

Minutes for this meeting will be confirmed at the Planning, Environment & Development Committee Meeting to be held in the Council Chambers, Council Administration Building, on 16 June 2005 commencing 5pm.



**COFFS HARBOUR CITY COUNCIL**  
**ORDINARY MEETING**  
**(CITY BUSINESS UNITS COMMITTEE)**  
**COUNCIL CHAMBERS**  
**COUNCIL ADMINISTRATION BUILDING**  
**COFF AND CASTLE STREETS, COFFS HARBOUR**  
**2 JUNE 2005**  
**Commencing At 5.00PM**

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**CONFIDENTIAL ITEMS**

The following items either in whole or in part may be considered in Closed Meeting for the reasons stated:

A portion of this report is confidential for the reason of Section 10A(2):

(d) commercial information of a confidential nature that would, if disclosed :

- (i) prejudice the commercial position of the person who supplied it, or
- (ii) confer a commercial advantage on a competitor of the council, or
- (iii) reveal a trade secret.

and in accordance with Section 10A(1) of the meeting may be closed to the public.

**CITY BUSINESS UNITS DEPARTMENT REPORTS**

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**COFFS HARBOUR CITY COUNCIL**  
**ORDINARY MEETING**  
**(CITY BUSINESS UNITS COMMITTEE)**  
**2 JUNE 2005**

Mayor and Councillors

**CITY BUSINESS UNITS DEPARTMENT REPORTS**

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**B17 ACQUISITION OF EASEMENT AT LOT 339 DP 821943 - CARRINGTON STREET  
WOOLGOOLGA**

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**Purpose:**

Report seeking Council approval for the acquisition of an easement for a sewer pipeline over property at Lot 339 DP 821943, Carrington Street, Woolgoolga.

**Description of Item:**

Council is proposing to construct a new sewer main as part of the project to sewer the northern beach suburban areas of Arrawarra and Mullaway. As part of this project, a sewer main will be constructed across the above property.

The property described as Lot 339 DP 821943 is owned by The Roman Catholic Church. To facilitate the works, Council has negotiated with the owners to purchase an easement for sewer 3 metres wide and variable as shown on the attached plan. The works are anticipated to be completed shortly.

The property currently comprises a large holding which is known as St Francis Xavier Primary School. The position of the easement along the northern boundary of the property will have little adverse impact upon the value of the property.

The owners have agreed to accept an amount of \$1,600 compensation, exclusive of GST for the acquisition of the easement on the basis that Council pay all costs associated with the matter.

## **B17 - Acquisition of Easement at Lot 339 DP 821943 - Carrington Street, Woolgoolga (cont'd)**

### **Sustainability Assessment:**

- **Environment**

There will be a minor environmental impact as a result of this acquisition. Excavation associated with the pipeline will impact on the surface of the property in the position of the trench.

- **Social**

The new pipeline will improve infrastructure which will benefit the community at large.

- **Economic**

#### **Broader Economic Implications**

There will be a positive future impact as construction of the pipeline will allow the development of appropriately zoned land for residential and other purposes

#### **Management Plan Implications**

The costs associated with the acquisition of this easement are to be funded by the Capital Works Programme associated with the sewer project for the northern beaches. .

### **Issues:**

Council's Valuer has negotiated the acquisition and considers the agreed price to be fair and reasonable to both parties.

### **Implementation Date / Priority:**

The matter will be actioned immediately.

### **Recommendation:**

1. **That Council proceed to acquire an easement 3 metres wide and variable for sewer over Lot 339 DP 821943 Carrington Street, Woolgoolga as shown approximately on the plan attached to this report.**
2. **That Council pay an amount of \$1,600, exclusive of GST as compensation to the owner of the property for the easement acquisition.**
3. **That Council be responsible for all costs associated with the matter.**
4. **That all necessary documents associated with the acquisition of the easement be executed under the Common Seal of Council.**

Attachments:



Datum:		Scale:	No.		Amendments		Checked		Date		
Field Book:	Level Book:	Designed:	Drawn:	Checked:	Construction:	Engineer:	Date:	References:	Design Manager:	Date:	
Origin:	Level:	Drawn:	Checked:	Works No.:	Construction:	Engineer:	Date:	References:	Design Manager:	Date:	
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**B18 ACQUISITION OF LAND FOR ROAD WIDENING PURPOSES - PART 17 BARRIE STREET, COFFS HARBOUR**

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**Purpose:**

Report seeking Council approval for the acquisition of land at Coffs Harbour for road widening purposes.

**Description of Item:**

Council is currently committed to the extension of Hogbin Drive from Albany Street through to Orlando Street. This extension will follow the route defined by the corridor set aside in previous planning schemes which is currently zoned 5A classified road within Coffs Harbour LEP 2000.

Most of the land within this corridor is currently controlled by Government Departments, including the Roads and Traffic Authority, the Department of Land and Water Conservation and Coffs Harbour City Council. There are however, a number of sites which adjoin a laneway between Glenreagh Street and Barrie Street, which remain in private ownership.

