

## Joint Regional Planning Panel Meeting Minutes

|                                           |                                                                                                                                                                                |                                                  |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>Project title and Ref. No.:</b>        | Liverpool Plains Shire Council –DA 37/2011 – Workforce Accommodation Facility – 76 Gap Road, Werris Creek                                                                      |                                                  |
| <b>Date / Time:</b>                       | Thursday 17 November 2011 1:30pm                                                                                                                                               |                                                  |
| <b>Venue:</b>                             | The Railway Institute, Anzac Parade, Werris Creek                                                                                                                              |                                                  |
| <b>Attendees:</b>                         | <b>Name</b>                                                                                                                                                                    | <b>Organisation</b>                              |
|                                           | Garry West                                                                                                                                                                     | Panel Chairperson                                |
|                                           | Bruce Clarke                                                                                                                                                                   | Panel Member                                     |
|                                           | Cr Bernie Perkins                                                                                                                                                              | Panel Member/ LPSC Councillor                    |
|                                           | Cr Col Stewart                                                                                                                                                                 | Panel Member/ LPSC Councillor                    |
|                                           | Robert Hunt                                                                                                                                                                    | LPSC General Manager                             |
|                                           | Ron van Katwyk                                                                                                                                                                 | LPSC Director Environmental Services             |
|                                           | Greg Tory                                                                                                                                                                      | LPSC Director Works                              |
|                                           | Donna Ausling                                                                                                                                                                  | LPSC Planning and Development Manager            |
|                                           | Rodney Batterham                                                                                                                                                               | LPSC Water Services Manager                      |
|                                           | James Maltby                                                                                                                                                                   | LPSC Town Planner (Minute taker)                 |
|                                           | Michael Beashel                                                                                                                                                                | MAC Services Group – General Manager Development |
|                                           | Geoff Dearden                                                                                                                                                                  | MAC Services Group – Development Manager         |
|                                           | 5 members of public                                                                                                                                                            |                                                  |
|                                           | Media representatives from Prime News                                                                                                                                          |                                                  |
| <b>Residents who addressed the Panel:</b> | Leila Gilles – addressed the panel <b>for</b> the item                                                                                                                         |                                                  |
|                                           | Shawn Caine (a member of the Werris Creek Multi Purpose Service – address the panel with a question for the applicant Mr Geoff Deardon addressed the panel Advisory Committee) |                                                  |

### Minutes

Meeting opened at 1:35pm.

Chairperson Mr Garry West welcomed everyone, introduced the Panel Members and gave a broad outline of the meeting agenda.

Mr West explained that;

- There had been a legal opinion disputing the permissibility of the MAC Workforce Accommodation proposal from Gadens Lawyers acting on behalf of GrainCorp presented to the initial Panel meeting held on 11<sup>th</sup> October 2011. The determination of this meeting was to request Council to pursue its own legal opinion on this question.
- Council has subsequently obtained a legal opinion supporting the permissibility of the proposal under the Parry Local Environmental Plan 1987. In addition the MAC Services Group has obtained legal advice that also supports this view.
- Both legal opinions have been reviewed by Council with the recommendation to the Panel that the matter was permissible in the zone and could be determined.
- The Panel and Council had received a further letter from Gadens Lawyers on behalf of GrainCorp confirming their objection to the proposal.

- The absence of a Deed of Agreement was not a limiting factor to the Panel and it would not inhibit determination of the proposal.

Mr West enquired of Mr Dearden if he was aware of the draft condition relating to a crime prevention strategy being required to be produced prior to the issue of a Construction Certificate. Mr Dearden advised that this was their normal practice in other facilities. Mr Dearden added that their business model relied heavily on supporting local community groups, employing locals, purchasing locally and sponsoring local activities.

Panel member Mr Bernie Perkins enquired of Mr Dearden if it was a requirement to prohibit “mixed” accommodation. Mr Dearden advised the meeting that females made up approximately 15-20% of their customers and they did not generally cater for couples as the general trend was for a “trickle effect” where couples and families preferred to move into a more traditional community environment.

Mr Perkins moved the item, seconded by Mr Clarke. “The development be approved subject to the conditions found in Schedule 1 of the assessment report with the addition of the four part condition proposed by Liverpool Plains Shire Council”.

The motion was carried unanimously.

Meeting closed at 2:30pm.

Endorsed by

Garry West  
Chair, Northern  
Joint Regional Planning Panel  
24 November 2011