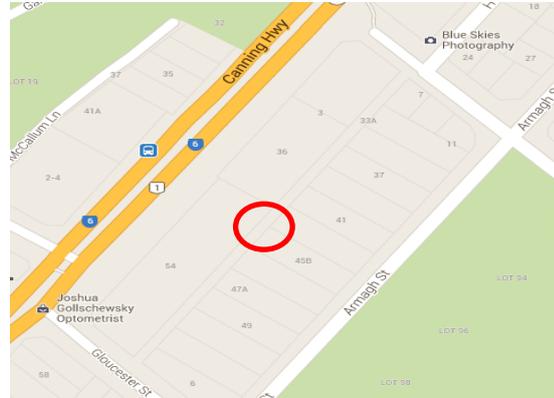
Location Map





Property Description

Lot 100 ROW 61 Gloucester Street, Victoria Park



| | | | |
|-----------------|---------------------|-----------------|-------------------------|
| Asset ID Number | CT V2025 F158 | Ownership | Freehold |
| Land Area | 1028 m ² | Property Zoning | TPS1 Residential R30 |

Development and Other Constraints

| | |
|---------------|-------------------------------------|
| Environment | No environmental issues identified. |
| Social | Access way. |
| Community Use | Not applicable. |
| POS | Not applicable. |

Economic Considerations

| | | | |
|----------------------------|----------------|---------------------------------|----------------------------|
| Land Valuation / Appraisal | Not Applicable | Rezoning/development potential: | No redevelopment potential |
|----------------------------|----------------|---------------------------------|----------------------------|

Governance

Right of Way providing access to a considerable number of properties.

Property whilst freehold title owned by the Town of Victoria Park, is a Right of Way and as such if closed will revert to the ownership of the Crown due to the provisions of the Land Administration Act under which the right of way was created.

Site Evaluation

ROW61 is a sealed access way. All Right of Way are to remain open where possible as part of LPS, there is no potential for closure or redevelopment.

Property Description

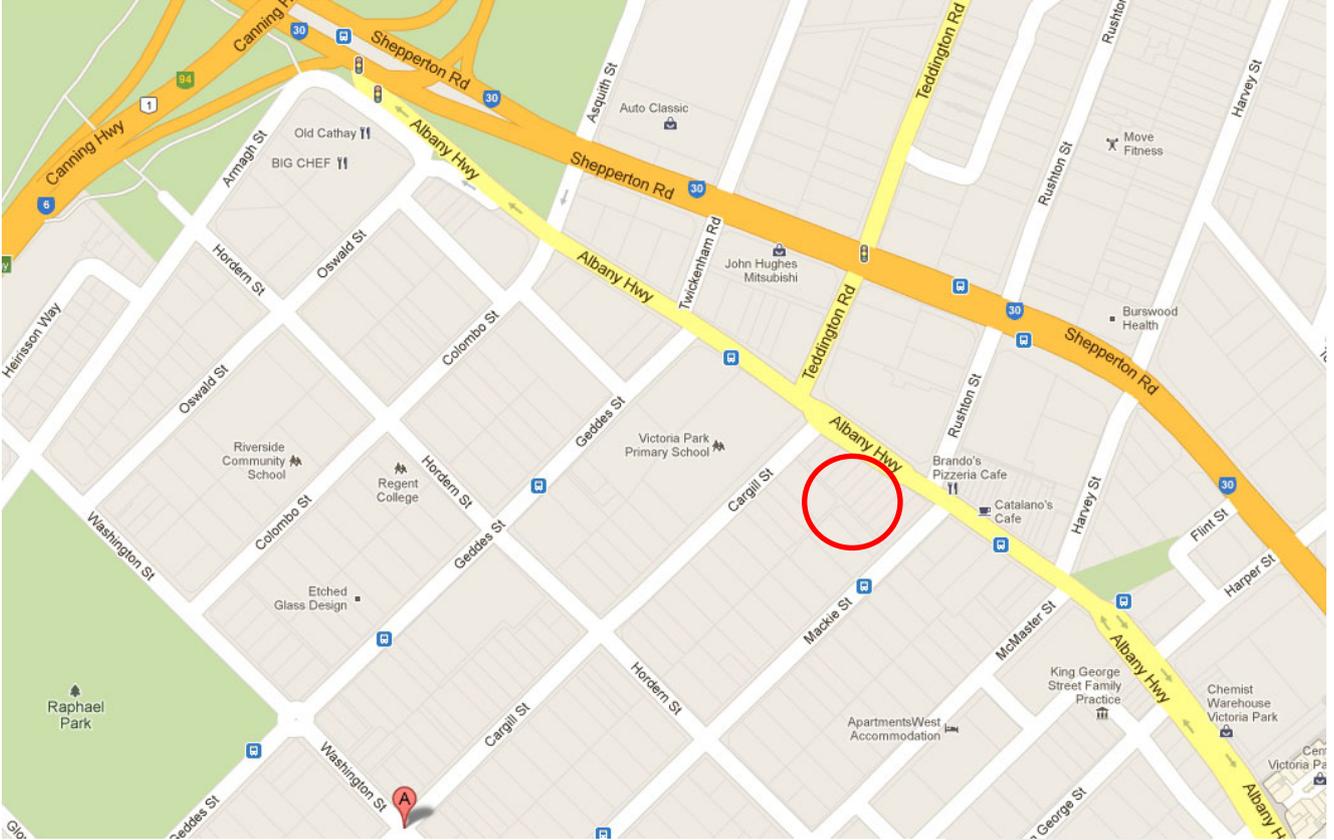
**Lot 100 ROW 61 Gloucester Street, Victoria
Park**

Recommendation / Implementation

That the Council retain this right of way in its current form as it provides critical access to adjoining properties.

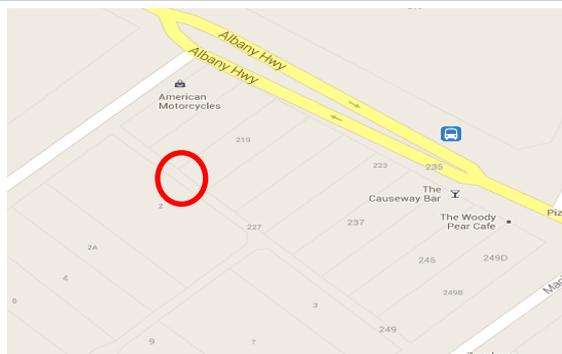


Location Map



Property Description

Lot 50 ROW 117 Cargill Street, Victoria Park



| | | | |
|-----------------|--------------------|-----------------|---------------------------------|
| Asset ID Number | CT V1980 F440 | Ownership | Freehold |
| Land Area | 514 m ² | Property Zoning | TPS1 Residential R30/Commercial |

Development and Other Constraints

| | |
|---------------|--|
| Environment | No environmental issues identified. |
| Social | Access way to rear of commercial premises. |
| Community Use | Not applicable. |
| POS | Not applicable. |

Economic Considerations

| | | | |
|----------------------------|----------------|---------------------------------|----------------------------|
| Land Valuation / Appraisal | Not Applicable | Rezoning/development potential: | No redevelopment potential |
|----------------------------|----------------|---------------------------------|----------------------------|

Governance

The ROW provides access to several properties. Any proposed closure of such may need to be considered in respect to the prevailing Land Administration Act. The land is also impacted by a Water Corporation critical pipeline and Town’s stormwater drainage assets.

Property whilst freehold title owned by the Town of Victoria Park, is a Right of Way and as such if closed will revert to the ownership of the Crown due to the provisions of the Land Administration Act under which the right of way was created

Site Evaluation

Access way providing access to several commercial properties in the area. All Right of Way to remain open where possible as part of LPS, there is no potential for closure or redevelopment. This ROW had been determined as being strategic in the long term as part of the light rail system being proposed in Victoria Park.

Property Description

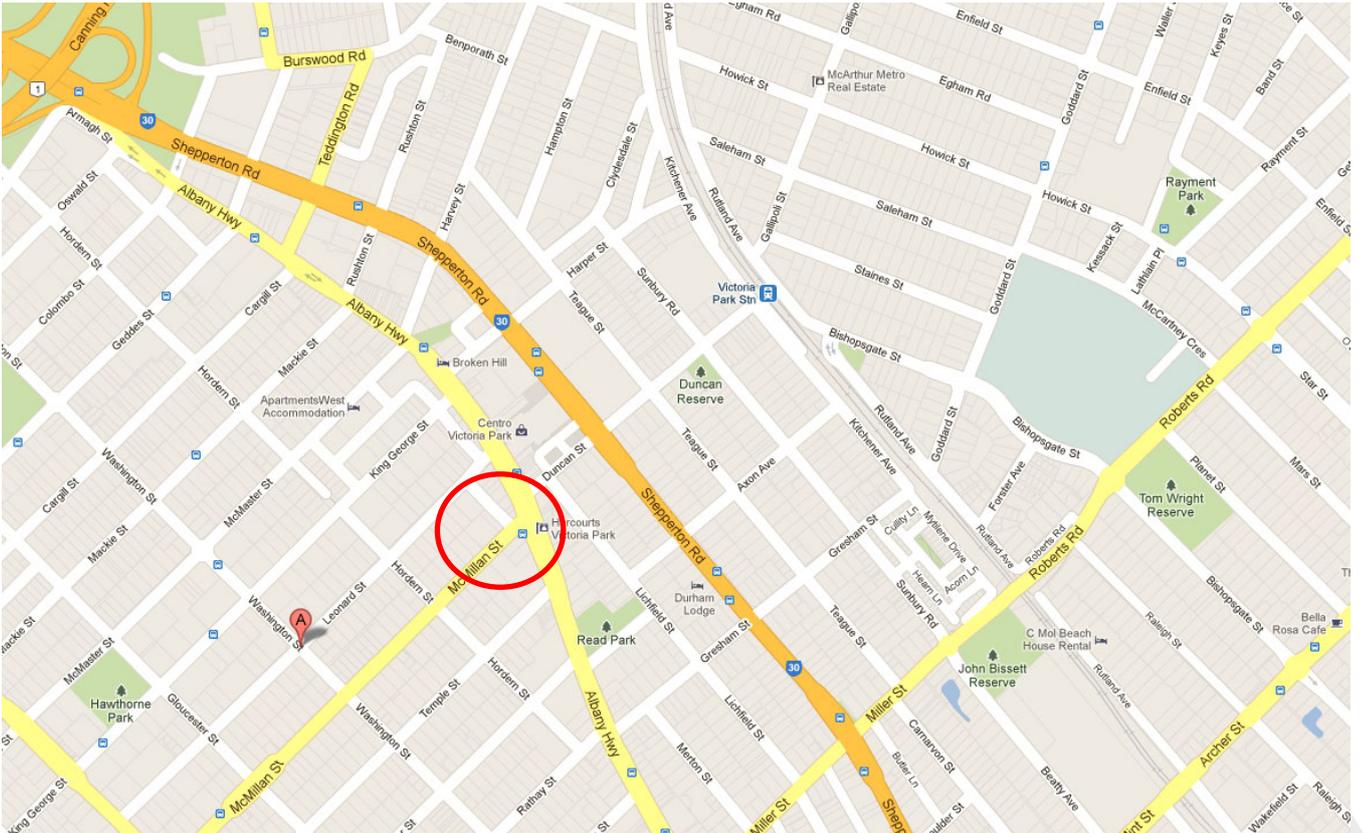
Lot 50 ROW 117 Cargill Street, Victoria Park

Recommendation / Implementation

That the Council retain this right of way in its current form as it provides critical access to adjoining properties.



Location Map



Property Description

Lot 74 ROW 42 Leonard Street, Victoria Park



| | | | |
|-----------------|--------------------|-----------------|-----------------------|
| Asset ID Number | CT V2030 F209 | Ownership | Freehold |
| Land Area | 101 m ² | Property Zoning | TPS 1 District Centre |

Development and Other Constraints

| | |
|---------------|---|
| Environment | No environmental issues identified |
| Social | Access way to rear of commercial properties |
| Community Use | Not applicable |
| POS | Not applicable |

Economic Considerations

| | | |
|----------------------------|----------------|---|
| Land Valuation / Appraisal | Not Applicable | Rezoning/development potential: site is within boundary of Albany Highway Precinct Structure Plan |
|----------------------------|----------------|---|

Governance

The ROW provides access to several properties. Any proposed closure of such may need to be considered in respect to the prevailing Land Administration Act. The Title is encumbered by and easement burden for right of carriageway.

Property whilst freehold title owned by the Town of Victoria Park, is a Right of Way (ROW) and as such if closed will revert to the ownership of the Crown due to the provisions of the Land Administration Act under which the ROW was created.

Site Evaluation

Access way providing access to several properties. All Right of Way to remain open where possible as part of LPS, there is no potential for closure or redevelopment.

This ROW had been determined as being strategic in the long term as part of the light rail

Property Description

Lot 74 ROW 42 Leonard Street, Victoria Park

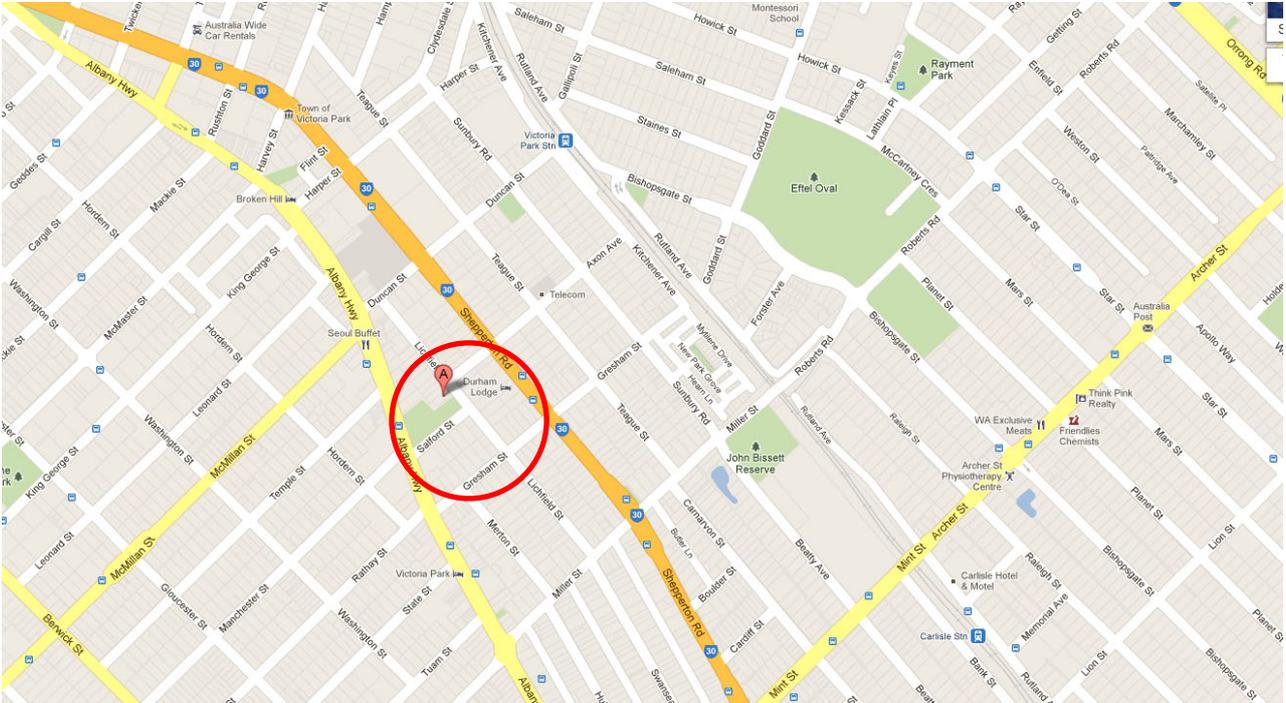
system being proposed in Victoria Park.

Options

Recommendation / Implementation

That the Council retain this right of way in its current form as it provides critical access to adjoining properties.

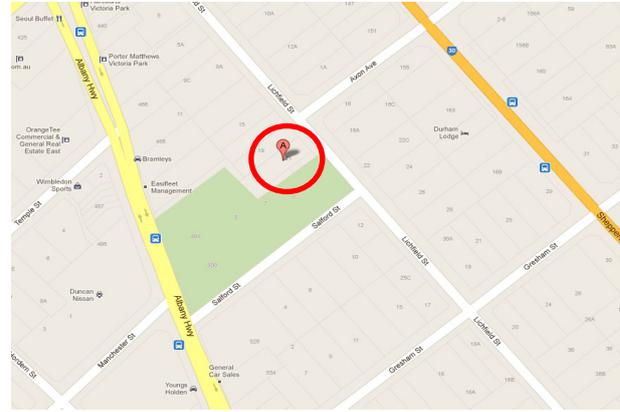
Location Map



Property Description

**Lots 124, 125, 126 & 127 (500) Albany Highway and
Lots 128, 129 & 130 (21) Lichfield Street, Victoria
Park**

Read Park



| | | | |
|-----------------|---------------------|-----------------|---------------------------------|
| Asset ID Number | CT V1075 F397 | Ownership | Freehold |
| Land Area | 8201 m ² | Property Zoning | TPS1 Parks and Recreation/Urban |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Nil, although there are significant mature trees on adjacent open space area. |
| Social | Community use of building on property. |
| Community Use | Property was previously used by the Turkish Association of Western Australia. |
| POS | Identified as a Park in the Town's Public Open Space Strategy (2019). |

Economic Considerations

| | | |
|--------------------------|----|--|
| Land Valuation/Appraisal | NA | Rezoning/development potential: The site has a value to Town of Victoria Park as a freehold site however its current Parks and Recreation zoning diminishes the value in this asset. |
|--------------------------|----|--|

Governance

Read Park is heritage listed under the Municipal Inventory Place VP26 Category B. This property is within the boundary of the Albany Highway Precinct Structure Planning project which is making recommendations. It is also identified as Park in Town's Public Open Space Strategy.

Property Description

**Lots 124, 125, 126 & 127 (500) Albany Highway and
Lots 128, 129 & 130 (21) Lichfield Street, Victoria
Park**

Read Park

Property is currently subject to a Deed of Trust and encumbered by a Registrar's Caveat that restricts the use of the land for recreation. This caveat was established by the former Perth City Council and as such can be withdrawn by the Town of Victoria Park as the responsible agency. The draft LPS2 recommends to retain Public Open Space reservation.

The land is impacted by Town of Victoria Park stormwater drainage assets, a portion of land is currently being used to accommodate a drainage sump. The land is also impacted by a gas pipeline

Site Evaluation

Read Park is within a local town planning scheme Reserve for Parks and Recreation purposes. The current zoning allows limited commercial use, although a use that is within the definition of "community purpose" under Town Planning Scheme No. 1 and that is permissible within the terms of the Deed of Trust can be considered.

Read Park is encumbered by a historic Deed of Trust dated 21 October 1941. The Deed of Trust was entered into by the City of Perth as the proprietor of a number of properties (including the land comprising Read Park). The recital states that these properties are held and used for the purposes of recreation and a desire that such lands should be held for all time for such purposes. The Deed of Trust declares that these properties (including Read Park) are held in trust for the purposes of recreation for the people, reserving unto the City of Perth the right to exercise all or any of its powers under Section 250 of the Municipal Corporations Act 1906-1938 and all other of its powers under the said Act relating to Reserves.

The site contains a single building (21 Lichfield St) and community garden lease within Read Park, The building is in modest condition and it is likely to be prohibitively expensive to convert the building for alternative uses that are compliant with legislation requirements and the Town's Access and Inclusion Plan.

The adjoining park has good quality trees, incorporates community use, community facilities, play equipment, community garden and other community benefits.

The park has several drainage sumps.

Activation of the park has recently been considered by the Council in May 2022, with a proposal for Licence over portion of the park to the adjoining Sonder Café owner for a container incorporating a ground floor recreational/community use and first floor café use.

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Recommendation / Implementation

That a Business Case is presented to Council to consider its options for the property at 21 Lichfield Street, Victoria Park.

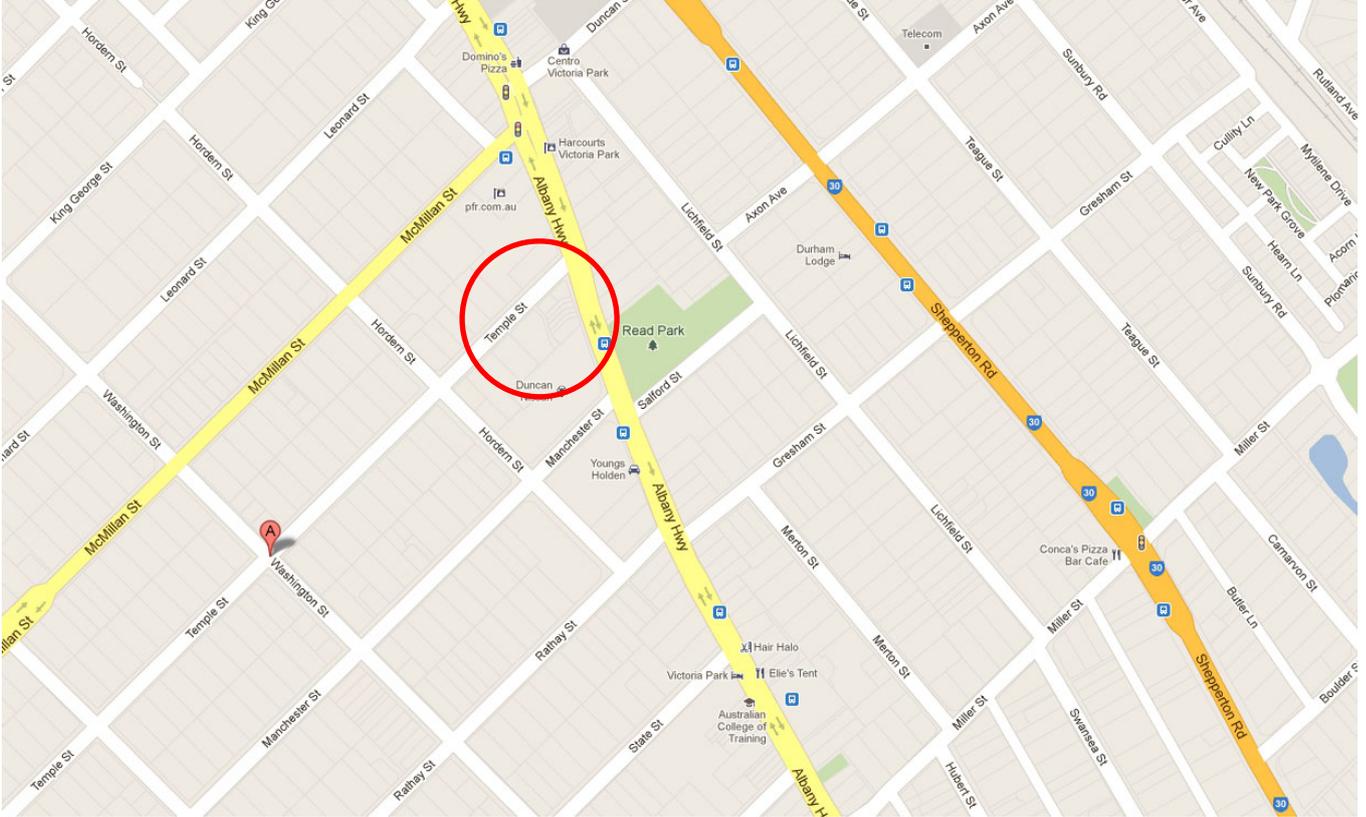
Property Description

**Lots 124, 125, 126 & 127 (500) Albany Highway and
Lots 128, 129 & 130 (21) Lichfield Street, Victoria
Park**

Read Park

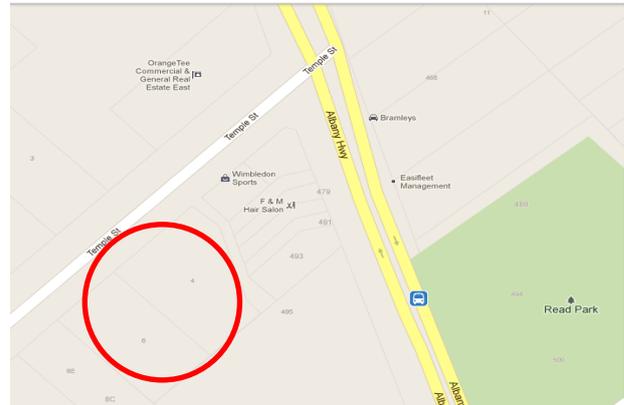


Location Map



Property Description

Lots 5-6, 2-6 Temple Street, Victoria Park



| | | | |
|-----------------|---------------------|-----------------|--------------------------------|
| Asset ID Number | CT V1089 F604 | Ownership | Freehold |
| Land Area | 2029 m ² | Property Zoning | TPS Public Purposes-Civic Uses |

Development and Other Constraints

| | |
|---------------|---|
| Environment | None identified. |
| Social | Community and commercial land uses. Access way to the rear of the property. |
| Community Use | Infant Health Care Centre and Community Dental Clinic. |
| POS | Not applicable |

Economic Considerations

| | |
|---------------------------------|---|
| Rezoning/development potential: | Proposed rezoning to R60 in draft LPS2. Also within the Albany Highway Precinct Structure Planning project area currently reviewed zones, densities and development controls. |
|---------------------------------|---|

Governance

The Department of Health services (Perth Dental Hospital Board lease and the Infant Health Centre) leases have expired and currently in holdover.

The Landgate Title (encompassing Lot 5 and 6) of the land is unencumbered, and it is in the boundary of the Albany Highway Precinct Structure Plan. The land is impacted by Water Corporation critical pipeline asset.

Site Evaluation

Property Description**Lots 5-6, 2-6 Temple Street, Victoria Park**

The site comprises 2 lots in a strategic location close to Albany Highway. The locality due to its proximity to public transport and urban amenities is appropriate for consideration as a medium density residential and mixed use development site. The buildings on the site are old and close to end of life. The building on Lot 6 encroaches significantly into Lot 4.

There is a new mixed use (residential, commercial and retail) development in progress next door and facing Albany Highway and Read Park which would tie in nicely to this premise for development.

It is proposed for rezoning to Residential 60 in new draft Local Planning Scheme No.2 (early stages, requires advertising and Minister approval).

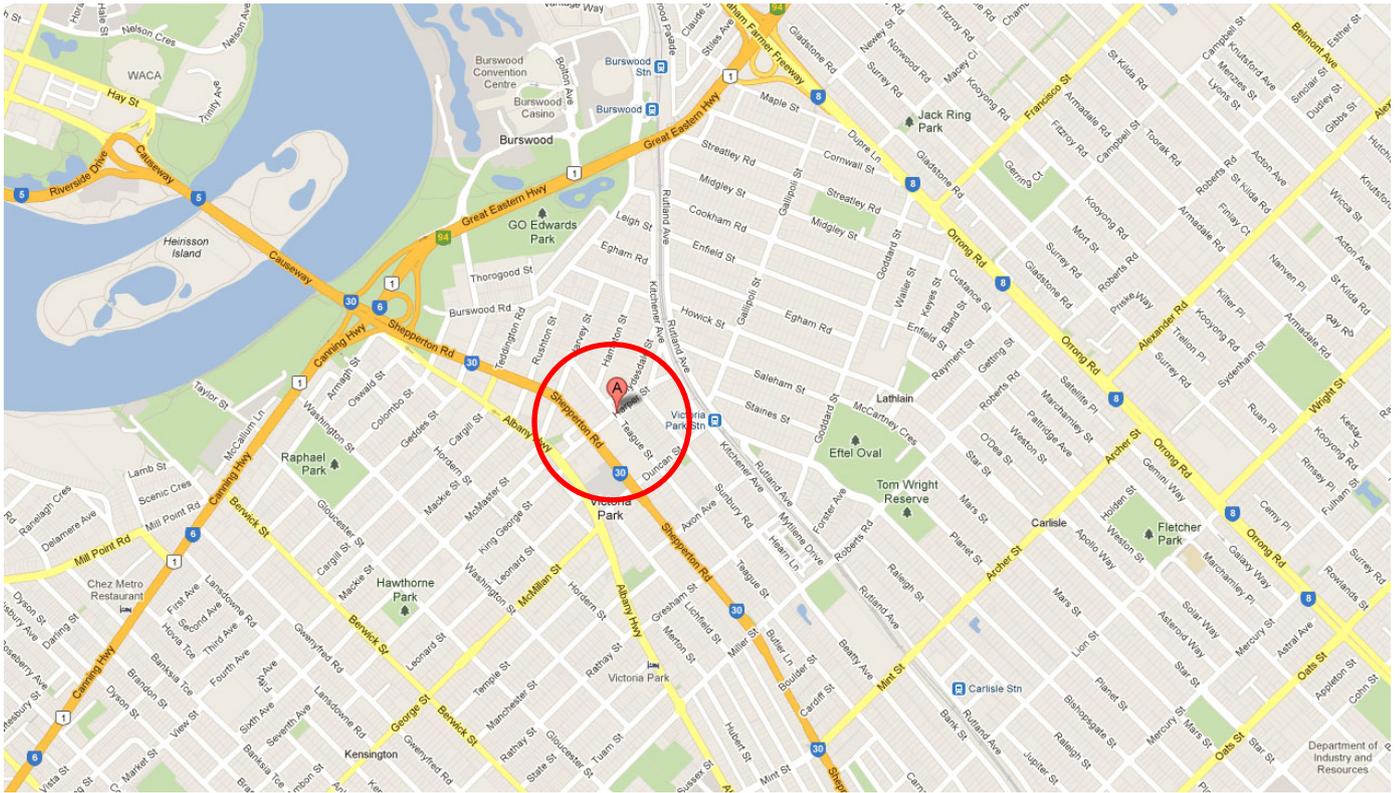
Also located within Albany Highway Precinct Structure Plan area which is currently reviewing the planning framework for entire length of Albany Hwy eg. zones, densities, development controls – potential for change recommended again under the AHPSP to higher density / mixed use zoning etc.

The adjoining lot on Albany Highway has been subdivided and in process of development.

Recommendation / Implementation

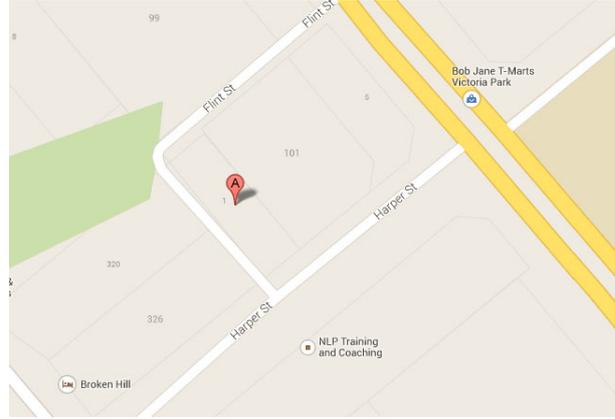
Having regard to the complexities affecting the site at this time as well as the potential outcome of planning processes, it is recommended that the site is retained for its existing uses at this time. A review of this property should be undertaken in 5 years with a view to reconsider any opportunities.

Location Map



Property Description

1 Harper Street, Victoria Park



| | | | |
|-----------------|--------------------|-----------------|--------------------|
| Asset ID Number | CT V5060 F85A | Ownership | Freehold |
| Land Area | 481 m ² | Property Zoning | TPS1 Commercial |

Development and Other Constraints

| | |
|---------------|--|
| Environment | None identified. |
| Social | Possible short term community use. |
| Community Use | Utilised as expansion to Town's Administration |
| POS | Not applicable. |

Economic Considerations

| | |
|--|---|
| Rezoning/development potential: See Notes Following | The site has a value to the Town of Victoria Park as a freehold site and long term strategic location adjacent to the Council Administrative Centre |
| Land Valuation/Appraisal | |

Governance

No issues identified

Site Evaluation

The site contains a well maintained building and car park and is strategically located in a commercial area with potential for the Town's Administrative Centre to expand in the future if required. The building and land is being used as a digital hub/expanded office space by the Town of Victoria Park.

From a planning viewpoint the size of the land (481m²) suggests the site is too small to be redeveloped as a single site and would best be amalgamated with an adjoining property for redevelopment purposes be it the

Property Description**1 Harper Street, Victoria Park**

Town of Victoria Park Administrative Centre land or other commercial land. The site is in the boundary of the Albany Highway Precinct Structure Planning project area which is making recommendations regarding zoning, densities, height etc.