Acquisition of these sites will be required to facilitate the planning and construction of the new road in the future.

The Roads and Traffic Authority is currently listed in Coffs Harbour's LEP as the acquisition authority for this land. Council have recently decided to pursue the acquisition of the last remaining properties to ensure that the whole of the corridor is in public ownership. Once achieved this should assist with future grant and funding applications to the state and federal governments for construction of the road.

Negotiations have recently been held with the private owners at 17 Barrie Street, Coffs Harbour. This property is owned by Mr and Mrs Higson. The land to be acquired is shown on the plan attached to this report.

The owners have agreed to dispose of the rear of their property which is required for the Hogbin Drive extension. The area to be purchased by Council is defined as Lot 24 DP 244760 and comprises an area of approximately 341.46 square metres as shown on the attached plan.

Agreement to proceed with the transaction has been reached on the following terms.

1. Purchase price as shown in the confidential supplement to this report.
2. Council being responsible for all legal and other related costs in relation to this matter.
3. Council being responsible for the erection of a timber paling fence along the newly created rear boundary of the property.

**Sustainability Assessment:****• Environment**

The acquisition of this land will have no impact on environmental factors. All issues associated with future road construction and its environmental impact will be addressed at that time.

**B18 - Acquisition of land for road widening purposes - Part 17 Barrie Street, Coffs Harbour (cont'd)**

- **Social**

The eventual control of this corridor of land by Council will allow construction of the "missing link" of Hogbin Drive. The eventual construction of this road will greatly improve road infrastructure for the City.

- **Economic**

**Broader Economic Implications**

The acquisition will have minimal impact.

**Management Plan Implications**

The acquisition of this land will be funded by the City facilities program for major capital works in the next financial year.

The price agreed for the purchase of the land has been negotiated by Council's Valuer and is considered to be fair and reasonable.

