

## Catherine Wiltshire

---

**From:** Dan Gordon  
**Sent:** Wednesday, 14 September 2022 2:56 PM  
**To:** Greg Incoll  
**Subject:** RE: Bangaroo St, Seaforth  
**Attachments:** Northern Beaches Council Bangaroo Report 9.9.2022.DOCX

Hi Greg,

Thanks for sending through the revised report.

Some further changes to the calculations in the appendix were required as well as sections of the report referencing the calculations, please see changes in the attached. [REDACTED]

Justification / evidence in support of assumptions would be appreciated and I think is reasonable to expect. Can you please issue an additional appendix focusing on supporting the cost assumptions.

In the meantime, can you please confirm you are comfortable with the changes in the body of the report and to the calculations in the appendix and I will use this version as the final report, to be supplemented by the additional appendix supporting cost assumptions to come later.

Thanks,  
Dan

**Dan Gordon**  
Team Leader, Property

Property Commercial & Tourist Assets  
t m 0468 544 109  
dan.gordon@northernbeaches.nsw.gov.au  
northernbeaches.nsw.gov.au



---

**From:** Greg Incoll [REDACTED]  
**Sent:** Sunday, 11 September 2022 12:27 PM  
**To:** Dan Gordon <Dan.Gordon@northernbeaches.nsw.gov.au>  
**Subject:** Re: Bangaroo St, Seaforth

Hi Dan

I've attached an updated report in Word and .pdf formats.

If needed, I can do a separate appendix on the supporting evidence – but this is a bit outside the brief for a ‘brief desktop study’.

Let me know if you need anything further.

Cheers

Greg

Greg Incoll  
Managing Director  
Sagent Pty Ltd

---

**From:** Dan Gordon <[Dan.Gordon@northernbeaches.nsw.gov.au](mailto:Dan.Gordon@northernbeaches.nsw.gov.au)>

**Date:** Friday, 9 September 2022 at 16:40

**To:** Greg Incoll <>

**Subject:** RE: Bangaroo St, Seaforth

Hi Greg,

Thanks for the updated report.

I still have a few questions around the updated residual value calculation.

We will also need further detail and support around the cost assumptions made.

Finally, I have included some further edits/comments for consideration in the final version of the report, please see attached word document. Can you please confirm you are comfortable with these edits , and if so, reissue the report to reflect them.

Happy to discuss any of the above over the phone if need be.

Thanks,

Dan

**Dan Gordon**  
Team Leader, Property

Property Commercial & Tourist Assets  
t m 0468 544 109  
dan.gordon@northernbeaches.nsw.gov.au  
northernbeaches.nsw.gov.au



---

**From:** Greg Incoll <[REDACTED]>  
**Sent:** Thursday, 8 September 2022 9:41 PM  
**To:** Dan Gordon <[Dan.Gordon@northernbeaches.nsw.gov.au](mailto:Dan.Gordon@northernbeaches.nsw.gov.au)>  
**Subject:** Re: Bangaroo St, Seaforth

Hi Dan

Updated report attached – I am available in the morning if you'd like to discuss it.  
Regards  
Greg

Greg Incoll  
Managing Director  
Sagent Pty Ltd  
[REDACTED]

---

**From:** Dan Gordon <[Dan.Gordon@northernbeaches.nsw.gov.au](mailto:Dan.Gordon@northernbeaches.nsw.gov.au)>  
**Date:** Wednesday, 7 September 2022 at 18:00  
**To:** Greg Incoll [REDACTED]  
**Subject:** RE: Bangaroo St, Seaforth

Hi Greg,

Further to our phone conversation, I was hoping you could clarify [REDACTED]  
[REDACTED]

As I mentioned, I have some additional points/feedback on the draft report, please see below:

- [REDACTED]
- | [REDACTED]
- | [REDACTED]
- | [REDACTED]
- | [REDACTED]

• [REDACTED]

Unfortunately we are on a tight deadline to report back to an external committee and will need an updated report back by 10am on Friday morning.

Please give me a call if you have any questions or this is likely to be a problem.

Thanks,  
Dan

**Dan Gordon**  
Team Leader, Property

Property Commercial & Tourist Assets  
t m 0468 544 109  
dan.gordon@northernbeaches.nsw.gov.au  
northernbeaches.nsw.gov.au



---

**From:** Greg Incoll [REDACTED]  
**Sent:** Sunday, 4 September 2022 10:28 PM  
**To:** Dan Gordon <[Dan.Gordon@northernbeaches.nsw.gov.au](mailto:Dan.Gordon@northernbeaches.nsw.gov.au)>  
**Subject:** Re: Bangaroo St, Seaforth

Hi Dan  
Final draft attached – please let me know any comments or suggested changes  
Cheers  
Greg

Greg Incoll  
Managing Director  
Sagent Pty Ltd  
[REDACTED]

---

**From:** Dan Gordon <[Dan.Gordon@northernbeaches.nsw.gov.au](mailto:Dan.Gordon@northernbeaches.nsw.gov.au)>  
**Date:** Wednesday, 31 August 2022 at 11:45  
**To:** Greg Incoll [REDACTED]  
**Subject:** RE: Bangaroo St, Seaforth

Thanks Greg, the report format looks good to me.

Can you please make sure the residual value calcs and inputs are included (this can be in an appendix if necessary)?

