



ORDINARY MEETING



Wednesday 16 May 2012





PO BOX 156
MUDGEE NSW 2850

86 Market Street MUDGEE
109 Herbert Street GULGONG
77 Louee Street RYLSTONE

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9 May 2012

Dear Councillor

MEETING NOTICE
Ordinary Meeting

Wednesday, 16 May 2012

Open Day at 5.30pm

Council Meeting commencing at conclusion of Open day

Notice is hereby given that the above meeting of Mid-Western Regional Council will be held in the Council Chambers, 86 Market Street, Mudgee at the time and date indicated above to deal with the business as listed on the Meeting Agenda.

Members of the public may address the Committee Meeting at Open Day. Speakers are given 5 minutes to outline any issue of relevance to the Council. If you wish to speak at Open Day please contact the Mayor's Office on 1300 765 002 or 02 6378 2850 by 3.00 pm on the day of the meeting. Alternatively, please make yourself known to the Manager Governance prior to the commencement of the meeting.

Yours faithfully

A handwritten signature in black ink, appearing to read "Warwick L Bennett".

WARWICK L BENNETT
GENERAL MANAGER

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Item 1: Apologies

Item 2: Disclosure of Interest

In accordance with Section 451 of the Local Government Act 1993, Councillors should declare an interest in any item on this Agenda. If an interest is declared, Councillors should leave the Chambers prior to the commencement of discussion of the item.

Item 3: Confirmation of Minutes

3.1 Minutes of Ordinary Meeting held on 2 May 2012

COUNCIL DECISION:

That the Minutes of the Ordinary Meeting held on 2 May 2012, Minute Nos 174/12 to 183/12 be taken as read and confirmed.

The Minutes of the Ordinary Meeting are attached:

Minutes of the Ordinary Meeting of Council
Held at the Council Chambers, 86 Market Street, Mudgee
on Wednesday 2 May 2012, commencing at 5.40 pm and concluding at 5.54 pm

PRESENT	Cr D Kennedy (Mayor), Cr R Holden, Cr E Lang, Cr EE Martens (AM), Cr PA Shelley, Cr JP Thompson, Cr MB Walker, Cr JK Weatherley, Cr JR Webb.
IN ATTENDANCE	General Manager (W Bennett), Group Manager Mid-Western Operations (B Cam), Group Manager Development and Community Services (C Van Laeren), Acting Group Manager Finance and Administration (L Johnson), Manager Governance (I Roberts)
MEDIA REPRESENTATIVES	Mudgee Guardian / The Weekly (R Murray), Radio 2MG (C Ross).

Item 1: Apologies

There were no apologies.

Item 2: Disclosure of Interest

There were no disclosures of interest.

Item 3: Confirmation of Minutes

174/12

MOTION: Holden/Webb

That the Minutes of the Ordinary Meeting held on 18 April 2012 (Minute Nos. 149/12 to 173/12) be taken as read and confirmed.

The motion was put and carried.

Item 4: Matters in Progress

Noted.

Item 5: Mayoral Minutes

There was no Mayoral Minute.

Item 6: General Business

6.1 NOTICES OF MOTION

6.1.1 FUTURE COUNCIL DECISIONS

A0100055, A0100035

MOTION: Webb/Thompson

That no article concerning a future decision of Council be published in the Community News until such time as it is a resolution of Council.

AMENDMENT: Shelley/Holden

That no Council articles be published in the Community News which represent a resolution of Council until such times as it is a resolution of Council.

The amendment was put and lost. The motion was put and lost.

3.2 6.2 REPORTS TO COUNCIL

6.2.1 DA0263-2012 PROPOSED COMMUNITY TITLE SUBDIVISION RYLSTONE AERODROME

A0100055, P1463461

175/12

MOTION: Walker/Shelley

That:

- 1. the report by Environmental Town Planner on the DA0263-2012 Proposed Community Title Subdivision Rylstone Aerodrome be received;**
- 2. that development application number 0263/2012 for the staged community title subdivision of Lot 7 DP 817671, Lot 155 DP 755426, Lot 157 DP 755426 and Lot 164 DP 42885 be granted development consent subject to the following conditions;**

APPROVED PLANS

- 1. Development is to be carried out generally in accordance with**

plans drawn by R J Crooks and Associates Ref: H097MU Sheet 1 of 2 and 2 of 2 and the Statement of Environmental Effects titled – Proposed Staged Community Title Subdivision Rylstone Aerodrome and the development application received by Council on 22 February 2012 except as varied by the conditions listed herein. Any minor modification to the approved plans will require the lodgement and consideration by Council of amended plans. Major modifications will require the lodgement of a new development application.