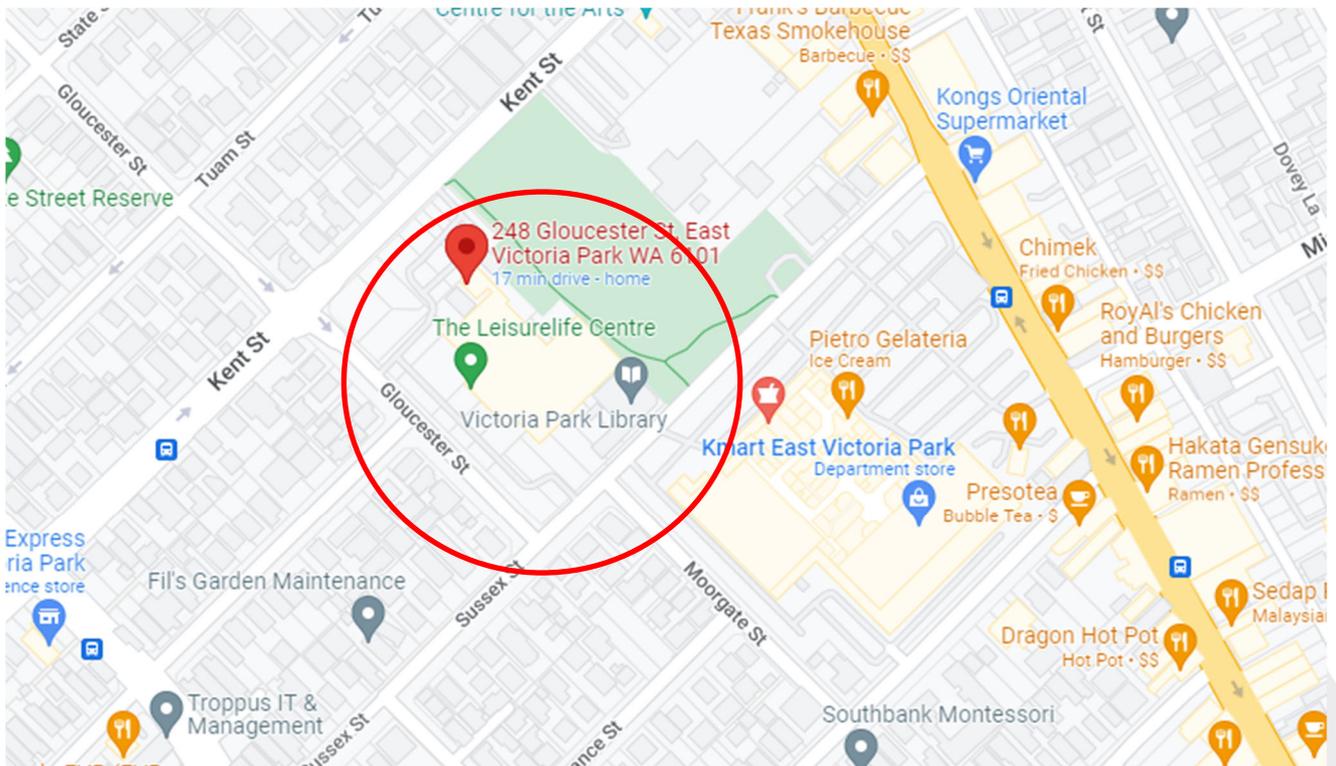
Recommendation / Implementation

The future of this property should be considered in conjunction with 99 Shepperton Road (Town's Administration Centre)



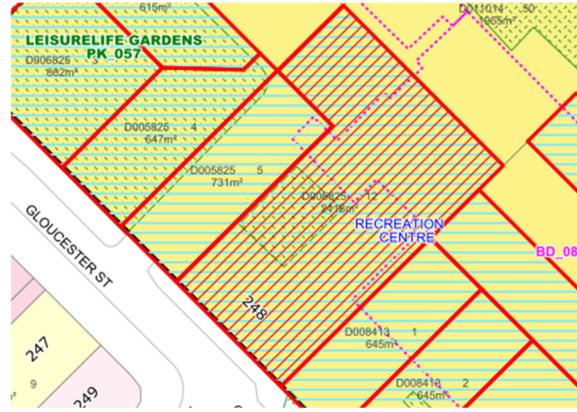
EAST VICTORIA PARK

Location Map



Property Description

248 Gloucester Street & 27-29 Sussex Street, East Victoria Park



| | | | |
|-----------------|---|-----------------|-----------------------------------|
| Asset ID Number | CT V1243 F266 CT V1064 F701 CT V728 F16 CT V1065 F17 CT V1065 F604 CT V1068 F183 CT V1436 F580 CT V920 F171 CT 928 F154 | Ownership | Freehold |
| Land Area | m ² | Property Zoning | TPS1 - Public Purpose - Civic Use |

Development and Other Constraints

| | |
|---------------|--|
| Environment | Adjoining to park |
| Social | John MacMillan Park precinct, identified in Social Infrastructure Strategy (2022) as the Macmillan (District) Precinct Hub with the purpose of "To create a vibrant and innovative hub for living, learning, culture, wellness, community and civic opportunities, that forms the social infrastructure 'heart' for the Town of Victoria Park" |
| Community Use | Library, Recreation Centre & Community Centre |
| POS | NA |

Economic Considerations

Property Description

248 Gloucester Street & 27-29 Sussex Street, East Victoria Park

| | | |
|----------------------------|----------------------------|--|
| Land Valuation / Appraisal | NA Market Assessment | Rezoning/development potential: subject to John MacMillan Precinct Masterplan and the Albany Highway Precinct Structure Planning project – currently considering proposals for change. |
|----------------------------|----------------------------|--|

Governance

Town freehold land comprising of multiple titles, all unencumbered. A portion of land is impacted by Water Corporation critical pipeline assets and gas line.

The site adjoins with John MacMillan Park and is located in the John MacMillan Precinct Masterplan area and the Albany Highway Precinct Structure Planning project area which are recommending changes to the local planning framework

Any redevelopment plans, joint venture of the Town's land within the precinct, leasing or disposal of land to a third party will require satisfaction of statutory requirements in accordance with the Local Government Act 1995.

The Social Infrastructure Strategy (2022) locates this property in the Macmillan (District) Precinct Hub with the purpose of:

"To create a vibrant and innovative hub for living, learning, culture, wellness, community and civic opportunities, that forms the social infrastructure 'heart' for the Town of Victoria Park"

The Priorities for the Hub are

1. *Redevelopment of Leisurelife, Victoria Park Library and co-located social infrastructure facilities to service the Town's future community.*
2. *Creation of a flexible, multi-purpose hub that is welcoming to everyone that lives, works and visits the Town of Victoria Park.*
3. *Better integration of youth spaces with the Town Centre within a multi-purpose community setting.*
4. *Consolidation of arts facilities within the MacMillan Precinct as the Town's premier destination for arts and culture*

Site Evaluation

The site has several buildings and the land currently accommodates some public open space,

Property Description**248 Gloucester Street & 27-29 Sussex Street, East Victoria Park**

car park, Leisurelife Recreation Centre, Town of Victoria Park Library and Office leases All leases are holding over.

The buildings are run down and may be close to end of life, requiring major works or redevelopment.

The Leisurelife facility holds several commercial and community leases to sporting clubs and complimentary services – all are holding over.

There are multiple leases within Leisurelife these consist of both community and commercial leases between community groups, sporting clubs, private operators and the Department of Communities.

There is scope to have the site surveyed for further leasable areas within the complex to then put out for submissions of interest in line with s3.58 of the Local Government Act for disposal by way of Lease to generate income for the Town.

The site is subject to John McMillan Precinct Masterplan with potential for major redevelopment works.

All leases will be subject to the Town's Policy 310 – Leasing, which includes a Redevelopment Clause giving the Town the ability to terminate lease without relocation for the purpose of redevelopment.

Identified in the Social Infrastructure Strategy (2022) as the Macmillan (District) Precinct Hub with the purpose of *"To create a vibrant and innovative hub for living, learning, culture, wellness, community and civic opportunities, that forms the social infrastructure 'heart' for the Town of Victoria Park"* and subject to a number of recommendations including #40 which says:

- Supporting the Macmillan Masterplan to investigate upgrade of Vic Park Centre for the Arts facilities including potential expansion to diversify offerings, redevelop the Library, redevelop Leisurelife, provide active recreation and youth-friendly spaces, provide flexible multi-purpose spaces for a range of community meeting and support spaces.

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Property Description

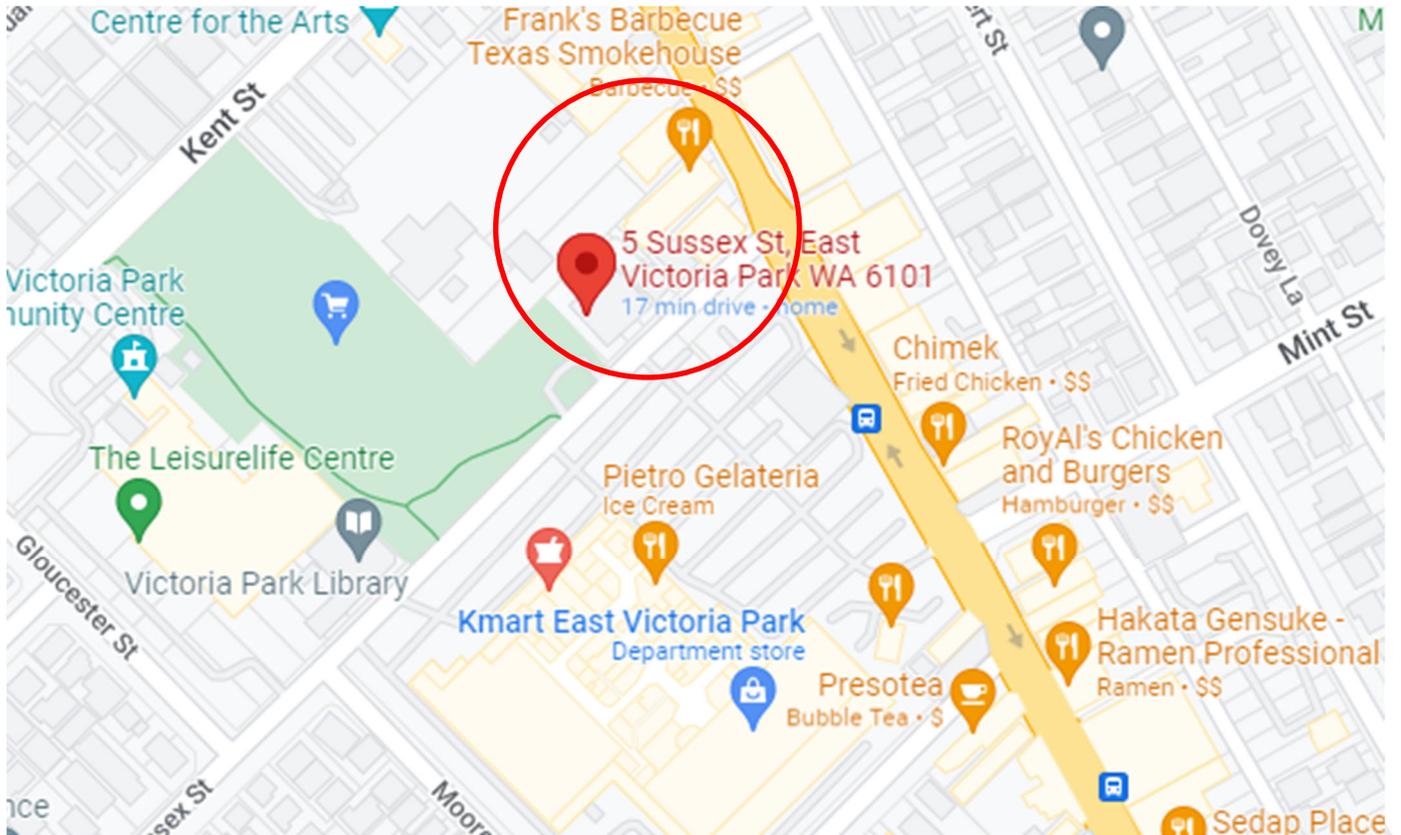
248 Gloucester Street & 27-29 Sussex Street, East Victoria Park

Recommendation / Implementation

Considering current TPS1 Public Purpose – Civic Use reserve and current uses retain property as is until such time as redevelopment in line with master planning and Social Infrastructure Strategy recommendations for the area with a view to any future opportunities that may arise.

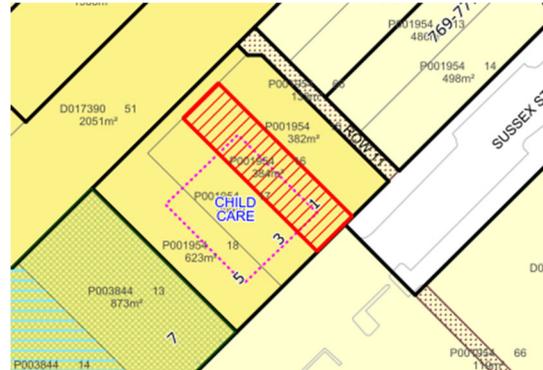
o

Location Map



Property Description

Lots 15, 16, 17 & 18 (1-5) Sussex Street, East Victoria Park



| | | | |
|-----------------|---|-----------------|------------------------------------|
| Asset ID Number | CT V106 F471 CT V990 F8 CT V1397 F250 | Ownership | Freehold |
| Land Area | m ² | Property Zoning | TPS1 Parks & Recreation reserve |

Development and Other Constraints

| | |
|---------------|--|
| Environment | Parks and recreation |
| Social | Not-for-profit childcare facility. Identified in Social Infrastructure Strategy (20220 as the Macmillan (District) Precinct Hub with the purpose of <i>"To create a vibrant and innovative hub for living, learning, culture, wellness, community and civic opportunities, that forms the social infrastructure 'heart' for the Town of Victoria Park"</i> |
| Community Use | Childcare Centre |

Economic Considerations

| | | |
|----------------------------|-------------------------|--|
| Land Valuation / Appraisal | NA Market Assessment | Rezoning/development potential: subject to John MacMillan Precinct Masterplan and the Albany Highway Precinct Structure Plan – currently proposals for change. |
|----------------------------|-------------------------|--|

Governance

Lots 15,16,17 and 18 on Plan 1954. The Titles are unencumbered,

Property Description

Lots 15, 16, 17 & 18 (1-5) Sussex Street, East Victoria Park

Lot 18 (CT 1397/250) notes an easement benefit for right of access to ROW 11 and is impacted by Water Corporation critical pipeline asset.

Expired lease in holdover to Department of Communities with sub-licence to Billabong Childcare Centre.

Any redevelopment plans, joint venture of the Town's land within the precinct, leasing or disposal of land to a third party will require satisfaction of statutory requirements in accordance with the Local Government Act 1995.

Site Evaluation

The buildings are run down and may be close to end of life, requiring major works or redevelopment. Adjoining to further lots in the precinct that currently comprise of parkland, car park and public toilets and is close to the basketball courts, across the road from Hawaiian's Park Shopping Centre.

There is a lease in place to Department of Communities with a sub-license to Billabong Childcare Centre. The lease is being held over and may need to be reviewed requiring a renewal of advertising to the open market in accordance with s 3.58 of the LGA.

The land is within the John MacMillan Precinct subject to a master planning and potential redevelopment as well as the Albany Highway Precinct Structure Plan.

Identified in the Social Infrastructure Strategy (2022) as the Macmillan (District) Precinct Hub with the purpose of *"To create a vibrant and innovative hub for living, learning, culture, wellness, community and civic opportunities, that forms the social infrastructure 'heart' for the Town of Victoria Park"* and subject to a number of recommendations including #40:

- Supporting the Macmillan Masterplan to investigate upgrade of Vic Park Centre for the Arts facilities including potential expansion to diversify offerings, redevelop the Library, redevelop Leisurelife, provide active recreation and youth-friendly spaces, provide flexible multi-purpose spaces for a range of community meeting and support spaces.

○

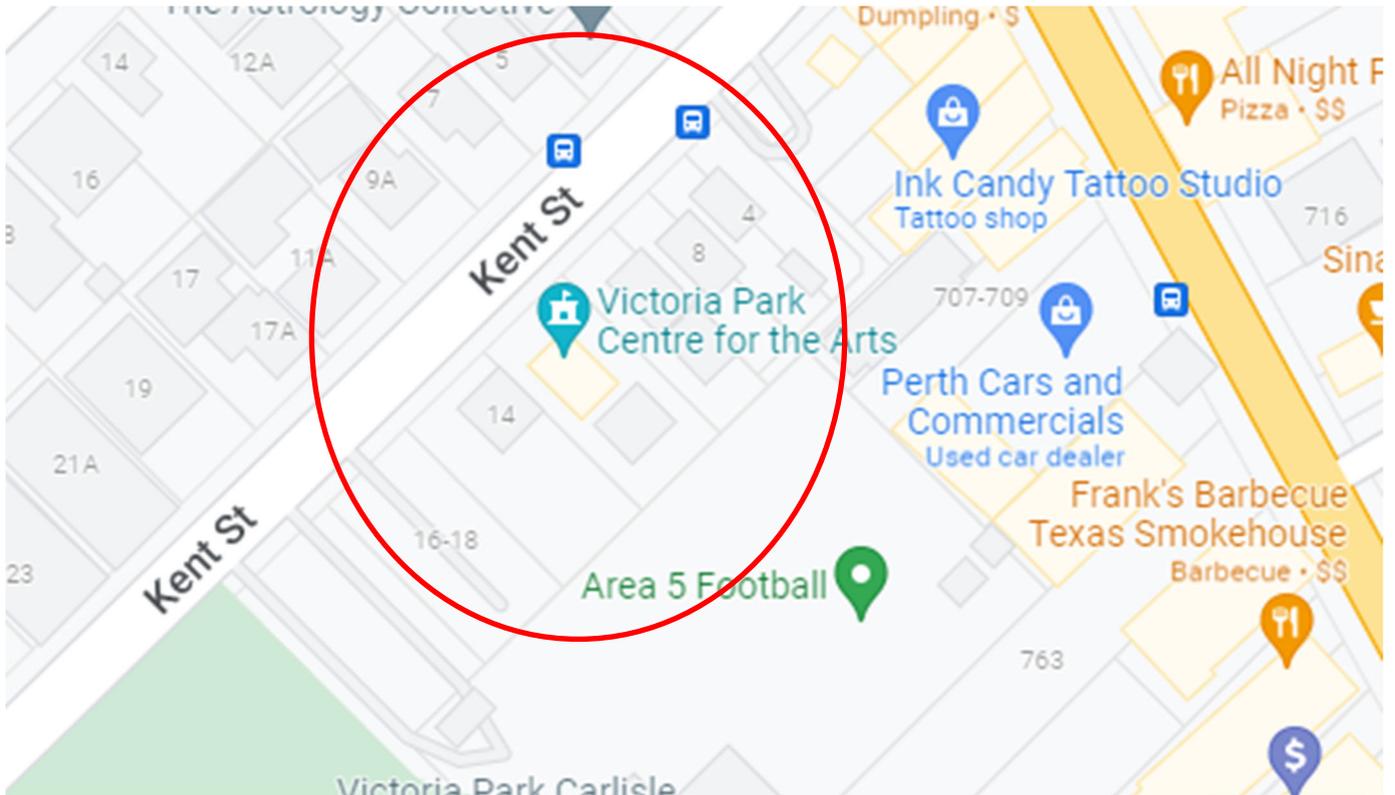
Property Description

**Lots 15, 16, 17 & 18 (1-5) Sussex Street, East
Victoria Park**

Recommendation / Implementation

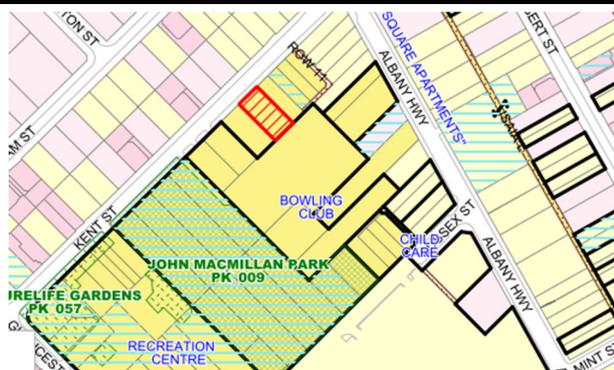
That the property is retained for its current purpose with a view to any future opportunities that may arise as a result of the MacMillan Precinct Masterplannign and the Albany Highway Precinct Structure Plan.

Location Map



Property Description

4-14 Kent Street, East Victoria Park



| | | | |
|-----------------|---|-----------------|----------------------------------|
| Asset ID Number | CT V725 F136 CT V1254 F926 CT V1220 F681 CT V 46 F394A CT V1166 F916 CT V1165 F397 | Ownership | Freehold |
| Land Area | m ² | Property Zoning | TPS1 Parks & Recreation reserve. |

Development and Other Constraints

| | |
|---------------|--|
| Environment | Parks and recreation |
| Social | Identified in Social Infrastructure Strategy (2022) as the Macmillan (District) Precinct Hub with the purpose of "To create a vibrant and innovative hub for living, learning, culture, wellness, community and civic opportunities, that forms the social infrastructure 'heart' for the Town of Victoria Park" |
| Community Use | Arts Centre, Town Office Use, Car Park |

Economic Considerations

| | | |
|----------------------------|----------------------------|--|
| Land Valuation / Appraisal | NA Market Assessment | Rezoning/development potential: subject to John MacMillan Precinct Masterplan and the Albany Highway Precinct Structure Plan – |
|----------------------------|----------------------------|--|

Property Description**4-14 Kent Street, East Victoria Park**

currently proposals for change.

Governance

Lots 7, 8,9 and 10 on Plan 1954 and Lots 11 and 12 on Plan 3844. CT for 12 Kent Street encumbered by caveat by Victoria Park Centre for the Arts due to a lease. CT for 4,6, 8 and 10 Kent Street note easement benefit for right of access to ROW 11.

The land is within the John MacMillan Precinct subject to a master plan and redevelopment as well as the Albany Highway Precinct Structure Plan.

Any redevelopment plans, joint venture of the Town's land within the precinct, leasing or disposal of land to a third party will require satisfaction of statutory requirements in accordance with the Local Government Act 1995.

Site Evaluation

4 Kent Street is currently serving as a car park.

6 and 8 Kent Street are being utilised as offices by the Town.

10 Kent Street is a recently refurbished character house with zoning for office, has been advertised for disposal and pending Licence finalisation for Victoria Park Arts Centre to occupy for a term of 3 years commencing Q4 2022.

12 Kent Street currently leased to Victoria Park Centre for the Arts to 31/10/2025, this premise comprises of house, art workshop and land.

14 Kent Street is a vacant house and land, the premise requires minor building works to refurbish and bring in line with Town standards to enable disposal. It was previously leased to a residential tenant.

ROW 11 is adjacent to the properties, and is utilised for access.

The land is within the John McMillan Precinct subject to a master plan and redevelopment as well as the Albany Highway Precinct Structure Plan.

The Macmillan master planning exercise will recommend any changes to the zones/reserves of the area required to deliver the masterplan. This is likely to be a future scheme amendment to LPS2.

Identified in the Social Infrastructure Strategy (2022) as the Macmillan (District) Precinct Hub with the purpose of *"To create a vibrant and innovative hub for living, learning, culture, wellness, community and civic opportunities, that forms the social infrastructure 'heart' for the Town of Victoria Park"* and subject to a number of recommendations including #40:

- Supporting the Macmillan Masterplan to investigate upgrade of Vic Park Centre for the Arts facilities including potential expansion to diversify offerings, redevelop the Library, redevelop Leisurelife, provide active recreation and youth-friendly spaces, provide flexible multi-purpose spaces for a range of community meeting and support spaces.

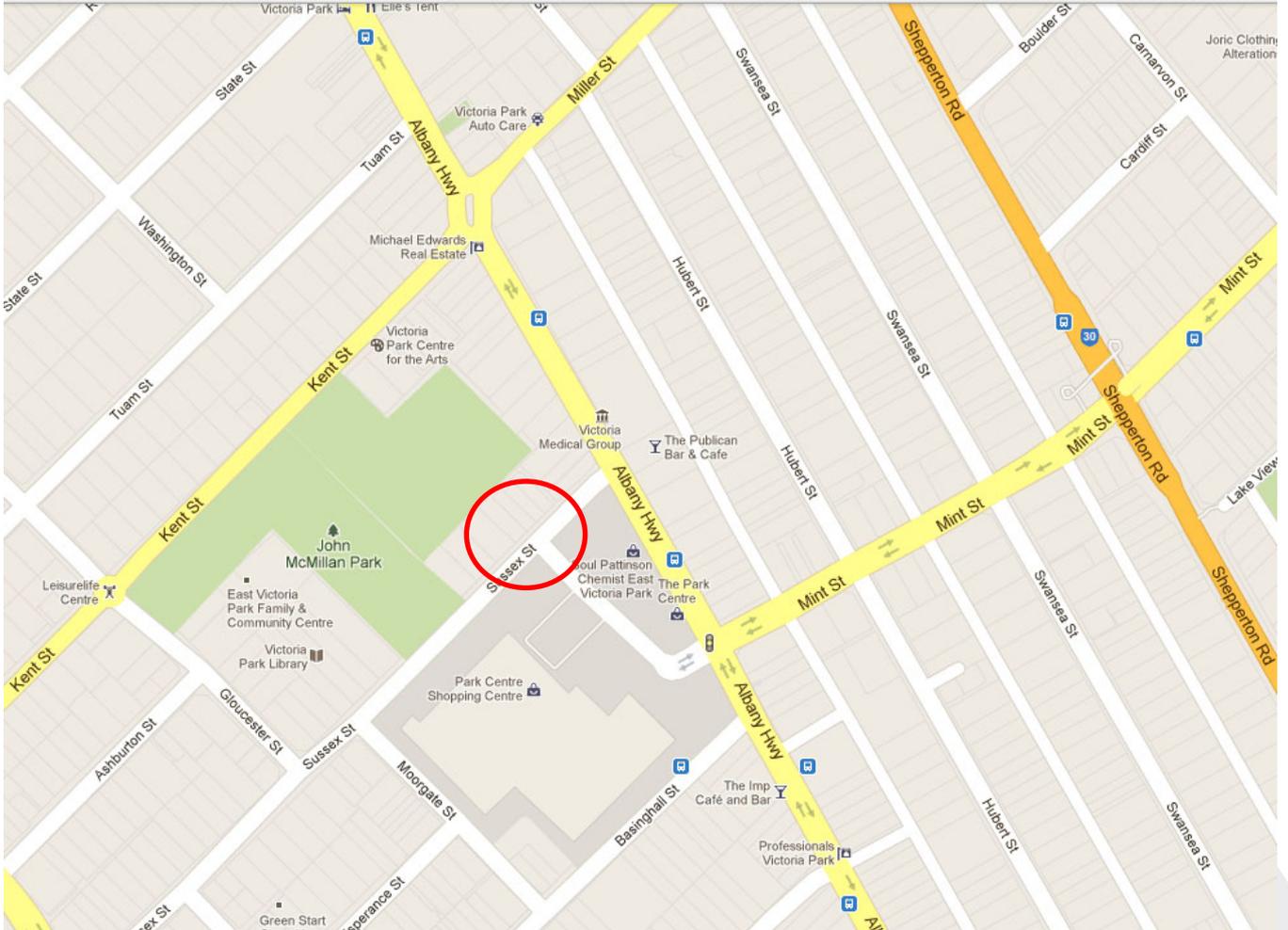
Property Description**4-14 Kent Street, East Victoria Park**

○

Recommendation / Implementation

That the property is retained for its current purpose with a view to any future opportunities that may arise from the recommendations of the MacMillan Precinct Masterplanning and the Albany Highway Precinct Structure Plan.

Location Map



Property Description

Lots 50-51,12, 15-18 (16 and 18) Kent Street and Lot 6 (763) Albany Highway, East Victoria Park



| | | | |
|-----------------|---|-----------------|--|
| Asset ID Number | CT V1164 F450 CT V1166 F917 CT V1172 F325 CT V1077 F393 CT V1172 F325 CT V815 F109 CT V1106 F471 CT V990 F008 CT V1397 F250 | Ownership | Freehold |
| Land Area | 15,575 m ² | Property Zoning | Public Purposes Local Parks and Recreation/ Reserve and Commercial |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Remnant trees located around perimeter of open space area. |
| Social | Open space, civic and community facilities. Identified in Social Infrastructure Strategy (20220 as the Macmillan (District) Precinct Hub with the purpose of <i>"To create a vibrant and innovative hub for living, learning, culture, wellness, community and civic opportunities, that forms the social infrastructure 'heart' for the Town of Victoria Park"</i> |
| Community Use | Community facilities, open space, car park, recreational uses, drainage sump. |
| POS | Developed open space. |

Property Description

Lots 50-51,12, 15-18 (16 and 18) Kent Street and Lot 6 (763) Albany Highway, East Victoria Park

Economic Considerations

Land Valuation / Appraisal NA

Rezoning/development potential: Master plan in existence. The site is also subject to recommendations of Social Infrastructure Strategy (2022) MacMillan Precinct District Hub.

Governance

Any redevelopment plans, joint venture of the Town's land within the precinct, leasing or disposal of land to a third party will require satisfaction of statutory requirements in accordance with the Local Government Act 1995.

The titles have Registered Leases (Bowling Club at 18 Kent Street, and Department of Communities at 1-5 Sussex Street), both leases have expired and are holding over.

The land is impacted by Water Corporation critical pipeline and the Town's stormwater drainage asset, with a portion of the land adjacent to Albany Highway being used as a drainage sump.

Identified in the Social Infrastructure Strategy (2022) as the Macmillan (District) Precinct Hub with the purpose of *"To create a vibrant and innovative hub for living, learning, culture, wellness, community and civic opportunities, that forms the social infrastructure 'heart' for the Town of Victoria Park"* and subject to a number of recommendations including #40:

- Supporting the Macmillan Masterplan to investigate upgrade of Vic Park Centre for the Arts facilities including potential expansion to diversify offerings, redevelop the Library, redevelop Leisurelife, provide active recreation and youth-friendly spaces, provide flexible multi-purpose spaces for a range of community meeting and support spaces.

Site Evaluation

The Town of Victoria Park has control and ownership of a number of properties within the Town Centre. Such land is held in both freehold as well as vested reserved land. A Master Plan for the Town centre area indicates potential future land uses in this area, the rationalisation of community, leisure and civic uses and integration of residential and other uses into the precinct.

This area is zoned Parks and Recreation with potential for redevelopment in order to improve the amenity of the area, parking distribution and format, public transport integration and accessibility and the quality and style of built form in this area and is subject to the John MacMillan Master Plan redevelopment and Social Infrastructure Strategy (April 2022).

Property Description

Lots 50-51,12, 15-18 (16 and 18) Kent Street and Lot 6 (763) Albany Highway, East Victoria Park

The site consists of several community leases to community groups, childcare centre and sporting clubs. The subject leases are holding over and will form part of the Property Development and Leasing plan to undertake renewal with new leases – remaining either community or on commercial terms as assessed. The new leases will include a Redevelopment Clause as per the Town’s policy 310 – Leasing.

This area is subject to a project definition plan which defines property values, staging and other aspects. The redevelopment of the Town’s land is considered to be contributory towards a broader regeneration of this precinct.

The Macmillan master planning exercise will recommend any changes to the zones/reserves of the area required to deliver the masterplan. This is likely to be a future scheme amendment to LPS2.

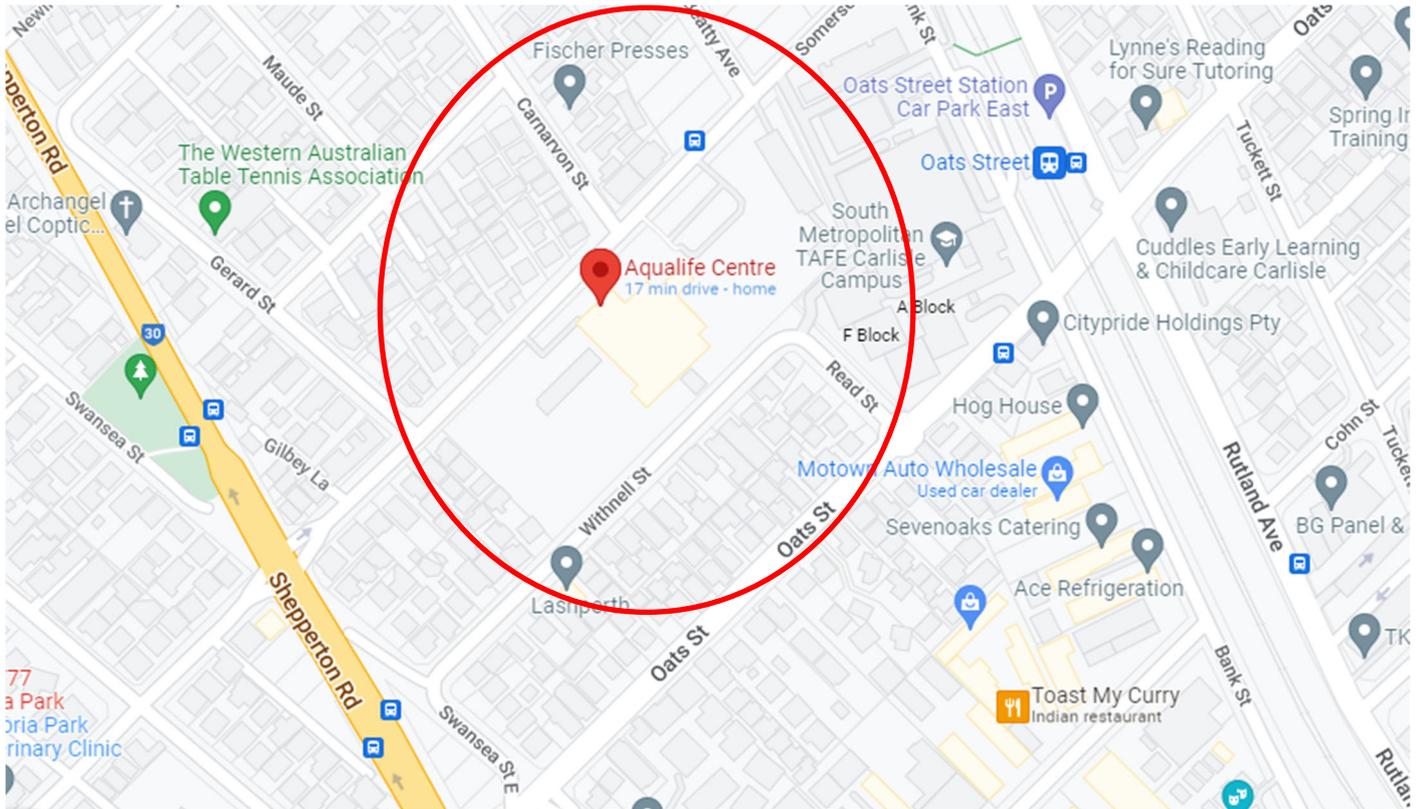
Identified in the Social Infrastructure Strategy (2022) as the Macmillan (District) Precinct Hub with the purpose of *“To create a vibrant and innovative hub for living, learning, culture, wellness, community and civic opportunities, that forms the social infrastructure ‘heart’ for the Town of Victoria Park”* and subject to a number of recommendations including #40

Recommendation / Implementation

-

That the future of this property be considered through the outcomes of the above Council initiatives..

