

AMENDED ITEM



Item No: 5.5
Title: Sale of Council Operational Assets
Department: Innovation and Futures

30 November 2020 Ordinary Council Meeting

Reference: F2004/09073 - D14304824
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Report purpose

To seek Council's authorisation to sell Council properties.

Executive Summary

Council's Business Recovery Plan requires a review of Council's property assets which could be disposed of to assist with its financial position.

While the review of Council's property portfolio is ongoing, this report nominates an initial group of properties which are surplus to Council's current and future needs and can be considered for immediate sale. These properties were nominated after completing a desktop review of Council's high value assets which would have the least perceived impact to the community.

It is recommended that Council approve the sale of the nominated properties.

Innovation and Futures Recommendation

1. *That Council resolve to sell the following properties for not less than market value as determined by an independent valuer;*
 - a) *23-25 Ashton Ave, The Entrance 2261 (Lot 37 Sec 2 DP 14230)*
23-25 Ashton Ave, The Entrance 2261 (Lot 36 Sec 2 DP 14230)
23-25 Ashton Ave The Entrance 2261 (Lot 24 Sec 2 DP 14230)
 - b) *219b Albany Street North Gosford 2250 (Lot 203 DP840680)*
219c Albany Street North Gosford 2250 (Lot 204 DP840680)
 - c) *200 Thompson Vale Road Doyalson 2262 (Lot 762 DP 746526)*
740 Thompson Vale Road Doyalson 2262 (Lot 32 DP 586913)
740 Thompson Vale Road Doyalson 2262 (Lot 78 DP 755245)
1550 Thompson Vale Road Doyalson 2262 (Lot 31 DP 586913)

- d) 15-23 Hely St Wyong 2259 (PT 1 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 2 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 3 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 4 Sec1 DP 3136)
15-23 Hely St Wyong 2259 (PT 5 Sec1 DP 3136)
 - e) 49-51 Mann Street Gosford 2250 (Lot 1 DP 251476)
49-51 Mann Street Gosford 2250 (Lot 1 DP 564021)
53 Mann Street Gosford 2250 (Lot 3 DP 129268)
55-57 Mann Street Gosford (Lot 2 DP 129268)
59-71 Mann Street Gosford (Lot 1 DP 129268)
2. That Council resolve to reclassify the following land from community to operational land and sell for not less than market value as determined by an independent valuer;
- a) 73 Mann Street Gosford (Lot B in DP 321076)
75 Mann Street Gosford (Lot 2 in DP 543135)
 - b) 126 Georgiana Terrace, Gosford (Lot 454 in DP 727721)
 - c) 219 Albany Street North Gosford 2250 (Lot 201 DP 840680), comprising Henry Wheeler Place (formerly Lots 7 & 10 DP 238231) and negotiating alternative arrangements for access and service easements with affected adjoining property owners.
3. That Council resolve to sell the following properties for not less than the purchase price paid by Council:
- a) 225 Sparks Road, Jilliby (Lot 15 DP 259530)
671 Hue Hue Road, Jilliby (Lot 16 DP 259530)
689 Hue Hue Road Jilliby, (Lot 17 DP 259530)
701 Hue Hue Road Jilliby, (Lot 18 DP 259530)
725 Hue Hue Road Jilliby, (Lot 4 DP 239704)
725 Hue Hue Road Jilliby, (Lot 25 DP 259530)
725 Hue Hue Road Jilliby, (Lot 26 DP 259530)
749 Hue Hue Road, Jilliby (Lot 19 DP 259530)
781 Hue Hue Road, Jilliby (Lot 6 DP 239704)
791 Hue Hue Road, Jilliby (Lot 7 DP 239704)
811 Hue Hue Road, Jilliby (Lot 8 DP 239704)
 - b) 140 Sparks Road Warnervale NSW 2259 (Lot 5 DP 239691)
- 4 That Council authorise the Chief Executive Officer to finalise the terms of sale.

5.5 Sale of Council Operational Assets (contd)

- 5 *That Council resolve, pursuant to section 55 (3) of the Local Government Act 1993, to procure the property sales agents for the first group of properties subject to a competitive quotation process in lieu of a formal open public tender.*

Background

In addressing Council's financial situation, a Business Recovery Plan has been developed. Part of this Plan includes a review of council assets to review opportunities to consolidate and liquidate surplus Council operational land.

While the action items listed within the Plan are ongoing, this report provides an initial desktop review of Council's high value assets which would have the least perceived impact to the community and to Council's ongoing delivery of services.

