



**Development Control Plan**

**Temporary Workers  
Accommodation**

**Submissions – Volume 1**

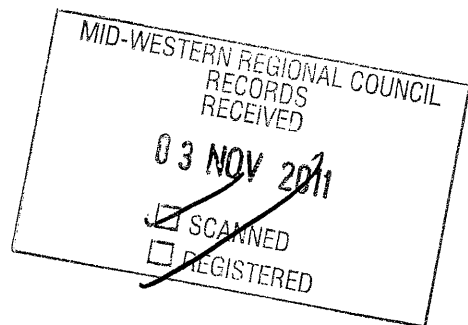
**EXECUTIVE WORKING COPY**



26 Oct 2011

Mr. Warwick Bennett  
General Manager  
Mid Western Regional Council  
PO Box 156  
MUDGEES NSW 2850

*CVC  
ELI D*



**Submission Mid Western Council Draft DCP  
Temporary Workers Accommodation**

Dear Sir

The overall reasons for developing this DCP reflect good principles. Separate temporary housing will take the pressure off existing housing resources, potentially reduce travelling times for workers. It can also place these additional temporary workers near villages or towns that will gain some economic benefit from providing services such as chemist, restaurants, clubs and bars, sporting facilities professional services.

However large groups of what are likely to be predominantly male populations will bring imbalance to whichever community they are located near.

The DCP states among its Objectives: maximising 'social integration of the workforce and economic benefits, whilst minimising social costs'.

It is difficult to see how this Objective will be met by a fixed maximum number of beds/persons accommodated, in this case 400, without any regard to the size of the nearby town or village in terms of population.

We would suggest that the 'number of beds' should in some way relate to the town or village that will service this temporary community. Whilst a developer may well wish to concentrate the development into one area- saving money on overheads such as running and establishment costs, if the primary objectives are not met for the region, oversized establishments could lead to some real social problems.

For example: Population figures from 2006 tell us that Gulgong had a town population then of 1907<sup>1</sup>.

The number of adult males would be a percentage of this. If say about 30 % of the population are adult males, then Gulgong would have approximately 600 men. If temporary worker's accommodation adds a further 400 men to the population, that population imbalance would seem to potentially lead to considerable discomfort socially and commercially - medical and social activities and law enforcement would all be stretched.

We would like to suggest that some relationship between existing population and proposed Temporary Worker populations be considered. e.g. If new Temporary Workers accommodation represented no more than a 10 % increase in village or town population, with a maximum site of 400 beds, then you would have potentially a ratio of say:

- Gulgong           max 190 beds
- Rylstone         max 60 beds
- Kandos           max 130 beds
- Mudgee           max 400 beds

### Siting

In the DCP, section 6, various locations for temporary housing are considered. One location that the DCP does not support is land adjacent to industrial development. However this may be more acceptable to the community than locations adjacent to existing housing. Could you explain why Industrial Land is omitted as generally these areas seem reasonably suitable. eg Lions Drive Caravan Park is adjacent to Mudgee's Industrial area.

In part 6.2 of the DCP it is suggested that if such accommodation is located near a village it should be within 500 m of the village zone. Again, could you explain why this is the case? This may well be too close because it will disrupt the lifestyle of people living a rural life on the edge of a town or village. If Temporary Housing is located further away from the village, visual and acoustic screening is more possible.

We suggest that you should consider siting Temporary Housing close to mine sites, which would lessen road traffic and potentially deal with the social ramifications of a large number of males in one condensed area. It may also provide a safer option in regards to alcohol consumption.

If large camps are approved away from the mine sites - could it be conditional upon communal transport being arranged such as small buses and car sharing - to lessen the number of vehicle movements.

---

<sup>1</sup> [http://en.wikipedia.org/wiki/Gulgong,\\_New\\_South\\_Wales](http://en.wikipedia.org/wiki/Gulgong,_New_South_Wales) states at the 2006 census, Gulgong had a population of 1,907 people

### Services

If temporary housing is located away from existing facilities there will be a need for new peripheral services that will be attached to the "temporary villages" such as a supermarket or perhaps if a corner shop type store; further would this include permits for a club type venues, as this would include gambling and liquor licences. Both the corner store and the club would have an impact on social behaviour and the use of already existing services in the closest towns.

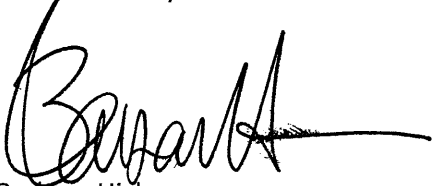
### Noise Impact

Consideration should be given to noise impact- especially if these sites are located near villages. Earth mounding and masonry fences for noise control, and limits to noise levels could be considered. This would include noise generated by late night parties, celebrations and traffic movements on a shift basis etc.

### Setbacks

Any proposed temporary housing designed under this DCP is likely to be mass housing. New setbacks should be considered to accommodate the difference between this and traditional housing estates.. Deep setbacks that can accommodate screen planting and mounding should be called for.

Yours faithfully



Barbara Hickson

President Mid Western Community Action Network

**President:** Barbara Hickson

**Treasurer:** Rob Duffy

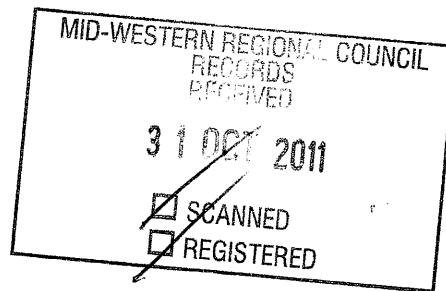
**Secretary:** Robbin Binks

All correspondence to:- The Secretary MWCAN PO Box 1354 Mudgee NSW 2850

Ph. 0427723249

Mr Gregory Carr  
183 Cope Road  
Gulgong, NSW, 2852  
Ph. (02) 63741128  
20/10/2011

The General Manager  
Mid-Western Regional Council  
PO Box 156  
Mudgee, NSW, 2850



Dear Sir

Re: Draft Development Control Plan

I enclose submission in regard to the above proposal for your attention.

## Submission on the draft DCP

I have read the draft DCP and I have a few concerns that I would like to bring to your attention.

First, the proposed location is of concern to me. As the temporary villages are primarily for mine workers, it makes sense to build them at the mine site. The land is already owned by the mines in many cases, and as the workers are for their employ, they should shoulder the burden.

Also, as the workers will already be on site there will be a minimal increase of traffic on our roads, making travel to and from the mines for existing employees safer.

Building these temporary villages near existing towns and villages will those living near by. These neighbours will be in close proximity, who will not wish to spoil their quiet country life by having 400 neighbours. These houses are out of town and many residents prefer the peace and the view of open land. This location will potentially harm many like this.

These villages will also hurt the towns themselves. While the towns' infrastructures may cope with the influx of 400 people nearby, how will they deal with the temporary needs at the same time as making more permanent dwellings and suburbs. The towns in the Mid-Western Region will be disadvantaged in terms of long term growth if these temporary villages are using up the resources and infrastructure capacity.

As these villages are considered temporary, the 'residents' won't be counted in the next census either, which means more money and resources will not be allocated to the towns to help them absorb the cost of extending and maintaining infrastructure, if that is what needs to happen. Rates may increase to deal with the increased need, where again it is the mines that should be shouldering this burden, not the residents of this region.

The Mid-Western Region has a rich heritage, both Indigenous and European. The history of both are currently well preserved, with towns such as Gulgong achieving official heritage status. With this comes tourism, a trade that will long outlast the mines. Building villages near these towns will hurt tourism and therefore money coming into the region as well. Our tourism must not be sacrificed for the mining industry. Many people are now avoiding the Hunter Valley and choosing the Mid-Western region for holidays, citing the effects the mines have had as the reason. This cannot be allowed to happen here.

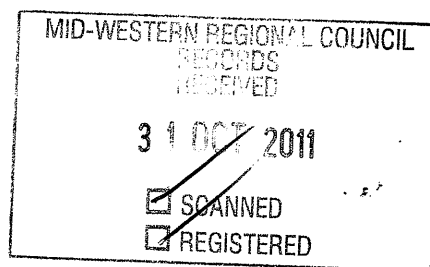
Secondly, the availability of jobs for locals is also of great concern to me. I spent over two years trying to break into the mines. I have recently been lucky enough to find work as a contractor to the mines. I had to know someone in the right position at the mines even to get my foot in the door, despite being qualified and motivated. I know several people who are also trying to find mine work, doing courses and tickets to get them in. Most are not successful. On the crew I work with, many are from places in Queensland and Victoria. They already drive in, drive out. The jobs at the new mines being opened and at expanding sites should go to local people first. These temporary villages will only encourage the further employment of fly in, fly out and drive in, drive out(fifo and dido) workers.

If locals are employed, the money earned is spent in this region, supporting our economy. If fifi, dido workers are brought in on such a large scale, the money being earned in our region will not stay in our region, forcing prices on all goods and services to soar in response.

Please consider these concerns carefully when amending the draft DCP, as the decision on this issue will potentially hurt the towns in the region in numerous ways and beyond repair.

Mrs Katie Carr  
183 Cope Road  
Gulgong, NSW, 2852  
Ph. (02) 63741128  
17/10/2011

The General Manager  
Mid-Western Regional Council  
PO Box 156  
Mudgee, NSW, 2850



Dear Sir

Re: Draft Development Control Plan

I enclose submission in regard to the above proposal for your attention.



