

Number	Suburb	Interest	Position	Comments	Officer Comments
1	East Victoria Park	I work in the Town of Victoria Park	I oppose the proposal (please specify your reasons below)	I work at F45 at East Victoria Park. It is already hard enough to find a car park let alone for our clients. By getting rid of these parking spaces our clients and staff will Struggle big time to find a car park. Resulting in our Centre loosing business.	There are currently circa 80 bays available for public use. Through the proposed conditions of sale the public will continue to have access to these 80 bays until such time as a redevelopment of the site may occur. Further, the proposed conditions of sale will require the land owner to make available for public use all car parking bays within any redevelopment of the site. Based upon the Fabcot draft concept plans attached, this anticipates circa 250 car bays for public use. The proposed contract of sale outlines that these circa 250 bays will be available free of charge for 90 minutes. An additional circa 15 bays are to made accessible to the public at all times. In summary there will be significant increase in the number of free publicly accessible car bays, albeit these bays will be time restricted.
2	East Victoria Park	Ratepayer, Business owner/operator	I oppose the proposal (please specify your reasons below)	Could the Town please confirm that other offers would be accepted in a competitive process for the benefit of ratepayers and the Town?	During the submission period the Town was capable of receiving and assessing offers from other potential purchasers. The Town did not receive any other offers on the land during the Public Notice period.
3	East Victoria Park	Resident	I oppose the proposal (please specify your reasons below)	After living in VP for 25 years, it seems to me that the provision of an adequate amount of free parking is & will continue to be an ongoing issue in Victoria Park. With businesses this end of EVP flourishing, and with more apartments being built, where will the customers, visitors & residents park? My end of Hubert St already acts as an overflow car ark for Office Works. A flow on effect of lack of free & easily available parking is lack of customers- look at City of Perth! We need to provide more, not less parking spaces. Eg. The car park behind IGA is overflowing most days. 20 years ago, only a handful of cars parked there & now, Council should probably be thinking about adding multi story car park there. The same situation is developing up this end do the Albany Hwy/Shepparton Rd & will continue to put pressure on parking availability once the existing shops are refurbished or developed- - there's already a noticeable increase in traffic due to nearby businesses moving in. The sale would temporarily add a relatively small amount to the coffers of VP but in the long run, I can't see that removing parking would benefit the future residents & businesses of East Victoria Park.	Refer to above comment for Submission 1

4	East Victoria Park	Business owner/operator	I oppose the proposal (please specify your reasons below)	<p>This car park is absolutely necessary for surrounding businesses and removing it will create problems for customers and people who work in the area. Parking is already at a premium for people who visit Officeworks, F45, Bunnings, Yoga Tree Perth and Red Rooster and rely on this carpark to park their cars. Removing it will force customers to park elsewhere or worse- deter our customers from these small businesses. Please re think selling this car park and think of how detrimental it will be to small business in the area.</p>	Refer to above comment for Submission 1
5	East Victoria Park	Business owner/operator	I oppose the proposal (please specify your reasons below)	<p>As a business owner, (F45 East Victoria Park), and rate payer adjacent to address in question, I believe the sale of the car park area would significantly effect my business' and surrounding business' ability to maintain current client levels, let alone future growth. We supply health and well-being including mental health and well-being to East Vic Park and the greater community. In order to do this, convenient car parking is required in a reasonable distance from our premises. This site in question is that car parking area - 355-357 Shepperton rd. East Victoria Park. Officeworks owns most of the car parking area immediately adjacent to our address 2/345 Shepperton rd., and gives out parking fines, should F45 or Yoga tree members park in their bays. The remainder is divided between F45 EVP, Red Rooster and Yoga tree. Some 15 bays for 3 businesses.</p> <p>Hence, most of my clients use the large car park within the address in question.</p> <p>This end of Albany hwy is already struggling to maintain or regenerate vibrancy, without myself and yoga tree etc. potentially going out of business! Very strongly oppose the sale of the complete site to loss of car parking area.</p>	Refer to above comment for Submission 1