A property list is being developed which is reviewing Council properties into groups for consideration, with this list presenting the first group of properties for disposal (refer to Attachment 1 for a complete analysis). Additional groups will be brought forward subsequently, however these groups require further due diligence to confirm their suitability for sale and additional works to make them ready for sale to the market.

It is important to note that Council has previously made resolution 1267/19 at its meeting of 9 December 2019 authorising the sale of 1A Lucca Road Wyong (Lot 24 DP 1220033) and further, made resolution 1146/19 at its meeting of 25 November 2019 authorising the sale of 4 Warren Road Warnervale (Lot 2 DP 1230740) and 10 Warren Road Warnervale 2259 (Lot 1 DP 1230740). These resolutions are detailed below in full and these properties have been included in the first group of properties for sale.

Current Status

The nominated first group of properties have been evaluated across Council's operational classified land (including administrative or operative land holdings and facilities, and any commercial land and facilities).

The ongoing due diligence process includes:

- reviewing these sites against Council resolutions and historical records;
- ensuring Council retains ownership of land that is needed for its current and future service delivery,
- ensuring that any sale would not contravene legislative requirements, such as land that had been dedicated to Council, and;
- consultation with internal and external stakeholders affected by the disposal of these assets.

Report

Attachment 1 provides an initial group of Council owned sites which has been endorsed by Council's Executive Leadership Team on 17 November 2020 to be recommended for sale.

As Council has previously resolved to sell 4 and 10 Warren Road, Warnervale and 1a Lucca Road Wyong, no further resolutions have been recommended at this time for this land.

Regarding the sale of 4 and 10 Warren Road, Warnervale, Council at its meeting of 25 November 2019 resolved:

1146/19 That Council progress the sale of 4 and 10 Warren Road, Warnervale and develop a strategic direction for the Wyong Employment Zone; including bio-certification, infrastructure and servicing strategy as well as a development masterplan.

Regarding the sale of 1a Lucca Rd, Wyong, Council at its meeting of 9 December 2019 resolved:

1267/19 That Council endorse the sale of the operational Council owned land at 1A Lucca Road, Wyong (Lot 24 in DP 1220033) as an englobo development parcel through a competitive sales and marketing campaign, provided the sale price is not less than the independent valuation.

Regarding the sale of the Hue Hue and Sparks Roads site, Council at its meeting of 25 November 2015 resolved:

1247/15 That Council authorise the sale by expressions of interest of the following properties comprising the Warner Industrial Park at Jilliby:

- a) 225 Sparks Road, Jilliby (Lot 15 DP 259530)*
- b) 671 Hue Hue Road, Jilliby (Lot 16 DP 259530)*
- c) 689 Hue Hue Road Jilliby, (Lot 17 DP 259530)*
- d) 701 Hue Hue Road Jilliby, (Lot 18 DP 259530)*
- e) 725 Hue Hue Road Jilliby, (Lot 4 DP 239704, Lot 25 DP 259530 & Lot 26 DP 259530)*
- f) 749 Hue Hue Road, Jilliby (Lot 19 DP 259530)*
- g) 781 Hue Hue Road, Jilliby (Lot 6 DP 239704)*
- h) 791 Hue Hue Road, Jilliby (Lot 7 DP 239704)*
- i) 811 Hue Hue Road, Jilliby (Lot 8 DP 239704)*

1254/15 That Council not sell any of these properties that it purchased for anything less than the purchase price.

5.5 Sale of Council Operational Assets (contd)

The sale of the sites listed above in Jilliby was previously under contract however the purchaser did not complete the sale on 8 May 2020. Accordingly, a new resolution of Council is required to recommence the sale. Further, the previous resolution required that the sale's price be greater than the purchase price Council paid for this site. Due to the resolution made by the former Wyong Shire Council, it is required that Council maintain the intention of this resolution.

Gosford Administration Building

Included in this group of properties is the Gosford Administration building. This has been considered due to the 95% reduction in occupancy rates from pre-COVID levels attributed to remote and flexible working arrangements. The yet to be adopted draft Accommodation Strategy, also considered the sale of the Gosford Administration building due to these reduced occupancy rates as well as the forecast that post-COVID occupancy may be reduced to 50% of pre-COVID levels.

73 and 75 Mann Street Gosford

These parcels were acquired by agreement, under the framework of the Land Acquisition (Just Terms Compensation) Act and require Council offer the previous owner the first right of refusal to reacquire the land.

Notwithstanding the above, upon acquisition the land was taken as community classified land and will also require a planning proposal to reclassify the land operational and facilitate the sale.