Location Map



Property Description

Lot 311 (42) Somerset Street, East Victoria Park



| | | | |
|-----------------|----------------------|-----------------|--|
| Asset ID Number | CT V2798 F118 | Ownership | Freehold |
| Land Area | 28572 m ² | Property Zoning | TPS1 Parks & Recreation reserve, draft LPS2 Recreation I reserve |

Development and Other Constraints

| | |
|---------------|--|
| Environment | Number of trees on-site |
| Social | Identified in the Social Infrastructure Strategy (2022) as Aqualife and Oats Street Precinct Neighbourhood Hub, with the purpose: <i>To consolidate the Town’s aquatic recreation facility with complimentary social infrastructure to create a hub servicing the southern population of the local government area.</i> |
| Community Use | Aquatic facility |
| POS | Applicable |

Economic Considerations

| | | |
|----------------------------|----|--|
| Land Valuation / Appraisal | NA | Rezoning/development potential: Land is held in Trust for the purpose of recreation. Proposed change to “Recreation” Reserve in draft LPS2 |
|----------------------------|----|--|

Property Description

Lot 311 (42) Somerset Street, East Victoria Park

Governance

Land is held in Trust for the purpose of recreation.

Lot 311 on Deposited Plan 63589. CT encumbered by a caveat, an easement burden for sewerage purposes to the Water Corporation, an easement burden for underground electricity purposes to Electricity Networks Corporation and an easement to Electricity Networks Corporation for maintenance purposes.

Located within the Oats Street Precinct Planning Structure Planning area which will be reviewing zones/densities etc. Subject to Social Infrastructure Strategy recommendation #43 to prepare a Masterplan to guide redevelopment of the site into a neighbourhood hub, potentially incorporating:

- a. aquatic facility
- b. playing courts
- c. community support spaces and community meeting spaces where these complement precinct planning for the Oats Street Precinct Planning Area.
- d. fitness area
- e. aquatic playground

There is a periodic residential tenancy lease in place for the residential house and land portion of this site.

Site Evaluation

The site currently accommodates some public open space, car park, a house subject to a residential lease (54 Somerset St) and Aqualife Aquatic Centre. Considering Parks and Recreation zoning and current uses retain property as is. There are multiple spaces within Aqualife that may be considered for community and commercial leases.

The Town has recently advertised the Café and Office within Aqualife for disposal by lease for up to 5 years, which is currently under assessment with proposed finalisation in 2023.

The location is proposed to change to "Recreation" Reserve in draft LPS2 which is not changing anything in effect, rather it's just a more appropriate Scheme reserve types. It's located in the Oats Street Precinct Planning Structure Planning area which will be reviewing zones/densities etc.

Also subject to recommendations of the Social Infrastructure Strategy pg 64 and action #43 which says prepare a masterplan and consider aqua facility, playing courts and community meeting spaces.

Part of the property is also subject to proposed easement with Western Power for power lines arising from METRONET.

Property Description

**Lot 311 (42) Somerset Street, East Victoria
Park**

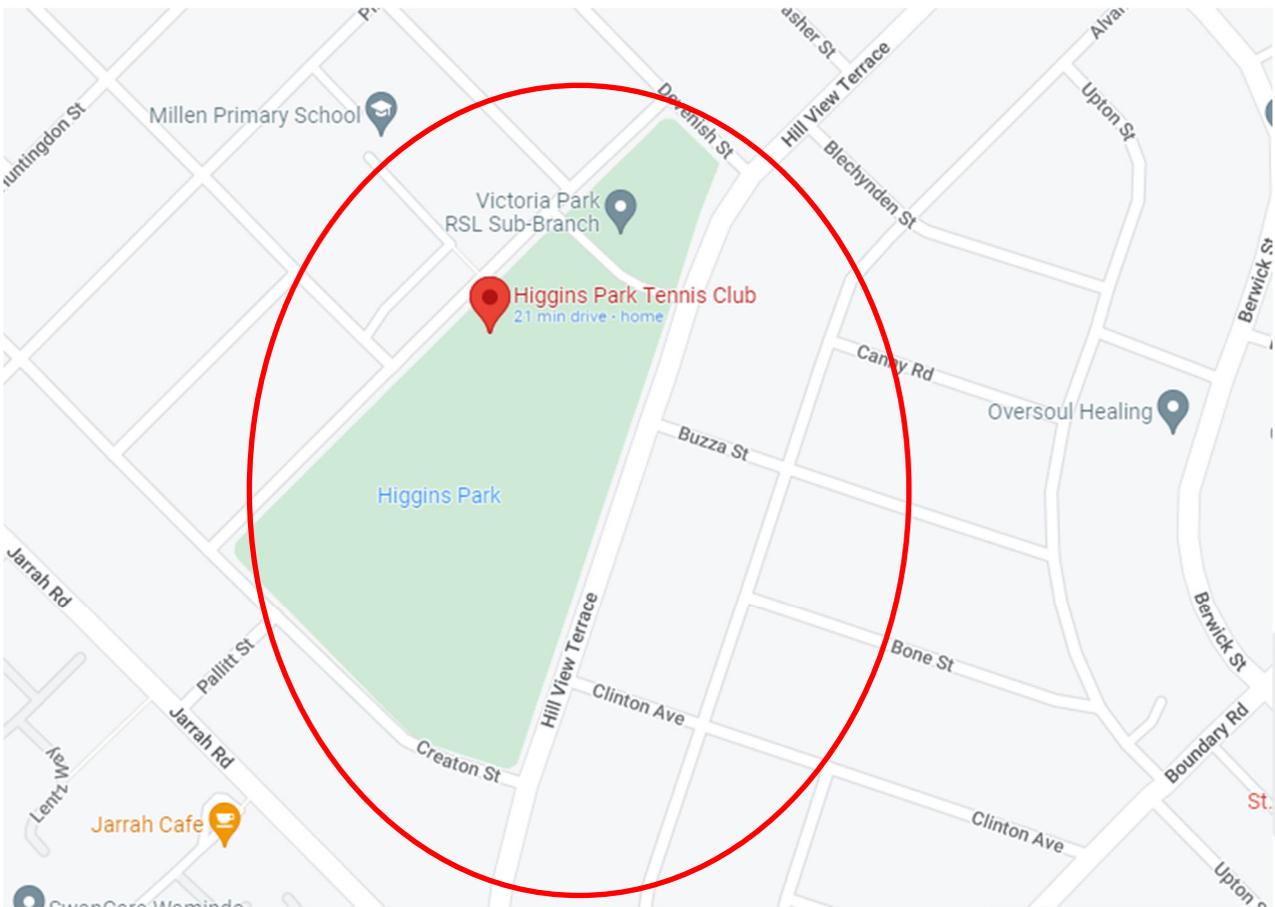
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Recommendation / Implementation

That the property is retained for its current purpose with a view to any future opportunities that may arise.



Location Map



Property Description

Higgins Park, Playfield Street & 1 Fred Bell Parade, East Victoria Park



| | | | |
|-----------------|-------------------------|-----------------|---|
| Asset ID Number | PK_014 CT V1259 F829 | Ownership | Crown Grant in Trust |
| Land Area | 72330 m ² | Property Zoning | Parks & Recreation reserve and Public Purpose (Civic Use) reserve (Playfield Reserve) |

Development and Other Constraints

Environment

Social An important space for sports and sporting clubs, plus RSL club and community hall. Subject to the Higgins Park Masterplan.

Community Use Park, community and sporting groups.

POS Identified as public open space in the Public Open Space Strategy

Economic Considerations

Land Valuation / Appraisal NA Rezoning/development potential: Draft LPS2 proposes update to reserve categories which do not materially change purpose ie. Parks and Recreation reserve to Public Open Space reserve, and Public Purpose reserve to Civic and Community, reserve.

Governance

Property Description

Higgins Park, Playfield Street & 1 Fred Bell Parade, East Victoria Park

Lot 1930 on Plan 6414. The Title notes that the land is subject to Crown Grant in Trust with conditions and is encumbered by an easement to the Metropolitan Water Supply Sewerage and Drainage Board with the land impacted by Water Corporation critical pipeline asset and water pipeline.

Lease to Returned Servicemen League (RSL) in holdover.

Exclusive Licenses to Higgins Park Tennis Club and Victoria Park Croquet Club to expire in June 2024.

Site Evaluation

A portion of the land is subject to a lease with RSL and a seasonal Licence agreements with Higgins Park Tennis Club and Victoria Park Croquet Club.

The other portions are being used as public open space and recreation by sporting clubs under seasonal hire arrangements.

Draft LPS2 proposes change from Parks and Recreation to POS reserve, and Public Purpose to Civic and Community, these are minor updates to reserve types but no material changes.

Identified as public open space in the Public Open Space Strategy with recommendation to retain for sporting facilities / playing fields (pg17 and Appendix C pg 32).

Also subject to the Higgins Park Masterplan and to be retained for sporting, recreation and community uses.

<https://www.victoriapark.wa.gov.au/Works-and-Projects/Higgins-Park-and-Playfield-Reserve-Masterplan>

Although not mentioned in the Social Infrastructure Strategy, it fulfils an important space for sports and sporting clubs, plus RSL club and community hall.

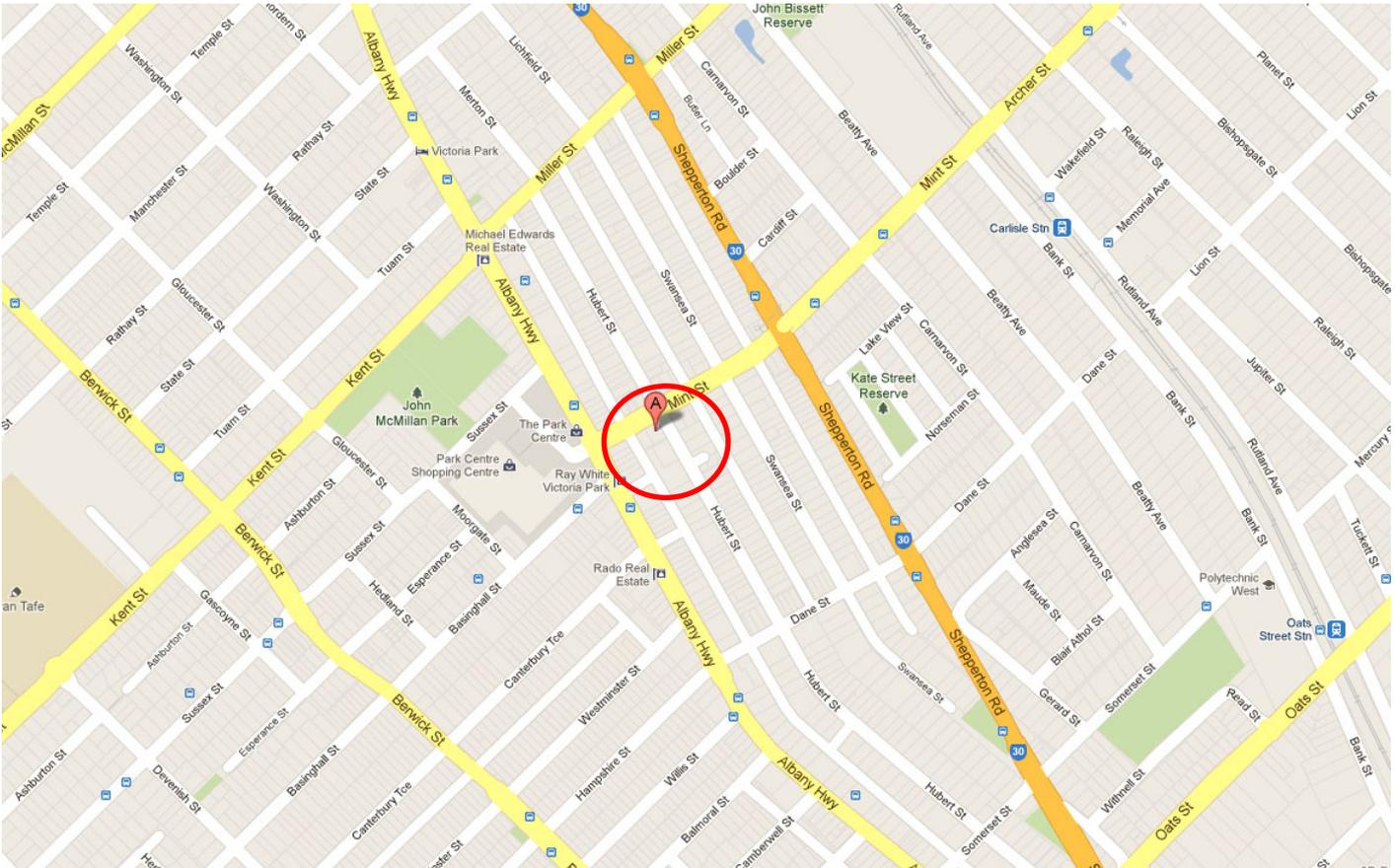
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Recommendation / Implementation

- That the property is retained for its current purpose with a view to any future opportunities that may arise and with consideration to current zoning and Crown Grant in Trust conditions.

○

Location Map



Property Description

Lots 1-3, 387-392, 55,61 and 63 Hubert Street, East Victoria Park



| | | | |
|-----------------|---|-----------------|--------------------------|
| Asset ID Number | CT V2024 F468 CT V785 F169 CT V1168 F192 CT V364 F194 CT V1236 F796 | Ownership | Freehold |
| Land Area | 4385 m ² | Property Zoning | TPS 1 Residential R30 |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Sump located below approximate 50% portion of the car park. |
| Social | Car park to rear of retail centre. |
| Community Use | Car park. |
| POS | Not applicable |

Economic Considerations

| | | |
|----------------------------|----|---|
| Land Valuation / Appraisal | NA | Rezoning/development potential: Potential for development over the car park |
|----------------------------|----|---|

Governance

Titles show easement benefit for access to adjoining Right of Way (Iceworks Lane). The land is impacted by the Town's stormwater drainage assets and a significant underground drainage sump concrete structure spanning the entire site.

Site Evaluation

Large car park at the rear of the central business area. Car park incorporates a large sump below the surface that provides drainage capacity to the immediate catchment. Car park is not

Property Description

Lots 1-3, 387-392, 55,61 and 63 Hubert Street, East Victoria Park

metered and is immediately opposite existing residential development.

There is a concrete structure / ramp to lower drainage sump area, this is closed off to public for safety by fencing and with signage.

This site is within the boundary of the Albany Highway Precinct Structure Planning project area which is reviewing planning framework for entire length of Albany Hwy and surrounds. There is potential for change in planning framework such as zone, density, development controls etc.

This site is also located in the East Victoria Park Place Parking Area under the Parking Management Plan (2022) which includes the following Actions:

- Reduce the parking time restrictions along the Albany Highway between Basinghall Street and Dane Street to 2P paid parking to allow for more turnover of vehicles in this high demand parking area.
- Monitor the parking along the Albany Highway between Basinghall Street and Dane Street and the section of Basinghall Street adjacent to the Albany Highway to determine if the target occupancy levels are being met. Use the intervention matrix to determine any changes required to the parking fees in the area using the dynamic parking model.
- Remove parking bays as required to provide pedestrian connectivity opportunities along the Albany Highway to plan for the 'Streets for People' function.

Any other change in parking are guided by the Parking Management Plan's Parking Intervention Matrix (pg9) which recommends a range of mechanisms to manage parking demand, with provision of additional parking spaces one of the lesser options.

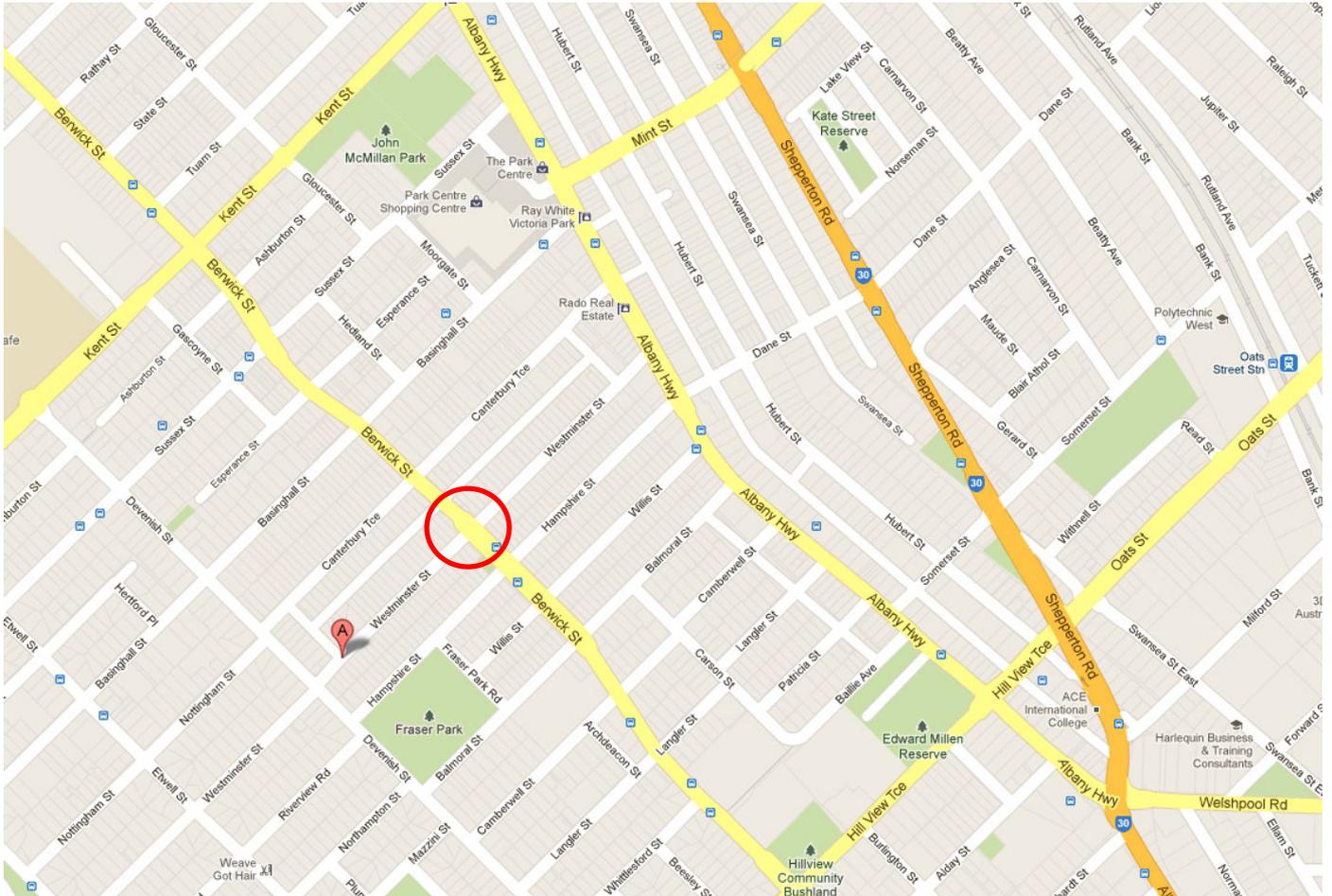
Recommendation / Implementation

Property is retained in its current format providing parking to the Albany Highway commercial and retail strip.

○



Location Map



Property Description

Surplus Road Widening Land, Berwick Street, East Victoria Park



| | | | |
|-----------------|--|-----------------|--------------------------------|
| Asset ID Number | CT V1443 F200 CT V1003 F403 CT V1002 F343 CT V1446 F022 CT V1442 F103 CT V2930 F88A | Ownership | Freehold |
| Land Area | 2581 m ² | Property Zoning | TPS1 Residential R20/R30 |

Development and Other Constraints

| | |
|---------------|--|
| Environment | No environmental issues identified. |
| Social | Forms part of existing road function, pathway or green relief. |
| Community Use | Road, footpath. |
| POS | Not applicable. |

Economic Considerations

| | | |
|----------------------------|-------------------|---|
| Land Valuation / Appraisal | Market Assessment | Rezoning/development draft LPS2 is recommend be reserved District Distributor road to reflect function as road space / bus stops. |
|----------------------------|-------------------|---|

Governance

Properties may be required for cycle ways, drainage, green spaces buffers or other requirements

Site Evaluation

Several freehold lots located along Berwick Street between Langer and Esperance Streets. These lots were created as part of previous road requirements and rationalisations. The freehold lots

Property Description**Surplus Road Widening Land, Berwick Street, East Victoria Park**

created from this outcome are small in size and are not appropriate for development in their own right.

Amalgamation with adjacent residential lots to create a larger subdividable area may be appropriate however each individual lot will need to be considered on a case by case basis.

Approximately 50% of the land is being used as a road. The site is required for future road network upgrades.

All of the subject lots contain either road, pavement, footpath, bus stop or verge with street trees, providing no opportunity for subdivision or disposal.

The surrounding residential properties are either newly built or renovated character homes in the Residential Character Area, there may only be insignificant surplus land unlikely to yield any additional dwelling capacity for those lots.

Trees and vegetation present as well as pedestrian paths running through the lots.

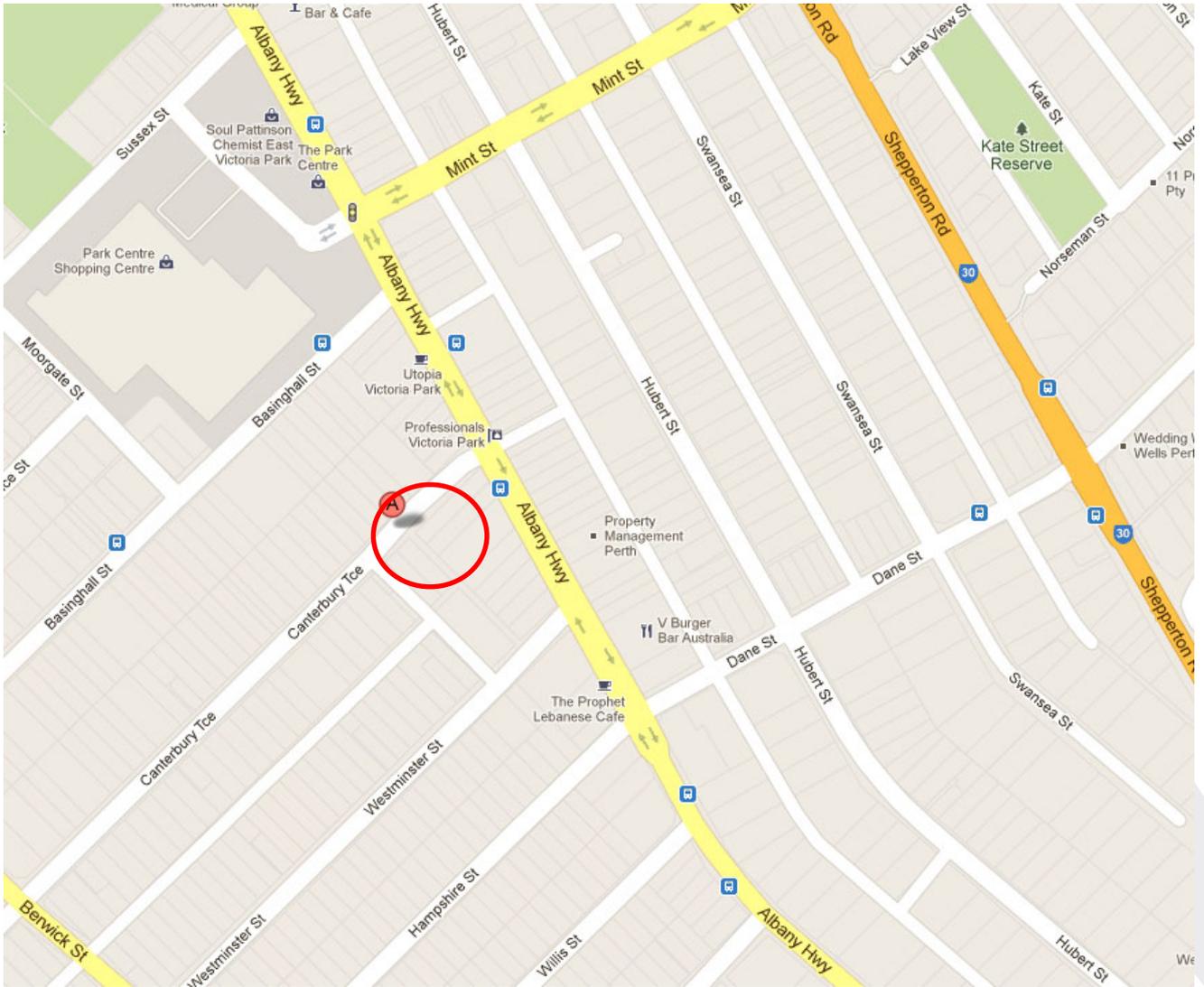
The draft LPS2 recommends that this be reserved District Distributor road to reflect function as road space and or bus stops.

-
-

Recommendation / Implementation

- That the property is retained for its current purpose with a view to any future opportunities that may arise.
-

Location Map



Property Description

ROW 39 Lot 66 Canterbury Terrace, East Victoria Park



| | | | |
|-----------------|---------------------|-----------------|--------------------------|
| Asset ID Number | CT V2069 F547 | Ownership | Freehold |
| Land Area | 1200 m ² | Property Zoning | TPS 1 Residential R30 |

Development and Other Constraints

| | |
|---------------|-------------------------------------|
| Environment | No environmental issues identified. |
| Social | Right of way. |
| Community Use | Not applicable. |
| POS | Not applicable. |

Economic Considerations

| | | | |
|----------------------------|----------------|---------------------------------|----------------------------|
| Land Valuation / Appraisal | Not Applicable | Rezoning/development potential: | No redevelopment potential |
|----------------------------|----------------|---------------------------------|----------------------------|

Governance

Easement of benefit for the right of carriageway. The land is impacted by Water Corporation critical pipeline and Town’s stormwater drainage assets.

Property whilst freehold title owned by the Town of Victoria Park, is a Right of Way and as such if closed will revert to the ownership of the Crown due to the provisions of the Land Administration Act under which the right of way was created.

The Town’s Integrated Transport Strategy (2022) and Local Planning Strategy (2022) recommend all ROWs remain open where possible. This ROW is located in the Albany Highway Precinct Planning project area.

Site Evaluation

Right of way providing access to rear of several commercial properties with frontage to Albany

Property Description

**ROW 39 Lot 66 Canterbury Terrace, East
Victoria Park**

Highway. ROW 39 is sealed and in use, so may not be able to be amalgamated due to the adjoining property access requirements. Consideration will also need to be taken as to implied or prescribed access rights.

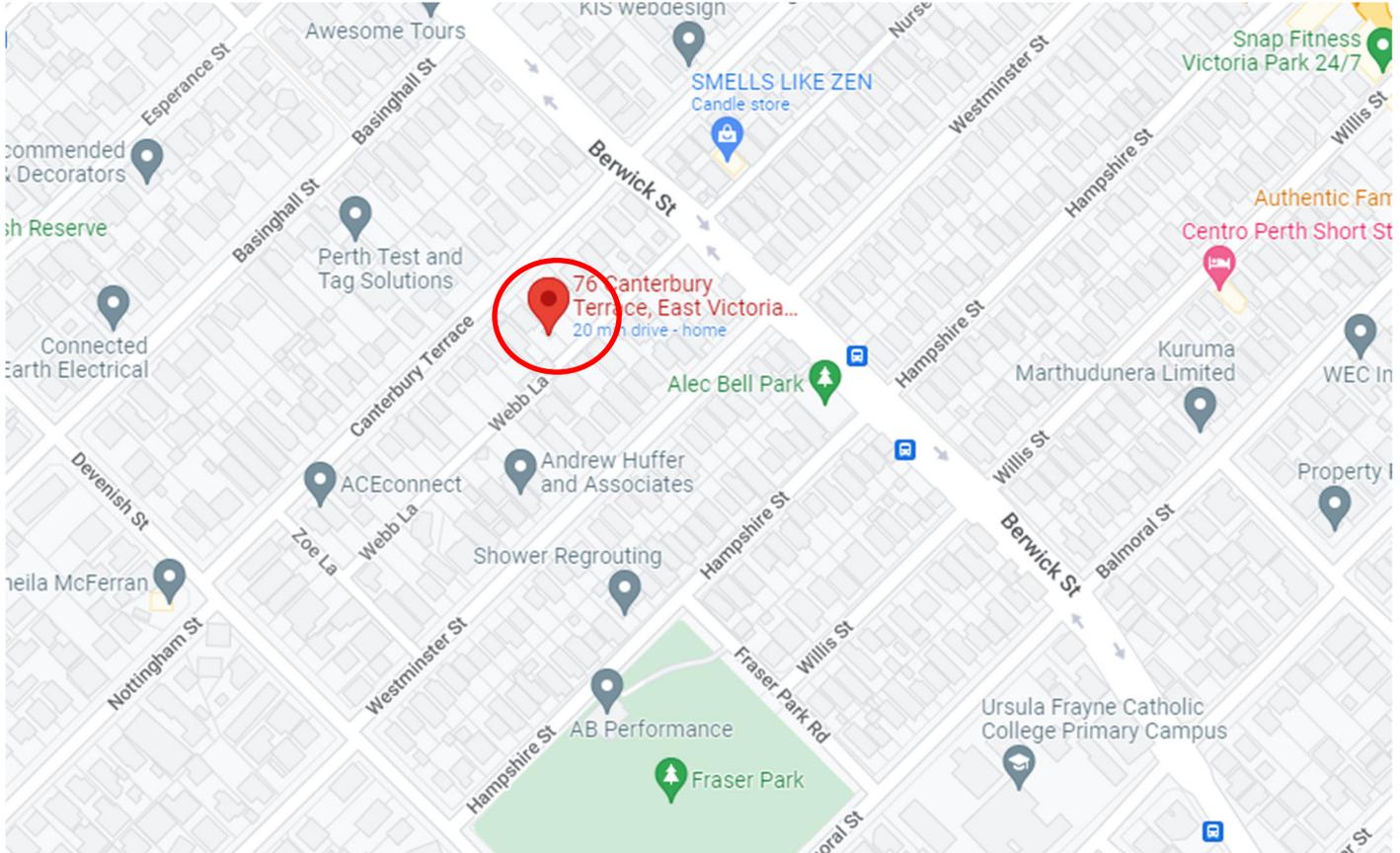
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Recommendation / Implementation

- That the Council retain this right of way in its current form in recognition of its future use.
-

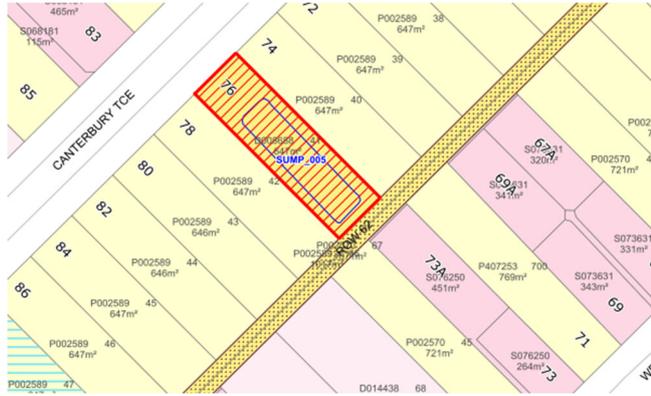


Location Map



Property Description

Lot 41 (76) Canterbury Terrace, East Victoria Park



| | | | |
|-----------------|--------------------|-----------------|----------------------|
| Asset ID Number | CT V1020 F174 | Ownership | Freehold |
| Land Area | 648 m ² | Property Zoning | TPS1 Residential R30 |

Development and Other Constraints

| | |
|---------------|--|
| Environment | Drainage sump reserve |
| Community Use | Micro park |
| POS | Front portion has been developed as micro-park under the Town’s Public Open Space Strategy (2022). |

Economic Considerations

| | | |
|----------------------------|----------------|---|
| Land Valuation / Appraisal | Not Applicable | Rezoning/development potential: front of lot was upgraded to a micro-park in 2020-2021, it is unlikely that sale or redevelopment would be acceptable. There are no proposed changes to zoning in draft LPS2. |
|----------------------------|----------------|---|

Governance

The title is unencumbered, and historically Diagram 8688 was acquired by the City of Perth under the Public Works Act for the purposes of “Drainage Canterbury Terrace – Victoria Park”. 75% of the site is used as a drainage sump and accommodates the Town’s drainage assets. The land is impacted by Water Corporation critical pipeline assets.

