

GIPA Act Contracts Register for LEASE CONTRACTS valued at \$150,000 (inc GST) or more

GIPA ACT LEASE CONTRACT No.DIR11		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Autism Spectrum Australia (ASPECT) of Building 1 Level 2, 14 Aquatic Drive, Frenchs Forest
(b)	Related entities to Contract	Nil
(c)	Commencement Date & Duration of Contract	1 October 2016 10 years with a 10 year option
(d)	Real property leased under Contract	138B Howard Street, Coffs Harbour being part of Lot 1 DP 999000
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$842,974 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contract on 1 October 2026
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 1 October 2021, 2026 and 2031
(h)	Tender process	Contract not subject to tender – expressions of interest to lease the property were called for.
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Sections 30(1)(a) and 30(1)(c) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

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GIPA ACT LEASE CONTRACT No.DIR19		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Gowing Bros Limited of Suite 21 Jones Bay Wharf 26-32 Pirrama Road, Pyrmont NSW 2009
(b)	Related entities to Contract	Garth Grundy is a Guarantor to Contractor's performance under the Contract
(c)	Commencement Date & Duration of Contract	1 January 2019 7 years 10 months and 9 days with a 40 year option
(d)	Real property leased under Contract	Airspace over road adjacent to Lot 1 DP 1235988, corner of Harbour Drive, Gordon & Vernon Streets, Coffs Harbour
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$436,623 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contract on 10 November 2026
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 10 November 2026
(h)	Tender process	Contract not subject to tender – contract was negotiated with adjacent property owner
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

GIPA Act Contracts Register for LEASE CONTRACTS valued at \$150,000 (inc GST) or more

GIPA ACT LEASE CONTRACT No.DIR24		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Coffs Harbour Airport Pty Ltd (ACN 645 574 992) in its capacity as trustee for Coffs Harbour Airport Trust of 10 Electra Lane, Maroolia QLD 4564
(b)	Related entities to Contract	Nil
(c)	Commencement Date & Duration of Contract	31 May 2021 50 years with an option to renew for a period of 49 years
(d)	Real property leased under Contract	Lot 29 DP 835497, Lot 11 DP 790102, Lot 12 DP 790102, Lot 18 DP 812274, Lot 32 DP 1009589, Lot 33 DP 1020133, Lot 1 DP 708738 Lots 1/2 DP 704273 Lots 1/2 DP 91211, Lot 41 DP 1066462, Lot 52 DP 1122476, Lot 51 DP 1122476, Lot 21 DP 812274, Lot 24 DP 812274, Lot 19 DP 812274, Lot 20 DP 812274, Lot 16 DP 793009, Lot 25 DP 812274, Lot 34 DP 1020133, Lot 26 DP 812274, Lot 37 DP 1020133, Lot 27 DP 837021, Lot 40 DP 1061556, Lot 28 DP 878066, Lot 29 DP 878066, Lot 30 DP 878066, Lot 9 DP 790102, Lot 6 DP 790102, Lot 3 DP 790102, Lot 1 DP 747942, Lot 4 DP 790102, Lot 2 DP 747942, Lot 7 DP 790102, Lot 8 DP 790102, Lot 13 DP 790102, Lot 5 DP 790102, Lot 10 DP 790102, Lots 55/56 DP 1228109, Lot 53 DP 1199012, Lot 58 DP 1255817
(e)	Estimated amount payable under the Contract	Total estimated Lease Premiums payable to Council over contract period: \$42.5 million
(f)	Variation provisions in Contract	Lessee might not take up option to renew contract on 31 May 2071
(g)	Renegotiation provisions in Contract	Nil
(h)	Tender process	Lease was offered to the market via Registration of Interest, Non-Binding Bids (Expression of Interest) and Binding Bids (Select Tender)
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
<p>The application of Section 30(2)(a) to (h) have been considered and the following are applicable to this contract:</p> <p>(b) Commercial in Confidence</p> <p>(f) Commercial in Confidence</p> <p>All other clauses of Section 30(2) are not applicable to this contract.</p>		
Section 31 – Register to include copy of class 3 contract		
<p>This agreement is a class 3 contract within the meaning of Section 31 of the Government Information (Public Access) Act 2009.</p> <p>A copy of this Class 3 Contract can be found at https://www.coffsharbour.nsw.gov.au/files/sharedassets/public/your-council/about-council/access-to-information/airport-lease-coffs-harbour-airport.pdf</p>		

GIPA Act Contracts Register for LEASE CONTRACTS valued at \$150,000 (inc GST) or more

