

### **Submission 1 (Applecross Resident)**

*Q1 - Why are the land exchange parcels valued at exactly the same amount?*

Response - The values for the land exchange parcels were determined by an independent licensed Valuer (Colliers International) and were not determined by the City or Westfield Booragoon. The Valuer determined the exchange parcel values be reference to direct market comparative sales evidence disclosed in their valuation report.

*Q2 – It would be helpful to shown the plan of the land exchange parcels for visual assessment.*

Response - The submitter was provided with a copy of the proposed land exchange plan

### **Submission 2 (Mount Pleasant Resident)**

*Q1 – No Officers available over the advertised period to answer questions?*

Response – At all times over the advertising period with the exception of public holiday and the weekends a land and property officer was available to answer questions from the public in relation to the proposal

*Q2 - Most residents were on holiday at this time and unaware of the consultation period.*

Response – The minimum statutory advertising period for public notice is two weeks. The City chose to advertise the notice for an extended period of more than four weeks to allow for the Christmas public holiday period

*Q3 - It's an inappropriate time to obtain alternative costings and valuations on the transfer of Council property from other sources to validate the estimates in the proposal.*

Response – Valuation and Quantity Surveyor consultants were available for contact over the advertising period with officers only closed for one week between the Christmas and New Year period.

*Q4 – Advice provided is not balanced or objective and does not include public interest measures.*

Response – The advice has been provided through an objective assessment of the proposal and its potential future economic and financial impacts on the precinct

*Q5 – The proposal does not identify any real community benefits and if council is to approve the land exchange some community benefits of substance need to be identified to compensate for significant loss of access and amenity the proposal will deliver.*

Response – The Melville City Centre Structure Plan identifies a series of community benefits which are desirable for the precinct. These were highlighted and presented to Council in P20/3890 Melville City Centre Land Exchange Ordinary Meeting of Council 8 & 9 December 2020.

*Q6 – There is no evidence the proposed new road to be ceded to the city with its maintenance costs is in fact a community benefit. It is a clear commercial benefit.*

Response – The proposed High Street is to be constructed and paid for by Westfield Booragoon and not the City. Maintenance costs will be the responsibility of the City once it is ceded to the City. The High Street will serve to provide pedestrian activation and linkage for the public to and from the shopping centre to the City's civic centre and heart including the future library cultural centre being planned. It also will provide the opportunity for public community events to be held on the High Street at times when the City and Westfield close the High Street from vehicle access to hold public and community events.

*Q7 – The costs associated with replacement of community assets such as the civic square and library should have been included in the proposal.*

Response - Council approved a new Library Cultural Centre within the civic precinct and the existing library has reached the end of its useful life and will be demolished to make way for the new library cultural centre. The costs associated with the removal of the library and civic square will be incurred by Westfield as part of their shopping centre redevelopment. The costs of the new library and cultural centre factor in the temporary removal of the old library via the temporary relocation of the library and staff to the civic building will be incurred by the City and provision has already been made in the city's budget and long term financial plan for these costs. As a result there is no impact or loss of amenity to community as they will still be able to access the library services.

*Q8 – Like for like land exchange value disputed.*

Response – The land exchange values were determined by the licensed valuer on an unimproved basis. The City has received a separate building replacement cost for the existing library which will be demolished. It is anticipated that the City and Council will require Scentre Group and AMP Diversified Funds Management as purchasers of the site ensure the City is compensated by way of a financial contribution to towards the City's new Library and Cultural Centre.

*Statement 1 – The objective of 'creating a vibrant commercial, retail and cultural precinct' could be better served by enhancing the proposal to serve the interest of the ratepayers of the City of Melville.*

Response – Under the 'betterment test' the City is confident that ratepayers will be better off if the land exchange proceeds as proposed and Westfield undertake the redevelopment of the shopping centre expansion and the City delivers the new Library and Cultural Centre.

*Statement 2 – The proposed development should be redrawn to ensure access in line with the policies of the City regarding public transport, traffic reduction and activation spaces. To address probity concerns the revised plan should be introduced for community consultation before Council approves the CEO to transact on the proposed land exchange.*

Response – The transfer and settlement of the land exchange parcels will be subject to Westfield receiving planning approval from the State Assessment Panel and the City has provided comment on the proposal to the Department of Planning. The Department of Planning will advertise publically Westfield's development proposal calling for submissions and the City will advertise the proposal at that time on its proposal and refer the public and community to make submissions to the Department of Planning.