



Vincent Street
CESSNOCK 2325.

23 June 2008

To All Councillors

You are hereby notified that the next Ordinary Meeting of the Council will be held in the Council Chambers, on Wednesday, 2 July 2008, immediately following the conclusion of the city Planning Committee Meeting, for the purpose of transacting the undermentioned business.

**B R MORTOMORE
GENERAL MANAGER**

AGENDA:

PAGE NO.

(1) APOLOGIES.

(2) CONFIRMATION OF MINUTES.

Minutes of the Ordinary Meeting of the Council held on
28 June 2008

(3) MAYORAL MINUTES.

(4) COMMITTEES' REPORTS.

Report of Infrastructure & Services Committee
Meeting held on 2 July 2008

Report of Corporate & Community Committee
Meeting held on 2 July 2008

Report of City Planning Committee Meeting held
on 2 July 2008

(5) OFFICERS' REPORTS

GENERAL MANAGER

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(6) QUESTIONS WITHOUT NOTICE.

**(7) REPORT OF THE COMMITTEE OF THE WHOLE MEETING HELD ON
2 JULY 2008**

OFFICERS' REPORT

GENERAL MANAGER'S REPORT NO. 34/2008

SUBJECT: COUNCIL PICNIC DAY

The CCC Picnic Association has advised that the Annual Picnic Day is to be held on Friday, 31 October 2008. The picnic will consist of a coach trip to Nelson Bay for a Dolphin Cruise then lunch at the Nelson Bay RSL, provided the venue is available for that date.

The Association extends an invitation to the Mayor and Councillors, to attend as guests of the Association.

Council services do not operate on Picnic Day as it is the Award Holiday for all employees subscribing to the Picnic Fund.

RECOMMENDATION that the information be noted.

To: **Ordinary Council Meeting**
2 July 2008

B R MORTOMORE
GENERAL MANAGER
16 June 2008

GENERAL MANAGER'S REPORT NO. 35/2008

SUBJECT: LAND FOR AFFORDABLE HOUSING

Council at its meeting of 7 May 2008 considered General Manager's Report No. 23/2008 (provided in Enclosure 1) and resolved to defer consideration of the matter until a Briefing of Councillors had been held.

The General Manager provided a Briefing following a recent meeting which addressed the following points:

- It would take some time to determine if the proposed three (3) lots on Cessnock Road in Hebburn Estate could be created as a separate parcel which would create problems for Compass Housing under the terms of their grant funding.
- The conditions imposed on any approval, if granted, would need to be known before accurate costs could be established.
- The land was proposed to be zoned R2 under the draft Comprehensive LEP which would not permit medium density housing.
- To change the zoning of this land to R3 to permit medium density housing would be contrary to the principles used in the Comprehensive LEP to determine the location of the R3 zoned lands.
- The two (2) lots in Lightfoot Street are proposed to be zoned R3 under the Comprehensive LEP.
- The two (2) lots are owned by Council, are classified as operation land and as such can be sold.

It was suggested to Councillors that rather than sell five (5) lots of land to Compass Housing at development costs, that the two (2) lots in Lightfoot Street be sold to Compass at no cost. This would provide Compass with two (2) of the five (5) lots required to complete their development for which grant funding has been provided. The savings on the purchase price of the land could then be directed towards buying the remaining lots required.

Compass is supportive of this course of action.

Details of the two (2) lots shown in Enclosure 1 are:

- 62 Lightfoot Street Cessnock – 607 m²;
- 60 Lightfoot Street Cessnock – 638.6 m²;
- Both currently zoned Residential 2A under Cessnock LEP 1989;
- Both proposed to be zoned R3 under the draft Comprehensive LEP.

Valuation of the two (2) lots were obtained in April 2007 and show No.60 valued at \$90,000 and No.62 valued at \$85,000. It is not anticipated that the values would have changed significantly since that time although it should be noted that a vacant lot of similar size at No.54 Lightfoot Street is currently on the market for \$135,000.

It is recommended that Council sell these two (2) lots to Compass Housing at no cost on the following proviso:

- Each party to be responsible for their own legal costs;
- The land to be used for the purpose of affordable housing; or
- The proceeds from the sale of the lots to be used to provide affordable housing in the Cessnock Local Government Area.

This would complete Council’s commitment to Compass Housing on this project with any future involvement in affordable housing to be determined after a policy position has been established.

RECOMMENDATION that:

1. No.60 and No.62 Lightfoot Street Cessnock be sold to Compass Housing at no cost subject to:
 - (i) Each party to be responsible for their own legal costs;
 - (ii) Compass Housing developing the land for the provision of affordable housing; or
 - (iii) The proceeds from the sale of the lots to be used to provide affordable housing in the Cessnock Local Government Area.
2. Compass Housing be advised that this completes Council’s commitment to the project.
3. A policy be developed for consideration regarding Council’s future involvement in affordable housing.

To: **Ordinary Council Meeting**
2 July 2008

B R MORTOMORE
GENERAL MANAGER
24 June 2008