

ITEM 4 DISPOSAL OF LOT 331 DP 16051, 28 LAKE AVENUE, CRINGILA

This report is submitted to obtain Council approval for the sale of Lot 331 DP 16051, being 28 Lake Avenue, Cringila, (subject site) as it is deemed surplus to Council's Operational Land Requirements.

RECOMMENDATION

- 1 Council authorise the sale of Lot 331 DP 16051 being 28 Lake Avenue, Cringila, 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 28 Lake Avenue Cringila Site Plans
- 2 28 Lake Avenue Cringila Historical Aerial Views
- 3 28 Lake Avenue Cringila Street View

BACKGROUND

On 30 May 1929, Deposited Plan 16051 was lodged creating the Property by way of a subdivision. That subdivision created the subject site as a private lot and the property was owned by a private owner. The lot created as a residential lot along a residential street in a generally mixed-use area.

Council purchased the Property from the previous owner in 1986, with the intent to develop a Community Centre on the subject site. The subject site was not gifted or dedicated to Council as a park, open space or any other form of Community Land. The Property was never used or intended to be used as a public reserve or park.

The Cringila Community Centre and Hall was later constructed on another site in close proximity only two (2) properties south of the subject site. The existing Community Centre is separated from the subject site by a private dwelling and Gorrell Street, such that it cannot be amalgamated with the existing Centre.

The subject site became redundant to Council's needs due to the construction of the new community centre site.

The Subject Site

The subject site was classified as Operational Land in accordance with Council Resolution dated 23 May 1994 and due to the requirements of the newly introduced *Local Government Act 1993* (NSW). The Property was identified as suitable to be classified as Operational Land due to its zoning and potential to be leased or sold by Council in the future. The Council report proposing the reclassification considered community feedback at the time, with no objections received from the community opposing the classification.

Council has historically received expressions of interest for the purchase of the site from adjoining owners, however, and as the subject site is suitable to be developed independently, Council's Land and Easement Acquisition and Disposal Policy requires it to be sold on the open market.

Council proposes to engage a real estate agent to market and sell the parcel of land.

Site Particulars

The subject site is approximately 501 metres squared and is located on the north-west corner of Gorrell Street and Lakeview Parade, Cringila, and is zoned R2 Low Density Residential.

The subject site remains located on a residential street, near a mixed use and residential area. It adjoins two (2) residential dwellings, being across the road from one (1) residential building on Gorrell Street, and one (1) residential building and a small medical practice on Lakeview Parade. Aerial and street views of the subject site are included as attachments to this report.

The subject site is not community land, park, or open space and is a six-minute walk (or one-minute drive) to John Crehan Park and a thirteen-minute walk (or two-minute drive) to Cringila Hill Playground, both of which are Council owned Community Land and zoned RE1 for public recreation.

The wide footpath and a bus stop within the road reserve adjoining the subject site are not within the boundaries and will not be affected by the sale. There is a park bench sitting on top of a concrete slab in the middle of the parcel of land. There is no objection to the removal of that Council asset.

As such, the subject site has been identified by Council as being excess to Council's operational requirements and suitable for sale – as intended and in accordance with the classification of the Property in 1994.

Tree Commentary

There are trees located on the subject site that were planted by Council in the late 1980s after the site was acquired. They are not naturally occurring and do not form part of any protected area or riparian zone. The trees on site are subject to Council's existing Developmental Control Plan: Chapter E17: Preservation and Management of Trees and Vegetation which would be considered in any Development Application lodged with Council. The trees are otherwise managed under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (NSW) if a development is considered and approved by a private certifier.

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 has consulted and communicated with all relevant Council Divisions, as outlined below:

- 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
- Environment + Conservation 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
- Sport + Recreation
- City Works

No objections were received from the above to the sale of the subject site. The identified parcel of land is not required for any purpose of Council and is deemed to be excess to Council's Operational Requirements.

Council engaged an independent registered valuer, Walsh & Monaghan, 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.	

This disposal will proceed in accordance with Council's *Land and Easement Acquisition and Disposal Policy* and the *Wollongong 2028 Community Goal and Objective*.