GIPA ACT LEASE CONTRACT No.DIR25		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Gowing Bros Limited of Suite 21 Jones Bay Wharf 26-32 Pirrama Road, Pyrmont NSW 2009
(b)	Related entities to Contract	Garth Grundy is a Guarantor to Contractor's performance under the Contract
(c)	Commencement Date & Duration of Contract	3 April 2013 13 years 7 months and 5 days with a 40 year option
(d)	Real property leased under Contract	Airspace over road adjacent to Lot 1 DP 1235988, 35-61 Harbour Drive, Coffs Harbour
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$436,623 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contract on 10 November 2026
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 10 November 2026
(h)	Tender process	Contract not subject to tender – contract was negotiated with adjacent property owner
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

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GIPA ACT LEASE CONTRACT No.DIR26		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	North Coast Football Inc, Conference 3 The Hub 2, Stadium Dr, Coffs Harbour, NSW 2450
(b)	Related entities to Contract	Nil
(c)	Commencement Date & Duration of Contract	1 January 2023 3 years with a 3 year option
(d)	Real property leased under Contract	Conference 3 The Hub 2 & storage cage per licence agreement annexed to lease
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$198,000 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contract on 31 December 2025
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent after 3 years (CPI adjusted annually)
(h)	Tender process	Contract not subject to tender process
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

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GIPA ACT LEASE CONTRACT No.DIR27		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Oxley Insurance Brokers Pty Ltd, 1/145 Horton St, Port Macquarie, NSW 2444
(b)	Related entities to Contract	Nil
(c)	Commencement Date & Duration of Contract	10 February 2020 6 years with a 1 year option
(d)	Real property leased under Contract	Former Visitors Information Centre, 1-3 Elizabeth St, Coffs Harbour, NSW 2450 (Urara Park)
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$332,934 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contract on 10 February 2026
(g)	Renegotiation provisions in Contract	Rental is to be adjusted by 3% annually on the commencement anniversary
(h)	Tender process	Contract not subject to tender process
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

GIPA Act Contracts Register for LEASE CONTRACTS valued at \$150,000 (inc GST) or more

GIPA ACT LEASE CONTRACT No.DIR28		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Tony Barker Pty Ltd, C/- The Edge Real Estate, 3/29-33 Orlando St, Coffs Harbour NSW 2450
(b)	Related entities to Contract	Nil
(c)	Commencement Date & Duration of Contract	14 April 2023 2 years with 2 x 1 year options.
(d)	Real property leased under Contract	21 Lawson Cres, Coffs Harbour being Lot 44 DP 243542
(e)	Estimated amount payable under the Contract	Total estimated rent payable by City over contract period: \$410,871 including GST
(f)	Variation provisions in Contract	Council might not take up the option to renew on 14 April 2025 or 14 April 2026
(g)	Renegotiation provisions in Contract	Rental is to be adjusted by the greater of CPI or 4% annually on the commencement anniversary
(h)	Tender process	Contract not subject to tender process
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

GIPA Act Contracts Register for LEASE CONTRACTS valued at \$150,000 (inc GST) or more

GIPA ACT LEASE CONTRACT No.DIR29		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	North Aspect Pty Ltd, C/- Chau & Hennessy, 14 Edgar St, Coffs Harbour NSW 2450
(b)	Related entities to Contract	Nil
(c)	Commencement Date & Duration of Contract	30 November 2023 2 years with a 1 year option
(d)	Real property licensed under Contract	2/13A Lawson Crescent, Coffs Harbour being Lot 2 SP 79569
(e)	Estimated amount payable under the Contract	Total estimated rent payable by Council over contract period: \$200,116 including GST
(f)	Variation provisions in Contract	Council might not take up the option to renew on 30 November 2025
(g)	Renegotiation provisions in Contract	Rental is to be adjusted by the greater of CPI or 5% annually on the commencement anniversary
(h)	Tender process	Contract not subject to tender process
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

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GIPA ACT LEASE CONTRACT No.DIR30		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Happy Harbourside Pty Ltd of 16 Park Avenue, Coffs Harbour NSW 2450
(b)	Related entities to Contract	Kim Towner is Guarantor to Contractor's performance under the Contract
(c)	Commencement Date & Duration of Contract	1 July 2024 5 years
(d)	Real property licensed under Contract	Market at Coffs Harbour Jetty Foreshores being part of Lot 3 DP 1285051
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$219,527 including GST
(f)	Variation provisions in Contract	Contractor may terminate agreement at any time with one months' prior notice. Sub-Licence subject to Crown Land Head Licences RI 593243 & RN 610544.
(g)	Renegotiation provisions in Contract	Nil
(h)	Tender process	Sub-Licence was offered to the market via call for expressions of interest (EOI-CON00458) issued 24/04/2024. Submissions were considered based upon mandatory criteria of capability and capacity; product/service offering; price and insurances.
(i)	Operational or maintenance service payments to Contractor	Nil

GIPA Act Contracts Register for LEASE CONTRACTS valued at \$150,000 (inc GST) or more

