

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

20 October 2015

Agenda Item 7.4 Marketable Council Properties

Attachment 1 Report on Surplus Land for Possible Sale 308





Attachment 2 Marketable Council Properties 316

Council owns over 1200 parcels of land in the Shepparton and surrounding areas. The majority of these are reserves for public open space and drainage that are created as part of subdivisions or acquired for drainage, as in Mooroopna West Growth Corridor. The parcels below do not fall into these categories but have been identified as possible sites that may be available for sale. This list is not exhaustive.

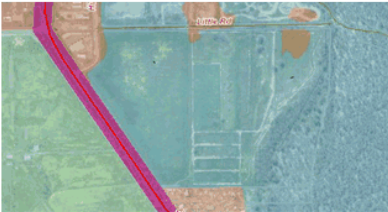




| Address | Comment | Value | |
|-----------------------------------|---|--------------|-------|
| 495 Ryan Road Merrigum | Former sheep dip site, being used for storage of road making materials etc. Cannot be used for 100 years. Probably not able to be sold | \$4,499.99 | L0210 |
| 535 Ryan road, Merrigum | Merrigum Golf Course situated in rural area - 18 holes - owned by Council and leased at peppercorn rate due to expire 2017. Could be sold leading up to expiry of lease giving the golf club 2 years notice | \$147,542.76 | L0063 |
| 111-113 Waverley Avenue, Merrigum | Historical Society, extra land behind (picture). Probably not marketable as no road access and located in UFZ. Parcels left over when compulsory acquisition by water authority for drain | \$89,611.42 | F0012 |



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| 149 Waverley Avenue Merrigum | Marked as parking may be for child care centre but does not abut the centre. Carpark is unformed, just a vacant block. 1257 sq mts. Located in UFZ. Can't do anything with it | \$21,979.98 | F0024 |  |
| 100 Morrissey Street, Merrigum | Vacant land beside hall. 1471 sq mts, residential zone - Possibility for sale | \$52,665.09 | F0037 |  |
| 510 Echuca Road, Mooroopna | Commercial site partially occupied by GV Motorcycle Club and public acquisition overlay. Whole of site 53.38ha but area not covered by Public Acquisition Overlay approx 31.42ha valued at \$660,000 in February 2015 | \$586,882.59 | L0012 |  |
| 22 Huggard Drive, Mooroopna | Part being transferred to Mooroopna Cemetery Trust (outlined in black), part retardation basin, part leased to GV four wheel drive club, lease expiring October 2015 (outlined in red) approximately 157,000 sq mts Few small parcels not included in UFZ but access is through UFZ | \$540,258.23 | L0065 |  |

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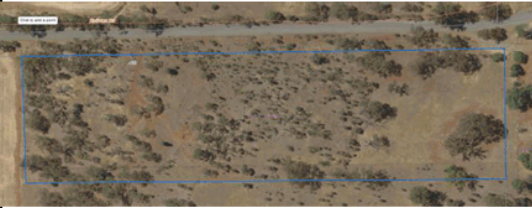



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| 26 Little Road, Mooroopna | Former sewer ponds (been identified by Sustainability as potential off set planting site. All but very small parcel is located in UFZ. Not suitable for development | \$243,304.52 | L0298 |  |
| 155 McFarlane Road, Mooroopna | Part of site leased to Gattuso family, significant sand dunes, seed bank (outlined in black). Of very little commercial use as it is UFZ, can't be developed | \$35,476.96 | L0021 |  |
| 260 Cemetery Road, Mooroopna | Bush block behind land leased to Gattuso (outlined in red on photo for 155 McFarlane road, above) Of very little commercial use as it is UFZ, can't be developed | \$152,887.19 | L0004 |  |
| 47 Toolamba Road, Mooroopna | Freehold land currently leased to Patrick Portling. Lease expires 2016. Possible sale to Patrick Portlink? | \$97,075.03 | L0290 |  |
| 25 Archer Street, Mooroopna | Heavily treed 15,000 sq mt block on Goulburn River. Freehold title. Small area on Archer Street used for park. Located in UFZ. Not suitable for development | \$36,957.36 | L0082 |  |