6	Other	I eat and drink in the Town of Victoria Park, Other. I use the gym, yoga studio and I am always in Vic Park visiting friends.	I oppose the proposal (please specify your reasons below)	I use the gym and yoga studio next door to the car park and there is never any parking available in front of these shop fronts. Consequently I always park in this car park, at least 4 times a week and then meet friends for lunch or dinner in the nearby eateries. If the car park is removed, the businesses will suffer because there will be no where to park. People will be forced to find parking in the nearby suburban streets, which will cause much frustration for local residents. The car park at the centre of this proposal is dangerous and numerous break-ins, instances on intimidation, begging, public urination and dumping occurs. However developing this site is not the answer. CCTV cameras need to be installed, the charity bins need to be emptied more regularly as they are constantly overflowing and the Council needs to clean up broken glass and rubbish that litters the area. This should be a space for people to park and enjoy the restaurants, cafes, recreation facilities and services available in Victoria Park. I could understanding developing a corner of this space to add to the vibrancy of the area, but not the whole car park otherwise how can people actually use these shops? If the car park goes, so will the traffic attending these businesses which will effect the vibrancy of the area. Crime Prevention through Environmental Design dictates that when traffic and people no longer use a particular space, crime and anti-social behaviour can take over.	Refer to above comment for Submission 1. In addition the proposed redevelopment as per the draft concept is likely to have a positive impact on any anti-social behaviour.
7	East Victoria Park	I work in the Town of Victoria Park	I oppose the proposal (please specify your reasons below)	I frequently use this car park to attend Yoga Tree Perth, as do many other individuals. As the closest car park to the studio, it is well lit and safe to walk to and from my car when dark. This closure would affect business within the area.	Refer to above comment for Submission 1
8	Carlisle	I work in the Town of Victoria Park	I oppose the proposal (please specify your reasons below)	The business I work for uses this car park for clientele that attends our classes. If we could no longer use this car park it would be very hard for our clients to park in the area, causing our business to lose members. We rely on this overflow parking to keep the business easily accessible for our students. Please don't sell it.	Refer to above comment for Submission 1
9	Carlisle	Resident, Ratepayer	I support the proposal		Noted

10	East Victoria Park	I work in the Town of Victoria Park	I oppose the proposal (please specify your reasons below)	Local businesses rely on this area for parking so that patrons and staff can easily access their facility. This proposal would greatly hinder the prosperity of the local business for which I work and support for its role in the community.	Refer to above comment for Submission 1. In addition the proposed \$30M investment in this part of the Town and creation of a potential 90 jobs in construction and 150 on going jobs will contribute to a revitalisation of the precinct.
11	South Perth	I work in the Town of Victoria Park	I oppose the proposal (please specify your reasons below)	This Carpark acts as the only large space enabling staff and members of the community to freely and easily park to access work and other small businesses. Personally, I work at Yoga Tree East Vic Park and this Carpark is the only resource available for hundreds of students to park. Selling on this space would be at a HUGE detriment to small business.	Refer to above comment for Submission 1 and 10.
12	Waterford	Other. I attend Yoga	I support the proposal but have some concerns (please specify below)	I am flabbergasted to learn that the Town of Victoria Park owns the carpark and has neglected the maintenance and security of this land for so many years. The area is an eyesore and invites criminal behaviour, which unfortunately I experienced recently when I had my car damaged and property stolen. Businesses are frequently broken into and the Town has failed their duty of care. The environment is unsafe, the road is desperate for resurfacing, and the area is littered with crates and rubbish. These businesses have paid rates over the years without any money being invested back into the carpark and surrounding area. So yes, I welcome an upgrade to the area but not at the detriment of the businesses who have had to tolerate derelict conditions while the council applies dilatory measures to avoid any previous expenditure. My understanding is the existing carpark will be developed on, and undercover parking, in excess of what the Town offers currently to surrounding businesses, will be provided. If this development goes ahead, what reassurances will business owners have to guarantee that the parking is not reduced. Successful businesses like Yoga Tree have enhanced the community and have contributed to the economy of the area. It will not continue to thrive if the parking is restricted or clientele is inconvenienced.	Refer to above comment for Submission 1 and 10.