GIPA ACT LEASE CONTRACT No.DIR31		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Kirby Jael Burton trading as Daze Coffee of 33 Watsonia Avenue, Coffs Harbour NSW 2450 assigned to 44Ghatti Pty Ltd trading as Daze Coffee of 10/2 Oceanview Avenue, Vaucluse NSW 2030
(b)	Related entities to Contract	Nil
(c)	Commencement Date & Duration of Contract	2 August 2024 5 years with a 5 year option
(d)	Real property leased under Contract	Jetty Foreshore Community Building Kiosk being part of Lot 4 DP 1285051
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$315,256.68 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contract on 2 August 2029.
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 2 August 2029
(h)	Tender process	Contract not subject to tender – expressions of interest to lease the property were called for.
(i)	Operational or maintenance service payments to Contractor	Nil
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The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

GIPA Act Contracts Register for LEASE CONTRACTS valued at \$150,000 (inc GST) or more

GIPA ACT LEASE CONTRACT No.DIR32		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Peach and Wolf Bakery Pty Ltd trading as Peach and Wolf Bakery of 29/87 Ocean Parade, Coffs Harbour NSW 2450
(b)	Related entities to Contract	Nil
(c)	Commencement Date & Duration of Contract	1 November 2024 3 years with a 2 year option
(d)	Real property leased under Contract	Yarrila Place Café, Ground Floor Yarrila Place being part of Lot 10 DP 1103727
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$155,778.70 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contract on 1 November 2027.
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 1 November 2027
(h)	Tender process	Contract not subject to tender.
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

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GIPA ACT LEASE CONTRACT No.DIR33		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Hub Group Cafe Pty Ltd trading as Hub Group C/- MJA Business Solutions 2/24 Edgar Street, Coffs Harbour NSW 2450
(b)	Related entities to Contract	Nil
(c)	Commencement Date & Duration of Contract	29 November 2024 3 years
(d)	Real property leased under Contract	The Jetty Kiosk Jetty Foreshores being part of Lot 3 DP 1285051
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$185,454.00 including GST
(f)	Variation provisions in Contract	Nil
(g)	Renegotiation provisions in Contract	Nil
(h)	Tender process	Lease was offered to the market via request for quotation (RFQ-CON00525) issued 02/10/2024. Submissions were considered based upon mandatory criteria of capability and capacity; product/service offering; price and insurances.
(i)	Operational or maintenance service payments to Contractor	Nil

GIPA Act Contracts Register for LEASE CONTRACTS valued at \$150,000 (inc GST) or more

GIPA ACT LEASE CONTRACT No.DIR34		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	AFL (NSW/ACT) Commission Limited of Level 1, 220 Bent Street, Moore Park NSW 2021
(b)	Related entities to Contract	Nil
(c)	Commencement Date & Duration of Contract	17 April 2023 3 years with a 3 year option
(d)	Real property leased under Contract	Office 3 & 4, The Hub, Coffs Harbour Leisure Park, Stadium Drive, Coffs Harbour NSW 2450 being Part Lot 1 DP 1269786
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$156,535.52 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contract on 17 April 2026
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 17 April 2026
(h)	Tender process	Contract not subject to tender
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

GIPA Act Contracts Register for LEASE CONTRACTS valued at \$150,000 (inc GST) or more

GIPA ACT LEASE CONTRACT No.DIR35		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Handybin Waste Services (Coffs Harbour) Pty Ltd of 25 Englands Road, North Boambee Valley NSW 2450
(b)	Related entities to Contract	Nil
(c)	Commencement Date & Duration of Contract	4 June 2018 8 years 9 months and 3 days with a 2 year option
(d)	Real property leased under Contract	25 Englands Road, North Boambee Valley being Lot 1 DP 1088982
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$1,497,794.84 including GST
(f)	Variation provisions in Contract	Contract might not renew contract on 8 March 2027
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 8 March 2027
(h)	Tender process	Contract included in Tender RFT-358-TO
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

GIPA Act Contracts Register for LEASE CONTRACTS valued at \$150,000 (inc GST) or more

GIPA ACT LEASE CONTRACT No.DIR36		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Nyroy Pty Ltd of PO Box 804, Newcastle NSW 2300
(b)	Related entities to Contract	Nil
(c)	Commencement Date & Duration of Contract	15 March 2025 3 years with 1 x 2 year option.
(d)	Real property leased under Contract	15/41 Industrial Drive, Coffs Harbour being Lot 15 SP 100922
(e)	Estimated amount payable under the Contract	Total estimated rent payable by City over contract period: \$540,087.77 including GST
(f)	Variation provisions in Contract	Council might not take up the option to renew on 15 March 2028
(g)	Renegotiation provisions in Contract	Rental is to be adjusted by the greater of CPI or 3% annually on the commencement anniversary
(h)	Tender process	Contract not subject to tender process
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		