

Shoalhaven Motor Sports Working Group

Meeting Date: Monday, 06 February, 2023

Location: Jervis Bay Room, City Administrative Centre, Bridge Road, Nowra

Minutes Attachments

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MS23.3	Update on Actions - February 2023
Attachment 1	Presentation - Potential locations - Motor Sport Complex - Shoalhaven Motor Sports Working Group 6 February 20233



Shoalhaven Motor Sports Complex

Identified Potential Sites

6 February 2023



shoalhaven.nsw.gov.au f i y t

Background



At the Motor Sports Working Group meeting on 6 April 2022, it was resolved (MS22.5):

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.*



Forest Road, Comberton



Forest Road, Comberton



Forest Road, Comberton



General

- The parcels of land are linear in shape, not particularly suitable for a motorsport complex
- Private ownership
- Approximately 80 hectares
- Surrounded by National Park and State Forest

Legislative Constraints

- The land is zoned as RU2 – Rural Landscape
- There is no lawful access to the land



Forest Road, Comberton

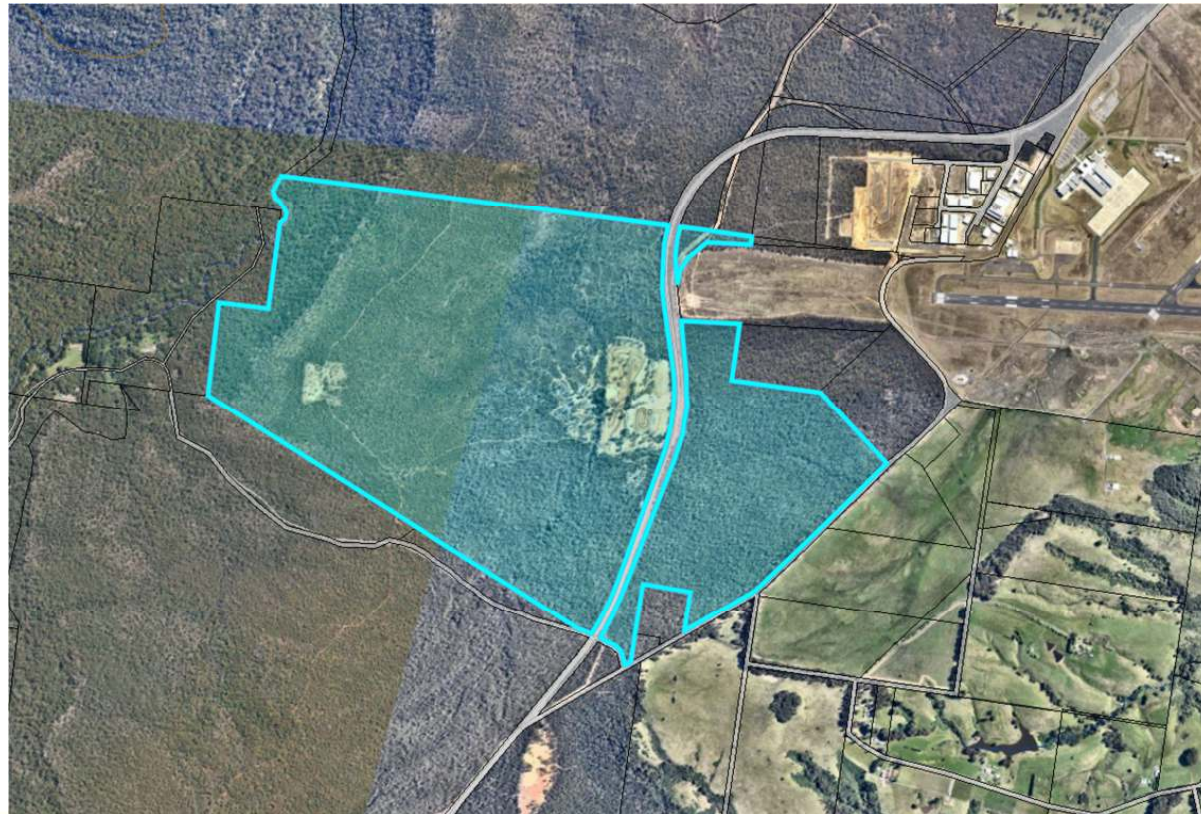


Environmental constraints

- Part of the Lake Woollumboola catchment area
- The lots consist of dense bushland
- Riparian corridors pass through the site
- The site contains endangered ecological communities and threatened species
- Bushfire prone land



