

AMENDED REPORT

11 June 2014

Director's Report

To the Ordinary Council Meeting

Property and Economic Development

3.1 Property Portfolio Review Project - Stage 1

TRIM REFERENCE: F2014/00328 - D07709288

MANAGER: Steven Mann, Manager

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SUMMARY

Council's operational property portfolio is extensive, with a total of 1,337 properties. As part of Council's ongoing review of the highest and best use of its assets in terms of service to the community, investigation into Council's operational properties has recently commenced.

This report provides detail on the outcomes of an initial Stage 1 review of properties which principally included small residentially zoned parcels between 350m²-650m², and land west of the M1 Pacific Motorway. This review has resulted in 20 parcels being identified as surplus to Council's needs and having limited service to the community.

This report identifies these surplus properties and seeks Council's authorisation to proceed with the sale of these properties, for not less than market value.

RECOMMENDATION

1 That Council authorise the sale of the following properties for not less than market value:

- a Lot 220 DP 222242 - 379W Lakedge Avenue, Berkeley Vale**
- b Lot 2 DP 878874217 - Scenic Drive, Budgewoi**
- c Lot 1 DP 46773 - 6W Brennon Road, Gorokan**
- d Lot 1 DP 218979 - 1 Cornwall Avenue, Gorokan**
- e Lot 52 DP 215427 - Dalnott Road, Gorokan**
- f Lot 2 DP 600238 & Lot 166 DP 83103 - 0 Phyllis Avenue & 8 Sara Jane Close, Kanwal**
- g Lot 154 DP 218427 - 18W Dunvegan Street, Mannering Park**
- h Lot 56 DP 830706 - 56 Coachwood Drive, Ourimbah**
- i Lot 59 DP 830706 - 6W Ironbark Close, Ourimbah**
- j Lot 147 DP 28798 - 6 Wyndora Avenue, San Remo**
- k Lot 331 DP 214998 - 32W Murrumbong Road, Summerland Point**
- l Lot 52 DP 1100416 - 1 Devon Lane, Wyong**
- m Lot 5 DP 749065 - 4W Walter Close, Wyong**
- n Lot 2 DP 165001656 - Yarramalong Road, Wyong Creek**
- o Lot 7 DP 258490 - 41W Moola Road, Buff Point**
- p Lot 33 DP 74043820A - Holloway Drive, Jilliby**
- q Lot 13 DP 826966 - 89 Baileys Road, Ourimbah**
- r Lot 14 DP 251953 - 21W Ravensdale Road, Ravensdale**
- s Lot 23 DP 251953 - 19W Ravensdale Road, Ravensdale**
- t Lot 112 DP 574144 - 18W McDonagh Road, Wyong**

2 That Council authorise the General Manager and the Mayor to execute all necessary documentation relevant to the sale of these properties.

- 3 That Council authorise the Common Seal of Wyong Shire Council to be affixed to the formal documents as required between Wyong Shire Council and the purchaser associated with the sale of land.**

BACKGROUND

Council's responsibilities are provided under the guiding principles of the *Local Government Act 1993*. In particular, Items 7 and 10 of these principles requires Council to do the following:

7. *To plan, account for and manage the assets we are custodian and trustee for*
10. *To deliver services through funds raised from rates, fees and charges, investment, borrowings and grants*

Council's operational property portfolio is extensive, with a total of 1,337 properties with a combined book value of \$412,558,000. Historically, Council has not treated its property portfolio as a strategic resource, spending large amounts per year on underperforming surplus and vacant land assets.

At present, there are a number of issues associated with how Council manages its property portfolio, including:

- Varying levels of information about property assets;
- Under-utilisation/over-utilisation of some properties;
- Considerable maintenance and renewal obligations in relation to some buildings to better accommodate community needs or to comply with building or regulatory standards;

In accordance with Item 7 of the guiding principles of the *Local Government Act 1993*, it is important that Council has a clear framework within which to make decisions about property investment, development, maintenance, acquisition or divestment. The recently endorsed Property Strategy will assist in this regard.

It is also important that Council has consistent and accurate information on each property asset, including market valuation, service performance and financial performance. This Property Portfolio Review project will assist in this regard. Whilst Council has dramatically improved its approach to asset management over the last few years, the Property Portfolio Review project has an important role in responding to these issues in a strategic and coordinated manner, incorporating all aspects of Council's business. As a result, the Property Portfolio Review is listed in Council's Strategic Plan 2013-2017 as a designated 'Major Project' – projects dealing with priority areas that are identified as being of critical importance to the community.

CURRENT STATUS

A key aim of the Property Portfolio Review project is to identify surplus and non-performing assets which can be divested. In accordance with Council's draft Policy and Guidelines for Property Transactions, any funds generated by this programme will be reinvested through the Council's property reserve to fund an improved level of facility and service provision or revenue generating projects.

3.1 Property Portfolio Review Project - Stage 1 (contd)

Stage 1 of the Property Portfolio Review centred on selection of appropriate sites for immediate divestment, mainly “lazy” assets that are surplus to Council requirements. With this in mind, the following criteria were used to identify appropriate sites:

- (a) Size (area in square metres)
- (b) Location (e.g. access to town centres)
- (c) Acquisition details (e.g. agreements over the land)
- (d) Current use (including potential land use conflicts)
- (e) Land constraints and/or opportunities (vegetation, flooding, servicing, heritage, zoning)
- (f) Financial implications

Using these criteria, 20 sites have been identified as suitable for immediate divestment. These sites are detailed in Attachment 1.

THE PROPOSAL

This report provides detail on the outcomes of an initial Stage 1 review of 374 properties principally sized between 350m² – 650m², as well as land west of the M1 Pacific Motorway. Allotments within this size range were selected for Stage 1 as they are considered suitable for short-term divestment. The remaining allotments will be addressed in the remaining stages of this project.

As a result of the Stage 1 review, a total of 20 surplus properties are recommended for immediate sale. These include sites classified as stand-alone properties, and potential sales to adjacent property owners. Stand-alone properties are defined as those that can be sold to any person (not just a neighbour) and can be used separately from adjoining land. Sites allocated to the “sales to adjacent property owners” category are those sites that have little commercial appeal to the broader market. It is worth noting that stand alone properties can also be sold to adjoining property owners, however this will be carried out through a competitive market process.

For Stage 1 of this project a team of senior staff from across the organisation reviewed each of the properties recommended for sale, with the following properties endorsed by the Employment and Economic Development Committee on 7 May 2014:

1. Stand Alone Properties

The following properties are recommended for sale on the open market:

- a Lot 220 DP 222242 - 379W Lakedge Avenue, Berkeley Vale
- b Lot 2 DP 878874 - 217 Scenic Drive, Budgewoi
- c Lot 1 DP 46773 - 6W Brennon Road, Gorokan
- d Lot 1 DP 218979 - 1 Cornwall Avenue, Gorokan
- e Lot 52 DP 21542 - 7 Dalnott Road, Gorokan
- f Lot 2 DP 600238 & Lot 166 DP 83103 - Phyllis Avenue & 8 Sara Jane Close, Kanwal
- g Lot 154 DP 218427 - 18W Dunvegan Street, Mannering Park
- h Lot 56 DP 830706 - 56 Coachwood Drive, Ourimbah
- i Lot 59 DP 830706 - 6W Ironbark Close, Ourimbah
- j Lot 147 DP 28798 - 6 Wyndora Avenue, San Remo
- k Lot 331 DP 214998 - 32W Murrumbong Road, Summerland Point
- l Lot 52 DP 1100416 - 1 Devon Lane, Wyong
- m Lot 5 DP 749065 - 4W Walter Close, Wyong

3.1 Property Portfolio Review Project - Stage 1 (contd)

- n Lot 2 DP 165001 - 656 Yarramalong Road, Wyong Creek

These properties are discussed in more detail in Attachment 1.

2. Sales to Adjacent Property Owners

The following properties are recommended for offer of sale to adjoining landowners (noting that the adjoining owners may not always be prepared to purchase):

- a Lot 7 DP 258490 - 41W Moola Road, Buff Point
- b Lot 33 DP 740438 - 20A Holloway Drive, Jilliby
- c Lot 13 DP 826966 - 89 Baileys Road, Ourimbah
- d Lot 14 DP 251953 - 21W Ravensdale Road, Ravensdale
- e Lot 23 DP 251953 - 19W Ravensdale Road, Ravensdale
- f Lot 112 DP 574144 - 18W McDonagh Road, Wyong

These properties are discussed in more detail in Attachment 2.

METHOD OF SALE

Council has recently developed a policy to provide guidance and transparency around property transactions. The Policy for Property Transactions – Sale and Acquisition of Land outlines the procedural requirements for the sale of Council-owned land. This policy sets important parameters on matters such as the appointment of agents and methods of sale, establishes clear and transparent procedures to ensure Council maximises the revenue from property transactions and restricts practices which reduce competition and may result in unfavourable outcomes for Council.

In accordance with the Policy for Property Transactions, these properties will be prepared for sale in a transparent and efficient manner. An independent Valuer will be engaged to provide market valuations of all sites being sold to establish the minimum sale price.

A panel of local Real Estate agents will be pre-qualified to assist with the sale process.

OPTIONS

The sites recommended for immediate sale are all small in size, with the median size of the stand-alone sites listed above being 554.5m². Review of sites as part of this initial Stage 1 review was intentionally restricted to small sites with few development opportunities with the exception of a single dwelling. As a result, those sites with more development options will be considered as part of Stage 2 of the Property Portfolio Review.

STRATEGIC LINKS

Wyong Shire Council Strategic / Annual Plan

As part of the Strategic Plan and the Corporate/Commercial Strategy, Council has committed to put its extensive property portfolio to work by developing new sustainable revenue streams to reduce the rate burden on our community. This will involve reviewing property assets with a view to ensuring that each asset is being used efficiently and to its full potential. This will assist Council to fulfil its responsibilities to the Wyong Shire community.

3.1 Property Portfolio Review Project - Stage 1 (contd)

The Property Portfolio Review is listed in Councils Strategic Plan 2013-2017 as a designated 'Major Project' – projects dealing with priority areas that are identified as being of critical importance to the community.

