

7.0 COMMUNITY DIVISION REPORTS

ITEM 7.1	WAREHAM RESERVE FRENCHS FOREST - PROPOSED EASEMENT TO DRAIN WATER IN FAVOUR OF 31 FOREST WAY FRENCHS FOREST
REPORTING MANAGER	GROUP MANAGER BUILDINGS, PROPERTY AND SPATIAL INFORMATION
TRIM FILE REF	2015/342704
ATTACHMENTS	1 Draft Easement Plan

EXECUTIVE SUMMARY

PURPOSE

To consider a request, by an adjacent property owner, for an easement to drain water through a Council reserve (Wareham Reserve Frenchs Forest).

SUMMARY

The owner of 31 Forest Way Frenchs Forest (No. 31) has applied for development consent for a new boarding house at this location. The property is located on the low side of Forest Way, therefore, is required to adequately deal with the stormwater overflow generated from the development. No. 31 applied to Council to obtain an easement to drain water through Wareham Reserve (Council Community Land) for the installation of an underground stormwater drainage pipe for connection to Council's underground stormwater drainage pipe in Wareham Reserve.

The proposed easement is illustrated in the attached Draft Easement Plan.

FINANCIAL IMPACT

The compensation amount for the proposed easement has been valued by an independent qualified valuer at \$4,000 (excluding GST). However, in accordance with Council's adopted Fees and Charges a minimum compensation fee to Council of \$10,000 (excluding GST) for such an easement applies.

POLICY IMPACT

Nil

RECOMMENDATION OF DEPUTY GENERAL MANAGER COMMUNITY

That:

- A. Council subject to Item C of this recommendation, authorise a 1 metre wide Easement to Drain Water and associated Positive Covenant, by underground pipe within Lot 38 DP215216 Wareham Reserve Frenchs Forest in favour of 31 Forest Way Frenchs Forest (Lot 8 DP 23064) for an amount in accordance with Council's adopted Fees and Charges.
- B. Council delegate authority to the General Manager to execute the necessary documentation in order to give effect to this resolution.
- C. That all costs associated with the granting of the proposed easement and associated Positive Covenant as referred to in item A of this recommendation, including but not limited to, Council's legal costs, GST if applicable, document registration and reinstatement of land post authorised drainage works, be funded by the applicant.

REPORT

BACKGROUND

The owner of 31 Forest Way Frenchs Forest (No. 31) has applied for development consent for a new boarding house at this location. The property is located on the low side of Forest Way, therefore, is required to adequately deal with the stormwater overflow generated from the development.

Council's policy on Stormwater Drainage from Low Level Properties PDS – POL 136 recommends obtaining a drainage easement over the downstream property to Council's drainage infrastructure as a first option to deal with stormwater disposal.

The proposed easement is illustrated in the Draft Easement Plan attached to this report.

Section 46 (1) (a1) of the Local Government Act 1993 specifically allows for such easements over Community Land and Council has granted similar easements over other Council reserves in the past. The proposed easement will require that the stormwater drainage pipe be placed under the surface of the ground, therefore, the drainage pipe will have minimal impact on the use of the reserve after installation.

Rectification of the Council reserve following installation of the proposed stormwater drain pipe will be done by the applicant and the applicant will be required to submit an appropriate bond, prior to the commencement of construction, for works within the Council reserve. Ongoing maintenance obligations for the underground pipe by the owner of 31 Forest Way will be registered in a Positive Covenant over 31 Forest Way as a condition of granting the proposed easement.

The compensation amount for the proposed easement has been valued by an independent qualified valuer at \$4,000 (excluding GST). However, in accordance with Council's adopted Fees and Charges a minimum compensation fee to Council of \$10,000 (excluding GST) for such an easement applies.

CONSULTATION

The application for Easement was publicly notified for a period of 28 days in accordance with *Section 47 of the Local Government Act 1993* which included a Public Notice in The Manly Daily on 17 October 2015, notice on Council's website, notice letters to surrounding property owners and notice signs at Wareham Reserve seeking public submissions. The submission period concluded on 16 November 2014. No objections to the proposed easement were received by Council during the notification period.

JOHN R. HOLT
SURVEYORS PTY. LTD.
ABN 59 002 076 459

John Robert Holt B. SURV. UNSW
REGISTERED SURVEYOR
LICENSED UNDER THE REAL PROPERTY ACT
MEMBER OF THE INSTITUTION OF SURVEYORS
ASSOCIATION OF CONSULTING SURVEYORS

