

subject site

Information Memorandum

Childcare Development Site
Lot 31 Dundee Avenue
Wollongbar

2023



ballina
shire council

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PROPERTY DETAILS

Property Address

Part 93 Rifle Range Road, Wollongbar

Real Property Description

Lot 31 in proposed subdivision of
Lot 130 DP 1276352 and Lot 39 DP 1242246

Site Area

3162m² (approximately)

Zoning

R3 – Medium Density Residential

Boundaries

48.028 x 64.974 x 47.99 x 60.588 metres
(subject to final survey)

Building Improvements

Nil

Development Status

Approval to create 31 x residential lots, one x public reserve lot and associated works was granted by virtue of DA 2018/753 on 6 September 2019. Water, sewer, electrical and telecommunication services have

been connected to each lot. Subdivision development contributions will be paid and titles issued prior to settlement of the sale of Lot 31.

Use It or Lose It

The sale contract for Proposed Lot 31 will include a buyback option exercisable at the vendor's (Council's) discretion, enabling it to buy back the lot sold at the purchase price with no compensation payable for purchase costs (including stamp duty), professional fees, development fees, civil and construction costs. Council will reserve the right to exercise this option, if in its opinion, the purchaser has not made "substantial commencement of works" to construct a childcare facility. Please note that Proposed Lot 31 may not be used for any purpose other than a childcare facility.

Services

Water, Sewer, Electricity, NBN

Encumbrances

See draft Section 88B Instrument attached

Geotech Certificate

NDC to provide

Further Information

For further information, or to arrange an inspection, please contact:

Leanne Harding
Coordinator Property - Ballina Shire Council
02 6686 1239
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leanne.harding@ballina.nsw.gov.au

LOCATION

Ballina Shire is located on the Far North Coast of New South Wales. Population for the Shire was 45,217 as at 2020. Wollongbar is located on the Alstonville Plateau 1.5km west of Alstonville, 17km west of Ballina and 21km east of Lismore.

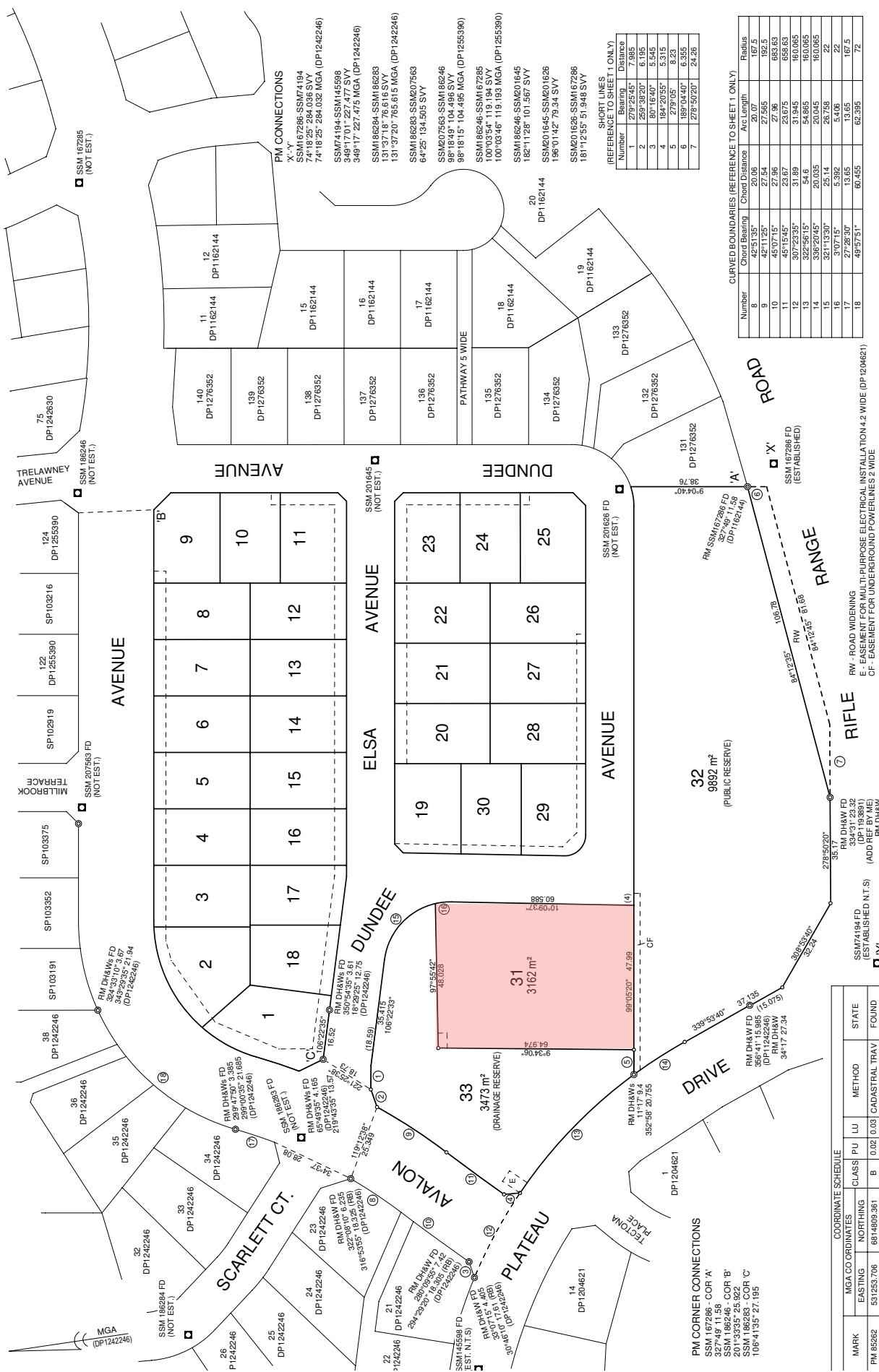
Lot 31 is located within an area known as Wollongbar Urban Expansion Area (WUEA). The WUEA comprises of approximately 600 residential lots, most of which have recently been developed, and is located on the north western edge of the village of Wollongbar.

