

ITEM 7.2	PROPOSED EASEMENT FOR ABOVE GROUND ELECTRICITY PURPOSES AT WARRINGAH GOLF COURSE AT CORNER OF CONDAMINE STREET AND KENTWELL ROAD MANLY VALE
REPORTING MANAGER	GROUP MANAGER BUILDINGS, PROPERTY AND SPATIAL INFORMATION
TRIM FILE REF	2015/133591
ATTACHMENTS	1 DP 1206258 - Proposed Easement Plan for Ausgrid at Warringah Golf Course - Corner of Condamine Street and Kentwell Road Manly Vale

EXECUTIVE SUMMARY

PURPOSE

To consider authorising an easement for above ground electricity purposes at Warringah Golf Course at the corner of Condamine Street and Kentwell Road Manly Vale in favour of Ausgrid.

SUMMARY

Roads & Maritime Services (RMS) propose to undertake road widening works at the intersection of Condamine Street and Kentwell Road, Manly Vale. The proposed works require the relocation of Ausgrid's high-voltage power lines and power pole at this intersection. Consequently, as a condition of this relocation of the high-voltage power lines and power pole, Ausgrid requires an easement for above ground electricity purposes over the corner of Warringah Golf Course to allow for cable swing and access for maintenance to these power lines.

The consultation process concludes on 25 May 2015 the day prior to the Council Meeting. In accordance with Section 47(5)(a) of the Local Government Act 1993 should an objection to the proposal be received by this date either the report will be withdrawn from the agenda or an alternative recommendation will be provided.

FINANCIAL IMPACT

The compensation amount for the proposed easement has been valued by an independent qualified valuer at \$5,000 (excluding GST). However, in accordance with Council's adopted Fees & Charges a minimum compensation fee to Council of \$10,000 (excluding GST) for such an easement applies.

POLICY IMPACT

Nil

RECOMMENDATION OF DEPUTY GENERAL MANAGER COMMUNITY

That:

- A. Subject to Item C of this recommendation, Council authorise an easement for electricity purposes of variable width with an area of 205 metres squared limited to above the ground within Lot 2743 DP 752038 described as item F in DP 1206258 within Warringah Golf Course on the corner of Condamine Street and Kentwell Road Manly Vale in favour of Ausgrid for an amount in accordance with Council's adopted Fees & Charges.
 - B. Council authorise the affixing of Council's seal to, and delegate authority to the General
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Manager to execute the necessary documentation in order to give effect to this resolution.

- C. That all costs associated with the granting of the proposed easement as referred to in item A of this recommendation, including but not limited to, Council's legal costs, GST if applicable and document registration be funded by the applicant.
 - D. Council confirm it has no objections to Roads & Maritime Services or Ausgrid compulsorily acquiring the easement described in item A of this recommendation by agreement in accordance with the Land Acquisition (Just Terms Compensation) Act 1991 subject to the applicant paying to Warringah Council compensation and associated costs in accordance with items A and C of this recommendation within 28 days of the publication of an Acquisition Notice in accordance with this Act.
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