

**REPORT OF THE COASTAL OPEN SPACE SYSTEM MANAGEMENT COMMITTEE MEETING (373.40.02)**

Held on Tuesday 1 May 2001

Meeting No OS/04/01 commenced at 9.00am

**ATTENDANCE**

Present: Councillor Robert Bell  
Bill Evans  
Gwen Parry-Jones  
Larry Melican  
Barbara Wills  
Ken Hall  
Shirley Hargrave  
Beryl Strom  
Roland Soder  
Neil Martin

Apologies: Alan Henderson  
Craig Arms

**DECLARATION OF INTEREST**

The Chair invited Committee members to declare any interest they might have, in accordance with Chapter 14 of the Local Government Act 1993, in respect to the business of this meeting.

There were no declarations.

**CONFIRMATION OF PREVIOUS MINUTES**

Minutes of the meeting held on 3 April 2001 were confirmed with the inclusion of Neil Martin's attendance.

(Evans/Parry-Jones).

**CHAIR'S REPORT**

Springfield Quarry

The Chair has met with the Director of Works in relation to Springfield Quarry and is also meeting with the General Manager.

Weston Street

The acquisition of Lot G DP 26044 Weston Street, Saratoga is now proceeding.

Oak Road, Matcham

Negotiations relating to Oak Road, Matcham have commenced.

Bonus Lot Provisions

The contributions from the Bonus Lot provisions have not kept pace with the increases in property values in Gosford. A report proposing a review of the contributions is to come to the Committee.

**BUSINESS ARISING FROM PREVIOUS MINUTES****OS.001      LOTS 81-83 DP 6650, LOT1 DP 200883 and LOT 5 DP 533659 THE SCENIC HIGHWAY – BARADOR PTY LTD**

The Committee notes that the settlement was finalised on 19 April 2001 and signage acknowledging the purchase of the land will be erected in accordance with the agreement between Council and the Natural Heritage Trust.

THE COMMITTEE RECOMMENDS THAT (Hargrave/Parry-Jones) the information be noted.

**OS.002      PART LOT 28 DP 10341 – FRASER ROAD, KILLCARE**

The Committee notes the report from Manager Property Services that subdivision survey has been completed.

THE COMMITTEE RECOMMENDS THAT (Evans/Hargrave) the information be noted.

**OS.003      PROPOSED ACQUISITION OF LOT 46 DP 755263 OAK ROAD, MATCHAM (TRIPLE SPRINGS)**

The Committee notes the report to Council on 24 April 2001 and that negotiations relating to this matter are continuing.

THE COMMITTEE RECOMMENDS THAT (Strom/Parry-Jones) the information be noted

**OS.005      DA 8447/00 – LOT 157 DP 755263, THE RIDGEWAY, HOLGATE**

The Committee again requests that the Development/Environment provide a report on the DA approval process for Lot 157 DP 755263, including reasons why the COSS Committee's recommendations were ignored; and the Committee would appreciate supply of the report for its next meeting on 5 June 2001.

THE COMMITTEE RECOMMENDS THAT (Evans/Parry-Jones) the information be noted.

**OS.007      LOT G DP 26044 WESTON STREET SARATOGA**

The Committee notes the report from Manager Property Services that negotiations are progressing. .

THE COMMITTEE RECOMMENDS THAT (Evans/Hall) the information be noted.

**OS.008      SPRINGFIELD QUARRY**

The Committee notes the information from the Natural Resources Manager regarding the formation of the sub-committee, and requests that a meeting of this Options Task Group be arranged by the Natural Resources Manager.

Subject to clarification of COSS status of the property, the Committee reaffirms its request that the Manager of Property Services investigate the potential to acquire the adjoining portion of land for inclusion in the COSS.

THE COMMITTEE RECOMMENDS THAT (Evans/Wills) the information be noted

**OS.009      WESTERN COSS**

The Committee notes the report from the Natural Resources Manager regarding the brief for Western COSS.