13	Como	Other. I attend Yoga	I oppose the proposal (please specify your reasons below)	The local residents and others living in the nearby Areas use this car park for the local surrounding businesses. By selling this car park you will likely hurt the surrounding businesses as there is very little parking elsewhere	Refer to above comment for Submission 1 and 10.
14	East Victoria Park	Resident, Ratepayer, I eat and drink in the Town of Victoria Park	I support the proposal	This is great but it should also include the eyesore shops too at the front of Albany Hwy. Such a mess been the thing you see when to approach Victoria Park towards the City.	Noted. The buyer currently have control of all the land holdings fronting Albany Hwy adjacent to the car park, with this land proposed to be incorporated into the redevelopment. As per the proposed conditions of sale, entry statements and

					high quality urban design outcomes are to be delivered to enhance the streetscape.
15	Victoria Park	Resident	I oppose the proposal (please specify your reasons below)	Grow some trees and undergrowth instead of selling the block,	Consideration has been given to the anticipated loss of trees as part of any redevelopment of the land, with a 6 to 1 ratio of new tree planting condition incorporated into the contract, with the new trees to be planted either as part of the redevelopment or within the local area.
16	Lesmurdie	I work in the Town of Victoria Park	I oppose the proposal (please specify your reasons below)	This carpark is essential in the running of small businesses around the area. Students at Yoga Tree Perth rely on this car park to avoid fines in the car park in front of Officeworks where there is not enough parking to facilitate the number of students that attend our classes.	Refer to above comment for Submission 1
17	East Victoria Park	Ratepayer, Business owner/operator	I oppose the proposal (please specify your reasons below)	I strongly oppose the selling of this public car park. I have written to the council regarding this car park and the safety of all our clients to Yoga Tree Perth in the past. My concerns were lighting and security, a severe lack of and questioning why our rates were never invested to improve this area as we frequently have clientele parking in this space. We as a business in the town of Victoria bringing clientele and paying annual rates rely on this car park as overflow parking. I can only see the sale of this land will impact our business, cause parking issues for the businesses next to us i.e. F45, Red Rooster and Office works if this land was developed not to mention whatever is built there. What is the plan to assist us with parking to ensure not only ours but other businesses stay profitable who rely on numbers of patrons all who need parking so we can continue to contribute to the town of Victoria Park? Lastly if this happens I would like the council to represent the businesses like ours that rely on this car park to be able to utilize other businesses car parks without fear of wheel clamping, towing etc. etc. as this public car park area was keeping the peace between us all.	Refer to above comment for Submission 1
18	East Victoria Park	I work in the Town of Victoria Park	I oppose the proposal (please specify your reasons below)	Small businesses rely on this car park in order to run, selling the car park will cause so many set backs and problems for the businesses and the businesses will suffer	Refer to above comment for Submission 1

19	Lathlain	Ratepayer	I oppose the proposal (please specify your reasons below)	I do not support the sale of the council owned land as alternative options for land use have not been canvassed or presented to the ratepayers. Has a study been undertaken to determine alternative uses for the parcel of land that would provide benefits to ratepayers? What impact will the development have on existing shopping centre retailers located at Bentley, Victoria Park and East Victoria Park? Is it possible for the land to be used to create parkland/playground that includes trees? If council members support the sale then as a matter of fairness and to obtain the best possible price, the parcel of land should be offered for sale in an open market place and not restricted to one purchaser.	<ul style="list-style-type: none"> <li>The Council received a multi option Business Case which looked at alternative scenarios this helped inform the decision to then undertake a Public Notice period for submissions.</li> <li>The Council can consider a range of matters when determining to sell land. As the land is zoned commercial and has a very high value, this value was taken into consideration. A potential public park in this location being adjacent to a very busy road and behind shops would not be considered an appropriate location, noting there is also the Edward Millen reserve in very close proximity which is currently the subject of a master planning design process.</li> <li>During the submission period it was open to other potential purchasers to submit an offer. The Town did not receive any other offers on the land during the Public Notice period.</li> </ul>
20	Queens Park	I work in the Town of Victoria Park, I eat and drink in the Town of Victoria Park, Other	I oppose the proposal (please specify your reasons below)	My thoughts are NO NO NO! Please retain this car park. It is vital for the small businesses in this area. I use it every time I visit these businesses, which is a couple of times a week. If you get rid of it, where will we park?! It will be a disincentive to shop local.	Refer to above comment for Submission 1
