

ITEM 3 SALE OF LOT 16 DP 216777, LOT 16 RANGE PLACE BULLI

This report is submitted to obtain Council's authority to the sale of Lot 16 DP 216777, being Lot 16 Range Place, Bulli ("Subject Site"), as it is deemed surplus to Council's Operational Land requirements.

RECOMMENDATION

1. Council authorise the sale of Lot 16 DP 216777 being Lot 16 Range Place, Bulli on the open market.
2. The General Manager be authorised to approve the sale strategy and finalise the sale price and the terms of the sale.
3. The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to any 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

- 1 Lot 16 Range Place Site Plan
- 2 Lot 16 Range Place Aerial and Street Plan

BACKGROUND

In 2008 Council commissioned a Financial Sustainability Program which sought to maximise income and reduce costs where possible. Part of that strategy was to examine the property portfolio and identify properties that:

- were not delivering or contributing to the delivery of service; or
- were not being held for strategic purposes or future service delivery.

Part of the review was to identify lands that could be sold and the revenue reinvested into Council's assets or service delivery.

On 27 June 2016, 30 October 2017, 3 April 2018, and 29 January 2019, Council resolved to prepare three draft Planning Proposals (PP-2017/7, PP-2017/8 and PP-2018/1) to reclassify eleven sites from Community Land to Operational Land. Council also resolved to rezone and amend the planning controls for five of the sites. The sites were considered surplus to the communities needs and had been identified for sale.

The Property was one of the Community Land sites that was determined to be reclassified for the purpose of a future sale, which occurred on 10 March 2021.

A number of parcels that were reclassified as Operational Land have since been sold and this report considers the sale of the Property.

The Property

On 23 November 1962, Deposited Plan 21677 was lodged creating the Property by way of a subdivision. That subdivision dedicated the Property to Council as Public Garden & Recreation Space.

On 18 May 2016, Council conducted public outreach with respect to the reclassification and sale of the Property.

Subsequently, and on 30 October 2017, Council resolved that a draft Planning Proposal be prepared to amend the *Wollongong Local Environmental Plan (LEP) 2009* (NSW) to reclassify the Property from Community Land to Operational Land.

On 6 May 2019, Council resolved to progress Planning Proposal PP – 2017/8 to reclassify the Property to Operational Land and discharge two covenants.

Throughout 2017 to 2020 Council received expressions of interest for the purchase of the Property however at the time that those enquiries were received, the Property had not been reclassified. Further, and as the Property is suitable to be developed independently, Council's *Land and Easement Acquisition and Disposal* Policy requires it to be sold on the open market.

On 12 March 2021 LEP 2009 (Amendment 42) was made, and the Property was reclassified as Operational Land.

Property Particulars

The Property is approximately 1,684 metres squared and sits on the north-western end of the cul-de-sac in Range Place, Bulli and is zoned R2 Low Density Residential.

It is on a residential street with thirteen (13) residential dwellings, sharing a northern boundary with Point Street Early Learning Centre, Bulli childcare centre. An aerial and street view of the Property are included at Attachment 1.

There is a private easement for drainage running alongside the eastern boundary of the Property, which has been considered in the independent valuation report obtained by Council for the Property.

The Property is extremely steep and is considered a maintenance burden and liability for Council.

PROPOSAL

It is proposed that Council dispose of the Property on the open market and by way of auction. It is proposed that Council engage a real estate agent and auctioneer in accordance with Council's Formal Quotation and Tendering Procedures, and that a reserve price be set by the General Manager in accordance with the independent valuation advice obtained, details of which have been circulated to Council under separate cover.

CONSULTATION AND COMMUNICATION

In preparing this report, Council have consulted and communicated with;

- Land Use Planning - City Strategy
- Community Land Management - City Strategy
- Heritage - City Strategy
- Environmental Planning - City Strategy
- Community Development Strategy and Projects
- Open Space + Environmental Services Division
- Environment + Conservation Services - Open Space + Environmental Services
- Infrastructure Strategy + Planning Division
- Civil Assets - Infrastructure Strategy + Planning
- Floodplain and Stormwater - Infrastructure Strategy + Planning
- Transport and Infrastructure Planning - Infrastructure Strategy + Planning
- Commercial Operations + Property Division
- Sport + Recreation Division
- City Works Division

No objections were received from the above to the sale of the Property.

Council engaged an independent registered valuer, Herron Todd White, to establish market valuation.

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 will generate revenue, and receive funds, from the sale of the Property. Council will be required to engage a real estate agent, and auctioneer, to effect the sale of the Property, and will pay fees out of the funds generated from the sale.

Council would also generate Rate Revenue for the Property in perpetuity.

If retained, Council will hold the maintenance costs and liabilities of the Property.

CONCLUSION

The Property is recommended to be sold as it provides no benefit to Council and is a maintenance liability. It has been reclassified to Operational Land for the purpose of being sold on the open market and in accordance with an independent market valuation in accordance with Council’s policies.



While every effort has been made to assure the highest possible quality of data, no liability will be accepted for any inaccuracy of the information shown.
Copyright © Wollongong City Council, Mapping Services Section. This map may not be reproduced in any form whatsoever without the express written permission of Wollongong City Council.