219 and 219b and 219c Albany Street North Gosford

A condition of sale for this site will be the replacement of the onsite public carparking, retain access for any adjoining owners and to incorporate or retain the existing tenants and environmental education centre in any future proposal.

Consultation

Attachment 1 was presented and endorsed by Council's Executive Leadership team on 17 November 2020. Further, Council's Commercial Leasing, Property Information Services, Legal, Financial, Natural Areas, Strategic Planning, and Facilities Management have been consulted on the properties being considered for sale in this report.

Consultation will also need to occur with external stakeholders affected by the sale of these properties.

Financial Considerations

At its meeting held 19 October 2020, Council resolved the following:

5.5 Sale of Council Operational Assets (contd)

1036/20 *That any motions put before Council for the remainder of this term of Council that have financial implications require the Chief Executive Officer to provide a report on how those additional costs will be met.*

Should Council resolve to sell these sites, then a budget allocation of \$540,000 may be required for transaction costs associated with putting these sites on the market. These funds will need to be sourced from Council's current approved operational budget.

The following budget allocations have been considered:

Market Valuations \$65,000: to engage valuer(s) to obtain market valuations against all sites. This figure has been obtained from recent quotes against similar properties, which are in the order of between \$3,500 – \$10,500 per property depending on the size and complexity.

Legal Fees / Conveyancing \$200,000: for legal and any disbursements associated with the preparation of sale's contracts. It has been considered that it would be more cost effective to outsource these works to Council's legal panel. Costs include title searches, disbursements, preparation of contracts, contract negotiation, and execution / attend settlement of contracts, with a range of between \$1,300 - \$60,000 per contract. In preparing some of the sites for sale, it will also be necessary to register easements and prepare plans of subdivision which may also require surveyor fees included in this allowance.

Reclassification/Planning Proposals \$95,000: to facilitate four planning proposals (includes staff time, public hearing, consultant facilitator and heritage expert).

Marketing \$180,000: includes advertising and marketing material, aerial photography, information memorandum, signage, social media and sundry costs (between \$15,000 - \$25,000 per contract). Real estate agent's commissions will be payable upon completion of the contract and these will be deducted from the sales price achieved. Commissions have not been included in this allowance.

This budget is reasonable given the complexity of some of the sites which may require considerable work in preparing these sites for sale.

Procurement of Real Property Sales services

Council will procure Real Property Sales services (real estate agents) for the first group of properties subject to a competitive quotation process, in lieu of a formal open public tender. This process will commence immediately and allow Council to engage agents much earlier than the 12 weeks forecasted for the open tender process indicated below.

For further releases of property, Council will use an open tender to establish a panel of suitably qualified and experienced agents. This panel will enable Council staff to efficiently procure agents on the panel offering the best value and market reach to exceed the market valuation. It is estimated that this process will take approximately twelve weeks.

Link to Community Strategic Plan

Theme 4: Responsible

Goal G: Good governance and great partnerships

R-G2: Communicate openly and honestly with the community to build a relationship based on transparency, understanding, trust and respect.

Risk Management

There are various risks involved with the liquidation of these assets. Some of these include:

- Public perception – although these sites are operational land, there is reputational risk in the perceived loss of community land. This can be managed through transparent engagement and communication with the community;
- Opportunity Cost – while these sites have been identified as surplus to Council's need, there is the possibility that these sites could be redeployed for other uses and represent an opportunity cost to Council. These opportunities have been considered and reviewed within the analysis of these sites.

Options

Option 1

That Council endorse the sale of the nominated sites through a competitive sales and marketing campaign, provided the sale price is not less than market value.

This would require a budget allocation of \$540,000, and these funds will need to be sourced from Council's current approved operational budget.

This is the preferred option.

Option 2

That Council does not proceed to sell the nominated sites. In this instance, Council would need to find other opportunities to assist with its financial recovery.

Option 3

That Council authorises the sale of some but not all the nominated sites. In this instance, Council would need to find additional opportunities to assist with its financial recovery.

Critical Dates or Timeframes

5.5 Sale of Council Operational Assets (contd)

Given Council's financial situation, it is imperative that a resolution be made to allow Council to commence the required processes so that these assets can be liquidated promptly. Should Council resolve to sell these sites, then a competitive quotation process for valuers and real estate agents would commence, with an intent to progress all sites to market before the end of the calendar year, or as soon as practicable. Subject to the proposed marketing and sales campaign, it is anticipated that a 12 -14 week program would be required until settlements could occur. This would mean Council could be in receipt of income from sales by mid-2021.