21	St James	Ratepayer	I support the proposal		Noted.
22	East Victoria Park	Resident, Ratepayer, Business owner/operator	I oppose the proposal (please specify your reasons below)	I object to the proposed sale of 355-357 Shepperton Road, East Victoria Park by the Town on the following grounds: <ol style="list-style-type: none"> <li>Lack of public information and transparency in Council dealings in relation to the proposed sale of the land.</li> <li>Inadequate consultation due to lack of information provided to enable informed fully submissions to be made on the proposal.</li> <li>Lack of confidence in the Council to properly deal with this issue.</li> <li>Poor rationale and case for disposal of property.</li> <li>Commercial disadvantage of selling the land at this time.</li> <li>Lack of consideration of strategic planning issues and sustainability evaluation to support the proposal.</li> </ol>	The Council received a multi option Business Case which looked at alternative scenarios. The Council can consider a range of matters when determining to sell land. As the land is zoned commercial and has a very high value, this value was taken into consideration. The Town then undertook a Public Notice period to allow for submissions and any alternative offers to be presented back to Councillors for their consideration. A Your Thoughts page was created provided back ground information, FAQs and information on the Land Asset Optimisation Strategy. Strategic planning issues were considered with comments provided in the report from Urban Planning and Place Planning. Sustainability evaluation was considered during the first Council endorsed report with the contract being negotiated on this basis resulting in the inclusion of a number of sustainable outcomes such as the inclusion of photovoltaics, a minimum of 4 electric car charging stations and a minimum 4 star Green Star rating being contractually required. The value of the sale provided a strong commercial outcome for the Town in this current market and is above the valuation of the land.

23	Victoria Park	Ratepayer	I oppose the proposal (please specify your reasons below)	<p>Lack of information. This land has belonged to the people of Vic Park for decades, now this Council is selling it in exchange for a cash. No benefit has been identified for the community other than money. Once sold this property is gone, it can not be sold again. The Council has provided no reason, other than money to sell this property. The secrecy around this sale with all the details being hidden under the pretext of "Commercial Confidentiality" is in direct contradiction to the Councils stated values of transparency and accountability. If the Council believes that it has a justifiable grounds to sell this community property, then it should make this information available so that the ratepayers can make a submission based on all the facts. If there is no benefit other than the sale price then why is the Council selling this asset at the bottom of the real estate cycle. If the motivation is money then the prudent and responsible thing to do is sell at or near the top of the cycle. What is the hurry to sell now? The Council should delay or rescind this decision to sell until the public can be fully informed and a cost /benefit argument can be assessed. All we have now is a sale price and a location. That is not the basis upon which a decision should be made and the Council has no right to sell our land assets for short term financial gain. This land belongs to the Town, it is not the Councils to sell on a whim. If the Council has a good reason to sell then it is incumbent on the Council to come clean and provide the facts. Show us the report that convinced you to sell this land so that we the people can make our own judgement. If you have nothing to hide, why hide it?</p>	<p>Refer to above comment for Submission 22. In addition the value being offered for the land provided represents a strong outcome in the existing market. The Land Asset Optimisation Strategy strategic intent is to ultimately reduce the Town's reliance on rates and deliver alternative revenue streams, the sale proceeds will go into the LAOS Reserve Fund. Commercial in confidence is sometimes required if on the release of that information the Town would be placed in a commercial disadvantage that could impact financially an outcome for the ratepayers. Benefits are multiple other than just financial, this includes job creation, capital investment, urban renewal, street scape upgrades, increase in car parking for local shoppers, a more secure and well-lit facility to help reduce crime and the potential resulting redeveloping delivering ongoing circa \$200-250,000 in ongoing rates.</p>