## Submission in Regard to the draft Development Control Plan

Town growth and an increase in population in towns across the Mid Western Council Region appear inevitable due to the current mining boom. A solution is then needed to provide accommodation for this new population. The current proposal before council for temporary accommodation attempts to solve this dilemma. While providing a seemingly necessary service, I believe the ambiguity of potential locations for these sites needs to be carefully considered and addressed, so as to better meet the proposal objectives set out below:

- To minimise any negative impacts on the visual residential and/or rural living amenity of surrounding area.
- To promote the permanent relocation of employees to the area thereby reducing potential negative social impacts and maximizing economic returns for the Region.
- To limit the concentration and size of temporary workers accommodation developments so as to reduce the potential for negative impacts on the character of towns and villages and to reduce the potential for negative social impacts.

The current proposal suggests three (3) possible locations for such a village:

- Within or adjacent to a Town (within 1.5km from the edge of the urban zone).
- Within or adjacent to a Village (within 500 metres from the edge of the Village zone).
- At the site of a Major Infrastructure Project.

I submit that the establishment of such accommodation be restricted to 'at the site of a Major Infrastructure Project', providing this refers to an existing project. References throughout this submission refer to **existing** Major Infrastructure Projects.

The proposal stipulates that no more than 1200 workers can be accommodated in the Mid Western Region at any one time, with a maximum of 400 workers at any given site. These sites must also be at least 20km apart. This potentially means that a 400 man village could be established within 500m of Mudgee, Gulgong and either Kandos or Rylstone at any given time, increasing the immediate population of all three (3) towns simultaneously. These towns do not have the facilities currently available to handle such an influx in population and would need to undergo rapid change to keep up. This would impact negatively on the town's character, and would therefore not meet the policy objective 'reduce the potential for negative impacts on the character of towns and villages and to reduce the potential for negative social impacts'.

In order for the proposal to 'promote the permanent relocation of employees', the towns must have the reasonable room and resources available on all boundaries for sustainable expansion over time. This cannot be effectively established if all the major centres in the council region are struggling with immediate supply and demand simultaneously with restricted boundary access.

The proposal states that as well as providing accommodation for up to 400 workers per site, the villages will also provide facilities not available in the adjacent town or village such as 'bar facilities or a gym' as well as food, roads, an outdoor area, waste management and a water supply. As new roads, lighting, outdoor areas, facilities such as bars, gyms and restaurants, landscaping and water supply are to be established within the villages anyway,

proximity to an established town appears redundant. The villages, in effect, will be their own town. As one car space is allotted per bed, it is reasonable to assume that access to towns should not be restricted to 'within walking distance'.

This type of accommodation on the outskirts of an existing functioning town would have implications for the facilities of that town, including roads, parking, shopping and medical treatment, as proximity would dictate the primary use of these facilities. Constructing the accommodation at a Major Infrastructure Project Site, however, would encourage the use of the village facilities, as well as sharing the burden of increased population between towns within reasonable driving distance. For example, if an accommodation village was established at the Ulan mining sites, workers are just as likely to travel to Mudgee for their shopping and other needs as they are to Gulgong, sharing the burden between the two towns.

Another reason to consider only establishing this type of accommodation on existing Major Infrastructure Project Sites is the minimal impact on residents. Most residents in and around towns that are now primarily Major Infrastructure Project Sites have already been bought out and displaced. It makes more sense to build on these already established sites, rather than forcing residents living several kilometres away from these sites to also relocate. If anything, establishing accommodation centres at Major Infrastructure Project Sites may encourage some of those dispossessed to return. Business owners would have the potential for 400 new clients and if businesses and town infrastructure are re-established, other residents are more likely to return on a more permanent basis. Workers would also be inclined to remain in and around these newly re-established towns 'promoting the permanent relocation of employees' and in effect, saving a town.

Another objective of the policy is 'to minimise any negative impacts on the visual residential and/or rural living amenity of surrounding area'. Establishing 400 beds over 4ha on the outskirts of any existing town will have a negative impact on the visual and rural living amenity for the remaining residents. Residents in these areas are considered to be 'out of town' and do not have access to in-town facilities such as water, sewage and rubbish collection. Therefore other aspects of rural life are also expected, such as peace, quiet, open spaces and sparse neighbours. All of which will be negatively affected should an accommodation village be established.

Establishing an accommodation village near a Major Infrastructure Project Site, however, would see the village as its own town centre, with no such expectations for peace, quiet, open spaces or few neighbours. In addition, modern buildings, new roads and professional landscaping would actually improve the visual amenity of these areas, which are often left dilapidated and depleted of natural resources. Building in these areas would therefore meet the policies objective.

In order for the policy's objectives to be met to the best of their ability and have minimal negative impact on the region during this growth period I implore you to consider the above points and make the decision to only build these accommodation villages 'At the site of a Major Infrastructure Project'. It is the right decision, and the one that will best serve all the residents of the Mid Western Region.

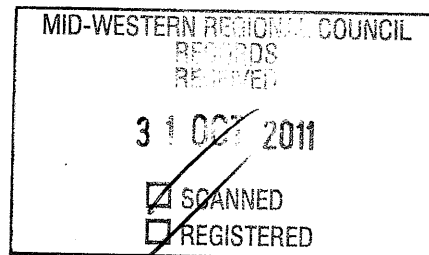
Ms Suzie Loughrey  
187 Cope Road  
Gulgong, NSW, 2852  
Ph. 0419867850  
19/10/2011

The General Manager  
Mid-Western Regional Council  
PO Box 156  
Mudgee, NSW, 2850

Dear Sir

Re: Draft Development Control Plan

I enclose submission in regard to the above proposal for your attention.



# Submission on the draft Development Control Plan

As a resident of the Mid Western region for almost thirty years I have seen many changes take place in this area, some positive, some negative. I was concerned when I read the proposal currently before council regarding the draft Development Control Plan (DCP) for temporary mine accommodation villages. I believe that if these villages are allowed to go ahead as suggested in the proposal, without changing their location possibilities, these villages will have a negative influence on the environment and character of Mid Western Region towns and villages.

As a resident of Ulan for 26 years, I witnessed first-hand the negative effects on the town that the mining industry has had. As a result of the mines purchasing the land, the majority of the residents were displaced and the town now barely exists, as so many were forced to relocate. I am concerned that placing a mining village close to another town may have the same effect. People may not wish to live near such a village, and therefore buy land and houses in other areas. People already living near towns may be forced to move to make way for the villages, or choose to move because of the proximity to their property.

The land value in areas near these villages may also decrease, as many people may find it undesirable to live in areas near the villages.

I also have concerns for what such a village may do to the atmosphere of what are currently small, quiet country towns. The infrastructure of the towns in the Mid Western region would find it difficult to absorb 400 extra people into them. There would have to be ample time and money spent to equip towns for these extra residents. It would help to maintain the town's character if more permanent houses are established, which appeal to couples and families wishing to stay on a more permanent basis. The towns are also more likely to cope with a gradual influx of permanent residents.

The rich historic aspects of the towns in the Mid Western region are also worth preserving. A mining village in close proximity would detract from the appeal and character of these aspects. Tourism is one of the main industries in the region, and it would be a shame to risk losing the current appeal the area has for tourists.

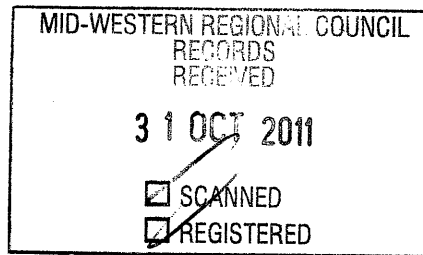
I submit that the mining villages should be contained within existing mine sites. This would help address the problems presented above.

If these villages were only built on existing mine sites, property values in other areas would remain unaffected. It would have minimal impact on residents as well, as the mining companies have already bought much of the land surrounding the mines. If anything, building the villages on existing mine sites would help re-establish some of the towns, like Ulan, as increased population may entice business owners to re-open in these areas. If population and businesses increase, others may be more likely to move nearby, saving these towns.

Establishing the mining villages away from existing towns would also help towns cope with the influx of workers, as the impact may be shared amongst nearby towns. This would help the towns prepare their infrastructure for an increased population in the long term too, freeing up land and resources.

The mines have already had an impact on tourism in some areas. If the villages were established on existing mine sites then at least the impact on tourism would be contained to these sites. This would help maintain the tourism appeal of other towns in the Mid Western region and support this important industry.

For the wellbeing of the Mid Western region, I ask you to consider this submission and the impacts that such a village may have if situated close to existing towns.



TO WHOM IT MAY CONCERN:

Submission to Development Control Plan associated with the proposed mining village outside Gulgong:

Our concerns regarding this project rest with the maintenance of infrastructure and the provision of services.

- Maintenance of roads
- Control of traffic flow – without the consideration of making Mayne St one way!
- Medical Services:
  - Ambulances
  - Medical Practitioners
  - Hospital facilities
  - transfer capabilities for serious trauma
- Policing and public security.

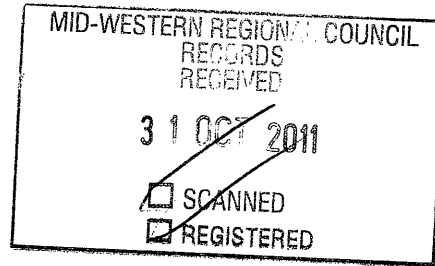
Respectfully submitted

Penny & Bill Bosward  
Springfield Lane  
Gulgong

B. Harris.

Melrose, 112 Barneys Reef Rd.