Site Evaluation

Land contains Drainage Sump 005, there is some space at the frontage of the property with some established trees and landscaping

Property Description

Lot 41 (76) Canterbury Terrace, East Victoria Park

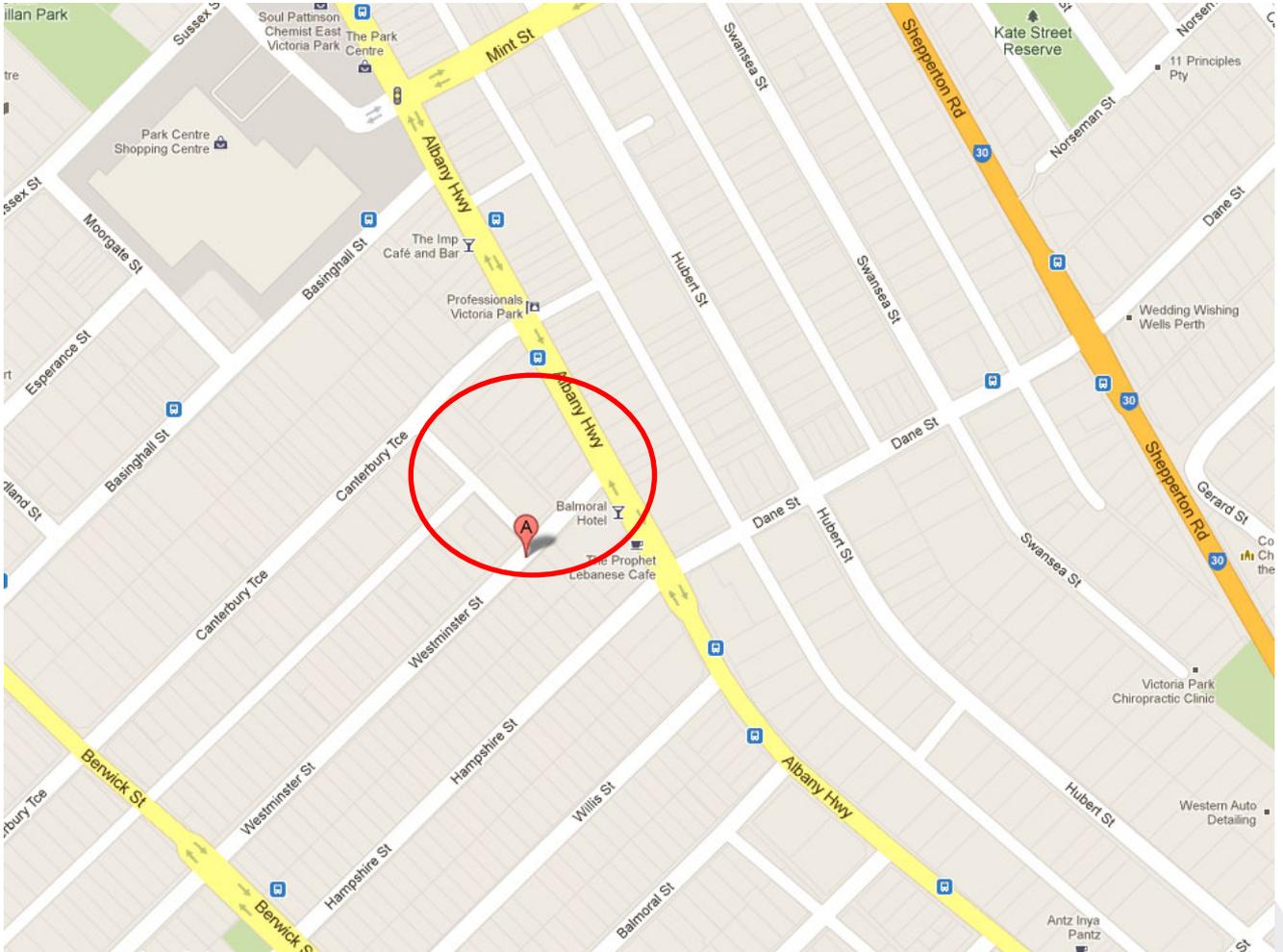
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-

Recommendation / Implementation

- That the property is retained for its current purpose with a view to any future opportunities that may arise.
-



Location Map



Property Description

Lot 6, 7 and 8 (1-5) Westminster Street, East Victoria Park



Asset ID Number CT V1230 F4
 CT V1069 F343

Ownership Freehold

Land Area 2163 m²

Property Residential
 Zoning R30

Development and Other Constraints

Environment Significant drainage sump located adjoins to ROW39.
 Community Use Car park, ROW39
 POS Not applicable.

Economic Considerations

Land Valuation / Appraisal Not Applicable Rezoning/development potential: No redevelopment potential at this stage due to existence of large open drainage sump and car park use.

Governance

Drainage sump. Car parking bays (CP024) adjoining to Right of Way ROW39.
 No Landgate encumbrances. The site is within the Albany Highway Precinct Structure Plan.

Site Evaluation

These three lots (2163sqm) are located next to ROW 39 and Nurse Lane and comprise a large open drainage sump area plus a strip of car parking bays (CP 024) constructed in recent years by the Town.

The properties are zoned Residential R30 and so can technically be considered for development now under Town Planning Scheme No.1. It has been recommended they remain as R30 in Stage 1 draft LPS2 to comply with the 'minimal change' intent of Stage 1 LPS2 project, however they are included in the AHPSP area which is investigating future land use and development

Property Description

**Lot 6, 7 and 8 (1-5) Westminster Street, East
Victoria Park**

opportunities, including for drainage sumps close to Albany Highway.

•

Recommendation / Implementation

That the Council

- Considers maintaining this property in its current format and review this property in the future with consideration of the Albany Highway Precinct Structure Plan recommendations.
-



Property Description

Lot 147 (4) Westminster Street, East Victoria Park



| | | | |
|-----------------|--------------------|-----------|---------------------|
| Asset ID Number | CT V1008 F623 | Ownership | Freehold |
| Land Area | 430 m ² | Property | TPS1 Private Car |
| | | Zoning | Special Parking Use |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Significant drainage sump located in Atlantis Cells below the car park. |
| Social | Car Park. |
| Community Use | Private car park. |
| POS | Not applicable. |

Economic Considerations

| | | | |
|----------------------------|----------------|---------------------------------|---|
| Land Valuation / Appraisal | Not Applicable | Rezoning/development potential: | No redevelopment potential at this stage due to existence of current lease. |
|----------------------------|----------------|---------------------------------|---|

Governance

Registered Lease in existence between the Town of Victoria Park and Hotel for a 25 year period (set to expire May 2029).
 Land impacted by Water Corporation critical sewer pipeline and Town of Victoria Park stormwater drainage asset. Significant drainage sump.

Site Evaluation

Car park and drainage system (sub surface) that is used contiguously with the adjacent privately owned car park. As this site is a public car park, consideration is to be given to recommendations of the Integrated Transport Plan and Parking Management Plan.

Former drainage sump now functioning as a car park. Property has Atlantis cells underneath

Property Description

Lot 147 (4) Westminster Street, East Victoria Park

for drainage capacity. The property is currently leased to the adjacent Hotel on a peppercorn basis for a period of 25 years, on condition of this car park being made available to the public. This site is also located in the East Victoria Park Place Parking Area under the Parking Management Plan (2022) which includes the following Actions:

- Reduce the parking time restrictions along the Albany Highway between Basinghall Street and Dane Street to 2P paid parking to allow for more turnover of vehicles in this high demand parking area.
- Monitor the parking along the Albany Highway between Basinghall Street and Dane Street and the section of Basinghall Street adjacent to the Albany Highway to determine if the target occupancy levels are being met. Use the intervention matrix to determine any changes required to the parking fees in the area using the dynamic parking model.
- Remove parking bays as required to provide pedestrian connectivity opportunities along the Albany Highway to plan for the 'Streets for People' function.

Any other change in parking are guided by the Parking Management Plan's Parking Intervention Matrix (pg9) which recommends a range of mechanisms to manage parking demand, with provision of additional parking spaces one of the lesser options.

Draft Local Planning Scheme No.2 proposes to retain the Special Use zone and designated SU3 in Appendix D with the purpose of car park and drainage, with Parking a P (permitted) use and all other uses X (not permitted).

This site is within the Albany Highway Precinct Structure Planning project area which is reviewing the planning framework e.g. zoning, density etc. The AHPSP makes recommendation for changes to LPS2 as the AHPSP project will provide the required background analysis and strategic justification for any significant change to the Scheme.

The outcome of the AHPSP will be a property-by-property recommendation regarding zone, suitable land uses, development controls (height, setbacks, parking requirements, densities etc). It is expected that recommendations will be drafted by mid-2023. If supported by the Council and community through advertising, the recommendations will result in an amendment to LPS2 to change zones, densities and planning controls etc.

Property Description

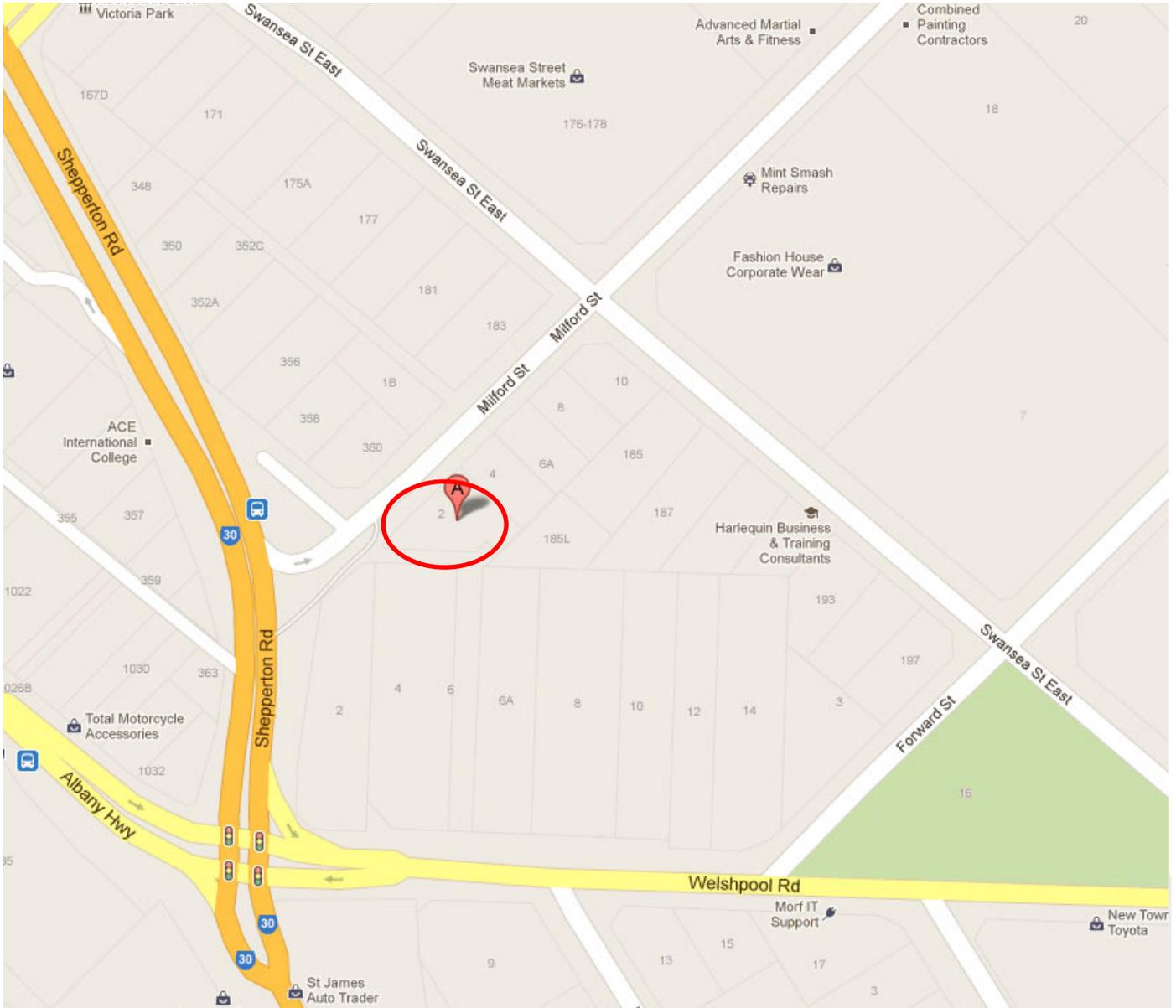
**Lot 147 (4) Westminster Street, East
Victoria Park**

Recommendation / Implementation

That the Council

- maintain this property in its current format and review this property when the current 25 year lease expires in 2029 with consideration of the Albany Highway Precinct Structure Plan recommendations and the Town's Parking Management Plan (2022).
-

Location Map



Property Description

Lot 66 ROW 126 Milford Street, East Victoria Park



| | | | |
|-----------------|--------------------|-----------------|----------------------|
| Asset ID Number | CT V1302 F161 | Ownership | Freehold |
| Land Area | 239 m ² | Property Zoning | TPS1 Residential R40 |

Development and Other Constraints

| | |
|---------------|--|
| Environment | Approximately 30-40% tree canopy |
| Social | Provides possible access to rear lots. |
| Community Use | Not applicable. |
| POS | Not applicable. |

Economic Considerations

| | | |
|----------------------------|----|--|
| Land Valuation / Appraisal | NA | Rezoning/development potential: Potential for amalgamation with rear lot or adjacent residential lot |
|----------------------------|----|--|

Governance

Encumbered by an easement burden for right of carriageway, however, also displays an easement benefit.

Property whilst freehold title owned by the Town of Victoria Park, is a Right of Way and as such if closed will revert to the ownership of the Crown due to the provisions of the Land Administration Act under which the right of way was created.

Site Evaluation

Right of way that provides access to a former lot that no longer exists and is fenced at the adjoined mixed use development.

Property may have been identified as a means of connection to the rear lot through the

Property Description

Lot 66 ROW 126 Milford Street, East Victoria Park

development approval process however access does not exist and is not required.

The site has a sewer line running through the centre and approximately 30-40% tree canopy.

The Town's Local Planning Strategy (2022) and Integrated Transport Strategy (2022) recommends that Rights of Way remain open where possible.

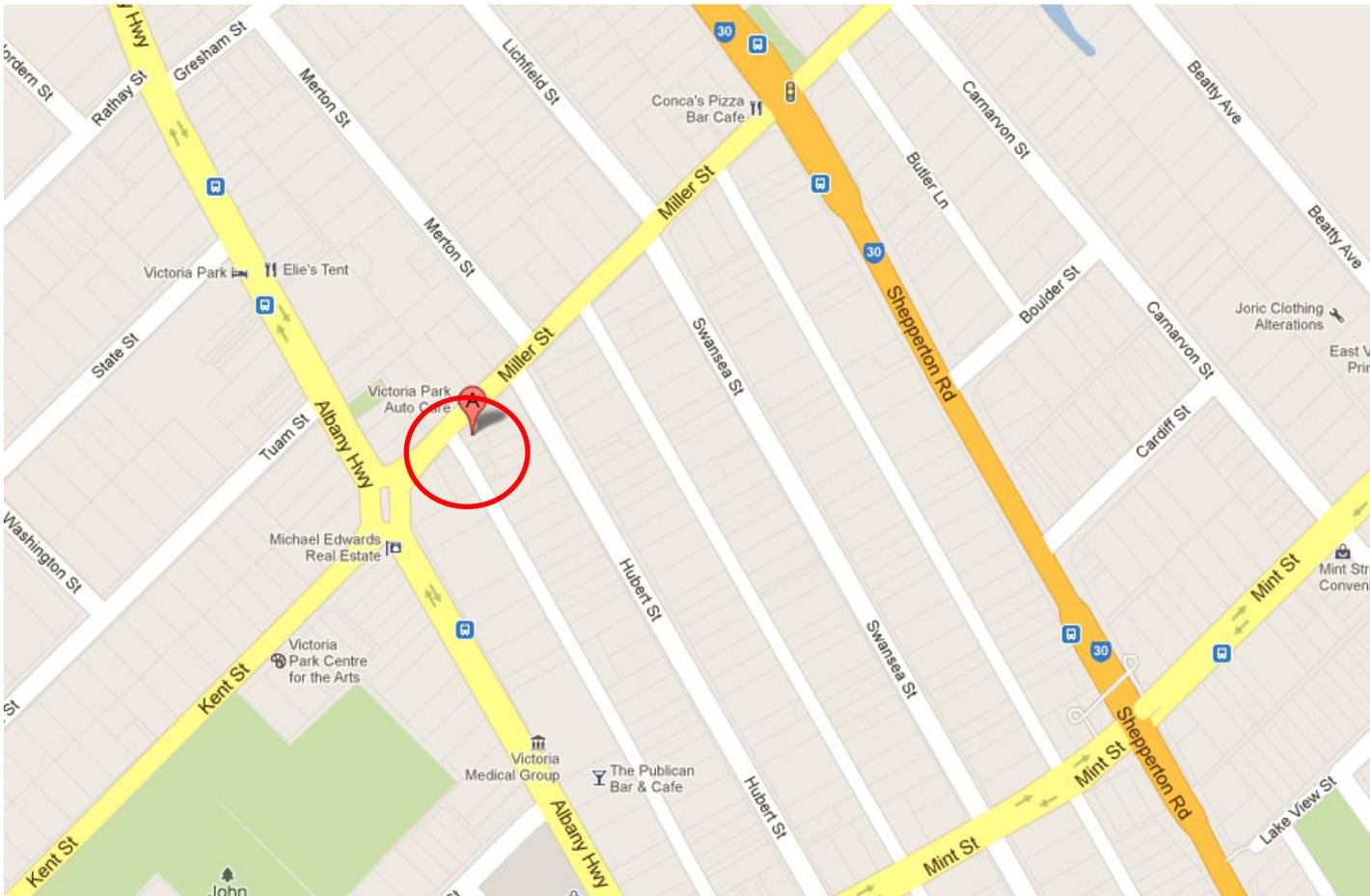
The property is located in the Oats Street Station Precinct Structure Planning area which will be making recommendations regarding access, land use, zones and densities etc.

Recommendation / Implementation

That the property is retained in its current format with the view to any future opportunity that may arise.



Location Map



Property Description

Lot 50 ROW 107 Miller Street, East Victoria Park



| | | | |
|-----------------|---------------------|-----------------|-------------------------|
| Asset ID Number | CT V1962 F010 | Ownership | Freehold |
| Land Area | 1602 m ² | Property Zoning | TPS1 Residential R40 |

Development and Other Constraints

| | |
|---------------|---|
| Environment | No environmental issues identified. |
| Social | Provides rear access to a number of properties. |
| Community Use | Not applicable. |
| POS | Not applicable. |

Economic Considerations

| | | | |
|----------------------------|----------------|---------------------------------|----------------------------|
| Land Valuation / Appraisal | Not Applicable | Rezoning/development potential: | No redevelopment potential |
|----------------------------|----------------|---------------------------------|----------------------------|

Governance

Encumbered by an easement burden for right of carriageway. Land impacted by Water Corporation critical pipeline asset.

Property whilst freehold title owned by the Town of Victoria Park, is a Right of Way and as such if closed will revert to the ownership of the Crown due to the provisions of the Land Administration Act under which the right of way was created.

Site Evaluation

Right of Way (ROW 107) providing rear access to a significant number of properties which are subject to potential redevelopment. The Town's Local Planning Strategy (2022) and Integrated Transport Plan (2022) recommend that Rights of Way remain open where possible.

This site is located within the Albany Highway Precinct Structure Planning project area which

Property Description

Lot 50 ROW 107 Miller Street, East Victoria Park

will make recommendations regarding access.

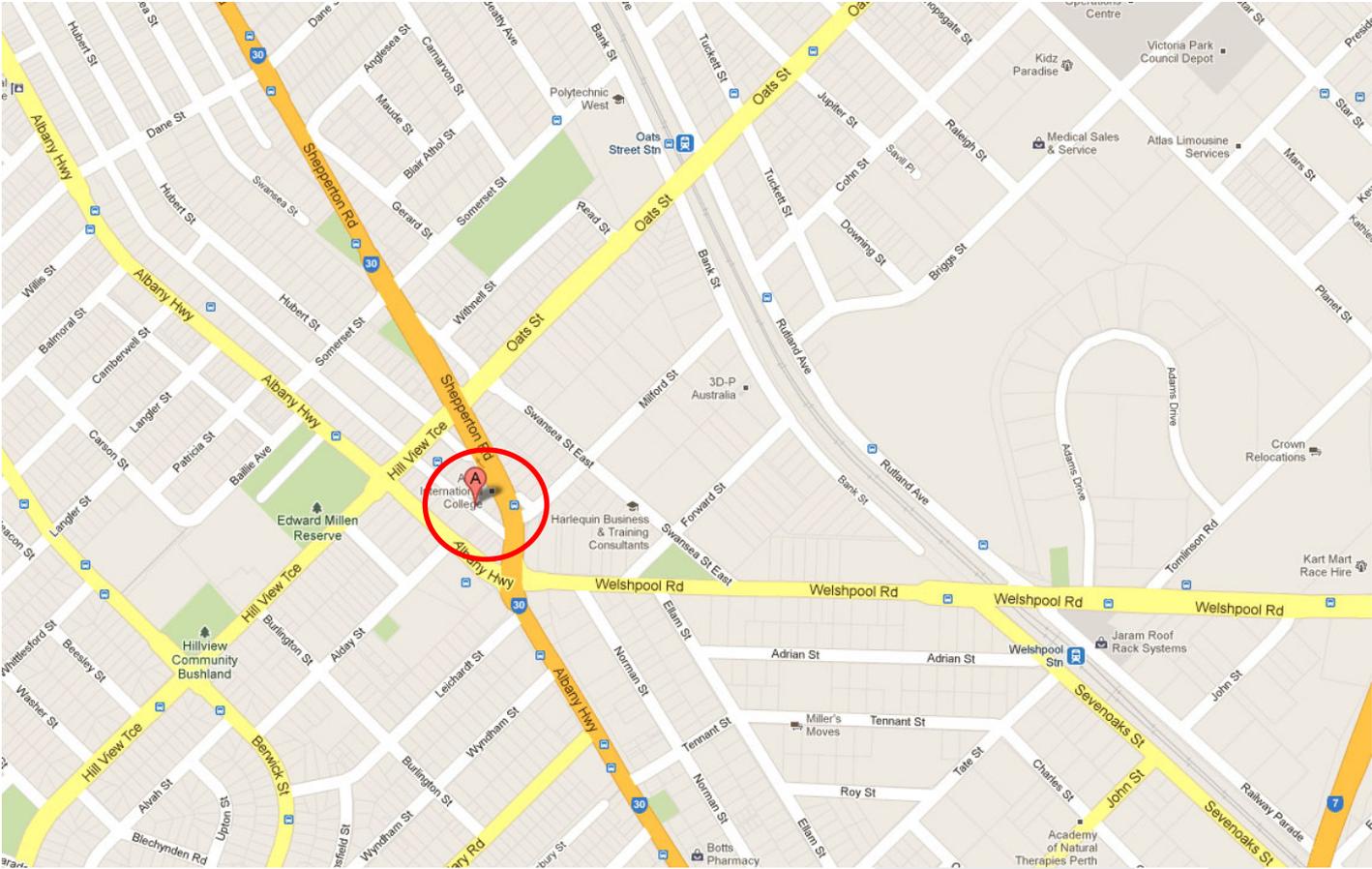
Historically it has been noted that this right of way, similar to many others in the area is being systematically upgraded through contributions from adjacent owners. These contributions are being sought at point of redevelopment with adjacent owners contributing 50% of the redevelopment cost for portion of the right of way if unconstructed.

Recommendation / Implementation

That the property is retained in its current format with the view to any future opportunity that may arise.

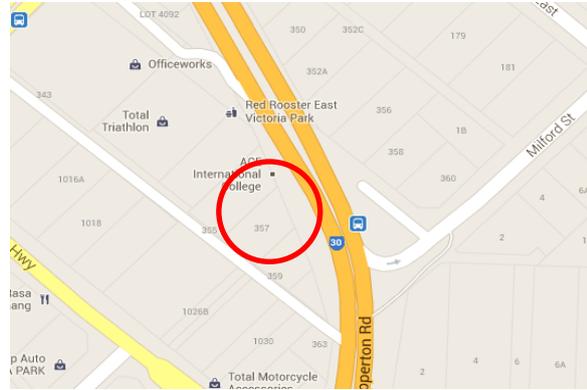


Location Map



Property Description

Lots 488, 30 and 131 (355-357) Shepperton Road, East Victoria Park



| | | | |
|-----------------|---|-----------------|--------------------|
| Asset ID Number | CT V2001 F177 CT V2001 F175 CT V2229 F747 | Ownership | Freehold |
| Land Area | 2081 m ² | Property Zoning | TPS1 Commercial |

Development and Other Constraints

| | |
|---------------|------------------------------------|
| Environment | No environmental issues identified |
| Social | Car park No.12 |
| Community Use | Car park |
| POS | Not applicable |

Economic Considerations

Rezoning/development potential: Potential for redevelopment of the site

Governance

No governance issues identified

Site Evaluation

The site is under contract for sale to Fabcot Pty Ltd for development of a supermarket, and subject to conditions precedent being satisfied and the closure and amalgamation of a portion of the adjoining dedicated road.

Options

To continue as per contractual arrangements for the disposal by sale.

Property Description

**Lots 488, 30 and 131 (355-357) Shepperton
Road, East Victoria Park**

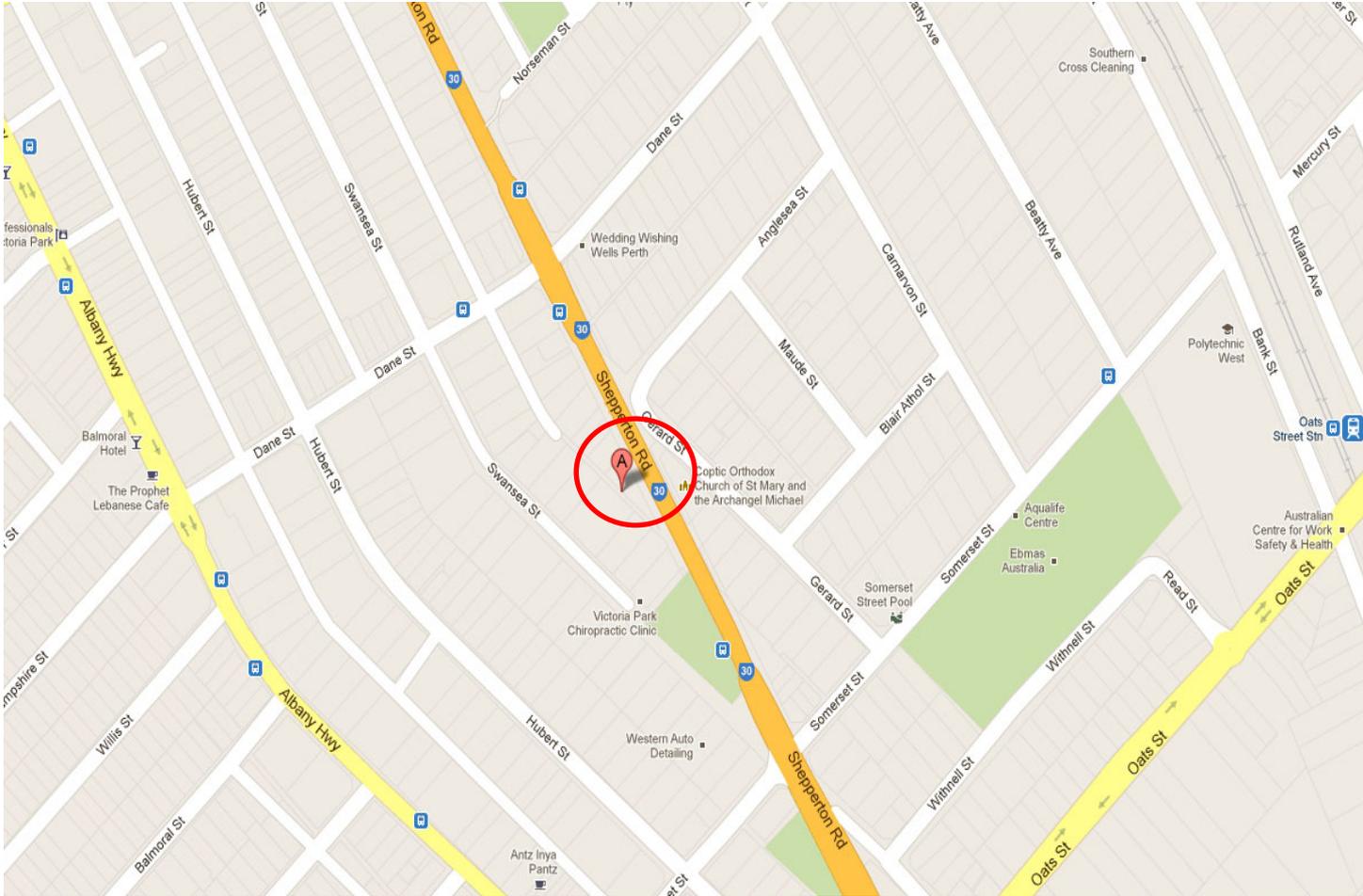
Recommendation / Implementation

That the Council;

- Continue to review satisfied conditions to disposal by sale.
-

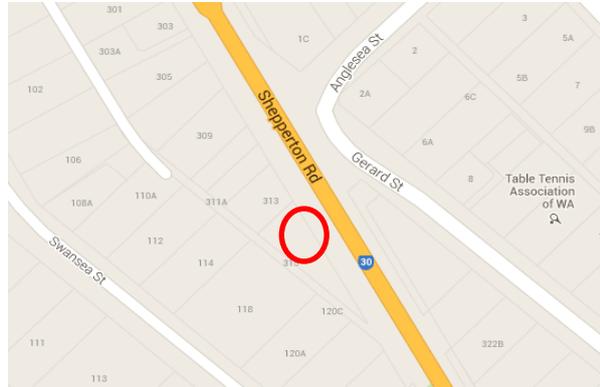


Location Map



Property Description

Lot 4 (315) Shepperton Road, East Victoria Park



| | | | |
|-----------------|--------------------|-----------------|---|
| Asset ID Number | CT V1458 F397 | Ownership | Freehold |
| Land Area | 712 m ² | Property Zoning | TPS1 Residential R30 abutting PRR |

Development and Other Constraints

| | | | |
|---------------|--|--|--|
| Environment | Significant vegetation / tree canopy. There is approx. 90% tree canopy (over 3m) | | |
| Social | Functions as green buffer between Shepperton Road and nearby residential development | | |
| Community Use | In active open space | | |
| POS | Undeveloped | | |

Economic Considerations

| | | | |
|----------------------------|-----|---------------------------------|--|
| Land Valuation / Appraisal | N/A | Rezoning/development potential: | No development, draft LPS2 recommends change to Public Open Space reserve reflecting POSS recommendations. |
|----------------------------|-----|---------------------------------|--|

Governance

Property is immediately adjacent to Primary Regional Road and connects to ROW 92 (comprising of 938sqm with an easement of benefit for ROW 92.)
 There are significant trees on Lot 4 that need to be retained.

Site Evaluation

Property Description**Lot 4 (315) Shepperton Road, East Victoria Park**

Triangular portion of open space located between main road and residential area. Whilst property provides some amenity benefit, its function as local open space may not be appropriate considering the proximity of the open space to the main road.

This land is within the Residential Character Area and as such, multiple dwellings are not permitted. The draft LPS2 recommends this site remain Residential R30 zoning.

The site adjoins to ROW92 providing potential rear access to any residential development.

An analysis was undertaken of this site to determine suitability of social housing and identified:

Long triangular shaped lot 21m deep at widest point and with frontage to Shepperton Road (front) and ROW 92 (rear). Might have limited residential development potential (eg 1 residential lot).

The property meets the following criteria which weigh in favour of development and use for social housing:-

- Located on bus route;
- Close to shop amenities in Albany Highway;
- Level topography.

The following criteria mitigate against development and use for social housing:-

- The property is not expected to support multi unit development;
- The property is heavily vegetated with significant tree canopy;

Residential development may be constrained by access approval matters eg requirement to take access from ROW 92 or on site turning space to accommodate a requirement for vehicles to enter Shepperton Road in forward gear.

