

Submission response to Business Plan advertisement	Comment for Council's consideration
<p>Having reviewed the Business Plan I am confident with the work shire staff have put in to ensure positive community outcomes are achieved, balanced against economic returns for Blackoak Capital</p>	<p>Support noted.</p>
<p>This project seems like a good activation of this part of town and has lots of diverse opportunities for both business and community. I generally think it is a good thing, but have some questions for consideration.</p> <ol style="list-style-type: none"> 1. The business case should include a requirement for the developers to work with existing community members, groups and businesses to ensure the local knowledge holders and engaged community have spaces for activities and small business. This may be aligned with the existing proposal, but ensuring a locals-first approach by writing it into the plan will guide the developer to look to the existing interests and activities of residents, groups and businesses before duplicating something that already exists in the town or alienating residents who would dearly love the space and support to establish something new. 2. This business case should identify active transport integration as a part of the requirement of the development. The plans included in the documents show a great deal of parking for motorists, but there is no indication or insight into the work that will be done to encourage active transport and safety for pedestrians & cyclists, as well as bike parking and public transport routes are the bare minimum to prioritise environmentally sustainable, and low impact, means of accessing and engaging with the site. This should be future focused, rather than stuck in the car oriented present. 3. The rent paid from year 21 onward seems to be the rental value now, before the improvement of the site. Should there not be provision for the rental value of the improvement of the site to be incorporated in the ongoing rent should the lease be extended? 	<p>Support noted.</p> <ol style="list-style-type: none"> 1) The leasing arrangements make provision for community access and museum free of charge to the public, as follows <ol style="list-style-type: none"> a) Museum space; b) Space inside the Buildings suitable for use by not-for-profit community groups, at least 2 days per week; c) Majority of the grounds within the Premises to remain open to the public during business hours; d) Photographs for such events as weddings or the like; e) Space within the 'farmers' market area' and other parts of the grounds within the Premises for community groups to use for the purpose of hosting stands or small events or performances. 2) Traffic and parking will be subject to consideration through development application process. 3) The rental negotiated follows the outcome of the competitive processes followed to seek suitable development partner.
<p>I fully support the Council in trying to activate this important historic building and park area within the Town.</p>	<p>Support noted.</p>
<p>Supportive of providing new shopfront product offerings, including farmers markets, cafes etc. Important to retain historical character of buildings,</p>	<p>Support noted.</p>

and also to preserve surrounding endemic vegetation.	
Sounds very exciting. As a 35 year resident of vic park, it is very much needed to progress our great suburb.	Support noted.
I believe that the Council is to commended on breathing life into this fine building which has been much neglected. The business plan gives a realistic and vibrant opportunity for the building and the site to be utilised for the benefit of the community.	Support noted.
It's great to see something happening and it will be fantastic to see the area activated and the building fully utilised	Support noted.
The business plan looks to be the ideal solution to both the maintenance of the heritage buildings and their activation - at no cost to the rate payer - with the added bonus of the contribution to improvements to the adjacent park. Fully in favour and hope to see it proceed	Support noted.
It sounds great, looks like a good solution for the activation and preservation of these buildings	Support noted.
I'd suggest for the proposed cafe or open area to have a permanent live stage where all musicians can be properly paid for quality music. There are many talented musos in Vic Park but the busking gigs do not help them sustain. Live music curated by actual professional musicians instead of by a select few in control would offer what the people truly want.	As noted in (e) above, the lease requires space within the 'farmers' market area' and other parts of the grounds within the Premises to be provided free of charge for community groups to use for the purpose of hosting stands or small events or performances.
Pleased to see a plan coming to fruition; good to hear the area will be activated for a community / commercial use.	Support noted.
I feel this plan will be a positive development for the Town of Vic Park.	Support noted.
(No comment recorded)	
The dedicated bike parking in the plan seems very small and exposed to the elements. Could this be rectified to encourage greater use of active transport, especially given the planned eco-credentials of the site? Looking forwards to having an exciting and vibrant town centre for St James, especially in light of the new Albany Highway plan!	Support noted. The Town will continue to work with Blackoak on the design. This request aligns with the Town's Integrated Transport Strategy and therefore quality bike parking facilities will be pursued.
I think this is a very exciting opportunity to connect all pockets of Vic Park.	Support noted.
I support the business plan and would like to see a unisex public toilet included in the park.	Support noted. The park detailed design has been progressed through council in separate reports. The park detailed design includes public toilets with a focus on universal accessibility. This includes a

