

*Ref: File No. 107/32
Contact: Barry Paull*

7 December 2007

Dear Councillor,

STRATEGY & FINANCE COMMITTEE

You are kindly requested to attend a meeting of the above Principal Committee of Council to be held in the Council Chambers, Elizabeth Street, Moss Vale on **Wednesday, 12 DECEMBER 2007** commencing at **4.00 pm**.

Yours sincerely

Mike Hyde
General Manager

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Our Values

EQUITY, JUSTICE and CONSULTATION in our obligations;

PRIDE in our lifestyle and environment;

EXCELLENCE in the provision of services;

TEAMWORK, INNOVATION and CO-OPERATION in our business;

INTEGRITY, skill and DEDICATION in the achievement of our objectives;

LEADERSHIP in the growth and prosperity of our community.



DECLARATION OF INTEREST

101/3

Councillors are requested to declare any Pecuniary or Non Pecuniary Interests for items on the agenda.

OPEN REPORTS

ENVIRONMENT & PLANNING DIVISION

SF-EP1 Environment Levy proposal 2008 and beyond

REF: DEP

5465/29.1, 107/25

The purpose of this report is to seek the formal support of Council to apply to the Department of Local Government for an extension of the Environment Levy beyond June 2008.

REPORT

The existing Environment Levy expires on 30 June 2008.

At the Councillor's Corporate Planning Workshop on 13 October 2007 the future of the Environment Levy was considered and the minutes record that "it was unanimously agreed that the Environment Levy needs to be continued" To enable the planning process to commence, a specific resolution by Council is required.

An application to the Department of Local Government for approval for a special variation to General Income is required to be lodged by 31 March 2008.

The project plan (**Attachment 1**) covers future Council decisions required, public consultation and advertising and the completion of the Special Variation Application. Community consultation is a vital component of the application process and will be part of consultation that will occur for the next Management Plan in accordance with the requirements of the Local Government Act.

The 2003-2008 Environment Levy was approved at 4.51% which in the last financial year generated income of \$651,501, At this stage a range of 4.2% to 5.5% for the rate is proposed to allow Council to consider an appropriate budget prior to the application being made.

ATTACHMENTS

There is one attachment to this report, which has been circulated separately (*Project plan WOFE Rate Variation 08/09*).

RECOMMENDATION

1. THAT Council endorse the attached project plan for community consultation for the environment levy application.
2. THAT a draft program of works be prepared for the next 5 years of the Wingecarribee Our Future Environment program, for consideration by Council in the draft 2008 – 2010 Management Plan
3. THAT an application be made to the Minister for Local Government seeking approval for a special rate variation for 5 years to fund an extension of the Wingecarribee Our Future Environment Program, AND THAT the percentage variation sought be confirmed after Council has considered the options for a (5) year works program.



Scott Lee
Director, Environment & Planning

7 December 2007

CORPORATE SERVICES DIVISION

SF-CS1 Request for Funding Of Works by Argyle Community Housing: Lot 6 Dp244642, 6 Hansen Street Bowral

REF. PO

PN1700378; 5600/8; 7122

Reporting on a request from Argyle Community Housing Association Inc. received 14 September 2007 to fund certain works to have the property known as 6 Hansen Street Bowral connected to and serviced by sewer.

REPORT

On 25 October 2006 Council resolved, among other things, as follows:

- 3. THAT Council transfers the title of the block it owns in Hansen Street, Bowral to Argyle Community Housing on the proviso that it be used to provide affordable rental housing for low to moderate income households, managed by Argyle Housing in the long term.***

The title to the subject property was subsequently transferred into the name of Argyle Community Housing Association Incorporated on 8 February 2007 and, when the new title issued, was delivered to Argyle Community Housing.

On 14 September 2007 Council received a letter from Argyle Community Housing advising that development has been hindered by the fact that the land is not served by a sewer line. The nearest line needs to be surveyed and construction of an extension arranged (together with a manhole).

Argyle Community Housing Association Inc. is a not for profit organization with very limited funds. Argyle Housing is therefore seeking Council's support is sought to fund the necessary works including the survey, design and construction of the sewer line to the subject property.