Gulgong, NSW 2852.



To, Mid Western Regional Council.

Re. Draft LEP 2011.

I wish to make a submission on the current Draft LEP 2011.

I have plans in the future to subdivide my block with the intention of building a new home on one of the blocks.

As the current Zoning does not appear to allow for this I would ask that the LEP be amended to reflect my future intentions in this matter.

With the area of Blacklead being made up of mostly small holdings with dwellings on them, this would stay in keeping with the surrounding area.

This would require, my blocks on the Map of the Draft LEP 2011 marked

1) LSZ\_GULGONG.PDF to be changed from AB. to Z.

2) LZN\_GULGONG.PDF to be changed from R5 to R2.

Details of my Block situated at Barneys Reef Rd Gulgong, is as follows:

Lot 341 DP755434

For any further explanation please call me on the following number 0263741769.

Your attention to this matter would be appreciated,

*21.10.2011*

Regards, *B W Harris*

RECORDS  
RECEIVED

31 OCT 2011

SCANNED  
 REGISTERED

Attn: General Manager  
Mid-Western Regional Council

My name is Shandell Cummins. My husband, two children and I attended the meeting last night at Gulgong CWA Hall. Our family moved to Gulgong almost 6 years ago. We have set up a business in Gulgong, Glass Gulgong, and are extremely happy here raising our kids. I would like to voice my opinion that I am against having a mining camp on the outskirts of a small community such as Gulgong. The fact that residents being immediately affected by this development were not told from the very start by either the MAC Group or yourselves is just the start of why this is so wrong. Why should a council trust the hearsay of a large corporation that they have advised residents in surrounding properties. It seems to me that you are bowing down to the mines because of who they are. Under normal circumstances people building on a block of land have rules to abide by. The rules are being changed for the MAC Group. They need to provide a **Social Impact Study**, it is imperative!

Bob Campbell had some very interesting comments when he spoke. The fact that it is a gold mining site and has a great deal of history should not be overlooked. Why should they be allowed to bulldoze over Gulgong's history because they have to accommodate mine workers. It is not Gulgong's responsibility to accommodate these workers. If they are so called "temporary workers", each mine should have to accommodate it's own workers on site. They already have their own land available. If they are temporary workers they are not contributing to the community – getting involved in sports, kids going to school, opening up bank accounts etc. If they were permanent workers with families or looking to settle down in Gulgong and give back to the community it would be very different. We went out for dinner at a local pub in Gulgong after the meeting last night with my two kids and had miners swearing and yelling in the poker machine room behind us. If it is like this already, how bad is it going to get when we have an extra 400 "temporary mine workers" in the town? Women will not feel safe going for a "girls night" out because there will be a lot of new people in town that have nothing to account for. Most will view it as a holiday away from their families and homes and free to act however they wish. **Please make amendments so that "temporary workers" need to be accommodated on site and cannot live within 5km of a residential property. Permanent workers are free to stay closer to town.**

As for services in Gulgong, how are they supposed to support these "temporary miners" flooding into the town. The sewerage works will not cope. They are only spending money on it for their own purposes. There is no hospital! It takes forever to get a doctors appointment at the medical centre and there are not enough ambulances to support the people we have in our town at the moment. Also our police service cannot cope with the demands it has at the moment, what is going to happen with crime in our town. Does the planning department take this into consideration. Nothing is being upgraded to support the town. A lot of rules were read out last night that the planning department have to abide by but to me it seems that you are hiding behind these rules as a means to give the mines the right of passage. Please don't hand over the town of Gulgong to these people. They are used to getting what they want and we need to at least put up a fight to save the town.

Gulgong is a heritage town and should not be affected by "a temporary workers camp". Doesn't the word heritage come into consideration. That is one of the reason we moved to this area. It is great to bring up kids, we love the community spirit how everyone knows everyone, it's quiet and it's a quaint looking little town. This is all going to change if you do not do something about it. Place the mining camp further out of town, it makes sense to be closer to the mines where they are working. Why put extra traffic on the roads risking more car accidents when there is land on the site for them. **They need to at least provide contribute money on an annual basis, whilst they are here, to commit to upkeeping roads they are using.** Once this is all passed and you see the effects of this mining camp it is too late to do anything about it. We need to stop this now!

Shandell Cummins,  
1636 Goolma Road, Two Mile Flat, NSW 2852





**Attn: General Manager  
Mid-Western Regional Council**

I am against having a "temporary mining camp" on the outskirts in the small community of Gulgong.

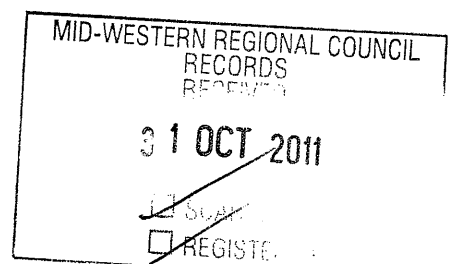
Concerns in regards to mining camp in Gulgong:

- \* **Has or will a social impact study be organized as is done in Queensland?**
- \* **Will these residents although deemed temporary be classed as resident under the 2852 postcode, if not why not? As this affects our town planning, our medical and funding.**
- \* **There will be population growth and as with this is there a guarantee of extra Policing for our community of Gulgong, not Mudgee?**
- \* **Why were the adjoining residents of this development not contacted and given a reasonable amount of time to voice their opinions by the Mudgee Council?**
- \* **On the understanding that these community concerns had to be rushed through prior to the DA, why was the community not advised immediately? Why was it not publicized clearly in order to give the whole of the Gulgong community time to voice their concerns?**
- \* **Does the Mudgee Council not have the right to hold off the Development Application, for such a major project, for this application to be considered thoroughly across the community? If not why not?**
- \* **The town planner offered information in regards to buffer zones etc, how is it possible that a buffer zone can be in place when a resident is in the centre and directly affected on 3 sides?**
- \* **The promises that have been made by the MAC Group, e.g buying food in town, using certain services etc, how will this be monitored? Is this legally binding or is it just a promise?**

Mining camps should be located on the mine site and should be part of the original DA before work is commenced. Then should miners wish to reside within the community they can rent or buy/build in town.

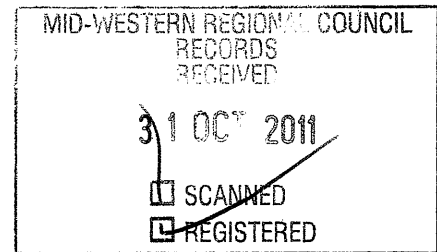


**Mark Cummins,  
1636 Goolma Road, Two Mile Flat, NSW 2852**



87 Baker's Lane  
Linburn  
Via MUDGEE NSW 2850

27<sup>th</sup> October, 2011



The General Manager  
Mid-Western Regional Council  
Market Street  
MUDGEE NSW 2850

Dear Sir,

**RE: Temporary Workers' Accommodation**

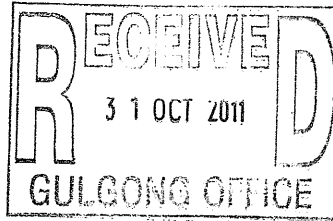
I wish to support the Black Lead Community Group in their bid to have your Council revise the Development Control Plan for temporary workers' accommodation which is being proposed by the MAC group close to the town of Gulgong.

I can sympathise with the residents who live near the proposed site. Their wish to live in the way they envisaged when they bought their properties should be respected. Surely the mining authorities could provide appropriate accommodation for their workers on the mining site and thus alleviate the wear and tear on the Shire's roads and all such high density development would be in the same area.

Yours faithfully

  
(Mrs) Joyce Purtle.

Submission



P.O. Box 477  
GULGONG 2852

October 30, 2011

General Manager  
Mid Western Regional  
Council  
MUDGEES

Dear Sir,

Worker s Temporary Accomodation - Gulgong

As No DA has been lodged for the project, comments are necessarily speculative, but it seems there could be a nett loss for the Gulgong community.

In assessing the proposal, the classification of Gulgong as a Heritage town, to be preserved, is the reference point.

#### ENVIRONMENT

Development of the proposed site will adversely affect the amenity of the surrounding area, permanently.

#### ECONOMIC

Description of the proposed development as a 'village' is typical PR spin for 'worker's camp'. If it were to be a real village it would have facilities competitive with Gulgong.

Construction of the accomodation would entail the elimination of the remains of mining activities which have potential value for the tourist industry.

#### SOCIAL

Given the new Ulan roster - 7 long days on, 7 days off - the mine workers could not be expected to be very locally active socially.

Within an easy drive they would have a great variety of destinations for their relaxation.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "Gerard Chislett".

Gerard Chislett

A rectangular stamp with the word "FAXED" in bold, capital letters. To the left of the word is a small icon of a fax machine. The stamp has a slightly distressed, ink-like appearance.

A handwritten signature in cursive script, appearing to read "Keg".  
A rectangular stamp with the word "FAXED" in bold, capital letters. To the left of the word is a small icon of a fax machine. The stamp has a slightly distressed, ink-like appearance.

Tanya Rohr  
"Brinjarry" 8 Blacklead lane  
Gulgong 2852

To Genral Manager

Mid-Western Council

Objection to the proposed "Temporary Workers Accommodation camp" which will be located 1.5km from the Heritage Town of Gulgong, Located on the corner of Blacklead Lane and Cope Rd.

