

Property Prospectus

Portion of Lot 40, Charles Paterson Park, Burswood



Expression of Interest - Public Space Activation Opportunity

Sporting or recreational activation opportunity over a portion of Lot 40 Charles Paterson Park.

Submissions close	5:00pm AWST, Monday 12 October 2026
Submit by email	admin@vicpark.wa.gov.au
Email subject	EOI – Portion of Lot 40, Charles Paterson Park
Status	Expressions of Interest are invited under Council Resolution 241/2025. Any future lease remains subject to further Council consideration and approval.

Opportunity Overview

The Town of Victoria Park (the Town) invites Expressions of Interest (EOI) from suitably qualified proponents for a proposed ground lease over a portion of Lot 40, Charles Paterson Park, Burswood.

The proposed lease will comprise an initial five-year term with a further five-year option. The opportunity is for the development and operation of a sporting or recreational facility that activates the park and delivers community benefit.

The Town is seeking proposals that demonstrate:

- a viable sporting or recreational use suited to the site
- activation of the park and delivery of community benefit
- capacity to fund, deliver, operate and maintain the proposed facility
- a suitable concept and proposed lease area confined to a portion of Lot 40
- alignment with the Town's applicable planning, leasing and public open space objectives

Any proposed lease will be required to comply with Policy 310 – Leasing and Licensing. No redevelopment clause will apply during the initial five-year term.

Following the EOI process, a further report outlining the outcomes will be presented to Council for consideration before any future lease is entered into.

Property Summary

Location	Lot 40 Charles Paterson Park, Burswood
Opportunity area	A proponent-nominated portion of Lot 40. Respondents must identify their proposed lease area and development footprint. The final lease area, if any, will be determined following the EOI assessment, relevant approvals and Council consideration.
Lot area	Lot 40 is approximately 6,651m ²
Land tenure	Freehold land owned by the Town of Victoria Park.
Excluded land	Lots 7981 and 11559, and all other land outside Lot 40, are excluded from the EOI.
Current site character	Largely undeveloped passive open space comprising grassed areas and established vegetation.
Planning context	Public Open Space reserve under Local Planning Scheme No. 2, supporting active and passive recreation and compatible ancillary uses that enhance the recreational function and amenity of the reserve.
Existing infrastructure	Existing irrigation infrastructure may require relocation or modification. The proponent will be responsible for all associated investigations, approvals and costs.
Access and interface	Proposals must consider safe access, existing vegetation, surrounding land uses and the park's public open space function.

Location and Connectivity



Aerial location and surrounding road network – indicative only. The blue outline identifies Lot 40 for location context and does not represent the proposed lease area.



Broader location context. The EOJ opportunity remains limited to a portion of Lot 40 only.

Site and Design Considerations

Proposals should include an indicative site concept demonstrating how the proposed use could be accommodated within a portion of Lot 40 while retaining the broader public open space function and amenity of Charles Paterson Park. Detailed design and technical studies are not required at the EOI stage.

Proposals should address:

- clearly identify the proposed lease area and development footprint within Lot 40
- integration with the surrounding park, including the retention of existing trees where practicable, opportunities to enhance tree canopy through appropriate landscaping, and visual amenity
- pedestrian and active transport access and anticipated parking demand, noting that existing car bays are outside the EOI area and no exclusive parking rights are offered
- indicative servicing, utility, drainage and infrastructure requirements
- any anticipated impact on the existing irrigation network, noting that all relocation or modification costs would be the proponent's responsibility
- anticipated operational and amenity impacts, including operating hours, lighting, noise and traffic
- the key planning, building and other approvals likely to be required

Lot 40 Property Boundary



The red outline identifies the full Lot 40 property boundary, comprising approximately 6,651m². The EOI relates to a proposed portion of Lot 40 only. Existing public car bays and all land outside Lot 40 are excluded. The final lease area, if any, will be determined following the EOI assessment, relevant approvals and Council consideration.

Commercial Framework

Proponents are invited to submit a commercial offer that reflects the proposed use, site area sought, level of private investment, community benefit and the lease framework approved by Council.

The Town will assess the commercial offer together with the quality, deliverability and community benefit of the overall proposal.

Proponents should assume that any proposed facility, together with all associated improvements, approvals, construction, operation and maintenance, will be privately funded and delivered at no capital cost to the Town.