<i>Principal Activity</i>	<i>Service</i>	<i>Key Action and Objectives</i>	<i>Funding Source and Description</i>	<i>Impact on Key Performance Indicators/ Service Performance Indicators</i>
3	Economic and Property Development	Strengthening the economic base of the Shire by promoting economic development as well as the creation of employment opportunities, identifying and developing sustainable income strategies for Council, and providing property related services to the organisation.	n/a	This project will assist Council to achieve Key Performance Indicator PA03.01.01: 10% increase in rental and/or land sale revenue to Council.

Contribution of Proposal to the Principal Activity

This project will assist Council to achieve Key Performance Indicator PA03.01.01 which requires a 10% increase in rental and/or land sale revenue to Council.

Long term Financial Strategy (LTFS)

The LTFS is the framework guiding the preferred approach for ensuring Council's enduring financial sustainability. The review of Council's Property Portfolio is therefore aligned with this strategy.

Asset Management Strategy

The Asset Management Strategy guides the various Council Departments as to the best use of resources by ensuring that assets are planned, created, operated, maintained, renewed and disposed of in accordance with Council's service needs. As a result, the review of Council's Property Portfolio is wholly in accordance with Council's Asset Management Strategy.

Workforce Management Strategy

Not applicable.

Link to Community Strategic Plan (2030)

The Property Portfolio Review project aims to identify:

- Surplus/underutilised/non-fit for purpose/vacant assets
- Operational and Non-Operational assets and sites
- Potential to co-locate future community facilities with other assets.

3.1 Property Portfolio Review Project - Stage 1 (contd)

The outcomes of the Property Portfolio Review project will involve maximising our property assets, including sale of surplus sites. Therefore, profits from the sale of surplus Council land will indirectly assist Council in improving our deliver of some, if not all, of the 8 priority areas that the Community identified as part of the Community Strategic Plan:

- Vibrant, caring and connected communities
- Access to facilities, programs and services
- Ease of travel
- Educated, innovative and creative communities
- Enhanced areas of natural value
- Community ownership of the natural and built environment
- Strong sustainable business sector and increased local employment
- Advanced information communication technology.

Budget Impact

Council will incur costs associated with the proposed sale of land including valuation, survey, agent commissions and legal fees. However, if the properties are sold Council will also receive proceeds of the sale. Overall the proposal will yield a positive budget return to Council. It is proposed that the proceeds of any sale be reinvested through Council's Property Reserve.

CONSULTATION

For Stage 1 of this project a team of senior staff from across the organisation reviewed each of the properties identified in Attachment 1. The properties were also considered by the Employment and Economic Development Committee on 7 May 2014, at which time the following resolution was made:

“RESOLVED on the motion of Councillor Troy and seconded by Councillor Webster:

1. *That the Committee receive the report on the Property Portfolio Strategy – Stage 1 Review.*
2. *That the Committee recommend to Council that it endorse the list of properties identified in Attachment 1 (confidential) which have been identified as surplus to Council's needs.*
3. *That the Committee recommend to Council that those properties identified in Attachment 1 (confidential) to this report be sold.*
4. *That the Committee further review 15W Fortune Crescent, Lake Munmorah with a view to retaining the parcel as a thoroughfare to the adjoining reserve and that parcel being offset through a portion of the reserve.*

FOR: COUNCILLORS BEST, TROY AND WEBSTER

AGAINST: COUNCILLOR GREENWALD*

As a result of this recommendation and a further review by staff, 15W Fortune Crescent, Lake Munmorah has been removed from the list of sites proposed for immediate sale, and will instead be further considered as part of the Stage 2 Property Portfolio Review.

At the Ordinary Council meeting on 28 May 2014 it was resolved on the motion of Councillor Best and seconded by Councillor Troy that the list of surplus properties be endorsed by Council. The motion was passed with Councillors Greenwald, Matthews and Vincent voting against.

GOVERNANCE AND POLICY IMPLICATIONS

The proposal is consistent with Council's Property Strategy and the draft Policy for Property Transactions – Sale and Acquisition of Land.

MATERIAL RISKS AND ISSUES

There are no material risks as the properties will not be sold for less than market value, with the possible exception of those properties within the 'Sales to Adjacent Property Owners' category.

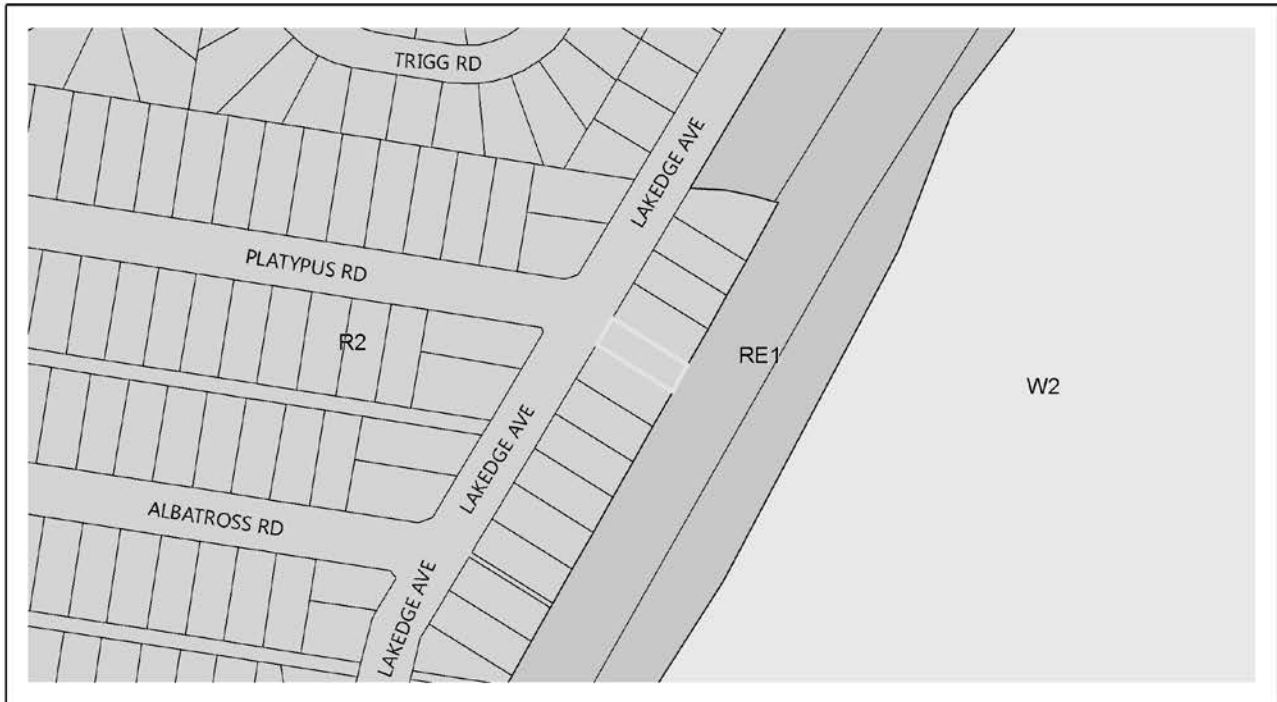
CONCLUSION

As the subject sites are surplus to Council requirements and are classed as Operational land, it is recommended that the proposed sale of the land be authorised, as set out in this report.

ATTACHMENTS

- 1 Property Portfolio Review - 11 June 2014 - Attachment 1 D08128036

1. Parcel Information for Stand Alone Property 1	
Address	379W Lakedge Avenue BERKELEY VALE 2261
Known As	
Parcel Description	Lot 220 DP 222242
2. Area	
SQM	409.53m2
3. Location	
e.g. Access to town centres	1.2km to Chittaway Bay local centre.
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	Marked 'PG & RS' on DP.
Acquisition Details (e.g. fee simple)	Dedicated from a plan of subdivision - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Public Reserve
5. Current Use	
Current Use / Potential Conflicts	Vacant land - waterfront.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	R2 Low Density Residential
Vegetation	Not vegetated.
Water / Sewer Servicing	Yes.
Heritage	No.
Flooding	Yes - 1% AEP
Bushfire Prone Land	No
Mine Subsidence District	No
Minimum Lot Size	Yes
Plan of Management	Plan Of Management Number 5 for Sportsgrounds, Parks and General Community Use
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Open Space & Recreation
Direction of funds	TBD
9. Conclusion	
Comments	12m wide. Likely to be utilised for lakefront access, however alternative access points available 100m in both directions. Site identified as surplus to requirements by Open Space and Recreation Unit - Advised by email 16 April 2014.
Recommend Sale	Yes
Staging	
10. Figures (see following page)	



Lot 220 DP222242

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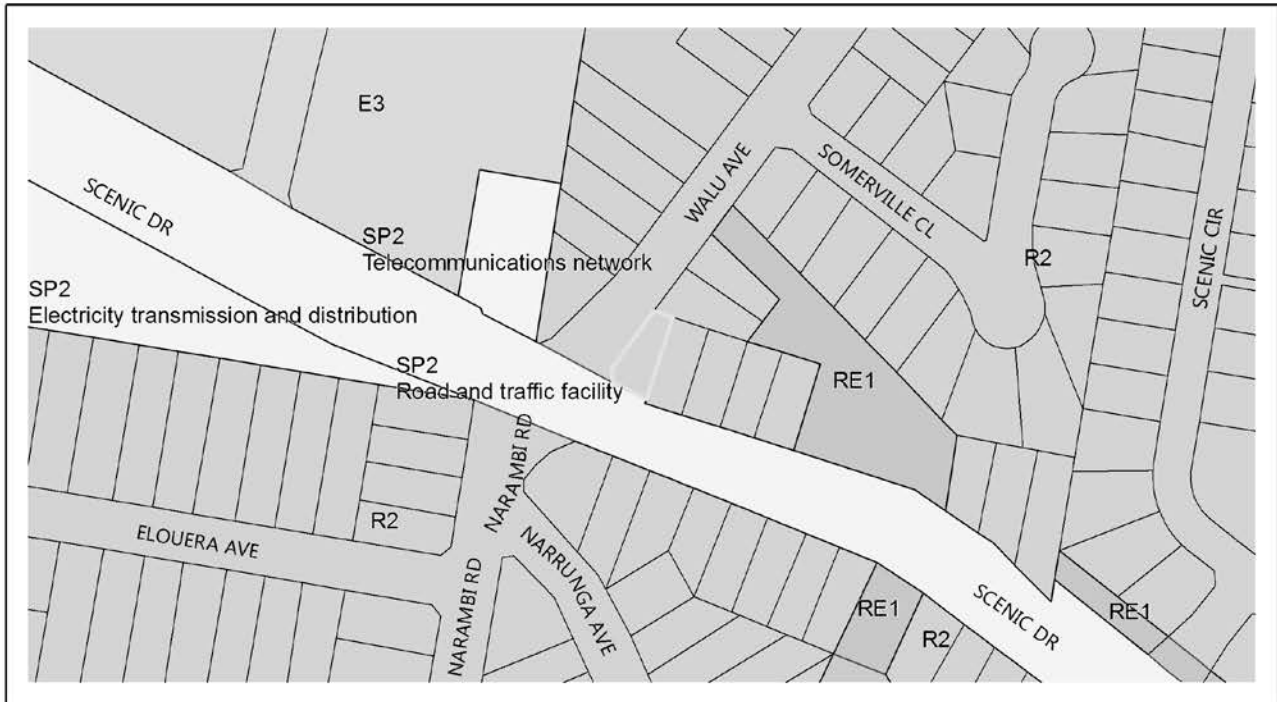
Legend