The Committee adopts the study area as per the map provided (Study Area Western Coss, 1 May 2001).

THE COMMITTEE RECOMMENDS THAT (Evans/Hargrave) the information be noted

**OS.010      LOT 2 DP 605505 SILETTA ROAD, NIAGARA PARK**

The Committee notes the report from Clr. Bell, and awaits the report to Council to finalise the boundaries of the four lots on Siletta Road with dedication of the residue to COSS as Community Land.

THE COMMITTEE RECOMMENDS THAT (Evans/) the information be noted

**OS.011      LOT 3 DP 367928 – DOYLE STREET, KINCUMBER**

In view of the previous recommendation by the COSS committee to support a 3 lot subdivision with the dedication of the residual 7 (a) portion to COSS, the Committee sees no justification for expenditure of COSS monies for any purchase initiated by Water and Sewer.

THE COMMITTEE RECOMMENDS THAT (Hargrave/Parry-Jones) the information be noted.

**OS.012      RESERVE INFRASTRUCTURE UPGRADE**

Report from Natural Resources Officer regarding progress of the upgrade of the picnic areas in Kincumba Mountain Reserve, Rumbalara Reserve and Katandra Reserve was received. The Committee suggested that options for the execution of the works be investigated.

THE COMMITTEE RECOMMENDS THAT (Hall/Evans) the information be noted.

**OS.017 LOT 2 DP 854233 NO 21A WINDEMERE DRIVE TERRIGAL**

The Manager of Property Services reported that the owner is not prepared to sell the property for the price offered by Council.

THE COMMITTEE RECOMMENDS THAT (Hargrave/Hall) the information be noted.

**OS.018 DEVELOPMENT OF 7(C2) LAND**

The Committee notes that Council has adopted its recommendation on this matter. The Committee looks forward to a report at its July meeting.

THE COMMITTEE RECOMMENDS THAT (Strom / Evans) the information be noted.

**OS.021 PART LOT 9 DP 563497 TAYLORS ROAD, LISAROW**

Manager Property Services reported on an approach to Council for acquisition from the owners of the above property. The status of the land in relation to the COSS is unclear.

The Committee requests that the Natural Resources Manager inspect and assess the land and its relationship to COSS, and to provide a report at the next meeting.

THE COMMITTEE RECOMMENDS THAT ( Evans/ Hargrave ) the information be noted.

**OS.022 BONUS LOT CONTRIBUTIONS FROM 7(C2) LAND**

The Committee considered a report from the Manager – Property Services regarding a proposed increase in contributions for house lots in 7(c2) land (report attached).

The Committee recommends an increase to \$20,000 in the cash contribution formula for bonus lots in 7(c2) subdivisions, effective from July 1<sup>st</sup> 2001 and that the amount be reviewed annually to reflect changes in conservation land values.

THE COMMITTEE RECOMMENDS THAT (Wills/Strom) the information be noted.

**GENERAL BUSINESS****OS. 023 CORRESPONDENCE - GOSFORD WILDLIFE CONSERVATION SOCIETY**

Correspondence from the Gosford Wildlife Conservation Society requesting that a representative from that group be considered for a vacancy on the COSS committee.

The Committee agreed that a letter be sent to the Gosford Wildlife Conservation Society inviting their representative to attend the next meeting.

THE COMMITTEE RECOMMENDS THAT (Hargrave/Parry-Jones) the information be noted.

#### **OS.024 COSS MAP**

There are discrepancies between the latest version of the COSS map and the original map which need to be clarified.

The Committee requests that a report on the status of the map be provided and that copies of the map be made available to members at the earliest opportunity.

THE COMMITTEE RECOMMENDS THAT (Hall/Wills) the information be noted.