	Changing Places Facility, a unisex accessible toilet, a male and a female ambulant toilet.
(No comment recorded)	
It appears to be a great plan. Can I be invited to the removal of the security fence, as i was responsible for the fence to stop vandals and people stealing items like classic door nobs and the smashing of headlight windows.	Support noted.
It would be wonderful to see this as a family space for all to enjoy as soon as possible.	Support noted.
<p>Can you please clarify if the deal with Blackoak includes the park/green area surrounding the building?</p> <p>The Town engaged the community over several workshops to come up with a plan for the surrounding green areas, and now it seems it has been given away to the private sector.</p> <p>The Town also engaged consultants for those workshops and to develop the plans.</p> <p>If the green surrounding areas are now being given away to the private sector, the outcome is frustrating in several ways:</p> <ul style="list-style-type: none"> * It is VERY frustrating to give time, ideas, energy and expectation to the Town, by being part of a consultation group, to then see all of it go to waste * Ratepayers money paid to run the workshops and to consultants to run workshops and to develop the plans is also wasted (could you please disclose how much was spent with this?) * Most importantly, the aspirations of the community for the green areas in that precinct are ignored, even though there was consultation about it. <p>If it turns out that the plans for the green surrounding areas will be foregone and the areas given to Blackoak to use as they see fit, community members who participated in the previous engagement will be right in thinking that there is no value in participating again in the future. It creates a big TRUST issue for the Town.</p> <p>I hope this is not the case and that the community, through the Town, will retain the right to plan and develop of the green areas surrounding Edward Millen for all to enjoy. I await your clarification.</p>	<p>Objection/concern noted.</p> <p>The Blackoak lease area is 13,765 square metres including some land surrounding existing buildings. This is a relatively small portion of a much larger 47,220 square metre property, most of which will remain as parkland for public use and enjoyment. In addition, a number of lease mechanisms make provision for community access and museum free of charge to the public as noted in a) – e) above.</p>

It sounds absolutely ideal and I am very pleased that the Council has decided to join the other groups in it, because there should be sufficient community, group, material, money between all to gain something really superb. Congratulations! (Comments accompanied by link forwarded to a document of Architectural Drawings for Carlisle Train Station)	Support noted.
I think there should be some recognition of the returned servicemen, some of whom were the Rats of Tobruk, who spent their last days at the Edward Millen Repatriation Hospital. I worked as a nurse there in 1977-1978	The heritage restoration and revival of this historic property will provide opportunity for its history to be presented over the life of the long lease arrangements, including through the museum space to be provided inside the Edward Millen Rotunda building, reflecting on the history of the Buildings and the local area.
Love it, bring it on. A much needed redevelopment.	Support noted.
<p>Edward Millen is our local park. As a family we visit the park regularly. We would love to see the park improved to include family friendly activities such as a community garden or a cafe. The inclusion of a pub is not a welcome business.</p> <p>Town of Vic Park doesn't need any more alcohol outlets like a "gastro" pub at Edward Millen. We live in Langer Street (a block away from Edward Millen). We experience constant alcohol issues from Franklins & Cellarbrations patrons who walk up & down our street. This includes alcohol fuelled arguments, street violence, destruction & stealing of property, broken alcohol bottles on the footpaths & in our gardens etc.</p> <p>See attached information - Alcohol "is not just a health issue or a public safety issue - it has a whole of society impact." National Alcohol Strategy 2019-2028</p>	<p>Objection noted.</p> <p>Control of use of the premises includes regulation through development approval and liquor licensing process and lease covenants.</p>
I think this is a great initiative	Support noted.
I love it! Will be very exciting to have a significant regional attraction just around the corner. My only concern is that you have not catered for tweens and teens. Majority of the recreation areas (playgrounds) in close proximity only cater to young children. Would love to see some passive recreation and physical activity elements for older kids and teens. For example, bike or skate elements or a small exercise equipment circuit through the parklands would be amazing.	<p>Support noted.</p> <p>The park project detailed design has been progressed through council in separate reports. The latest report seeking detailed design approval was from August 2023. The park design includes a large playground with elements suitable for older children. The park's focus is on event, passive recreation and play spaces. It does not contain active recreation elements such as pump tracks and skate parks. It does maintain the large open lawn spaces for informal sporting uses. The Town is currently progressing a major skate park upgrade and pump track through the McCallum Park project.</p>