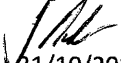
I feel the (DCP) needs to be revised and relocated to a more appropriate site. The impact from this proposed site will affect our entire community. Our medical system can't cope already, imagine a 20% increase in population? Our Emergency Services are going to be over loaded and not going to cope with the growth. Think about the repercussions of this size of infrastructure, it will be putting strain on our water system. our Town is not going to cope, when we slip back into a drought!! "Who is going to be Responsible"? It will be us rate payers that pay, not Temporary workers. Our Mayne Street in Gulgong, how do you propose to make it work you can barely find a park NOW! Let alone getting from one end of mayne to the other, will new comers learn our courteous rules? I don't think so! What about the elderly or disabled or does that not count? no it's not about the people of Gulgong it's about MONEY! What gives this Mac Group the right to come into small communities and suck our sewage and water system dry? How rude and disrespectful of these people they have no morals! as an adjoining resident to this proposed site I am gob smacked that this can be allowed. I no longer feel that our lives will ever be the same; the anti social behaviour is going to be at our back door and spilling into our Town. What are their plans in regarding to noise issues? imagine having 400 people living next door to you, I am glad that I have unlimited phone usage because I feel that it is going to get a lot of use. It would have been better if we got dumped with a jail next door at least we would know they can't get out! Myself and my husband have lived on our property for 15 years and in that time we have raised 2 children and put them through school and put money back into our community. Wouldn't it be better to encourage families to move to our area? We have recently had our property valued and it is without question that we are going to be at a great loss from this going ahead. To put this size of infrastructure on the edge of Town is unthinkable shame on all. Is this our future? Will our children be returning to bring their families up here? I don't think so! This is going to cause many locals to relocate to a more peaceful and safe environment for their families. I am already looking to relocate I no longer want to reside in Gulgong, and I know I am not alone on this issue. Think about 20 years down the track when they have ripped our Town apart and are finished with us, what will be left to keep the Town going?

Sadly we all know that we can't stop this from going ahead, but we can stop the location of this site. The (TWA) needs to be situated at the mine sites perhaps at Ulan this will take the pressure off Gulgong by letting the workers use both Communities. If they need to be near hotels what is wrong with Ulan? The mines could pay for a bus services back and forth from Mudgee and Gulgong.

Thus letting our Town keep its reputation and Heritage, and hopefully still remain a Tourist Town.

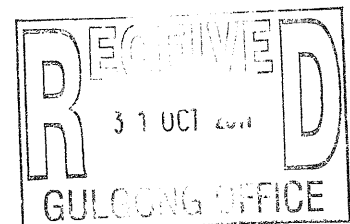
The (TWA) has got to go elsewhere or Gulgong History will be History.

Regards Tanya Rohr

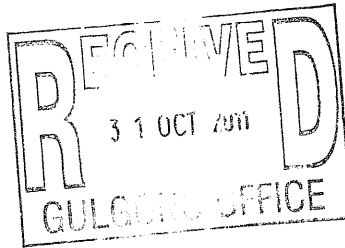
  
31/10/2011



**FAXED**  
1. 11. 11



General Manager  
Mid-western Regional Council



Gregory Rohr  
"Brinjarry" 8 BlackLead Lane  
Gulgong 2852

In relation to Development Control Plan  
Temporary Workers Accommodation 26/8/2011 on display till 31/10/11.

There are many points that could be objectionable to in this draft, I will endeavour to cover the main ones.

### 3.0 Definitions

"Temporary Workers Accommodation"

Or Temporary" Workers Accommodation"

Or "Temporary" Workers Accommodation.

Temporary needs to be defined or removed as I am sure in this case 20-30 years is not temporary.

### 4.0 Permissibility

TWA's "not defined in any of the planning instruments currently applying to the MWR Local Govt Area".

This is where this "innominate" or no name planning is very sketchy.

Being a concerned adjoining neighbour of this proposed AUTROCITY we even started our own plans to put in a Development Application for TWA to stop this happening in such an inappropriate location .But we were informed that our zoning was unacceptable for these although to get the zoning changed or objected to we only had till 21/10/2011 where as we were only informed by our neighbour who by chance found out by attending a open meeting of this major infrastructure a couple of days prior! What I am trying to say is that this proposed autrocity by the Mac Group has been slipped under the back door with limiting time factor so nobody can do anything about it.

### 5.0 Objectives

To provide guidance to "landholders" (Yeah! Thanks very much for that! NOT.)

\*How can you "maximise social integration of the workforce & economic benefits whilst minimizing social costs" What about anti-social behaviour?

Yeah great. Get their beers at camp(Dry Camp BULLSH1t!!)have tea/dinner/breakfast depending on shift. Go up town, more beers, run amuck , offensive language ect.

The elderly & younger generation will feel intimidated by them and lock their doors being too afraid to venture outside.

\*"To minimize any negative impacts on the visual residential &/or rural living amenity of surrounding area."

They're going to have to have a damn good fence (Goal like) & a buffer of at least 75m.I feel this must definately have a negative impact!

\*I am pretty sure that this location does result in" conflict with other existing use of land".

Just ask the Kreuzen family!

For memory I'd say that they have had a registered business there for at least 20 years.

Does that count!????

\*"negative impact on the character of towns..."

Do you think Gulgong has no character?

This will have a HUGE impact on Gulgong's Historical/Heritage character.

Remember Henry and the "Town on the Ten Dollar Note"!!!!

Tourism will deteriorate

New land releases & development will be non existent therefore no growth.

*Registered  
AA*



**FAXED**  
1.11.11

Let alone the sewerage & water facilities being swallowed up, the existing treatment plant already overflows when we have substantial rainfall!  
Add another 400+ non rate payers to this system & what's going to happen?

#### 6.0 Location

"not supported"

"adversely detract from any area of particular scenic or visual attraction"

Personally this affects us immensely as we enjoy entertaining family & friends at our dam over looking the Mullock heaps and vast grazing land.

\*"would be supported"

"The site must be located at least 20km from the boundary of any existing approved development for TWA"

It seems quite convenient how Mudgee can be excluded from these TWA sites by merely having a few "dongas" located at the back of a hotel!!

My question is how and why 20km. If there is going to be an influx of up to 3-4000 workers in the area 20km just isn't going to work.

\*"Provision of road capacity..."!!Where do we start here?

They are already overloaded and in disrepair, sure they say they will contribute to the roads infrastructure but when.

Before during or after this nightmare? I suppose the MWRC will have to do the work so there goes our arterial roads no more grading for the already struggling farmer/grazier.

\*Heritage! OMG

GONE!! I hope they put forward an in depth Heritage impact study of the old tip & does this include soil testing of the surroundings for DDT arsenic or asbestos to name a few.

Maybe the buffer around this area should be 300m for example. (Site depending )

#### 12.0 Facilities

Why aren't these installed to be self sufficient with solar power, rainwater tanks, bio septic and meet the BASIX like everybody else who wants to build has to comply with?

Where do we stand in this world if something like this can just go through the system without being opposed. So much for "fair go mate". Australia lucky country no more.

I just can't believe how underhandedly this has come about and there doesn't seem to be a thing we can do about it.

All we are hearing is "it's a done deal", what happened to letting those most affected ie: neighbours in on what's going on in their back yard.

SHAME SHAME SHAME!!!!!!

I strongly feel along with many other regional rate payers that this type of infrastructure should be located at the MINES SITES as I can see no benefit to the local communities only degradation of locals morals!

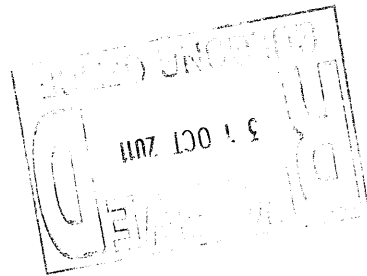
Yours Sincerely  
Gregory James Rohr  
31/10/11



P. & C. Kreuzen  
PO Box 233,  
Gulgong NSW 2852  
(02) 6374 1890

31/10/11

General Manager,  
Mid-Western Regional Council,  
PO Box 156,  
Mudgee, NSW 2850



Submission - Draft Mid-Western Regional Council DCP

Dear General Manager,

We are writing to express our concerns about the proposed development - Temporary Workers Accommodation (TWA) and the guidelines within the draft DCP.

Whilst acknowledging the need for an increase in available accommodation to house influx of workers into the region due to the current mining boom, we feel this is a "quick-fix" unsatisfactory solution to an ongoing problem which will, if implemented, change the very fabric of our local region and communities. Surely, there would be an abundance of revenue available for infrastructure if all mining companies in the area were to be held accountable to contributing to more permanent development. Acting in haste – repent at leisure, Council needs to consider extremely carefully the ramifications of approving the first TWA and particularly the location of.

With regard to the permissibility of the TWA in the current land zone (RU1) use no provision has been made for this type of development and labelling it "an innominate use" appears to exempt it from the DCP. If we have interpreted this incorrectly and this is not the case council needs to amend the DCP in order for the TWA to comply with rules applying to any other major development in the region.