**NEXT MEETING**      **Date:**            Tuesday 5 June 2001  
                                  **Time:**            9.00 am  
                                  **Venue:**          1<sup>st</sup> Floor Committee Room

#### **CLOSE OF BUSINESS**

The meeting closed at 12.30



#### **SUMMARY OF RECOMMENDATIONS**

##### **A The Information be Noted**

OS.001	LOTS 81-83 DP 6650, LOT 1 DP 200883 AND LOT 5 DP 533659 THE SCENIC HIGHWAY - BARADOR PTY LTD
OS.002	LOT 28 DP 10341 – FRASER ROAD, KILLCARE
OS.003	PROPOSED ACQUISITION OF LOT 46 DP 755263 OAK ROAD, MATCHAM (TRIPLE SPRINGS)
OS.005	DA 8447/00 - LOT 157 DP 755263, THE RIDGEWAY, HOLGATE
OS.007	LOT G DP 26044 WESTON STREET SARATOGA
OS.008	SPRINGFIELD QUARRY
OS.010	LOT 2 DP 605505 SILETTA ROAD, NIAGARA PARK
OS.011	LOT 3 DP 367928 – DOYLE STREET, KINCUMBER
OS.012	RESERVE INFRASTRUCTURE UPGRADE
OS.017	LOT 2 DP 854233 NO 21A WINDEMERE DRIVE TERRIGAL
OS.018	DEVELOPMENT OF 7(C2) LAND
OS.021	PART LOT 9 DP 563497 TAYLORS ROAD, LISAROW
OS.022	BONUS LOT CONTRIBUTIONS FROM 7C(2) LAND
OS.023	CORRESPONDENCE GOSFORD WILDLIFE CONSERVATION SOCIETY
OS.024	COSS MAP

## ATTACHMENT TO ITEM OS.022

**Report to the Coastal Open Space System Committee****PROPOSED ADJUSTMENT TO BONUS PROVISION****Introduction**

The Committee is requested to consider the possibility of increasing the contributions for bonus lots in the 7(C2) ZONE subdivisions.

**Background**

Formulas were originally prepared by Council in 1988 with the last revision being effective from 28 April 1992.

The calculations were based on land values of \$7,500 per hectare West and \$10,000 per hectare East of the line (refer attached map).

These bonus provisions are used to either dedicate 7(a) land to COSS or to provide a Cash contribution to enable Council to purchase COSS land with the subdivision of any 7(c2) into lots that are less than 2 hectares.

**CURRENT SITUATION**

Land values have increased significantly on the Central Coast over the last 9 years.

A typical example being the increase in cost of a 5.3 hectare parcel of 7(a) land:

1991 VG	\$225,000
1994 VG	\$245,000
1997 VG	\$269,000
2000 VG	\$423,000

The database analysed by Manager Property Services lists properties acquired by Council since 1995 for the Coastal Open System.

The cost per square metre calculated equals the gross area of land purchased divided by the total purchase price paid by Council.

\$4.6556 per m<sup>2</sup> equals \$46,556 per hectare. Say \$46,500/ha.

**Financial impact**

For example 3 hectares of 7(C2) land is subdivided into 3 @ 1 hectare lots then from the formula

(no of lots-.04) – area 7(C2)/2 x 5 = Ha to be dedicated

(3-.04) x5 =5.5 hectares to be dedicated

if unable to dedicate 7(a) land then cash contributions would be:

**Current cash contribution**

5.5 x \$10,000= \$55,000 (using 1992 value of COSS land)

## ATTACHMENT TO ITEM OS.022 CONTD

**Potential cash contribution**

5.5 x \$46,500 = \$255,750 (using 2001 value of COSS land)

**Proposed cash contribution**

5.5 x \$20,000 = \$110,000 (using proposed value)

Should Council adopt the “proposed cash contribution” formula then additional funds could be raised to toward the COSS acquisition program.

Any proposed increase will also require the concurrence of the Department of Urban Affairs and Planning. It appears likely that DUAP would approve the proposed increase.

**RECOMMENDATION**

That the COSS Committee recommends an increase to \$20,000 in the cash contribution formula for bonus lots in 7(c2) subdivisions, effective from July 1<sup>st</sup> 2001 and that the amount be reviewed annually to reflect changes in conservation land values.