The population of Wollongbar at the 2016 Census was 2,828.

There is currently one public school and one preschool within the Village of Wollongbar.

Other facilities in Wollongbar include the Palms Shopping Centre comprising supermarket, post office, pharmacy and other specialty shops as well as sporting facilities.





PLAN OF SUBDIVISION OF LOT 130 IN DP1276352 AND LOTS 39 AND 45 IN DP1242246

SURVEYOR
Name: JEFFREY JOHN PICKFORD
Date: 10/12/2021
References: 14062_STAGE 3 (POLICY 4)

REGISTERED
Locality: WOLLONGBAR
Reduction Ratio: 1:300
Lengths are in metres

DP

COORDINATE SCHEDULE

MARK	MGA COORDINATES	CLASS	PU	LU	METHOD	STATE
PM 85282	531253.706	B	0.02	0.03	CADASTRAL TRAV	FOUND
PM 106469	531321.915	C	N/A	N/A	FROM SCMS	PLACED
SSM 99036	532968.416	C	N/A	N/A	HAND HELD GNSS	DISTURBED
SSM 99036	532968.416	C	N/A	N/A	FROM SCMS	FOUND
SSM 99036	532968.416	C	N/A	N/A	FROM SCMS	FOUND

COMBINED SCALE FACTOR 0.999589

TOWN PLANNING

Lot 31 in proposed subdivision of Lot 130 DP 1276352 and Lot 39 DP 1242246, Dundee Avenue, Wollongbar is subject to R3 Medium Density Residential zone under the provisions of the Ballina Local Environmental Plan 2012 (BLEP 2012).

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide development that is compatible with the character and amenity of the surrounding neighbourhood.
- To encourage housing and infrastructure that supports the ageing population.
- To provide for development that meets the social and cultural needs of the community.
- To encourage development that achieves the efficient use of resources such as energy and water.

2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations.

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Extensive

agriculture; Group homes; Home industries; Kiosks; Markets; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Roads; Roadside stalls; Seniors housing; Tank-based aquaculture; Any other development not specified in item 2 or 4.

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Eco-tourist facilities; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Pond-based aquaculture; Recreation facilities (major); Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies.

SELECTION AND PERFORMANCE CRITERIA

Council as vendor, has a responsibility to the residents of Ballina Shire to ensure that a prospective purchaser has the vision, experience and financial capacity to undertake the project they propose in an expedient manner.

The sale contract for Proposed Lot 31 will include a buyback option exercisable at the vendor's (Council's) discretion, enabling it to buy back the lot sold at the purchase price with no compensation payable for purchase costs (including stamp duty), professional fees, development fees, civil and construction costs. Council will reserve the right to exercise this option, if in its opinion, the purchaser has not made "substantial commencement of works" to construct a childcare facility. Please note that Proposed Lot 31 may not be used for any purpose other than a childcare facility.

Specific details of the buyback option will be included in the sale contract as will details of what constitutes "substantial commencement of works". In general terms "substantial commencement of works" may include, but not be limited to:

- Development approval
- Construction approval
- Site works completed to permit building construction
- Floor slabs completed
- Walls and roof framing erected.

The buyback option will be exercisable upon the three-year anniversary date of settlement of the sale contract, or if not earlier if, the purchaser has failed to take reasonable steps to:

- Prepare and lodge a development application for the proposed childcare facility within three months of the settlement date of the sale contract.
- Lodge a construction certificate application for the proposed works within three months of gaining satisfactory development approval for the proposed childcare facility.

- Call tenders for construction within three months of gaining a construction certificate for the proposed childcare facility.
- Commence building construction works for the proposed childcare facility within three months of gaining construction certificate for the proposed works.

Criteria upon which Council may consider offers may include but not be limited to:

- Preference will be given to proponents who have a demonstrated track record in establishing and developing childcare centres that are innovative and provide employment and career opportunities for a broad spectrum of people in the Ballina Shire.
- Demonstrated experience and financial capacity to undertake the proposed project they propose in an expedient manner.

In submitting an interest to purchase, proponents are requested to include the following information:

1. Purchase Price

2. Special Conditions

Special conditions will be considered, however a preference will be given to parties whose conditions can be achieved in an expedient and timely manner.

3. Experience and Capacity

Evidence to illustrate and demonstrated experience and financial capacity to undertake the development concept proposed in an expedient manner.

SALE PROCESS

Proposed Lot 31 Dundee Avenue, Wollongbar is being offered for sale by negotiation.

Ballina Shire Council ("the Seller") retains the right (in their absolute discretion) to:

- Decline to consider and/or accept any offers lodged in response to this invitation.
- Negotiate directly with any party who has made an offer at any stage
- Accept or decline a non-conforming offer at any stage of the sale process
- Enter into any agreement for sale of the property on such terms as are acceptable to the seller's discretion
- Change this invitation
- Require additional information from a party who has made an offer
- Reject all or any offers at any time for any reason
- Withdraw Proposed Lot 31 from sale.

Enquiries

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