

**RECORD OF BRIEFING**

NORTHERN REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 22 October 2024, 10.54am and 11.17am
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTER(S)**

PPSNTH-329 - Byron - 10.2017.661.2 - Ewingsdale Road, 364, 394 & 412 Ewingsdale Road and Melaleuca Drive, Byron Bay - Section 4.56 to modify condition of consent number five and staging of development located in the eastern section of the West Byron Urban Release Area (WBURA) in order to allow for Stages 11 and 12 in the western section of the site to proceed concurrently, separately and non-sequentially with stages 1-10

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Dianne Leeson (Chair), Michael Wright and Joe Vescio
<b>APOLOGIES</b>	Simon Richardson
<b>DECLARATIONS OF INTEREST</b>	Stephen Gow

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Patrcia Docherty and Shannon Burt
<b>DEPARTMENT STAFF</b>	Carolyn Hunt
<b>OTHER</b>	Nil

**KEY ISSUES DISCUSSED**

- Outline of the proposal, noting proposal to modify the sequencing of Stages 11 and 12 and enable concurrent development with other stages
- Detailed assessment to be undertaken, with initial review noting no proposed changes to outcomes and development impacts
- Request for Information (RFI) issued – requesting clarification of proposed condition change details, including any consequential changes to other conditions
- Class 1 legal appeal lodged – without prejudice meeting scheduled for 25/11/24 and conciliation conference on 30/11/2025
- No submissions received

**Panel Questions**

- Request of assessment to consider cumulative impacts

**Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)

- Response to RFI in regard to previous legal case relating to modification applications
- Relationship to adjoining developments and delivery of infrastructure, noting nearing completion of adjoining developments
- Planning Proposal for transition of zone – house keeping for update of old LEP to standard template relating to neighbouring site – nearing completion

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 10 December 2024

## Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)