

# Land Proposed for Sale

## 21 GHERINGHAP STREET, GEELONG

- The land at 21 Gheringhap Street, Geelong contains the Civic Carpark, with 503 commercial car parks and 4 retail shops.
- The land measures approximately 4062.7m<sup>2</sup> and is zoned Activity Centre 1 Zone (ACZ1).
- The retail shops front Little Malop Street and are leased commercially. This retail activity contributes to the vibrancy of Little Malop Street and complements the civic and cultural precinct.
- The building was constructed in the mid-1970s, with land acquisition and development works of \$2,602,977 including an estimated contribution of \$944,530 from a Special Rate which was levied on surrounding traders over 20 years.
- The structural integrity of the building has been examined in the 'Civic Centre Car Park – Condition Assessment Materials Investigation' Report dated November 2018. This suggests that the current building improvements have approximately 10-15 years remaining life before significant investment would be required to renew it.
- It is intended that a condition of any potential sale would ensure that the current use for commercial car parking and car park numbers to be retained for a minimum of 10 years, which would align with the practical remaining life of the building.
- While the sale of the building would reduce the commercial income from parking fees and retail leases, the City will receive the capital income from the land sale and not have the burden of renewing the building in 10 years.

## Locality Plans – 21 Gheringhap Street, Geelong





**Street View – 21 Gheringhap Street Geelong**





### 30-54 BROUGHAM STREET, GEELONG

- The land at 30-54 Brougham Street, Geelong contains the Busport Carpark with 196 commercial car parks and office space
- The land measures approximately 3,218m<sup>2</sup> and is zoned Activity Centre 1 Zone (ACZ1).
- The office space is predominately occupied by the City, however will not be required once the new Wurriki Nyal building is completed in 2022.
- The building structure is capable of supporting another two levels of car parking.
- While the sale of the building would decrease the commercial income from parking fees and potential office leases, the City will receive the capital income from the land sale and eliminate the financial burden of maintaining or operating the building.

### Locality Plans – 30-54 Brougham Street, Geelong





**Street View – 30-54 Brougham Street, Geelong**







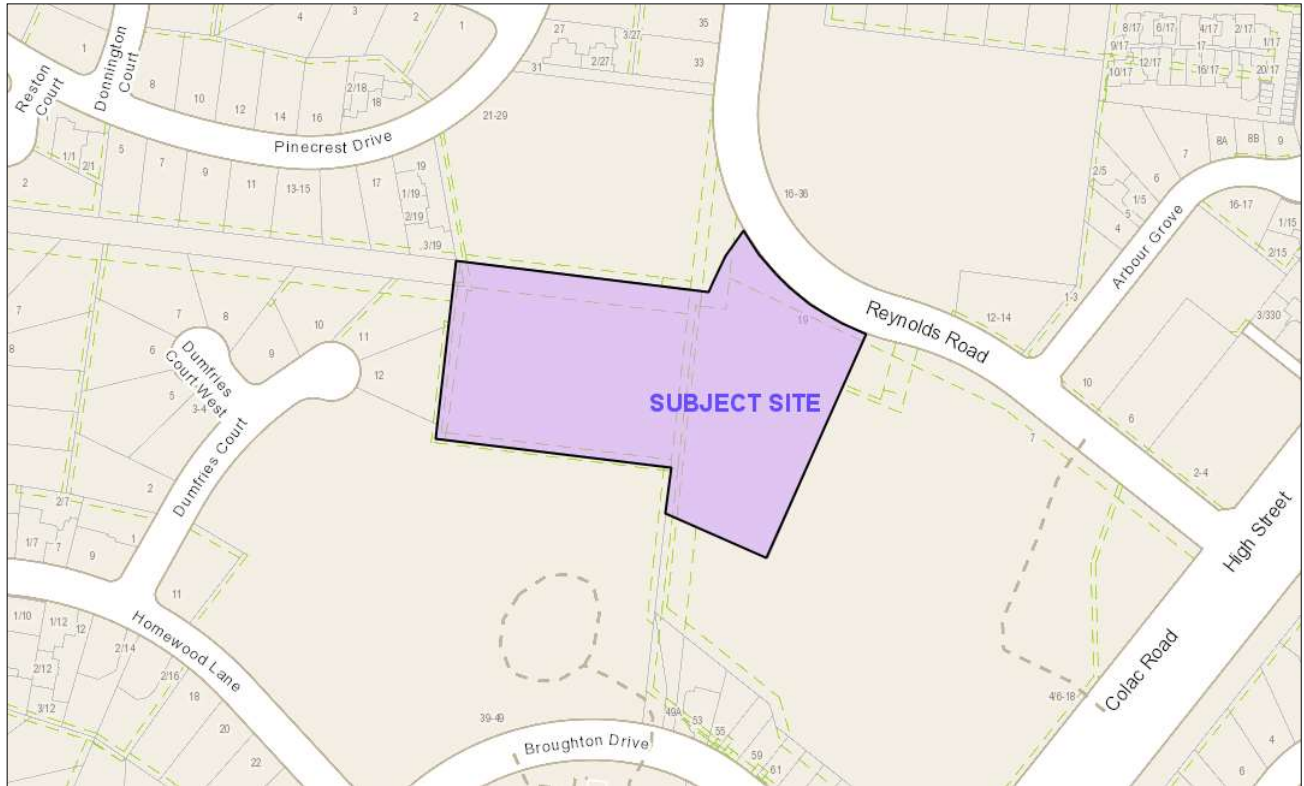
## 17 REYNOLDS ROAD, BELMONT

- The land at 17 Reynolds Road, Belmont measures 1.561Ha and is zoned Mixed Use Zone (MUZ)
- The land has a tenpin bowling centre with a commercial lease, a maternal health centre run by the City and car parking.
- There are several easements on the title for underground services including drainage, water and gas.
- If the land is sold, the City will include a condition on the sale to secure a 20-year lease for the Maternal Health Centre so the service would not be impacted.
- The sale will enable the commercial use to continue without the City being responsible for maintaining the land and buildings.
- The sale may open the opportunity for additional development.
- The site was previously the home of the Leisurink Leisure Centre before its relocation and upgrade to Pioneer Road, Wairu Ponds in 2010.

### Locality Plans – 17 Reynolds Road, Belmont







**Street View – 17 Reynolds Road, Belmont**



## 200 PRINCES HIGHWAY, CORIO

- The land at 200 Princes Hwy, Corio contains a KFC restaurant and associated car parks which have been there for over 40 years.
- The property is commercially leased until 2029 with a further 2 x 5 years options to extend the lease.
- The leased area is within Stead Park, which is a well utilised, regionally significant reserve.
- The commercial activity is inconsistent with the reserve land use; however, the fast-food restaurant is a well-located and a popular amenity for the area.
- The City intends to subdivide approximately 1,570m<sup>2</sup> from the reserve and rezone it to a Commercial 2 Zone (C2Z) to conform with the developed use. This is shown in the images as Lot 2 on the proposed plan of subdivision.
- If the land is rezoned, the City proposes to sell the C2Z land which will enable the commercial use to continue without the City being responsible for maintaining the land and buildings.
- This proposed land sale will not negatively impact the reserve as the income will support ongoing maintenance and investment in improving Stead Park and other reserves for the enjoyment of the wider community.
- The subdivision will create road reserves to align with the constructed roads, create easements over the existing drainage and discontinue an unmade road reserve.

### Locality Plans – 200 Princes Highway, Corio





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