Thanks,  
Dan

**Dan Gordon**  
Team Leader, Property

Property Commercial & Tourist Assets  
t m 0468 544 109  
dan.gordon@northernbeaches.nsw.gov.au  
northernbeaches.nsw.gov.au



---

**From:** Greg Incoll [REDACTED]  
**Sent:** Wednesday, 31 August 2022 11:38 AM  
**To:** Dan Gordon <[Dan.Gordon@northernbeaches.nsw.gov.au](mailto:Dan.Gordon@northernbeaches.nsw.gov.au)>  
**Subject:** Re: Bangaroo St, Seaforth

Dan  
This is the layout of the report so far, I hope to populate it further this evening and then issue the draft to you  
cheers

Greg Incoll  
Managing Director  
Sagent Pty Ltd  
[REDACTED]

---

**From:** Dan Gordon <[Dan.Gordon@northernbeaches.nsw.gov.au](mailto:Dan.Gordon@northernbeaches.nsw.gov.au)>  
**Date:** Wednesday, 31 August 2022 at 08:59  
**To:** Greg Incoll [REDACTED]  
**Subject:** RE: Bangaroo St, Seaforth

Thanks for the update Greg

**Dan Gordon**  
Team Leader, Property

Property Commercial & Tourist Assets  
t m 0468 544 109  
dan.gordon@northernbeaches.nsw.gov.au  
northernbeaches.nsw.gov.au



---

**From:** Greg Incoll [REDACTED]  
**Sent:** Tuesday, 30 August 2022 8:21 PM  
**To:** Dan Gordon <[Dan.Gordon@northernbeaches.nsw.gov.au](mailto:Dan.Gordon@northernbeaches.nsw.gov.au)>  
**Subject:** Re: Bangaroo St, Seaforth

Hi Dan  
Hoping to finish tomorrow so will send through.  
Cheers  
Greg

Greg Incoll  
Managing Director  
Sagent Pty Ltd  
[REDACTED]

---

**From:** Dan Gordon <[Dan.Gordon@northernbeaches.nsw.gov.au](mailto:Dan.Gordon@northernbeaches.nsw.gov.au)>  
**Date:** Tuesday, 30 August 2022 at 10:00  
**To:** Greg Incoll [REDACTED]  
**Subject:** RE: Bangaroo St, Seaforth

Hi Greg,

Really sorry to hear that.

I completely understand let me know how much time you need.

Thanks,  
Dan

**Dan Gordon**  
Team Leader, Property

Property Commercial & Tourist Assets  
t m 0468 544 109  
[dan.gordon@northernbeaches.nsw.gov.au](mailto:dan.gordon@northernbeaches.nsw.gov.au)  
[northernbeaches.nsw.gov.au](http://northernbeaches.nsw.gov.au)



---

**From:** Greg Incoll [REDACTED]  
**Sent:** Monday, 29 August 2022 12:25 PM  
**To:** Dan Gordon <[Dan.Gordon@northernbeaches.nsw.gov.au](mailto:Dan.Gordon@northernbeaches.nsw.gov.au)>  
**Subject:** Re: Bangaroo St, Seaforth

Thanks Dan

Just to let you know – [REDACTED] so will finish it tomorrow. Apologies

Greg

Greg Incoll  
Managing Director  
Sagent Pty Ltd  
[REDACTED]

**From:** Dan Gordon <[Dan.Gordon@northernbeaches.nsw.gov.au](mailto:Dan.Gordon@northernbeaches.nsw.gov.au)>

**Date:** Friday, 26 August 2022 at 13:39

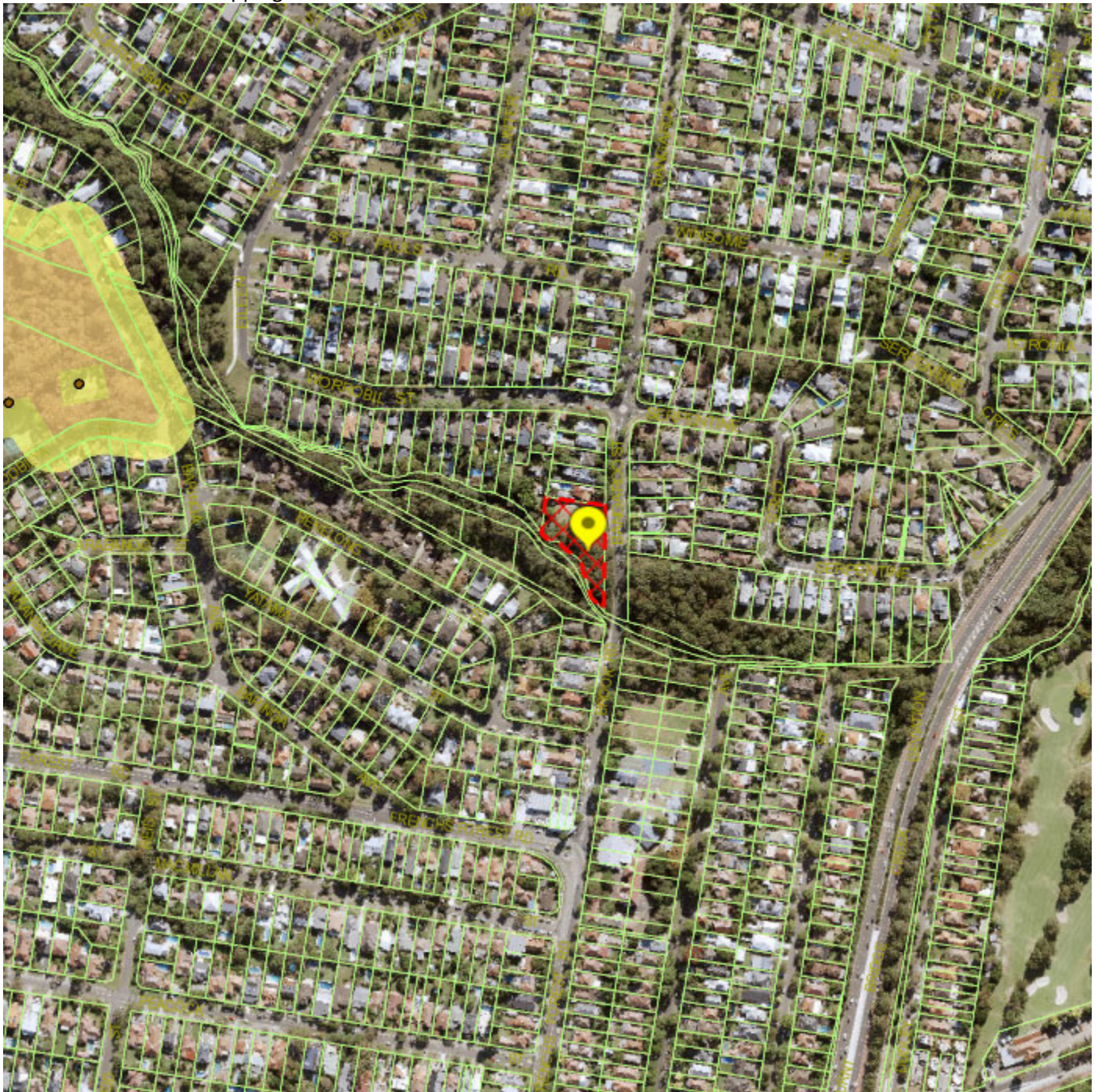
**To:** Greg Incoll <[REDACTED]>

**Subject:** Bangaroo St, Seaforth

Hi Greg,

Confirming that the DA is valid until June next year, it was extended for 2 years from its original expiry date.

