

Call for expressions of interest for the purchase or long-term lease of the former Anna Bay Oval site

Corner of Jessie Road and Nelson Bay Road, Anna Bay



Submissions close:
5pm - Thursday 18 April 2019



PORT STEPHENS
COUNCIL

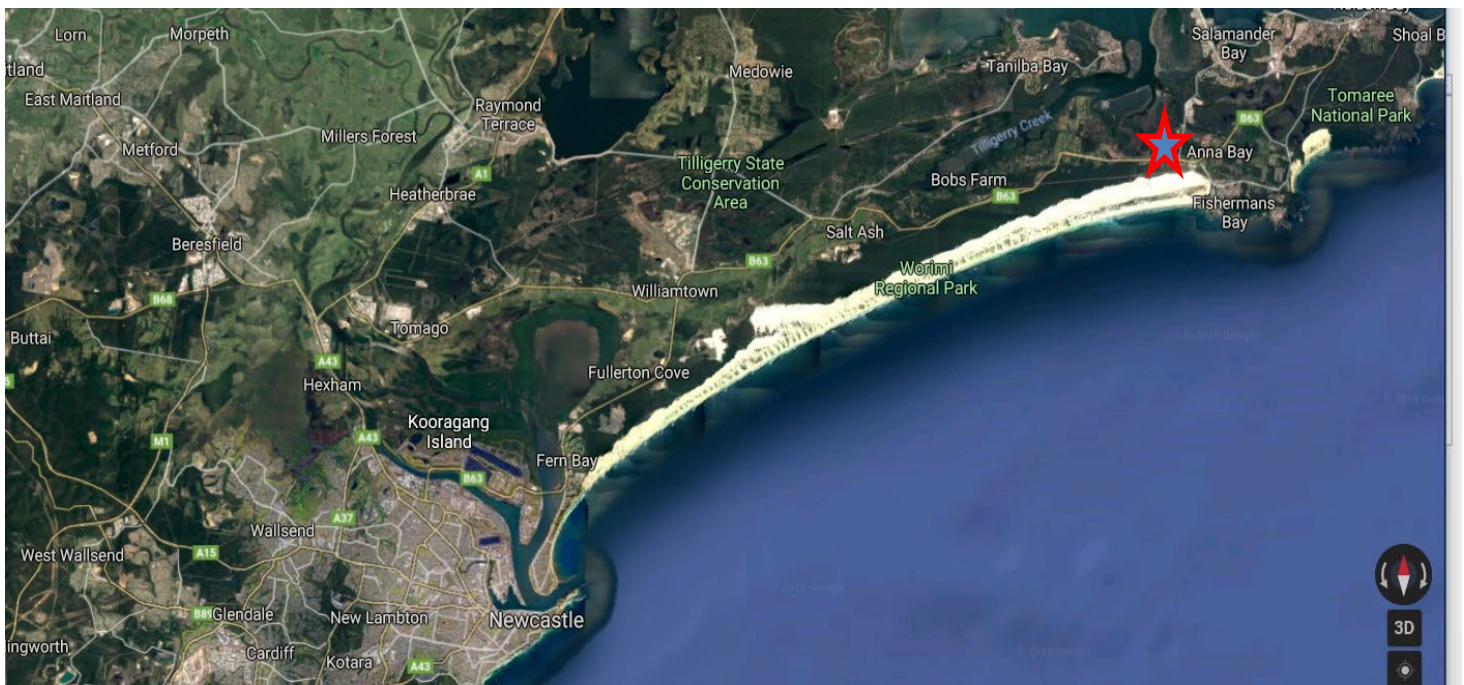
Invitation to Respondents

Purpose

Port Stephens Council (Council) invites Expressions of Interest for the purchase or long-term lease of the site as shown by red edge on the aerial images that is known as the former Anna Bay Oval site, corner of Jessie Road and Nelson Bay Road, Anna Bay.