24	Victoria Park	Ratepayer	I oppose the proposal (please specify your reasons below)	<p>I oppose this land sale and call on Council to withdraw or postpone its decision for the following reasons 1. This proposed sale of public land is shrouded in secrecy. The public are being asked to make submissions and have an opinion on an issue for which they are given no information other than the purchaser and the sale price. 2. The sale appears to be to the advantage of the purchaser. 3. There have been no details provided of any potential benefit to the owners of the land, the ratepayers. 4. The Mayor admitted at the October Agenda Briefing forum that the Town has no need for the funds that would be derived from the sale and suggested that the Council would think about what it could do with the money. This shows that the sale decision has not been driven from the point of view of the ratepayers or from an existing identified need for the funds. 5. The Mayor admitted at the October Agenda Briefing Forum that Town staff have had meetings and or discussions with the</p>	<p>Refer to above comment for Submission 22 and Submission 23. In addition the consideration from the sale will go to the LAOS reserve fund with the clear strategic intent to diversify income streams for the Town so that there is less reliance on rates for the Town. The LAOS document is commercial in confidence given it does include financially sensitive information which if made available would place the Town in a financially weak position. The recommendation of LAOS for the subject property was to either meter the car park or to consider the property for commercial redevelopment. Consideration has been given that converting an asset such as this car park which generate no revenue or rates for the Town creates the ability for the Town to diversify its income stream as the revenue received allows to the Town to invest in other income generating opportunities and also to increase the commercial rates received by the Town.</p>

				<p>purchaser prior to the “unsolicited” bid being made. This indicates a potential contrivance of the need to sell the land that the Council may or may not have been aware of prior to making the decision to sell the land. 6. The refusal of the Town to provide any detail of what is contained in the Land Asset Optimisation Strategy document prepared by Hester in 2013. Councillors are well aware that this document contains little in the way of commercially sensitive information and the refusal to provide the LAOS project team recommendation on this property reinforces my view that the LAOS report does not support the disposal of this property. 7. The Town claims that these land sales are part of a strategy for revenue diversification. The Towns interpretation of revenue diversification is flawed. Converting land assets into cash assets is not revenue, it is capital. The proceeds of the sale once spent can never be regained. It is “selling the farm”. 8. The return on cash as an investment vehicle is at an all-time low and below the rate of inflation and therefore will lead to the diminution of Capital. By comparison, retaining the property will at least preserve the capital value in real terms and provide an upside risk for growth. 9. The role of Councillors is to represent the interests of electors, ratepayers and residents of the district. On the face of it this transaction is in the interest of the Purchaser at the expense of the people the Councillors are elected to represent. I ask the Council to abandon this sale process or postpone it while Council uses its power to instruct the Town to provide the information that your constituents require so they can better understand the Councils motivations for selling this property.</p>	<p>Comments regarding the role of Councillors are noted. It is open to the Council to not support the recommendation to proceed with the sale of the land.</p>
25	Lathlain	<p>Resident, Ratepayer, Business owner/operator, I work in the Town of Victoria Park, I eat and drink in the Town of Victoria Park</p>	<p>I oppose the proposal (please specify your reasons below)</p>	<ol style="list-style-type: none"> <li>1 ToVP has only stated their own bias opinion on sale.</li> <li>2 Lack of transparency on facts and figures.</li> <li>3 Never sell assets in a depressed market.</li> <li>4 ToVP already has 30 + million in bank accounts making little to no interest.</li> <li>5 Residents and ratepayers need to be better notified of this asset sale to make well informed submissions.</li> <li>6 Submission time is not sufficient.</li> <li>7 No information on what funds from sale would be used for.</li> <li>8 ToVP Strategic planning issues are being ignored in a rush to fire sale our asset.</li> </ol>	<p>Refer to above comment for Submission 22 and Submission 23. In addition the Town is receiving a strong financial outcome in the current market that said there are multiple markets operating in Perth, residential and commercial are very different markets. The funds from the sale will be used to deliver revenue diversification and generation allowing the Town to diversify its income stream.</p>