Braidwood Road, Yerriyong



Braidwood Road, Yerriyong



General

- Crown Land ownership
- Approximately 50 hectares
- Surrounded by Crown Land and Commonwealth Land

Environmental Study

- Completed by GHD in 2021
- Three species identified as being subject to serious and irreversible impacts.
- Other threatened flora species were recorded during the surveys
- The consultant concluded and advised Council that the restrictions would not allow for a motorsport complex to be located on the site.
- The outcomes were reported to Council in July 2021



Braidwood Road, Yerriyong



Council Resolution

Strategy and Assets Committee 20 July 2021

MIN21.498

That the preparation of the Development Application by Council for a Motor Sports complex at Yerriyong (part Lot 7309 DP 1148878 & Lot 7308 DP 1147573) be discontinued as it would appear to be not feasible on environmental grounds.

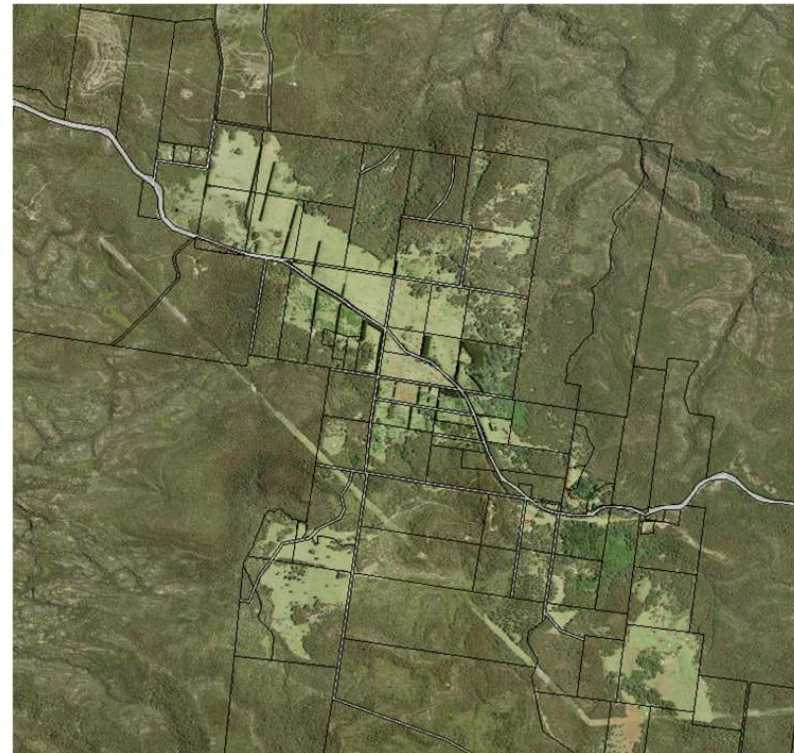


Other Potential Areas



Sassafras

- Majority of cleared land is privately owned
- Zoning RU2 Rural Landscape
- Surrounded by National Park



Other Potential Areas



Old Berrara Road

- Cleared land is privately owned
- Zoning R5 Large Lot Residential
- Surrounded by National Park to the South



Other Potential Areas



Flood Prone Land

- Majority of cleared land is privately owned and zoned RU1 - Primary Production
- Major development on flood plain land may not receive approval



Way Forward



Open Discussion



Thank You!