



DIRECTOR SHIRE SERVICES REPORT

12th December 2006

DSS7	HAT HEAD DUNE CARE: LEASE OF LAND FILE: LA21483 GTS {Folio No. *}
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SUMMARY:

Reporting on Hat Head Community Dune Care Group's request for the use of a small part of Council's land at the Hat Head Sewage Treatment Works Dunal Effluent Disposal Site (Lot 1 DP1028231).

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DESCRIPTION:

Hat Head Community Dune Care Group has written to Council requesting that it be granted permission to place a shed on a portion of Council's land adjacent to Les Dunford Street, Hat Head. The land is classified as operational land and is the dunal disposal site for the effluent from the Hat Head Treatment Works.

The proposed location of the shed is shown at [Appendix G](#). It is proposed that the shed be used for the storing of dune care equipment and materials close to the area of need.

Without pre-empting the outcome of any consequential development application, preliminary Departmental advice to the Group has been that:

- The group would be responsible for securing all necessary approvals and funding of a fully enclosed shed.
- A formal Agreement would be required with Council in relation to leasing of the area at a negotiated nominal fee and subject to certain conditions of use (including Council's right to terminate the lease at any time for any reason).
- The superstructure must be able to be dismantled for transport away from the site if required.
- Any consideration of amenities within the shed(s) should be made up front rather than as a retro-fit initiative.

The group proposes to acquire and relocate the old Smithtown Tennis Clubhouse. A draft development application has been prepared for submission to Council. As landowner, Council's endorsement of the application is required.

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Whilst the market value of a lease agreement is thought to be \$1,000 - \$1,500 per year, a nominal fee of \$50 per year (indexed) would be appropriate in recognition of the public benefit derived from the group's activities.

It is expected that consent conditions associated with a development application process and appropriate terms of lease will adequately protect Council's interests.

The former Crown land was purchased by Council for the purpose of disposing of sewage effluent. As a separate exercise and not driven by the current request, Macleay Water will apply for the current 8(a) zoning (existing national parks, nature reserves and lands available for recreation zone) to be rezoned.

REPORT IMPLICATIONS:

- ***Environmental***

Enhanced environmental outcomes due to increased efficiency in operation of the Hat Head Community Dune Care Group.

- ***Social***

Fostering of community pride and social interactions via the group's activity in the public arena.

- ***Economic (Financial)***

Nil cost and nominal income to Council.

- ***Policy or Statutory***

Nil

RECOMMENDATION:

That a portion of Lot 1 DP 1028231 be made available for use by the Hat Head Community Dune Care Group by way of a formal lease agreement.

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A P Vermeulen
DIRECTOR SHIRE SERVICES