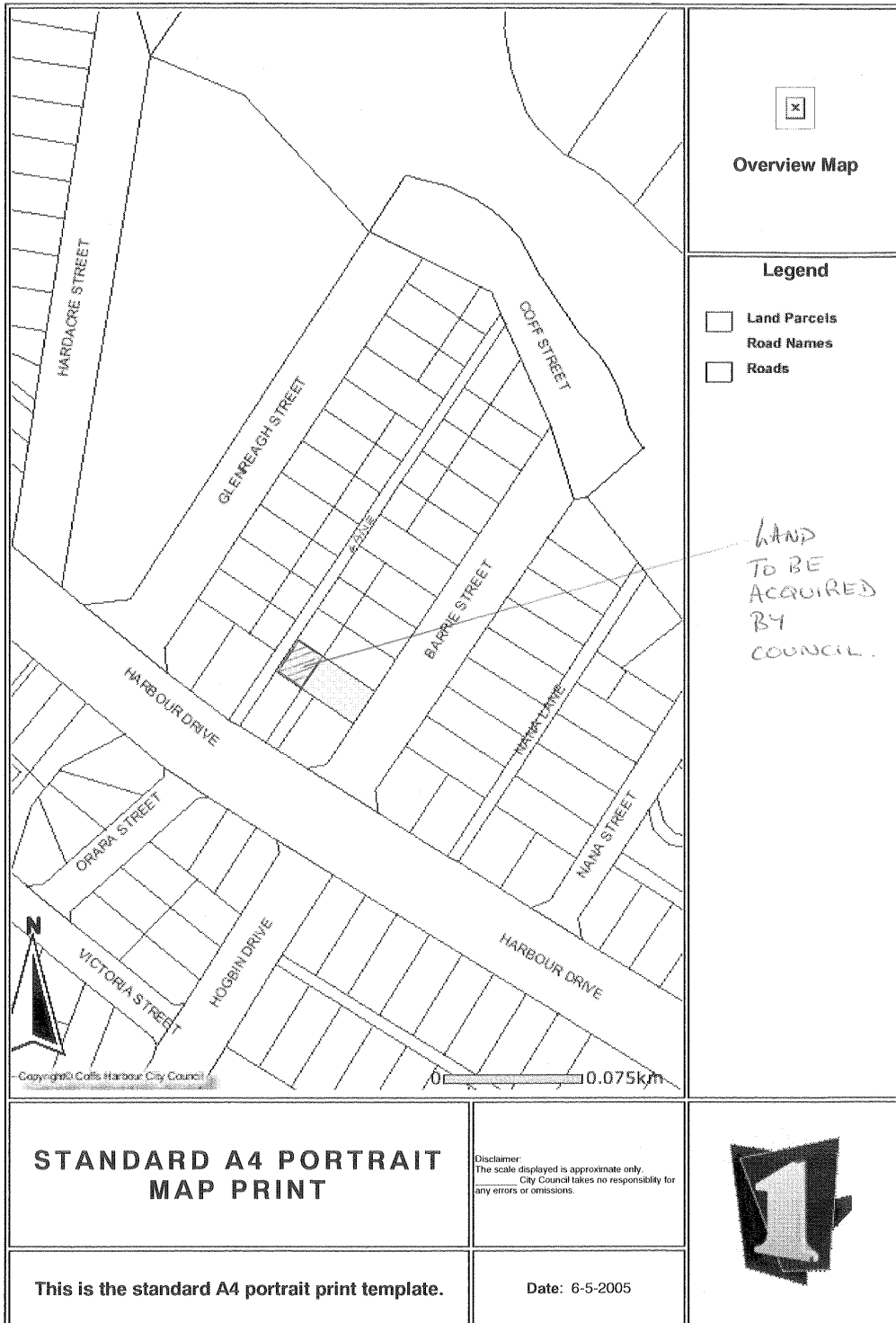
**Implementation Date / Priority:**

The matter will be actioned immediately.

**Recommendation:**

1. **That Council proceed to acquire that section of land described as Lot 24 DP 244760 being part of 17 Barrie Street, Coffs Harbour.**
2. **That Council acquire the above land on the terms and conditions contained within the body of this report and the attached confidential supplement.**
3. **That the land to be acquired be classified as operational land under the Local Government Act, 1993.**
4. **That all necessary documents associated with the acquisition be executed under the Common Seal of Council.**

**Attachments:**



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## **B19 ACQUISITION OF LAND FOR ROAD WIDENING PURPOSES - PART 9 BARRIE STREET, COFFS HARBOUR**

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### **Purpose:**

Report seeking Council approval for the acquisition of land at Coffs Harbour for road widening purposes.

### **Description of Item:**

Council is currently committed to the extension of Hogbin Drive from Albany Street through to Orlando Street. This extension will follow the route defined by the corridor set aside in previous planning schemes which is currently zoned 5A classified road within Coffs Harbour LEP 2000.

Most of the land within this corridor is currently controlled by Government Departments, including the Roads and Traffic Authority, the Department of Land and Water Conservation and Coffs Harbour City Council. There are however, a number of sites which adjoin a laneway between Glenreagh Street and Barrie Street, which remain in private ownership.

Acquisition of these sites will be required to facilitate the planning and construction of the new road in the future.

The Roads and Traffic Authority is currently listed in Coffs Harbour's LEP as the acquisition authority for this land. Council have recently decided to pursue the acquisition of the last remaining properties to ensure that the whole of the corridor is in public ownership. Once achieved this should assist with future grant and funding applications to the state and federal governments for construction of the road.

Negotiations have recently been held with the private owner at 9 Barrie Street, Coffs Harbour. This property is owned by Mrs Coral Seccombe. The land to be acquired is shown on the plan attached to this report.

The owner has agreed to dispose of the rear of her property which is required for the Hogbin Drive extension. The area to be purchased by Council is defined as Part Lot 20 Section 77 DP 758258 and comprises an area of approximately 301.8 square metres as shown on the attached plan. This acquisition will be two metres less in width than the actual zoned area because a pool, surrounds and a fence encroach on the zoned area and their relocation would cause significant disturbance to the property. Council's Traffic Engineer has advised that the reduced width is acceptable for the planning and construction of the future road.

Agreement to proceed with the transaction has been reached on the following terms.

1. Purchase price as shown in the confidential supplement to this report.
2. Council being responsible for all legal and other related costs in relation to this matter.
3. Council being responsible for the erection of a timber paling fence along the newly created rear boundary of the property when possession of the land is obtained by Council.
4. Council allowing the current owner of the land to occupy the land Council is acquiring on a Licence with an annual fee of \$1. The Licence to be terminated at one month's notice from either party and to have a maximum term of ten years.



## **B19 - Acquisition of land for road widening purposes - Part 9 Barrie Street, Coffs Harbour (cont'd)**

### **Sustainability Assessment:**

- **Environment**

The acquisition of this land will have no impact on environmental factors. All issues associated with future road construction and its environmental impact will be addressed at that time.

- **Social**

The eventual control of this corridor of land by Council will allow construction of the "missing link" of Hogbin Drive. The eventual construction of this road will greatly improve road infrastructure for the City.

- **Economic**

#### **Broader Economic Implications**

The acquisition will have minimal impact.

#### **Management Plan Implications**

The acquisition of this land will be funded by the City facilities program for major capital works in the next financial year.

The price agreed for the purchase of the land has been negotiated by Council's Valuer and is considered to be fair and reasonable.

### **Implementation Date / Priority:**

The matter will be actioned immediately.

### **Recommendation:**

1. **That Council proceed to acquire that section of land described as Lot 20 Section 1 DP 758258 being part of 9 Barrie Street, Coffs Harbour.**
2. **That Council acquire the above land on the terms and conditions contained within the body of this report and the attached confidential supplement.**
3. **That the land to be acquired be classified as operational land under the Local Government Act, 1993.**
4. **That all necessary documents associated with the acquisition be executed under the Common Seal of Council.**

Pat Littler  
Director of City Business Units.

**Attachments:**

