
From: michael dagostino <[redacted]@yahoo.com.au>
Sent: Monday, January 22, 2024 10:59 AM
To: Frazer Sullivan <[redacted]@sjshire.wa.gov.au>
Subject: Reserve

Frazer

Re 434 Kargotich rd oakford

As you are aware I have for sometime been requesting that the Shire consider transferring ownership Of the reserves located Inside my property

I understand from previous considerations that there is a two-step process

The first step is that the Shire decides (presumably by Council resolution). that it has no use for the reserve and that it is prepared to give up the management order over the reserve

I then understand the second step is that the proposal will go to the relevant government department to approve the same and if so consider a value for disposal

I understand the second step could take some time but I would ask for the 1st step to be progressed as a priority and preferably for the March OCM

I believe that first step would be possibly straightforward as the Shire has undertaken a thorough consideration of the site as part of considering suitability for the Oakford fire brigade site

It is a long narrow very awkward shape area and of little practical use

It is heavily treed and I'm unclear as to the complications of clearing the trees and if that would be allowed

The reserve runs very closely proximate to my house and the practicalities of being able to utilise the reserve given the proximity to my house are challenging if not improbable

Various parts of my key infrastructure such as my electricity and telephone cable (which were installed before my time and presumably with council approval when the house was constructed) run through the reserve

As you aware there is a roundabout being proposed at the corner of Abernethy Rd and Kargotich Rd and as part of that process part of my land is proposed to be purchased by the Shire

This was approved by Council at the Dec OCM i think

As per the attached letter of offer I received

I would propose what is effectively a reiteration of what has been proposed by the Shire previously ie that there be a partial land swap to the extent of the land proposed as needed for the roundabout

There has been a recent and current valuation of my land undertaken by the Shire by an Independent Valuer as part of this roundabout process and I would propose if I accept the value for the land disposal that it should also apply for the land acquisition of the reserve

So in summary I would propose that if the initial steps are passed, ie Shire approves and the Dept agrees to disposal then there would a partial land swap and balance of value in cash transfer based on the valuation undertaken

While i think the partial land swap is a good idea and consistent with the previous proposed approach I also dont want to see the round about delayed by this transaction

If needed to allow certainty for planning I would be prepared to enter into an option to dispose of the required land at an agreed price assuming the Council has passed the first step resolution

I apologise it is all somewhat complicated but I think this is a timely opportunity

I would be happy to discuss this further with you

regards

All enquiries to Shirley Feng at Civic Legal on (08)
Our ref: SJ3786/IN23/6037

19/12/2023

Michael P Dagostino
434 Kargotich Road
OAKFORD WA 6121

Dear Mr Dagostino

**PROPOSED ROAD WORKS AND
KARGOTICH ROAD AND ABERNETHY**

The Shire of Serpentine Jarrahdale (Shire)
(Lot 208) Kargotich Road, Oakford being p
as contained within Certificate of Title Vol

The Shire wishes to do so to facilitate the
Road and Abernethy Road. We refer to
relevant information relating to the propos

Offer to purchase

The terms and conditions of the Shire's of
Contract for Sale of Land by Offer and Acc

- (a) Annexure "A" Special Condi
- (b) Annexure "B" Plan and

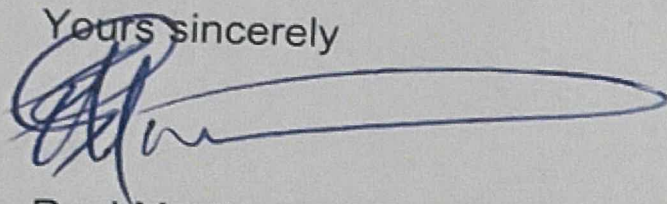
2. sign and date the Seller's signature where indicated with a "Sign Here" tab; and
3. sign each page of Annexure "A" tab; and
4. return the original signed Offer to the Shire in the **enclosed** acceptance timeframe.

Legal agreement

If the Offer is accepted by you, you will be bound by the terms set out in the Offer and Acceptance.

If you wish to discuss the Offer, please contact me or by email at sfeng@civiclegal.com.au.

Yours sincerely



Paul Martin
Chief Executive Officer

HERE
SIGN