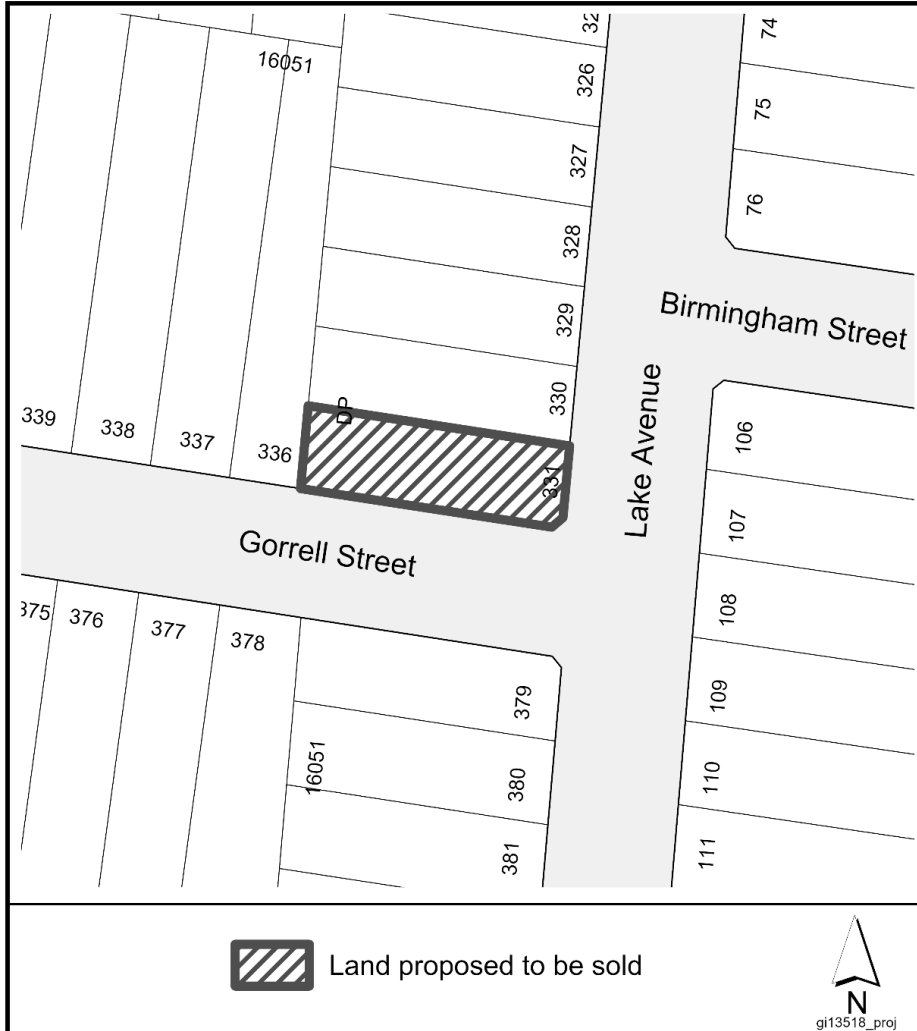
FINANCIAL IMPLICATIONS

Council will generate revenue and receive funds from the sale of the subject site in line with the valuation information provided under separate cover. 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 subject site in perpetuity.

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

CONCLUSION

The subject site is recommended to be sold as it provides no benefit to Council as Operational Land that is excess to operational requirements. As such, retaining the subject parcel is a maintenance and financial risk and liability to Council. The subject site ought to be sold in accordance with an independent market valuation in accordance with Council's policies.