Attachments

- | | | |
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| 1 | Central Coast Council Tranche 1 Top Saleable Assets 30 November
2020 - | D14318220 |
|----------|---|-----------|



Tranche 1 - Top Saleable Council Assets

Asset Efficiencies & Sales Project

Date: 24 November 2020

Version 2.1

Introduction

Central Coast Council has, following a year of natural disasters and the impact of COVID 19, undertaken a review of the Council's budget which reveals that its budgetary position has deteriorated since the March 2020 result. The Council is in a critical financial situation and faces an immediate and serious liquidity issue.

The Business Recovery Plan was adopted by Council in the Council Meeting on 20th October 2020. The Plan is a multi-faceted approach and there will be a fully costed business restructure, greater financial controls and visibility over Council's financial position, amongst other actions. The Business Recovery Plan includes an overview of council assets, including a focus on council assets policies, efficiencies and sales. Key deliverables:

- Review portfolio of liquid assets and shares and consider opportunities to increase liquidity.
- Create a property (land) register including details on the use and return on property.
- Assess the holding costs of all non-income producing assets and the current and future needs (e.g. community expectation) /strategy for maintaining the property.
- Consider the sale of non-core assets no-longer required –identify the value return and
- ensure sustainable use, i.e. pay down of debt.

The Economic Development and Project Delivery unit initiated a project group to implement the Council Asset Efficiencies & Sales deliverables as outlined in the Business Recovery Plan.

The Council Asset Efficiencies & Sales project

Key actions were identified as being fundamental to the success of the project:

- Review and consolidation of council land assets data
- Create a land register including details on the use and return on property
- Develop a framework for the ongoing management of the council land register
- A review of council portfolio of land and property asset data
- Consideration of opportunities to increase council liquidity
- Assessment of the holding costs of all non-income producing assets and the current and future needs (e.g. community expectation)/strategy for maintaining the property).
- A cost benefit analysis of council retaining its income producing assets (i.e. commercially leased properties)
- Consolidation of council administrative or operative land holdings and facilities (i.e. council admin buildings and depots) to ensure highest and best use.
- Recommendation for sale of non-core assets no-longer required

Given the critical nature of Council's liquidity issues a 'low hanging fruit' approach was initially adopted. The project team made the decision to develop four sales Tranches, each tranche would contain multiple lots identified as having sale potential. The bundling of co-located land holdings was encouraged where possible to extract the maximum sale price possible. Tranche 1 contains 'low hanging fruit' with the largest sale prices (Top Saleable Assets).

Summary - Restrictions, Strategic Implications of Selling & Community Risks

#	Address	Town	Restrictions, Strategic Implications of Selling & Community Risks
1	23 Ashton Avenue (3x lots used as Car Parking)	The Entrance	<ul style="list-style-type: none"> Vacant land used informally by the public as a car park. Not in The Entrance District Contribution Plan for Car parking This parcel has been identified as a prime site for Council's Affordable Housing Development Proposal. It was one of the top 5 sites with high development potential. The Entrance Peninsula Planning Strategy - Precinct 7 - Transition Zone.
2	4 & 10 Warren Road (2 x lots known as former Chappie Pie)	Warnervale	<ul style="list-style-type: none"> Potentially part of future expansion of Warnervale Airport. Former site of proposed Chinese Themed Park development. Previously included in the Central Coast Airport Masterplan E2 zone part north east corner and small part south lot 2, investigations required to fully understand the implications of sale re bio-diversity offset credits.
3	140 Sparks Road	Warnervale	<ul style="list-style-type: none"> Part of the land was formerly subject to a Deed of Agreement requiring the owner to transfer environmental land. The land should be subdivided before sale to excise the environmental land. Site identified as EEC, Key Habitat for Threatened Species
4	1A Lucca Road	Wyong	<ul style="list-style-type: none"> Potential development site for specialised business activation (i.e. food / beverage manufacturing). Easements to splay (btw Lucca & Pacific Hwy) Requires sewer extension from adjoining neighbour Easement needs to be created before sale, to cover a fire services main from adjoining building on the land Draft Tuggerah to Wyong Economic Corridor Strategy identified site as "retain Enterprise Corridor Zoning (B6)
5	219B, 219c & 219 Albany Street North (3 x lots)	Gosford	<ul style="list-style-type: none"> The area of the land comprising Henry Wheeler Place (former lots 7 & 10 DP 238231) needs to be reclassified as operational land and alternative arrangements made for access and services easements with affected adjoining owners, before 219 Albany St can be sold. 219B Albany Street contains a Childcare Centre, tenant is actively seeking a new Lease for the premises. Childcare lease has expired. 219B also contains a Dementia Centre (Geoff Wright Cottage). Geoff wright cottage lease expires 2021 – Nominal rent 219C contains the Rumbalara Hostel. Rumbalara Hostel holding over – Nominal rent Gosford LEP 2014- Under Schedule 5 - not heritage listed. Loss of future carpark for Council buildings.
6	671, 689, 701, 725 (3), 749, 781, 791, 811 Hue Hue Road & 225 Sparks Rd, (11 x Lots known at Kiar Ridge)	Jilliby	<ul style="list-style-type: none"> Currently unused area. Some areas heavily treed, however has a Part 3 subdivision approval for 69 industrial lots. Potential loss of site for Council's Circular Economy due to location near Buttoderry Waste Facility. Several service easements, however has been considered in Part 3 approval. Part of previous Bio certification Process. Zoned IN1 General Industrial and E2 Environmental Conservation - Potential Roads and Infrastructure funding available.
7	4 x Lots known as Spring Creek Business Park	Doyalson	<ul style="list-style-type: none"> Central Coast Regional Plan 2036 Figure 6 - North Growth Corridor - Potential Industrial Release Zone Figure 9 Proposed Biodiversity Corridor Licence for Wyong Coal is still current and has an expiry of next June 2021, with a one-year option. PA \$11,000 Inc. GST Easements for Transmission Lines on 3 lots
8	15-23 Hely Street (5x Lots, known as Oasis Site)	Wyong	<ul style="list-style-type: none"> Loss of informal carparking for Arthouse, no DA requirement re Arthouse parking. Current carparking licence on holding over. Active CCC DA 875/2014 - adopted Wyong Civic and Cultural Precinct masterplan pg. 38 Proposed Mixed-Use Development