Regarding bushfire, there has been no further study done as the site is not considered to be fire prone, see excerpt below from NBC Fire mapping.



Regarding stormwater, I understand there will be overland flow that will need to be dealt with to further capitalise on the site. Your report would ideally consider this cost in calculating the residual value. More detail can be found here:

Please let me know if you have any further questions.

Thanks,  
Dan

**Dan Gordon**  
Team Leader, Property

Property Commercial & Tourist Assets  
t m 0468 544 109  
dan.gordon@northernbeaches.nsw.gov.au  
northernbeaches.nsw.gov.au



Northern Beaches Council

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. [Northern Beaches Council](#)

Northern Beaches Council

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. [Northern Beaches Council](#)

Northern Beaches Council

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. [Northern Beaches Council](#)

Northern Beaches Council



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. [Northern Beaches Council](#)

Northern Beaches Council

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. [Northern Beaches Council](#)

Northern Beaches Council

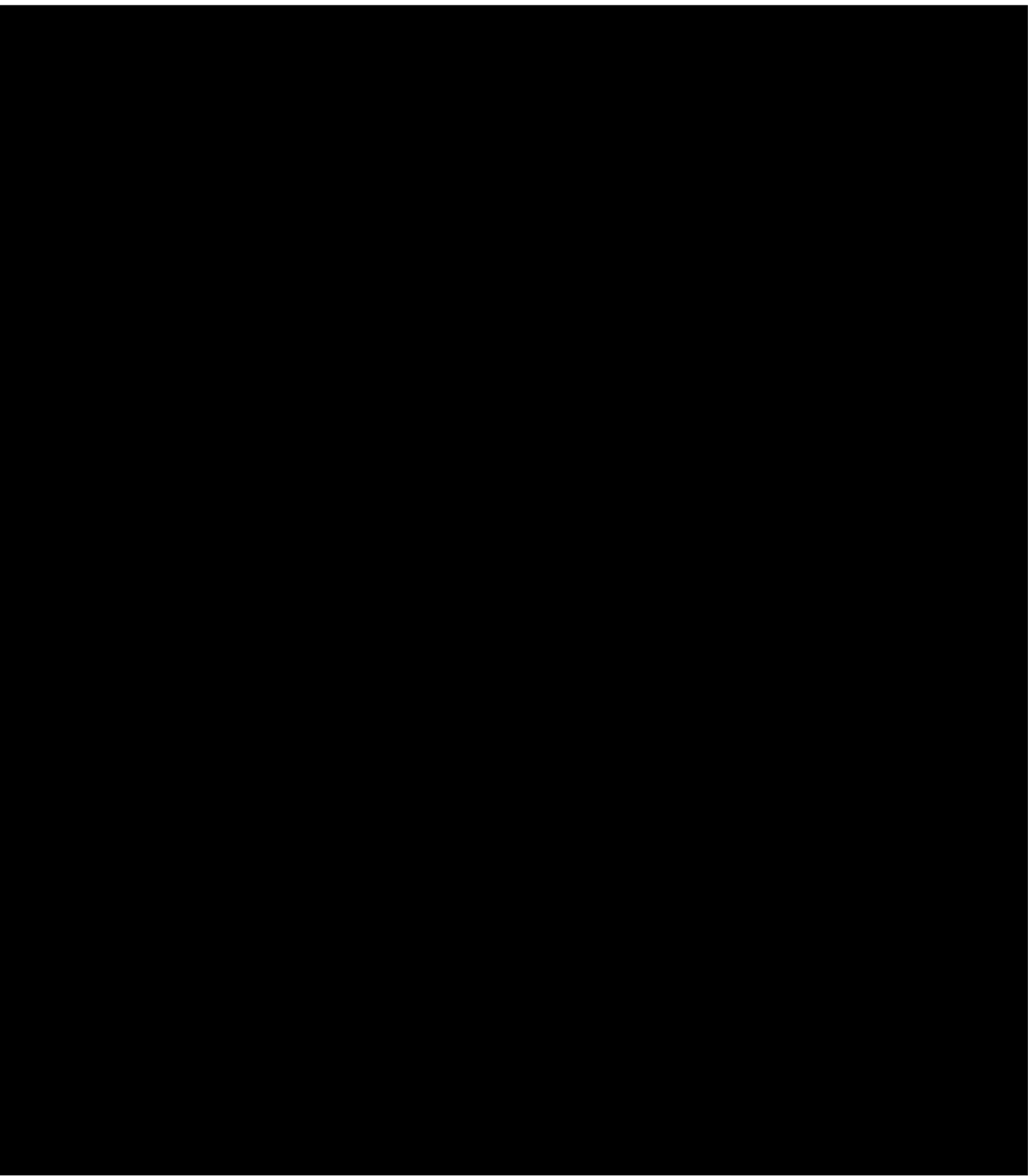
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. [Northern Beaches Council](#)