•

Recommendation / Implementation

- Retain as current use for Public Open Space.
-

Location Map



Property Description

Lots 9, 10 & 11 (317) Shepperton Road, East Victoria Park



| | | | |
|-----------------|---------------------|-----------------|---|
| Asset ID Number | CT 2001/178 | Ownership | Freehold |
| Land Area | 2916 m ² | Property Zoning | TPS1 Residential R30 abutting PRR |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Extensive trees |
| Social | Functions as green buffer between Shepperton Road |
| Community Use | In active open space, playground and access way to bus stop |
| POS | Undeveloped – listed in POS for retention |

Economic Considerations

| | | | |
|----------------------------|-----|---------------------------------|--|
| Land Valuation / Appraisal | N/A | Rezoning/development potential: | No development potential, draft LPS2 recommends change to Public Open Space reserve reflecting POSS recommendations. |
|----------------------------|-----|---------------------------------|--|

Governance

There is a sewer that crosses this landholding. Multi lot title unencumbered however a portion of land along Shepperton Road is subject to MRS reservation for road widening and realignment. Lots 10 and 11 on Plan 5869 are impacted by a Water Corporation critical pipeline asset.

Site Evaluation

Lots 9, 10 & 11 comprise a total of 2916 sqm triangular shape landholding (after MRS road

Property Description

**Lots 9, 10 & 11 (317) Shepperton Road, East
Victoria Park**

widening) that is 41m deep at widest point and with frontages to Shepperton Road and Swansea Road. A sewer crosses this landholding and will limit layout options for residential development. There are extensive trees, a children's play area (currently located at the widest part of the property, next to Swansea Street) and a footpath leading from the Shepperton Road bus stop over this land to Swansea Road.

Property is immediately adjacent to Primary Regional Road with extensive trees and playground. Located in the Residential Character Area which prohibits apartments.

The property meets the following criteria which weigh in favour of development:-

- Located on bus route;
- Close to shop amenity in Albany Highway;
- Potential for a small multi unit development;
- Level topography.\
- The following criteria mitigate against development:-
- Loss of existing amenity provided by children's play area, footpath to bus stop;
- The property is heavily vegetated with significant tree canopy.

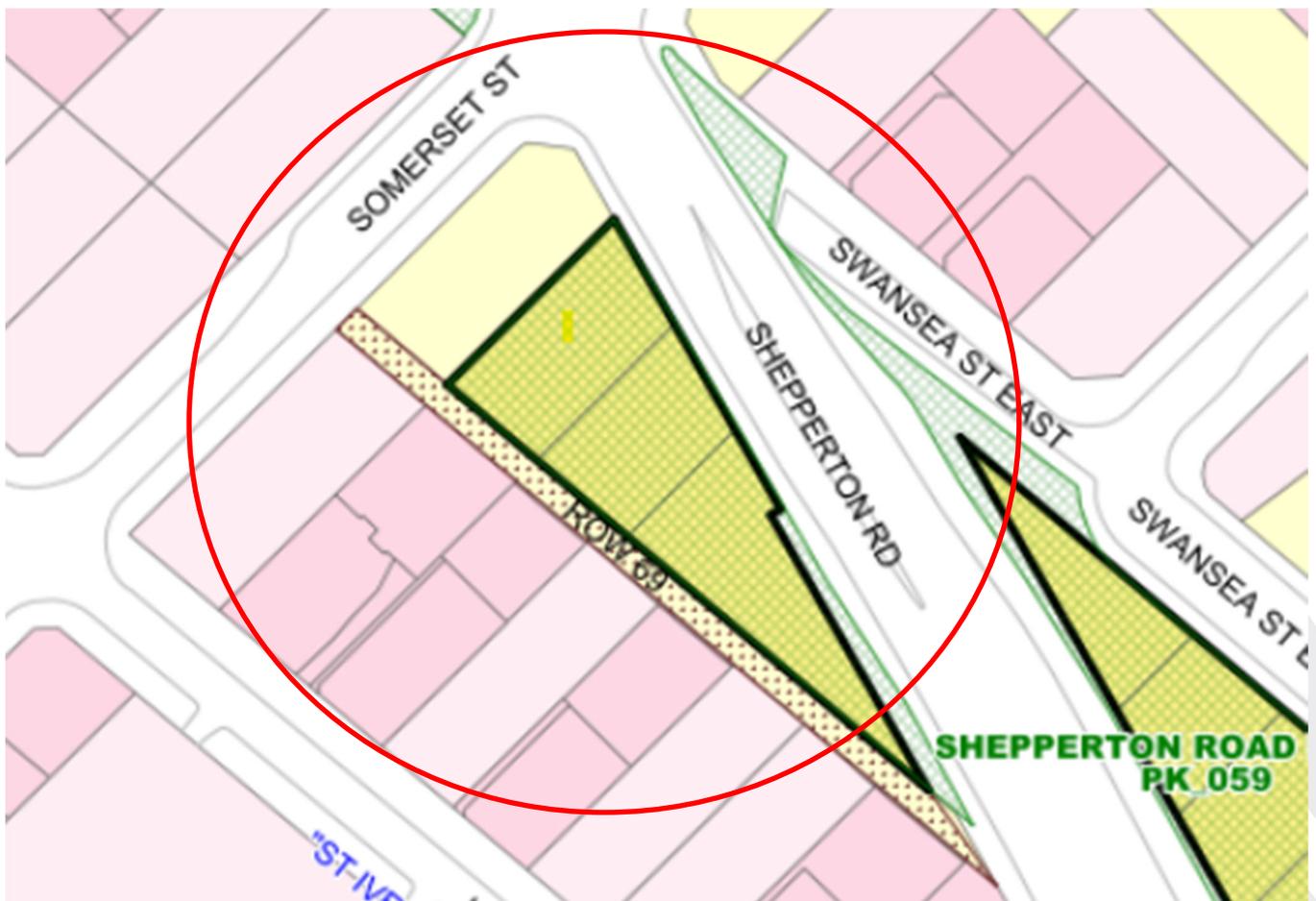
If the loss of all the amenities provided by this property is not acceptable to Council, then one option for social housing would be to investigate developing part of the property for social housing in the form of a single residential lot for specific housing needs – i.e. specialised accommodation uses. Examples include housing for persons with disability, who require a rotation of carers 24/7, or child in care with onsite staff. It is located on a bus route and a single unit development will offer scope to retain a children's play area as well as retention of trees, which would also provide amenity to residents.

•

Recommendation / Implementation

- retain as current use for Public Open Space.
-

Location Map



Property Description

**Lots 116, 117 & 118 (333) Shepperton Road,
East Victoria Park**



| | | | |
|-----------------|---------------------|-----------------|---------------------------------|
| Asset ID Number | CT V2229 F747 | Ownership | Freehold |
| Land Area | 2175 m ² | Property Zoning | Residential R30 abutting PRR |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Extensive trees |
| Social | Functions as green buffer between Shepperton Road |
| Community Use | In active open space |
| POS | Undeveloped – listed in POSS for retention |

Economic Considerations

| | | | |
|----------------------------|-----|---------------------------------|--|
| Land Valuation / Appraisal | N/A | Rezoning/development potential: | No development potential, draft LPS2 recommends change to Public Open Space reserve reflecting POSS recommendations. |
|----------------------------|-----|---------------------------------|--|

Governance

Property is triangular shaped immediately adjacent to Primary Regional Road and extensive trees. Located in the Residential Character Area prohibiting apartments, however grouped dwellings possible. Right of Way is advantageous to development, however there are extensive trees on this site.

Site Evaluation

Lots 116, 117 and 118 comprise a total 2175 sqm triangular shaped landholding (after MRS road widening) that is 40m at widest point with frontage to Shepperton Road and ROW 69.

Property Description

**Lots 116, 117 & 118 (333) Shepperton Road,
East Victoria Park**

There are extensive trees and the south eastern corner has a bus stop. Development may be constrained by access approval matters eg requirement to take access from ROW 92 or on site turning space to accommodate a requirement for vehicles to enter Shepperton Road in forward gear. Potential residential development site.

The property meets the following criteria which weigh in favour of development

Located on bus route;

Close to shop amenity in Albany Highway;

Potential for a small multi unit development;

Gentle slope topography.

The following criteria mitigate against development:-

Loss of existing open space amenity;

The property is heavily vegetated with significant tree canopy.

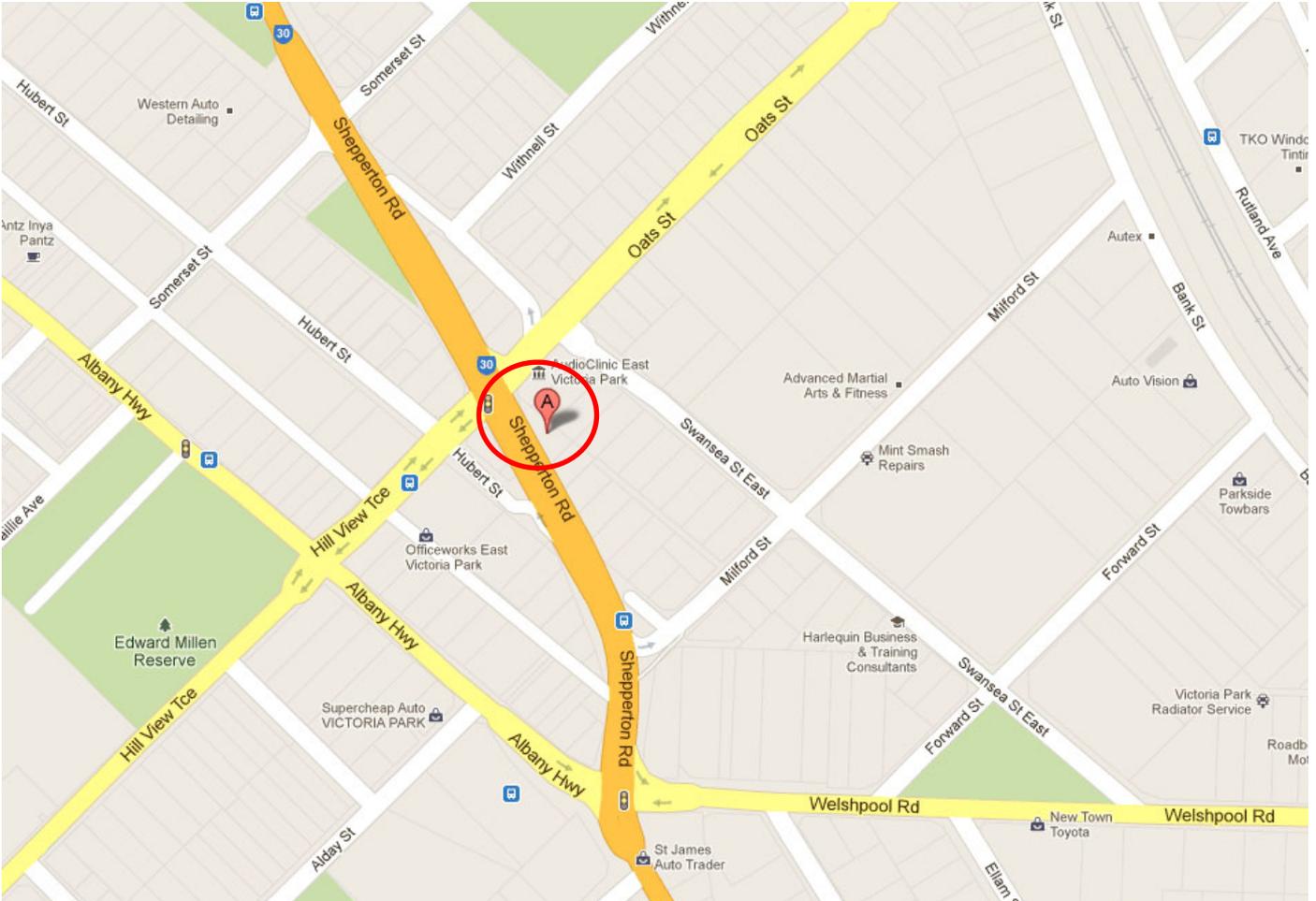
Redevelopment for housing given current zoning with consideration to access constraints imposed by Main Roads. Access to Shepperton Rd is unlikely considering Shepperton Rd is a primary distributor road requiring MRWA approval. A new cross over may not comply with their Development Control Policy 5.1 requirements to achieve rationalisation of driveways to reduce conflict on the road network.

•

Recommendation / Implementation

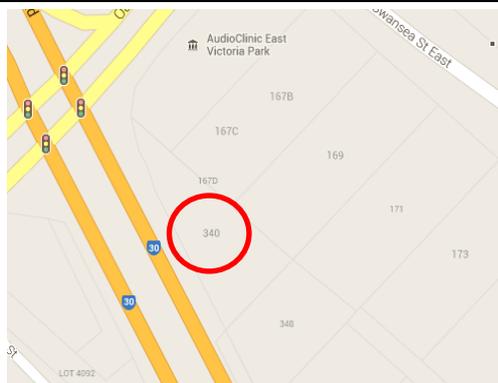
- retain as current use for Public Open Space.
-

Location Map



Property Description

Lot 812 (340) Shepperton Road, East Victoria Park



| | | | |
|-----------------|--------------------|-----------------|-------------------------|
| Asset ID Number | CT V2229 F747 | Ownership | Freehold |
| Land Area | 722 m ² | Property Zoning | TPS1 Residential R40 |

Development and Other Constraints

| | |
|---------------|--|
| Environment | Significant vegetation, mature trees / canopy |
| Social | Functions as a green buffer between Shepperton Road and nearby residential area. |
| Community Use | Passive open space. |
| POS | Undeveloped. |

Economic Considerations

| | | |
|----------------------------|----|---|
| Land Valuation / Appraisal | NA | Rezoning/development potential: Potential for redevelopment |
|----------------------------|----|---|

Governance

Property is immediately adjacent to Primary Regional Road.

Site Evaluation

Triangular portion of open space located between main road and residential area, the majority of the site supports mature trees which limits development potential. Whilst property provides some amenity benefit, its function as local open space may not be appropriate considering the proximity of the open space to the main road. The LPS2 recommends this site remain Residential R40 zoning, and multiple dwellings (apartments) are permitted. Whilst property provides some amenity benefit, its function as local open space may not be appropriate considering the proximity of the open space to the main road. This parcel is not identified as public open space in the Public Open Space Strategy (2019) although this may have been an

Property Description

**Lot 812 (340) Shepperton Road, East
Victoria Park**

oversight as other triangle portions along Shepperton Road have been identified as POS with recommendation to completely revegetate. The draft LPS2 recommends this site remain Residential R40 zoning depending on the outcomes of the LAOS review. Multiple dwellings (apartments) are permitted.

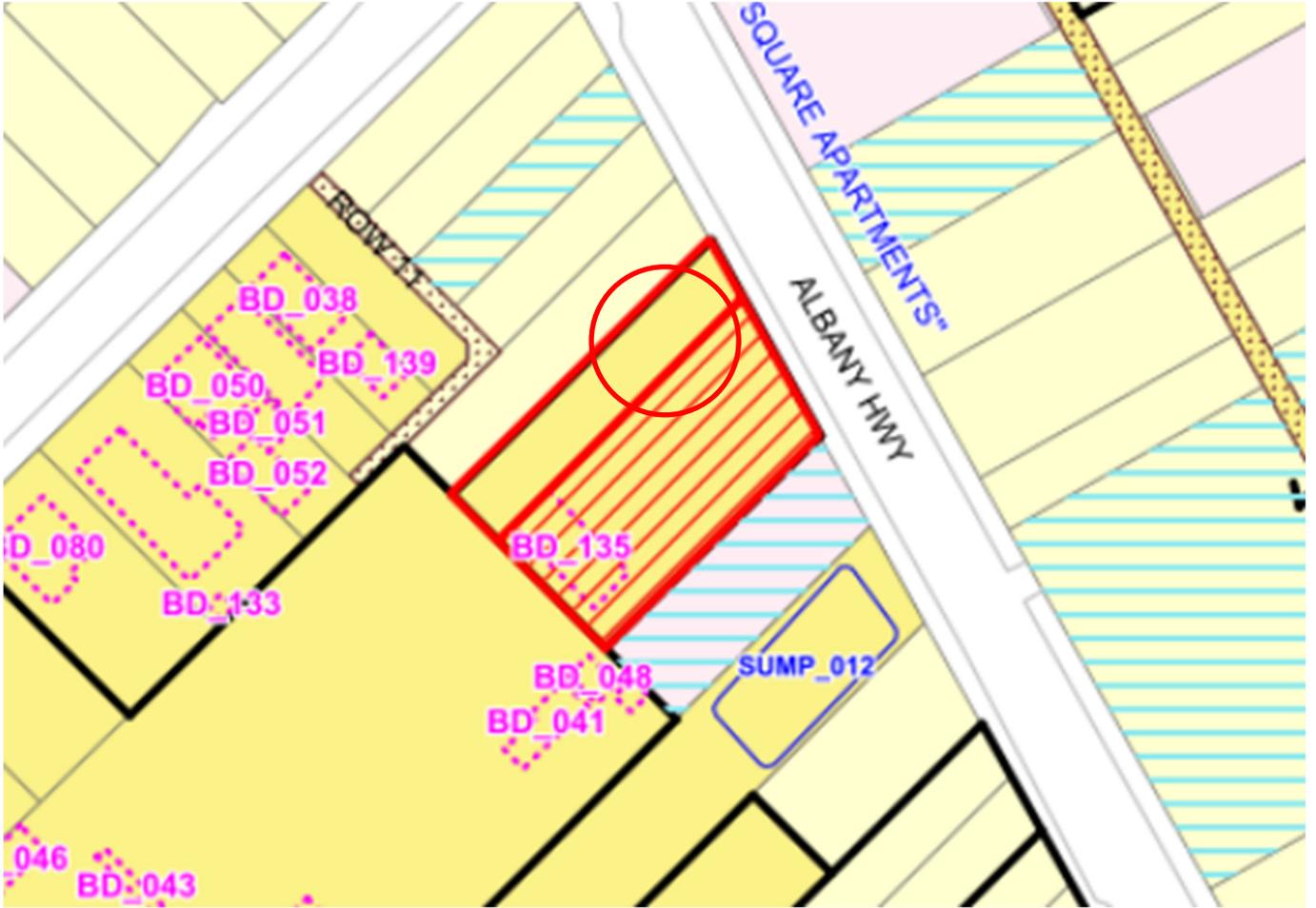
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Recommendation / Implementation

- retain as current use for Public Open Space.
-

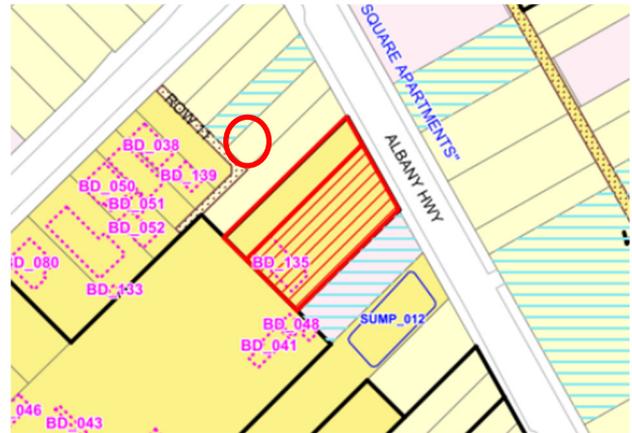
Location Map





Property Description

Lot 4 (707-709) Albany Highway, East Victoria Park



| | | | |
|-----------------|---------------------|-----------------|----------------------|
| Asset ID Number | CT V1169 F554 | Ownership | Freehold |
| Land Area | 1427 m ² | Property Zoning | TPS1 District Centre |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Property is being used as a caryard, consideration of Climate Action Plan and any heat island affect. |
| Social | Not applicable |
| Community Use | Not applicable |
| POS | Not applicable |

Economic Considerations

| | |
|--------------------------|---|
| Land Valuation/Appraisal | <p>Rezoning/development potential: The site has a value to the Town of Victoria Park as a freehold site located in a commercial area and on a main street.</p> <p>N/A</p> |
|--------------------------|---|

Governance

Located in the John MacMillan Precinct Masterplan area and the Albany Highway Precinct Structure Planning project area.

The land is impacted by Water Corporation critical pipeline asset. Property is subject to a commercial lease for the purpose of a car yard (not registered on CT) which includes redevelopment clause.

Site Evaluation

Property Description

Lot 4 (707-709) Albany Highway, East Victoria Park

Lots 4 and 6 were purchased by Town in 2019. Strategic investment property. May be suitable for residential development subject to planning and further investigation. General Note - Single/grouped/multiple dwellings are a discretionary use in land zoned 'District Centre'.

The property meets the following criteria which weigh in favour of development and use for development:-

Located close to bus route;

Close to commercial and retail amenities;

Potential for a multi unit development;

Flat topography.

The following criteria mitigate against development -

The Town is preparing the Macmillan Precinct Masterplan which includes this property (see Place Planning advice below);

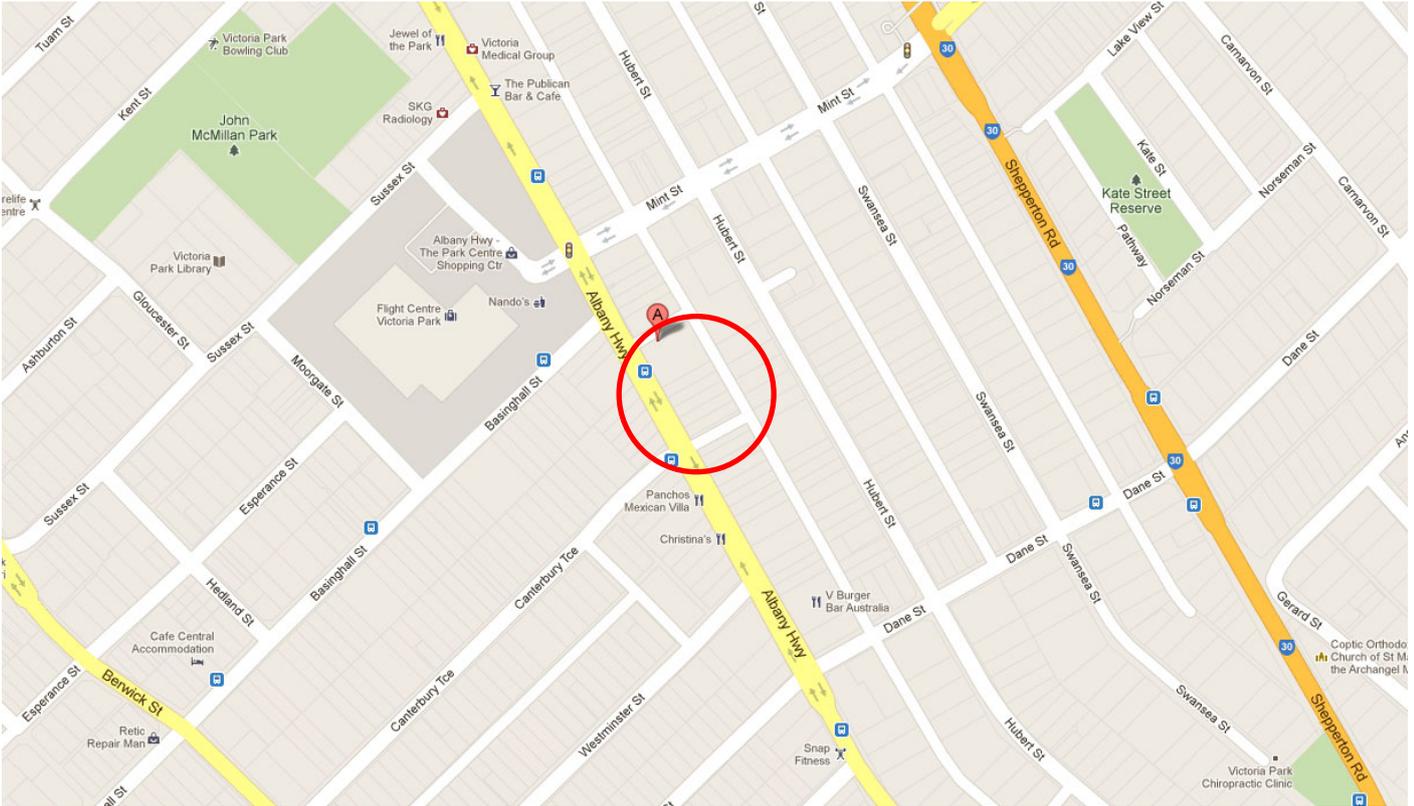
The property is highly valuable and has the advantage of the financial returns from development of this property.

Place Planning preliminary advice - Lot currently zoned "District Centre" under Town Planning Scheme No.1 with a plot ratio of 1.0 and density of R60 (TPS1 Precinct Plan 11). However, the lot forms part of the MacMillan Precinct Masterplan currently being prepared by the Town to guide the future land uses and redevelopment of Town facilities and land across the site, including recommendations for updating the Planning Scheme to facilitate redevelopment. In addition, the site is located in the Albany Highway Precinct Structure Plan area which is updating the planning framework for the length of Albany Highway, although the Structure Plan is likely to defer to the recommendations of the MacMillan Precinct Masterplan for that area.

Recommendation / Implementation

That this property is retained in its current format as a strategic requirement for John MacMillan Precinct Master Plan and with a view to future opportunities

Location Map



Property Description

Lot 442 (874) Albany Highway, East Victoria Park



| | | | |
|-----------------|--------------------|-----------------|----------------------|
| Asset ID Number | CT V980 F45 | Ownership | Freehold |
| Land Area | 526 m ² | Property Zoning | TPS1 District Centre |
| | | TPS/MRS | |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Has mature trees in the back yard which should be retained if possible. |
| Social | Not applicable |
| Community Use | Not applicable |
| POS | Not applicable |

Economic Considerations

| | | |
|--------------------------|-----|---|
| Land Valuation/Appraisal | N/A | Rezoning/development potential: The site has a value to the Town of Victoria Park as a freehold site located in a commercial area and on a main street. |
|--------------------------|-----|---|

Governance

Easement benefit for access to the adjoining Right of Way (ROW 52 – Iceworks Lane). Other associated as part of existing lease arrangement (holding over).

Lease to psychology practice, expired and in holdover.

The site has a value to the Town of Victoria Park as a freehold site located in a commercial area and on a main street. A commercial lease expired 31/10/2020 with no further option.

Site Evaluation

The site comprises a character house with paved area at the front and a treed large rear area used for car

Property Description**Lot 442 (874) Albany Highway, East Victoria Park**

parking. The property is zoned district centre and subject to a commercial lease.

Albany Highway in this part of East Victoria Park is essentially a Main Street fully activated on both sides. The site is a strategic asset although somewhat restricted by its size (565m²).

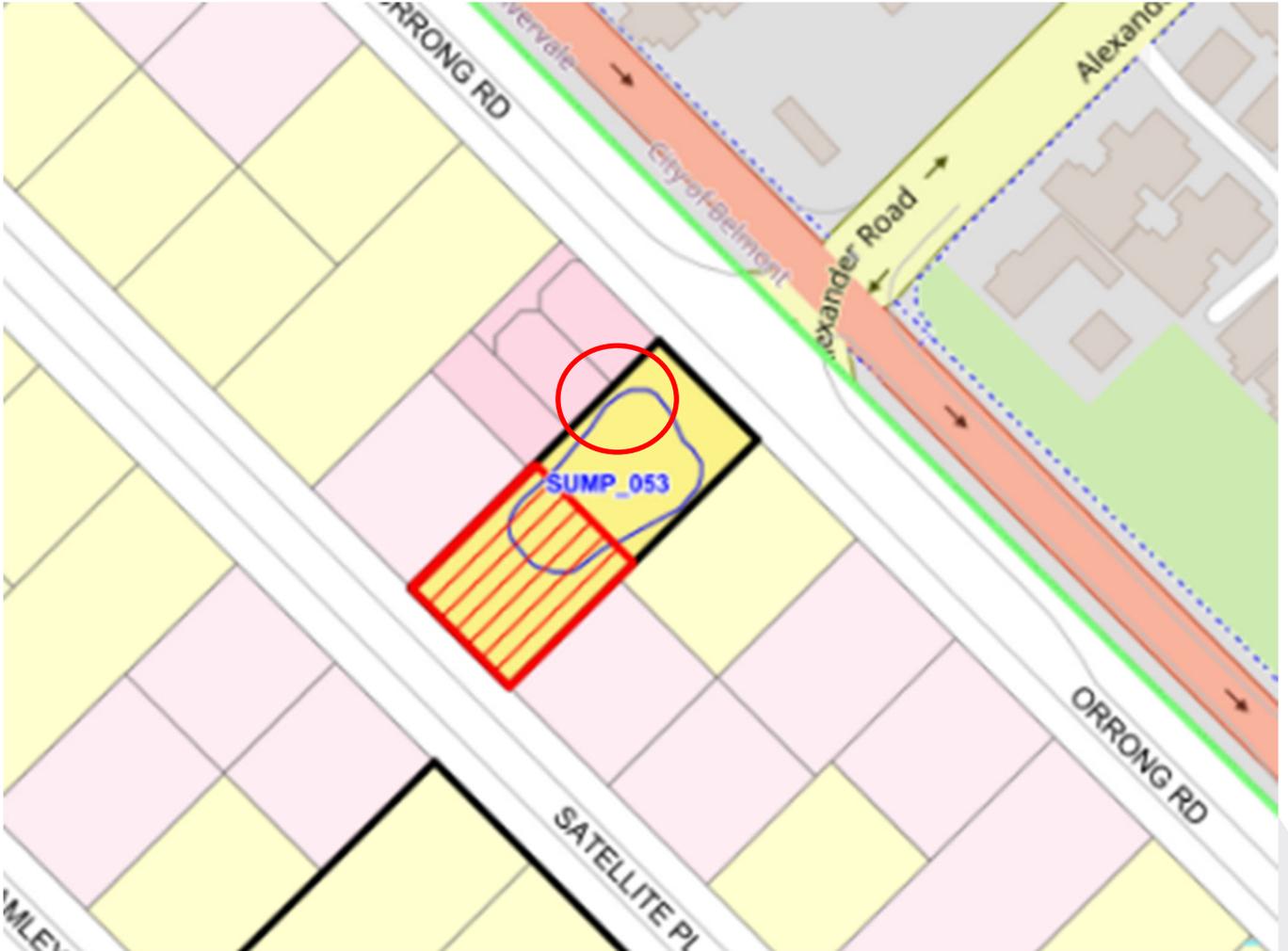
The property is located in the Albany Highway Precinct Structure Planning area which is reviewing the planning framework for Albany Highway eg. zones, densities and development controls.

Recommendation / Implementation

The recommendation is that the property is retained for its current purposes.

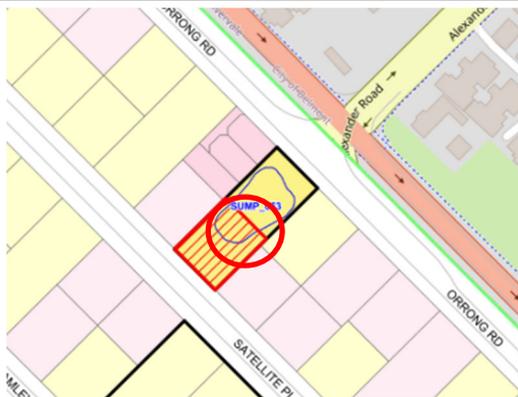


Location Map



Property Description

30-32 Satellite Place, Carlisle



| | | | |
|-----------------|--------------------|-----------------|---|
| Asset ID Number | CT V483 F135A | Ownership | Freehold |
| Land Area | 885 m ² | Property Zoning | TPS1 Residential R30, with WAPC Planning Control Area |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Drainage sump and approx. 25% tree canopy |
| Community Use | Not applicable. |
| POS | The Public Open Space Strategy (POSS) makes specific recommendation to investigate "acquiring / developing this property for POS. The front of the sump was developed under the Town's UFS Green Basins project as a micro-park |

Economic Considerations

| | | |
|----------------------------|----------------|--|
| Land Valuation / Appraisal | Not Applicable | Rezoning/development potential: The WAPC Planning Control Area (PCA) is associated with the future redevelopment of Orrong Road expressway and prohibits any development that might prejudice the purpose of the PCA. https://www.wa.gov.au/government/document-collections/planning-control-areas#pca-142-orrong-road-mar-2020 |
|----------------------------|----------------|--|

Governance

The entire lot is subject to the WAPC's Planning Control Area over 142 – Orrong Road. The land is impacted by Water Corporation critical pipeline and Town of Victoria Park stormwater drainage assets. Currently being used as a drainage sump. Access from Orrong Road is not permitted.

Property Description**30-32 Satellite Place, Carlisle**

Site Evaluation

There is a drainage sump at the rear of this property. The front section of the property is approximately 450m² and might be worth further investigation (including assessment of drainage sump capacity requirements) to ascertain development potential for a single residential dwelling within current R30 Zoning.

The property meets the following criteria which weigh in favour of development and use for social housing:-

- Close proximity to bus route;
- Close proximity to shops on corner of Archers Street/Orrong Road;

The following criteria mitigate against development and use for social housing:-

- The property is not expected to support multi unit development;
- The property has approximately 25% tree canopy.

This property will be complex to develop if it proves to be suitable for residential development. Having regard to the Town's Public Open Space Strategy, it is not recommended that social housing or open market residential development be pursued.

Place Planning preliminary advice – the Town's Public Open Space Strategy (adopted 2019) identifies this drainage basin as providing a good opportunity for development of Micro Public Open Space (<0.4Ha) to close the significant walkable catchments gaps in Public Open Space.

The site is subject to the WAPC Planning control area and the purpose of the Planning Control Area is to protect land required for the future upgrade of Orrong Road. The WAPC considers that the Planning Control Area is required over the whole of the property to ensure that no development occurs on this land which might prejudice this purpose until it may be reserved for Primary Regional Roads in the Metropolitan Region Scheme.