			<ul style="list-style-type: none"> • Trunk main major easement on one lot, carpark constructed after construction of major trunk drainage beneath. • Donated refurbishment as community centre for Salvation Army.
9	49-75 Mann St & 126 Georgiana Terrace (8 x lots Council Buildings)	Gosford	<ul style="list-style-type: none"> • Site located within the State Environmental Planning Policy SEPP (Gosford City Centre) 2018, Gosford DCP and Gosford Special Infrastructure Contributions (SIC). Central Coast Regional Plan 2036 - Site identified within Precinct 3: The City Core (Council facility identified). • Loss of strategic land acquired last year for the purpose of the regional library precinct/RPAC. • Conservatorium pays \$1,890.91 ex GST annually. Occupancy agreement holding over. • Telco leases on 49 Mann include Vodafone (rent \$56,969.18 ex GST), Telstra (rent \$37,904.35 ex GST) and LBNCo (rent \$3,090) • 73 & 75 Mann St need to be reclassified as operational land before they can be sold. Former owners of 73 & 75 Mann St may have a right to be offered the properties for sale first, under the <i>Land Acquisition (Just Terms Compensation) Act</i>.

Parcel Information - 23 – 25 Ashton Ave The Entrance 2261			
Lots & DP	Lots 24, 36 and 37 Section 2 DP 14230	Site Description	3 x lots used for Car Parking
Land Size	2314 sqm	Classification	Operational Land – bulk 1994 classifications – no public trust
Zone	B2	Ecology	no constraints
How it came into Council ownership	Acquired in 1965 and 1966 for the purpose of carparking, by private treaty and for value.	Easements and Restrictions	Lot 24: drainage easement; The Entrance Peninsula Planning Strategy - Precinct 7 - Transition Zone.
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Strategic Implications that this parcel has been identified as a prime site for Council's Affordable Housing Development Proposal. It was one of the top 5 sites with high development potential.
Risks (Community)	Vacant land used informally by the public as a car park. Not a formal public car park.		

