

ITEM 17 PROPOSED SALE OF PORTION OF ELLEN STREET, WOLLONGONG

This report is submitted to Council to obtain approval to the sale of a portion of the Ellen Street road reserve to the adjoining owners of 47 Kenny Street, Wollongong.

RECOMMENDATION

- 1 Council authorise the sale of a portion of Ellen Street road reserve to the adjoining owners of 47 Kenny Street, Wollongong.
- 2 Council authorise a sale price of \$315,000 (GST exclusive) for the subject portion of Ellen Street road reserve.
- 3 Each party be responsible for their own costs associated with the matter.
- 4 The General Manager be authorised to sign any documentation necessary to complete the sale.
- 5 Authority be granted to affix the Common Seal of Council on any documentation necessary to complete the sale.

REPORT AUTHORISATIONS

Report of: Peter Coyte, Manager Property and Recreation
Authorised by: Kerry Hunt, Director Community Services - Creative and Engaged City (Acting)

ATTACHMENTS

- 1 Map

BACKGROUND

On 24 May 2011, Council resolved to close a portion of Ellen Street road reserve on the northern side between Auburn and Keira Streets for sale to adjoining land owners and any sale agreed upon to be the subject of further reports to Council. The closure of the portion of Ellen Street road reserve effectively creates six allotments.

Council is awaiting the return of Section 88B Instruments from Telstra and Jemena Gas which create easements in their favour to protect their assets. Upon receipt of the Section 88B Instruments, the road closure plan can be authorised by Crown Land and registered at Land and Property Information NSW. Thereafter, Crown Lands will close the road by gazettal in the NSW Government Gazette and the various lots created can be sold to the adjoining owners with whom agreement has been reached and a Council resolution obtained.

A market valuation report was obtained from the registered valuer Martin, Morris and Jones which valued the road reserve which adjoins 47 Kenny Street at \$312,000. Agreement on a sale price of \$315,000 (GST exclusive) was reached with the owners of 47 Kenny Street to sell road reserve to them.

Council has previously resolved to sell portions of Ellen Street road reserve to the adjoining owners of 25-27 Auburn Street, 44-46 Kenny Street, 43-45 Atchison Street and 38 Ellen Street for an agreed sale price. Negotiations to date, including this proposal, on the sale of the portions of road reserve proposed to be closed amounts in total to an amount in the order of \$1,565,000 plus GST. Agreement is still to be reached with the owner of 46 Atchison Street, Wollongong.

PROPOSAL

It is proposed that Council sell the portion of Ellen Street road reserve, which adjoins 47 Kenny Street, to the owner of 47 Kenny Street, for a sale price of \$315,000 (GST exclusive).

CONSULTATION AND COMMUNICATION

Martin Morris and Jones, Valuers
Owners of 47 Kenny Street, Wollongong

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Wollongong 2022 goal under the objective *Carry out commercial business management of Council's Operational lands* (Community Goal *We are a healthy community in a liveable city*).

It specifically delivers on the core business activity "maximise return from land sales" as detailed in the Property Services Plan 2017-18.

FINANCIAL IMPLICATIONS

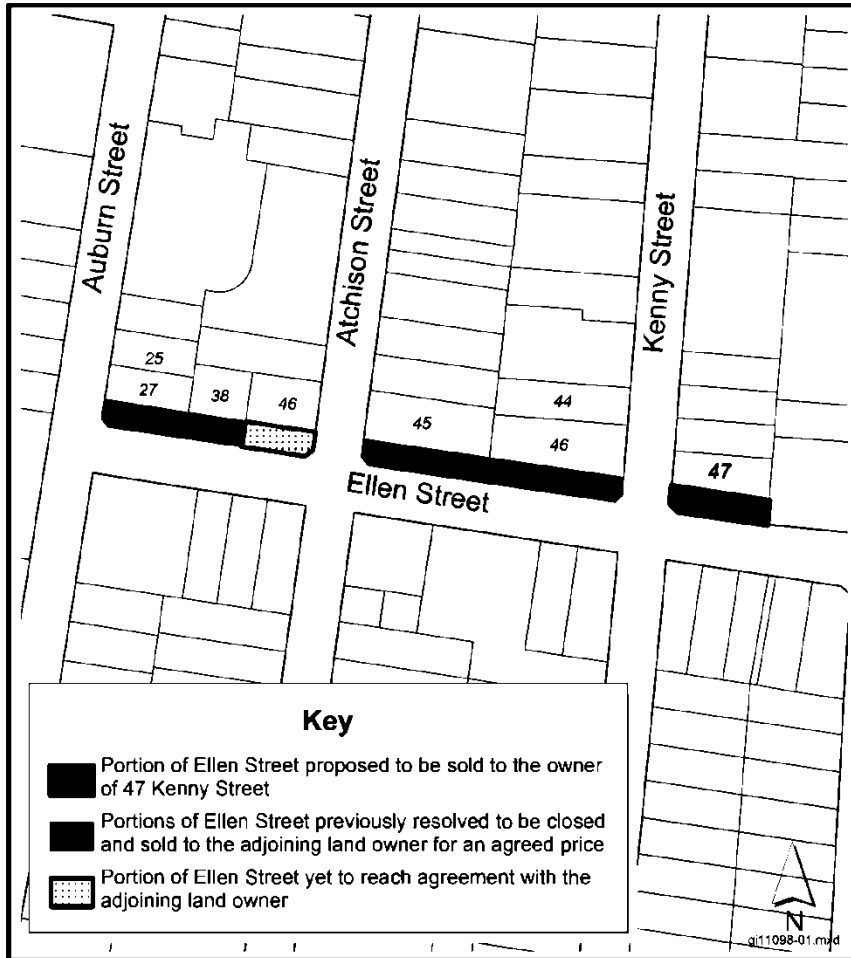
Agreement has been reached for the sale of the land for \$315,000 (GST exclusive).

Each party will be responsible for their costs associated with the sale.

Council will no longer be required to expend funds on maintenance of the road reserve.

CONCLUSION

As Council previously resolved to close the subject portion of Ellen Street road reserve and sell the land to the adjoining owners in 2011 subject to a further report on an agreed sale price being received, it is recommended that the sale of the land to the owners of 47 Kenny Street, Wollongong for \$315,000 (GST exclusive) be approved.



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