26	Unknown	Unknown	I oppose the proposal (please specify your reasons below)	<p>We are not convinced that the Town of Victoria Park should be contemplating the sale of 355-357 Shepperton Road, East Victoria Park at this time. Having personally experienced the lack of commercially provided car parking around Bunnings, Officeworks etc. we are of the opinion that local residents would be further inconvenienced by street parking if this car parking space was converted into more commercial buildings, exacerbating the existing problem. Perhaps if access into and out of the car park area was improved, the space could be utilized more effectively. As a general comment, we are unable to comprehend why the Town would consider the sale of any land in the current economic climate – surely it would be advantageous to retain the land until a less depressed market exists.</p>	Refer to above comment for Submission 1 and 22.
27	East Victoria Park	Unknown	I oppose the proposal (please specify your reasons below)	<p>I object to the proposed sale of 355-357 Shepperton Road, East Victoria Park by the Town on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Lack of public information about Council dealings in relation to the proposed sale of the land. I cannot find any information about this proposal on the council web page.</li> <li>2. Inadequate consultation. I feel that rate payers have not been adequately consulted due to the lack of information provided.</li> <li>3. Existing limited council car parking within the town and increasing pressures on existing car parking locations. East Victoria Park has limited parking at such locations as Ants and Bunnings in this area and disposal of this car park appears imprudent.</li> <li>4. Unknown rationale and case for disposal of property. I cannot find any assessment against council's strategic planning documents, any cost/ benefit assessment, or information about how the funds from the sale of the land would be used.</li> <li>5. Possible disadvantage of selling the land now. I cannot locate any information about market research that should indicate the best time to sell or the possible purchasers.</li> </ol>	Refer to above comments for Submission 1 and above comments for submission 22 and 23 and 25.

28	Unknown	Business owner/operator	I oppose the proposal (please specify your reasons below)	<p>The proposed sale of this car park space is potentially detrimental to my livelihood. Those car bays are used by my members as well as my staff. The loss of those bays will result in loss of members. Losing members would mean a loss in revenue and consequently the loss of my job due to the inability to support my position. The current car park option that is shared with Officeworks and the Yogatree is not adequate to facilitate parking for all the businesses. Further more, my staff may end up with parking violations as they require longer parking times that the immediate parking lot does not accommodate. This will in turn create further stress to my staff and potentially the loss of staff. We pride ourselves as a community-centric business and we are here creating relationships and helping people cope with their daily lives and promoting mental health. Taking the opportunity to train away from people is not good for the community. Please reconsider the sale of this land. Is the redevelopment of the old Zest Fitness building or even the International Eating House an option. Those are both large realestate footprints that would greatly contribute to the further improvements of this area.</p>	Refer to above comments for Submission 1 and 14.
29	Unknown	Resident and Ratepayer	I oppose the proposal (please specify your reasons below)	<ol style="list-style-type: none"> <li>1. Lack of public information and transparency in Council dealings in relation to the proposed sale of the land.</li> <li>2. Inadequate consultation due to lack of information provided to enable informed fully submissions to be made on the proposal.</li> <li>3. Lack of confidence in the Council to properly deal with this issue.</li> <li>4. Poor rationale and case for disposal of property.</li> <li>5. Commercial disadvantage of selling the land at this time.</li> <li>6. Lack of consideration of strategic planning issues and sustainability evaluation to support to proposal. Refer to attachment for further information from submission.</li> </ol>	Refer to above comments for Submission 1 and above comments for submission 22 and 23 and 25.