M15/31305





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| 2A Mill Street, Mooroopna | Gun Alley car park - not a formal carpark. Currently vacant land. Zoned industrial. | \$156,520.03 | L0002 |
| 400 Feltrim Road, Caniambo | Site was former gravel reserve - not used for many years. In farming zone. Only suitable to sell to abutting properties. 39,000 sq mts | \$77,935.14 | L0175 |
| 2070 New Dookie road, Cosgrove | 2 small blocks - 2566 m2 possibly set aside for municipal purposes in town development which did not proceed. Farming zone only suitable for sale to abutting owner | \$10,171.92 | L0030 |
| 2 small blocks of land either side of Dookie-Violet Town Road and beside Nalinga Steel | Bush block on western side. Eastern side used by Nalinga Steel for storage of steel products. Complex historic circumstances have lead to these blocks being left there. Vic Roads road through middle of what was fereehold title, leaving small blocks on either side. | Not listed in asset register | |







M15/31305

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| 420 Kellows Road, Cosgrove | Bush block. 40,000 sq mts. Only suitable for sale to abutting owners | \$80,565.56 | L0176  |
| 1-9 curtain Street, Dookie | Former tennis courts . being looked at by community for free RV camping site. May be possible to sell in the future when issues with abandoned blocks abutting courts are sorted out and sold. Could be joined together to make sellable site in the future | \$35,589.86 | F0112  |
| 286 Polan Road, Dookie | Former tip. 16ha. Not sure of whether an old tip site can be sold. Has not been used for over 30 years. Also has significant rock site | \$32,147.47 | L0214  |
| 380 Thompsons Road, Congupna | Vacant block of land 4HA. In farming zone could only be sold to abutting owners | \$136,500.00 | L0288  |

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|---------------------------------------|--|----------------|-------|--|
| 75 Wanganui Road, Shepparton | Vacant block between pound/transfer station and new sports precinct area at 55 Wanganui Road - 11.6 HA. 2/3 of site zoned industrial | \$1,735,501.87 | L0068 |  |
| 205 Wanganui Road, Shepparton | Freehold title marked as drainage reserve - part overlaid with acquisition overlay for bypass. Located in UFZ | \$261,500.08 | L0056 |  |
| Tassickers, The Boulevard, Shepparton | Freehold title, bush blocks (part of Kittles road drainage reserve)?? Contained in UFZ. Not suitable for development | \$170,829.80 | L0159 |  |
| 40 Southdown Street, Shepparton | Vacant land corner Southdown St & Ford Street, possible residential development land - 7.5 HA (has retardation basin on part) | \$1,139,999.32 | L0067 |  |

M15/31305

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|--------------------------------|--|--------------|-------|--|
| 30 Excelsior Avenue, Mooroopna | Vacant residential developable land purchased as part of compulsory acquisition. Need to retain in short term to ensure appropriate placement of easements - 3.9HA | \$497,060.00 | L0360 |  |
| 6 Jones Court Shepparton | Jones Park - Reserve in court, vacant land, needs to be mowed and maintained, investigate possibility of sale | \$65,600.00 | L0116 |  |
| 7 McLean court Shepparton | McLean Park - Reserve in court, vacant land, needs to be mowed and maintained, investigate possibility of sale | \$69,700.00 | L0134 |  |
| 4 Deane Court Shepparton | Harrington Park - Reserve in court, vacant land, needs to be mowed and maintained, investigate possibility of sale | \$80,500.00 | L0109 |  |

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| 1105 New Dookie Road Pine Lodge | Former Pine Lodge School site. Freehold land in flood overlay. Public Use zone surrounded by farm zone. 2.6 ha. Abuts Pine Lodge Rec Reserve, crown land of 5.5 ha contains shooting range. | \$39,000.00 |
| 24-26 Scoresby Avenue, Shepparton | Freehold land, 1612 sq mt block. Has house on it in which has significant white ant activity (being treated July 2015) and abutting car park. Former maternal & child health centre, Residential zone. | \$467,535.00 |