It would seem contradictory to the DCP objectives:

**To minimise any negative impacts on the visual residential and/or rural living amenity of surrounding area.**

**To ensure that the location of accommodation does not result in land use conflict with other existing or any reasonably anticipated future use of land such as tourism and agriculture.**

**To limit the number of beds provided as temporary accommodation in the Local Government Area to promote the permanent relocation of employees to the area thereby reducing potential negative social impacts and maximising economic returns for the Region.**

**To limit the concentration and size of temporary workers accommodation developments so as to reduce the potential for negative impacts on the character of towns and villages and to reduce the potential for negative social impacts.**

*Regis*



**FAXED**  
1.11.11

to consider placing the proposed development anywhere near the towns Gulgong, Mudgee or Rylestone in particular, if anywhere in our unique region. Council should not need reminding of the significance of the local cultural heritage within the area chosen, nor the tourism factor and why the proposed site is highly inappropriate.

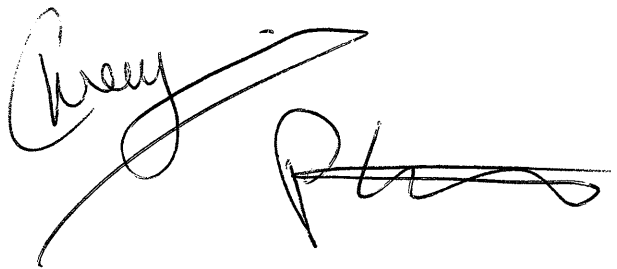
Council also needs to address the issues of current local medical system, state of roads, lack of police presence.

Preferring an alternative to TWA in NSW or the east coast of Australia we nonetheless propose if it is "a necessary evil" as the mayor of Narrabri is quoted as saying then that TWA be constructed near to the mines' sites.

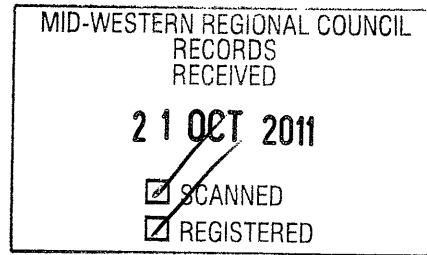
Lastly, we would like to note our dissatisfaction with the time frame allowed to respond in this instance given that the majority of residents in Gulgong and surrounds were unaware of this (TWA) development.

We await your reply addressing our concerns.

Yours sincerely,  
P. & C Kreuzen,  
Gulgong Engineering,  
Utopia Birds,  
159 Cope Road,  
P.O. Box 233,  
Gulgong NSW 2852.

Two handwritten signatures in black ink. The first signature is a cursive 'P' followed by a long horizontal stroke. The second signature is a cursive 'C' followed by a long horizontal stroke.





**mdeg**

Mudgee District  
Environment Group

PO Box 114 Mudgee NSW 2850  
[www.mdeg.org.au](http://www.mdeg.org.au)

Mr Warwick Bennett  
General Manager  
Mid Western Regional Council  
PO Box 156  
MUDGEES NSW 2850

20 October 2011

### **Submission Draft Development Control Plan (DCP) Temporary Workers Accommodation Policy**

Mudgee District Environment Group (MDEG), based in the Mid Western Region local government area in NSW, is working for the conservation of our natural heritage and a sustainable future for our children

MDEG wishes to submit a strong objection to the proposed DCP to allow the construction of up to 1200 temporary accommodation places within the Shire.

This is further demonstration of poor planning in relation to large mining developments in the region. Each individual mining development application outlined the housing requirements for a permanent workforce. There has been inadequate consideration of the cumulative impacts of large numbers of itinerant workers associated with the construction cycles of mine development and expansion.

The impacts continue to fall upon the existing population, the environment and amenity of the Shire.

Each large mine in the Shire has purchased significant land acquisitions over the past 10 years. The companies should be responsible for providing necessary temporary work camps on an as needs basis within the land already removed from the community.

Issues such as increased water and sewerage requirements for these temporary workers should be provided at the cost of the mining company, not the ratepayers of the Shire.

The mines should also provide the necessary security, food, entertainment and other requirements of temporary workers on mine owned land. Local contractors could be employed to supply the necessary requirements.

The supply of temporary accommodation on mine owned land will reduce the impact of additional road use, the further loss of amenity to local residents in the Shire and the need for increased policing close to urban areas.

The mining industry should also provide the additional health services required by a temporary workforce.

Mid Western Regional Shire has suffered severely from the poor or non-existent planning for the cumulative impacts of the rapid increase of very large mining operations in the region. The ratepayers should not be required to continue to support untenable imposts on their lives and businesses.

This DCP is in contravention to the draft LEP currently on public exhibition. This again demonstrates the lack of a proper and considered planning approach to large mining developments in the Shire.

Council should reject the proposed DCP and require the mining industry to provide its own needs for a temporary workforce on mine owned land.

Yours sincerely

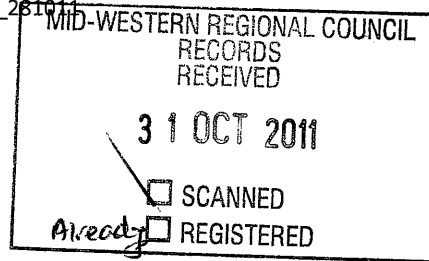


Bev Smiles  
Co-ordinator

Our Ref: H044UR-FINAL Draft DCP Submission\_281011

28 October 2011

The General Manager  
Mid-Western Regional Council  
PO Box 156  
MUDGEES NSW 2850



*cm*

Dear Sir,

**SUBMISSION TO MID-WESTERN REGIONAL COUNCIL'S DRAFT DEVELOPMENT CONTROL PLAN –  
TEMPORARY WORKERS ACCOMMODATION**

We are aware that the *Draft Mid-Western Regional Development Control Plan – Temporary Workers Accommodation* (Draft DCP) is currently being publicly exhibited by Council. We request that our submission below be considered by Council prior to the adoption of the Draft DCP.

**Background**

We write on behalf of The Mac Services Group (The Mac), which is proposing to develop Temporary Workers Accommodation at Gulgong in the Mid-Western Regional Local Government Area. The Mac is an integrated accommodation group which specialises in high quality accommodation villages for people who work and live in key natural resource regions. The Mac aim to integrate with the surrounding community wherever possible. Staff in The Mac villages are sourced from local towns and regional areas where possible, with the aim of inputting growth into the local economy.

The Mac is proposing to develop in Gulgong as a response to the existing and perceived future demand from the vibrant natural resource industry, particularly mining, in the area. Current figures show an increase of around 4,000 potential new employees (Council's Economic Development Officer Julie Robertson was recently quoted in the Mudgee Guardian as saying this figure is actually more than 5,000 in the next three to five years) to the Mid-Western Region between 2012 -2015.

The Mac provides a short to medium-term solution to address housing demand generated by this rapid expansion of mining by providing temporary workers accommodation for these workers. In the longer term, it is expected that a significant proportion will integrate into the surrounding towns. The demand generated by mines is nearly instantaneous from when construction begins, potentially exacerbating a housing shortage throughout the area for residential dwellings to accommodate this influx of people to the area.

Gulgong is also significantly compromised by its current capacity of sewer and water infrastructure. The Mac will continue to make contributions to upgrading infrastructure and facilities for these services, as the need arises for this type of accommodation. Similarly, whilst the ideal of permanent resident housing for 80% of mining jobs is admirable, the currently limited sewer, water and other infrastructure capacities make the timing and cost of such residential development unlikely or unfeasible in the short to medium term.

The table below shows data sourced from various State Government reports:

**Mid-Western Regional LGA  
Expected Employment Growth 2012-2015**

Mine or Deposit	Coal Production Per Annum Mt	Type u/g – underground o/c open cut	Employment	Potential Employment 2012-2015
<b>Operating and Producing Coal</b>				
Ulan	5.25	Dragline (o/c) and longwall (u/g)	562 (457*)	Existing
Wilpinjong	7.5	Truck & shovel	101 (180*)	Existing
<b>Approved and/or under construction</b>				
Moolarben Stage 1	8.5**	o/c and u/g	320	Existing
<b>Expansion of existing operations</b>				
Moolarben Stage 2	5.0**	o/c and u/g	120	200+
Ulan West – Continued Operations	5.0**	u/g	270	350-450
Wilpinjong	3.0	Truck & shovel (o/c)	90	200+
<b>Potential new projects</b>				
Bylong	7.5**	Longwall (u/g)	350-500	500-Con; 350-Ops
Cobbora	20.0** ***	o/c	2000	1250+ Con 1500+ Ops***
Lue Silver Mine				250
Wollar Power Station				350-450 Con
Airly, Running Stream, Capertee				350+
Chabron				100
Mt Penny Coal				350 Con
<b>Total Number of Potential NEW Employees in Mid Western Region</b>				<b>4000</b>

\* Direct coal production staff, excluding coal preparation plant staff

\*\* Raw Mt

\*\*\* Awaiting new EIS to be submitted which will reduce these numbers

The potential (and likely) market reaction to immense (and almost instantaneous) demand for housing generated by the growth in the mining projects in the region is a massive upsurge in demand for residential accommodation. If this remains unfulfilled then workers in the new projects may seek accommodation in illegal or inappropriate places.

The other impact from a strong sudden upsurge in demand is an artificial market for residential accommodation leading to increases in construction of permanent residential areas which will:

- (a) place immense pressure on already overstretched town infrastructure; and
- (b) become vacant and derelict when the temporary demand for these areas lapses (when the projects' construction (in the first instance) and operation (in the second instance) ceases).

