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**MINUTES OF THE REGIONAL DEVELOPMENT COMMITTEE MEETING HELD ON MONDAY  
14 MARCH 2016, IN THE JERVIS BAY ROOMS 1 AND 3, CITY ADMINISTRATIVE CENTRE,  
BRIDGE ROAD, NOWRA COMMENCING AT 4.03PM**

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The following members were present:

Clr Gash – Chairperson  
Clr Tribe  
Clr Robertson  
Clr Kearney  
Clr Anstiss  
Clr White  
Clr Baptist  
Clr Findley  
Clr Guile  
Clr Kitchener  
Russ Pigg – General Manager

Others Present:

Tim Fletcher – Director Planning and Development Services  
Ben Stewart – Director Assets and Works  
Andrew Lissenden – Development Coordinator  
Cathy Bern – Section Manager, Development Services

Apologies:

Apologies were received from Clr Robertson, Clr Baptist, Clr Anstiss, Clr Findley

1. Minutes of Previous Meeting

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MOTION:

Moved: White / Second: Kearney

RESOLVED that the Minutes of the meeting of the Regional Development Committee held on Monday 30 November 2015 be confirmed.

CARRIED

2. Deputations

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Clr Guile arrived at the meeting.

Mr Thompson addressed the Committee in relation to 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.

Kathryn Kelly addressed the Committee in relation to 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)

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Riversdale Road, Lot 227 DP 751273 Por 227 Bundanon Road and Lot 7315 DP 1166783 Bundanon Road, Illaroo.

## **PLANNING AND DEVELOPMENT**

3. 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.  
Applicant/Owner: locale consulting Pty Ltd/ Bundanon Trust and Crown Lands Office File RA15/10

Note: Andrew Lissenden provided a presentation in relation to this item.

MOTION:

Moved: Guile / Second: Wells

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:

### **Draft Condition 1:**

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.

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**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).

CARRIED

**CONFIDENTIAL REPORT - PLANNING AND DEVELOPMENT**

CONSIDERATION OF ITEMS OF A CONFIDENTIAL NATURE

<b>Item</b>	<b>Reason</b>
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.	Advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege 10A(2)(g)

Pursuant to Section 10(A)(4), the public were invited to make representations to the Regional Development Committee before any part of the meeting is closed, as to whether that part of the meeting should be closed. The Chairperson asked the General Manager if any written representations had been received as to whether that part of the meeting should be closed.

MOTION:

Moved: White / Second: Wells

That the Regional Development Committee Meeting exclude the press and public from the Meeting pursuant to Section 10(A)(1)(a) of the Local Government Act, 1993 as it was to consider items of a confidential nature in relation to matters pursuant to Section 10(A)(2)(g).

CARRIED

The meeting moved into confidential the time being 4.52pm.

The meeting moved into open session, the time being 4.56pm.

There being no further business, the meeting concluded, the time being 4.56pm.

Clr Gash  
CHAIRPERSON