Confidential Item

CAMPBELLTOWN CITY COUNCIL

Confidential Item

For Council meeting to be held on

Tuesday 2 April 2024 at 7.00 pm

Refer Item 9.1

Confidential Item

9. Motions on Notice

Cr Noble submitted the following Motion for consideration:

9.1 That Council:

1. **agree to purchase the shopping centre (36 Hambledon Road, Campbelltown) which is adjacent to the proposed Hambledon Hub development.**

2. **delegate that the Chief Executive Officer be authorised to offer up to 30 % greater than the Valuer General valuation as at 1 July 2023**

3. **if the purchase is successful, the land be integrated into the proposed Hambledon Hub development**

4. **if the purchase is successful, the Hambledon Hub designs be adjusted to reflect the opportunity to use the additional open space.**

Rationale:

It is imperative for the Council to ensure that the development of the Hambledon Hub aligns with Community needs and enhances the quality of life for residents. The integration of the adjacent property into the Hambledon Hub project offers opportunities for increased open space, flexible design, better ground floor usage, and improved car parking facilities.

The purchase of these properties would address the current deficiency in open space within the area, contributing to the overall well-being of the community. The current utilisation of the shopping centre adjacent to the proposed Hambledon Hub appears to be limited, presenting an opportunity for revitalisation and improved functionality through Council intervention.

Through the purchase of these properties, Council can collaborate with existing tenants to negotiate mutually beneficial arrangements, ensuring a smooth transition and maintaining positive relationships with local businesses. I acknowledge that the council may be required to finance some of the costs associated with tenants finding other suitable shops to lease.

This motion is made in recognition of the importance of ensuring that the Hambledon Hub project is executed in a manner that maximises its benefits to the Community and reflects the Council's commitment to delivering high-quality facilities and services.

The intention of the Motion is to use the land available for the Hambledon Hub Community facility.

It is my view that the purchase of some shops (but not all) by Council would not enable the objectives to be achieved and therefore offers should be made on the basis that all owner's agree to the sale of their properties and that Council does not purchase any of the shops unless all owner's agree to sell.

It is my view that should Council not be able to come to an agreement with all property owner's by 31 December 2024, then Council should progress its planning of the Hambledon Hub on the basis of not purchasing the additional land.

The Motion itself and the comments within the rationale, are for Council's consideration and the majority of Elected Members may consider an alternative pathway.