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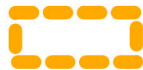
1977



Lake Avenue

Gorrell Street

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Subject Site - Lot 331 DP16051



gis ref: gi13522

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1986/1987



Lake Avenue

Gorrell Street

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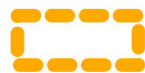
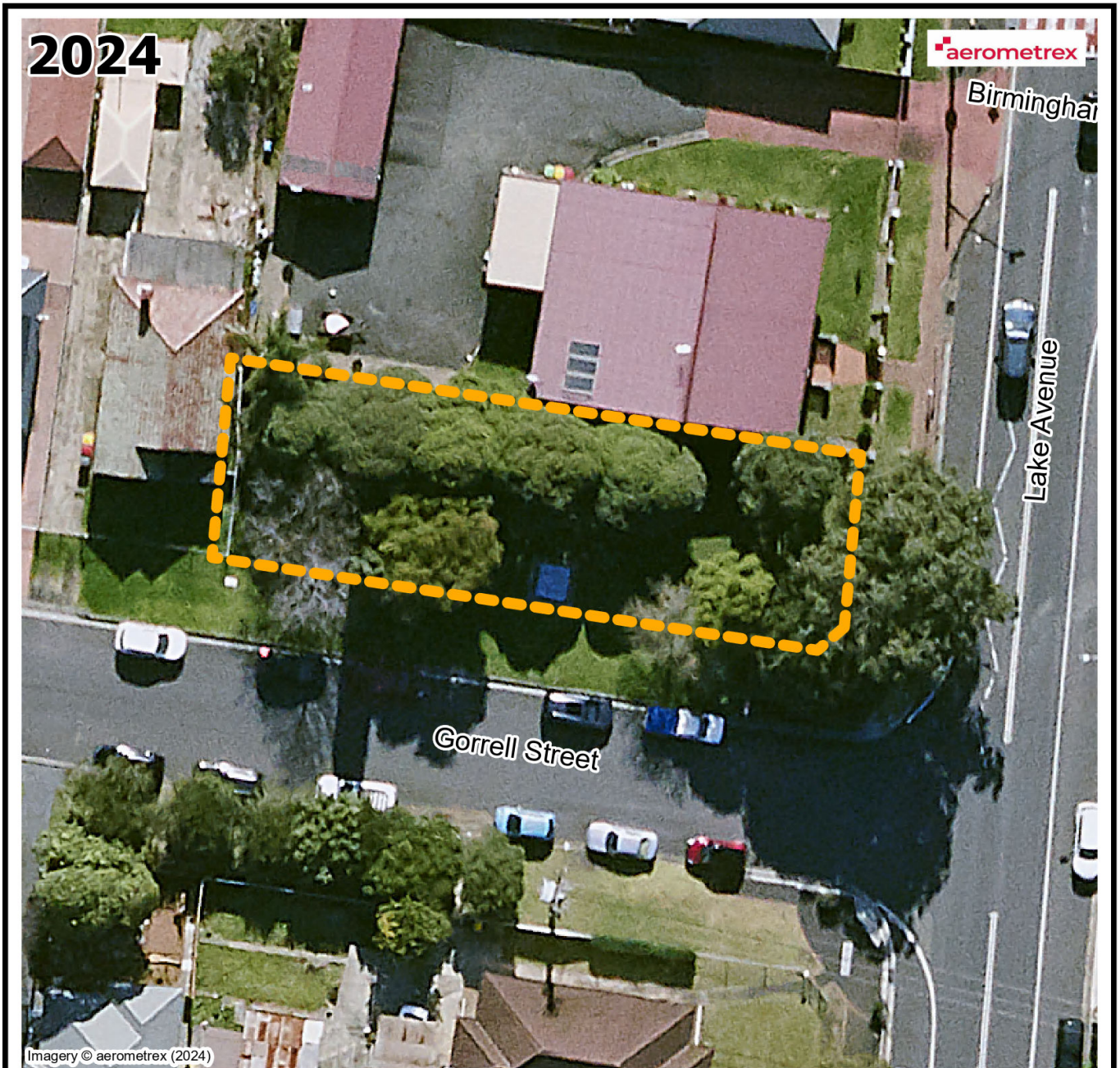
Subject Site - Lot 331 DP16051



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Subject Site - Lot 331 DP16051



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Attachment

Street View Imagery
28 Lake Avenue, Cringila
Photos taken 24 April 2025



Image 1



Image 2



Image 3