Images



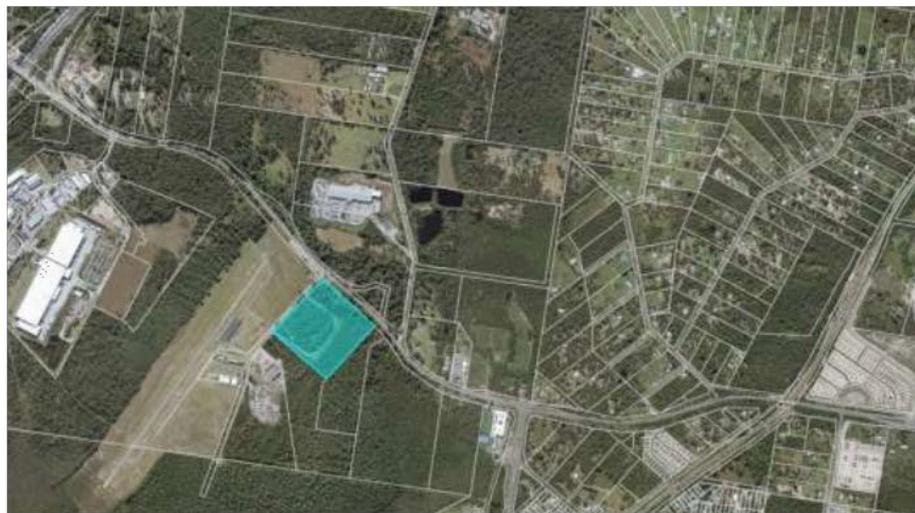
Parcel Information – 4 & 10 Warren Road, Warnervale 2259			
Lots & DP	Lots 1 and 2 DP 1230740	Site Description	2 x lots known as former Chappie Pie
Land Size	15.435 hectares	Classification	Operational Land – bulk 1994 Council classifications (prior titles) – No indicators of a public trust
Zone	Predominantly IN1 and E2 in north east corner of Lot 2	Ecology	E2 zone part north east corner and small part south lot 2
How it came into Council ownership	From subdivision of Lot 3 DP 1007500 owned by Council. Council ownership of Lot 3 DP 1007500 predates LGA 1993.	Easements and Restrictions	Easements to drain water and easements for drainage of sewage. Lot 1 does not have a formed road access. Investigations required to fully understand the implications of sale re bio-diversity offset credits.
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Potentially part of future expansion of Warnervale Airport. No other strategic use identified. Former site of proposed Chinese Themed Park development that did not eventuate.
Risks (Community)	Previously included in the Central Coast Airport Masterplan		

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Parcel Information – 140 Sparks Road Warnervale NSW 2259			
Lots & DP	5/239691	Site Description	Vacant land
Land Size	9.22 hectares	Classification	Operational Land – Council resolution 27 January 2016 – no public trust
Zone	Part IN1 and Part E2	Ecology	High Environmental Risk (Geocortex)
How it came into Council ownership	Acquired on 1 June 2016 for \$1,573,000 (incl GST) the purpose of the future development of Wamervale Airport, by private treaty.	Easements and Restrictions	Part of the land was formerly subject to a Deed of Agreement requiring the owner to transfer environmental land. The land should be subdivided before sale to excise the environmental land. Drainage easement.
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Investigations required to fully understand the implications of sale re bio-diversity offset credits
Risks (Community)	N/A		

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Parcel Information - 1A Lucca Road, Wyong, 2259			
Lots & DP	Lot 24 in DP 1220033	Site Description	Parallel to the Pacific Highway across from Wyong golf course
Land Size	14,700 sqm	Classification	Operational Land – WLEP Sched 4 Part 2 – no public trust
Zone	B6 Enterprise Corridor	Ecology	Mostly cleared site
How it came into Council ownership	Appears to have been dedicated for public reserve in 1974. 9/12/2019 Council resolution endorsed the sale of land. Identified as surplus land and rezoned. Consolidated with road closure land (corner splays) in 2019.	Easements and Restrictions	Easements to splay (btw Lucca & Pacific Hwy) Requires sewer extension from adjoining neighbour. Easement needs to be created before sale, to cover a fire services main from adjoining building on the land.
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Potential JV development site for specialised business activation (i.e. food / beverage manufacturing).
Risks (Community)	Minimal, unused area.		