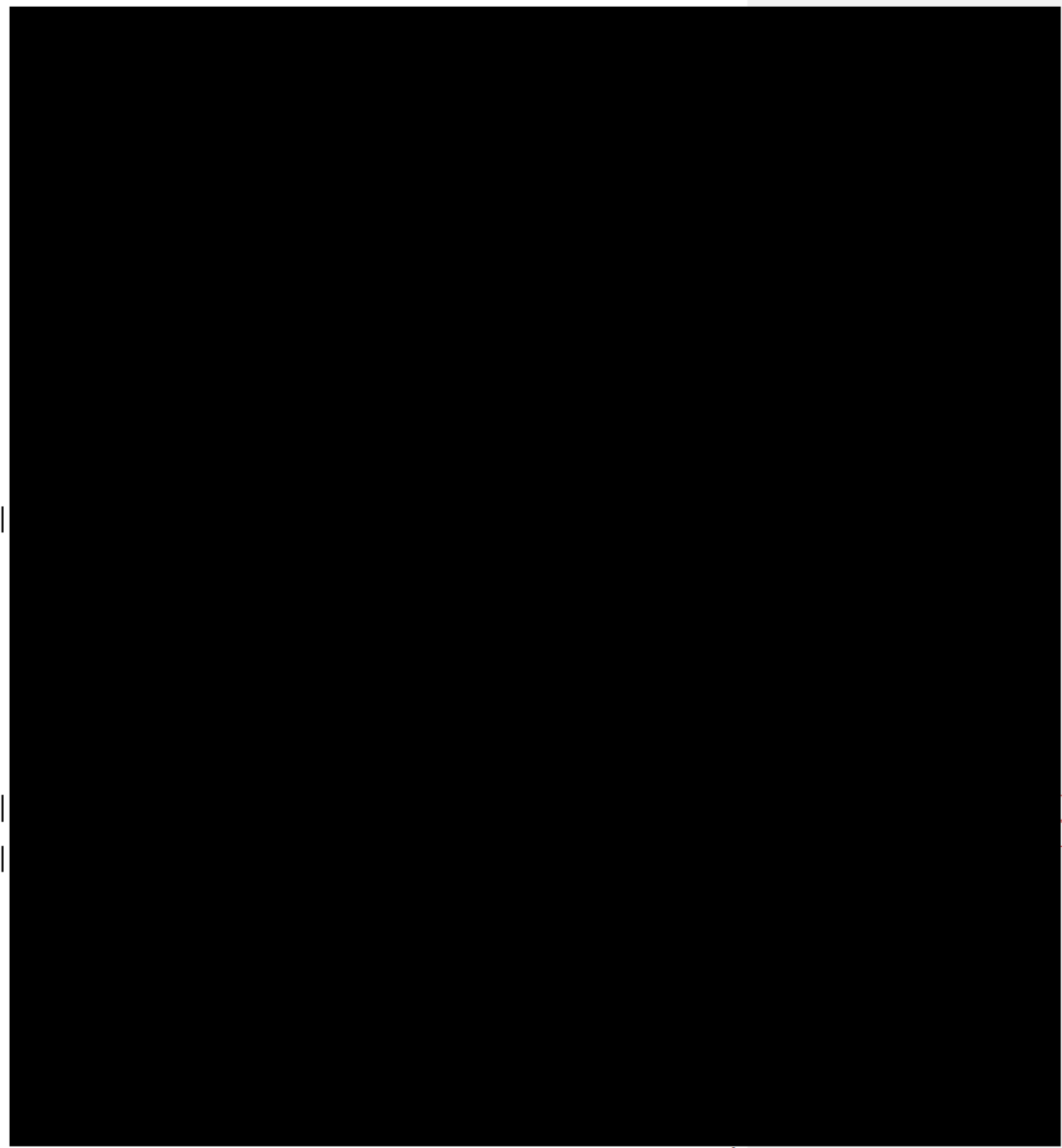
**Desktop Feasibility Study – potential uses for land – Lot 1  
DP 130467, Lot 2 DP 873792 Bangaroo St., North Balgowlah**