Key Lease Considerations

Lease structure	Ground lease over a portion of Lot 40.
Initial term	5 years.
Option	Further 5-year option.
Redevelopment clause	No redevelopment clause will apply during the initial five-year term.
Rent	Market-related rent to be proposed by the proponent. The final rent and applicable market valuation requirements will be determined in accordance with Policy 310 – Leasing and Licensing.
Rent review	Annual CPI review and market valuation at five-year intervals, in accordance with Policy 310 – Leasing and Licensing.
Outgoings	The lessee will be responsible for operating costs and outgoings associated with the leased area and use, including utilities, applicable rates and statutory charges.
Improvements	All improvements will require prior Town approval and any necessary statutory approvals.
Maintenance	The lessee will be responsible for maintenance, cleaning, presentation and compliance within the leased area, subject to final lease terms.
Insurance	The lessee will be required to hold appropriate insurances, including public liability insurance, and meet any applicable building insurance costs
Council approval	Any future lease remains subject to further Council consideration and approval following the EOI process.
Statutory processes	Any future lease will be subject to section 3.58 of the Local Government Act 1995 and other applicable statutory requirements.

Submission Requirements

Proponents are requested to provide a concise submission addressing the following matters.

1. Proponent details	Registered entity name, ABN/ACN, trading name, contact person, address, phone number, email and organisation type.
2. Proposed use	Description of the proposed sporting or recreational use, key facility elements, target users and suitability for the site and public open space setting.
3. Site concept	An indicative site concept identifying the proposed lease area, development footprint and relationship with the surrounding park, including access, vegetation, landscaping, servicing and anticipated parking demand.
4. Community benefit	An explanation of how the proposal will activate the park and deliver community benefit, including any proposed public access, programs, partnerships or other measurable outcomes.
5. Commercial offer	Proposed annual rent, exclusive of GST; requested lease area; and any assumptions or conditions applying to the offer.
6. Financial capacity	Indicative capital cost, proposed funding arrangements and sufficient evidence of the proponent's capacity to fund, deliver and operate the facility. Supporting information may include financial statements, funding confirmation, an accountant's reference or similar evidence.
7. Relevant experience	Experience delivering or operating comparable sporting, recreational, community or commercial facilities, including details of key personnel.
8. Operations and delivery	Indicative operating model, operating hours, staffing, maintenance approach, approvals pathway and delivery timeframe.
9. Supporting material	Concept plans, sketches, precedent imagery, letters of support, references or other relevant information. Detailed architectural drawings are not required at the EOI stage.

Assessment Criteria

Submissions will be assessed having regard to:

- proposed use and site compatibility
- activation outcomes and community benefit
- financial capacity and deliverability
- relevant experience and capability
- commercial offer
- alignment with the Town's objectives, site constraints and proposed lease requirements

The Town may seek further information or clarification from proponents where reasonably required to assess submissions and support the preparation of a report to Council on the EOI outcomes.

Process and Conditions

- This Expression of Interest is an invitation for submissions and does not constitute a binding offer or tender.
- The Town is not obliged to select any proponent or proceed with any lease.
- The Town may seek further information or clarification from proponents where reasonably required, or discontinue the process.
- The EOI outcomes will be reported to Council for consideration before any future lease is entered into.
- Any future lease remains subject to further Council consideration and approval, community engagement, Policy 310 – Leasing and Licensing, section 3.58 of the Local Government Act 1995 and other applicable requirements.
- Proponents are responsible for their own costs and due diligence in preparing and lodging a submission.
- The Town may publish general information about the EOI process and its outcomes, including through Council reporting, subject to confidentiality and statutory requirements.

Enquiries and Submissions

Closing date	5.00pm AWST, Monday 12 October 2026
Submission email	admin@vicpark.wa.gov.au
Email subject	EOI – Portion of Lot 40, Charles Paterson Park
Enquiries	Property Development and Leasing Team
Phone	(08) 9311 8111
Documents	Property Prospectus and EOI Response Form
EOI webpage	Investment Opportunities – Town of Victoria Park

Submissions must be received by the Town no later than the closing date. Late submissions may not be accepted.

Questions should be submitted in writing to admin@vicpark.wa.gov.au

Any material clarification or addendum will be published on the Town's [Investment Opportunities webpage](#). Proponents should check the webpage for updates before lodging their submission.

Related Documents

- [Council Resolution 241/2025 - Charles Paterson Park - Authority to Invite Expressions of Interest for Sporting and Recreational Use](#)
- [Policy 310 - Leasing and Licensing](#)
- [Policy 221 - Strategic Management of Land and Building Assets](#)
- [Land Asset Optimisation Strategy](#)
- [Public Open Space Strategy](#)
- [Social Infrastructure Strategy](#)
- [Town of Victoria Park Local Planning Scheme No. 2](#)