<p>Thank you to everyone involved in this project. This park is a source of much beauty and peace for my husband, myself and our dog who live in walking distance.</p> <p>Our two cents...</p> <p>As people who visit the park daily - we enjoy the sense of quiet, peace and how it's never busy or crowded. Aside from the occasional 'anti-social' person and looking past the random rubbish that is dumped there, it is a much needed relief from the busy-ness of general life, and also other venues on the strip (eg. The Park Centre, Albany Hwy). I know this feeling is shared by our friends also - we hope these plans to activate the area don't result in another crowded, busy space. Because opportunities to take in nature, admire the amazing trees/birds and general space are very limited in Vic Park.</p> <p>Our main reason to visit Ed Millen is because it is the only 'off-lead' dog park in walking distance of our home - I see dog exercise has been considered but given the activity planned for other areas of the park, I assume it will mean dogs on leads? Is there some way to keep the 'off - lead' element?</p> <p>The proposed parking area - the Albany Hwy, Hillview/Aldi area is already a hectic intersection especially for pedestrians - will the parking area add to this high traffic area?</p> <p>Thank you for all your efforts and for allowing us to share why this park is so special.</p>	<p>Support noted.</p> <p>Most of the Edward Millen property will remain as parkland for public use and enjoyment. Traffic and parking will be subject to consideration through development application process.</p>
<p>Have just read the business plan and keen to see this beautiful area put to good use.</p> <p>Have some questions and suggestions.</p> <p>1. Is Blackoak Capital the only business interested in developing this site?? If there were others that were interested was this the best offer. Was it given sufficient exposure to attract other developers.</p> <p>2. My concern is that it is being undervalued especially based on a minimal starting rent that is indexed and payment first made in year 21! Indexation capped at 2.5%. I also note Blackoak Capitals focus is to invest in "undervalued property", wouldn't expect anything else from a Private Equity fund.</p> <p>3. Would like to see it broadly advertised in the</p>	<p>Support noted.</p> <ol style="list-style-type: none"> 1. A competitive publicly advertised process was followed by the Town to attract developers, with the Blackoak proposal being assessed as the best offer. 2. Tenant is to pay to the Landlord \$2,000,000.00 plus GST within 6 months of satisfaction of the condition precedents, in lieu of rent for the initial 20 year term. 3. The proposal was advertised through the newspaper, Tenderlink, Town's Public Notice Board and Town's website, with valuation advice obtained.

