
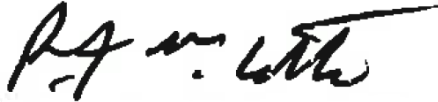


## Relevant JOINT REGIONAL PLANNING PANEL

Meeting held at Wagga Wagga City Council on Wednesday 11 November 2015 at 11.15 am	
Panel Members: Allen Grimwood (Acting Chair), Bob McCotter, Cr Dallas Tout, Cr Paul Funnell	
Apologies: The Hon Pam Allen, Mark Grayson, Cr Kerry Pascoe    Declarations of Interest: NIL	
<b>Determination and Statement of Reasons</b>	
<b>2014STH020 – WAGGA WAGGA – DA14/0448 [Cooramin St Cartwrights Hill] as described in Schedule 1.</b>	
<b>Date of determination:</b> Wednesday, 11 November 2015	
<b>Decision:</b> The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> . Councillors Tout and Funnell voted against the motion to approve the development application.	
<b>Panel consideration:</b> 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.	
<b>Reasons for the panel decision:</b>  The Panel agrees to approve the development application for the following reasons: <ol style="list-style-type: none"> <li>1. Concerns raised in relation to flooding, noise, visual impact, lighting and traffic management can be satisfactorily addressed by the Conditions of Consent.</li> <li>2. The contribution to the local economy through the equine industry and related supporting services.</li> <li>3. The use is permitted in the zone and satisfies the objectives of Zone RU 1 Primary Production.</li> </ol>	
<b>Conditions:</b> The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting.	
<b>Panel members:</b>	
 <b>Allen Grimwood (Acting Chair)</b>	 <b>Bob McCotter</b>
Approved by email  <b>Cr Dallas Tout</b>	Approved by email  <b>Cr Paul Funnell</b>

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### SCHEDULE 1

1	<b>JRPP Reference – LGA – Council Reference:</b> 2014STH020 – WAGGA WAGGA – DA14/0448
2	<b>Proposed development:</b> Recreation Facility (Major) - Harness Racing Facility including Earthworks, Track, Clubhouse, Stables & Associated Infrastructure
3	<b>Street address:</b> Cooramin St Cartwrights Hill
4	<b>Applicant:</b> Peter Basha Planning and Development, on behalf of Harness Racing NSW <b>Owner:</b> Wagga Wagga City Council
5	<b>Type of Regional development:</b> CIV >\$5Million, Council Interest
6	<b>Relevant mandatory considerations:</b> <ul style="list-style-type: none"> <li>• Wagga Wagga Local Environmental Plan 2010</li> <li>• Wagga Wagga Local Environmental Plan 1985</li> <li>• Wagga Wagga Development Control Plan 2005</li> <li>• S90 Water Management Act – integrated approval</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated 23 October 2015 Written submissions during public exhibition: 22 Verbal submissions at the panel meeting: Support- Nil; Against- 12
8	<b>Meetings and site inspections by the panel:</b> <b>Site Inspection:</b> 1 December 2014 <b>Briefing Meeting:</b> 9 April 2015 & 11 November 2015 <b>Determination Meeting (matter deferred):</b> 9 April 2015 <b>Determination Meeting:</b> 11 November 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> As per Assessment Report and as amended by the panel.