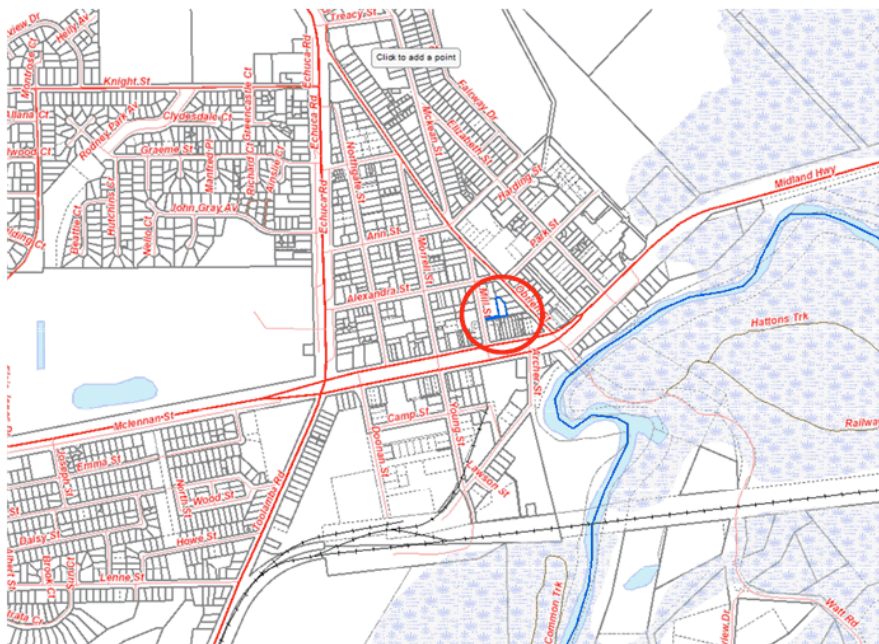
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| 5,038,411.55 |
| \$1,157,881.08 |

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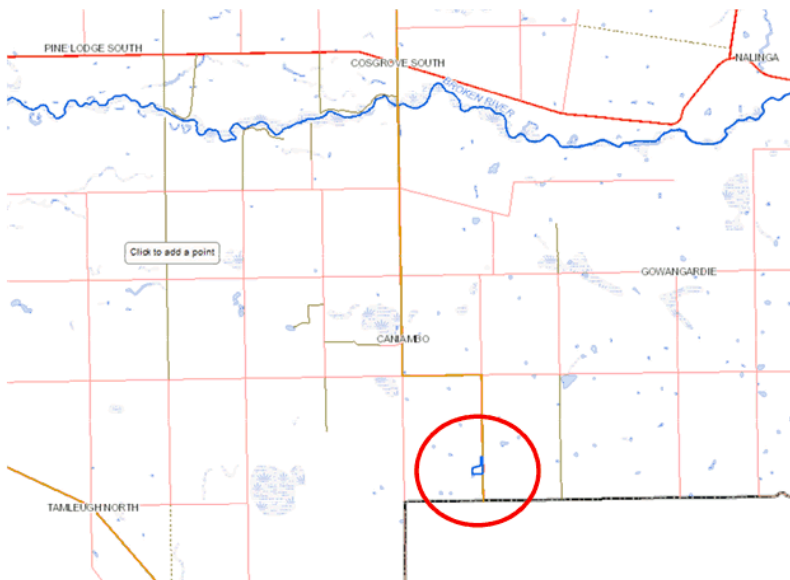
Marketable Property Report