- Requested Parcel
- Zone
- R2 Low Density Residential
- RE1 Public Recreation
- W2 Recreational Waterways

Wyong Shire Council



1. Parcel Information for Stand Alone Property 2	
Address	217 Scenic Drive BUDGEWOI 2262
Known As	
Parcel Description	Lot 2 DP 878874
2. Area	
SQM	409.05m2
3. Location	
e.g. Access to town centres	1.3 kms to the Local Centre
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	Easement for electricity over the land along Scenic Drive
Acquisition Details (e.g. fee simple)	Transfer - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Unknown.
5. Current Use	
Current Use / Potential Conflicts	Corner block of vacant land
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	R2 Low Density Residential
Vegetation	Partially vegetated. No EEC.
Water / Sewer Servicing	Yes.
Heritage	No
Flooding	No.
Bushfire Prone Land	No
Mine Subsidence District	Yes
Minimum Lot Size	Yes
Plan of Management	Nil.
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Property.
Direction of funds	TBD
9. Conclusion	
Comments	Vacant land. Valued at \$143,000 in 2011 by Valuer General.
Recommend Sale	Yes.
Staging	
10. Figures (see following page)	



Lot 2 DP878874

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Legend

- Keynote Street
- Zone
- E3 Environmental Conservation
- R2 Environmental Management
- RE1 Low Density Residential
- R2 Public Recreation
- SP2 Infrastructure

Wyong Shire Council



1. Parcel Information for Stand Alone Property 3	
Address	6W Brennon Road GOROKAN 2263
Known As	
Parcel Description	Lot 1 DP 46773
2. Area	
SQM	676.69m2
3. Location	
e.g. Access to town centres	670m to the neighbourhood centre
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	No easement over land
Acquisition Details (e.g. fee simple)	Transfer - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Road purchase.
5. Current Use	
Current Use / Potential Conflicts	Vacant land used as an access to adjacent street
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	R2 Low Density Residential
Vegetation	Not vegetated.
Water / Sewer Servicing	Yes.
Heritage	No.
Flooding	No.
Bushfire Prone Land	No
Mine Subsidence District	Yes
Minimum Lot Size	Yes
Plan of Management	Nil.
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Roads & Drainage
Direction of funds	TBD
9. Conclusion	
Comments	Vacant land. Used as an access to neighbouring street although alternative access is less than 20m away. Sale potential. Note that 8 Brennon Road currently obtains access from this site. No right of carriageway is registered, however this will likely be required prior to sale. Site identified as surplus to requirements by Roads & Drainage Unit - Advised by email 16 April 2014.
Recommend Sale	Yes
Staging	
10. Figures (see following page)	



Lot 1 DP46773

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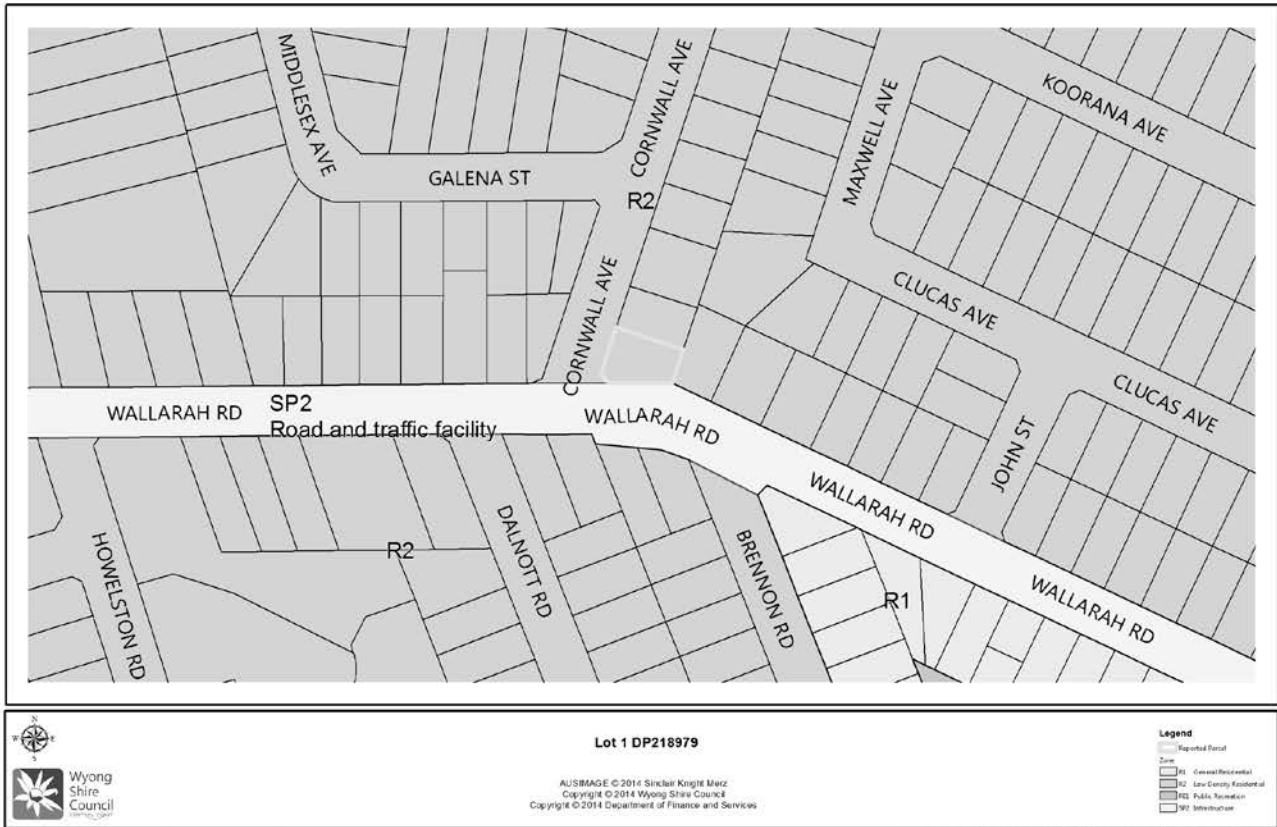
Legend

- Supports Parcel
- Zone
- R1 General Residential
- R2 Low Density Residential
- RE1 Public Recreation
- W2 Recreational Waterways

Wyong Shire Council



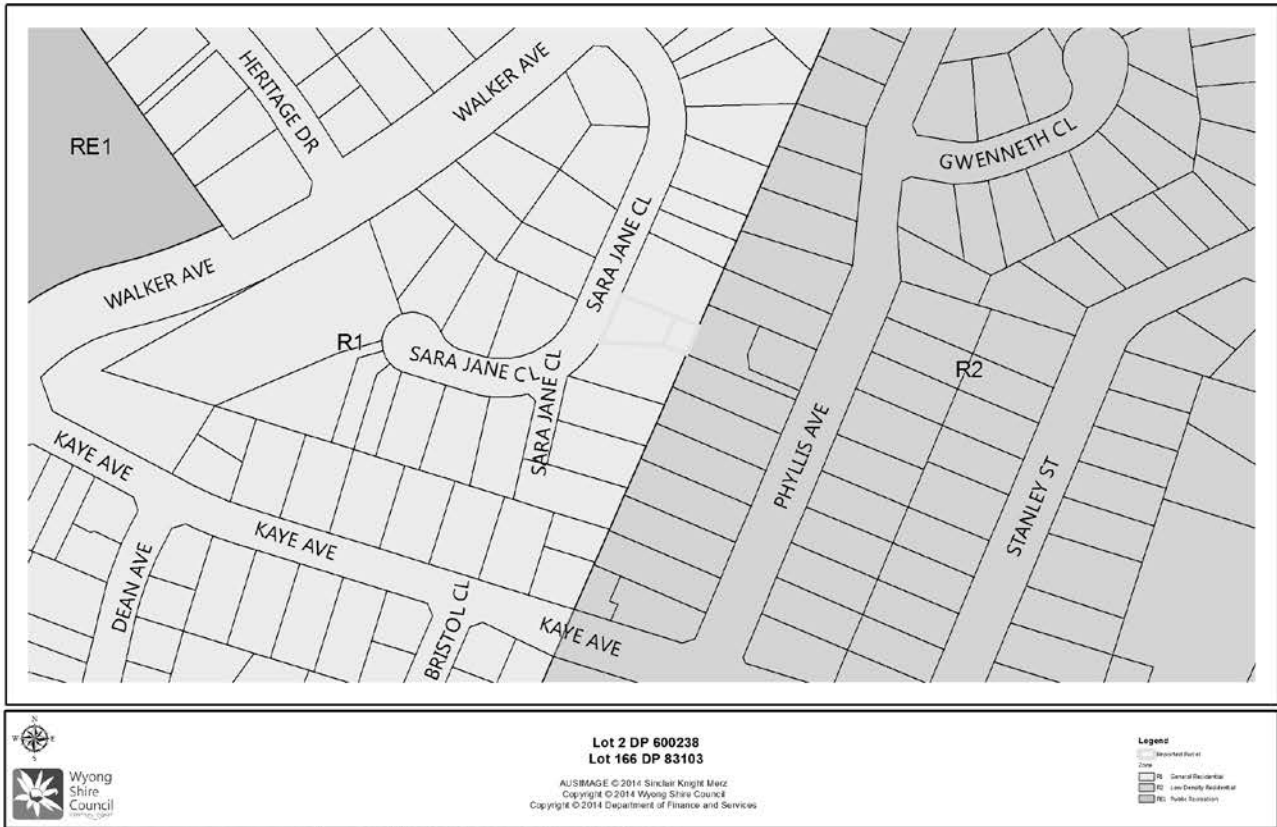
1. Parcel Information for Stand Alone Property 4	
Address	1 Cornwall Avenue GOROKAN 2263
Known As	
Parcel Description	Lot 1 DP 218979
2. Area	
SQM	494.98m2
3. Location	
e.g. Access to town centres	1km to Kanwal neighbourhood centre.
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	Identified 'to dedicate the splayed corner on Lot 1 to the public' on DP.
Acquisition Details (e.g. fee simple)	Transfer - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Public Reserve
5. Current Use	
Current Use / Potential Conflicts	Vacant land. Residential neighbourhood.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	R2 Low Density Residential
Vegetation	Partially vegetated. No EEC.
Water / Sewer Servicing	Yes.
Heritage	No.
Flooding	No.
Bushfire Prone Land	No
Mine Subsidence District	Yes
Minimum Lot Size	Yes
Plan of Management	Nil.
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Open Space & Recreation
Direction of funds	TBD
9. Conclusion	
Comments	Vacant land.
Recommend Sale	Yes.
Staging	
10. Figures (see following page)	