current market with an updated rental assessment from more than one source.	
<p>café - YES bistro dining – NO – plenty of restaurants on the strip gastro pub – DEFINITELY NO – undermines other pubs on the strip event and function space – DEFINITELY NO – upgrade the Bowling Club or the Recreation Centre bakery - YES local produce store - YES fruit and vegetable gardens - YES speciality farmers market - DEFINITELY NO – it undermines the current Vic Park markets childcare facilities - YES public museum space - YES immediate surroundings will be landscaped – YES</p> <p>I volunteer for a community group. We hold events at the local pubs on the strip. This year we haven't been able to come to an arrangement with the pubs we have used in the past as they felt "times were tough" & they couldn't be generous this year. Building another pub undermines current businesses on the strip.</p> <p>Look at the Lathlain precinct. It's a great space with cafes, bakery, large park, childcare centre, toy library etc. There is no pub or function space or farmers market yet the space is popular & well used.</p>	<p>Objection noted. Development and the introduction of new uses to the property will be subject to legislative controls, for example, through development application process and liquor license application process.</p>
<p>Create a family friendly space like the Lathlain precinct. We very much enjoy that space & would like to see Edward Millen be re-designed to have the same focus. Please no pub or event venue etc. There is residential housing & a school surrounding the park that would be greatly affected by such businesses.</p>	<p>Objection noted. Development and the introduction of new uses to the property will be subject to legislative controls, for example, through development application process and liquor license application process.</p>
No	Objection noted.
I look forward to this site being a wonderful community space but disappointed that such information is published with spelling mistakes So unprofessional. Takes off brownie points for Black oak	Support noted. (Link provided showing consultation document with the misspelling of four words).

Overall plan looks good. Maintenance will be key, areas for dogs as it is used quite a lot for dogs. A decent play area would be nice. And parking considerations.	Support noted.
I would like the Museum and Gallery portion of the plan to be leased out to a not-for-profit museum like the Technology Museum of WA. They should be able to lease it for a peppercorn lease with the Town providing grants for signage etc.	Interest noted. See comment 1(a) above
Vic Park needs a dedicated non-profit performance space (black box or wooden space with moveable chairs and sound system and piano). There are none for cabaret and ensemble type performances, and it is a necessity that one is built!	Interest noted. As noted in (e) above, the lease requires space within the 'farmers' market area' and other parts of the grounds within the Premises to be provided free of charge for community groups to use for the purpose of hosting stands or small events or performances.
<p>This is a wonderful initiative for the Town of Victoria Park, and I can see nothing but upsides and benefits.</p> <p>I commend the Town on its selection of a development partner who will be sympathetic to the historic significance of the site, and through investment provide a space that the Town can once again enjoy and share with the wider community.</p> <p>I have close relatives in St James and can already see how much we will enjoy meeting up at Edward Millen for social fun, education or to simply enjoy the rejuvenated parkland.</p>	Support noted.
<p>Yes, contained within the attached letter.</p> <p>(Extract from contents of attached letter) :-</p> <p>I refer to the proposed Business Plan prepared by Blackoak Capital Ventures. I am writing to express my objections to the Edward Millen Redevelopment Business Plan. This has arisen from the "Master Plan" diagrams provided on pages 3 and 8 of the Updated Redevelopment document. My concerns specifically relate to: 1. the increased traffic on a residential road leading to a potentially dangerous intersection on the corner of Baillie Avenue and Carson Street; 2. the safe removal of the asbestos during the renovations; 3. the unnecessary addition of another childcare centre and proposed carpark; 4. the proposed inclusion of stables and farm animals in a residential area; and 5. the addition of a microbrewery and gastro pub in a quiet suburban neighbourhood already saturated with numerous pubs and bars. Increased Traffic on a Residential Road The proposed car park on Baillie Avenue is anticipated to lead to an upsurge in traffic on what is currently a quiet residential road. This situation raises alarms about potential hazards and</p>	<p>Objection noted.</p> <p>Development and the introduction of new uses to the property will be subject to legislative controls, for example, through development application process and liquor license application process. Ongoing control of use of the premises includes regulation through development approval and liquor licensing process and lease covenants.</p>