Considering the land is subject to Planning Control Area 142 – Orrong Road, any proposed development will require approval from WAPC who will no doubt take advice from Main Roads.

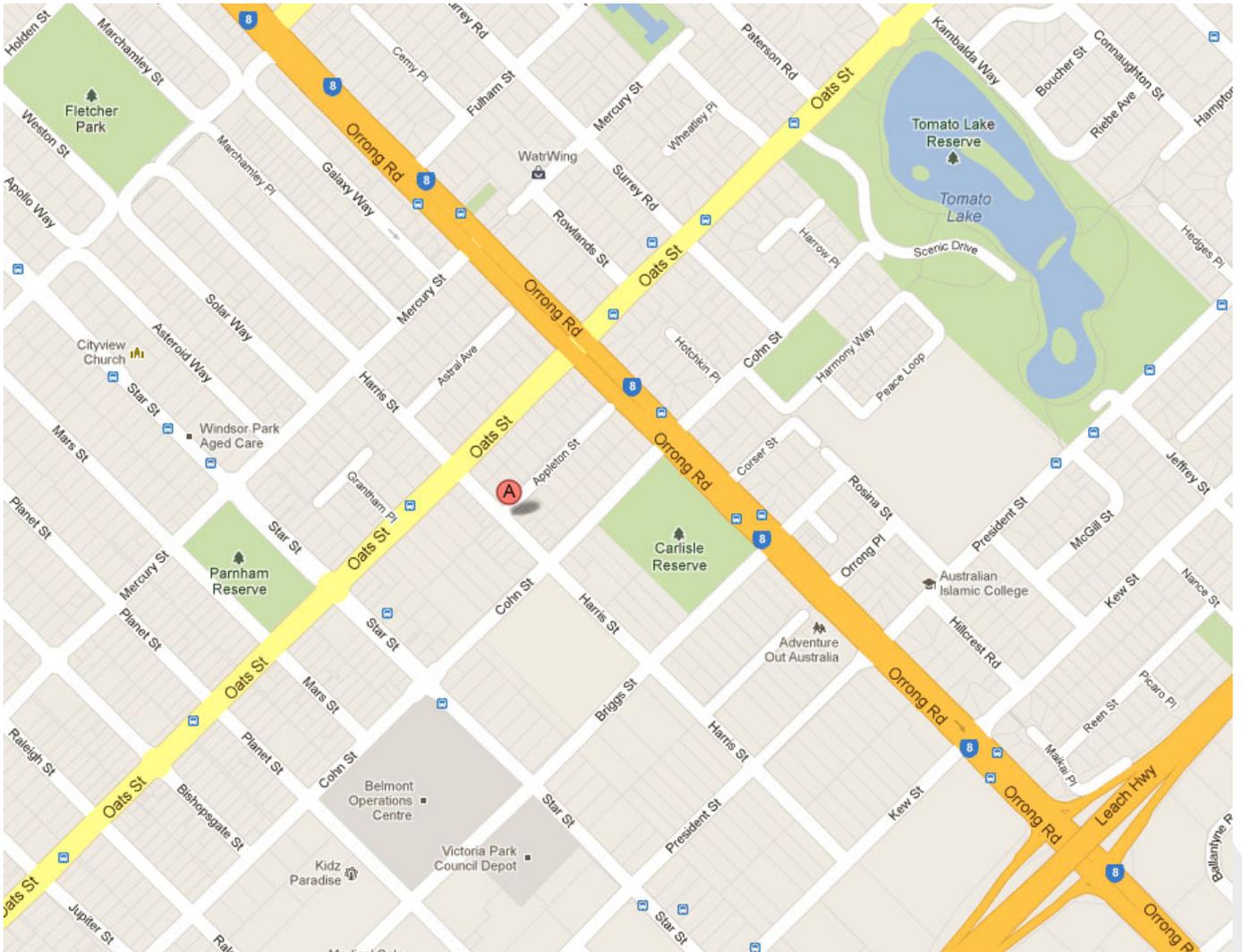
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Recommendation / Implementation

- To retain for current use as Public Open Space and drainage sump.
-



Location Map



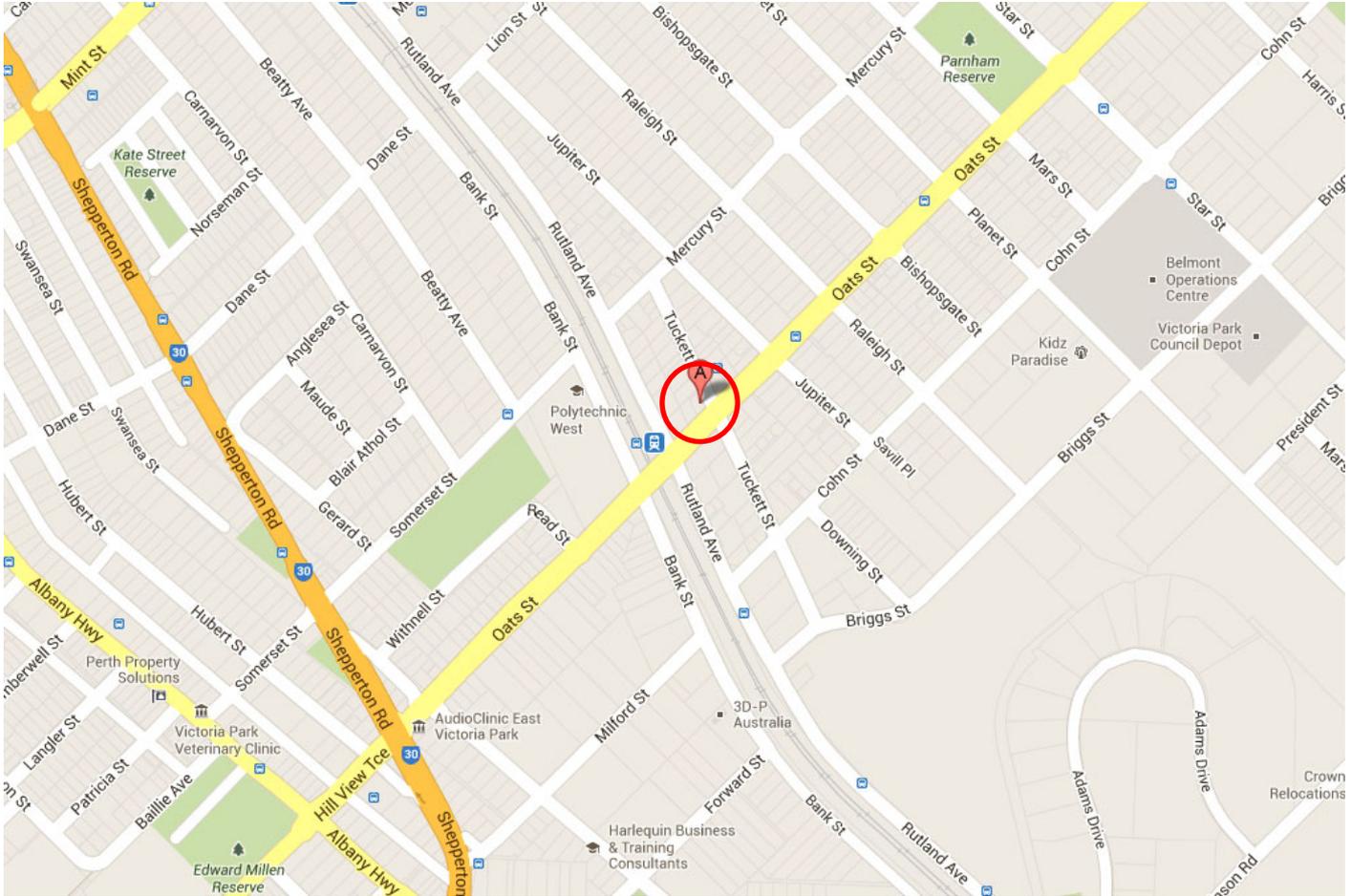
Property Description**ROW Lot 66 (27) Harris Street, Carlisle**

Recommendation / Implementation

- This ROW should be considered to be dedicated as road in the case that it provides access to a new developed residential property.
 - Retain this site as Right of Way access.
-



Location Map



Property Description

Lot 13 (71) Oats Street, Carlisle



| | | | |
|-----------------|--------------------|-----------------|--|
| Asset ID Number | CT V1200 F400 | Ownership | Freehold |
| Land Area | 536 m ² | Property Zoning | TPS1 Draft LPS2 Civic and Public Purposes –Civic Use Reserve Community Reserve |

Development and Other Constraints

| | |
|---------------|--|
| Environment | No environmental issues identified. |
| Social | Vacant land, not applicable |
| Community Use | Vacant land, not applicable |
| POS | The Public Open Space Strategy (POSS) makes specific recommendation to investigate “acquiring / developing this property for POS |

Economic Considerations

| | | |
|----------------------------|-----|---|
| Land Valuation / Appraisal | N/A | Rezoning/development potential: Potential for residential development – vacant lot. |
|----------------------------|-----|---|

Governance

Easement benefit for access to ROW 56 as well as a restrictive covenant burden associated with the use of the land and materials used for improvements.

Zoned public purpose and appearing on the Local Heritage Survey Place No.5 Infant Health Centre.

The Public Open Space Strategy (POSS) makes specific recommendation to investigate “acquiring / developing this property for POS, although additional open space is being added to the immediate area through the METRONET project which may satisfy local demand.

Site Evaluation

Property Description**Lot 13 (71) Oats Street, Carlisle**

Vacant land located on the corner of Oats and Tuckett Street.

The draft Local Planning Scheme 2 is proposing to retain an equivalent Civic and Community reserve over the site (previously leased to the Department of Health facilitating Child and Adolescent Health Nurse service).

This property is included in the Oats Street Precinct Planning Area and will review the planning framework in the next 1 – 2 years. There may be an opportunity to rezone the property to Residential or Mixed Use with an appropriate medium density coding to encourage the development of apartments close to the station should the open space demands be satisfied by the additional open space being provided by the METRONET project

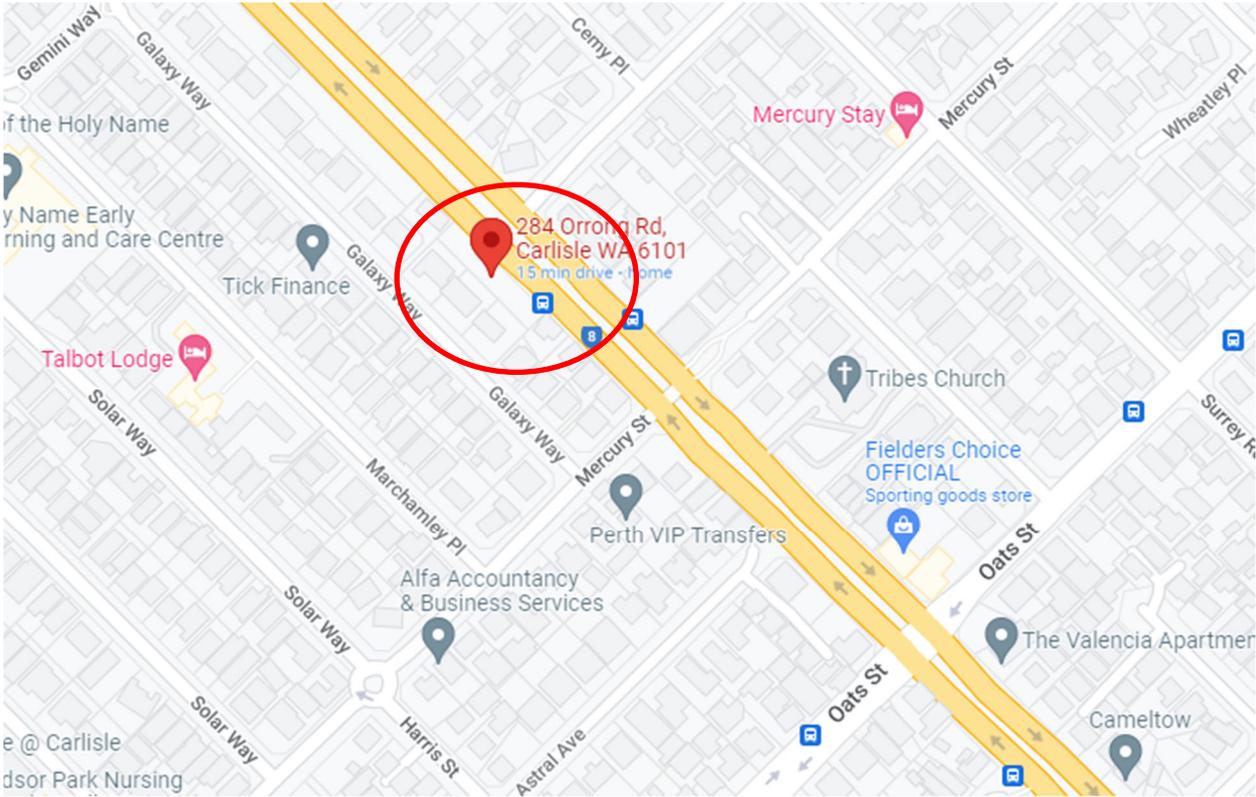
Recommendation / Implementation

-

Council resolved at Ordinary Council Meeting on 8/7/2014 to dispose this property by sale. Recommendation is for a Business Case to be presented to consider this outcome.

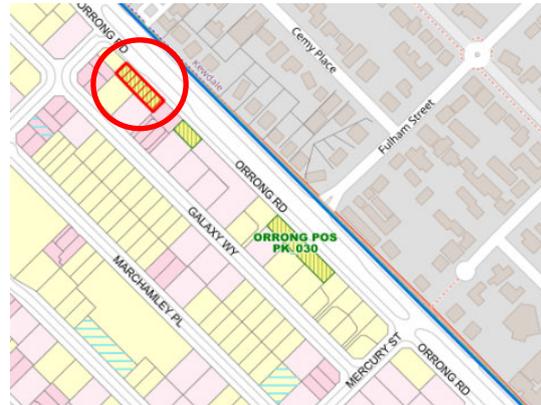


Location Map



Property Description

Lot 501 & 502 (284) Orrong Road, Carlisle



| | | | |
|-----------------|---------------------|-----------------|----------------|
| Asset ID Number | CT V2196 F483 | Ownership | Freehold |
| Land Area | 1242 m ² | Property Zoning | Residential 30 |

Development and Other Constraints

| | |
|---------------|-------------------------------------|
| Environment | No environmental issues identified. |
| Social | Vacant land, not applicable |
| Community Use | Vacant land, not applicable |
| POS | Not applicable |

Economic Considerations

| | | |
|----------------------------|-----|---|
| Land Valuation / Appraisal | N/A | Rezoning/development potential: zoning will remain R30 in draft LPS2. |
|----------------------------|-----|---|

Governance

Falls within the WAPC Planning Control Area 142 – Orrong Road. The WAPC Planning Control Area (PCA) is associated with the future redevelopment of Orrong Road expressway and prohibits any development that might prejudice the purpose of the PCA.

Site Evaluation

Rectangular shaped lot. There are some utility services affecting the site, and a bus stop on the boundary.

Potential suitability for a residential development, however falls within the planning control area 142 – WAPC considers that the Planning Control Area is required over the whole of the property to ensure that no development occurs on this land which might prejudice this purpose until it may be reserved for Primary Regional Roads in the Metropolitan Region Scheme.

Options

Property Description**Lot 501 & 502 (284) Orrong Road, Carlisle**

As WAPC may consider acquisition of this site, it is recommended that the Town contact WAPC to confirm their intentions in this area and whether they will propose to acquire the property and at what compensation to the Town.

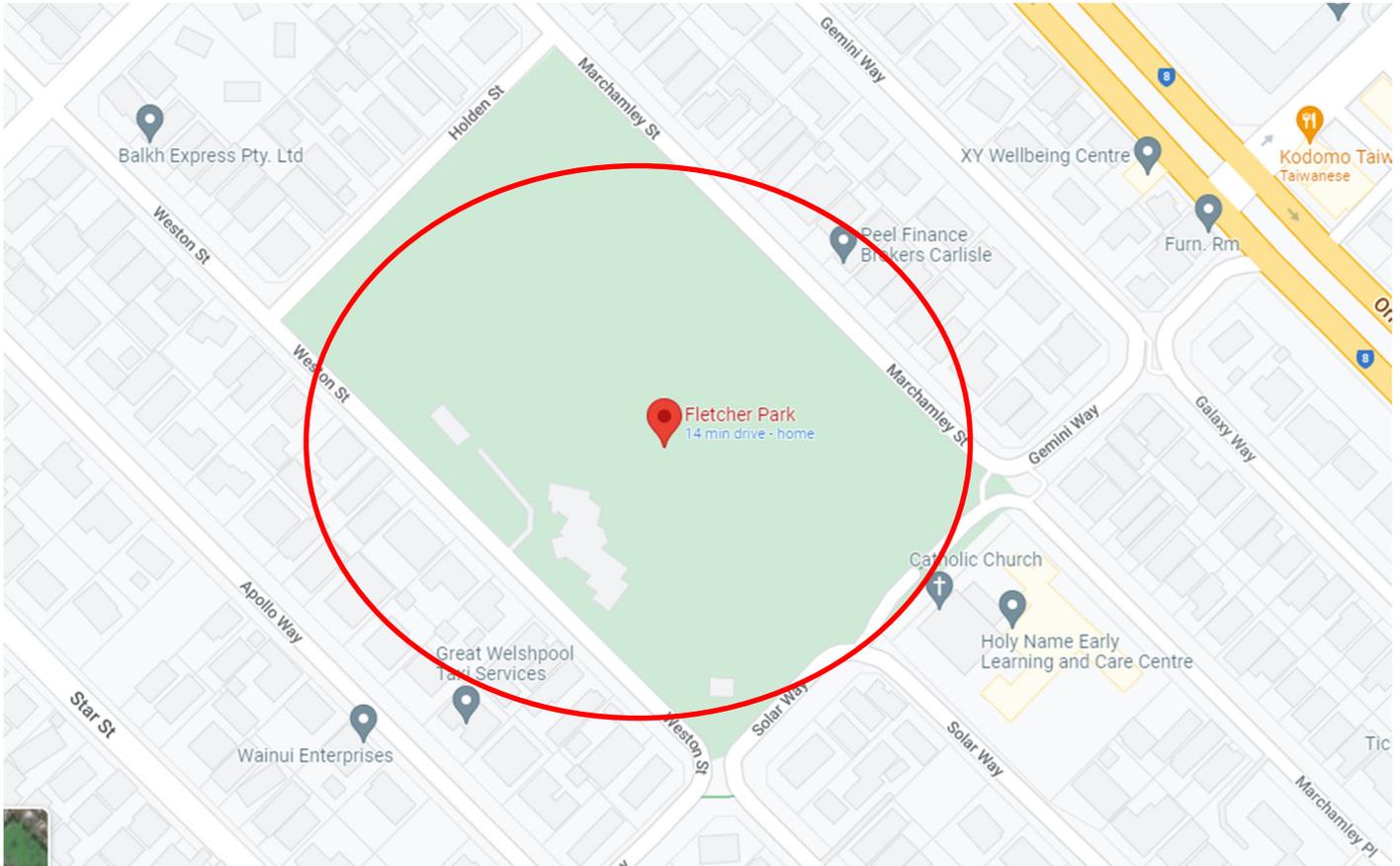
Recommendation / Implementation

That a review of this property is undertaken in 5-7 years with a view to reconsider any opportunities.

-
-



Location Map



Property Description

Fletcher Park, Weston Street, Carlsile



| | | | |
|-----------------|---|-----------------|--|
| Asset ID Number | PK_019 CT V1078 F278 CT V1059 F778 CT V574 F195 CT V720 F53 | Ownership | Freehold subject to Crown Grant in Trust |
| Land Area | m ² | Property Zoning | TPS1 Parks & Recreation |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Park with sporting greens and vegetation |
| Social | Sporting groups, Cricket and Hockey Clubs |
| Community Use | Sports pavilion, car park & playground |
| POS | Identified as Public Open Space |

Economic Considerations

| | | |
|----------------------------|----|--|
| Land Valuation / Appraisal | NA | Rezoning/development potential: Draft LPS2 proposes update to "Public Open Space" reserve, with no material change. Identified in POSS with recommendation to retain for sporting fields |
|----------------------------|----|--|

Governance

Lot 945 on Plan 3334, Lot 4767 on Plan 157770, Lot 100 on Diagram 10307 and Lot 945 on Plan 3334.

Property Description**Fletcher Park, Weston Street, Carlsile**

CT 1078/278 is the only title with a notification/encumbrance, which references "Crown Grant in Trust". Although the land is not impacted by services, it is subject to any Crown Grant in Trust conditions.

Site Evaluation

The land accommodates a sporting pavilion subject to Lease by the Perth Cricket Club and Victoria Park Xavier Hockey Club. Leases have expired which are holding over.

There are further public uses as car park and park with playground area and the site is used by the community for public open space.

The draft LPS2 proposes that the site is updated to "Public Open Space" reserve, with no material change.

Identified in POS with recommendation to retain for sporting fields (pg 17 and Appendix C pg 59).

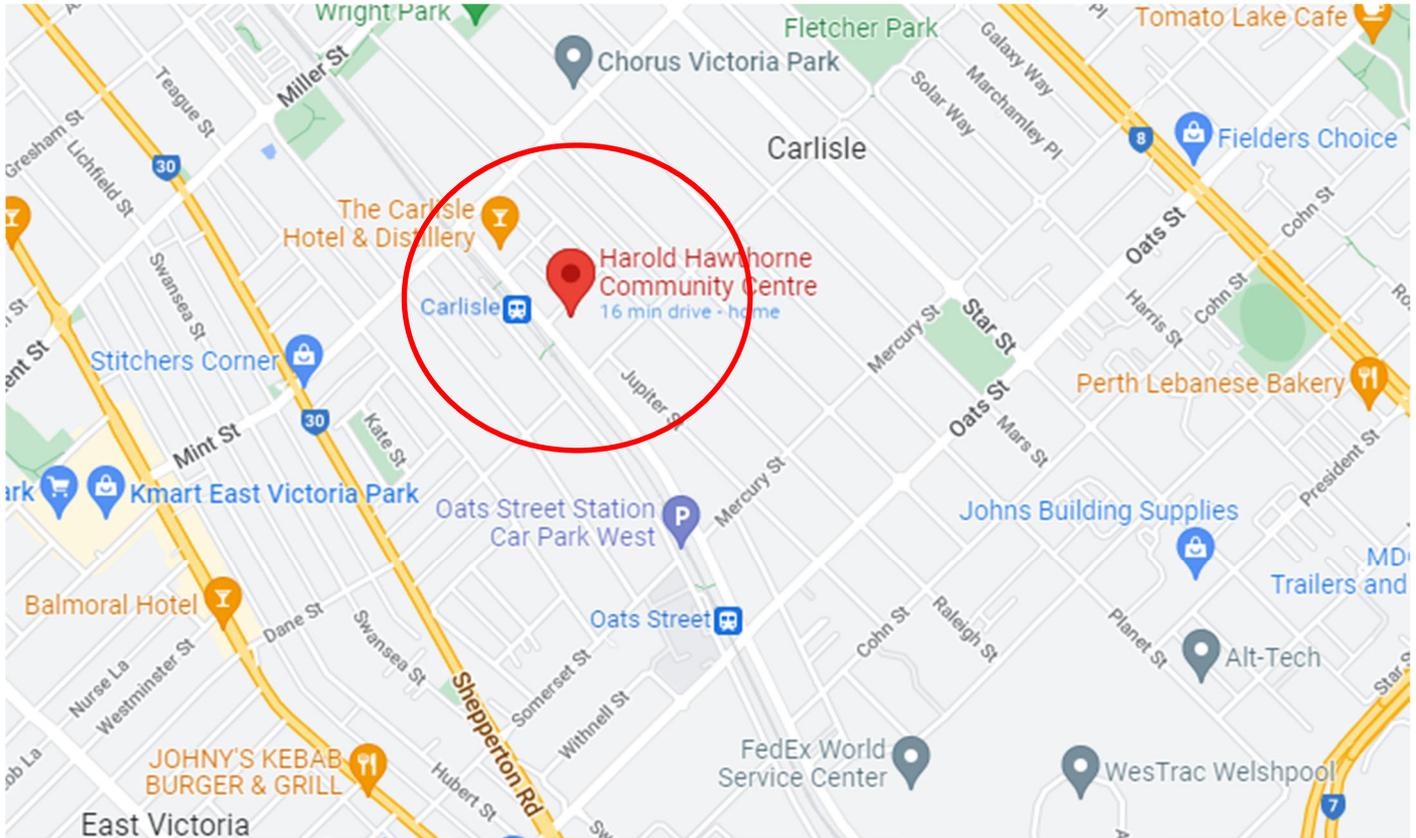
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Recommendation / Implementation

- That the property is retained for its current purpose with a view to any future opportunities that may arise.

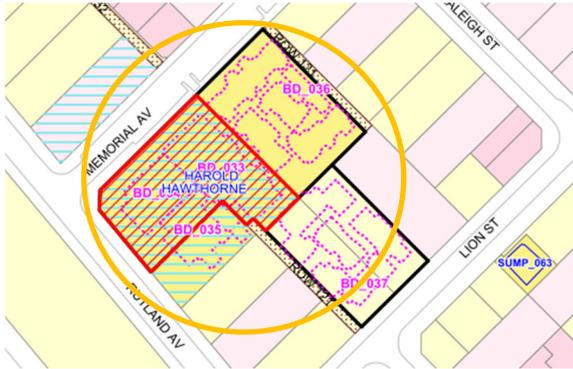
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Location Map



Property Description

Lots 404, (190-192) Rutland Avenue & Lots 2 & 3 (4-6) Memorial Avenue, Carlisle



| | | | |
|-----------------|----------------|------------------------------|---|
| Asset ID Number | CT V1946 F813 | Ownership | Freehold |
| Land Area | m ² | Property Zoning /Reservation | TPS1 Lot 3 192 Rutland and 4 Memorial Av – Residential R30 2 Memorial Av – Public Purpose (Civic Use) Reserve |

Development and Other Constraints

| | |
|---------------|---|
| Environment | The property is listed in the Town’s Local Heritage Survey, Place Number 007. |
| Social | Community hall and aged care facility |
| Community Use | Senior citizens centre |
| POS | NA |

Economic Considerations

| | | |
|----------------------------|----|---|
| Land Valuation / Appraisal | NA | Rezoning/development potential: Draft Scheme No.2 proposes to change the public purpose reserve to “Civic and Community” reserve but no material affect. There is no change to the Residential R30. |
|----------------------------|----|---|

Governance

Property Description

Lots 404, (190-192) Rutland Avenue & Lots 2 & 3 (4-6) Memorial Avenue, Carlisle

Lot 3 on Diagram 80380 and Lot 404 on Plan 1740. The Title is unencumbered, however, the land is impacted by Water Corporation critical pipeline asset.

Lease in place for Harold Hawthorne aged care facility to 30/6/2027.

The Social Infrastructure Strategy (2022) locates this property within the Carlisle Centre Local Hub Investigation Area, with the purpose of:

"To ensure appropriate provision of local-scale social infrastructure as the Carlisle centre and Carlisle and Oats Street station precincts are redeveloped", and subject to Action 68 - Work with the local community and lessees of the Harold Hawthorne Centre to develop a business case and concept plan for transition of the community facility components of the site to flexible, multi-purpose, mixed-use spaces at the end of the current lease period

The Priorities for the Hub Investigation Area are:

- 1. Provision of community meeting spaces and community supports spaces for the future Community.*
- 2. Creating people-friendly, functional spaces in the opportunities presented by METRONET projects.*

Action 68 states:

Work with the local community and lessees of the Harold Hawthorne Centre to develop a business case and concept plan for transition of the community facility components of the site to flexible, multi-purpose, mixed-use spaces at the end of the current lease period

Site Evaluation

The site includes an assortment of housing and community buildings of differing architectural styles and construction eras. The Centre occupies the majority of the block bound by Memorial Avenue to the west, Raleigh Street to the north, Lion Street to the east and Rutland Avenue to the south.

The Harold Hawthorne Centre is built on the site of the Bickford Soldiers' Memorial Hall. The Hall was

built in 1920 as Carlisle (formerly known as Bickford) began to rapidly expand after the war.

The improvements of the land include a Senior Citizens Centre, Community Hall and Frail Aged Day Care Centre.

There are land leases to Harold Hawthorne Community Care.

The property is listed on the Town's Heritage Survey Plan No. 007 with the statement of significance as follows;

Property Description

**Lots 404, (190-192) Rutland Avenue & Lots
2 & 3 (4-6) Memorial Avenue, Carlisle**

The Harold Hawthorne Senior Citizens Centre has cultural heritage significance for the following reasons:

- *The place has historic and social heritage significance for its association with Harold Hawthorne and other caring community members for providing service to the aged citizens of the Carlisle district*

The Heritage List is a separate instrument which provides statutory protection to those properties included on the list. The subject site is not included on the Heritage List.

Draft Local Planning Scheme No.2 proposes to update the public purpose reserve to "Civic and Community" reserve but this has no material affect.

There is no change to the portion currently zoned Residential R30.

Harold Hawthorne Senior Citizens (Lot 102) is on the Town's Local Heritage Survey Place pg111

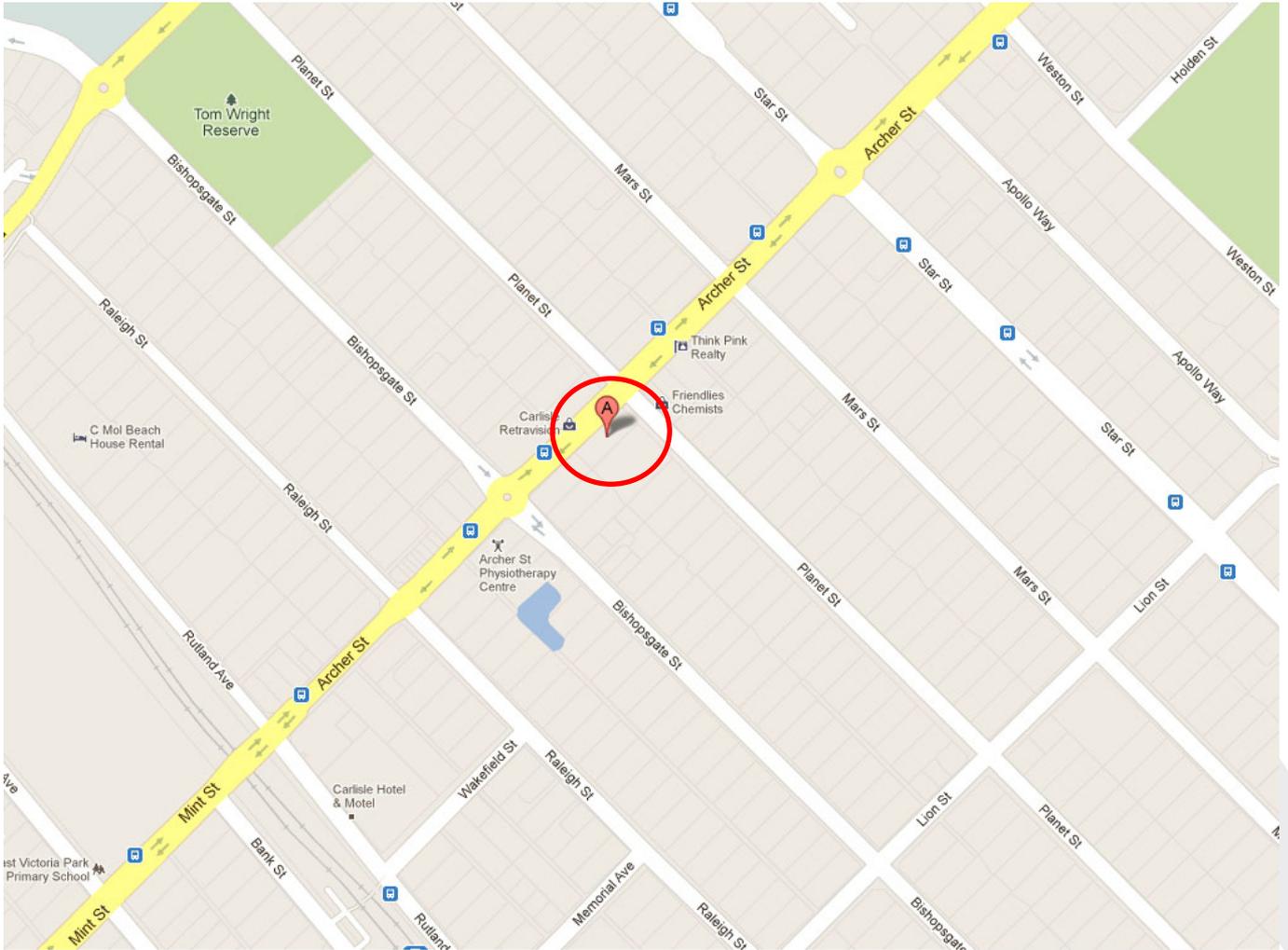
○

Recommendation / Implementation

That the property is retained for its current purpose with a view to implementing Action 68 of the Social Infrastructure Strategy and any future opportunities that may arise.