1. Parcel Information for Stand Alone Property 5	
Address	7 Dalnott Road GOROKAN 2263
Known As	
Parcel Description	Lot 52 DP 21542
2. Area	
SQM	513.6m2
3. Location	
e.g. Access to town centres	670m to the neighbourhood centre
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	No easement over land
Acquisition Details (e.g. fee simple)	Transfer - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Unknown.
5. Current Use	
Current Use / Potential Conflicts	Vacant land used as an access to adjacent street
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	R2 Low Density Residential
Vegetation	Not vegetated.
Water / Sewer Servicing	Yes.
Heritage	No.
Flooding	No.
Bushfire Prone Land	No
Mine Subsidence District	Yes
Minimum Lot Size	Yes
Plan of Management	Nil.
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Roads & Drainage
Direction of funds	TBD
9. Conclusion	
Comments	Vacant land. Used as an access to neighbouring street although alternative access is less than 20m away. Sale potential. Site identified as surplus to requirements by Roads & Drainage Unit - Advised by email 16 April 2014.
Recommend Sale	Yes
Staging	
10. Figures (see following page)	



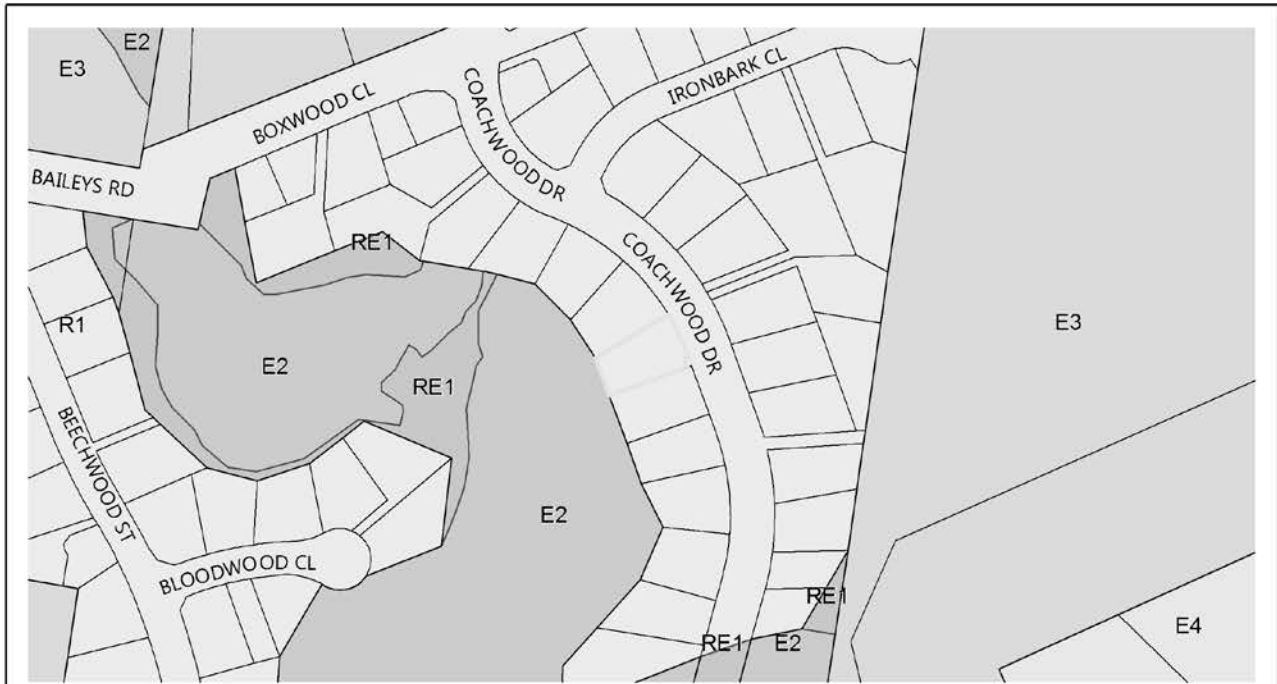
1. Parcel Information for Stand Alone Property 6	
Address	Phyllis Avenue KANWAL 2259 8 Sara Jane Close KANWAL 2259
Known As	
Parcel Description	Lot 2 DP 600238 Lot 166 DP 83103
2. Area	
SQM	m2
3. Location	
e.g. Access to town centres	375m to Kanwal neighbourhood centre.
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	Nil.
Acquisition Details (e.g. fee simple)	Lot 2: Vested by Department of Public Works - Fee simple. Lot 166: Transfer - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Sewer and drainage infrastructure
5. Current Use	
Current Use / Potential Conflicts	Vacant land. Drainage function.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	R1 General Residential
Vegetation	Not vegetated.
Water / Sewer Servicing	Yes.
Heritage	No.
Flooding	No.
Bushfire Prone Land	No
Mine Subsidence District	Yes
Minimum Lot Size	Yes
Plan of Management	Nil.
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Roads & Drainage
Direction of funds	TBD
9. Conclusion	
Comments	Located at rear of Lot 166 DP 831035 - combined area of 487.1m2. This small allotment appears to be constrained by an adjoining easement, however could count towards the total open space area for a dwelling site on adjoining Lot 166. Needs to be amalgamated. Site identified as surplus to requirements by Roads & Drainage Unit - Advised by email 16 April 2014.
Recommend Sale	Yes
Staging	
10. Figures (see following page)	



1. Parcel Information for Stand Alone Property 7	
Address	18W Dunvegan Street MANNERING PARK 2259
Known As	
Parcel Description	Lot 154 DP 218427
2. Area	
SQM	556.94m2
3. Location	
e.g. Access to town centres	650m to Mannering Park neighbourhood centre.
4. Acquisition Details	
S.94 Dedication	No
Agreements over the land	Marked as Public Garden & Recreation Space on DP.
Acquisition Details (e.g. fee simple)	Dedicated from a plan of subdivision - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Public Reserve
5. Current Use	
Current Use / Potential Conflicts	Vacant land.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	R2 Low Density Residential
Vegetation	Heavily vegetated. No EEC.
Water / Sewer Servicing	Yes.
Heritage	No.
Flooding	No.
Bushfire Prone Land	No
Mine Subsidence District	Yes
Minimum Lot Size	Yes
Plan of Management	Plan Of Management Number 5 for Sportsgrounds, Parks and General Community Use
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Open Space & Recreation
Direction of funds	TBD
9. Conclusion	
Comments	Vacant land. Book value may be higher than market value. Site identified as surplus to requirements by Community Unit - Advised by email 16 April 2014.
Recommend Sale	Yes
Staging	
10. Figures (see following page)	



1. Parcel Information for Stand Alone Property 8	
Address	56 Coachwood Drive OURIMBAH 2258
Known As	
Parcel Description	Lot 56 DP 830706
2. Area	
SQM	620.8m2
3. Location	
e.g. Access to town centres	2km to Ourimbah Town Centre.
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	Marked as public reserve on DP.
Acquisition Details (e.g. fee simple)	Transfer - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Public Reserve
5. Current Use	
Current Use / Potential Conflicts	Vacant land.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	R1 General Residential
Vegetation	Not vegetated.
Water / Sewer Servicing	Yes.
Heritage	No.
Flooding	No.
Bushfire Prone Land	Yes
Mine Subsidence District	No
Minimum Lot Size	Yes
Plan of Management	Nil.
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Open Space & Recreation
Direction of funds	TBD
9. Conclusion	
Comments	Vacant land. Book value may be higher than market value. Council owns drainage reserve at end of the street that could be used as an alternative public reserve. Site identified as surplus to requirements by Open Space and Recreation Unit - Advised by email 16 April 2014.
Recommend Sale	Yes
Staging	
10. Figures (see following page)	



Lot 56 DP830706

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Legend

[Symbol]	Proposed Part of Zone
[Symbol]	Environmental Conservation
[Symbol]	Environmental Management
[Symbol]	Environmental Living
[Symbol]	General Residential
[Symbol]	Public Recreation