inconveniences for the residents. Baillie Avenue is not equipped to handle the increased volume of vehicles, leading to congestion, and creating unsafe conditions, especially for pedestrians. Additionally, the creation of an intersection near the proposed childcare centre car park along with the proposed slip road for the East and Co. development will become an accident-prone zone, affecting the overall safety of the neighbourhood. The increased traffic would also cause further complications for the Carson Street Primary School as patrons parking in front of the school could impede the safe drop off and pick up of their students. There are already hourly instances of drivers driving directly into the Carson Street Primary School car park mistaking it for a road. The risk to school children and staff would be greatly increased. Furthermore, the inclusion of parking along the edge of Baillie Avenue is also cause for concern. The Edward Millen Park has been subject to recent mountain biking events which caused major congestion and many "near misses" by distracted drivers reversing into oncoming traffic off the verge. Safe removal of asbestos I also have concerns about the nature of the demolition and restoration of the building adjunct to the Rotunda building. There is a large sign on the door stating, "danger asbestos". We are near this building, and we are concerned that the removal of the asbestos may cause harm to the surrounding occupants, including Carson Street Primary, ourselves, and our neighbours. There is also a likelihood of there being members of the public using the Edward Millen Park. There needs to be adequate measures put in place for the safe removal of this asbestos including notices of the intended removal dates and closure of the park during these time periods. I am sure this has been considered however impact to the community should be the paramount concern in this instance. Child Care Centre Furthermore, I wish to express my concern about the unnecessary addition of a childcare centre within the proposed redevelopment when there are already three such facilities operating within proximity of the area. This redundant inclusion raises questions about the practicality and demand for yet another childcare centre in the neighbourhood. It would also detract from the proposed houses contained in the East and Co. development. Stables and Farm Animals in a Residential Area The idea of introducing stables and farm animals in a residential area raises serious concerns about the suitability and safety of such a proposal. The presence of farm animals within proximity to residential homes can pose health and hygiene issues for the community. Additionally, the

potential noise and odour from the animals can disrupt the peaceful atmosphere of the neighbourhood and decrease property values. Moreover, the proper care and maintenance of stables and animals necessitate specialised facilities, which might not align with the character of a residential environment.

Microbrewery and Gastro Pub in a Quiet Suburban Area

The addition of a microbrewery and gastro pub to an area that already boasts numerous pubs and bars is a cause for concern. Concentrating such establishments in a quiet suburban neighbourhood will lead to an increase in noise levels, late-night disturbances, and public intoxication, negatively impacting the quality of life for residents. Additionally, the potential for increased foot traffic and parking challenges in the vicinity could result in a strain on the community's resources. Additionally, the proposal to include licensed venues close to a childcare centre, stables and live animals and a special needs school seems to be a careless oversight. As residents we experience quiet enjoyment of the area and establishments that will run into the late night on weekdays and weekends is not what this area needs nor deserves. It is imperative that noise caps, operating hours and patronage is capped to reasonable levels to ensure that residents are not negatively impacted. Belligerence and drunken behaviour in a public park will detract from patrons from enjoying the space. I was under the assumption that the aim of the redevelopment was to increase the safety of the area and the inclusion of a brewery and bar area will certainly not achieve that. I suggest that the Town investigates the benefit of adding a high-end restaurant such as those in other Blackoak developments which would promote a greater certainty of safety and enjoyment for the area instead of drunken tomfoolery. The proposal to have a "round the clock" provision of services at the proposed development is going to completely decimate the current peaceful enjoyment that residents of the street currently experience. Additionally, the smell that comes from the production of beer in the microbrewery is not acceptable. There is no alternative that can be suggested other than the abandonment of that as a proposal and alternative solutions such as restaurants and cafes to be considered.

