

MINUTES OF THE NORTHERN JOINT REGIONAL PLANNING PANEL MEETING HELD AT THE RAILWAY INSTITUTE, WERRIS CREEK, ON THURSDAY, 20 FEBRUARY 2014 AT 2.30PM

PRESENT:

Garry West	Chair
Pamela Westing	Panel Member
John Griffin	Panel Member
Andrew Hope	Panel Member
Rob Webster	Panel Member

IN ATTENDANCE

Ron Van Katwyk	Liverpool Plains Shire Council
Kate Agnew	Planning Consultant for Liverpool Plains Shire Council
Rod Batterham	Liverpool Plains Shire Council
Cr Ian Lobsey	Liverpool Plains Shire Council
Robert Hunt	Liverpool Plains Shire Council
Cr Col Stewart	Liverpool Plains Shire Council
Zo Kruger	Liverpool Plains Shire Council
Geoff Deardan	The MAC Services Group
David Edbrooke	The MAC Services Group
James Spence	The MAC Services Group
Ann-Maree Ashburn	The MAC Services Group
Members of the public	
Media representatives from Prime News	

APOLOGY: Nil

1. The meeting commenced at 2.40pm.

2. Declarations of Interest

Nil

3. Business Items

***ITEM 1 - 2013NTH019 – DA50/2013 - Residential Accommodation Facility
(Temporary Workers' Accommodation) and Caravan Park Development***

4. Public Submissions

Ross Whitaker	Addressed the panel against the item.
Bevan O'Regan – Read by Ross Whitaker	Addressed the panel against the item.
Jeanette Davis	Addressed the panel against the item.

Tim Sneesby – on behalf of
the CFMEU Northern Mining
& NSW Energy District

Addressed the panel against the item.

Geoff Dearden – The MAC
Services Group

Addressed the panel on behalf of the applicant.

Ron Van Katwyk

Addressed the panel to confirm the tabling of the legal opinion provided to The MAC Services Group from Corrs Chambers Westgarth Lawyers (Sydney) in relation to characterisation of the Proposed Development at Werris Creek.

Garry West

Confirmed the tabling of the legal opinion provided to The MAC Services Group, stating it would be made publicly available on the JRPP website.

5. Business Item Recommendations

ITEM 1 - 2013NTH019 – DA50/2013 - Residential Accommodation Facility (Temporary Workers' Accommodation) and Caravan Park Development

Motion:

- (a) That Development Application 50/2013 (regional panel ref. 2013NTH019) be granted consent subject to conditions in the Terms of Consent in Appendix 2 'Recommended Conditions of Development Consent' of Council's assessment report, with the following amendments:
 - (i) Condition 21 – Replace 'total project value' with 'value of the development reflected in the construction certificate applied for (endorsed by a suitably qualified quantity surveyor)'.
 - (ii) New Condition – Condition 23a –

'Should temporary water and sewer services be proposed in order to support the initial three stages of development (maximum 504 units), Council's Works Department shall endorse the proposed methods prior to their establishment. A time period for use of this infrastructure shall be imposed by Council during the consultation process. The intent of this condition is to ensure no loss of service and performance to existing users.'
 - (iii) Condition 26 – Replace 'construction' with 'occupation' to read as follows –

'Any required upgrades or augmentations shall be constructed in a timely manner so as to not introduce a reduction in levels of service or performance to existing water consumers. The developer shall be responsible for providing sufficient time to allow Council to receive, assess, investigate, liaise, obtain or give approvals, and then construct any component requiring upgrade or augmentation affected by the development in regard to Water Supply. This work must be undertaken prior to the occupation of the various stages of the development which have been identified within *the servicing strategy* to introduce an exceedance in capacity, or reduction in performance of existing water supply infrastructure.'

- (iv) Condition 28 – Insert ‘that stage of’ to read as follows –

‘Prior to the issue of any Construction Certificate the developer shall make Developer Contributions for that stage of the development. These contributions will be in accordance with Council’s fee structure and is calculated on the basis of Equivalent Tenements (ET) for the year in which the work is undertaken. The number of ET’s shall be calculated utilising Council’s standard “*NSW Water Directorate – Addendum to S64 Determination of Equivalent Tenements*”. Determination of a Local ET shall be required to be justified with supporting information and calculations for acceptance by Council.’

- (v) New Condition – Condition 30a –

‘Should temporary water and sewer services be proposed in order to support the initial three stages of development (maximum 504 units), Council’s Works Department shall endorse the proposed methods prior to their establishment. A time period for use of this infrastructure shall be imposed by Council during the consultation process. The intent of this condition is to ensure no loss of service and performance to existing users.’

- (vi) Condition 33 – Replace ‘construction’ with ‘occupation’ to read as follows –

‘Any required upgrades or augmentations shall be constructed in a timely manner so as to not introduce a reduction in levels of service or performance to existing infrastructure. The developer shall be responsible for providing sufficient time to allow Council to receive, assess, investigate, liaise, obtain or give approvals, and then construct any component requiring upgrade or augmentation affected by the development in regard to the Sewer System. This work must be undertaken prior to the occupation of the various stages of the development which have been identified within *the servicing strategy* to introduce an exceedance in capacity, or reduction in performance of existing sewer infrastructure.’

- (vii) Condition 35 – Insert ‘that stage of’ to read as follows –

‘Prior to the issue of any Construction Certificate the developer shall make Developer Contributions for that stage of the development. These contributions will be in accordance with Council’s fee structure and is calculated on the basis of Equivalent Tenements (ET) for the year in which the work is undertaken. The number of ET’s shall be calculated utilising Council’s standard “*NSW Water Directorate – Addendum to S64 Determination of Equivalent Tenements*”. Determination of a Local ET shall be required to be justified with supporting information and calculations for acceptance by Council.’

- (viii) Additional Advice –

‘The MAC Services Group shall develop a complaints handling procedure to address:

1. Complaints from residents of the facility.
2. Complaints raised by non-residents about the operation of the facility.’

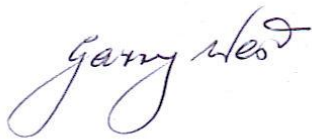
- (b) That agencies that made submissions in relation to the application be notified of the determination in writing.
- (c) That those persons that made submissions in relation to the application be notified of the determination in writing.

Moved John Griffin **Seconded** Andrew Hope

MOTION CARRIED UNANIMOUSLY

6. The meeting concluded at 3.50pm.

Endorsed by

A handwritten signature in blue ink that reads "Garry West". The signature is written in a cursive, flowing style.

Garry West
Chair, Northern Joint Regional Planning Panel
20 February 2014