

8 June 2012

Ms Gabrielle Kibble
Chair, Western Regional Panel
C/- Joint Regional Planning Panel Secretariat
GPO Box 39
SYDNEY NSW 2001

Dear Ms Kibble,

**Response on behalf of The MAC Services Group to the Assessment Report for
DA0217/2012 – Workforce Accommodation Village, 2 Black Lead Lane, Gulgong**

Please find enclosed a submission on behalf of The MAC Services Group to the assessment report for DA0217/2012, a development application to construct a 400-bed workforce accommodation village at 2 Black Lead Lane, Gulgong. This submission has been prepared by Urbis in cooperation with The MAC Services Group, Whelans InSites, and Alan McKelvey of Sparke Helmore Lawyers.

This letter is lodged for your consideration prior to the Joint Regional Planning Panel (JRPP) meeting on 14th June 2012 and provides a detailed response to:

- The concerns raised by the Council's assessment; and
- Its recommendation for refusal.

As a result of these considerations, it is requested that the JRPP defer its determination, to:

- Obtain its own legal advice about the permissibility of the development;
- Allow clarification by Council of the basis on which estimates of water and sewer demand have been calculated, and meaningful consultation between Council and The MAC's relevant technical consultants on the proposed timetable for augmentation of capacities (if required);
- Allow negotiations between the Council and the Applicant, about the terms of a voluntary planning agreement that addresses any issues associated with servicing of the development and its perceived social impact; and
- Request Council to prepare draft conditions of consent, so that the JRPP can fully consider the impact of the development if operated in accordance with conditions that could be imposed manage its perceived impacts.

This submission will form the basis for the proponent's presentation at the schedule Panel meeting at Gulgong RSL Club next Thursday, 14th June 2012.

Should you have any questions regarding the above, please do not hesitate to contact me on (02) 8233 7621.

Yours sincerely,

A handwritten signature in black ink that reads 'H. Deegan.' The signature is fluid and cursive, with a period at the end.

Helen Deegan
Director