

BRIEFING DETAILS

BRIEFING/DATE/TIME	20 August 2020 11.37am to 12.00pm
LOCATION	Teleconference

BRIEFING MATTER

2019CCIO32 - 1528/2019/JP - The Hills Shire

Riverside Oaks Golf Course, 74 O'Briens Road, Cattai

Concept Masterplan Development Application for the redevelopment of the Riverside Oaks incorporating a Hotel Precinct (150 Rooms), Lodge Precinct (60 Rooms), Subdivision of up to 300 Lots and Associated Works.

The Development Application is classified as 'Nominated Integrated Development' pursuant to Clause 4.46 of the Environmental Planning and Assessment Act 1979 requiring referral to the NSW Natural Resource Access Regulator under the provisions of the Water Management Act 2000, Office of Environment and Heritage under the provisions of the National Parks and Wildlife Act 1974, Roads and Maritime Services under the Roads Act 1993 and the NSW Rural Fire Service under the Rural Fires Act 1997

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg – Chair, David Ryan, Susan Budd and Mark Colburt
APOLOGIES	Gabrielle Morrish and Chandi Saba
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Cameron McKenzie, Paul Osborne and Robert Buckham
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED AND MATTERS TO BE ADDRESSED IN THE COUNCIL ASSESSMENT REPORT:

- Proposed Master Plan follows a lengthy rezoning process with related DCP amendments. DCP requires a Concept DA to comprehensively address all issues, particularly ecology, biodiversity stewardship and bushfire, across the whole site.
- RFS, RMS and NRAR referrals have either been resolved or are in train.
- Key issues are:
 - ecology, with the current BDAR considered to be inadequate, and a new one expected to be received in September
 - services and particularly wastewater given the proximity to the watercourse and the flood inundation level, both of which would limit an on-site sewerage solution of this size. A WICA licence would also be required.
- Other issues under review include earthworks, water management, stormwater and flooding, landscaping, heritage and a potential VPA.
- Reporting to Panel not expected until early 2021.

Planning Panels Secretariat