

9.3.4 Disposal of the Property at No. 291 (Lot 7) and No. 295 (Lot 6) Vincent Street, Leederville – Major Land Transaction

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ADDITIONAL INFORMATION:

Summary of Submission received from Dudley Maier on 2 April 2015:

Summary of Comment	Administration Response
<p>Does not object to the sale of the land but proposes that the accessway between Vincent Street and the east-west laneway running to the south of the properties be increased to at least 6 metre wide, with the actual location to be determined by the purchaser, on the proviso that it is sufficient to protect the drainage infrastructure (i.e. increase flexibility by dropping the reference to the 2 metres from the western boundary).</p>	<p>Noted.</p> <p>Increasing the width of the easement has the potential to impact on the land valuation. Administration is awaiting further advice from the City's Valuer on this point.</p> <p>Administration notes that Elected Members have proposed two Amendments to increase the dimensions of the proposed easements.</p>
<p>To improve safety, legibility and amenity, the easement heights should be increased to 5 or 6 metres (i.e. two storeys).</p>	<p>Noted. The foreshadowed Amendments to this recommendation would increase the height of the easement to 4.5 metres, which is considered ample, as it would comfortably accommodate a large variety of commercial vehicles. If the easement is widened, as foreshadowed, it would also increase the scale of the easement space.</p>
<p>The existing laneway to the rear of the lots is narrow, has no visual truncations, and crosses a busy footpath. The laneway should eventually be closed to vehicles to improve pedestrian safety. Providing a useable laneway to Vincent Street (through the subject land) would allow this.</p>	<p>The future design, use and construction of the laneway is a separate issue to the sale of the subject lots and the future local structure plan will address the longer term intent of the laneway. Two easements are proposed – a drainage easement and a public access easement.</p>
<p>The fact that Administration could not provide answers to some simple questions in a timely manner, plus the recommendation that settlement be completed by 30 June just reinforces the impression this is just a money raising exercise and the potential impacts on the Leederville town centre have not been considered.</p>	<p>During advertising of the Business Plan, Mr Maier contacted the CEO to discuss this proposal and in particular the rationale behind the two proposed easements. The CEO contacted Mr Maier and advised him that his queries could be more easily addressed in a discussion rather than by email reply. The CEO subsequently contacted Mr Maier and explained the rationale and intent to him personally, so that he could decide whether to lodge a submission on the proposal.</p> <p>It must be noted that Council's current Budget, adopted on 1 July 2014, lists (under note 19 on page 4.34) the sale of "291 Vincent Street" with estimated proceeds of \$1.2 million. Despite this description only (and in Administration's view incorrectly) referring to 291 Vincent Street, the fact of the matter is that Council has been intending to dispose of both properties (291 and 295</p>

	<p>Vincent Street) since at least 2012/13. The current budget contemplates and requires these properties to be sold in this financial year in order to yield the estimated proceeds forecast therein.</p> <p>Importantly and deliberately, the 30 June 2015 date only appears in Recommendation 4, to grant the CEO the power to accept a tender providing that the settlement date for the sale is "no later than Tuesday 30 June 2015". If the selling agent receives any tenders proposing a later settlement date, then the tenders will be referred to Council to determine and the delegated authority proposed by Recommendation 4 would cease to have effect.</p> <p>The selling agent has not raised any concerns with the proposed 30 June settlement date, although will be able to provide Administration with feedback during the advertised sale process, depending on responses received from prospective purchasers.</p>
<p>The dimensions of the accessway should be determined based on professional advice from practitioners in the field, and based on the best town planning outcome, before the tender is released.</p>	<p>Administration provides professional advice to Council on these matters, with specialist information provided by the City's Licensed Valuer.</p> <p>The proposed easements will allow two-way vehicle and pedestrian access between the laneway at the rear of the properties and Vincent Street, through a 'shared space' environment. It is Council's prerogative to determine whether this easement should be increased in width to allow vehicles travelling in opposite directions to pass each other at the same time.</p> <p>Advertising of the properties for sale will provide the most accurate and relevant test of the market's preparedness to accept the proposed easements and/or to offer alternative solutions to achieve the same result. Delaying the tender for the sale of the subject lots will not change this fact.</p>