Confidential Item

CAMPBELLTOWN CITY COUNCIL

Confidential Item

For Special Council meeting to be held on

Monday 23 September 2019 at 7.30 pm

Refer Item 3.1

1. Motions on Notice

Cr Bonomi submitted the following motion for consideration:

1.1 That Council take all reasonable steps to purchase the property known as 'Woodford House' located at 10 Melory Crescent, Magill.

Rationale:

Woodford House is a significant property, Circa 1854. It is a rare and significant property on 2.6h and is State Heritage listed. It presents an opportunity for Council to secure and protect this rare historical property in Campbelltown. By Council acquiring the property, it will ensure that this unique property will be preserved for generations to come.

Staff Comments

Property Manager's Comments

- The property is a State Heritage Place named Woodforde House ID 3 Cam/2
- The current owner is Beverly J Pannell
- The current Val General valuation is $1,025,000
- Total Land Area 2570 square metres
- Legal Description Allotment 14, CT Volume 5607 Folio 772, DP 7062, Allotment 53, CT Volume 5554 Folio 285, DP 34511
- Zone, Suburban Policy Area, Residential Zone
- The land is in the 3rd Creek Flood Plain
- Development Application 1990 to Divide land
- Selling Agent confirms roof replaced 1990
- Dwelling is in poor structural condition externally and internally
- Selling agent confirms potential for ceiling collapse
- Selling agent believes it will sell at Auction in excess of $2,000,000.

Team Leader Policy and Administration's Comments

The house was listed on 21 October 1993 as a State Heritage Place.

Council's development plan requires the following criteria be met for any development application for demolition:

1 A heritage place … should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:

(a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the Table(s)

(b) the structural condition of the place represents an unacceptable risk to public or private safety.

Any development application associated with the property would most likely require a statutory referral to the Heritage Department of Environment and Water and if Council were to ignore the recommendation any development approval would require concurrence from the State Commission Assessment Panel.

As far as any land division goes the following criteria needs to be considered:

The division of land adjacent to or containing a State or local heritage place should occur only where it will:

(a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area

(b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally

(c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place

(d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality

(e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.

Any hope of subdivision would require access across Council's reserve on Pulford Grove (also attached).



There are possibly significant trees and heritage values associated with the garden but would need advice on that from State Government as they don't list the heritage aspects specifically.

The property is situated in the Residential Zone – Suburban Policy Area where the following land uses are envisaged:

- affordable housing (as defined by the South Australian Housing Trust Regulations as amended)
- detached dwelling
- dwelling addition
- domestic outbuilding in association with a dwelling
- group dwelling within 400 metres of an existing neighbourhood or district centre or major public
- transport route (Montacute Road, Magill Road and Lower North East Road)
- residential flat building within 400 metres of an existing neighbourhood or district centre or major
- public transport route (Montacute Road, Magill Road and Lower North East Road)
- row dwelling within 400 metres of an existing neighbourhood or district centre or major public
- transport route (Montacute Road, Magill Road and Lower North East Road)
- semi detached dwelling
- small scale non-residential uses that serve the local community, for example:
  - child care facility
  - health and welfare service
  - open space
  - primary and secondary school
  - recreation area
  - shop, office or consulting rooms
  - supported accommodation

The site is within 400m of Magill Road the following table would apply if a new allotment were able to be created though would no doubt not fit with requirements from DEW for adjacent properties so all very dependent on them.

Campbelltown Council
Zone Section
Residential Zone
Suburban Policy Area 4

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	350 minimum	7
Semi-detached	300 minimum	7
Group dwelling	300 minimum	7
Residential flat building	150 average	15 (for complete building)
Row dwelling	200 minimum	7


AERIAL PHOTOS
48
4
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8
10
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14
16
2
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8
10
48
55
8
9
10
12
14
7
PULFORD GROVE
MELORY CRESCENT
6
1
13
13
11
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7
5
7