1. 2A Mill Street Mooroopna



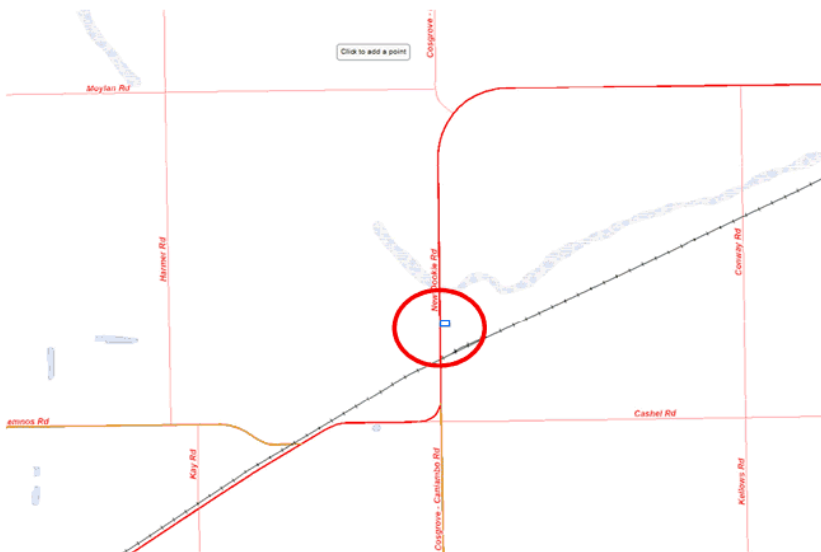
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|-------------|---|
| Status | Freehold |
| Current Use | Vacant Land known as Gun Alley car park, non formed car park used by locals for parking |
| Size | 956.3m2 |
| Zoned | Industrial |
| Value | \$156,520 |

2. 400 Feltrim Road Caniambo



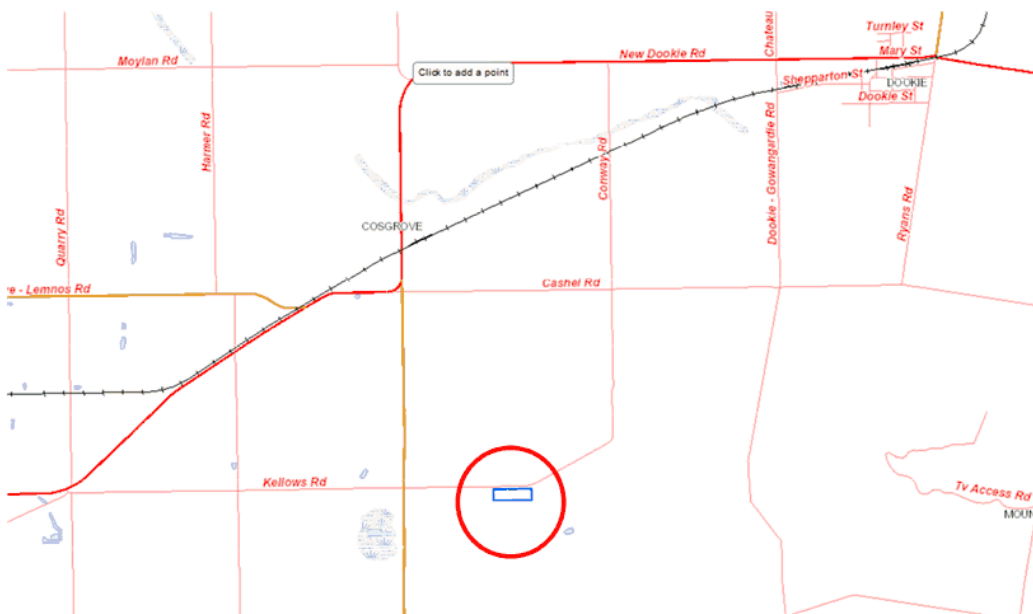
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| Status | Freehold |
| Current Use | No current use – former gravel pit – possible sale to abutting land owners |
| Size | 39,000m ² |
| Zoned | Farming |
| Value | \$77,935 |