Next Steps

Given these objections, I implore Town to reconsider the current proposal and undertake necessary revisions to address these critical issues. It is essential that the Town conducts thorough feasibility studies and community consultations to better understand the potential adverse effects of these proposed elements on the

<p>neighbourhood and its residents. As a concerned member of the community, I strongly advocate for an alternative approach that upholds the residential character of the area while promoting sustainable development that respects the well-being and preferences of the residents. I consider that the priorities of the Town are not in line with those of the community. This is based on the messaging on social media surrounding the call out for this feedback. The Town seems more concerned with the financial benefit in revitalising the Edward Millen site than the impact of its residents. I hope that our council is prepared to revisit the proposal and its priorities in providing a practical and inclusive business plan that doesn't negatively impact the surrounding residents. I kindly request that you keep me informed of any further developments regarding the business plan and any opportunities for public input. Transparency and open dialogue are vital in ensuring that the final redevelopment plan is in the best interest of the entire community. Thank you for your attention to these matters. I trust that you will carefully consider these objections and take the necessary actions to address them in an appropriate and responsible manner</p>	
<p>I don't think it's healthy for the community to have any more pubs in this area. What is 'Gastro Pub' anyway? There are already plenty of places to purchase alcohol. As a parent of a three year old who frequents the park I'm familiar with the negative impacts alcohol and smoking already have there with broken glass,beer bottle caps mangled into sharp pieces by lawnmowers and cigarette butts around the place. Please no more pubs we have enough.</p>	
<p>Woolworths – 1 of 4 This submission outlines why Woolworths supports the proposed Edward Millen Adaptive Heritage Precinct Business Plan (the Business Plan), subject to amendments. Woolworths commend the Town's work to date in creating a vision for the Edward Millen buildings whilst also ensuring the preservation of the asset. The Edward Millen precinct has the potential to be a great community asset that will benefit the immediate locality and the Town more broadly. Woolworths believe there should be a focus on maintaining the retail hierarchy that exists and is proposed for the area through the preparation of the Albany Highway Precinct Structure Plan (AHPSP).</p>	<p>Support (subject to amendments) noted.</p>

<p>The following submission seeks to articulate the key items that Woolworths believe should be considered throughout the business planning process, the detailed planning / design of the proposal and any future development application process for the site/precinct.</p>	
<p>Woolworths – 2 of 4 RETAIL FLOORSPEACE</p> <p>Woolworths are supportive of the design and intent of the proposal and from experience in other locations across the State, Woolworths are aware of the benefits that community-based markets can bring to the overall retail trading base of a locality. Woolworths support the community-based uses that are proposed in the illustrative masterplan such as the Community Hall & Function Room and Museum & Gallery. Furthermore, whilst these are technically 'retail' in nature, there is inherent logic in of the proposed larger scale food and beverage offerings being co-located with these community uses. These uses will be a significant asset to the Town and the local community. Notwithstanding, Woolworths do have concerns about the amount of 'retail' floorspace that is being provided as part of the proposal.</p> <p>As the Town is aware, the Edward Millen Precinct sits within the East Victoria Park District Activity Centre (the District Centre), as identified under the Town's draft planning for the area. Woolworths have carefully considered the design, size and amount of retail floorspace to ensure that the future proposed Woolworths East Victoria Park development will be suitable and appropriate in the context of the District Centre.</p> <p>As the Edward Miller Precinct also sits within this District Centre, Woolworths would recommend Town to carefully consider the size and scale of retail proposed at the Edward Millen Precinct to ensure that it does not compromise the ability for currently zoned land to provide retail uses within the District Centre. Reserved land is limited within the precinct and ideally used for purposes aligned with the reservation purpose.</p>	<p>RESPONSE TO RETAIL FLOORSPEACE COMMENTS</p> <p>Woolworths' support for community-based uses and their community benefit is noted.</p> <p>While the business activity associated with a Function Room, Museum and Gallery, Food and Beverage is likely to result in a transaction of money in return for services and goods, these business activities would not be contemplated as a retail (ie. shop or showroom) land uses under the Town Planning Scheme.</p> <p>In any event, through the Town's current Albany Highway Precinct Structure Plan project, the entire length of Albany Highway will be recommended for a change in activity centre status to Secondary Activity Centre (including this site) which is a high order centre capable of accommodating more retail floorspace to service the indicative catchment of 150,000 people and growth of high and medium density development within the centre and nearby. The precinct planning exercise notes the need to increase the diversity of business activity within the centre, and these will contribute to increase diversity.</p> <p>As mentioned below, the Town has received advice that the use proposed in the Business Plan are capable of being approved under the current Public Purpose reserve, and do not require a change from reserve to zone. To add, the Town's draft Local Planning Scheme No.2 includes objectives for the reserve which identify the desire to allow a degree of commercial land use to support, enhance or activate the civic and community and amenity of the reserve.</p>
<p>Woolworths – 3 of 4 REDEVELOPMENT PROCESS</p> <p>The subject site is currently reserved for 'Public Purposes – Civic Use & Community Purpose' and 'Parks and Recreation' under the Town's TPS 1 and Precinct Plan P12 – East Victoria Park Precinct – with no change proposed as part of draft Local Planning Scheme No. 2. Based on a review of the proposed Business Plan, it is understood that in order to undertake the works, Blackoak will be required to</p>	<p>RESPONSE TO COMMENTS REDEVELOPMENT PROCESS & CHILDCARE CENTRE</p> <p>The legal advice obtained by the Town is that the development is capable of being approved without the land being rezoned.</p> <p>The Town's Local Planning Policy relating to child care centres does not require the submission of a needs assessment, nor does it prevent one child centre being located in close proximity of another.</p>

