

## ITEM 9

## GRANT OF LEASE OF ATCHISON/AUBURN STREETS CARPARK WOLLONGONG TO TRANSPORT FOR NSW

This report seeks Council's approval to grant a new lease to Transport for NSW for the relocation of the bus layover site from Marine Drive to the Council owned carpark at Atchison and Auburn Streets, Wollongong, known as Lot 101 DP 814507 for an initial term of five (5) years, with two (2) option periods to extend for a further five (5) years.

### RECOMMENDATION

- 1 Council approves the granting of a lease to Transport for NSW for the carpark at Atchison and Auburn Streets, Wollongong for an initial term of five (5) years, with two (2) options to extend of five (5) years each.
- 2 The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council on the lease and any other documentation required to give effect to this resolution and the General Manager be granted authority to sign any documentation necessary to give effect to this resolution.

### REPORT AUTHORISATIONS

Report of: Roisin OSullivan, Manager Commercial Operations + Property (Acting)  
 Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

### ATTACHMENTS

There are no attachments for this report.

### ACRONYMS USED IN REPORT

Abbreviation	Meaning
CBD	Central Business District
Transport	Transport for NSW
TWU	Transport Workers Union

### BACKGROUND

Transport for NSW (Transport) currently occupies the bus layover site at Marine Drive adjacent to Lang Park, Wollongong. Council requested that Transport relocate from the current location to support the future vision for Lang Park.

In July 2022, a Wollongong CBD bus layover stakeholder group was established by Council with the first meeting taking place. The final Wollongong Central Business District (CBD) Future Bus Layover stakeholder group meeting was held early February 2023. Transport established the permanent bus layover relocation project team in March 2023.

In early 2023, Transport went on to develop a comprehensive list of potential sites for new bus layover locations working with Council and the Wollongong CBD Future Bus Layover stakeholder group to identify potential relocation sites. In April 2023, Transport engaged SCT Consulting to identify the preferred sites for the permanent relocation of the bus layover. Between May to June 2023 multiple stakeholder workshops were held which included Transport's project team, Council, the bus operators and the Transport Workers Union (TWU) members. The purpose of these meetings was to agree on the selection criteria and undertake an options assessment process to prioritise the preferred future sites.

Transport, Council, Illawarra bus operators and the TWU assessed 20 potential sites in Wollongong and Shellharbour to relocate the current bus layover facilities with five (5) sites identified. Following further investigations, three (3) complimentary sites were identified as meeting the requirements – these included the Council owned Atchison and Auburn Streets carpark, Wollongong train station and Oak Flats train station.

In November 2023, Transport undertook community consultation to consider the three sites and received 328 survey responses and seven (7) submissions. The community provided site specific feedback for each location, and no significant objection to the three sites was received. Following the public consultation period, Transport decided to continue planning work on the three sites with the permanent relocation from Marine Drive to be delivered in a staged approach with Atchison and Auburn Streets carpark site developed as the priority.

### **Site Particulars**

The subject site at Atchison and Auburn Streets is split into two carparks and is situated within Wollongong's CBD approximately 400 meters southwest of the western end of Wollongong City Mall and 150 meters east of Wollongong Railway Station.

The site comprises of a largely square block of land in shape and is approximately 2,498 square meters and is zoned E2 Commercial Centre in the Wollongong Local Environmental Plan 2009.

The current site infrastructure provides parking as follows:

- Atchison Street – 3P metered car park – 30 parking bays and two disabled parking bays
- Auburn Street – Licensed car park – 49 parking bays

### **Proposed Capital Works**

The Atchison and Auburn Streets carpark site provides a like for like replacement of the existing site (11 spaces). Transport proposed a total project cost estimated to exceed \$10 million, this includes:

- Access to and upgrade the Atchison and Auburn Streets carpark
- Operational expenses due to the changes to bus timetables, and bus contract changes
- Potential new bus vehicles required to service the additional travel distances.

The proposed capital works which will be undertaken by Transport include the construction of recreation and toilet facilities, the widening of existing driveways on Atchison and Auburn Streets, the removal of existing bollards, the installation of gates and bollards and the mill and re-sheet of existing surface and line marking.

Council provided access to Transport to undertake site investigation works at the Atchison and Auburn Streets carpark during September and October 2024. The works included a boundary survey, cutting of pavement and bore hole drilling to determine the location of utilities and the suitability of the existing pavement surface and sub structure for buses. The investigation works were deemed satisfactory by Transport, and it was determined that the relocation would proceed.

### **Lease Agreement**

Transport and Council have negotiated the commercial terms and agreed on the final lease agreement for the Atchison and Auburn Streets carpark for the relocation of the bus layover site.

## **PROPOSAL**

Council should authorise and enter into an agreement with Transport NSW for the relocation of the bus layover from Marine Drive to the Atchison and Auburn Streets carpark site.

## **CONSULTATION AND COMMUNICATION**

In preparing this report, Council has consulted and communicated with:

- Infrastructure Strategy + Planning Division
- Transport and Infrastructure Planning - Infrastructure Strategy + Planning
- Commercial Operations + Property Division
- Open Space + Environmental Services Division
- Legal Services

Transport has also undertaken its own public consultation as part of the process.

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1 – ‘We value and protect our environment’, and Goal 4 – ‘We are a connected and engaged community’. It specifically delivers on the following:

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
1.5 Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs.	Property Services
4.8 Council's resources are managed effectively to ensure long term financial sustainability.	

## FINANCIAL IMPLICATIONS

Council has engaged an independent registered valuer to undertake a market valuation to determine market rental for the new lease. The proposed new rental is supported by market valuation obtained by Council. Notwithstanding the above, Transport is entitled to acquire Council land without consent under its statutory rights as conferred by the *Roads Act 1993* (NSW) but is offering market rental to formalise the lease agreement in good faith.

## CONCLUSION

This report concludes that Council grants the lease to Transport NSW for the relocation of the bus layover to Atchison and Auburn Streets, Wollongong. The new lease will deliver a secure income stream to Council and supports Council's future strategy plan for Lang Park.