3. 2070 New Dookie Road, Cosgrove



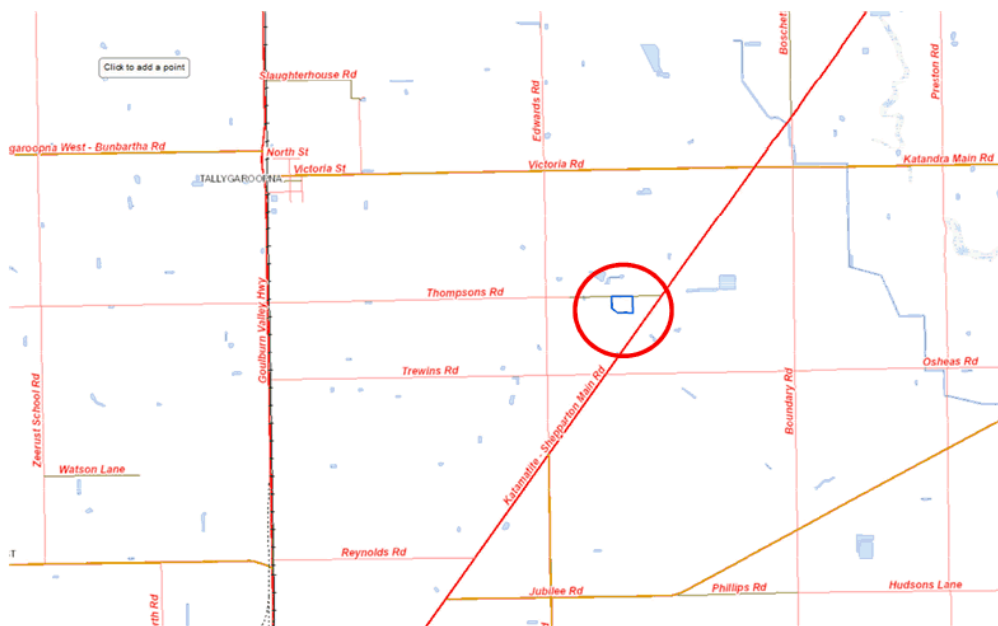
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|-------------|---|
| Status | Freehold |
| Current Use | Grazing/Cropping by abutting land owner with no formal agreement – possibly set aside for municipal purposes in town development not proceeded with |
| Size | 2 x Lots totalling 2532m2 |
| Zoned | Farming |
| Value | \$10,171 (combined) |

4. 420 Kellows Road, Cosgrove



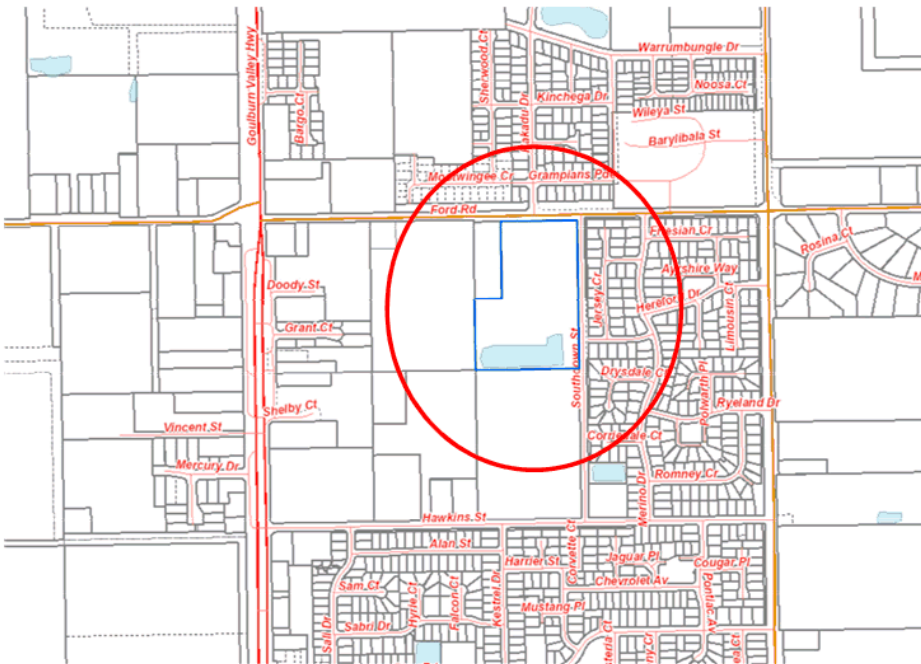
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| Status | Freehold |
| Current Use | Vacant Land suitable for sale to abutting owners |
| Size | 40,000m2 |
| Zoned | Farming |
| Value | \$80,565 |

