

SHOALHAVEN CITY COUNCIL

REGIONAL DEVELOPMENT COMMITTEE

to be held on Tuesday 9 August, 2016
commencing at the conclusion of the Strategy & Assets Committee meeting

City Administrative Centre
Bridge Road
NOWRA NSW 2541

5 August, 2016

Dear Member

NOTICE OF MEETING

You are hereby requested to attend the **Regional Development Committee** meeting to be held on **Tuesday 9 August 2016**, commencing at **the conclusion of the Strategy and Assets Committee meeting** in the **Council Chambers**, City Administrative Centre, Bridge Road, Nowra for consideration of the following business.

Yours faithfully

R D Pigg
General Manager

Please note that refreshments will not be supplied at this meeting

BUSINESS OF MEETING

1. Apologies
2. Minutes of the Previous Meeting
3. Declarations of Interest
4. Report of the General Manager
 Planning & Development Services

MEMBERSHIP – Quorum (3)

Mayor – Clr Gash – Chairperson
All Councillors
General Manager or nominee

Delegation

To consider staff reports sent to the Joint Regional Planning Panel and make determinations in support or otherwise including making representations to the Joint Regional Planning Panel.

Cell Phones:

Council's Code of Meeting Practice states, "All cell phones are to be turned off for the duration of the meeting".

MINUTES OF THE REGIONAL DEVELOPMENT COMMITTEE MEETING HELD ON WEDNESDAY 22 JUNE 2016, IN THE JERVIS BAY ROOMS 1 AND 3, CITY ADMINISTRATIVE CENTRE, BRIDGE ROAD, NOWRA COMMENCING AT 4.30PM

The following members were present:

Clr Gash – Chairperson
Clr Tribe
Clr Robertson
Clr Kearney
Clr Anstiss
Clr White
Clr Baptist
Clr Guile
Clr Watson – left 4.31pm
Clr Kitchener
Russ Pigg – General Manager

Others Present:

Tim Fletcher – Director Planning and Development Services
Tony Holmes – Acting Director Shoalhaven Water
Cathy Bern – Section Manager, Development Services
Greg Pullen – Economic Development Manager
James Bonner – Development Coordinator
Kelie Lowe – Environmental Services Manager
Madelaine North – Acting Media Manager
Marianne Jones – Economic Development Officer
Sara McMahon – Governance Manager

Apologies:

Apologies were received from Clr Findley and Clr McCrudden

1. Declaration of Interests

Conflict of Interest Declaration - Clr Watson – significant non pecuniary interest – Item 1 – he is a member of the JRPP - left the room, did not take part in discussion or vote.

2. Minutes of Previous Meeting

MOTION:

Moved: Baptist / Second: Wells

RESOLVED that the Minutes of the meeting of the Regional Development Committee held on Monday 14 March 2016 be confirmed.

CARRIED

3. Deputations

Mr Mark Cameron (Parma Yerriyong Community Association), Mr Stuart Dixon, Cowman Stoddart, Mr John Lamont – Shoalhaven Business Chamber and Mr Paul Goodwin –

Illawarra TAFE addressed the Committee in relation to Item 1 - Staged development 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. Application seeks a staged consent to the overall masterplan with operational consent for stage 1 being the clearing of native vegetation for survey work on the land where the road racing track is to be located - Lot 7308 DP 1147573, Lot 7309 DP 1148878, and Part Lot 7313 DP 1148869 Braidwood Road, Yerriyong.

REPORT OF GENERAL MANAGER

PLANNING AND DEVELOPMENT

4. Staged development 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. Application seeks a staged consent to the overall masterplan with operational consent for stage 1 being the clearing of native vegetation for survey work on the land where the road racing track is to be located - Lot 7308 DP 1147573, Lot 7309 DP 1148878, and Part Lot 7313 DP 1148869 Braidwood Road, Yerriyong. Applicant: Cowman Stoddart Pty Ltd Owner: Crowns Lands
File RA14/1000
-

MOTION:

Moved: White / Second: Tribe

RESOLVED that the Regional Development Committee support staff's recommendations to the JRPP recommending a deferred commencement consent and advise the JRPP accordingly

CARRIED

FOR: Tribe, Robertson, Kearney, Anstiss, White, Baptist, Kitchener, Gash and Russ Pigg

AGAINST: Guile

There being no further business, the meeting concluded, the time being 5.34 pm.

Clr Gash
CHAIRPERSON

REPORT OF GENERAL MANAGER
REGIONAL DEVELOPMENT COMMITTEE

TUESDAY, 9 AUGUST 2016

PLANNING AND DEVELOPMENT

1. **Regional Development Application for an Indoor sports centre, car parking, landscaping and associated infrastructure - Lot 2 DP 130891 (No.84) Cambewarra Road and Lot 2 DP 2886 Sec 2 Cambewarra Road, Bomaderry.**

Applicant/Owner: Clarke Keller Architects/Shoalhaven City Council
File: RA15/1001

SECTION MANAGER: Cathy Bern.

PURPOSE:

To consider the staff section 79C Assessment Report which has been submitted to the Joint Regional Planning Panel (JRPP) for consideration at its meeting on 16 August 2016.

RECOMMENDATION

Submitted for consideration.

OPTIONS

1. Support staff's recommendations to the JRPP recommending approval and advise the JRPP accordingly; or
2. Make an alternative decision and make a separate submission to the JRPP.

DETAILS

Proposal:

The submitted development application (DA) seeks approval for construction of an of an indoor sports facility comprising the following (summary only):

- a) Four (4) multi-purpose courts (for basketball, netball, futsal, volleyball and badminton) consisting of one (1) main event court with seating for 600 people and three (3) separate courts grouped together;

-
- b) Ancillary facilities comprising change rooms, toilets, storerooms, canteen/cafe, sports office areas, conference room, administration areas, staff area, control rooms, first aid room, drug testing room, multi-purpose spaces, short term child care facilities, etc;
 - c) Car parking for 194 vehicles, bus drop off area and bus parking area; and
 - d) Associated works including access/manoeuvring areas, drainage and landscaping.

Assessment Comments:

- # A full assessment of the application having regard to the matters for consideration under section 79C(1) of the Environmental Planning and Assessment Act 1979 (EPA Act) has been undertaken by Council staff and has been submitted to the JRPP. A copy of Council staff's assessment report, draft consent conditions, plans and associated documents are contained in **Attachment 'A'**.

FINANCIAL IMPLICATIONS:

Any decision that the JRPP makes in relation to this application may be subject to challenge in the Land and Environment Court (L&E Court). A decision to refuse the application could be challenged by the applicant and an approval could potentially face a judicial review by third party objectors. These actions may have a financial impact on Council in that it may have to fund the defence of the JRPP's decision if challenged.

COMMUNITY ENGAGEMENT:

Council has received two (2) submissions during the public notification period. The submissions were objections to the development. The objections were based on several issues, but not limited to, impact on an existing cricket pitch, a 'heritage' trotting track, reduction in open space. A more detailed discussion of Council's community engagement, including a detailed discussion of issues raised in the submissions received, is contained in the section 79C assessment attached to this report.

CONCLUSION

As a result of a detailed section 79C Assessment, the proposal is recommended for conditional approval. Recommended conditions are provided as an attachment to the 79C assessment report.

Tim Fletcher
DIRECTOR PLANNING AND DEVELOPMENT SERVICES

R.D Pigg
GENERAL MANAGER