**for**

**Northern Beaches Council**

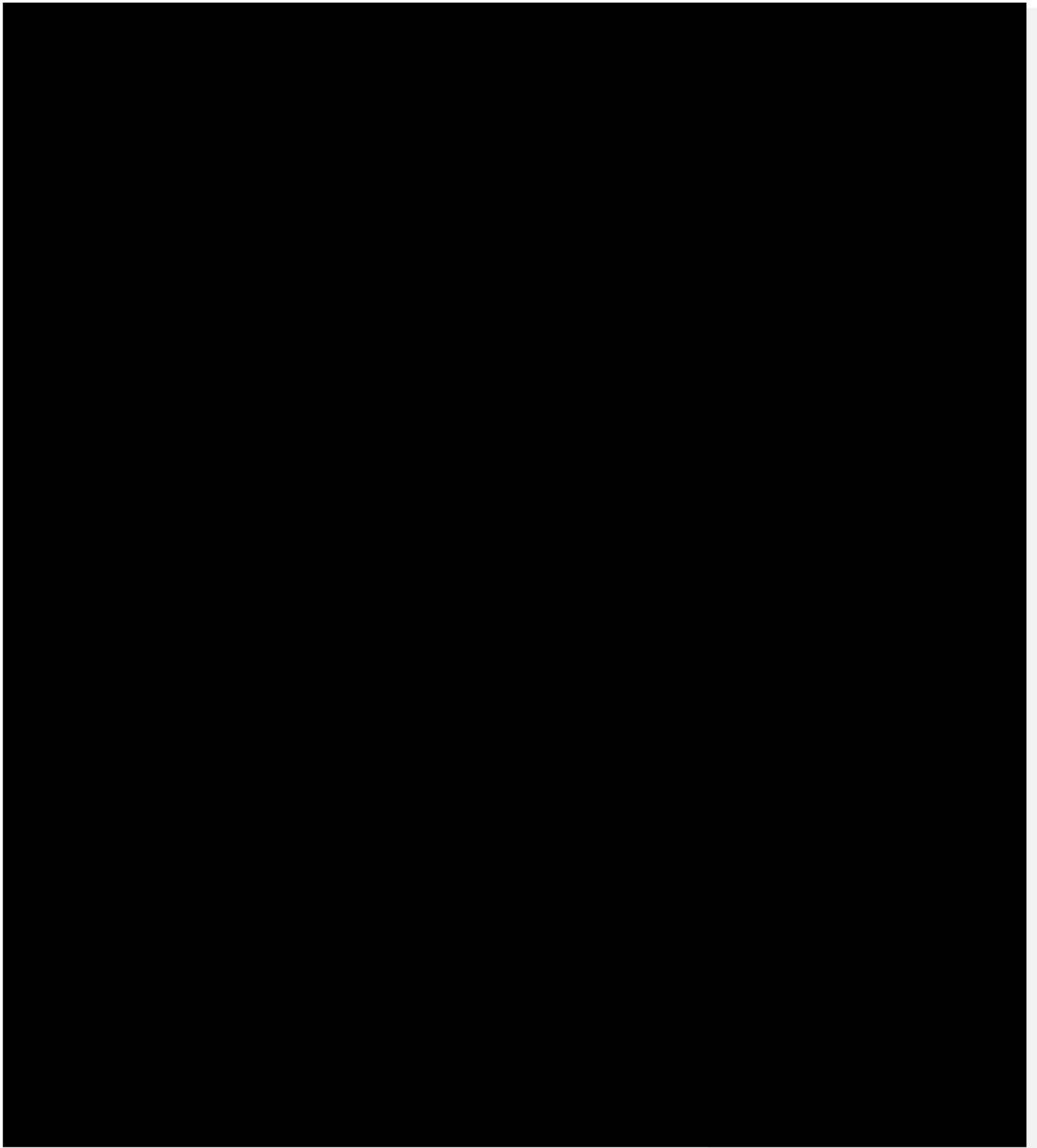
|