1. Parcel Information for Stand Alone Property 9	
Address	6W Ironbark Close OURIMBAH 2258
Known As	
Parcel Description	Lot 59 DP 830706
2. Area	
SQM	999.7m2
3. Location	
e.g. Access to town centres	2km to Ourimbah Town Centre.
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	Marked as public reserve on DP.
Acquisition Details (e.g. fee simple)	Dedicated from a plan of subdivision - Fee simple. 24.7.1998
Acquisition Conditions	Nil.
Reason for Acquisition	Addition to drainage land and access from Ironbark Close
5. Current Use	
Current Use / Potential Conflicts	Vacant land.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	R1 General Residential
Vegetation	Partially vegetated. No EEC.
Water / Sewer Servicing	Yes.
Heritage	No.
Flooding	No.
Bushfire Prone Land	Yes
Mine Subsidence District	No
Minimum Lot Size	Yes
Plan of Management	Nil.
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Roads & Drainage
Direction of funds	TBD
9. Conclusion	
Comments	Layout of site, with narrow access handle likely limits the usefulness of this site for public recreation. Alternative public reserve located off of Shirley Street a maximum of 300m from this site. Potential for sale. Neighbours objected to reclassification during exhibition of WLEP 2013 - therefore sale may be controversial.
Recommend Sale	Yes
Staging	
10. Figures (see following page)	



Lot 59 DP830706

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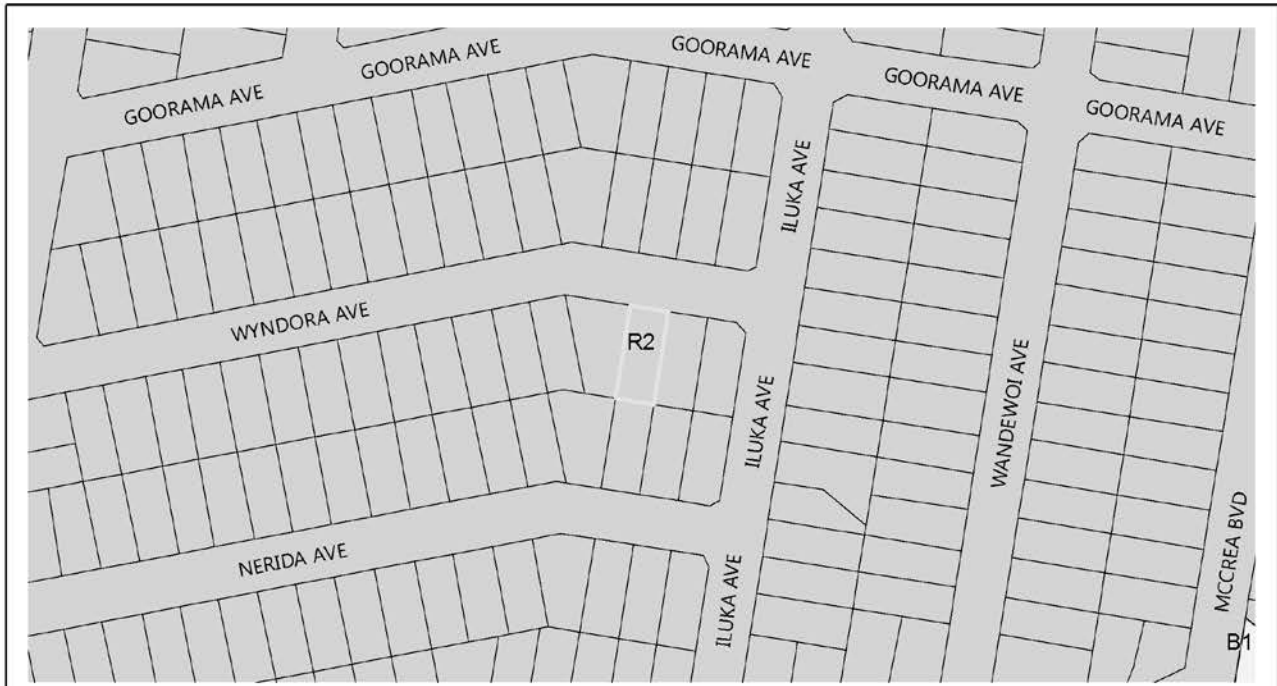
Wyong Shire Council

Legend

- Residential Zone
- RE1 Residential (Low Density)
- R1 Residential (Single Dwellings)
- E2 Residential (Medium Density)
- E3 Residential (Medium Density)
- E4 Residential (Medium Density)
- General Business
- Public Recreation



1. Parcel Information for Stand Alone Property 10	
Address	6 Wyndora Avenue SAN REMO 2262
Known As	
Parcel Description	Lot 147 DP 28798
2. Area	
SQM	554.49m2
3. Location	
e.g. Access to town centres	400m to San Remo neighbourhood centre.
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	Marked as natural watercourse on DP.
Acquisition Details (e.g. fee simple)	Transfer - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Drainage.
5. Current Use	
Current Use / Potential Conflicts	Drainage corridor.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	R2 Low Density Residential
Vegetation	Partially vegetated. No EEC.
Water / Sewer Servicing	Yes.
Heritage	No.
Flooding	No.
Bushfire Prone Land	No
Mine Subsidence District	Yes
Minimum Lot Size	Yes
Plan of Management	Nil.
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Roads & Drainage
Direction of funds	TBD
9. Conclusion	
Comments	Site identified as surplus to requirements by Roads & Drainage Unit - Advised by email 16 April 2014. Site has an open concrete culvert at the rear of the site - similar to adjoining 2 & 4 Wyndora Avenue properties that are in private ownership and comprise 1 dwelling.
Recommend Sale	Yes
Staging	
10. Figures (see following page)	



Lot 147 DP28798

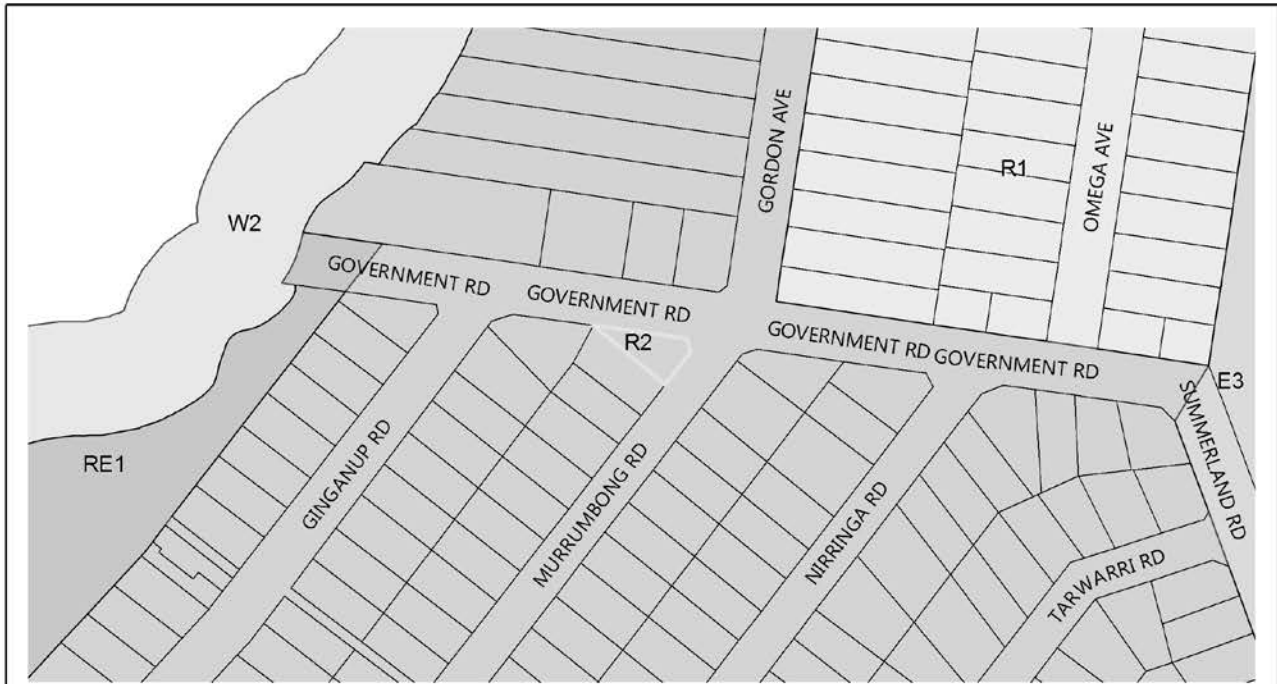
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Legend
- Shaded Relief
- Drive
- Highpoint/Contour Lines
- Low Density Residential

Wyong Shire Council



1. Parcel Information for Stand Alone Property 11	
Address	32W Murrumbong Road SUMMERLAND POINT 2259
Known As	
Parcel Description	Lot 331 DP 214998
2. Area	
SQM	379.1m2
3. Location	
e.g. Access to town centres	550m to Summerland Point neighbourhood centre.
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	Marked as Public Garden and Recreation Space on DP.
Acquisition Details (e.g. fee simple)	Dedicated from a plan of subdivision - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Public Reserve
5. Current Use	
Current Use / Potential Conflicts	Vacant land - Informal recreation.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	R2 Low Density Residential
Vegetation	Partially vegetated. No EEC.
Water / Sewer Servicing	Yes - Has a sewer longitudinally through the centre and it may be difficult to build on.
Heritage	No.
Flooding	No.
Bushfire Prone Land	No
Mine Subsidence District	Yes
Minimum Lot Size	Yes
Plan of Management	Plan Of Management Number 5 for Sportsgrounds, Parks and General Community Use
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Open Space & Recreation
Direction of funds	TBD
9. Conclusion	
Comments	Small allotment. It is understood that MLS requirements for dwellings do not apply to R2 zone. May have good market value for a small dwelling. Loss of informal recreation area may not be important due to extensive foreshore area 100m away. Site identified as surplus to requirements by Open Space and Recreation Unit - Advised by email 16 April 2014. NOTE: Water & Sewer advised as follows on 13 May 2014:
Recommend Sale	Yes
Staging	
10. Figures (see following page)	



Lot 331 DP214998

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Wyong Shire Council

Legend

- Proposed Plot
- Zone
- Environmental Management
- General Residential
- Low Density Residential
- Rural Residential
- Business
- Recreational/Heritage