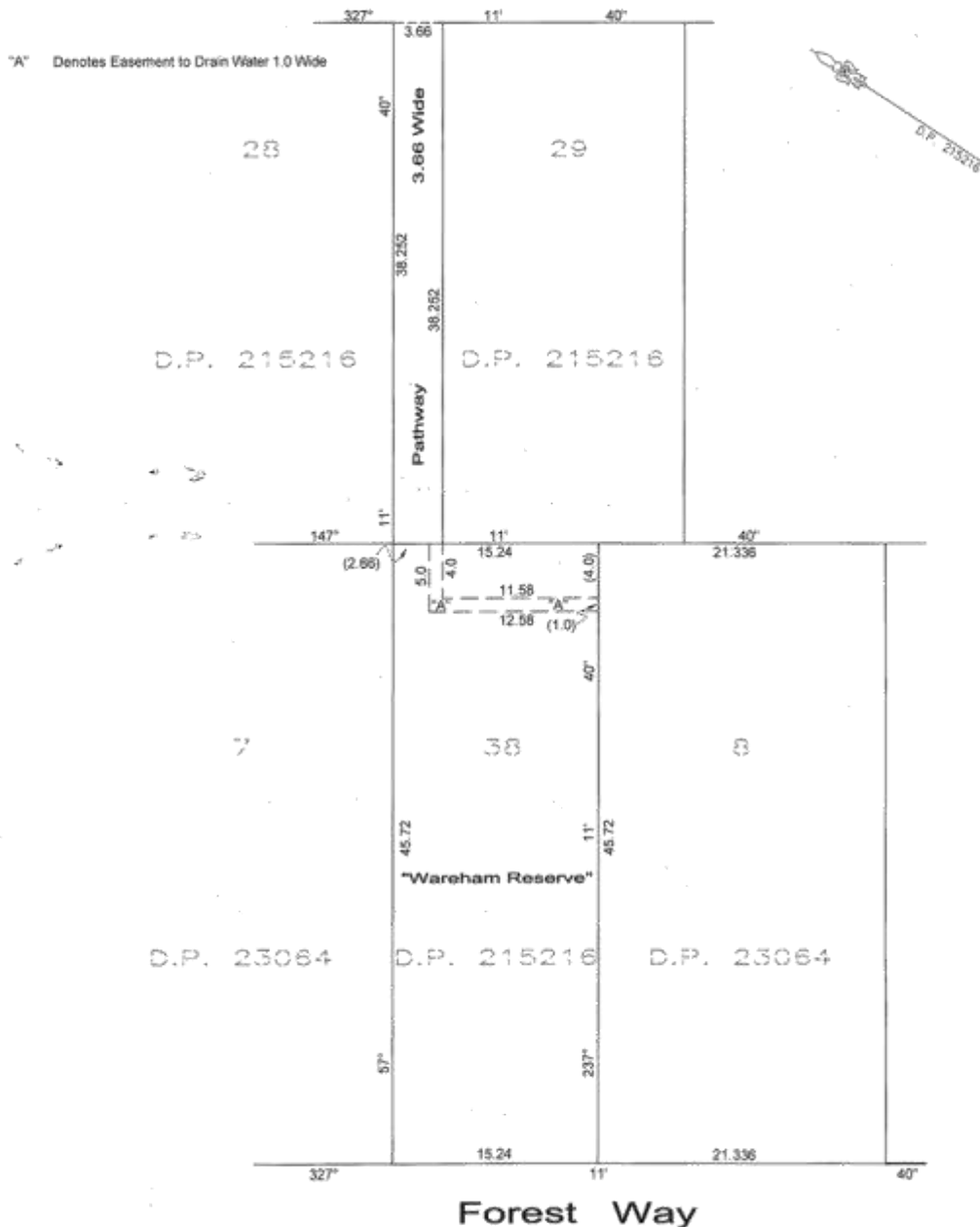
LAND & CONSTRUCTION SURVEYORS, DEVELOPMENT CONSULTANTS & PLANNERS

PO Box 67 Cronulla 2230 DX 11016 Caringbah Phone: 9523 2589 Fax: 9527 4172

REFERENCE: 24,109
DATE: 10 September 2015

SKETCH

Wareham Street



THE SKETCH ABOVE IS TO BE USED IN CONJUNCTION WITH THE ACCOMPANYING WRITTEN REPORT AND SHOULD ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS INTENDED.

(REGISTERED SURVEYOR)

ITEM 7.2	PUBLIC GREEN FEES AT LONG REEF GOLF COURSE
REPORTING MANAGER	GROUP MANAGER BUILDINGS, PROPERTY AND SPATIAL INFORMATION
TRIM FILE REF	2015/351908
ATTACHMENTS	NIL

EXECUTIVE SUMMARY

PURPOSE

To consider an application from Long Reef Golf Club to increase their public green fees.

SUMMARY

Long Reef Golf Club wrote to Council on 23 October 2015 seeking an increase in public green fees.

Long Reef Golf Club last increased in their public green fees in 2012. The income generated by green fees has reduced over the three years to 2015, while the cost of maintaining and improving the course has increased.

Over the three years since the last increase in green fees, membership fees have increased by 5% and CPI has increased by 7.8%.

The Club has therefore requested Council's consent to increase its green fees by approximately 10% in order to increase revenue and lessen the impact of rising costs. The Griffith Park Plan of Management requires council as the Lessor to only approve green fees rises that are reasonable. One of the key reasons that this valuable public land in Griffith Park is leased as a golf course is to ensure all residents and ratepayers (not just club members) can play golf at a reasonable price. In light of this, a 5% increase in line with membership increases has been recommended.

FINANCIAL IMPACT

Council will see a modest increase in the rent it receives for the lease as Council receives a base rent and an additional percentage of the lessee's revenue.

POLICY IMPACT

Nil

RECOMMENDATION OF DEPUTY GENERAL MANAGER COMMUNITY

- A. That Council approve an increase in public green fees for Long Reef Golf Club Limited as per the table below:

18 Holes (\$)		9/10 Holes		Pensioner Concession	School Student Concession
18 Holes	18 Holes	9 (10) Holes	9 (10) Holes	18 Holes	18 Holes
Weekday	Weekend	Weekday	Weekend		
52.5	63	31.5	40	21	21

- B. That Long Reef Golf Club Limited be required to provide reasonable and appropriate notification of any approved increase to golf course users.