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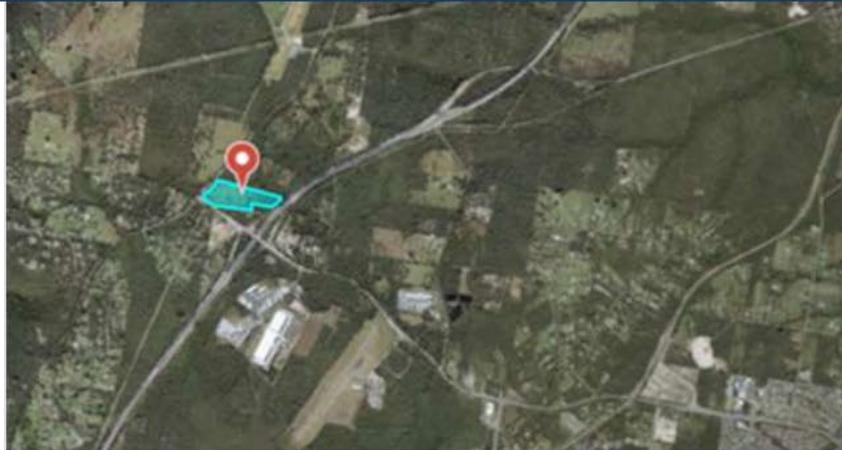
Parcel Information - 219B, 219c & 219 Albany Street North GOSFORD 2250			
Lots & DP	Lot 203 DP 840680, Lot 204 DP 840680, Lot 201 DP 840680	Site Description	3 x lots known as Albany Street North sites
Land Size	3876sqm total (1694sqm, 858sqm & 1324sqm)	Classification	All the former lots were classified as operational land in the 1994 bulk reclassification other than lots 7 and 10. Further investigations are continuing regarding the classification of lots 7 and 10, which are now mostly the area of Henry Wheeler Close. This area may need to be subdivided and excluded from sale if community land. None of the parcels are subject to a public trust
Zone	B4 Mixed use	Ecology	Low environment risk identified on Geocortex
How it came into Council ownership	Council acquired the land when it was formerly lots 1-8, 10 & 11 DP 238231. All the lots other than lot 6 were purchased progressively between 1969 and 1973 for carparking, by private treaty and for value. Lot 6 was resumed for carparking in 1973. Any public trusts were expressly revoked on gazettal of the resumption.	Easements and Restrictions	Easements for right of carriageway and services over Lot 201 (219 Albany Street) Gosford LEP 2014- Under Schedule 5 - not heritage listed.
Loss of Rent (Existing Tenants)	Geoff wright cottage lease expires 2021 – Nominal rent. Gosford Cubbyhouse lease has expired - loss of commercial rent Rumbalara Hostel – Nominal rent	Strategic Implications of Selling	
Risks (Community)	219B Albany Street contains a Childcare Centre (Gosford Cubbyhouse) and tenant is actively seeking a new Lease for the premises. The risk to the childcare centre is the site will be in private ownership rather than Council. 219B also contains a Dementia Centre (Geoff Wright Cottage). The risk to the centre is the site will be in private ownership rather than Council. 219C contains the Hostel. The risk to the Hostel is the site will be in private ownership rather than Council. (Lot 205) 217 Albany Street contains Gosford Senior Citizens centre. This site will be considered at a later stage. Loss of future GCC carparking site.		

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Parcel Information - 671, 689, 701, 725 (3), 749, 781, 791, 811, Hue Hue Road and 225 Sparks Rd, Jilliby NSW 2259			
Lots & DP	Lot 4, 6 – 8 in DP239704, 15-19 in DP259530, lots 25 & 26 DP 259530	Site Description	11 x Lots known as Warner Industrial Park at Kiar Ridge
Land Size	88 ha	Classification	Operational Land – Council resolution 27.1.2016 - no public trust.
Zone	IN1 – General Industrial (circa 66ha) E2 – Environmental Conservation (circa 17ha)	Ecology	Some areas heavily treed, however has a Part 3 subdivision approval for 69 industrial lots.
How it came into Council ownership	Date: December 2015 Purpose: proposed future airport site Purchased from General Revenue fund Method: private treaty and for value	Easements and Restrictions	Several (i.e. services etc), however has been considered in Part 3 approval.
Loss of Rent (Existing Tenants)	N/A	Strategic Implications of Selling	Potential loss of site for Council’s Circular Economy due to location near Buttonderry Waste Facility.
Risks (Community)	Minimal, unused area.		

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Parcel Information – 200, 1550, 740 Thompson Vale Road Doyalson 2262 – Spring Creek Business Park			
Lots & DP	762/746526; 31/586913; 32/586913; 78/755245;	Site Description	4 x Lots known as Spring Creek Business Park
Land Size	234.85 hectares	Classification	Operational land Council resolution 9.9.2015 - no public trust.
Zone	RU6 Transition & E2 Environmental Conservation	Ecology	Potential Industrial Release Zone Figure 9 Proposed Biodiversity Corridor
How it came into Council ownership	The land was purchased for full market value, the land included in this contract is 31/586913, 762/746526 and 32/586913. Not subject to a public trust & not dedicated.	Easements and Restrictions	Lot 762 - Easement for Transmission Line 60 wide. Lot 32 - Easement for Transmission Line Variable Width Lot 78 - Crown Plan for Lot 78 notes Open Forest Gum, swampy, Central Coast Regional Plan 2036 Figure 6 - North Growth Corridor
Loss of Rent (Existing Tenants)	Licence for Wyong Coal is still current and has an expiry of next June 2021, with a one-year option. PA \$11,000 Inc. GST.	Strategic Implications of Selling	Identified as a strategically located, constrained site within the North Wyong Shire Structure Plan. Loss of proposed Biodiversity Stewardship Agreement site. Loss of potential materials storage site for CCC Roads.
Risks (Community)	-		

