

MINUTES OF THE DEVELOPMENT & ENVIRONMENT COMMITTEE

Meeting Date: Tuesday, 7 September 2021
Location: Microsoft Teams (Remotely)
Time: 5:00pm

The following members were present (remotely):

Clr Mitchell Pakes - Chairperson
Clr Amanda Findley
Clr Joanna Gash
Clr John Wells
Clr Patricia White
Clr Kaye Gartner
Clr Nina Digiglio
Clr Annette Alldrick – joined at 5:05pm
Clr John Levett
Clr Greg Watson
Clr Mark Kitchener
Clr Bob Proudfoot
Mr Stephen Dunshea - Chief Executive Officer

Apologies / Leave of Absence

An apology was received from Clr Guile.

NOTICES OF MOTION / QUESTIONS ON NOTICE

DE21.86 Question on Notice - Vincentia Golf Club

HPERM Ref:
D21/373304

Question

Proposal by Shoalhaven City Council to close portions of public land (roads) adjoining Lot 4 DP 872852 Vincentia under Section 38B of the Roads Act 1993

Question 1.

That Council explain the process normally followed in the sale of surplus road reserves including the extent of notification on this particular proposal?

Question 2.

The land over which the “paper” roads sit is occupied by the St Georges Basin Country Club (Vincentia). Under what documented arrangement or legal authority does the Vincentia Golf Club occupy the land? Is there a lease in place and is there an agreed rent?

Question 3.

In a public notice of 11th August, 2021 it was announced that “upon closure of the road(s) Council intends to sell the land to the adjoining land owner, St Georges Basin Country Club (Vincentia).” Would it be normal process to arrive at this “intention” and express it in a public notice before any community consultation or resolution of councillors has occurred? Has Council discussed the option of advertising the land on the open market or leasing it?

Question 4.

Is the parcel of land intended for sale comprised of any land other than that released by the road closures?

Question 5.

How will the sale price of the land be determined and with what zoning would the land be sold? The parent Lot 4 DP 872852 is zoned RE2.

Question 6.

Did the proposal to sell the land arise from an approach by St. Georges Basin Country Club, if not how was it initiated?

Question 7.

What state legislation and Council policies guide the closure and any subsequent sale of the roads and are closure and sale two distinct and separate processes?

Question 8.

Community understanding is that the golf course and road land was originally part of a grant from the Halloran Family to SCC for recreational purposes. Can Council confirm this?

Question 9.

Will any contract of sale for the land include a covenant that prevents its use for residential development?

Community Concerns

These centre around the future plans of the St. Georges Basin Country Club in relation to Vincentia Golf Course and speculation is strong that they may involve redevelopment of the holding to restore liquidity. A resolution has apparently been submitted for the Club AGM on 19th September asking the Board and Management to clarify their intentions for the future of the Vincentia Golf Club.

Question 10.

Does Council consider that it's in the public interest to ask for submissions on the proposed closure of the road reserves and sale of the land to the most likely purchaser before the community has clarity around the intentions of that purchaser?

Question 11.

Community representative groups are requesting an extension for submissions on this matter to 30 days after the date of the St Georges Basin Country Club AGM. Does Council regard this as a reasonable request?

Response

The report being prepared for a future Development and Environment Committee Meeting about this matter will cover off on these questions.