Location Map



Property Description

47 Planet Street, Carlisle



| | | | |
|-----------------|---------------------|-----------------|-------------------|
| Asset ID Number | CT V2160 F178A | Ownership | Freehold |
| Land Area | 1052 m ² | Property Zoning | TPS1 Local Centre |

Development and Other Constraints

| | |
|---------------|-------------------------------------|
| Environment | No environmental issues identified. |
| Social | Car park. |
| Community Use | Not applicable. |
| POS | Not applicable. |

Economic Considerations

| | | | |
|----------------------------|----------------|---------------------------------|--|
| Land Valuation / Appraisal | Not Applicable | Rezoning/development potential: | No immediate redevelopment opportunity |
|----------------------------|----------------|---------------------------------|--|

Governance

Developed car park.

Site Evaluation

Unmetered developed car park.

This site is subject to the Town’s Parking Management Plan (2022) and specific Carlisle Town Centre Parking Place Plan recommendations with Actions:

- *Advocate for the State Government to either construct pedestrian connections from the Carlisle Station to Archer Street or request funding to construct the pedestrian connections.*
- *Consider removing on-street parking in strategic locations within Archer Street where other uses may be more valuable to help to create a more attractive and functioning ‘Vibrant Street’.*

Any changes to parking are subject to the recommendations of the Parking Management Plan

Property Description**47 Planet Street, Carlisle**

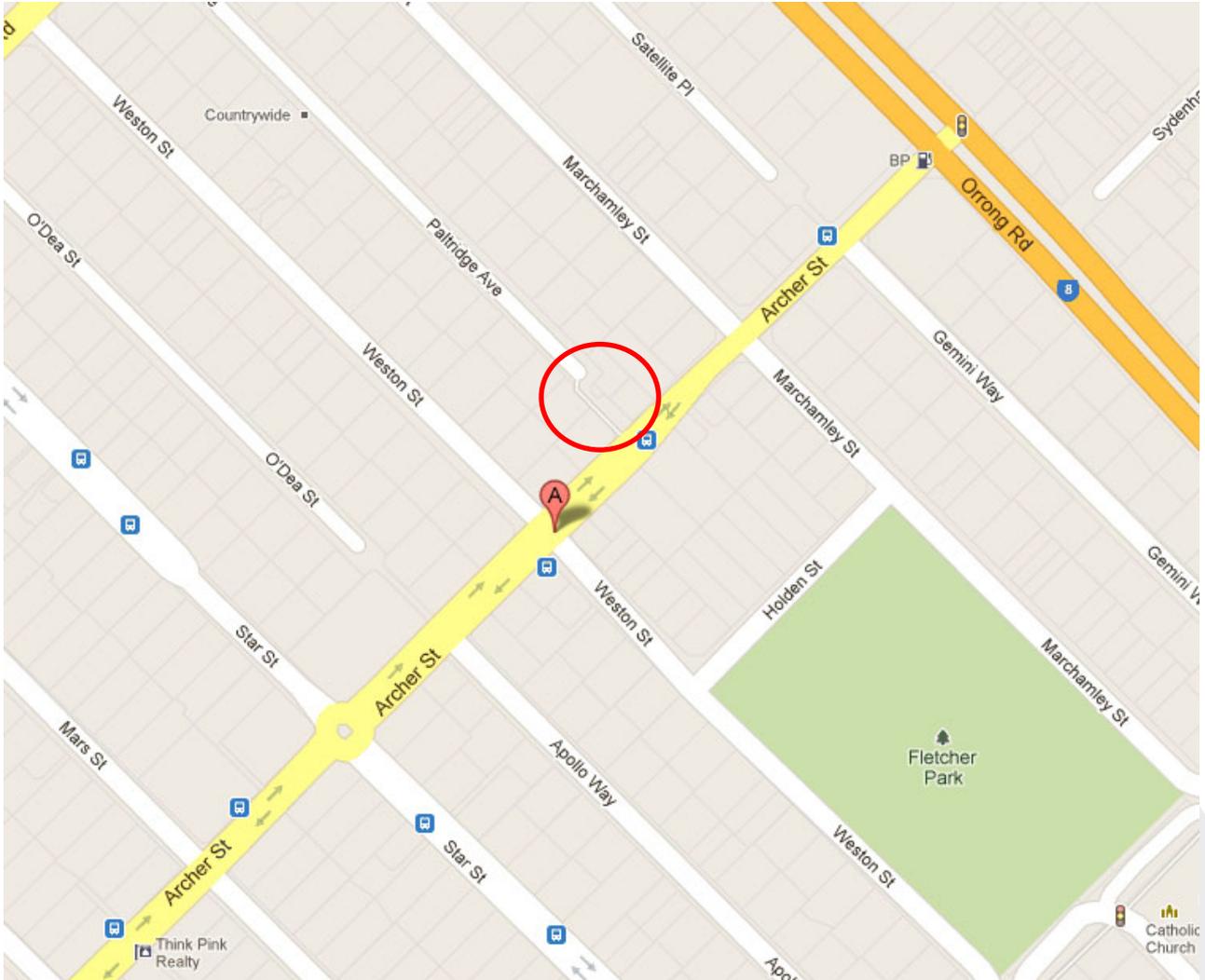
in particular the Parking Intervention Matrix which provides details of actionable options that will be implemented when utilisation trigger points are reached, including introducing paid parking.

To note, the planning framework for the Carlisle Town centre are being updated in the new draft Local Planning Scheme No.2 which recommends a density code of RAC4 (up to 3 storeys) for the Local Centre zone.

Recommendation / Implementation

That the property is retained in its current format with a view to any future opportunity for disposal or development, in accordance with the Town's adopted Integrated Transport Strategy (2022) and Parking Management Plan (2022) following adoption of the final LPS2.

Location Map



Property Description

Lot 0 (71) & Lot 993 Archer Street, Carlisle



| | | | |
|-----------------|--------------------|-----------------|----------------------|
| Asset ID Number | CT V1377 F264 | Ownership | Freehold |
| Land Area | 122 m ² | Property Zoning | TPS1 Residential R30 |

Development and Other Constraints

| | |
|---------------|-------------------------------------|
| Environment | No environmental issues identified. |
| Social | Public access way. |
| Community Use | Public access. |
| POS | Not applicable. |

Economic Considerations

| | | | |
|----------------------------|----|---------------------------------|--------------------------|
| Land Valuation / Appraisal | NA | Rezoning/development potential: | No development potential |
|----------------------------|----|---------------------------------|--------------------------|

Governance

This site is not a formal Right of Way and is unsealed, adjacent to a pedestrian access path that is in use, may not be able to be closed and amalgamated due to adjoining property access requirements. Also consider implied/prescribed access rights.

Site Evaluation

Right of way and public access way connecting rear cul de sac to primary public transport routes.

Lot 993 is remnant vacant land that adjoins to Lot 0.

There is an NBN cabinet located in the centre of the site, the costs of relocation of the NBN cabinet would be considerable.

This land forms part of the pedestrian access way through to Archer Street and should remain

Property Description**Lot 0 (71) & Lot 993 Archer Street, Carlisle**

so to avoid community safety issues that may arise if the pedestrian access is narrowed. The site should be considered to be landscaped and maintained by Parks.

Property at 73 Archer would be approx. 524m² if purchased but this does not provide any addition space for 2 grouped dwellings (600m² required).

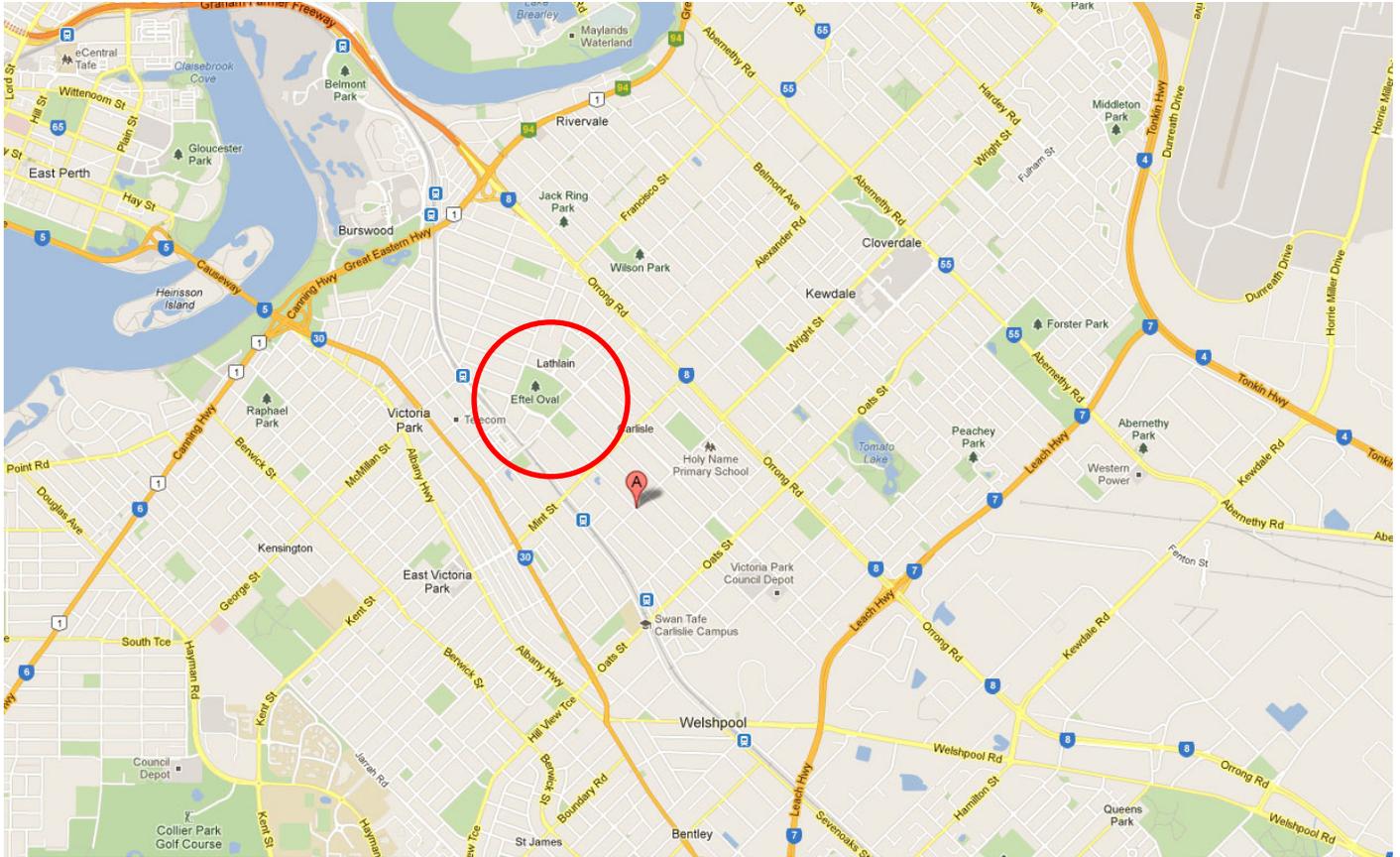
Although not a formal Right of Way, the width of the access way should not be reduced for Crime Prevention Through Environmental Design (CPTED) community safety reasons.

Recommendation / Implementation

Retain the property for its current use with a view to future opportunities that may arise.

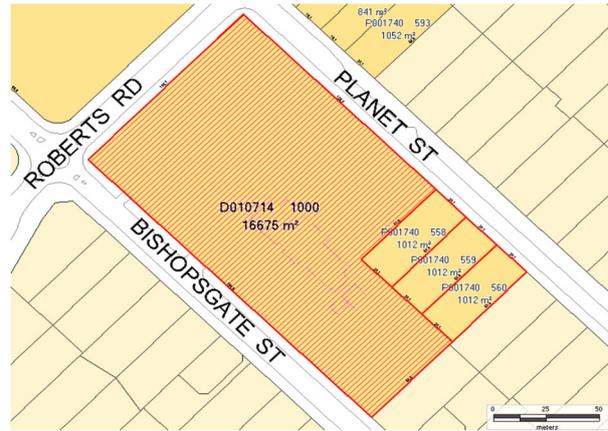


Location Map



Lots 1000 and 64 Bishopsgate Street, Carlisle

Property Description



| | | | |
|-----------------|----------------------|-----------------|----------------------------------|
| Asset ID Number | CT V1059 F406 | Ownership | Freehold |
| Land Area | 16675 m ² | Property Zoning | TPS1 Parks and Recreation TPS |

Development and Other Constraints

| | |
|---------------|---|
| Environment | Redeveloped, landscaped park |
| Community Use | Park, tennis courts, sporting and recreational uses |
| POS | Kookbardi Park |

Economic Considerations

| | | |
|--------------------------|----|---|
| Land Valuation/Appraisal | NA | Rezoning/development potential - No development opportunity on this site as has recently been developed for public open space, and sports area use providing a community benefit. |
|--------------------------|----|---|

Governance

This property is a developed park – Kookbardi Park.

The property is encumbered by Registrar’s Caveat regarding use of the land for recreation. This caveat was established by the former Perth City Council and as such can be withdrawn by the Town of Victoria Park as the responsible agency. land is subject to a Deed of Trust. The land can only be held for the purposes of recreation.

Lots 1000 and 64 Bishopsgate Street, Carlisle

Property Description

The land is impacted by the Town's stormwater drainage assets and portion of the land accommodates a drainage sump.

Site Evaluation

Kookbardi Park (site also known as Zone 2X) was developed in 2020 for public open space and facilities, it will remain open space in perpetuity

Zone 2X is encumbered by a historic Deed of Trust dated 21 October 1941. The Deed of Trust was entered into by the City of Perth as the proprietor of a number of properties (including the land comprising Zone 2X). The recital states that these properties are held and used for the purposes of recreation and a desire that such lands should be held for all time for such purposes.

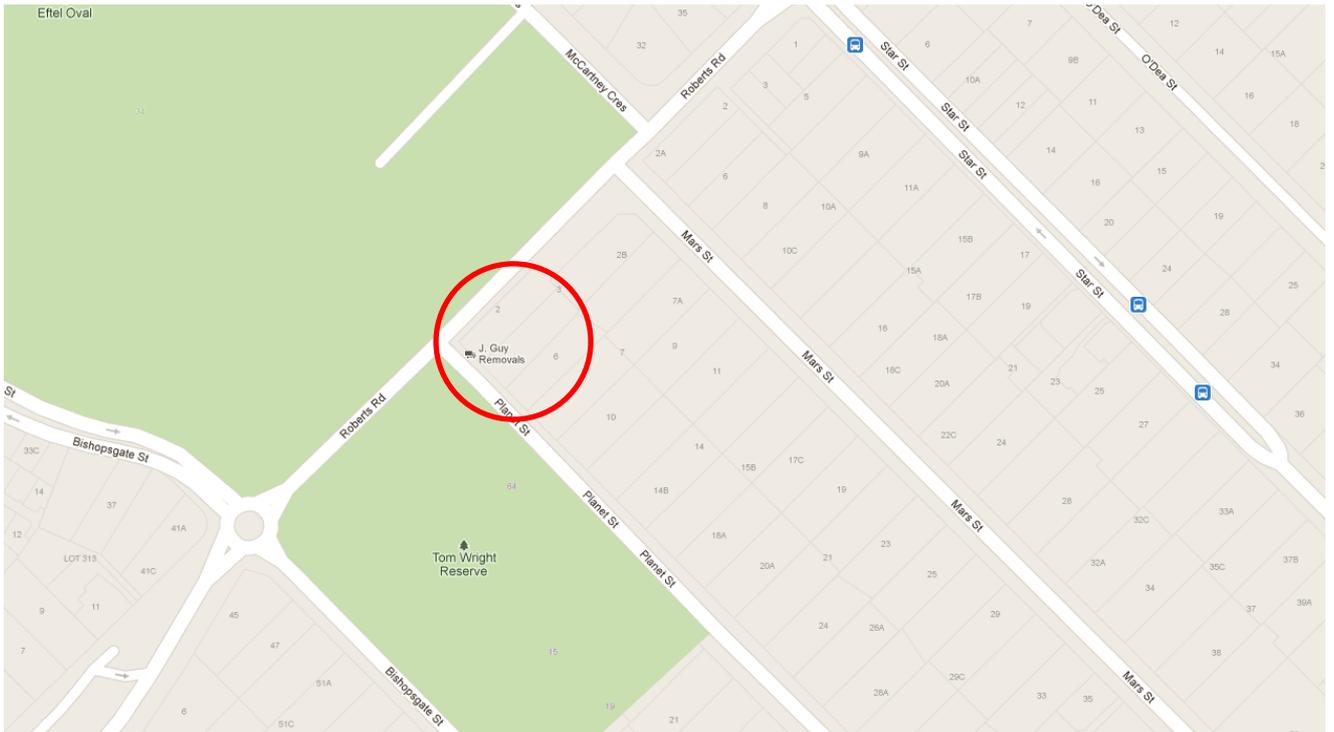
The Deed of Trust declares that these properties (including Zone 2X) are held in trust for the purposes of recreation for the people, reserving unto the City of Perth the right to exercise all or any of its powers under Section 250 of the Municipal Corporations Act 1906-1938 and all other of its powers under the said Act relating to Reserves.

Recommendation / Implementation

That the property be retained for its current use as open space in perpetuity.

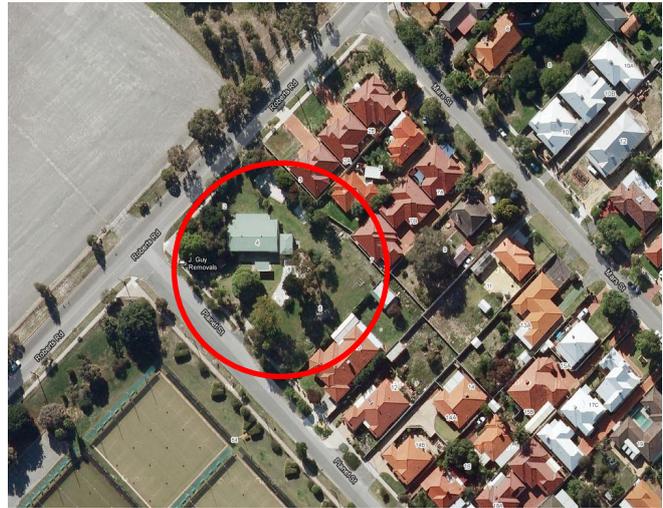
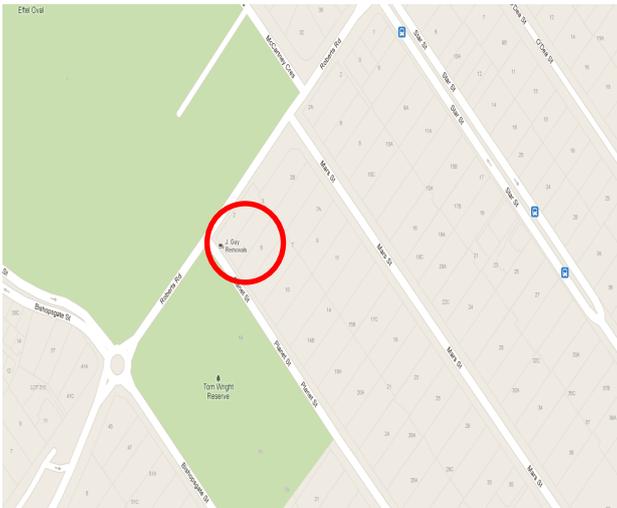


Location Map



Property Description

Lots 593-596 (6-8) Planet Street, Carlisle



Asset ID Number CT V2039 F306

Ownership Freehold

Land Area 3543 m²

Property Zoning TPS1
TPS/MRS Residential
R30/Urban and Other
Regional Roads

Development and Other Constraints

Environment Some mature trees evident on site.

Social Former community use, now leased to Department of Education for Lathlain Primary School

Community Use Primary School.

POS Not applicable.

Economic Considerations

Land Valuation/Appraisal NA

Rezoning/development potential - No current potential, currently under lease until 2027 for use of Primary School.

Governance

At the November 2018 Ordinary Council Meeting, Council approved a ground lease for lots 593-596

Property Description**Lots 593-596 (6-8) Planet Street, Carlisle**

(No.6-8) Planet Street, Carlisle to the Department of Education for an initial term of five years.

Property is currently subject to a ground lease between the Town of Victoria Park and Department of Education for a term up to 2027.

Portion of Lot 596 Planet Street is subject to a Metropolitan Region Scheme Road Reservation however this has been identified as a minor truncation/road widening only.

The Social Infrastructure Strategy locates this property within the Carlisle Centre Local Hub Investigation Area with the Purpose to:

To ensure appropriate provision of local-scale social infrastructure as the Carlisle centre and Carlisle and Oats Street station precincts are redeveloped.

Action 68 states:

Investigate opportunities for shared use arrangements associated with the government kindergarten at 6-8 Planet Street should the use be continued long-term.

Site Evaluation

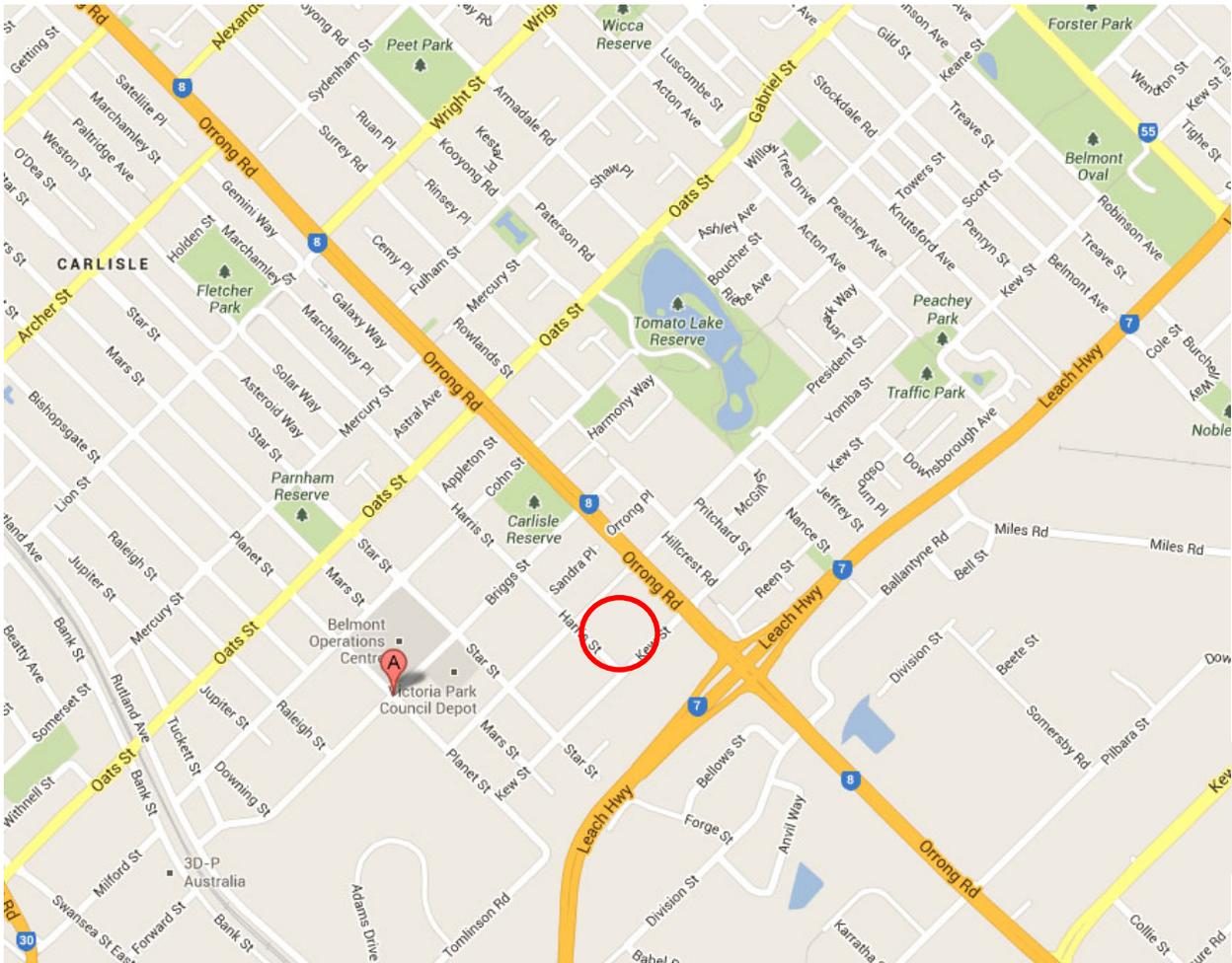
Comprises of four separate lots incorporated within a single certificate of title (CT 2039/306), located on the corner of Planet Street and Roberts Road, Carlisle. Property is opposite Koolbardi Park and Mineral Resources Park and facilities.

The property currently contains a primary school.

Recommendation / Implementation

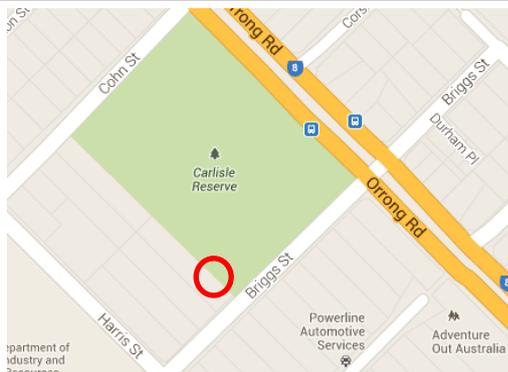
That a review of this property is undertaken in 5 years with a view to reconsider any opportunities.

Location Map



Property Description

Reserve 36134 Briggs Street, Carlisle



| | | | |
|-----------------|---------------------|-----------------|----------------------------|
| Asset ID Number | R36134 | Ownership | Vested Reserve |
| Land Area | 2145 m ² | Property Zoning | TPS1 Residential R30 |

Development and Other Constraints

| | |
|---------------|--|
| Environment | Some remnant vegetation. |
| Social | Forms part of larger open space property adjacent. |
| Community Use | Open space. |
| POS | Undeveloped. |

Economic Considerations

| | | | |
|----------------------------|----|---------------------------------|---|
| Land Valuation / Appraisal | NA | Rezoning/development potential: | no development potential, to be retained for POS. |
|----------------------------|----|---------------------------------|---|

Governance

Reserve 36134 is owned by the State of Western Australia vested to the Town of Victoria Park through a management order for the purpose of Recreation.

Site Evaluation

Narrow lot immediately adjacent to a larger developed open space area. Property is at the rear of the cricket practice nets and does not form a functioning portion of the reserve. The property immediately to the south west has been developed for medium density residential and there appears to be merit in considering similar such development on this site.

Land adjoins public open space owned by the Town of Victoria Park on one side and group residential housing development on the other side.

The draft LPS2 recommendation for the change to Public Open Space Reserve to reflect the land use.

Options

Property Description**Reserve 36134 Briggs Street, Carlisle**

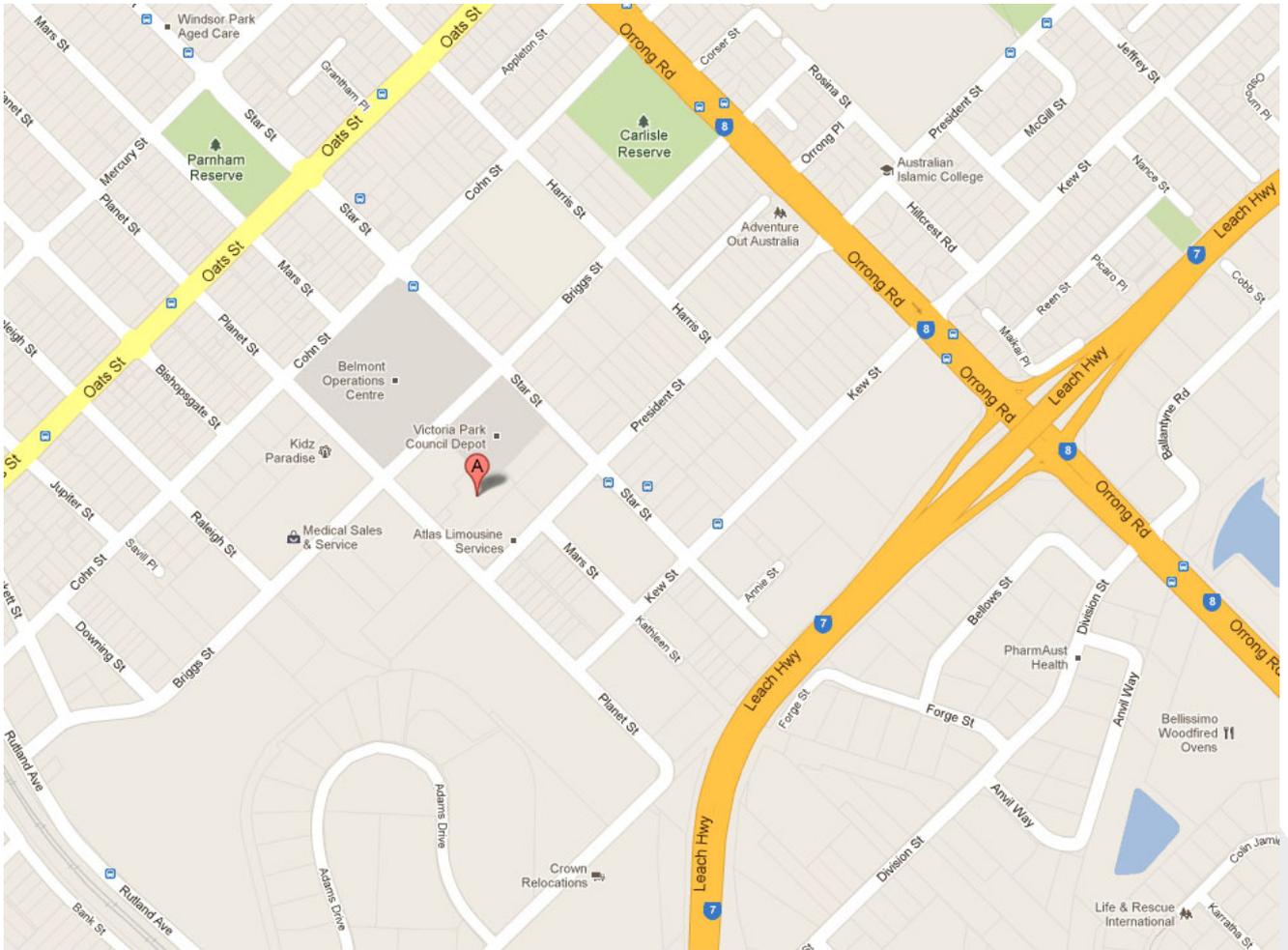
It should be noted that this land is not owned in freehold by the Town, and in order for the Town to acquire this land it is likely that the State Government would charge market value.

- That the property is retained for its current purpose with a review of any future opportunities that may arise.

Recommendation / Implementation

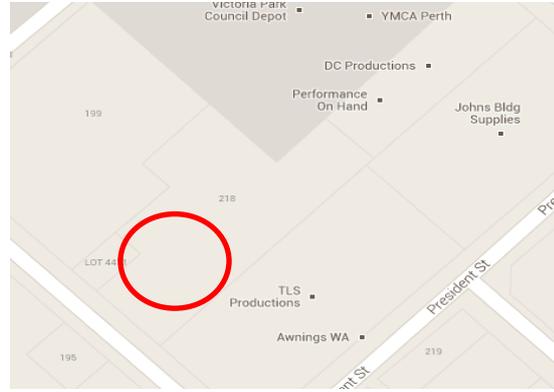
That the property is retained as Public Open Space as recommended in the draft Local Planning Scheme No. 2 view to any future opportunities.

Location Map



Property Description

Lot 22 (218) Planet Street, Lot 25 (199) Star Street and Reserve 46712 Planet Street, Carlisle, Welshpool



| | | | |
|-----------------|---------------|------------|-------------------------|
| Asset ID Number | R46712 | Ownership | Freehold/Vested Reserve |
| | CT V2587 F697 | | |
| Land Area | 7596 sqm | – Property | TPS 1 |
| | 401 freehold | Zoning | Industrial |
| | sqm – reserve | | 2 |

Development and Other Constraints

| | |
|---------------|-------------------------------------|
| Environment | No environmental issues identified. |
| Social | Not applicable. |
| Community Use | Not applicable. |
| POS | Not applicable. |

Economic Considerations

| | | | |
|----------------------------|----|---|------------|
| Land Valuation / Appraisal | NA | Rezoning/development | potential: |
| | | Opportunity for development of portion of the site to better utilise land area owned. | |

Governance

(Reserve 46712) is owned by the State of Western Australia vested to the Town of Victoria Park through a management order for the purpose of Drainage.

(Lot 22) is owned by the Town of Victoria Park and is the location of the Depot. The title is encumbered by three easement burdens (1 x Drainage and 2 x Sewerage), a memorial pursuant to the Environmental Protection Act (contaminated site) and displays a notification referencing the Town Planning and Development Act.

Reserve 46712 is impacted by the Town of Victoria Park stormwater drainage assets and is

Property Description

Lot 22 (218) Planet Street, Lot 25 (199) Star Street and Reserve 46712 Planet Street, Carlisle, Welshpool

being used entirely as a drainage sump.

Lot 22 is impacted by the Town of Victoria Park stormwater drainage assets and Water Corporation critical pipeline asset.

