

Executive Summary**12.11 Proposed Sale of Council Land - 11R Wirilda Crescent Frankston North**

Enquiries: (Danielle Watts: Corporate and Commercial Services)

Council Plan

Level 1:

Council Performance and Leadership

Level 2:

As custodians of public assets, Council will maintain good governance and have a strategic approach to managing our assets to ensure long-term sustainability and optimal delivery of services

Purpose

To brief Council on a proposal to sell the Council land at 11R Wirilda Crescent Frankston North.

Recommendation (Director Corporate and Commercial Services)

That Council:

1. Notes the requirements of section 114(2)(a) and (b) of the Local Government Act 2020 with respect to the proposed sale of land, and Council's Community Engagement Policy;
2. Agrees in principle to the sale of the land at 11R Wirilda Crescent Frankston North, known as Lots 452 and 453 on Lodged Plan Number 85419, being Volume 8804 Folio 252 and Volume 8894 Folio 253 respectively, on the basis that the land is deemed surplus to Council requirements, for full market value;
3. Authorises and directs the Chief Executive Officer to give public notice of Council's intention to sell the land at 11R Wirilda Crescent Frankston North;
4. Directs that any submissions received in response to the public notice that are opposed to the proposal be presented to Council for its consideration at a future meeting;
5. If no submissions are received or if the only submissions received in response to the public notice support the proposal without qualification, authorises the CEO to finalise the sale of land and execute any required documentation for and on behalf of Council;
6. Authorises the net proceeds of sale be allocated to Council's Strategic Asset Reserve to offset and support future property acquisitions as resolved by Council; and
7. Notes that 11R Wirilda Crescent Frankston North is currently being utilised on a temporary basis for a community organisation displaced in October 2024 as a result of storm damage to their building, and that any sale will not proceed until those rectification works are fully completed and the community organisation has vacated the Wirilda site, anticipated to be no earlier than November 2025.

Key Points / Issues

- 11R Wirilda Crescent Frankston North (Land) is located on the southwest corner of Telopea Reserve, in a residential estate between Excelsior Drive and Peninsula Link.

12.11 Proposed Sale of Council Land - 11R Wirilda Crescent Frankston North**Executive Summary**Officer's Declaration of Interests

Council officers involved in the preparation of this report have no Conflict of Interest in this matter.

Risk Mitigation

There are limited risks in Council considering a disposal of the Land, which save for the current temporary use, has been vacant for several years.

There are financial risks in retaining the Land in the absence of any identified service delivery.

Maintenance costs often escalate for vacant properties as they become targets for undesirable behaviour such as vandalism and graffiti, as well as shelter for displaced persons. The building on the Land is now almost 50 years old. A previous Condition Audit undertaken in 2019 confirmed that asset renewal of the building between 2019-2058, was estimated to cost approximately \$900,000. These costs, combined with the location in a residential area and associated zoning, do not lend itself to retention of the Land for strategic purposes.

