



DIRECTOR SHIRE SERVICES REPORT

12th July 2005

**DSS6 BOATMAN'S COTTAGE, SOUTH WEST ROCKS
FILE: LA19252 KJF**

SUMMARY:

Reporting on the rental proposed for Boatman's Cottage #2 at South West Rocks.



Council had received correspondence from the Manager, Mid North Coast, Crown Lands NSW, Department of Lands, advising that the annual rent for licence 302247, held by Council for the Boatman's Cottage #2 had become due for re-determination.

In this regard, it was determined by the Department of Lands that the rental increase, although significant, reflected the general increase in land values along the coastal strip of New South Wales.

The Department of Lands had originally determined that the rent would be increased to \$24,150.00 per annum. However, after recognising the community use of the facility, the Department elected to waiver 50% of the rental increase, indicating the rent payable following application of the waiver would be \$12,075.00 per annum, to come into effect from the 1 May 2005.

It is now intended to seek a waiver for the proposed rental increase for a period of 2 years, whereby Council will make attempts to link all three relevant sites, these being the Pilot's Cottage, Boatman's Cottages and Horseshoe Bay Reserve and Caravan Park.

At its meeting 14 June 2005 Council resolved:

- 1. That a further lease of ten (10) years for the Pilot Station property with the Department of Lands be sought.*
- 2. If granted the continuation of the lease of a further 10 years, that the immediate replacement of the roof tiles be carried out from Budget 2005/06 monies allocated to the SWR Heritage Precinct.*

3. *That a meeting be held with interested parties for possible future use of the Pilot Station property. e.g. Adult Education, Neighbourhood Centre, Senior Citizens Association, Arts and Craft Association, Historical Society, Visitor Information Centre and any other interested community organisations.*
4. *That grant funding to carry out restoration works be sought continually.*
5. *That the project be put to the Community Consultative Committee of the Mid North Coast Correctional Centre for consideration.*

Council will make recommendations to the Department of Lands that all three (3) sites have consistent lease dates and rental determination dates to bring them all in line together to occur at the same time each year, ie: the rental increases on each property occurs as at the 1 July each year.

Council is well aware of the heritage value of the relevant sites and believes that the community would benefit if Council could negotiate a reasonable deal with the Department of Lands, which would allow Council to further increase the historical value of the properties.

Council is also seeking a review of development options in conjunction with the redevelopment of the Horseshoe Bay Reserve and Caravan Park.

REPORT IMPLICATIONS:

- ***Environmental***

There are no environmental implications.

- ***Social***

The precinct has important maritime heritage value. The community can only benefit as long as the area is maintained and advanced.

- ***Economic (Financial)***

The reduction in rent of the Pilots Cottage and Boatman's Cottage, the cottages need to be bought up to usable standards, building upgrades need to be undertaken along heritage lines. Council must put aside funds for these works.

- ***Policy or Statutory***

All works will be completed in line with Council policies.

- *Director's Review*

As per the report.

RECOMMENDATION:

1. That the Department of Lands be approached to consolidated the three sites along with the Horseshoe Bay Reserve.
2. That the Department of lands be asked to waive the increase in rental fee while this process is being undertaken.

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K J Finnie
DIRECTOR SHIRE SERVICES