The Mac's model is to remove their villages at the end of their lifespan, which is a significantly better outcome than that which could be achieved through the conventional housing market. In our submission it is not appropriate from a planning perspective to facilitate a scenario which will drive permanent residential accommodation for a temporary need where there is no apparent use for that accommodation when the need for it has gone. It is therefore essential for the planning regime to facilitate appropriately sized and located temporary workers accommodation facilities.

The Mac's submission is, in essence that the Draft DCP (as exhibited) does not facilitate villages of an appropriate size.

#### **What is an "Appropriate Size"**

The Mac has extensive experience in developing and operating temporary workers accommodation facilities in Australia. In order to be able to sustain appropriate sized and scoped services for the occupants of the villages, there needs to be a certain size achieved.

Similarly the market for the accommodation needs to be considered when determining village size. In our view, for the following reasons, the minimum size should not be restricted to an arbitrary unjustified number of 400.

The planning regime should allow for the appropriate size of a village to be determined on a case by case basis having regard for:

- (a) the characteristics of the site;
- (b) the nature of the market and the developments in the region which it services;
- (c) the objects of the Environmental Planning and Assessment Act 1979; and
- (d) all other relevant environmental features.

## **Objects of the Environmental Planning and Assessment Act 1979 NSW (EPA Act)**

The Draft DCP is required to achieve the objects of the EPA Act. Section 24 of the EPA Act is the section which empowers the making of all environmental planning instruments (of which the DCP is one) and it provides that (our emphasis) "*an environmental planning instrument may be made in accordance with this Part **for the purposes of achieving any of the objects of this Act***".

We draw your particular attention to the following specific objects of the EPA Act which are relevant to this DCP:

- (a) *to encourage:*
  - (i) *the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
  - (ii) *(the promotion and co-ordination of the orderly and economic use and development of land,*
  - (iii) *the protection, provision and co-ordination of communication and utility services,*
  - (iv) *the provision of land for public purposes,*
  - (v) *the provision and co-ordination of community services and facilities, and*
  - (vi) *the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
  - (vii) *ecologically sustainable development, and*
  - (viii) *the provision and maintenance of affordable housing,*

These objects are central to any decision or instrument created under the EPA Act. To the extent that the Draft DCP fails to, or is contrary to, the achievement of these objects it should not proceed on its current terms.

In our submission, it is necessary to incorporate amendments to the Draft DCP in order to achieve those objects. We particularly draw your attention to the object of "ecologically sustainable development" which incorporates the concept of intergenerational equity. Intergenerational equity is the notion that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations. In this context the "environment" includes the man made or built environment.

In our submission, the avoidance of artificial demand for housing in the towns within the Mid-Western Regional Local Government Area (potentially leading to under-occupancy of areas in those towns in the medium to long term) is an essential component of proper town planning in a burgeoning mining industry to enhance the health of the environment for future generations. To achieve that it is necessary to have a planning instrument which will facilitate appropriate sizing of these facilities.

## **Proposed Amendments to Draft DCP**

Specifically, we request amendments to the following sections of the Draft DCP:

### **Section 3.0 Definitions**

The Draft DCP provides a definition of “Legacy Infrastructure” for the purposes of this policy, which reads:

*“Infrastructure and civil works such as roads, sewer pump stations, or community facilities that have been undertaken to support the installation and use of a site for the purposes of Temporary Workers Accommodation which upon decommissioning of the Temporary Works Accommodation is transitioned into public ownership for its ongoing use”.*

Any future Development Application for Temporary Works Accommodation will include a Decommissioning Plan, as per Section 17.0 of the Draft DCP. This plan will likely include the proposed use of the site following decommissioning of the accommodation village, however this future use will be determined based on demand and need at the actual time of decommissioning.

Therefore, the possibility remains that any infrastructure, assets or community facilities that have been undertaken to support the installation and use of the site for the purposes of Temporary Workers Accommodation may remain in private ownership for future re-use of the site.

We therefore request that the line stating “*which upon decommissioning of the Temporary Works Accommodation is transitioned into public ownership for its ongoing use*” be removed from this definition to allow for the possibility to retain such infrastructure in private ownership for future re-use of the site.

### **Sections 5.0 (Objectives), 6.0 (Location) and 7.0 (Need) of Draft DCP**

Section 5.0 of the Draft DCP provides seven objectives of the policy. Specifically, we refer to the following two objectives listed in the Draft DCP:

- *“To provide guidelines that promote the development of Temporary Workers Accommodation in a way that maximises social integration of the workforce and economic benefits whilst minimising social costs”.*
- *“To limit the concentration and size of temporary workers accommodation developments so as to reduce the potential for negative impacts on the character of towns and villages and to reduce the potential for negative social impacts”.*

We raise issue in regard to the following controls stated in Sections 6.0 and 7.0 of the Draft DCP:

- The maximum number of beds to be provided at any individual facility is 400;
- The site must be located at least 20km from the boundary of any existing approved development for temporary workers accommodation;
- A maximum number of 1,200 beds shall be approved within the Local Government Area at any one time.

The site that The Mac is proposing to develop on in Gulgong could easily accommodate a village of around 1,200 beds without adversely impacting on the amenity and privacy of surrounding properties. It is important to note however this number would only be realised if and when demand requires (The Mac's model is to only build in increments in line with real demand). We submit that providing one larger accommodation village on a site that could easily contain a greater population would provide a far greater outcome in maximising social integration of the workforce and economic benefits to the town of Gulgong and would better achieve the objectives of the Draft DCP.

The Mac's model for constructing this type of village is that they do not replicate any facilities within their villages that are provided within the adjoining towns. This aids in maximising the social integration and economic benefit to the town as opposed to building several, often remote villages closer to mine sites, and at least 20km from each other, that would be required to be largely self-contained and therefore would not provide any social or economic benefits to the local economy. These controls would also potentially increase traffic through major towns within the Region, specifically Gulgong and Mudgee, which would decrease the amenity of residents of these towns as well as increasing the costs for upgrading roads and infrastructure, due to the significant increase in volume of cars using these roads.

The 400 bed, 20km limit could effectively force The Mac, and other operators, to locate second or further villages to areas south of Gulgong towards Mudgee on the Castlereagh Highway (i.e. 20km from the proposed site on Cope Road). This is especially true if a village is developed in Ulan (as is apparently being considered). This situation would be undesirable not only to mine workers (because of extra travel distance to the mines) but also to residents of Gulgong (with traffic having to traverse through the town to get to the mines).

This reinforces why The Mac's location is ideal, being close to Gulgong and in proximity to at least six mines. The proposed location is ideal as all traffic travelling from the village to any of these mines in the near Region could potentially bypass Gulgong. For example in the case of Cobbora, traffic would use the established bypass meaning that there would be minimal increase to traffic levels within Gulgong.

The proposed 20km control could also force another village 20km north-east of the proposed location in Gulgong, towards areas where water and sewer is not readily available and Sewerage Treatment Plants would potentially be required.

As can be seen from the table above, the need for this type of temporary works accommodation has been established by the State Government approvals for these mines. The Mac responds to this demand and builds villages based on "upcoming" jobs, as future demand requires. Already there is upcoming demand for this type of housing, within the Region. The Mac have contacted several mine operators and managers and have support from Mt Penny Coal, Cobbora and Peabody Energy who own Wilpinjong, who have advised that they will require a combined estimate of at least 1,500 beds for the construction phase and 850-900 for the operational phase from late 2012. Steve Island, CEO of Cobbora Management Company, has expressed his support of the Mac's proposed village in Gulgong and a letter from Mt Penny Coal supporting The Mac's proposed development is attached for your reference.



In reference to these controls set within the Draft DCP, particularly the 400 bed limit in any facility, we cannot see any justification for the selection of these limits. It therefore appears to be arbitrary.

In our submission, with particular reference to the bed limits, the abovementioned controls:

- are inconsistent with the State Government policies which are encouraging coal mining (and other natural resource industries) in the area;
- will impose strict development standards which may prevent the achievement of objectives of the EPA Act by impeding the approval of temporary workers accommodation developments of a size suitable to ensure that the necessary balance of facilities are provided for the approved natural resource developments (especially State significant developments) – It is noted that the proposed site can cater for up to 1,200 beds which fits into the size of the town of Gulgong.
- will not result in the permanent relocation of employees to the area and in fact, may have the opposite effect of reducing the number of people that may decide to relocate permanently to the area/Region;
- will not reduce social impacts associated with the villages;
- will not maximise economic returns to the region, as detailed above;
- will not preserve the character of towns and villages in the local government area and will instead provide for multiple mining accommodation camps to be set up in areas that will not maximise social and economic benefits to towns within the Region; and
- will not operate to achieve the objectives of the Draft DCP itself which are set out in Part 5.0, as discussed above.

As set out above, the legally correct criteria against, which the appropriateness of size of a village, are the objects of the EPA Act. The need to ensure that the village is vibrant and sustainable and that it meets the demand and strikes the right balance between what the relevant area needs for permanent accommodation and what for temporary is something which can only be judged on a case by case basis.

To the extent that the DCP limits the proper application of planning principles and implementation of measures which operate to achieve the objects of the EPA Act it is contrary to the provisions of section 24 of the EPA Act which provides that “an environmental planning instrument may be made in accordance with this Part for the purposes of achieving any of the objects of this Act.”

