

#### BRIEFING DETAILS

<b>BRIEFING/DATE/TIME</b>	8 December 2021 8.30am to 9.00am
<b>LOCATION</b>	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 (as described in Schedule 1)

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	David Ryan – Acting Chair Sandra Hutton
<b>APOLOGIES</b>	Abigail Goldberg, Chandi Saba and Mark Colburt
<b>DECLARATIONS OF INTEREST</b>	Nil

#### OTHER ATTENDEES

<b>COUNCIL REPRESENTATIVES</b>	Robert Buckham Paul Osborne Cameron McKenzie
<b>OTHER</b>	George Dojas – Regionally Significant Development Suzie Jattan – Planning Panel Secretariat Cameron Brooks - Regionally Significant Development

#### KEY ISSUES DISCUSSED:

The Panel noted the following matters:

- Suitability of heritage and visual assessments being undertaken at staged DA phase.
- Procedural and substantive matters associated with biodiversity impact assessment.
- Council staff to provide a supplementary memo detailing the manner in which Biodiversity Conservation Act requirements relating to the determination of serious and irreversible impacts on biodiversity values and avoiding or minimising impacts, have been met; and confirmation that there is no statutory limitation to the granting of the recommended concept consent, noting the matters recommended to be addressed in subsequent detailed staged DAs.

**DETERMINATION DATE SCHEDULED - TBA - Pending council information"**

#### Planning Panels Secretariat

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