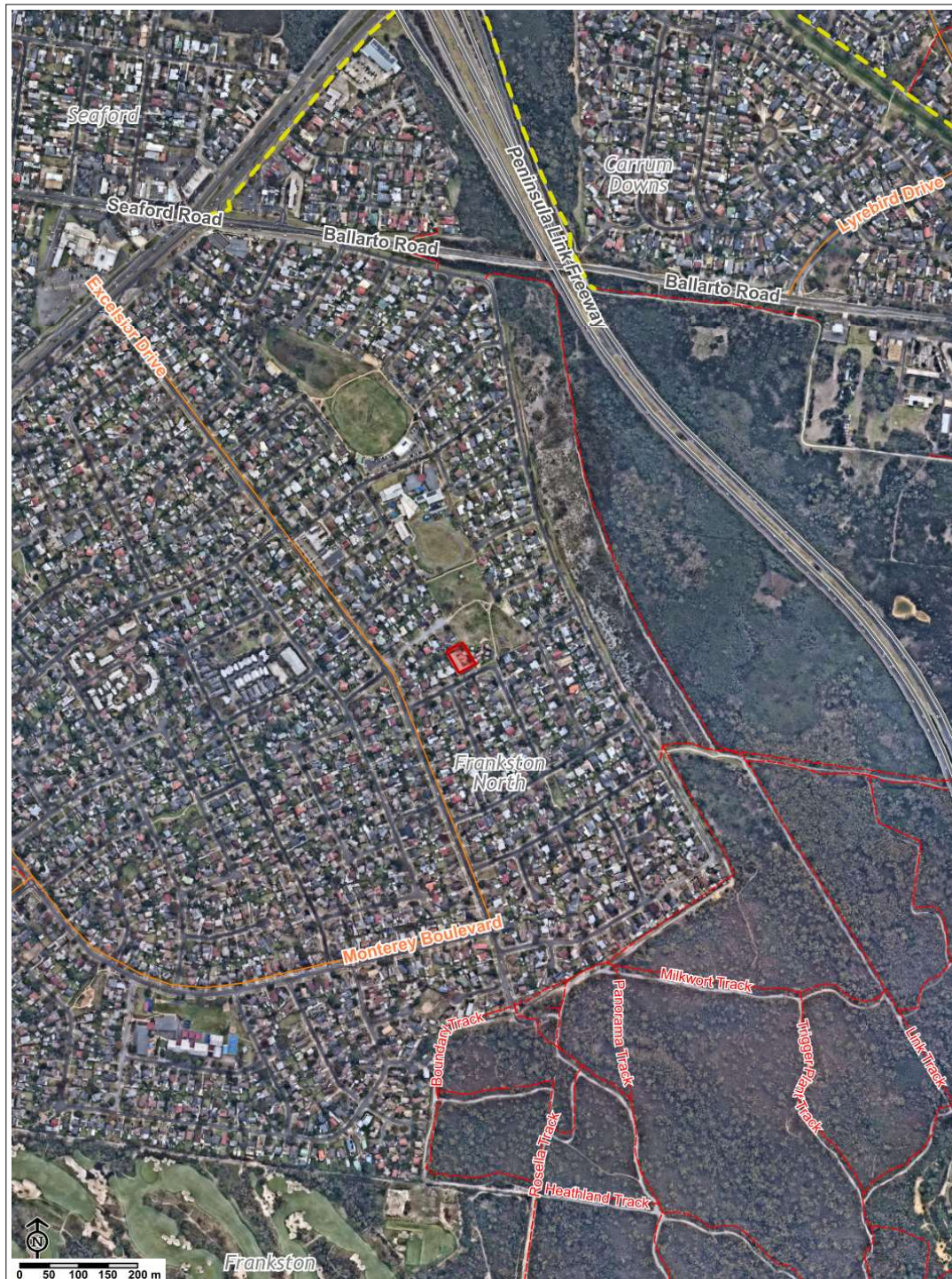
Conclusion

11R Wirilda Crescent Frankston North is considered by officers to be surplus to Council requirements, and a determination is now required as to whether Council should divest its interest.

On balance for the reasons stated in this report, officers consider a sale of the land to be appropriate and recommend proceeding to community engagement for the same.

ATTACHMENTS

- Attachment A: [↓](#) Aerial Photograph - 11R Wirilda Crescent Frankston North and surrounding area
- Attachment B: [↓](#) Aerial Photograph - 11R Wirilda Crescent Frankston North
- Attachment C: [↓](#) Land Titles and Lodged Plan - 11R Wirilda Crescent Frankston North



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11R Wirilda Crescent Frankston North and surrounding area

Frankston City Council



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11R Wirilda Crescent Frankston North

Frankston City Council



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08804 FOLIO 252

Security no : 124127303655Q

Produced 20/08/2025 10:25 AM

LAND DESCRIPTION

Lot 452 on Plan of Subdivision 085419.

PARENT TITLE Volume 08386 Folio 466

Created by instrument LP085419 28/11/1969

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

FRANKSTON CITY COUNCIL of 30 DAVEY STREET FRANKSTON VIC 3199

[AQ047266L](#) 17/07/2017

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE [LP085419](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY499082D	AMEND eCT CONTROL PARTY	Registered	12/06/2025

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: "WIRILDA KINDERGARTEN" 11 WIRILDA CRESCENT FRANKSTON NORTH VIC 3200

ADMINISTRATIVE NOTICES

NIL

eCT Control REGISTRAR OF TITLES
Effective from 12/06/2025

DOCUMENT END