

Fact Sheet

61 Broun Avenue, Morley WA 6062 | P: 9272 0622 | F: 9272 0665 | mail@bayswater.wa.gov.au | www.bayswater.wa.gov.au

Proposed disposal of part of Wotton Reserve

The City of Bayswater is considering a proposal to dispose part of Wotton Reserve. Before any decision is made, the community is invited to review the proposal and provide feedback.

No final decision has been made. Council will consider all submissions before deciding whether to proceed.

60 Embleton Avenue, Embleton

What is being proposed?

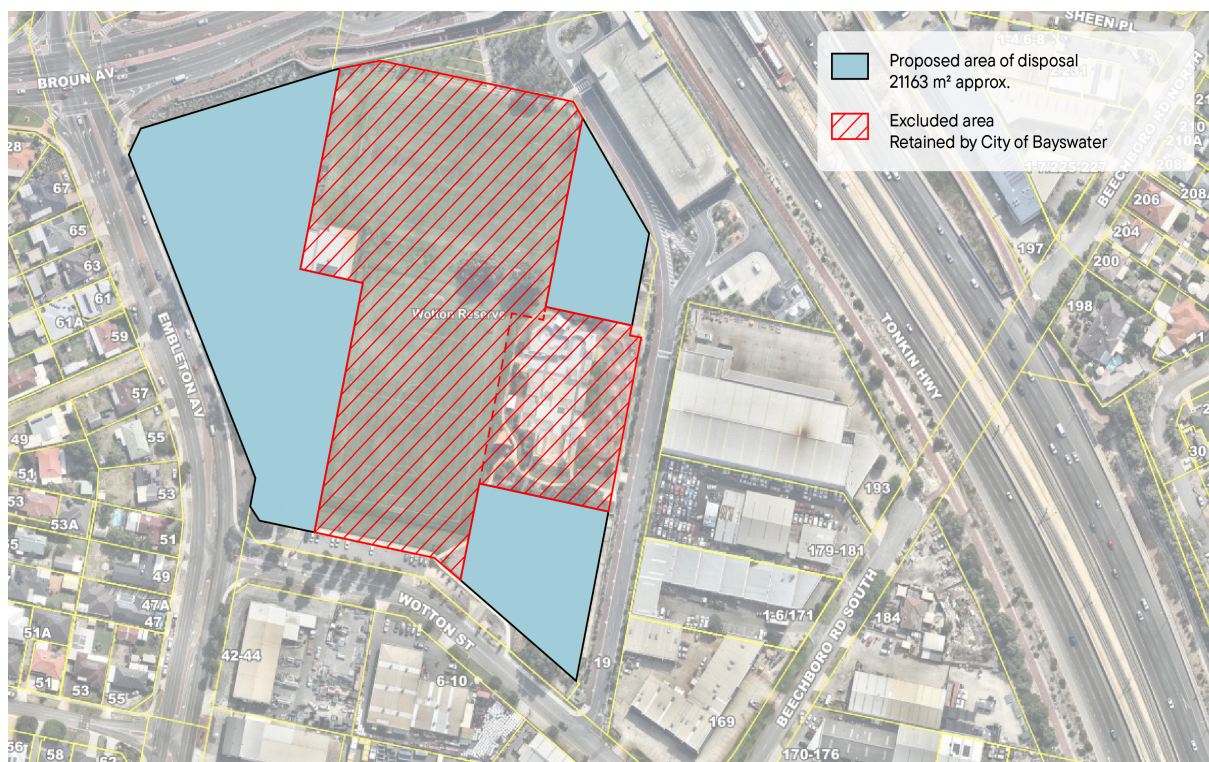
The City is proposing to sell a portion of land at Wotton Reserve to *Pelligra Group Pty Ltd* to enable redevelopment of part of the site.

The proposal includes a mixed-use development comprising of:

- Approximately 208 apartments across three separate lots / buildings.
- Approximately 6, 7 and 9 storeys respectively.
- Approximately 9,980m² total commercial floor area.
- Sporting facilities and 1,000-seat stadium, including a new home for Perth Glory's A-League women's team, National Premier League teams and academy, inclusive of juniors.

What part of the reserve is affected?

Only a defined portion of the reserve is proposed to be sold, as shown on the map below. This is not a sale of the entire site. The area identified for disposal is not the playing fields or the City of Bayswater Skate Park.





What does this mean for the site?

What would remain

The City will retain ownership of:

- The playing fields
- The City of Bayswater Skate Park

What would change

A portion of the site would be redeveloped to include:

- Residential apartments
- Commercial space
- New sporting infrastructure, including a 1000-seat stadium

What will happen to the existing sports clubs?

The City will make arrangements for both the Morley Windmills and the Pétanque Club if the site is redeveloped. This would be addressed through special conditions within the contract of sale.

Why is the land proposed to be sold for \$1?

The land has been independently valued, and the proposed price is below that value.

Under the *Local Government Act 1995*, Council can proceed with a sale below market value only if it is satisfied there is a clear public benefit, and only after:

- Obtaining an independent valuation
- Undertaking public consultation
- Considering all submissions before making a decision.

In this case, the proposed price reflects that the City is seeking to achieve broader long-term community outcomes from the development, rather than a one-off financial return.

Council has not yet formed a final view and is seeking community input on whether this approach is appropriate.

What are the expected community benefits?

The proposal is intended to deliver outcomes that may not occur under a standard land sale process, including:

- Renewal of an underutilised part of the reserve
- New and upgraded sporting facilities
- A permanent base for elite women's sport within the City

- Additional housing close to public transport
- New businesses and local economic activity
- Long-term growth in rates revenue to support services and infrastructure for residents.

The proposal also aligns with broader planning for the Morley Train Station precinct, which is expected to see increased density and activity over time.

How is the City protecting community interests?

The City has been negotiating detailed conditions to ensure:

- development occurs within agreed timeframes
- key outcomes are delivered
- the City retains oversight through approvals and milestones
- protections are in place if the project does not proceed.
- This is intended to ensure the land is not simply transferred without delivery of the proposed benefits.

What happens next?

1. Public notice and consultation period
2. Review of all submissions received
3. Council considers feedback and determines whether to proceed
4. If approved, the proposal would progress through all statutory approval processes before any development occurs.

Have your say

The City is inviting submissions from the community on the proposed disposal.

This is your opportunity to comment on:

- Whether the land should be sold
- Whether the proposed approach is appropriate
- Any concerns about impacts on the reserve or community use.

Submissions must be received by the closing date specified in the Public Notice.

They can be provided:

- By email on mail@bayswater.wa.gov.au
- By post to the Chief Executive Officer, City of Bayswater, PO Box 467, Morley, WA 6943

All submissions will be reviewed and considered by Council before any decision is made.