We therefore request in this submission that the above limits be removed from the Draft DCP. We submit that setting out the principles to be applied to impose limitations on a case by case basis for these Temporary Workers Accommodation villages, would provide a better outcome and greater flexibility than that which could be achieved by enforcing fixed development standards, like bed limits. This would allow for a proper assessment of the environmental effects of a proposed development, as well as the potential social and economic benefits of a development to be assessed.

We submit that a simple way of achieving that flexibility without effecting a fundamental change to the Draft DCP would be to:

- Add words to the end of each of the Bed Limit provisions to the effect that of “*...unless the need for and appropriate management of environmental issues to demonstrate achievement of the objectives of this DCP and the objects of the Environmental Planning and Assessment Act 1979 is demonstrated*”; or
- Reword the Bed Limit provisions to provide (to the effect that): “*any proposal which will result in the exceedence of the Bed Limit must demonstrate the achievement of the objectives of the DCP and the objects of the Environmental Planning and Assessment Act 1979*”.

However, in our view, the Draft DCP would more appropriately be amended to remove all Bed Limit provisions and allow the Bed Limit to be set on a case by case basis when the applicant has developed the proper justification for the Bed Limit sought in accordance with the objects of the EPA Act. In our submission, Council should not create a DCP which incorporates arbitrary unsubstantiated Bed Limits which may serve to limit the capacity of the consent authorities to administer the granting of planning approvals and exercise discretions taking into account proper factors.

These proposed amendments would seek to achieve the objectives of the Draft DCP and would enable development proposals to be assessed on their merits and environmental effects, on a case-by-case basis.

Another clause within Section 6.0 of the Draft DCP refers to the provision of footpath/cycleways and road access, road capacity and capability assessment that considers the impact of commuter traffic from the accommodation to the relevant mine or work site. We request that the Draft DCP be amended to remove the requirement for road capacity and capability assessment to be undertaken, and replaced with the requirement for a traffic impact assessment to be undertaken and submitted to accompany any future development application.

We also seek to remove the requirement to provide a footpath/cycleway linking the accommodation facility to town. Firstly, The Mac’s model is to work in conjunction with the surrounding mines to provide bus facilities to workers travelling between the accommodation facility and the mines, in order to increase safety to the workers and to reduce traffic numbers on the surrounding roads. From their experience on other similar villages throughout the State, footpaths and cycleways are not generally well utilised surrounding the villages. Furthermore, the proposed site at 2 Black Lead Lane will have access onto Gulgong-Ulan Road at a point where the speed limit is 100km/hr which could potentially create safety issues for users of the footpath /cycleway as well as the road.

Furthermore, it is suggested that the capital required to provide footpath/cycleway facilities would be better distributed in contribution to community services and facilities, for example, healthcare.

We also request that Council remove the control stating that provision of services that do not replicate any facilities that are currently provided by the town, for example, a gym. It is proposed that a gym be included in the proposed Mac village development to be utilised by the workers who complete shift work at various hours of the day or night, including weekends, who would benefit having a gym within the development for their use. Any proposed gym would also be available for use of surrounding residents thereby offering another facility into the community.

### **Section 13.0 Traffic and Parking**

This section provides that a car parking ratio of 1:1 be implemented within any proposed village. The Mac's experience on other similar sites throughout NSW is that this creates an excess of parking spaces. As mentioned above, it is proposed to operate a bus service connecting the village to the mines, thereby reducing the requirement for individuals to maintain a car. The Mac's general provision for similar developments is approximately 0.7:1, and in their Narrabri development, their car parking provision is 1:2.

We therefore request that this car parking provision be amended to a lower amount, subject to the satisfaction of the traffic impact assessment report and provision of other facilities such as bus services.

### **Section 17.0 Decommissioning Plan**

Section 17.0 of the Draft DCP requires a Decommissioning Plan to be prepared to accompany any future Development Application for Temporary Workers Accommodation. The last dot point reads:

- *"The transfer to public ownership of any legacy infrastructure".*

For the same reasons as provided above relating to Section 3.0, we request that this point be removed from the Draft DCP.

### **Conclusion**

We look forward to Council's favourable consideration of this submission. We would be happy to arrange a time to meet the relevant planning staff at Council to discuss this submission should this be required.

Please contact me for any queries on 02 8234 8329 or via email to [vhumble-crofts@insites.com.au](mailto:vhumble-crofts@insites.com.au).

Kind regards



Verity Humble-Crofts  
**Senior Planner**  
**Whelans InSites**



24 October 2011

Mr Jim Cook  
Senior Business Development Manager  
The MAC Services Group Pty Ltd  
Level 6, 10 Bond St  
Sydney NSW 2000

**BY EMAIL**

Dear Mr Cook,

**RE: MT PENNY COAL PROJECT**

I am writing to you on behalf of Cascade Coal Pty Ltd ("Cascade") which is developing the Mt Penny Coal Project. The Mt Penny Coal Project is located in the locality of Coggan which is approximately 3km north-west of the village of Bylong and 60km north-east of Mudgee. It is proposed that an open cut mine be developed initially producing up to 5 Million tonnes per annum ("Mtpa") run of mine thermal coal with approximately 3.75Mtpa of product thermal coal which will be suitable for export markets.

I refer to our recent discussions in relation to the provision of adequate accommodation for both the construction and operating workforce at the Mt Penny Coal Project. We understand that The MAC Services Group Pty Ltd ("MAC Group") proposes to develop a significant accommodation facility at Gulgong which would be suitable to provide accommodation for Mt Penny Coal Project's workforce. I advise that Cascade is interested in entering into a formal agreement in relation to a portion of the accommodation which you propose to develop.

Cascade is of the view that Gulgong is well placed to service a portion of the Mt Penny Coal Project's worker accommodation requirements particularly in view of the already available infrastructure. In addition, it is Cascade's understanding that there is the expectation that the MAC Group will contribute to the upgrading of relevant infrastructure, including health and education services within the area.



On the basis that Cascade obtains the relevant development consents to construct and operate the Mt Penny Coal Project during the last quarter of 2012 it is envisaged that accommodation will be required from early in 2013 as the Company is operating on a tight construction timetable with the objective of commencing operations early in 2014. In all likelihood a bus service would be provided to transport the employees from Gulgong to the Mt Penny Coal Project.

If there are any questions regarding the Mt Penny Coal Project please contact James McGuigan on the following: T: (02) 9227 8900 or E: [jmcguigan@cascadecoal.com.au](mailto:jmcguigan@cascadecoal.com.au)

Regards

A handwritten signature in black ink, appearing to read 'John McGuigan', written in a cursive style.

John McGuigan  
Director

Submission in regard to the Draft Development Control Plan.

I believe if Proposed Miner's village are to go ahead In the mid western region the following issues need to be considered for the such developments. Please also make it known I own an investment property at 187 cope Rd and I am very unimpressed with the proposal to place a miners' village in such close proximity to my investment, essentially making its value decrease significantly. I am also very concerned for my neighbouring properties and the values of their homes. SO Please consider the follow points when putting the final version of the DCP together.

**My main argument is.....The site of such a proposal should only be at the site of a major Infrastructure Project therefore causing minimal impact on residents.**

- \* **ADD** to DCP ....Conducting an environment study.
- \* **ADD** to DCP ....Conducting a community Impact study
- \* **ADD** to DCP ...Conducting an historical study
- \* **ADD** to DCP ...Medical services need to be provided. Doctors, hospital and ambulance services
- \* **ADD** to DCP ....Policing must be increased in the town not the area command.
- \* **ADD** to DCP ....Must be a dry camps
- \* **ADD** to DCP.... Temporary conditions need to be time limited (10 years)
- \* **ADD** to DCP ...Structures or clauses need putting in place to encourage permanent residence to the area.
- \* **ADD** to DCP .....Onsite security should be provided by an outside body, therefore impartial.

**NOTE** : the only real benefit I can see for the proposed site is for the water and sewage as this camp will essentially be a self-sufficient small village with all facilities provided onsite and therefore they will have no need to shop in town.

I hope that you understand to meet the policy statement: have minimal negative impact on the region, you consider the above points and consider only allowing these temporary accommodation sites to be developed at the site of a 'Major Infrastructure Project.'

**AND Finally.....**The proposed site is **NOT** the right chose for mid western regional council and certainly will impact on the visual residential and rural living for the remaining residents. This is not minimising any negative impact for these residents (My tenant) at all as the DCP suggests. This proposal should **NOT** be on a main entrance to the town.

Cherie and Cavien Portlock concerned investors of 187 Cope rd

Residing at 555 Cope Road

Gulgong 0429181590

To whom it may concern,

I am writing to express my concerns at the proposed Development Control Plan

Firstly, my concern is that this policy does not stipulate any type or period of community consultation at all.

Secondly it does not outline or require any process for evaluating the social impact of such a proposal.

Thirdly this development control plan effectively exempts such a development from a local environmental plan by defining it as "innominate". To quote directly from the document:

**"Workers Accommodation as defined in this policy is not defined in any of the planning instruments currently applying to the Mid-Western Regional Local Government Area. As such the use will be considered as an innominate use. An innominate use is one that is not defined by the relevant planning instrument. Permissibility will be guided by the objectives of the land zone and relevant planning instrument and determined by whether the zone is an "open" or "closed" zone. An assessment of the merits of any proposal will be carried out in accordance with the Environmental Planning and Assessment Act 1979."**

If this proposal is not subject to the current local environmental plan then it should (as stated above) be assessed in accordance with the Act. While not conversant with every aspect of the Environmental and Planning Assessment Act it would seem to me that a requirement of this act is as stated below:

**Environmental Planning and Assessment Act 1979 No 203**

Current version for 1 October 2011 to date  
(accessed 19 October 2011 at 17:32)  
[Part 3](#) [Division 4](#) [Section 55](#) < < page > >

**55 Relevant planning authority to prepare explanation of and justification for proposed instrument—the planning proposal**

e) details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.