The Town has a Right of carriageway Easement over the adjoining lot 4233 on Deposited Plan 35514.

Site Evaluation

Property had been acquired by the Town circa 2005 to allow for expansion of the Town's operations centre.

Large lot at rear of current operations centre in Welshpool. Property is use for materials storage however is largely underutilised.

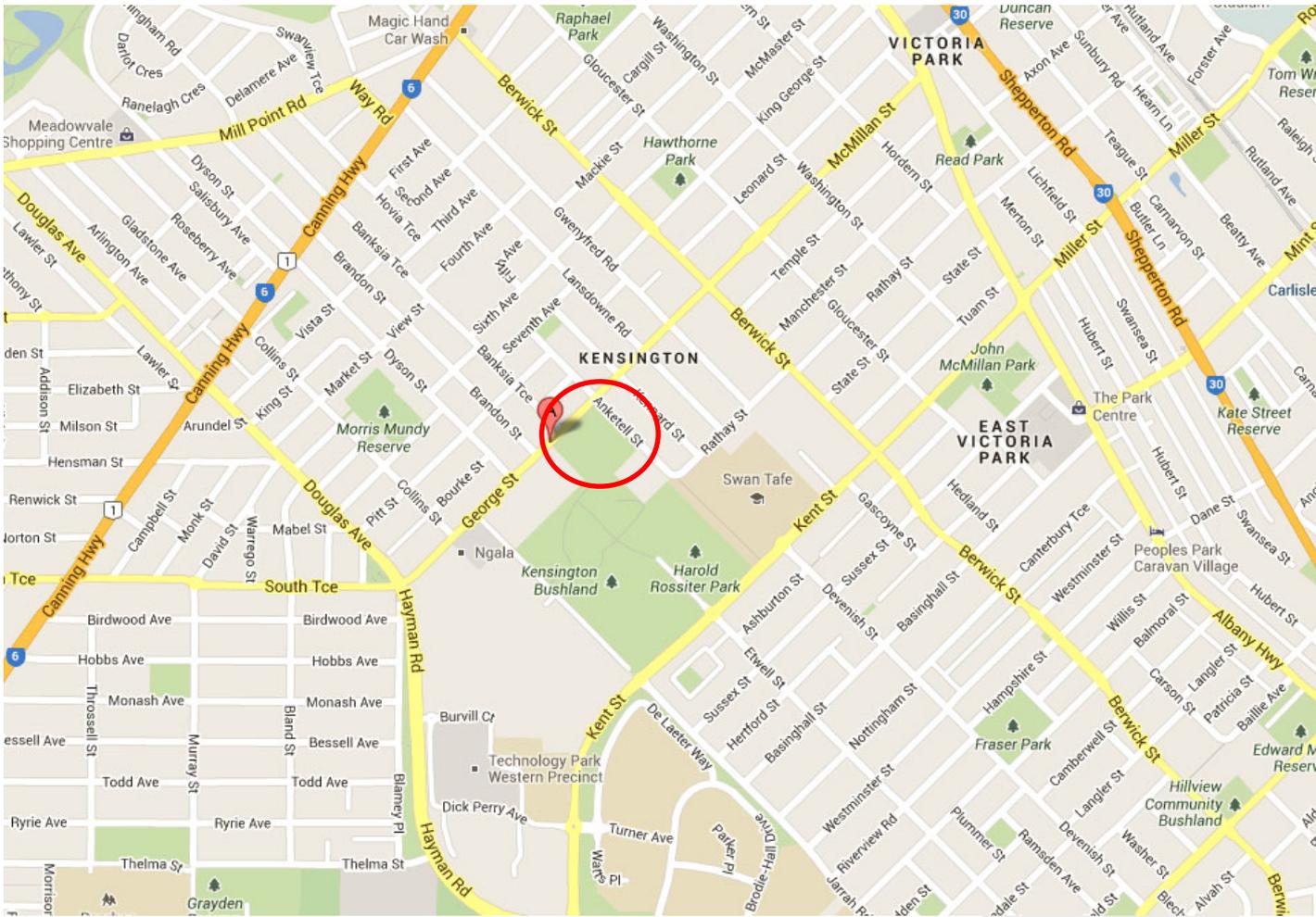
The current TPS1 has this zoned for Industrial 2, the draft LPS2 recommends rezoning to Light Industry which is no material change.

Recommendation / Implementation

Retain the property for its current use with a view to future opportunities that may arise.

KENSINGTON

Location Map



Property Description

Reserve 7682, Lot 4809 & Lot 0 George Street, Kensington



| | | | |
|---|--|---|---|
| <p>Asset ID Number</p> <p>Land Area</p> | <p>R7862</p> <p>CT V3139 F186</p> <p>27026 m²</p> | <p>Ownership</p> <p>Property Zoning</p> | <p>Vested Reserve</p> <p>TPS1 Public Purpose Civic Use reserve (George St Bushland), Parks and Recreation reserve (PCYC and Harold Rossitor) and MRS Parks and Recreation (Kent St bushland).</p> |
|---|--|---|---|

Development and Other Constraints

| | |
|--|---|
| <p>Environment</p> <p>Social</p> <p>Community Use</p> <p>POS</p> | <p>Significant trees and revegetated bushland part of the wider environmentally significant Jirdarup Bushland Precinct</p> <p>Highly contaminated site</p> <p>Forms part of larger precinct including civic, emergency and recreational uses.</p> <p>Passive recreational (paths).</p> <p>Identified in Public Open Space Strategy (2019) forming part of Jirdarup Bushland Precinct with referral to the adopted George St Bushland Management Plan and Kensington Bushland Management Plan.</p> |
|--|---|

Economic Considerations

| | | |
|-----------------------------------|-------------------------|--|
| <p>Land Valuation / Appraisal</p> | <p>NA</p> <p>Market</p> | <p>Rezoning/development potential:</p> <p>Contaminated site, no potential.</p> |
|-----------------------------------|-------------------------|--|

Property Description

Reserve 7682, Lot 4809 & Lot 0 George Street, Kensington

Assessment

Governance

Land is Crown Grant in Trust which can only be used by the Town solely for the purposes of a municipal endowment. The land is impacted by Water Corporation critical pipeline asset, Water pipeline, Gas pipeline and Town's drainage assets. Portions of land include significant trees and protected bushland.

(Reserve 7862) is owned by the State of Western Australia vested to the Town of Victoria Park through a management order for the purpose of Recreation. The title is encumbered by an easement burden for sewerage and a memorial pursuant to the Contaminated Sites Act (historically land was used as a sanitary depot). (see contaminations database site #13212 registered in 2010).

Lease to Police Citizens and Youth Centre (PCYC) on portion of the land with building, expired in 2017 and is holding over.

The Social Infrastructure Strategy (2022) locates this property in the Bentley-Curtin Specialised Activity Centre Investigation Area Program, with the Purpose to:

To collaborate with stakeholders in the delivery of social infrastructure aligned with the delivery of the Bentley-Curtin Specialised Activity Centre Structure Plan.

The Priorities for the Investigation Area are::

- 1. Sports and active recreation facilities that cater to the future population while accounting for existing facilities at Harold Rossiter at Curtin University.*
- 2. Learning, arts and culture facilities that cater to the future population while accounting for existing facilities at Curtin University.*
- 3. Community meeting and community support facilities that cater to the future population while accounting for existing facilities at Curtin University.*

The Strategy actions are:

- Action 60 - Review the use of Harold Rossiter Reserve and the centrally located pavilion to seek to maximise use and opportunities for local residents.
 - Action 63 - Work with the proposed Youth Changemakers group, Kensington PCYC and other occupants of 51 Anketell Road to prepare a Master Plan for 51 Anketell Road considering - a) consolidation of the site as a multipurpose youth services hub and determining, b) future of the basketball courts, c) potential for upgrading the Men's Shed.
 - Action 64 - Work with the proposed Youth Changemakers group, Kensington PCYC and other occupants of 51 Anketell Road to develop a streetscape improvement plan to improve connection between 51 Anketell Road and the Macmillan Hub.
-

Property Description

Reserve 7682, Lot 4809 & Lot 0 George Street, Kensington

Site Evaluation

Large corner site located on the intersection of George Street and Anketell Road. Property is adjacent to a number of service agencies (including Police, Ambulance and Tafe).

The Kent Street portion of this site is known as "The Sandpit: and is a part of the wider environmentally significant Jirdarup Bushland Precinct that includes the remnant Banksia woodland of the Kensington Bushland and George Street Reserve.

The site presents an important opportunity to restore a contaminated site to Banksia woodland and expand the natural habitat of endangered and rare species fauna, including the Black Cockatoo. It also represents an opportunity to be a cultural hub, sharing Aboriginal culture and stories.

Considering portions of land have been excised over time for various purposes such as a school, police station etc, a boundary survey was undertaken in April 2020 to establish the remaining land left under management of the Town.

In summary only two land parcels remain, these include Lot 4809 and Lot 705.

A sublease currently exists between the Town and PCYC, PCYC allow a portion of their lease area to accommodate a Men's Shed. The property offers walking and nature trails for the community use and is now rehabilitated.

The draft LPS2 is recommending the following:

- George Street bushland – change to "Environmental Conservation" Reserve to recognise the conservation value.
 - PCYC – change to "Civic and Community" reserve to more accurately recognise the civic uses and allow for greater flexibility in future use.
 -
 - In the light of the contamination and lack of development potential no acquisition of this site is recommended.
-

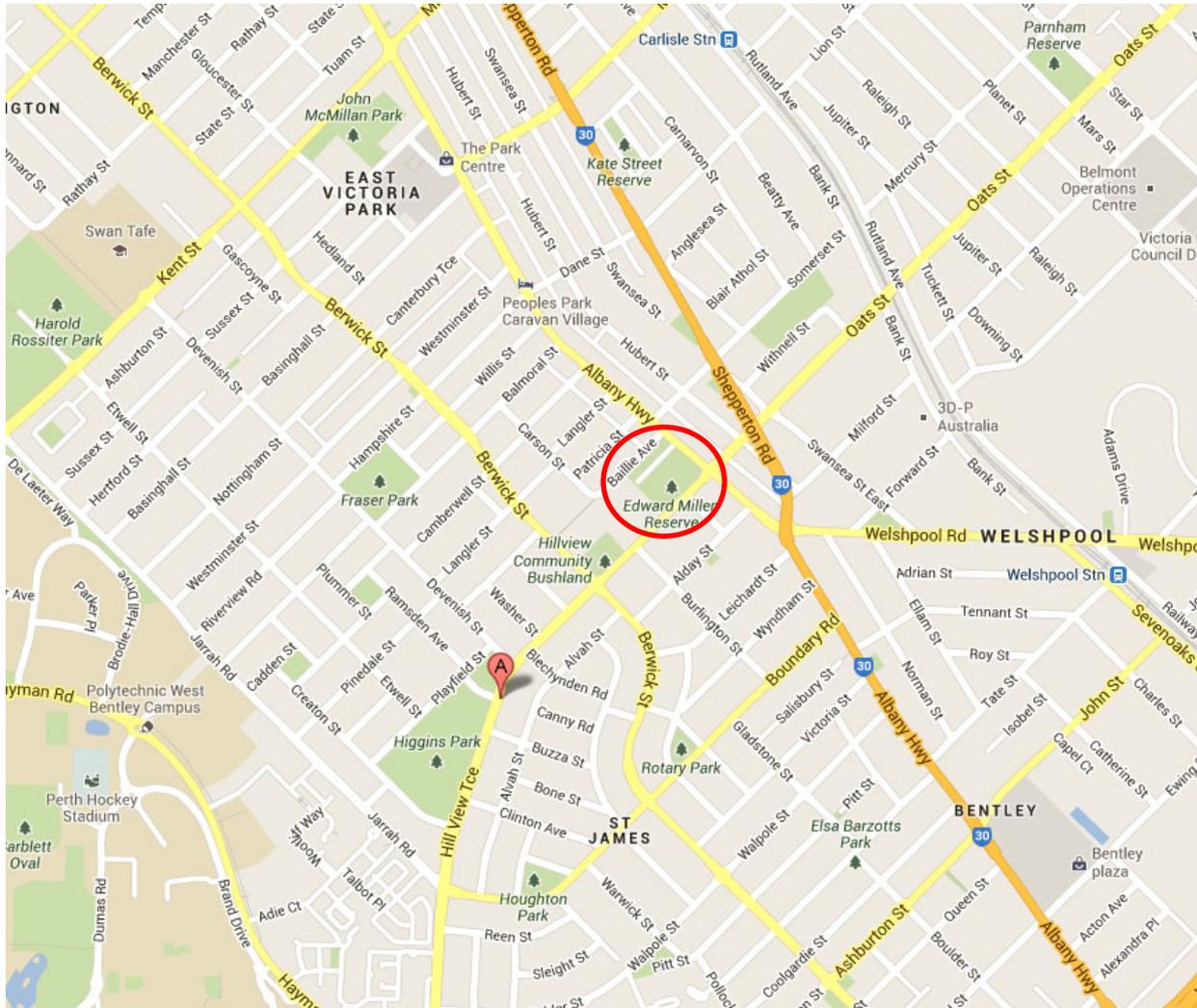
Recommendation / Implementation

That property is retained with a view to any future opportunities.



ST JAMES

Location Map



Property Description

**Lot 1930, Reserve 31564 Hill View Terrace,
St James**

Edward Millen Park



| | | | |
|-----------------|-----------------------|-----------------|----------|
| Asset ID Number | CT V2616 F534 | Ownership | Freehold |
| Land Area | 47,220 m ² | Property Zoning | |

Development and Other Constraints

| | |
|---------------|---|
| Environment | <p>Significant number of mature trees within the open space portion of the property to the north east.</p> <p>Property is adjacent to a Bush Forever reserve to the south west.</p> |
| Social | <p>Property provides a range of potential and current social functions relating to the open space area and adjacent heritage buildings.</p> <p><i>Town's Heritage Survey, Place No. 13</i></p> <p><i>Heritage Agreement (2005)</i></p> <p><i>Heritage List (1998)</i></p> <p><i>State Register of Heritage Places (1999)</i></p> <p>The Social Infrastructure Strategy (2022) includes the property in the Small Steps, Big Impact Program, specifically Action 24 - <i>Advocate for learning, culture and creative infrastructure spaces to be incorporated into the adaptive reuse strategy for the Edward Millen site</i>, Action 34 - <i>Progress the amphitheatre facility identified in the Edward Millen Park Master Plan.</i></p> |
| Community Use | <p>Heritage listed buildings were formally used for community purposes however are now vacant. It is proposed that further community uses will return to these buildings as part of any proposed redevelopment of this precinct by the Town of Victoria Park.</p> |

Property Description

**Lot 1930, Reserve 31564 Hill View Terrace,
St James**

Edward Millen Park

POS

Open space to north east of site, this open space area functions as part of the broader property incorporating the heritage listed buildings. The property is identified in the Public Open Space Strategy (2019) for retention and preparation of a masterplan (complete).

Economic Considerations

Land Valuation / Appraisal

Rezoning/development potential: currently the subject of a Council resolution authorises an agreement for ground lease for and adaptive heritage redevelopment by Black Oak Capital.

Governance

CT 2616/534 is conditional freehold land owned by the Town of Victoria Park subject to a Deed of Trust with the State of Western Australia. The title is encumbered by a memorial pursuant to the Land Administration Act, 2 x memorials pursuant to Heritage of Western Australia Act, a caveat by Disability Services Commission (soon to be removed upon surrender of lease), conditional tenure subject to conditions pursuant to s75 of the LAA requiring Ministers consent to transfer or encumber land, an easement to the State Energy Commission of Western Australia and an easement burden created under s27A of the Town Planning and Development Act.

Land is impacted by a Water Corporation critical pipeline asset and underground power infrastructure.

The heritage buildings have asbestos that would need to be removed or resolved in any proposal to redevelop or re-use the buildings for community purposes.

Subject to the recommendations of the Social Infrastructure Strategy, Public Open Space Strategy and Ed Millen Masterplan.

Site Evaluation

Property comprises two distinct portions (as validated by the prevailing Town Planning Scheme) being open space to the north east of the site and a large civic and community purposes site (incorporating significant heritage buildings) to the south west of the site.

The property is highly strategic being located with strong frontage to Albany Highway, however this frontage forms an integral part of the open space portion of the property. The heritage buildings to the south west of the site are currently vacant however have been used previously

Property Description

**Lot 1930, Reserve 31564 Hill View Terrace,
St James**

Edward Millen Park

for a range of community purposes.

The open space is well developed, but functions as an inactive passive open space area.

This land is the site of the Edward Millen Adaptive Heritage Redevelopment Project. A project that has been endorsed by Council and which seeks to reactivate the Edward Millen Heritage precinct core heritage buildings located on conditional freehold land that is subject to a Deed of Trust.

Edward Millen Hospital Place No. 013 on the Town's Heritage Survey.

STATEMENT OF SIGNIFICANCE Edward Millen Home (fmr), a complex of hospital buildings comprising the former Rotunda Hospital (1912), a brick and tile building in the Federation Queen Anne style, fumatory building (1921) and former ward block (1921; 1936), set in landscaped grounds, has cultural heritage significance...

Edward Millen Hospital

Place No.: 013



Options

- Ground lease for development of the site in line with its use is in progress. This will form part of the Edward Millen Precinct.
-

Property Description

**Lot 1930, Reserve 31564 Hill View Terrace,
St James**

Edward Millen Park

Recommendation / Implementation

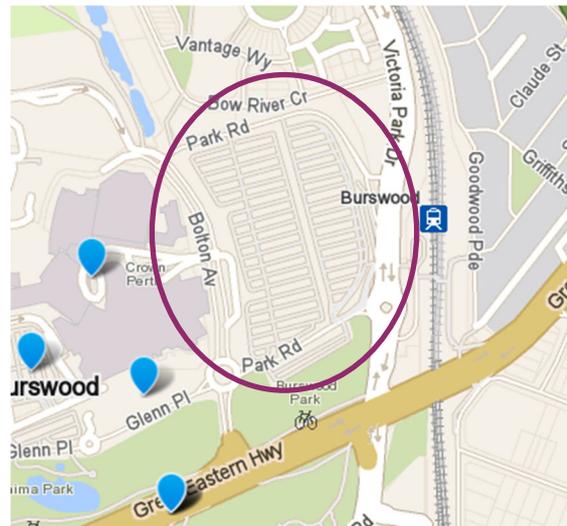
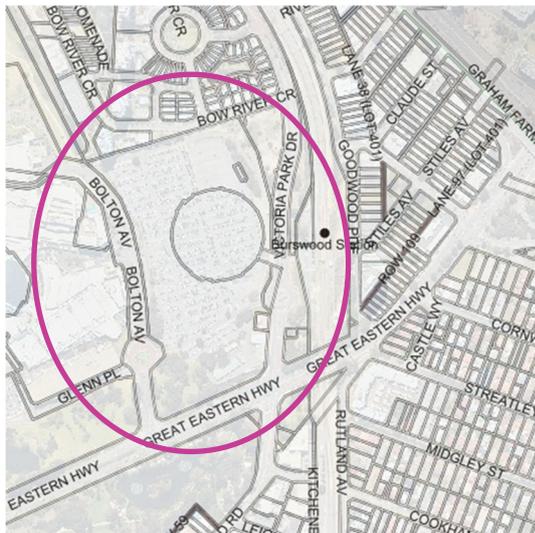
Continue with the negotiations forming part of redevelopment as per the Edward Millen Precinct Plans and in accordance with Council Resolutions 173/2021 dated 2 August 2021 and 211/2022 dated 18 October 2022.

Other Property Considerations

Burswood – Land Around the Old Dome Site

Property Description

Town’s caveat interest in unsubdivided portion of Lot 303 on Deposited Plan 42394 Great Eastern Highway, Burswood



| | | | |
|-----------------|---|-----------------|--|
| Asset ID Number | Unsubdivided portion of Lot 303 on Deposited Plan 42394 (Caveat dated 6 February 2004) in respect of CT V LR3139 F331 | Ownership | Burswood Park Board (Town having an interest protected by caveat). |
| | | Property Zoning | Casino (Burswood Island) Agreement Act 1985 (extracted from MRS |

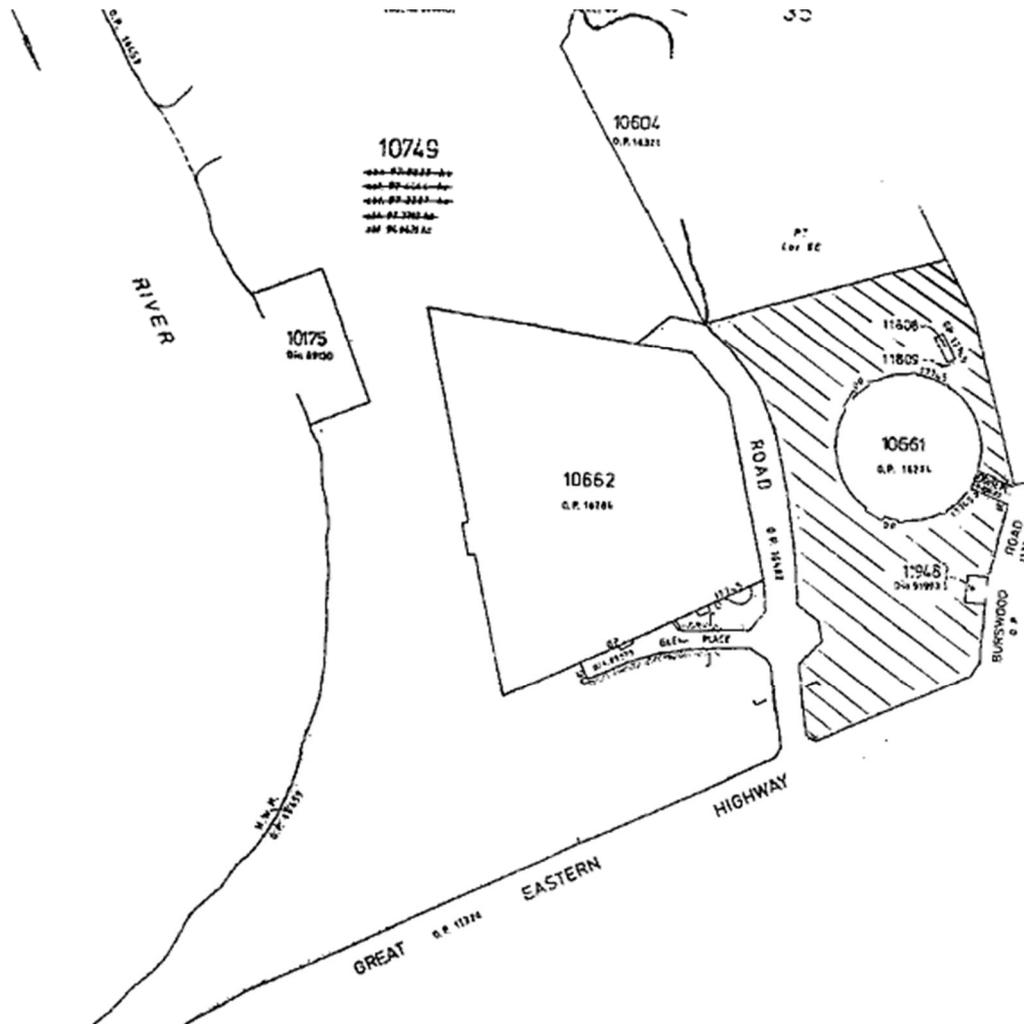
Property Description

Town's caveat interest in unsubdivided portion of Lot 303 on Deposited Plan 42394 Great Eastern Highway, Burswood

and TPS)

Site Evaluation and Considerations

This caveat refers to a portion of land hatched in black on the plan attached to the caveat. The plan shows a portion of land surrounding (but not including the footprint of) the now demolished Burswood Dome. Existing use is that it forms a large part of the car park for the Crown Casino.



The Town has the benefit of this caveat M030672 over Certificate of Title LR3139/331. Certificate of Title LR3139/331 relates to Lot 303 of Deposited Plan 42394, which is stated to be a 'Reserve vested under statute' with 'The Burswood Park Board' stated as the primary interest holder. Caveat M030672 includes reference to:-

1. An agreement made 5 August 1985 between the City of Perth and The State of Western Australia (the Agreement);
2. The transfer of the City of Perth's interest in the

Property Description**Town's caveat interest in unsubdivided portion of Lot 303 on Deposited Plan 42394 Great Eastern Highway, Burswood**

agreement to the caveator (Town) by the City of Perth and Town of Victoria Park (Property Transfer) Order No. 1, 1996 published in the Government Gazette, WA on 12 April 1996 at pages 1668 and 1669.

Clause 4 of the Agreement includes an undertaking and assurance given by the State of WA relating to future triggers for the reversion of certain land into the fee simple of the City (now Town) free of any consideration, compensation or cost. The strategic location and monetary value of the land that is the subject of the caveat is considered to be significant.

The Burswood Peninsula District Structure Plan (DSP) (WAPC, 2015) provides a strategic framework to guide the detailed planning of the Burswood Peninsula. The DSP identifies this area Burswood Station West (Neighbourhood 5) with the intent:

Planned as a comprehensive redevelopment of the land formerly occupied by the Burswood Dome and surrounding carpark, Burswood Station West is envisaged as a mixed residential, commercial and entertainment precinct that stitches together The Peninsula and Crown Perth with an upgraded Burswood Station

And including the potential for 120,000m² of office and commercial space and 20,000m² of retail and hospitality uses.

The Town's Local Planning Strategy (2022) includes Action BP.6:

Work with relevant stakeholders in Burswood Station West (a sub-precinct of the Burswood Peninsula District Structure Plan) to better understand land development opportunities/constraints and stakeholder aspirations (Medium Term 3-4 years).

The Town's Social Infrastructure Strategy (2022) identifies Burswood Peninsula as a Local Hub Investigation Area and includes:

Action 51 Assess opportunities to secure social infrastructure facilities for a future population, including through development incentives for community benefit and/or a development contribution plan, through any future precinct planning process for Burswood Station West.

Constraints

Lot 303 on Deposited Plan 42394 forms part of Reserve 39361 and is located in the Casino (Burswood Island) Agreement Act 1985 administered by the Burswood Parks Board. The Town's Town Planning Scheme does not apply to this area, rather the Minister for Racing and Gaming is the responsible planning authority.

The future of the land that is the subject of the Town's caveat interest is likely to also hinge on the actions of other stakeholders and state government decision making.

Property Description

Town's caveat interest in unsubdivided portion of Lot 303 on Deposited Plan 42394 Great Eastern Highway, Burswood

Drainage Sumps

The below is a list of the Town's freehold drainage sump properties.

At the 21 November 2021 Ordinary Council Meeting, it was resolved that, existing drainage basins will be retained for the purpose of managing stormwater, and as part of the LAOS review process, drainage basins will be included for review as freehold land.

Since the 2013 review, the Town has redeveloped some portions of sumps for micro-parks as part of its Urban Forest Green Basins (UFGB) as per the recommendations of the Public Open Space (2019) and the Urban Forest (2018).

Further to the UFGB use of these sumps, there is an example of the Town subdividing a drainage sump property at 25 Boundary Road, St James and disposal by sale of the residual land for residential. This is something that may be of consideration in the future should zoning permit.

The Town's Local Planning Strategy Action 5.2 *"Review the Stormwater Management Plan and implement through the local planning framework, where relevant". This action should inform any future use or design of drainage sumps to achieve multiple outcomes – stormwater management, water sensitive urban design, greening / open space, comm use or disposal / development where warranted.*

As part of the Local Planning Scheme No.2 preparation, it was confirmed that the existing TPS1 zones will be transferred into the LPS2 and no change of zoning will occur to the drainage sump sites.

The recommendation for the drainage sump land assets is that the Town continue with its UFGB initiative. Unlocking drainage sump properties for development is complex and potentially risky, however, future opportunities may arise and it is recommended that the Council remain open to development of land that is surplus to drainage and Urban Forest requirements.

| Address | Suburb | Volume | Folio | Area | Zoning | 2022 LAOS Review Comments |
|----------------------|---------------|--------|-------|------|--------|--|
| 98 Rutland Avenue | Lathlain | 1066 | 267 | 1300 | R40/60 | This site has been subject to lease for purpose of community garden |
| 2 Cookham Road | Lathlain | 1046 | 441 | 1013 | R20 | Desktop assessment provides no potential for development – the sump is over most of the site |
| 22 Gallipoli Street | Lathlain | 1069 | 342 | 1012 | R20 | The Public Open Space Strategy (POSS) makes specific recommendation to investigate “acquiring / developing this property for POS |
| 60 Egham Road | Lathlain | 1154 | 680 | 1012 | R20 | The Public Open Space Strategy (POSS) makes specific recommendation to investigate “acquiring / developing this property for POS |
| 27 Staines Street | Lathlain | 1286 | 128 | 1012 | R20 | To be retained with the view to future considerations. |
| 101 Howick Street | Lathlain | 1174 | 822 | 1012 | R20 | To be retained with the view to future considerations. |
| 10 Axon Avenue | Victoria Park | 1046 | 414 | 1012 | R40 | To be retained with the view to future considerations. |
| 6 Sunbury Street | Victoria Park | 1015 | 843 | 1013 | R40 | The Public Open Space Strategy (POSS) makes specific recommendation to investigate “acquiring / developing this property for POS |
| 19 State Street | Victoria Park | 1310 | 92 | 1013 | R30 | To be retained with the view to future considerations. |
| 59 Manchester Street | Victoria Park | 1098 | 77 | 1013 | R30 | The Public Open Space Strategy (POSS) makes specific recommendation to investigate “acquiring / developing this property for POS |
| 245 Berwick Street | Victoria Park | 39 | 239A | 1012 | R30 | To be retained with the view to future considerations. |
| 137 Berwick Street | Victoria Park | 1008 | 622 | 1012 | R30 | To be retained with the view to future considerations. |
| 91 Planet Street | Carlisle | 2039 | 311 | 1052 | R30 | The Public Open Space Strategy (POSS) makes specific recommendation to investigate “acquiring / developing this property for POS This site has been redeveloped as a micro park as part of the UFGB |

| | | | | | | |
|-----------------------|----------------|------|------|------|-----|---|
| 76 Planet Street | Carlisle | 1974 | 955 | 1052 | R30 | The Public Open Space Strategy (POSS) makes specific recommendation to investigate "acquiring / developing this property for POS |
| 64-68 Star Street | Carlisle | 1203 | 641 | 1771 | R30 | To be retained with the view to future considerations. |
| 28 Mars Street | Carlisle | 2089 | 521 | 1052 | R30 | To be retained with the view to future considerations. |
| 57 Paltridge Avenue | Carlisle | 231 | 185A | 885 | | The Public Open Space Strategy (POSS) makes specific recommendation to investigate "acquiring / developing this property for POS |
| 82 Balmoral Street | East Vic. Park | 1716 | 798 | 926 | R20 | To be retained with the view to future considerations. |
| 119 Hill View Road | St James | 1211 | 582 | 1036 | R20 | To be retained with the view to future considerations. |
| 42 McMillan Street | Victoria Park | 813 | 14 | 1013 | R30 | To be retained with the view to future considerations. |
| 3 Merton Street | Victoria Park | 1097 | 495 | 900 | R40 | This site is proposed for redevelopment as a micro park as part of the UFGB |
| 61 Camberwell Street | East Vic. Park | 1716 | 799 | 929 | R20 | To be retained with the view to future considerations. |
| 146 Sussex Street | East Vic. Park | 1321 | 918 | 947 | R20 | To be retained with the view to future considerations. |
| 39 Esperance Street | East Vic Park | 1109 | 997 | 637 | R40 | The Public Open Space Strategy (POSS) makes specific recommendation to investigate "acquiring / developing this property for POS |
| 19 Ashburton Street | East Vic Park | 2040 | 202 | 544 | R40 | The Public Open Space Strategy (POSS) makes specific recommendation to investigate "acquiring / developing this property for POS |
| 21 Swansea Street | East Vic. Park | 1109 | 996 | 506 | R30 | To be retained with the view to future considerations. |
| Lot 57 Baillie Avenue | East Vic. Park | 36 | 215A | 319 | R30 | No development potential identified. Drainage sump over majority of the property area. Adjoining to ROW 78 (ROW 78 is to remain open and ultimately be constructed) |

Right of Ways

The Town of Victoria Park owns approximately 24 rights of way properties in freehold title. The Town has a Rights of Way Strategy, and a 10 year works program for the upgrades of unsealed ROW with the inclusion of a separate lighting program. These rights of way provide predominantly rear access to residential, commercial, and retail properties across the district.

The Town's Local Planning Strategy and Integrated Transport Plan recommend that Rights of Way remain open where possible. In most instances, these rights of way are important both in terms of providing rear access as well as reducing traffic impacts on major thoroughfares as well as providing opportunities for rear subdivision of lots with access to these rights of way and the provision of alternate street frontage.

If a ROW is closed, the Town's freehold may revert to the ownership of the Crown due to the provisions of the Land Administration Act under which the right of way was created.

A review of a selected number of these ROW properties illustrates that the legal tenure and third-party rights in respect of many of these rights of way are likely to limit the Council's opportunities for proposals to dispose of such rights of way to adjacent owners.

Conclusion

Through implementation of this strategy, the Town of Victoria Park can assist in securing its financial future and the long-term sustainability of its community through its property portfolio.