1. Parcel Information for Stand Alone Property 12	
Address	1 Devon Lane WYONG 2259
Known As	
Parcel Description	Lot 52 DP 1100416
2. Area	
SQM	572.9m2
3. Location	
e.g. Access to town centres	Adjacent to proposed service station and McDonalds (old Mitre 10 site)
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	No easements over land.
Acquisition Details (e.g. fee simple)	Dedicated from a plan of subdivision - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Residue lot.
5. Current Use	
Current Use / Potential Conflicts	Vacant industrial land.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	IN1 General Industrial
Vegetation	No.
Water / Sewer Servicing	Yes.
Heritage	No.
Flooding	No.
Bushfire Prone Land	No
Mine Subsidence District	No
Minimum Lot Size	Yes
Plan of Management	Nil.
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Property.
Direction of funds	TBD
9. Conclusion	
Comments	Small corner allotment. May have some value as a fast food restaurant such as a Subway. Adjacent to the proposed McDonalds Restaurant and service station on the site of the old Eatons Mitre 10 therefore may benefit from co-location. If not, recommend sale to adjoining landowner. Market value assessed as \$85,000 in 2007.
Recommend Sale	Yes.
Staging	
10. Figures (see following page)	



Lot 52 DP1100416

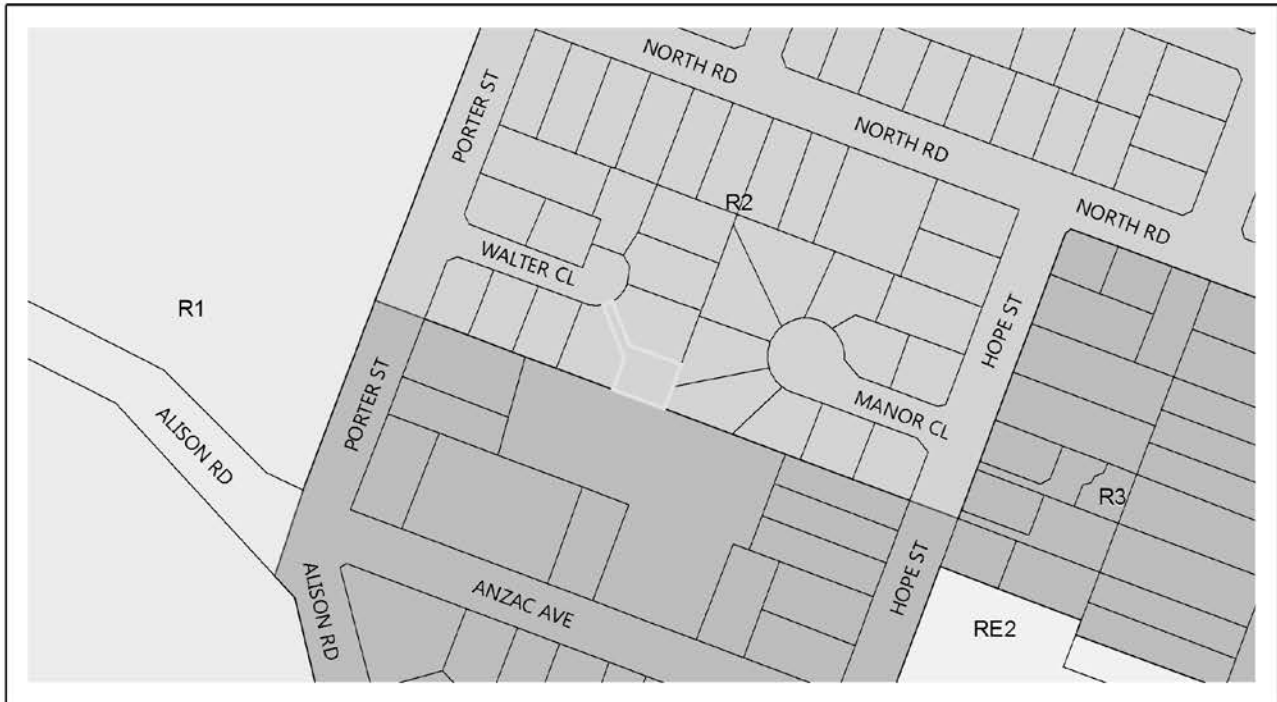
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Legend

- Unzoned Part of
- IN1
- E2 Environmental Conservation
- R2 General Industrial
- LDV Low Density Residential
- SP2 Infrastructure



1. Parcel Information for Stand Alone Property 13	
Address	4W Walter Close WYONG 2259
Known As	
Parcel Description	Lot 5 DP 749065
2. Area	
SQM	468.58m2
3. Location	
e.g. Access to town centres	700m to Wyong TC.
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	Marked as public reserve on DP.
Acquisition Details (e.g. fee simple)	Dedicated from a plan of subdivision - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Requirement of DA conditions
5. Current Use	
Current Use / Potential Conflicts	Vacant land.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	R2 Low Density Residential
Vegetation	Not vegetated.
Water / Sewer Servicing	Yes.
Heritage	No.
Flooding	No.
Bushfire Prone Land	
Mine Subsidence District	
Minimum Lot Size	Yes
Plan of Management	Plan Of Management Number 5 for Sportsgrounds, Parks and General Community Use
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Open Space & Recreation
Direction of funds	TBD
9. Conclusion	
Comments	Vacant land. Small battleaxe block. Book value may be higher than market value. Adjacent landowner wishes to purchase this site. Site identified as surplus to requirements by Open Space and Recreation Unit - Advised by email 16 April 2014.
Recommend Sale	Yes
Staging	
10. Figures (see following page)	



Lot 5 DP749065

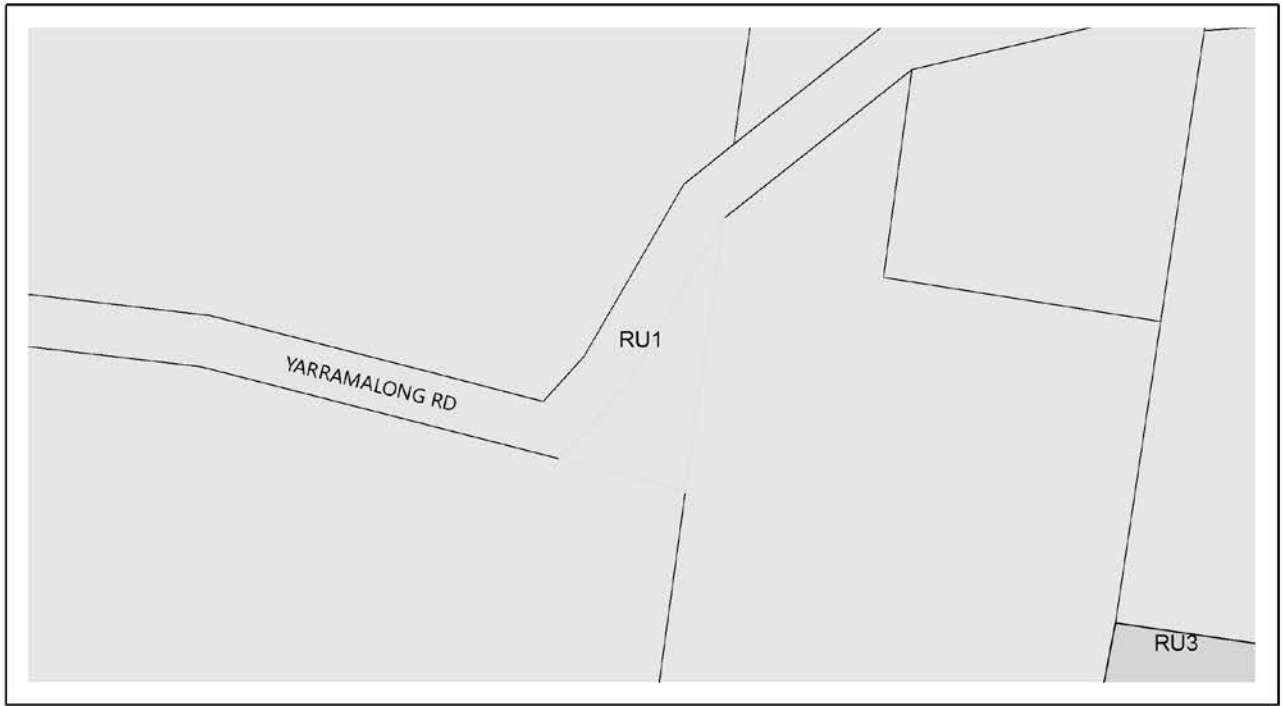
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Legend

- Unlocked Plot #1
- Zone
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- RE2 Medium Density Residential



1. Parcel Information for Stand Alone Property 14	
Address	656 Yarramalong Road WYONG CREEK 2259
Known As	
Parcel Description	Lot 2 DP 165001
2. Area	
SQM	2067.7m2
3. Location	
e.g. Access to town centres	8km to Wyong Local Centre
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	Easement for power supply along southern boundary. Right of carriageway through northern part of site.
Acquisition Details (e.g. fee simple)	Transfer - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Unknown.
5. Current Use	
Current Use / Potential Conflicts	Vacant land.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	RU1 Primary Production
Vegetation	Heavily vegetated - Riverflat Eucalypt Forest EEC.
Water / Sewer Servicing	No.
Heritage	No.
Flooding	Partial - 1% AEP
Bushfire Prone Land	Yes
Mine Subsidence District	Yes
Minimum Lot Size	Yes
Plan of Management	Nil.
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Roads & Drainage
Direction of funds	TBD
9. Conclusion	
Comments	Steep site. Small parcel. Parcel was created 20 October 1958 (prior to the appointed day) and was zoned 1(a) under WLEP 1991, therefore the property has a dwelling entitlement subject to Clause 16 of WLEP 1991 and Clause 4.2A of WLEP 2013.
Recommend Sale	Yes
Staging	
10. Figures (see following page)	