## **5.0**

**To provide guidelines that promote the development of Temporary Workers Accommodation in a way that maximises social integration of the workforce and economic benefits whilst minimizing social costs.**

Inherent in this objective is a contradiction and a recognition that the social costs of this development could be negative for the community of Gulgong. It is an obvious contradiction to state "maximises social integration while minimising social costs." This is an admission that this could be very problematic socially - yet there are no requirements or processes for this to be assessed. In the required plan of management as stated below the social aspect is not mentioned at all:

## **16.0 Plan of Management**

**The applicant shall provide a Plan of Management that shall form part of any approval granted by Council. The Plan shall address, but is not limited to, the following issues:**

**Noise, dust, odour, light spill and litter.**

**Potential conflict with adjoining owners/occupiers that may be affected by the operation of the accommodation facility.**

**The method of transport of the workers to the project site site.**

**The consumption of alcohol at the accommodation facility (if applicable).**

**Where adjacent to a town or village, access to facilities.**

**Access to medical services.**

**Method for the collection of waste within the site.**

**Emergency response procedures.**

**Soil, groundwater and surface water protection methods.**

**Details of signage at the entrance to the camp which is to include the following:**

Given that this is a matter of public interest and as a concerned Gulgong resident I feel that it is imperative that this draft be revised to include a stipulated community consultation process with an adequate time period of at least two months and specified measures to gauge the social costs of such a development. I look forward to your considered response to my concerns .

Yours sincerely

Sharelle Fellows

6 Bulga st

Gulgong

NSW



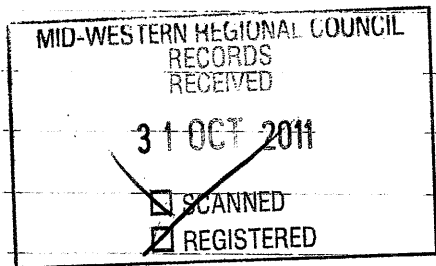
(accessed 19 October 2011 at 17:32)  
[Part 3](#) [Division 4](#) [Section 55](#) << page >>

**55 Relevant planning authority to  
prepare explanation of and  
justification for proposed  
instrument—the planning  
proposal**

e) details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.

**Community consultation**

(1) Before consideration is given to the making of a local environmental plan, the relevant planning authority must consult the community in accordance with the community consultation requirements for the proposed instrument.



RONA + BARRY PEPPER  
PO BOX 305  
GULGONG 2852  
(482 SPRING CREEK RD)

28th October, 2011

Mr Warwick Bennett  
General Manager  
M-WRC.

Dear Mr Bennett

We are very concerned about the possibility of FIFO/DIDO accommodation for mine workers 1.5 km from Gulgong.

We can see no possible benefit to the Township or to the permanent residents of Gulgong and can see the possibility of a great deal of harm to our wonderful historic town and to the permanent residents.

We firmly believe that FIFO/DIDO accommodation should/must be on land where the actual miners are or within a couple of kilometers of the mine sites, not 1.5 km from a town or 500 m from a village.

Yours faithfully

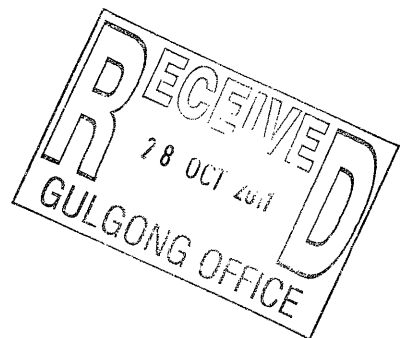
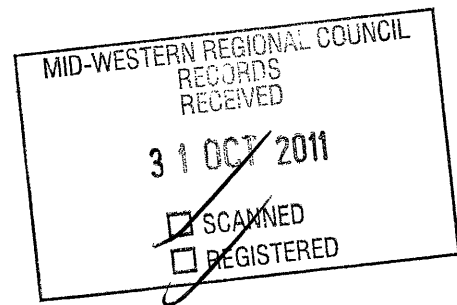
Rona + Barry Pepper

MRS. MARIE GORRIE  
3 YARRANDOO ST.  
GULGONG 2852  
63742236

Dear Sir,

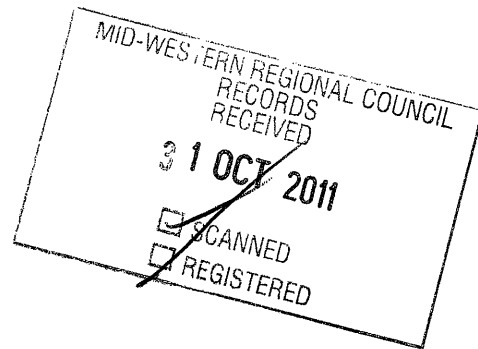
I strongly object to the temporary workers camp situated 1.5km to town, because that area known as black lead is Heritage listed & photos of that area are recorded in the Haltemar collection. Gulgong is an historical town & I feel Gulgong would not benefit by the intrusion. If this goes ahead you will be opening up a can of worms.

M. L. Gorrie



Mr John Oatley  
PO Box 252  
Gulgong NSW 2852  
28 October 2011

General Manager, Mayor and Councillors  
Mid-Western Regional Council  
Market St  
Mudgee NSW 2850



Dear Sir

SUBMISSION – DRAFT DEVELOPMENT CONTROL PLAN TEMPORARY WORKERS  
ACCOMMODATION

I would like to voice my objection to the draft development control plan for the reasons outlined below:

- Size of camps v proportion of population – If Gulgong can accommodate 400 workers in these glorified atco huts then on that basis Mudgee could accommodate 1600 (proportionate to the existing population of the town) so the single application at the Paragon for Temporary Workers Accommodation Facility (TWAF) could be balanced out with other applications up to 1600 workers within 1.5 KM of the town boundary ie-if Mudgee are only going to take 20 then Gulgong might happy to accept 5.25. **The point is that the DCP has the effect of cocooning Mudgee claiming that the Paragon has TWA so there can be no more in Mudgee, this is unfair and unequitable.**
- There is the opportunity that if we really do need these TWAFs (and that is questionable given that we are not remote Central Queensland or North West Western Australia) then they should be located at the mine or project site. The benefits of having them close to the mines include; shared access to medical facilities, they can be fully self contained without impact on the towns and exacerbating existing problems in relation to services and facilities. The camp even in Gulgong would be supplying three meals a day so while they are working they are not using town facilities anyway. Traffic and the impact of the commute to the mines is already beyond what the Council can afford to maintain. Cope Road is a death trap so it is logical that the camps are within or adjacent to the mine site and not remote from them as any more traffic on this road would be undesirable.
- The workers who are going to use these camps are only here for their shift. They work long hours, eat, sleep and work again returning “home” for the off week. There is limited benefit to these being adjacent to towns. And no economic or social benefit.
- Mudgee and Gulgong are about the same distance from Ulan and Mudgee has better facilities and would be more able to accommodate the growth and social impacts (of which the developer may say are negligible). Mudgee has 24 hour police and a HOSPITAL. Gulgong has neither 24 hour police or a Hospital.

- Gulgong is a Heritage Town listed by the National Trust and has a significant tourism industry particularly given its size. We don't need to have this undermined by a disproportionate number of single young men in high vis clothing.
- One of the objectives of the DCP is to "minimise any negative impacts on the visual, residential and/or rural living amenity of the surrounding area". It is questionable as to how on earth a TWAF at the location purchased by the Mac Group can be consistent with this DCP. Further it is questionable that urban development of this nature is in fact suitable on any rural land.
- I refer to the application Council approved to extension of the water to the Magpie Lane Motel and have concerns that the development will put unacceptable strain on the ability of the existing infrastructure to, in particular water and sewer.
- Housing prices are likely to go down as a result of the development as people avoid moving to a country town made up of 2000 mums, dads and kids and 400 young single bored men.
- There is reference to fly in fly out the DCP but at present it would seem that most drive in from Sydney, Lithgow, the Hunter and Northern NSW and drive home again so the increase in traffic will be significant even if a bus service is provided to and from work by the operators of the TWAF.
- The DCP needs to better define what is meant by "temporary" for example does that mean 5 years or 25 years. If the latter it could be argued that 25 years is not in fact temporary. 12 months is temporary and maybe this type of development should be more correctly labelled as "Workers Accommodation".

Although the issue is the DCP at this stage and I understand that there has been no application yet, the site has been purchased. An application will have impacts on services and facilities such as police, medical and emergency services (Doctors are no longer giving letters to say an appointment was sort but not available – mine workers will now have to actually see a Dr to get a certificate to justify a day off putting pressure on medical services) waste (the Gulgong tip is a mess now), parking in town, traffic and transportation to and from the site, including into town outside shifts.

Finally, I would like to congratulate Council on the initiative of at least attempting to say a step ahead of the developers, however, the criteria listed needs to be rethought in favour of locating these TWAFs (and I will always question the need to have them in the first place) close to the mines.

I trust that you will give this submission due consideration.

Yours Sincerely



John Oatley