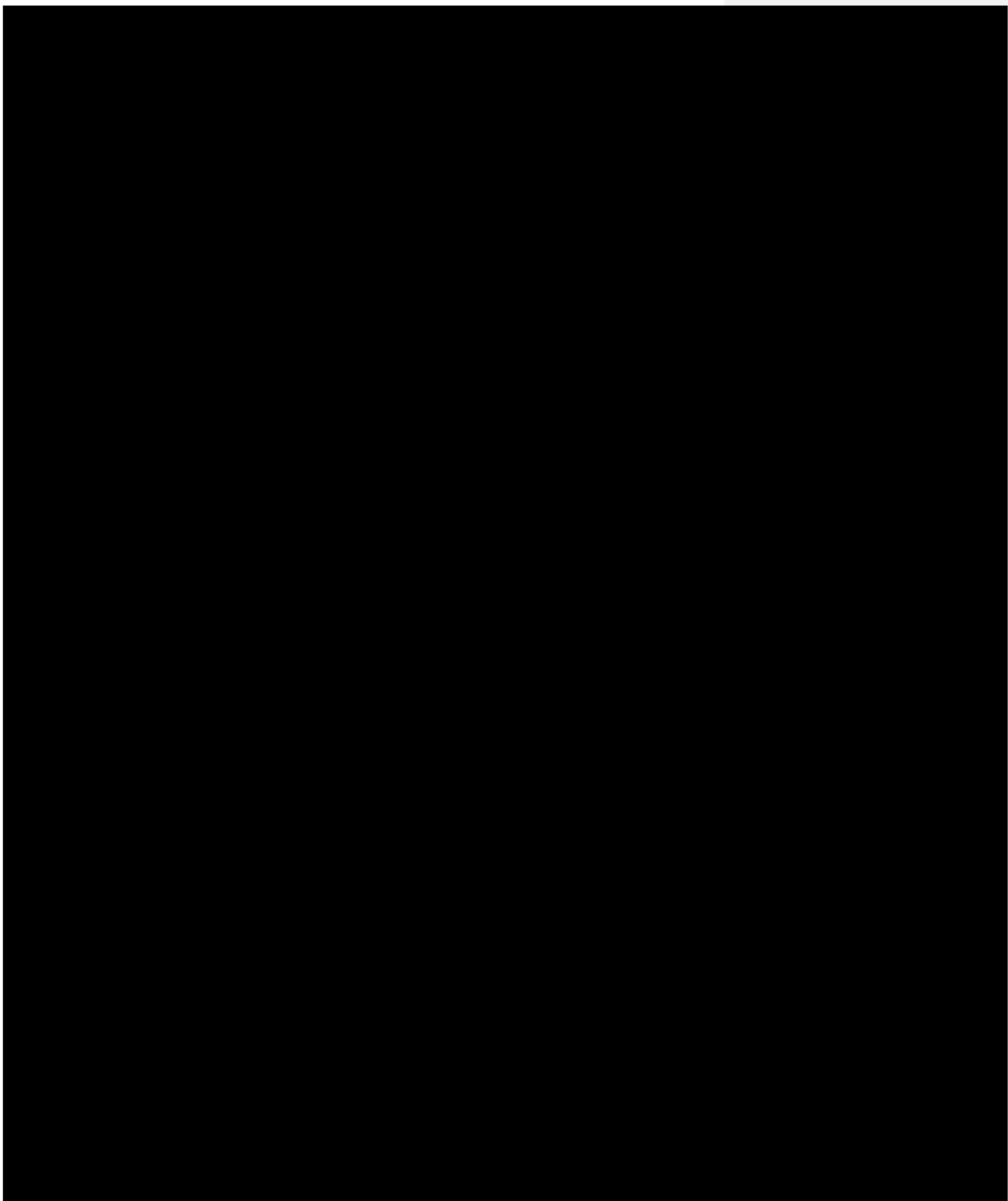


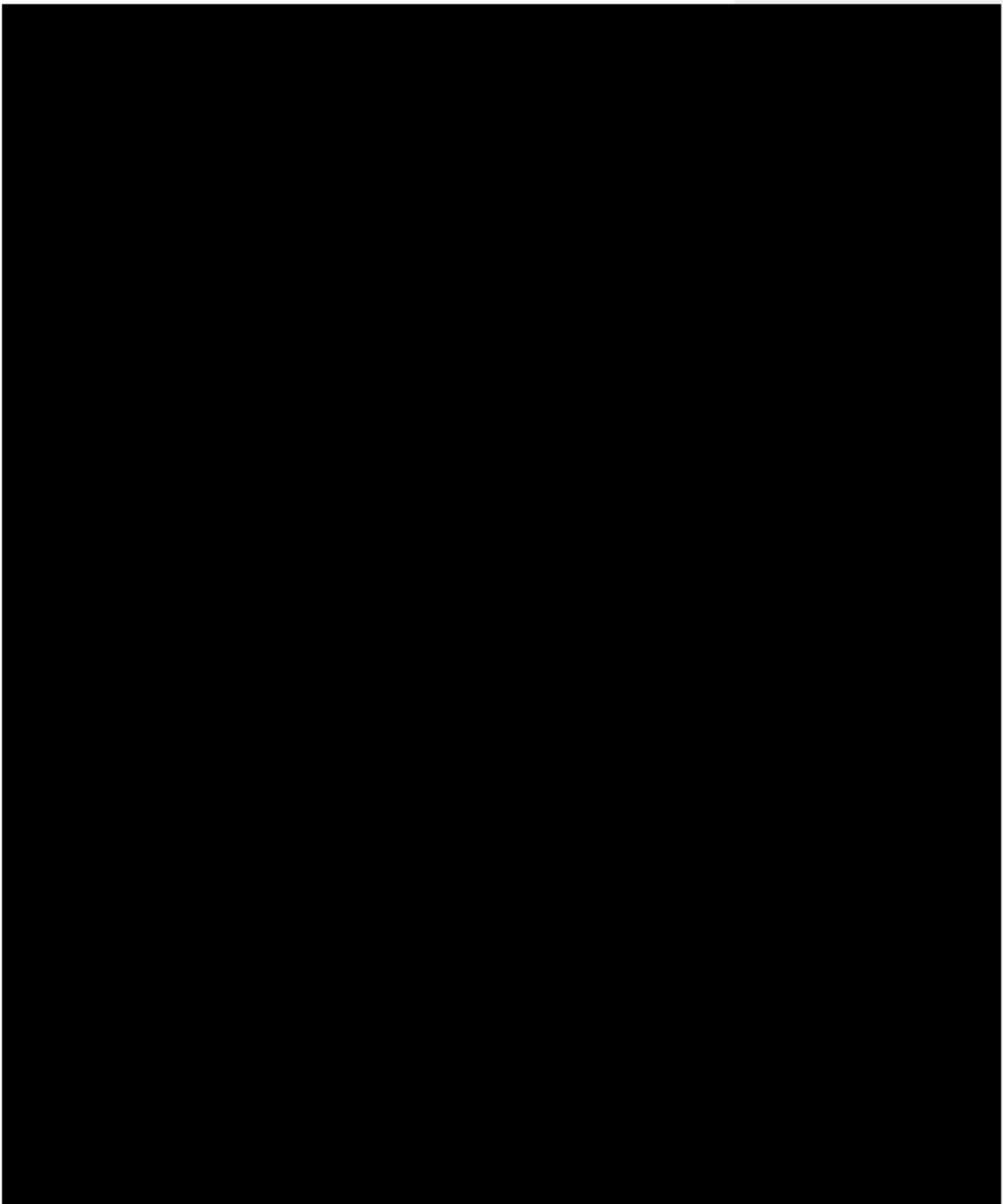


|  
|  
|

