

## 8.1. Nomination former Kameruka Golf Course as Local Heritage Item

This report seeks Council support for the nomination of the former Kameruka Golf Course as a Local Heritage Item preparation of a planning proposal to amend the *Bega Valley Local Environmental Plan 2013* to list the site as a Local Heritage Item under Schedule 5.

**Director Community Environment and Planning**

### Officer's Recommendation

1. That Council resolve to support the nomination of the former Kameruka Golf Course to be listed as a Local Heritage item
2. That Council staff prepare a planning proposal to amend Schedule 5 of the *Bega Valley Local Environmental Plan 2013* to list the former Kameruka Golf Course at Part Lot 1090 DP 1066036 as a Local Heritage Item and submit the planning proposal and supporting information to the Department of Planning, Industry and Environment requesting a Geographical Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
3. That Council advise those who made the nomination and the landowner of Council's decision.

### Executive Summary

Council has received a formal request from a community group to nominate the former Kameruka Golf Course as a Heritage Item. This report seeks Council support for the nomination and for preparation of a planning proposal to amend Schedule 5 of the *Bega Valley Local Environmental Plan 2013* (BVLEP 2013) to list the former Kameruka Golf Course on Part Lot 1090 DP 1066036 as a Local Heritage Item.

#### Background

The former Kameruka Golf Course is located on West Kameruka Road, Kameruka, on part of Lot 1090 DP 1066036. It is approximately three kilometres from the township of Candela and is part of the Kameruka Estate (Figure 1). The site is zoned RU1 Primary Production,

The site is within a further investigation area under the *Bega Valley Rural Residential Strategy 2020* for potential re2 rural residential land subject to meeting several planning studies and the planning proposal process.

An interested community group has formally submitted to Council an 'Assessment of Heritage Significance' (Attachment 1) for the former Kameruka Golf Course to be nominated as a Local Heritage Item under the BVLEP 2013.

Council's Heritage Advisor has provided support for this nomination (Attachment 2). The Advisor noted that the Assessment of Significance (Attachment 1) has been carried out by a suitably qualified professional, is consistent with the NSW Heritage Assessment Criteria I and satisfies each of the criteria required to meet the threshold for local heritage listing. The assessment of Significance identifies the heritage significance of the site as follows::

- It has multiple connections to the cultural history of the adjacent Kameruka Estate.
- It is an early example of an integrated tourism venture in Australia including golf course and associated accommodation facilities.
- The golf course holes were named in honour of historical WW1 events and the terrible casualties suffered by the local early pioneer families that further influenced historical developments at Kameruka Estate.
- A historical two-day cricket event was held on a section of the golf course which influenced the name of Kameruka Estate oval.
- The design of the course being influenced by golfing professionals of the era.
- Social associations with locals living at Kameruka Estate, the residents of Candelo and wider local golfing organisations.
- A contemporary importance with a recent article featuring in Golf Australia titled 'Finding Kameruka' (March '21)

Council staff have contacted the owner of the land and a copy of the Assessment of Significance was provided with consent of the author. The landowner has advised Council that they do not support the nomination for heritage listing. They stated that the site operated as a golf course until approximately 10 years ago; however, it is not economically viable to operate the site as a golf course given the low patron numbers and the costs associated with maintaining the course

Should the former Kameruka Golf Course be listed as a Heritage Item under the BVLEP 2013, the Heritage Conservation Clause 5.10 of BVLEP 2013 will come into effect and will require development consent for any proposed demolishing altering, or moving of the heritage item. It will also require development consent for any proposed development such as erecting a building or subdividing land. The consent authority must consider in the assessment of any proposal any effects it may have on the heritage significance of the item.

Under the *Environmental Planning and Assessment Act 1979* landowner consent is not required to implement changes BVLEP 2013 and Council can resolve to support the formal nomination of the former Kameruka Golf Course as a Local Heritage Item. The proposal is therefore being presented to Council for its consideration.

### **Options**

Options available to Council are to

1. list the former Kameruka Golf Course as a Local Heritage Item under BVLEP 2013. This is the recommended option as it will ensure the impacts of any future development on the heritage significance of the item is considered during development assessment process.
2. Alternatively, Council could opt to not include the site as a Local Heritage Item.

### **Community and Stakeholder Engagement**

#### ***Engagement undertaken***

Council staff have engaged with the landowner and the nominees; however no other community consultation has yet been undertaken regarding this matter.

The nominees have also made a presentation to Councillors on the proposal.

#### ***Engagement planned***

Community engagement for the planning proposal will be conducted in accordance with Council's *Community Engagement Strategy and Community Engagement and Communications Toolkit*. The Gateway Determination will confirm community consultation requirements. It is likely that the planning proposal will be exhibited as a 'low' impact proposal for a period of not less than 14 days in accordance with Section 5.5.2 of *A Guide to Preparing Local Environmental Plans*. Advertising the planning proposal would be on Council's website and in writing to the affected landowner.

#### **Financial and Resource Considerations**

The preparation of the planning proposal and its public exhibition will be undertaken as part of Council's regular work program and within the adopted 2021-2022 budget.

### **Legal /Policy**

A planning proposal will be required to be prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the NSW Department of Planning, Industry and *Environment's Guide to Preparing Planning Proposals* (December 2018) to support the heritage listing

### **Impacts on Strategic/Operational/Asset Management Plan/Risk**

#### ***Strategic Alignment***

The nomination of the former Kameruka Golf Course to be listed as a Local Heritage Item supports the following strategic plans:

#### ***Bega Valley Shire Community Strategic Plan 2040:***

- Goal 1: We are co-operative, caring and enjoy a culturally rich community life.
- Goal 8: Our places retain their character and scale, development is well planned, and a range of goods and services are available within our Shire that meet local needs.

***Bega Valley Shire Commercial Land Strategy 2040:***

- Principal 7: Focus on unique or locally distinctive assets. Preserve heritage values, settlement character and environmental and biodiversity values where these attributes are seen as significant in a centre by stakeholders And contribute to the ongoing viability of the centre.

***Bega Valley Shire Local Strategic Planning Statement 2040:***

- Planning Priority 7: The natural and cultural assets of the Shire have been enhanced to create a flourishing round tourism industry supporting local employment in a wide range of associated businesses.
- Planning Priority 10: The distinctive character of the landscapes, towns and villages that make our Shire unique thriving and continues to provide a sense of place and wellbeing to residents and attract visitors.

***South East and Tablelands Regional Plan 2036:***

- Goal 3: Healthy and connected communities.
- Direction 23: Protect the region's heritage.

***Environment and Climate Change***

The nomination of the former Kameruka Golf Course to be listed as a Local Heritage Item will ensure that potential on an element of the Bega Valley Shire's heritage will be considered as part of future development.

***Economic***

The protection of heritage is identified *Bega Valley Local Strategic Planning Statement 2040* as contributing to social and economic benefits by maintaining the attractiveness of places to visitors.

***Risk***

Including the site as a Local Heritage Item will ensure any future development is sympathetic to the heritage significance of the site.

***Social / Cultural***

It is anticipated that the listing of the former Kameruka Golf Course as a Local Heritage Item will have positive social benefits as the protection of heritage contributes to the wellbeing of residents and enhances the community's sense of identity which contributes to the wellbeing of residents.