Selva Selvaratnam, Water & Sewer Manager, has investigated the locations of the nearest lines and has provided an estimated project cost of \$10,000 to provided a 40m main extension to service this property.

BUDGET IMPLICATIONS

There are no funds allocated in the 2007/8 budget for such works and funds would need to be sourced from the contingency fund. It is noted that the Contingency Fund Vote of \$25,000 currently is only 2% committed

ATTACHMENTS

1. Minutes of Council made 25 October 2006.
2. Letter from Argyle Community Housing Association Inc. dated 13 September 2007.

RECOMMENDATION

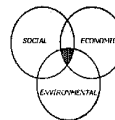
Submitted for consideration and if approved, the nominated funding source.

ATTACHMENT 1



MINUTES OF THE ORDINARY MEETING OF COUNCIL
held in the Council Chamber, Civic Centre, Elizabeth St,
Moss Vale on Wednesday, 25 October 2006

REPORT OF DIRECTOR ENVIRONMENT & PLANNING



o-EP6 Wingecarribee Housing Strategy Group

REF: ~~DEP~~, SPM, PLO, FSM 5600/8

Reporting on the Wingecarribee Housing Strategy Group.

OC 253/06

The Committee on a MOTION moved by Cllr N N Campbell-Jones and seconded by Cllr M Murray
RECOMMENDED:

1. **THAT** Council endorses the draft Wingecarribee Housing Strategy Group Terms of Reference dated 10 October 2006, pages 1 to 5 circulated under separate cover.
2. **THAT** Council transfers title of the block it owns in Hansen Street, Bowral to Argyle Housing on the proviso that it be used to provide affordable rental housing for low to moderate income households, managed by Argyle Housing in the long-term.
3. **THAT** Council confirms its existing resolution committing the \$398,000 held in the Property Development Reserve to build two (2) houses on Council's Sheaffe Street land **AND THAT** Argyle Housing be appointed to manage those houses on behalf of Council with the proviso that they be used for Challenge Australia.
4. **THAT** when appropriate Council seeks a significant contribution from the State Government.

PASSED

ATTACHMENT 2

ARGYLE COMMUNITY HOUSING ASSOCIATION INC.

28 Broughton Street
CAMPBELLTOWN NSW 2560
PO Box 1121

Phone: (02) 46 270002
Fax: (02) 46 270004

Thursday, 13 September 2007

Mr Mike Hyde
The General Manager
Wingecarribee Shire Council
PO Box 141
Moss Vale NSW 2577

WINGECARRIBEE SHIRE COUNCIL		
Classification:	MAILINI	
Doc. No.		
File No.	PN 1700318-5600/8	
14 SEP 2007		
OFFICER	ACTION	INFO
S. Hauptmann	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ORIGINAL
SENT

Dear Mr Hyde

RE: Proposed Residential Development- Lot 6 DP244642, 6 Hansen Street Bowral

You will be aware of the transfer of the land described above from the ownership of Council to the Argyle Housing Association Inc by decision of Council on 25th October 2006. The resolution of Council was:

"that Council transfers the title of the block it owns in Hansen Street, Bowral to Argyle Housing on the proviso that it be used to provide affordable rental housing for low to moderate income households, managed by Argyle Housing in the long term".

Argyle Housing Association Inc. has engaged architects to prepare feasibility studies on the various options which may be permissible and appropriate to the land. Discussions with Council officers have progressed to ensure that the process to formally approve the development is effective and without delay.

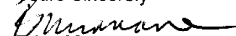
One of the constraints noted is that the land is not served by a sewer line. The nearest line (approximately 40m distant) will need to be surveyed and the construction of an extension together with a manhole arranged.

We are currently seeking quotations from project home builders for the construction of two dwellings (in the form of a dual occupancy) on the land and this would best be commenced after the completion of the sewer main.

As we are a "not for profit" organisation and our funds are limited, I am seeking Council's interest in carrying out the necessary works entailed, including the survey required, and then the design of the line and its construction to the land.

The support of your Council in the provision of assistance to low-cost rental housing is well regarded and it would be of further help if this request would be considered. I would be happy to meet with officers of Council to discuss this matter in more detail at your convenience.

Yours Sincerely


Brian Murnane

Executive Manager- Development



Barry W Paull
Director Corporate Services

7 December 2007