

ITEM 4 SALE OF LOT 59 DP 28802, 20 RANCBY AVENUE LAKE HEIGHTS

This report is submitted to obtain Council's authority to the sale of Lot 59 DP 28802, being 20 Ranchby Avenue, Lake Heights ("Subject Site"), as it is deemed surplus to Council's Operational Land requirements.

RECOMMENDATION

- 1 Council authorise the sale of Lot 59 DP 28802 being 20 Ranchby Avenue, Lake Heights 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 20 Ranchby Avenue Site Plan
- 2 20 Ranchby Avenue 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 Council's 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 subject site was identified as one of the Community sites which 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 3 July 1958, Deposited Plan 28802 was lodged creating the subject site by way of a subdivision. That subdivision dedicated the subject site to Council as Public Garden and Recreation Space.

On 3 April 2018, 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 to Operational Land and rezone the land from RE1 Public Recreation to R2 Low Density Residential and introduce a Floor Space Ratio of 0.5:1 and Minimum Lot Size of 449m², consistent with the adjoining properties.

On 8 April 2019, Council resolved that the Planning Proposal PP-2018-1 for the Property was to be progressed.

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

As outlined under the Council's *Land and Easement Acquisition and Disposal* Policy, the subject site is suitable to developed independently and can be sold via open market.

Site Particulars

The subject site is approximately 588 metres squared and sits on the corner of Ranchby Avenue and Austen Road, Lake Heights and is zoned R2 Low Density Residential.

It is located on a residential area and opposite from a public reserve. An aerial and street view of the Property are included in Attachment 1 and 2.

The subject site is rectangular shaped, corner block adjoins Austen Road, moderately sloping and cleared of vegetation. It is considered a maintenance burden and liability for Council.

PROPOSAL

It is proposed that Council dispose of the subject site 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
<p>1.5 Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs.</p> <p>4.8 Council's resources are managed effectively to ensure long term financial sustainability.</p>	<p>Property Services</p>

FINANCIAL IMPLICATIONS

Council will generate revenue, and receive funds, from the sale of the subject site. Council will be required to engage a real estate agent, and auctioneer, to manage the sale of the subject site, 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.