Lot 2 DP165001

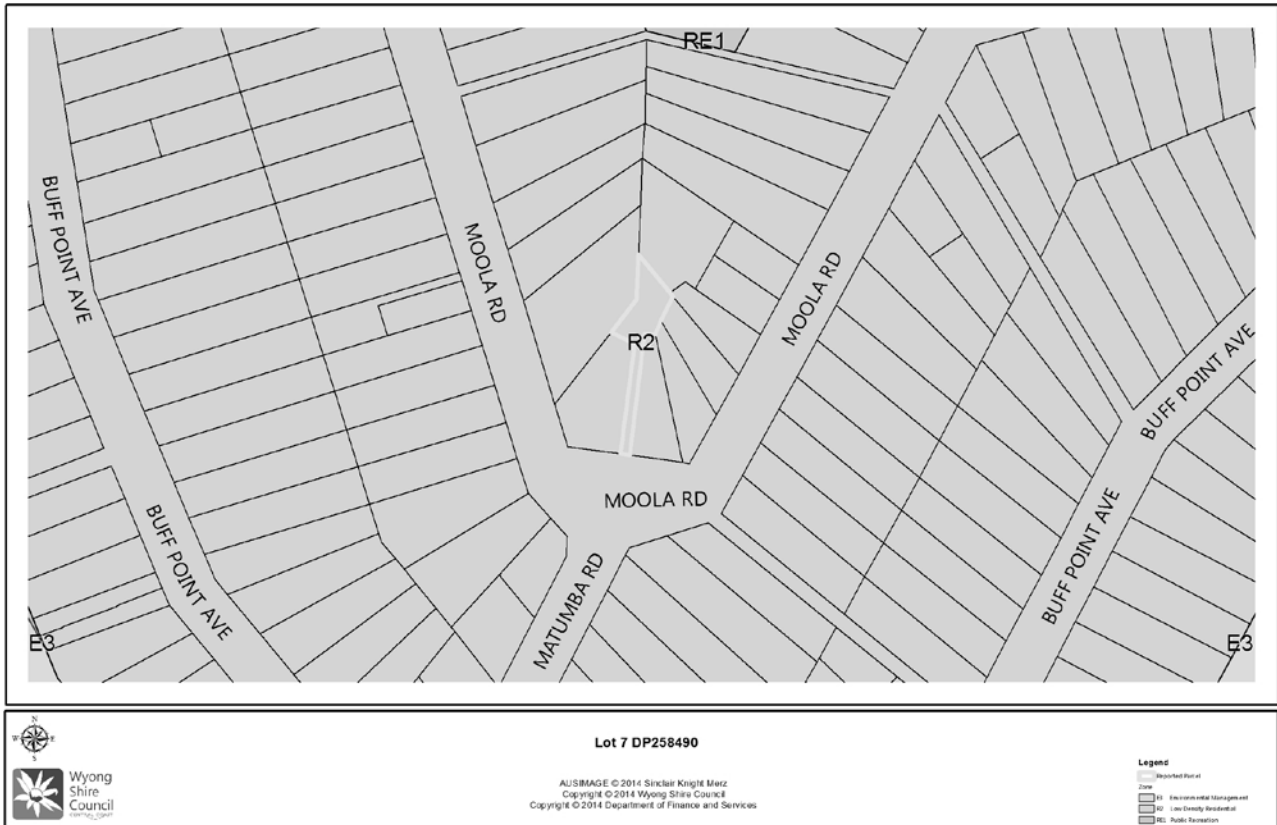
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Wyong Shire Council

Legend
- searched Parcel
- Zoned
- Data Overlay Production
- B.M. Points



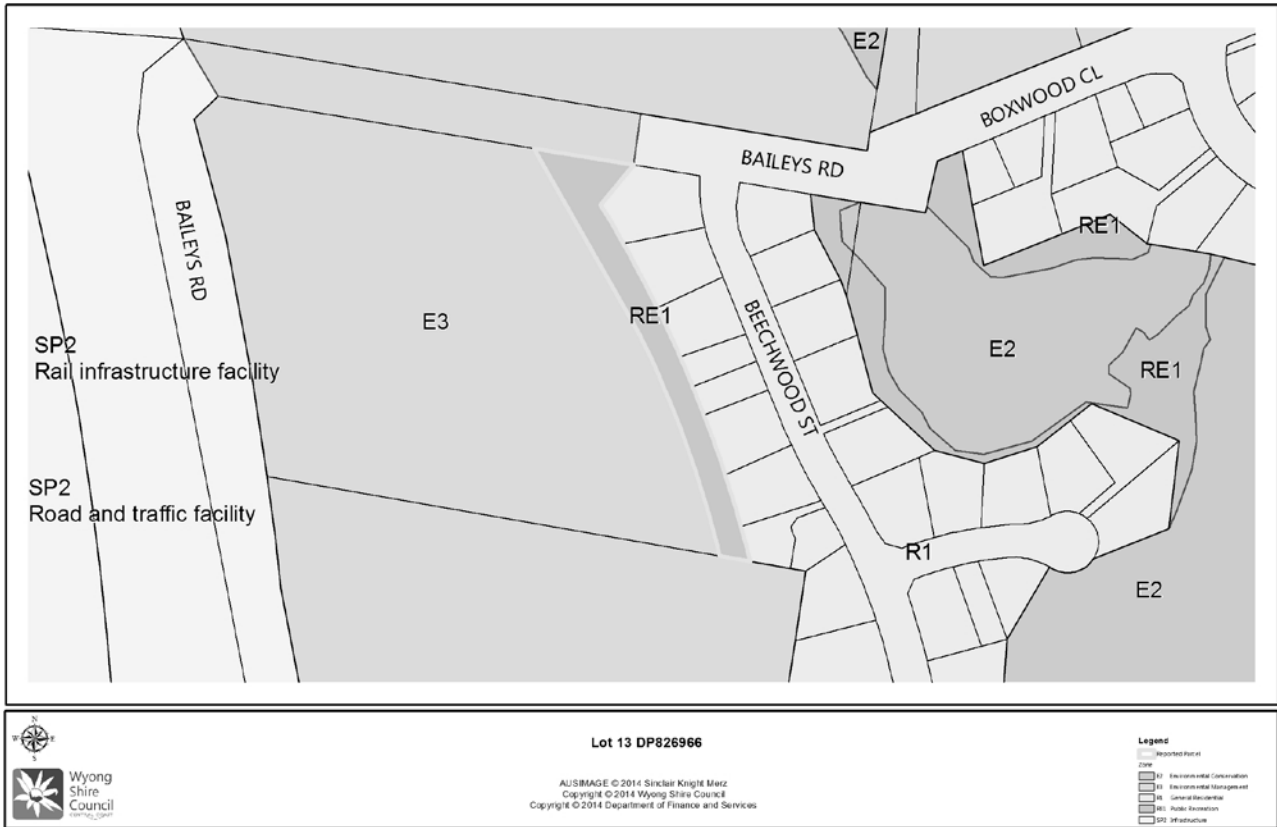
1. Parcel Information for Sale to Adjacent Property Owners 1	
Address	41W Moola Road BUFF POINT 2262
Known As	
Parcel Description	Lot 7 DP 258490
2. Area	
SQM	515.98m2
3. Location	
e.g. Access to town centres	Buff Point residential area.
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	Marked as public reserve on DP.
Acquisition Details (e.g. fee simple)	Dedicated from a plan of subdivision - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Public Reserve
5. Current Use	
Current Use / Potential Conflicts	Vacant land.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	R2 Low Density Residential
Vegetation	Heavily vegetated. No EEC.
Water / Sewer Servicing	Yes.
Heritage	No.
Flooding	No.
Bushfire Prone Land	
Mine Subsidence District	
Minimum Lot Size	
Plan of Management	Plan Of Management Number 5 for Sportsgrounds, Parks and General Community Use
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Open Space & Recreation
Direction of funds	TBD
9. Conclusion	
Comments	Offer for sale to 41 Moola Road or 39A Moola Road.
Recommend Sale	Yes - Adjoining neighbours only
Staging	
10. Figures (see following page)	



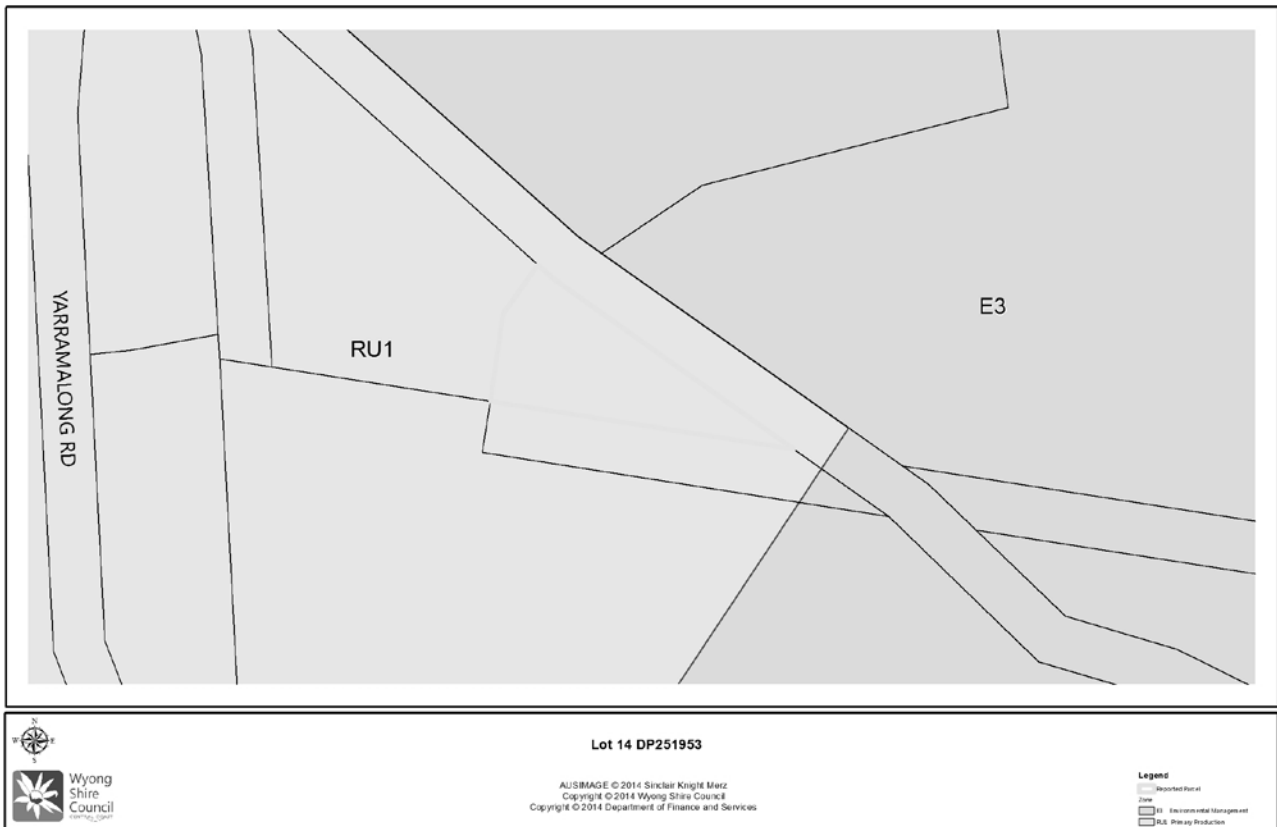
1. Parcel Information for Sale to Adjacent Property Owners 2	
Address	20A Holloway Drive JILLIBY 2259
Known As	
Parcel Description	Lot 33 DP 740438
2. Area	
SQM	2247m2
3. Location	
e.g. Access to town centres	Jilliby rural residential area.
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	Marked as public reserve on DP.
Acquisition Details (e.g. fee simple)	Dedicated from a plan of subdivision - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Public Reserve
5. Current Use	
Current Use / Potential Conflicts	Vacant land.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	RE1 Public Recreation
Vegetation	Heavily vegetated. No EEC.
Water / Sewer Servicing	Water - Yes Sewer - No
Heritage	No.
Flooding	Yes - 1% AEP (small area at rear)
Bushfire Prone Land	
Mine Subsidence District	
Minimum Lot Size	
Plan of Management	Plan Of Management Number 5 for Sportsgrounds, Parks and General Community Use
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Open Space & Recreation
Direction of funds	TBD
9. Conclusion	
Comments	Not suitable for retention as public reserve - too narrow. However, at 2,247m2 does not come close to meeting the minimum lot size of 2 ha to enable erection of a dwelling. Options are therefore limited. Sale to adjoining landowners may be best option. Offer for sale to 20 Holloway Drive or 22 Holloway Drive.
Recommend Sale	Yes - Adjoining neighbours only
Staging	2
10. Figures (see following page)	



