

Joint Regional Planning Panel - Southern Region
PO Box 3415
SYDNEY GPO NSW 2000

Attention Pam Allen

Dear Pam

RA14/1000 - Regional Development Application — 2015STH024

Please be advised that following the Section 79C report being forwarded to your office on 7 March 2016, the staff assessment report has been considered by Council's Regional Development Committee at its meeting held on 14 March 2016.

The Committee resolved under delegated authority, as follows:

"RESOLVED that Council support the staff's recommendation to the JRPP of a deferred commencement approval of Regional Development Application for Masterplan/Staged Development Application (under Section 83B of the EPA Act, 1979) for upgrade of facilities at Riversdale - Lot 101 DP 751273 Por 101 (No.170) Riversdale Road, Lot 227 DP 751273 Por 227 Bundanon Road and Lot 7315 DP 1166783 Bundanon Road, Illaroo, subject to the addition of the following amendments to the draft conditions:

Pursuant to Section 80(3) of the Environmental Planning and Assessment Act 1979, this development application has been determined by granting of "Deferred Commencement" Consent, subject to the following matter(s) being resolved:

- a) Legal rights of access existing over Lot 7314 DP 1166766, Illaroo Road, Illaroo that benefit the whole of the development site (i.e. land as described on Page 1);*
- b) Additional rights of access having been granted over Lot 71 DP 714894 (No.439 Koloona Drive, Watersleigh), Lot 7315 DP 1166783, Bundanon Road, Illaroo and Lot 3 DP 622014 Riversdale Road, Tapitallee to benefit the whole of the development site (i.e. land as described on Page 1);*
- c) Development consent, if required, has been granted to the use of the Lot 7314 DP 1166766, Illaroo Road, Illaroo, Lot 71 DP 714894 (No.439 Koloona Drive), Watersleigh and Lot 3 DP 622014 Riversdale Road, Tapitallee for the purposes of the accessing the approved development*

An operational consent cannot be issued until survey plans of the subject easement as required by points 1a) and b) have been registered with the NSW Land and Property Information (LPI) Office and a copy of the registered plans submitted to Council and associated development consent as required by 1c) submitted to Council, or documentation is submitted that is otherwise acceptable to Council.

Draft Condition 13:

The catering building proposed as part of Stage 2 must be positioned within the approved building envelope so as to ensure appropriate separation is provided between this building and the existing Boyd studio building.

Draft Condition 33:

The accommodation component of the development (i.e. Stage 3) is to be used in conjunction with the other buildings, facilities and activities that are consistent with the approved development on site (i.e. is to be used by people associated with the Riversdale or Bundanon site and cannot be used independently as a building that provides short term accommodation).

In accordance with this resolution I convey Council's support for the staff's assessment of the Regional Development Application for Masterplan/Staged Development Application (under Section 83B of the EPA Act, 1979) for upgrade of facilities at Riversdale - Lot 101 DP 751273 Por 101 (No.170) Riversdale Road, Lot 227 DP 751273 Por 227 Bundanon Road and Lot 7315 DP 1166783 Bundanon Road, Illaroo.

If you need further information about this matter, please contact Cathy Bern, Planning & Development Services Group on (02) 4429 3527. Please quote Council's reference RA14/1000-05 (D16/73416).

Yours faithfully



Russ Pigg
General Manager
15 March 2016