

Proposed sale to Vietnam Veterans Keith Payne VC Hostel

The NSW Department of Industry proposes to sell Crown land at 1 Evans Road, Noraville NSW 2263. The site is occupied by Vietnam Veterans Keith Payne VC Hostel Limited under a lease.

Why is the department proposing to sell the site?

Vietnam Veterans Keith Payne VC Hostel Limited (VETS) occupies Crown land that is extensively developed for an existing aged care facility. The site is 1 Evans Road, Noraville NSW 2263 and described as Lot 583 in DP728973. It is not accessible to the public. VETS occupies the site and has exclusive possession under a lease that expires in 2029.

VETS wishes to redevelop the site to increase the number of aged care beds for the Noraville community and seeks to purchase the Crown land. Freehold title will allow VETS to access grants and private capital for the site redevelopment.

Can anyone tender to purchase this site by public competition?

VETS has exclusive possession of the site and sale is proposed by direct negotiation. In some cases, the department may approve land to be sold by direct negotiation where this complies with the *Direct Negotiations for the Sale or Lease of Crown Land* policy. A copy of the policy is available from the department's website.

When will the department make a decision?

The department has carried out extensive due diligence assessments. We are now seeking the community's views and feedback on this proposed sale. We will make a decision after a 28-day consultation period, once we have considered comments and feedback.

There is no guarantee a sale will progress once it reaches this stage.

Can the hostel change its proposal to increase bed numbers?

Yes. Any proposed increase in bed numbers will depend upon VETS' ability to finance redevelopment. Additionally, VETS may have to lodge a development application with Central Coast Council. The council may impose development consent conditions for the number of beds permissible on the site.

How is the sale price determined?

For any potential sale of Crown land to go ahead, the department must engage an independent, certified, practising valuer to determine the current market value of the land.

What happens if the department does not approve the sale?

If the department decides that a sale will not meet NSW Government objectives and/or is not in the best interests of the public, then the department will refuse the sale. Should the department refuse the sale in this instance, VETS may continue to operate on the site under their current lease.

How will the department consult the community?

The notification period for this proposed sale is 28 days commencing from midnight 29 June 2019.

You can view the notification on the department's website at industry.nsw.gov.au/lands/public/notifications

We will also publish an advertisement in the *Central Coast Express Advocate*.

The department will accept public submissions during this time. You can make a submission online, via the post or via email. We will publish the timeframes and process on the department's website at industry.nsw.gov.au/lands.

How will the department consider feedback and submissions in the decision-making process?

The department's consideration and assessment process is extensive. We will review and evaluate feedback and submissions with particular emphasis on the importance that the subject Crown land has and how it is used by the local community.

If the community raises issues that were unknown to the department, we may need to engage further with the community.

The community's views are important and will contribute to the final decision to sell or retain the Crown land. More information is available on the department's website at industry.nsw.gov.au/lands/access/purchasing-land.

How will the community find out about the decision?

After we make a decision, we will notify the public on our website at industry.nsw.gov.au/lands/public/notifications

How can we make a submission?

Community members can make a submission by visiting our public exhibition web page, industry.nsw.gov.au/lands/public/on-exhibition

You can find more information about the Community Engagement Strategy at industry.nsw.gov.au/lands