




SOUTHERN JOINT REGIONAL PLANNING PANEL

Meeting held at Wagga Wagga City Council		
Panel Members: Allen Grimwood (Acting Chair), Mark Grayson, Bob McCotter, Clr Kerry Pascoe, Clr Paul Funnell		
Apologies: Pam Allan and General Manager Phil Pinyon Declarations of Interest: Nil		
Determination and Statement of Reasons		
2014STH020 – Wagga Wagga – DA14/0448 [Cooramin Street, Cartwright's Hill] as described in Schedule 1.		
Date of determination: 09 April 2015		
Decision: The panel determined to defer the development application for the reasons described below.		
<p>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.</p>		
<p>Reasons for the panel decision:</p> <p>That the Southern Joint Regional Planning Panel defer D/A14/0448 Recreation Facility (Major) – Harness Racing Facility including earthworks, track, clubhouse, stables associated with this structure and requests that the applicant consider the layout of the facility to relocate the stables and truck parking and manoeuvring areas to the south-western corner to minimise traffic noise and visual impacts.</p> <p>Further information is to be supplied by the applicant as follows:</p> <ol style="list-style-type: none"> A comprehensive flood assessment of the impact of the proposed development on the flood regime of the locality addressing cumulative effects of flooding and the relevant requirements of the NSW Flood Plain Development Manual An assessment of the impacts of traffic and parking, including assumptions of patronage for all likely events with proposed mitigation measures An assessment of the impacts of noise from major activities, construction transport, and resulting impacts on surrounding residents Details of the extent and nature of additional fill to be imported to the site for the purposes of the construction of the facility 		
Conditions: As attached to council assessment report		
Panel members:		
 Allen Grimwood (Acting Chair)	 Mark Grayson	 Bob McCotter
Approved Via Email Kerry Pascoe	Approved Via Email Paul Funnell	

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SCHEDULE 1

1	JRPP Reference – LGA - Council Reference: 2014STH020 – Wagga Wagga – DA14/0448
2	Proposed development: Recreation Facility (Major)
3	Street address: Cooramin Street, Cartwrights Hill, Wagga Wagga
4	Applicant/Owner: Applicant - Peter Basha Owner: Wagga Wagga City Council
5	Type of Regional development: Capital investment value > \$5M Council Interest
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy (Advertising and Signage) 2007 • State Environmental Planning Policy (Rural Lands) 2008 • Wagga Wagga Local Environmental Plan 2010 • Wagga Wagga Local Environmental Plan 1985 • Wagga Wagga Development Control Plan 2005 • S90 Water Management Act – integrated approval • 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 undated and considered on 9 April 2015 Written submissions during public exhibition: Nine (9) public submissions were received during the initial notification period and Four (4) public submissions were received during the second notification period
8	Meetings and site inspections by the panel: Site visit and Briefing Meeting: 1 December 2014. Final Briefing Meeting: 9 April 2015
9	Council recommendation: Approval
10	Draft conditions: as attached to assessment report