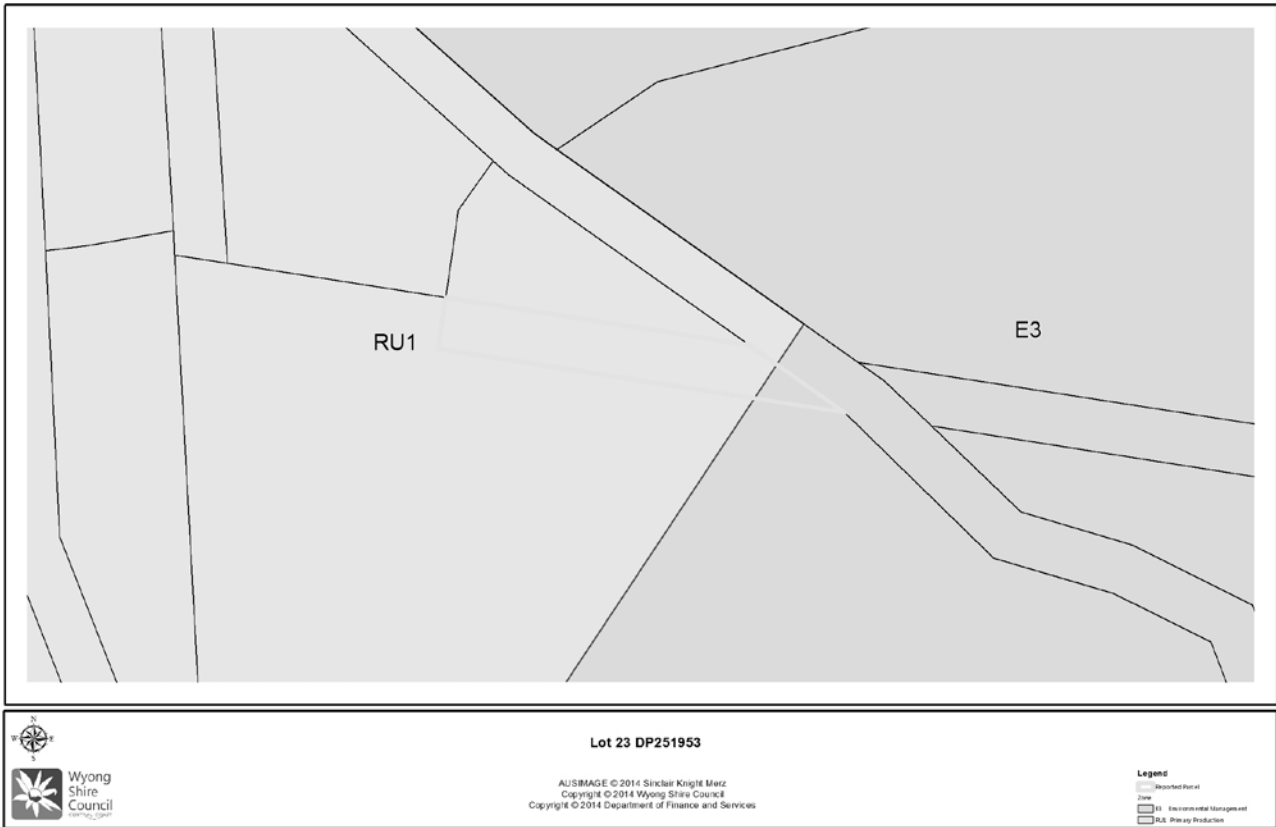
1. Parcel Information for Sale to Adjacent Property Owners 3	
Address	89 Baileys Road OURIMBAH 2258
Known As	
Parcel Description	Lot 13 DP 826966
2. Area	
SQM	1994m2
3. Location	
e.g. Access to town centres	Adjacent to southern border with Gosford City Council LGA.
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	Marked as public reserve on DP.
Acquisition Details (e.g. fee simple)	Dedicated from a plan of subdivision - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Public Reserve
5. Current Use	
Current Use / Potential Conflicts	Vacant land.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	E3 Environmental Management
Vegetation	Cleared farmland.
Water / Sewer Servicing	Water - Yes Sewer - No
Heritage	No.
Flooding	Partial - 1% AEP
Bushfire Prone Land	
Mine Subsidence District	
Minimum Lot Size	
Plan of Management	Plan Of Management Number 5 for Sportsgrounds, Parks and General Community Use
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Open Space & Recreation
Direction of funds	TBD
9. Conclusion	
Comments	Narrow public reserve - no longer required. Offer for sale to owner of 79 Baileys Road to consolidate parcel.
Recommend Sale	Yes - Adjoining neighbours only
Staging	2
10. Figures (see following page)	



1. Parcel Information for Sale to Adjacent Property Owners 4	
Address	21W Ravensdale Road RAVENSDALE 2259
Known As	
Parcel Description	Lot 14 DP 251953
2. Area	
SQM	3433.05m2
3. Location	
e.g. Access to town centres	Isolated parcels within larger, privately held properties.
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	Identified on plan redefining area grants.
Acquisition Details (e.g. fee simple)	Dedicated from a plan of subdivision - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Unknown.
5. Current Use	
Current Use / Potential Conflicts	Vacant land.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	RU1 Primary Production
Vegetation	Heavily vegetated. No EEC.
Water / Sewer Servicing	No.
Heritage	No.
Flooding	No.
Bushfire Prone Land	Yes
Mine Subsidence District	
Minimum Lot Size	Yes
Plan of Management	Nil.
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Property.
Direction of funds	TBD
9. Conclusion	
Comments	Former road reserve - isolated parcels within larger, privately held properties.
Recommend Sale	Yes - Adjoining neighbours only
Staging	
10. Figures (see following page)	



1. Parcel Information for Sale to Adjacent Property Owners 5	
Address	19W Ravensdale Road RAVENSDALE 2259
Known As	
Parcel Description	Lot 23 DP 251953
2. Area	
SQM	2732m2
3. Location	
e.g. Access to town centres	Isolated parcels within larger, privately held properties.
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	Identified on plan redefining area grants.
Acquisition Details (e.g. fee simple)	Dedicated from a plan of subdivision - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Unknown.
5. Current Use	
Current Use / Potential Conflicts	Vacant land.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	RU1 Primary Production
Vegetation	Heavily vegetated. No EEC.
Water / Sewer Servicing	No.
Heritage	No.
Flooding	No.
Bushfire Prone Land	
Mine Subsidence District	
Minimum Lot Size	
Plan of Management	Nil.
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Property.
Direction of funds	TBD
9. Conclusion	
Comments	Former road reserve - isolated parcels within larger, privately held properties.
Recommend Sale	Yes - Adjoining neighbours only
Staging	
10. Figures (see following page)	



1. Parcel Information for Sale to Adjacent Property Owners 6	
Address	18W McDonagh Road WYONG 2259
Known As	
Parcel Description	Lot 112 DP 574144
2. Area	
SQM	554.3m2
3. Location	
e.g. Access to town centres	Close to Wyong River in east Wyong.
4. Acquisition Details	
S.94 Dedication	No.
Agreements over the land	No easements over land.
Acquisition Details (e.g. fee simple)	Dedicated from a plan of subdivision - Fee simple.
Acquisition Conditions	Nil.
Reason for Acquisition	Residue lot.
5. Current Use	
Current Use / Potential Conflicts	Vacant land.
Utilisation Rate	n/a
6. Constraints/Opportunities	
Zoning	E2 Environmental Conservation
Vegetation	Heavily vegetated. Riverflat Eucalypt Forest EEC.
Water / Sewer Servicing	No.
Heritage	No.
Flooding	Yes - 1% AEP
Bushfire Prone Land	Yes
Mine Subsidence District	
Minimum Lot Size	Yes
Plan of Management	Nil.
7. Financial	
Operational Expenditure	Nil
General Expenditure	General property maintenance.
Income	Nil
8. Proposed use of funds	
Asset Owner	Property.
Direction of funds	TBD
9. Conclusion	
Comments	E2 zone - No EEC. Flood prone. Awkward shape. Surrounded by privately held land. No real opportunities, except sale to adjoining landowner.
Recommend Sale	Yes - Adjoining neighbours only
Staging	
10. Figures (see following page)	

