

SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Shoalhaven City Council on 2 December 2015 at 2.00 pm

Panel Members: Pam Allan (Chair), Allen Grimwood, Alison McCabe, Ernie Royston, Greg Watson

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2014STH009 – SHOALHAVEN – RA14/000 [Lots 7308 & 7309 - DP 1147573 Yerriyong Road & Lot 7313 - DP 1148869 Braidwood Road, Yerriyong] as described in Schedule 1.

Date of determination: 2 December 2015

Decision:

The panel deferred determination of the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*, for the reasons below [In favour of the motion as passed: Pam Allan (Chair), Ernie Royston and Greg Watson; against: Allen Grimwood and Alison McCabe].

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the decision of the majority:






The Panel agreed to DEFER Regional Development Application RA14/1000 (2014STH009) for a masterplan application for a motorsports facility, comprising upgrade and extension of the existing Nowra District Motorcycle Club and construction of a new sealed road racing track with associated buildings and car parking at Braidwood Road, Yerriyong - Lot 7308 DP 1147573, Lot 7309 DP 1148878, and Part Lot 7313 DP 1148869 for the following reasons:

1. To allow the amendment and the additional information to be submitted and be referred to specialist Council officers and State agencies for review, comment and further consideration.
2. That the additional information be submitted to Council by 31 January 2016.

Conditions:

NA

Panel members:

 Pam Allan (Chair)	 Allen Grimwood	 Alison McCabe
 Ernie Royston	 Greg Watson	

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SCHEDULE 1

1	JRPP Reference – LGA – Council Reference: 2014STH009 – SHOALHAVEN – RA14/000
2	Proposed development: Master Plan for a Motor Sports Facility
3	Street address: Lots 7308 & 7309 - DP 1147573 Yerriyong Road & Lot 7313 - DP 1148869 Braidwood Road, Yerriyong
4	Applicant: Cowman Stoddart Pty Ltd Owner: Crown Lands Office
5	Type of Regional development: Capital Investment Value >\$5 million, Council Interest
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • Environment Planning & Assessment Act 1979 • State Environment Planning Policy Infrastructure 2007 • State Environment Planning Policy State and Regional Development 2011 • State Environment Planning Policy 44 – Koala Habitat Protection • State Environment Planning Policy 55 – Remediation of Land • Illawarra Regional Environmental Plan No.1 (Deemed SEPP) • Shoalhaven Local Environmental Plan 1985 • Shoalhaven Local Environmental Plan 2014 (SLEP2014) • Contribution Plan 2010 • Development Control Plan 93 – Waste Minimisation and Management • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated 20 November 2015 Written submissions during public exhibition: 218 Verbal submissions at the panel meeting: Support – Jo Gash; Russ Pigg on behalf of Shoalhaven City Council and Lyn Locke on behalf of the Tourism Advisory Group. Against- Alan Stephenson; Melinda Norton; Bob Markovic, Doug Gallagher and Melinda Norton on behalf of the Parma Yerriyong Community Group; Julian Booty; Nancy Urquhart; Eddie Sadler; Jean Rodway; Tina Bestant; Doug Gallagher; Greg Urquhart; Kristine Hutchinson; Jenni Manna; Ross James; Andrew Guile; David Phelps; Kevyn Davis and Lee Pippard On behalf of the applicant- Stuart Dixon of Cowman Stoddart
8	Meetings and site inspections by the panel: Site Inspection: 23 July 2014 Determination Meeting: 2 December 2015
9	Council recommendation: Defer
10	Draft conditions: not provided