

MINUTES OF THE MOTOR SPORTS COMPLEX WORKING PARTY

Meeting Date: Wednesday, 6 April 2022
Location: Council Chambers, City Administrative Centre, Bridge Road, Nowra
Time: 5.00pm

The following members were present:

Clr Matthew Norris - Chairperson
Clr Serena Copley
Clr Paul Ell
Clr Patricia White (Remotely)
Clr John Wells (Remotely)
Clr Greg Watson (Remotely)
Clr Mark Kitchener
Mr Norman Mogg
Mr Roger Walker
Mr Paul Dean
Mr Robert Bridge

Others present:

Mr Gordon Clark – Manager – Strategic Planning
Ms Coralie Bell – Tourism Manager & Acting Economic Development Manager
Mr Greg Pullen – Economic Advisor
Ms Sara McMahon – Manager – Business Assurance & Risk
Ms Brooke Aldous – Senior Governance Officer

Apologies / Leave of Absence

An apology was received from Clr Butler and Clr Kotlash.

Confirmation of the Minutes

Note: No Previous Minutes as this is the first meeting of the Working Group.

Declarations of Interest

Nil

The Chairperson welcomed all members and staff to the meeting and gave an introduction.

PRESENTATIONS

MS22.1 Background - Motor Sports Complex

HPERM Ref:
D22/117160

Greg Pullen – Economic Advisor provided a brief presentation on the background to this matter and relevant work that has been undertaken previously.

A copy of the Presentation will be sent to the members via email.

MS22.6 Presentation - Code of Conduct

Brooke Aldous – Senior Governance Officer provided a brief presentation in relation to the Code of Conduct.

REPORTS

MS22.2 Notification of Council Resolution and Terms of Reference

HPERM Ref:
D22/117173

Recommendation (Item to be determined under delegated authority)

That the Motor Sports Working Group receive the update from Council for information.

RESOLVED (By consent)

That the Motor Sports Working Group receive the update from Council for information.

CARRIED

GENERAL BUSINESS

MS22.3 Future Meetings - Frequency

HPERM Ref:
D22/117430

The Members and staff present discussed the frequency of meetings. Currently meeting on a Quarterly basis and other meetings as required.

MS22.4 Working Party - Actions Update

HPERM Ref:
D22/118060

Action	Who	Status / Update
Write a report for first council meeting back create Motorsports Working Party with SCMSC	Gordon Clark	Complete
Nominate members for the working party	Norm and Roger	Complete
Find report of the original scoping of lands suitable for motor complex undertaken a few years ago (Contractor from Wollongong) so it's	Coralie Bell	This report is no longer available as it was a subscription to mapping system, however, past sites will be covered in the background

ready for the working party		presentation for group discussion. This action is now complete.
Introduce Norm and Roger to Brendan from State Forest re discussion about certain properties and other options	Kristy Mayhew, Tourism	Complete
Terms or Reference reported to Council	Coralie Bell	Complete - report update attached.

RESOLVED (By consent)

That the report on the Actions Update be received for information.

CARRIED

MS22.5 General Discussion - Actions and Next Steps

**HPERM Ref:
D22/118084**

The Members and staff discussed the possible next steps, the following key points were raised:

- Members identified two (2) possible sites worthy of further consideration,
 - **Option 1** being a site north of Forest Road (Lots 12, 13, 49, 50, and 52) Comberton, which has a combined area of approximately 80 hectares.
 - There are some identified issues with this site, being it is within the Lake Wollumboola Catchment area, logging of trees
 - Privately owned and is for sale
 - Suggested at first sight (without conducting a proper study) the land appears to be suitable
 - Doesn't have legal access at the moment, there may be possibility of access through land owned by State Forests.

Gordon Clark – Strategic Planning Manager addressed the meeting and provided mapping information in relation to this site.

- **Option 2** being the existing Motorcycle Complex at Yerriyong
 - Currently has an existing permissive occupancy
 - Has access to approximately 400+ hectares
 - Do not want to collapse the Motorcycle Complex
 - Potential to enhance the use of that land
 - Possible to hold discussions with the Motorcycle Complex

Clr Watson raised the following points:

- Questioned why is the floodplain ruled out, as he is aware that Manildra owns a substantial area of land that they have acquired over time, and the occasional flood we receive is not a major issue with Motor Sport?
- Suggested the need to focus on land that is cleared
- There is also some land out at Sassafras, not in the village but on the southern side, it is privately owned and might not be for sale.
- If we want to make the Motor Sport Complex happen we may have to acquire some land.

Staff addressed the meeting and advised that the presentation from Greg Pullen was a snapshot of what has taken place in the past and that Council has set up this Working Party to have a fresh look at where the Motor Sport Complex could be placed, therefore everything could be back on the table including flood liable land. In relation to the Forest Road sites, the Lots are all approximately between 12-19ha.

In relation to the Permissible Occupancy (PO) issue, the PO is not a Development Approval, the PO is the right to use a piece of Crown Land but you still have to go through the DA process. The advice received is that there is no longer such thing as PO, it is now a lease or licence with the

NSW Crown Lands. Amending a PO is understood to be an administrative type of process with a range of fees attached and can take anywhere between 6-12 months.

Clr Watson addressed the meeting and suggested that if the Working Party wants to find a piece of land that is privately owned which is cleared and sufficiently far enough away from residents. There is a site near Sassafras, another site off the Old Berrara Road on the way to Sussex Inlet about 100ha and may have to compulsory acquire land.

Staff suggested – that first task/action is to come back to the next meeting with a more formal position report, including but not limited to the 2 sites that have been mentioned with some more detail, potentially a separate report on potential areas of privately owned land and the areas that Clr Watson has mentioned. Time to look beyond the scope of the previous piece of work which discounted private property and also flood prone land.

RESOLVED (Norman Mogg / Robert Bridge)

That the Working Party receive a:

1. Report on the following two (2) sites that Norman Mogg has identified during the meeting;
 - a. Lots 12, 13, 49, 50, and 52 Forest Road Comberton
 - b. Existing Yerriyong site
2. Separate report on potential areas of privately owned cleared or partially cleared land.
3. The reports include floodplain in a general sense.

CARRIED

MS22.7 Additional Item - Racing Circuit Owners

Clr Norris and members discussed the opportunity to reach out to other Circuit Owners and potentially Circuit Operators to discuss hurdles and achievements in establishing the Racing Circuit. Members undertook to talk to various circuit owners.

MS22.8 Additional Item - Receive a Report - Funding Options

RESOLVED (By consent)

That the Working Group receives a report at the appropriate point on potential funding options including from Council and/or other available Government sources..

CARRIED

Note: Clr Kitchener left the meeting at 6.29pm

MS22.9 Additional item - Invitation - Regional Development Australia (RDA) - Fiona Hatcher

RESOLVED (By consent)

That the Working Group extend an invitation to a future meeting to Fiona Hatcher – RDA (South Coast) to discuss any opportunities for funding or other assistance that can be considered by the Working Group..

CARRIED

There being no further business, the meeting concluded, the time being 6.32pm.

Clr Matthew Norris
CHAIRPERSON