Situated within the established Nelson Bay commercial precinct in the Port Stephens local Government area (LGA), the site offers a wide range of development opportunities. A gateway entry site to the Tomaree Peninsula and the Port Stephens area, Anna Bay and adjoining Nelson Bay, Salamander Bay and Shoal Bay are just 2 hours north of Sydney and a 55km drive from Newcastle. The site is located 20km from Newcastle Airport.

The general locality is a popular holiday location but also has a large and expanding permanent population base that requires a broad range of services and facilities.



Site particulars

The site is formally identified as Lot 10 in Deposited Plan 729986 and is 3.552Ha. The site owned by Port Stephens Council is classified as Operational Land, which permits sale, lease and development.

Zoning

Under the Port Stephens Local Environmental Plan 2013, the site is currently zoned **RE1 Public Recreation**

1 Objectives of zone:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent:

Bee keeping; Environmental facilities; Environmental protection works; Flood mitigation works; Home occupations; Roads

3 Permitted with consent:

Airstrips; Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Depots; Educational establishments; Eco-tourist facilities; Emergency services facilities; Flood mitigation works; Function centres; Helipads; Heliports; Home-based child care; Information and education facilities; Jetties; Kiosks; Markets; Mooring pens; Moorings; Neighbourhood shops; Plant nurseries; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Respite day care centres; Restaurants or cafes; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wharf or boating facilities

4 Prohibited:

Water treatment facilities; any other development not specified in item 2 or 3.

Invitation

Any interested person is invited to submit an Expression of Interest (EOI) to the Council by the deadline, 5pm, Friday 12 April 2019. Responsibility for lodgment of completed EOI documents by the deadline lies solely with the Respondent. Lodgement information is provided in this EOI document. Council is not bound to shortlist any EOI submitted.

Information

All enquiries relating to this EOI must be directed to the Property Services Section Manager, Janet Meyn by calling (02) 4988 0300 or email to property.services@portstephens.nsw.gov.au
Any verbal enquiries are to be confirmed in writing.

Inspections

The site is unfenced vacant land. Council does not require prior arrangement to inspect the Lots.

The successful Respondent(s) may be required to execute a Contract for the Sale of Land or enter into a Lease within 21 days of Council resolving to proceed with a sale or lease. Contracts will be prepared and dispatched by Council's lawyers.

Lodgement method

EOIs for site are to be lodged via the email address property.services@portstephens.nsw.gov.au before 5pm, Thursday 18 April 2019.

Terms and Conditions

Council is not bound to accept any EOI and reserves the right to negotiate. Council reserves the right to update the information in this document.

Expressions to purchase or lease must be made in dollar terms excluding GST. The contract for sale or lease will be on the basis of an agreed price plus GST.

Ownership and Council Resolution

The site owned by Port Stephens Council is classified as Operational Land, which permits sale, lease and development. Council officers are authorised to negotiate suitable terms and conditions for the transaction. Respondents are advised that these negotiations are subject to both an independent valuation of the site and Council resolving to sell or lease the site, after which contract documentation can be prepared.

Disclaimer

Whilst reasonable care has been taken in preparing this document and the EOI process, Council does not warrant that any information of any nature in relation to this EOI document or provided in relation to this EOI process is accurate or complete. Respondents need to rely on their own enquiries. Council and its officers, employees and consultants make no representation or warranty, express or implied, to any Respondent or any of its employees, agents or consultants.



Aerial view of site



Expression of Interest to Purchase



This submission is for
(please select your preference from the drop down menu)

Respondent

(Full Trading Name)

ACN:

ABN:

Contact Person:

Title:

Registered Office Address:

Principal Business Address:

Phone:

Fax:

Email:

EXPRESSION OF INTEREST

We express interest to purchase or lease the site
at a GST exclusive price of
subject to the following conditions:

We propose to develop the above property in the following manner:

**Signature of Authorised Officer of
Respondent who has delegated authority
to enter into a contract:**

Print name and title:

Date of declaration:

Signature of Witness:

Print name and title:

(Please attach further information as required.)



Contact Details

Janet Meyn
Property Services Section Manager
Port Stephens Council
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Phone: 02 4988 0300
Email: property.services@portstephens.nsw.gov.au

March 2019