<p>apply for development approval under the Town's Planning Framework via the lodgement of a development application.</p> <p>Notwithstanding, it is noted within the provisions of Precinct Plan P12 – East Victoria Park Precinct that:</p> <p><i>"In all reserves, the land will be used, maintained and enhanced primarily for recreational and/or community purposes. The development of any new buildings within these areas will generally not be permitted unless they are small in bulk and scale and unobtrusive in their setting.</i></p> <p><i>Uses permitted will only be those which are incidental to the recreational and community roles of the reserves. No activity or action will be permitted which destroys the integrity of these reserve areas, including all existing landscape elements".</i></p> <p>As such, it is anticipated/recommended that a Scheme Amendment to introduce a 'Special Use' Zone over the site to enable better clarity, flexibility and management of land use and development across the Edward Millen Precinct will also be required prior to the redevelopment of the subject site.</p> <p>PROPOSED CHILDCARE CENTRE</p> <p>The Business Plan proposes a relatively large childcare centre in the west corner of the site, with an accompanying outdoor play area. As the Town would be aware, Woolworths intend to provide a Childcare Centre on the upper levels of the proposal to complement the retail and office space offering of the site and broader District Centre.</p> <p>Based on a review of publicly available documentation in relation to the Business Plan and the Draft AHPSP, it is unclear whether a needs assessment is required to inform the scale, size, and distribution of childcare centres across the locality. Woolworths query if there is ample demand for two childcare centres within this location (noting that the sites are less than 500m apart) and are of the view that such a use is better located on existing zoned land, rather than reserve.</p>	
<p>Woolworths – 4 of 4</p> <p>CONCLUSION</p> <p>Woolworths commend the Town on securing an exciting and progressive future for the Edward Millen Precinct, by ensuring the preservation of this important community asset and working with Blackoak to formulate an exciting proposal that will benefit the immediate locality and the Town more broadly.</p> <p>It is important to note that Woolworths are supportive of this proposal, but we do have concerns around the amount of retail floorspace and provision of a large child care facility that is being proposed on reserved land within an activity</p>	

centre. The Edward Millen Precinct has potential to provide community-based uses and naturally occurring supporting uses which improve the offering and complement existing and proposed retail and commercial development within the wider AHPSP area. To provide surplus retail and child care uses has potential to negatively impact the revitalisation of and private investment into the area if this business plan does not consider the context of the wider activity centre retail offering that is planned for the area. We would therefore advocate for the precinct to provide greater diversity of community uses, which would be less viable to deliver on zoned land and will have greater benefit for the wider community and AHPSP objectives.

Woolworths welcomes the opportunity to work with the Town and key stakeholders to ensure an outcome is delivered that best serves the local community. Please don't hesitate to contact me directly via the information below to discuss further.