5. 380 Thompsons Road, Congupna



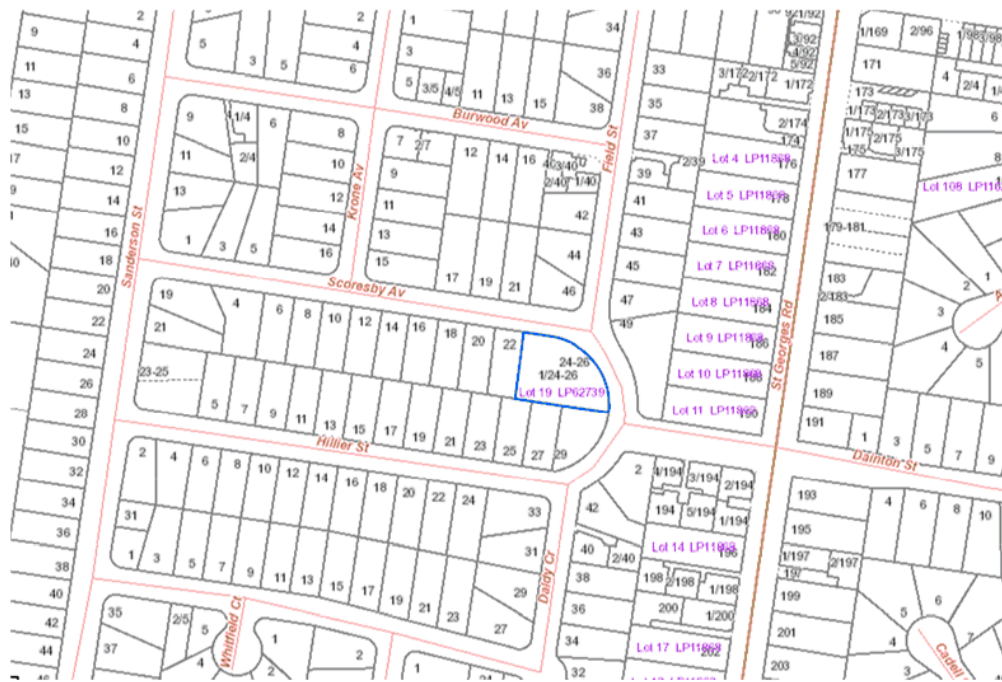
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|-------------|---|
| Status | Freehold |
| Current Use | Vacant Land suitable for sale to abutting land owners |
| Size | 39,075m2 |
| Zoned | Farming Zone |
| Value | \$136,500 |

6. 40 Southdown Street, Shepparton



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|-------------|---|
| Status | Freehold |
| Current Use | Vacant Land (part use for retardation basin) possible residential development land – rezone and get planning permit |
| Size | 7.5 hectares |
| Zoned | Industrial – residential zoning has been approved |
| Value | \$1,140,000 |

7. 24-26 Scoresby Avenue, Shepparton



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|-------------|--|
| Status | Freehold |
| Current Use | Former kindergarten and maternal & child health centre – has unoccupied house on it, significant white ant activity (being treated) and abutting car park. |
| Size | 1612 sq mt block |
| Zoned | Residential zone |
| Value | \$467,535 |
| Purchased | Not known |