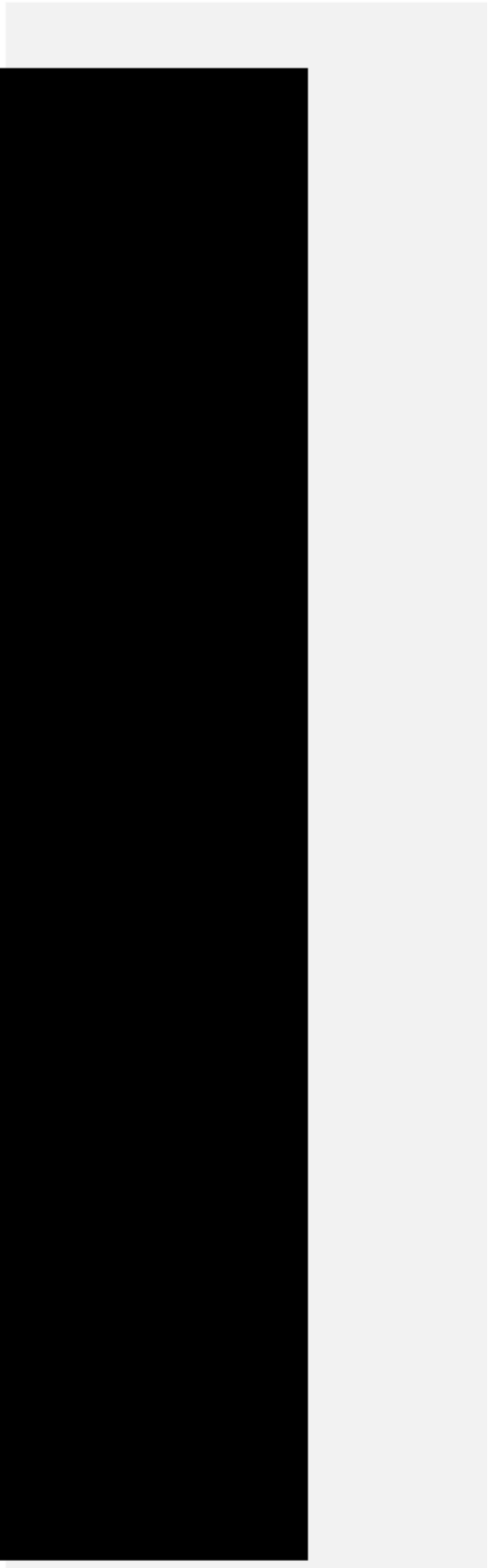
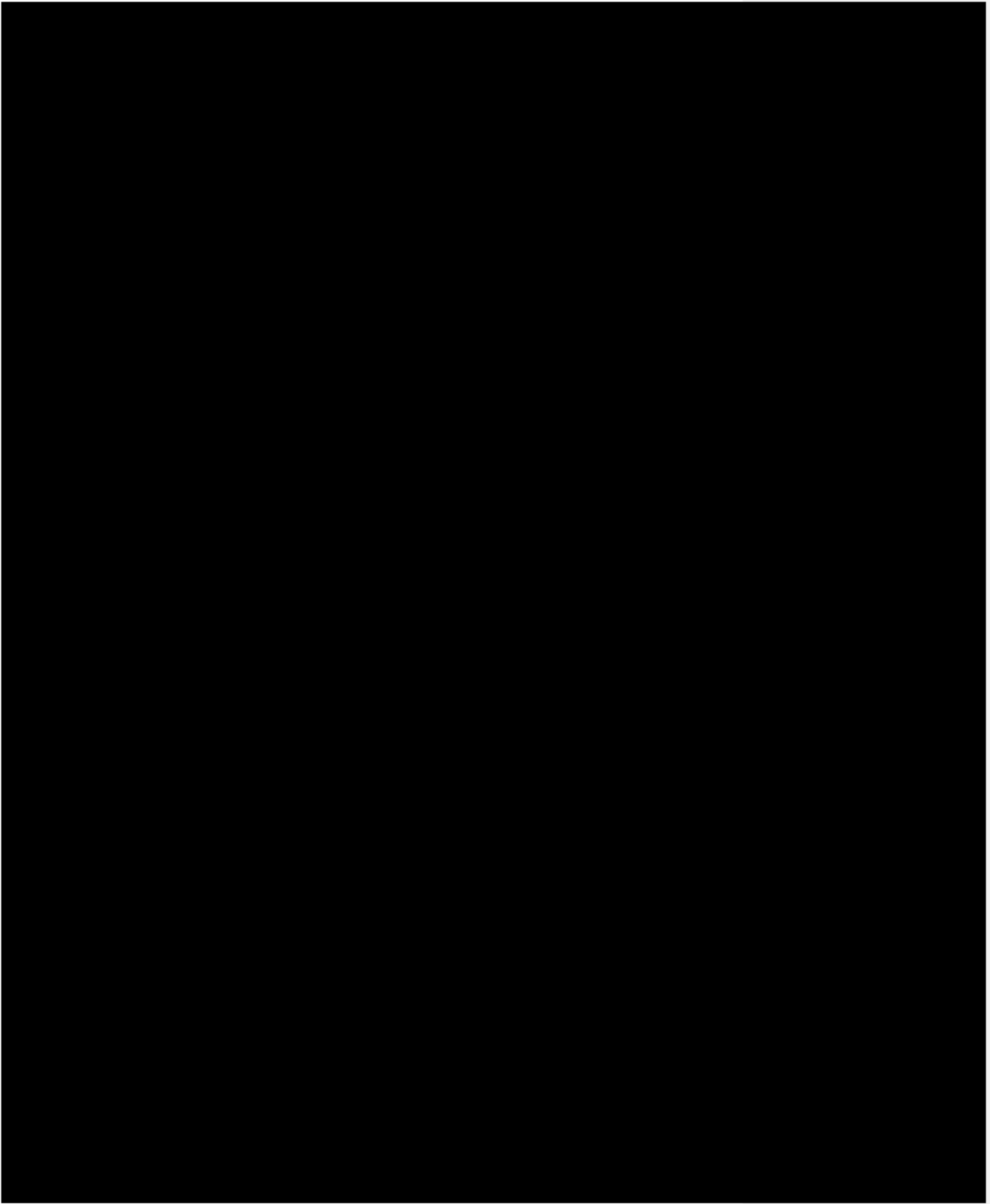
|  
|