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Parcel Information – 49-75 Mann St & 126 Georgiana Terrace Gosford 2250			
Lots & DP	1/DP564021 – 49-51 Mann St – Gosford Council Chambers 1/DP251476 – 49-51 Mann St – small strip of road closure land at back of Gosford Council Chambers Henry Parry Drive Lots 1, 2 & 3 DP129268 – 53-71 Mann St – Broadwater site B/DP321076 – 73 Mann St (formerly Alexanders Restaurant) 2/DP543135 – 75 Mann St (formerly Banneman's Offices) 454/DP727721 – 126 Georgiana Tce – partly occupied by Conservatorium	Site Description	Number of sites with vehicular access from both Henry Parry and Mann street. Assets on site consist of some derelict buildings, at grade parking, commercial office buildings with underground parking, hospitality/commercial spaces and storage sheds.
Land Size	8308m ²	Classification	1/DP564021 – 49-51 Mann St - Council chambers 1994 bulk classification resolution – no public trust 1/DP251476 – 49-51 Mann St road closure strip - road closure land is operational land under s43 Roads Act 1993. Broadwater site Lots 1, 2 & 3/DP129268 classified by Council resolution dated 23 June 1998 – no public trust 454/DP727721 B/DP321076 – This land needs to be reclassified as operational land before it can be sold. 2/DP543135 – This land needs to be reclassified as operational land before it can be sold. 126 Georgiana Tce - operational land – council resolution 24 May 1994 – no public trust.
Zone	B3 Commercial Core	Ecology	-
How it came into Council ownership	1/DP564021 – 49-51 Mann St – Gosford Council Chambers – purchased in 1942 for £60 from Tooth & Co. 1/DP251476 – 49-51 Mann St road closure strip – vested in Council when road was closed - gazetted 5 March 1976. Broadwater site 2 & 3/DP129268 – 53 & 55-57 Mann St – purchased 14 May 1999 for \$1.35M Broadwater site 1/DP129268 – 59-71 Mann St – purchased 10 June 1998 for \$1.2M B/DP321076 – 73 Mann St – purchased by private treaty in 2019 for purpose of regional library development/RPAC. The parcel was acquired by agreement, under the framework of the Land Acquisition (Just Terms Compensation) Act. Former owner may have a right to be first offered the property for sale, under that Act. 2/DP543135 – 75 Mann St - purchased by private treaty in 2019 for purpose of regional library development/RPAC. The parcel was acquired by agreement, under the framework of the Land Acquisition (Just Terms Compensation) Act. Former owner may have a right to be first offered the property for sale, under that Act. 454/DP727721 – 126 Georgiana Tce – land swap with The State of NSW (for Lots 13-17 DP 1905 Holden St Gosford) – Council paid difference in market value of the land.	Easements and Restrictions	Heritage listing (1/DP564021 Council admin building - https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=1620245) 1/DP564021 – 49-51 Mann St – 4 registered telco leases 1/DP251476 – 49-51 Mann St road closure strip – proceeds of sale must be set aside and applied for road acquisition or road works. Broadwater site 2 & 3/DP129268 – 53 & 55-57 Mann St – various utility easements & ROW appurtenant to the land Broadwater site 1/DP129268 – 59-71 Mann St – drainage and sewer easement; right of carriageway B/DP321076 – 73 Mann St – Nil. 2/DP543135 – 75 Mann St - Nil 454/DP727721 – 126 Georgiana Tce – Conservatorium Occupancy agreement - holding over
Loss of Rent (Existing Tenants)	454/DP727721 – 126 Georgiana Tce Conservatorium pays \$1,890.91 ex GST annually. Occupancy agreement holding	Strategic Implications of Selling	Loss of a major council administration building asset located within Gosford, the capital of the Central Coast Region including staff carparks.

	<p>over. Telco leases on 49 Mann include Vodafone (rent \$56,969.18 ex GST), Telstra (rent \$37,904.35 ex GST) and LBNC0 (rent \$3,090)</p>	<p>Loss of strategic land acquired over the 1990s for purpose of a regional library. Loss of strategic land acquired last year for the purpose of the regional library development/RPAC. Loss of small strip of land required by Conservatorium for proposed future addition to Conservatorium heritage building at 45 Mann St.</p>
<p>Risks (Community)</p>	<p>Loss of the main council administration building (and customer service centre) within Gosford. Gosford has been nominated as the capital of the Central Coast Region by the State Government. (Refer to The Central Coast Regional Plan 2036).</p>	

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