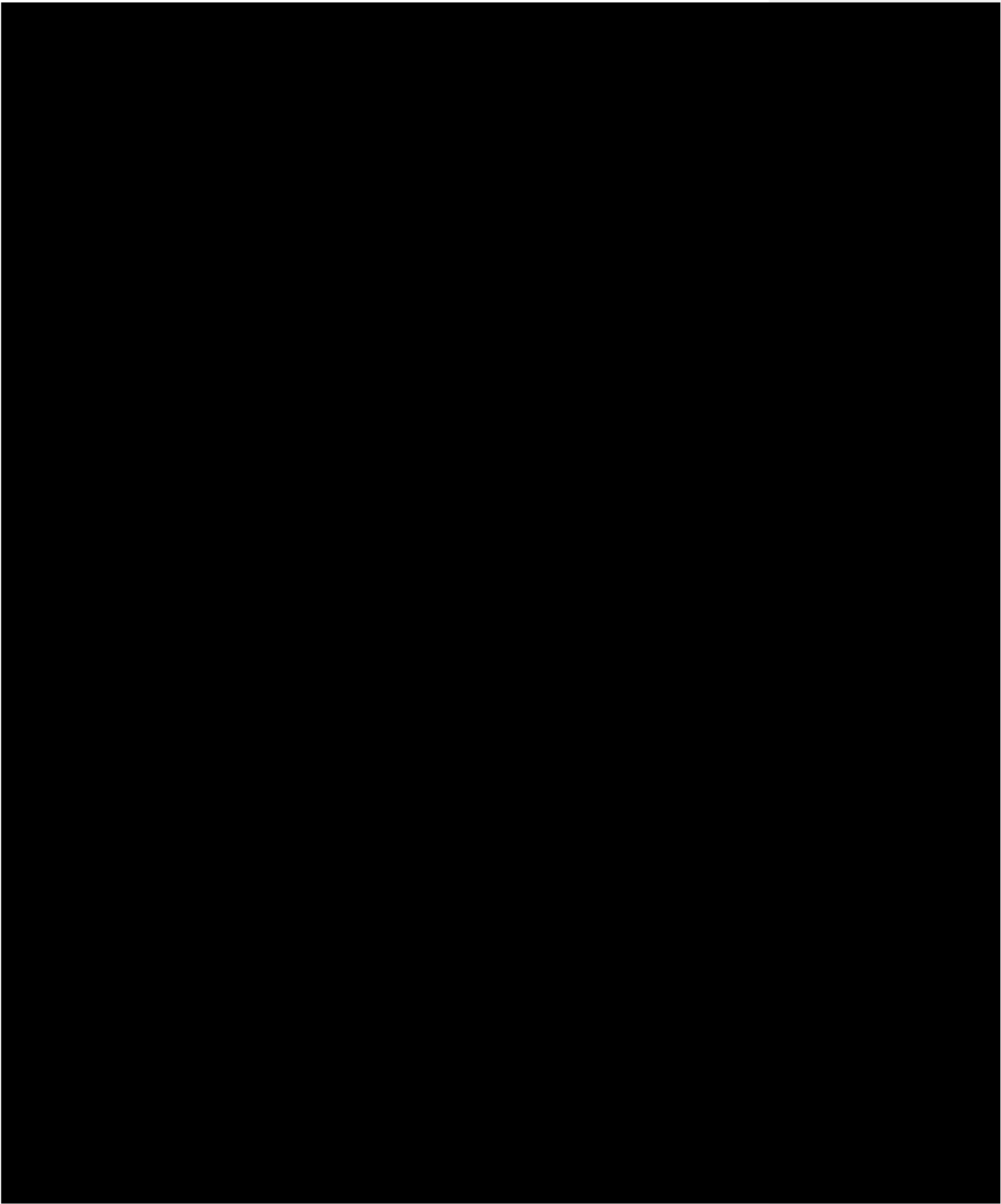


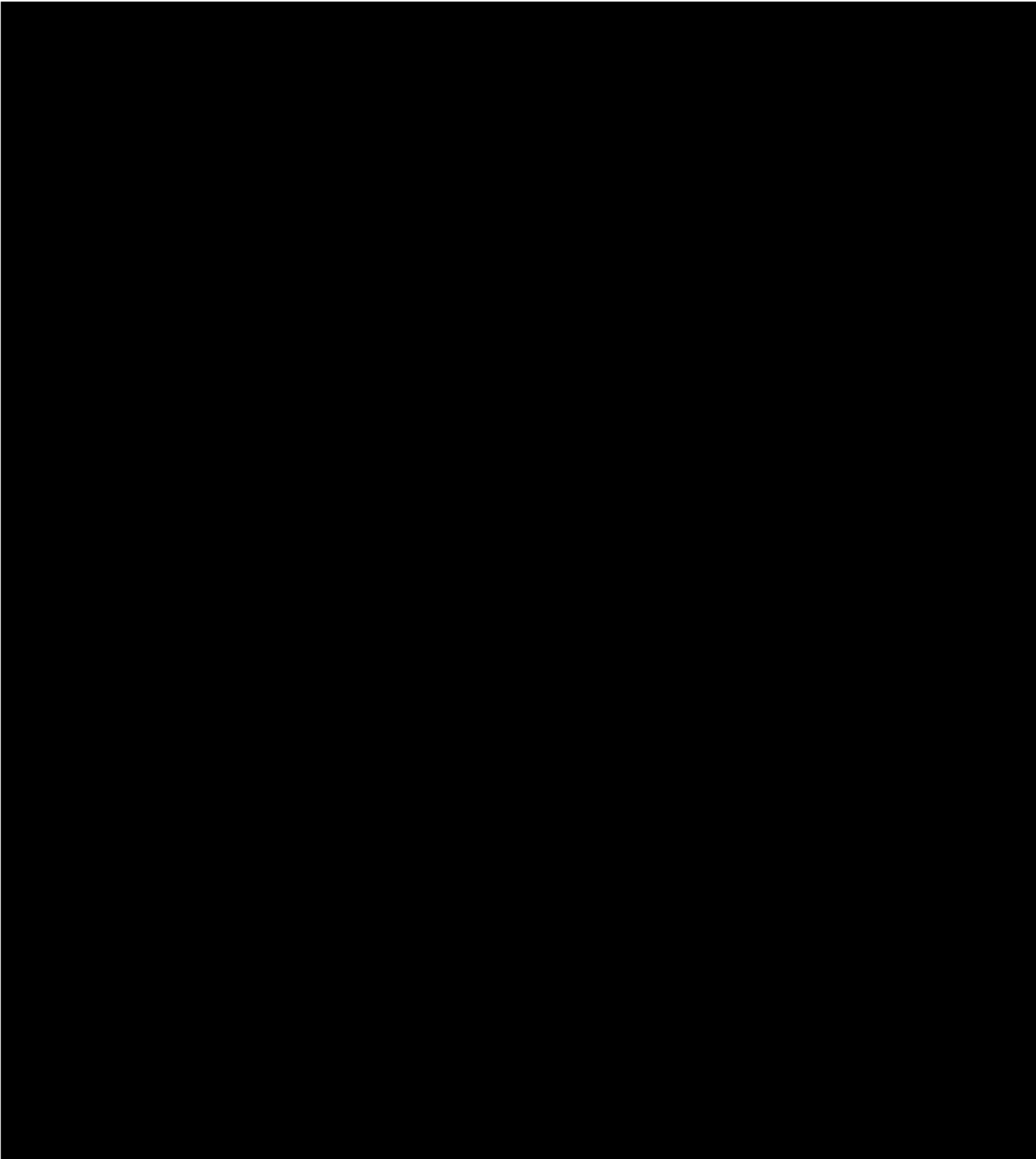






This report has been prepared solely for the purpose of consideration of land disposal options by Northern Beaches Council. It is not intended that this Report be used or relied upon for any other purpose. Neither I, nor Sagent Pty Limited, its employees or agents, accept any liability or responsibility for any loss suffered by any party as a result of the publication, reproduction, or other use of this Report.





Redacted content area with several horizontal red-outlined boxes, likely representing form fields or checkboxes.

Redacted content area with two horizontal red-outlined boxes, likely representing form fields or checkboxes.