GENERAL

2. The applicant is to submit a Drainage Report prepared in accordance with the Institution of Engineers publication Australian Rainfall and Run-off to Council for approval prior to the release of the Construction Certificate. The report must demonstrate that stormwater runoff from the site is not increased beyond the existing undeveloped state up to and including a 100-year ARI. All storm water detention details including analysis shall be included with the drainage report.
3. An Erosion and Sediment Control Plan for the development is to be prepared and implemented in accordance with the LANDCOM guidelines and requirements as outlined in the latest edition of "Soils and Construction – Managing Urban Stormwater". Points to be considered include, but are not limited to:
 - Saving available topsoil for reuse in the revegetation phase of the subdivision;
 - Using erosion control measures to prevent on-site damage;
 - Rehabilitating disturbed areas quickly;
 - Maintenance of erosion and sediment control structures;
4. A schedule of operations is to be submitted to ensure all appropriate works are undertaken at the correct stage.
5. The construction of an all-weather vehicle access to the development, in accordance with the following minimum guidelines:
 - a gate or stock grid (if applicable) set back a minimum distance of fifteen (15) metres from edge of the traffic lane of the public road;
 - a minimum 4.0 metre wide compacted gravel driveway, extending from the edge of pavement on the public road to the entrance gate or stock grid;
 - a minimum 150mm thick, 4.0 metre wide concrete dish drain or 375mm diameter reinforced concrete pipe culvert with headwalls, located outside the clear zone, having the table drain directed through it.
 - the access shall be located such that adequate sight distances are achieved, as specified in the Austroads publication 'Intersections at Grade'.
6. All fencing is to be carried out generally in accordance with the approved plans. All fencing is to be provided at full cost to the

developer.

7. All disturbed areas are to be stabilised through the saving of topsoil during disturbance and its later respreading and establishment of vegetative cover. Such work is to be carried out prior to occupation of the dwelling.
8. All earthworks, filling, building, driveways or other works, are to be designed and constructed (including stormwater drainage if necessary) so that at no time will any ponding of stormwater occur on adjoining land as a result of this development.
9. All works are to be constructed at the full cost of the developer, in a manner consistent with Aus-Spec #1 and Council's standard drawings.
10. The applicant shall, at their own expense, engage a registered surveyor to relocate any survey mark that may be disturbed by the development or any associated work. Any information regarding relocation should be supplied to the Land Titles Office and Council.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

These conditions have been imposed to ensure that the proposed subdivision complies with the requirements of the Environmental Planning and Assessment Act, 1979, Council policy and the relevant standards.

11. A linen plan and two (2) copies are to be submitted to Council for approval and endorsement by the General Manager.
12. Under the Environmental Planning & Assessment Act, 1979, a Subdivision Certificate is required for each respective stage before the linen plan of subdivision can be registered with the Land Titles Office.
13. All works and infrastructure related to the relevant stage is to be completed prior to the release of the subdivision certificate for that stage including the payment of any relevant fees, contributions and bonds.
14. Prior to the issue of a Subdivision Certificate:
 - all contributions must be paid to Council and all works required by the consent be completed in accordance with the consent, or
 - an agreement be made between the developer and Council;
 - i) as to the security to be given to Council that the works will be completed or the contribution paid, and
 - ii) as to when the work will be completed or the contribution paid.

15. If the Subdivision Certificate is not issued, for any reason whatsoever, within twelve (12) months of the date of determination, then the charges and contributions contained in this consent may be increased to the current rate at the time of payment.
16. A Community Title plan and all associated documents shall be submitted to Council for approval prior to the release of the subdivision certificate. The Community Title Plan is to be consistent with the provisions of this consent and is to address the following items
- The ongoing maintenance of effluent disposal systems and associated transpiration areas,
 - Building colour and external lighting,
 - Maintenance of the site as an asset protection zone for bushfire prevention purposes,
 - The storage of fuels and other hydrocarbons,
 - The collection and disposal of general refuse,
 - The composition and maintenance of the vegetative screens,
 - The maintenance of stormwater drainage structures.
17. Any residential accommodation erected on lots 2 – 26 inclusive is to be ancillary and subordinate to the use of the land for aerodrome related purposes.
18. Three metre wide easements, including associated Section 88 instruments, are to be created in favour of Council over any existing or newly constructed inter-allotment drainage, water, or sewerage reticulation components located within the subject property, or extended through adjoining private properties as a result of this subdivision.
19. Following completion of the subdivision works, one full set of work-as-executed plans, on transparent film suitable for reproduction, and an “Autocad compatible” work-as-executed Plan, (in dwg format including pen-map), is to be submitted to Council. All work-as-executed plans shall bear the Consulting Engineer's or Consulting Surveyor's certification stating that all information shown on the plans is accurate.
20. The applicant is to ensure that access to the adjoining Rylstone Race Course is not unduly affected by the approved subdivision.
21. In accordance with the provisions of section 94(1)(b) of the Environmental Planning and Assessment Act 1979 and the Mudgee Shire Council Section 94 Contribution Plan, a contribution shall be paid to Council in accordance with this condition for the purpose of:

Council in accordance with this condition for the purpose of:

Transport Management	Rate Lots	Total
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Traffic Management	\$231	Per Lot 2-26 inclusive	\$5,775
Open Space			
Local Open Space	\$0	N/A	\$0
District Open Space	\$893	Per Lot 2-26 inclusive	\$22,325
Community Facilities			
Library Buildings	\$86	Per Lot 2-26 inclusive	\$2,150
Library Resources	\$103	Per Lot 2-26 inclusive	\$2,575
Administration			
Plan Administration	\$201	Per Lot 2-26 inclusive	\$5,025
TOTAL PAYABLE	\$1515	25	\$37,875

The motion was put and carried with Councillors voting as follows:

Councillors	Ayes	Nayes
Cr Holden	✓	
Cr Kennedy	✓	
Cr Lang	✓	
Cr Martens	✓	
Cr Shelley	✓	
Cr Thompson	✓	
Cr Walker	✓	
Cr Weatherley	✓	
Cr Webb	✓	

176/12

MOTION: Shelley/Walker

That Council investigate the construction of a right hand turn lane on Bylong Valley Way at its intersection with Cox's Creek Road.

The motion was put and carried.

6.2.2 LOCAL TRAFFIC COMMITTEE MINUTES – 10 APRIL 2012

A0100055, R0790060

177/12

MOTION: Walker/Thompson**That:**

1. the report by the Development Engineer on the Local Traffic Committee Minutes - 10 April 2012 be received;
2. the event – ‘Mudgee Endurance Ride’ 19 & 20 May 2012 – be classified as a Class 2 Event under the “Guide to Traffic and Transport Management for Special Events Version 3.4” and proceeds with the following conditions:
 - a. A Special Events Transport Management Plan (TMP), is to be prepared in accordance with the *Guide to Traffic and Transport Management for Special Events Version 3.3* and submitted to and approved by Council prior to the event;
 - b. Events are to be undertaken in accordance with the requirements of the NSW Police Service with their approval documentation forwarded to Council for notation;
 - c. Controlling noise as required by the *Protection of The Environment Operations (Noise Control) Regulation 2000*;
 - d. Reimbursing Council for the cost of damage repairs;
 - e. Complying with any of Council’s Law Enforcement Officers’ reasonable directives;
 - f. Maintain areas in a clean and tidy condition. No obstructions are to be left on the roadways or footpaths;
 - g. A Traffic Control Plan (TCP) certified by a person with a ‘Select & Modify’ or a ‘Design and Audit’ Certificate be included in the TMP;
 - h. Any person directing traffic on a public road is required to possess an appropriate traffic controller’s certificate;
 - i. Council must be provided with a current copy of a public liability insurance policy in the amount of at least \$20 million. Such a policy is to note that Council is indemnified against any possible action as the result of the event;
 - j. The event convener is to consult with all affected businesses and residents adjacent to the proposed closure, in writing, indicating the period during which their accesses will be affected;
 - k. Maintain a four-metre wide emergency vehicle lane;
 - l. Advertise the proposed event in local newspapers with relevant information at least two weeks prior to the date;
 - m. The organiser is to have a debrief with Council and Police with all traffic control documentation and controls tables for review; and
 - n. The applicant to apply to the RMS for a “Direction to Restrict the Speed Limit”.
3. the event – “Mudgee Small Farm Field Days” Friday and Saturday, 13 & 14 July 2012 – be classified as a Class 2 event under the “Guide to Traffic and Transport Management for Special Events Version 3.4” and proceeds with the following

conditions:

- a. **A Special Events Transport Management Plan (TMP), is to be prepared in accordance with the *Guide to Traffic and Transport Management for Special Events Version 3.4* and submitted to and approved by Council prior to the event;**
- b. **Events are to be undertaken in accordance with the requirements of the NSW Police Force with their approval documentation forwarded to Council for notation;**
- c. **Controlling noise as required by the *Protection Of The Environment Operations (Noise Control) Regulation 2000*;**
- d. **Reimbursing Council for the cost of damage repairs;**
- e. **Complying with any of Council's Law Enforcement Officers' reasonable directives;**
- f. **Maintain areas in a clean and tidy condition. No obstructions are to be left on the roadways or footpaths;**
- g. **A Traffic Control Plan (TCP) certified by a person with a 'Select & Modify or a Design & Audit Certificate' be included in the TMP;**
- h. **Any person directing traffic on a public road is required to possess an appropriate traffic controller's certificate;**
- i. **Council must be provided with a current copy of a public liability insurance policy in the amount of at least \$20 million. Such a policy is to note that Council is indemnified against any possible action as the result of the event;**
- j. **The event convener is to consult with all affected businesses and residents adjacent to the proposed closure, in writing, indicating the period during which their accesses will be affected;**
- k. **Maintain a four-metre wide emergency vehicle lane;**
- l. **Advertise the proposed event in local newspapers with relevant information at least two weeks prior to the date;**
- m. **The organiser is to have a debrief with Council and Police with all traffic control documentation and controls tabled for review.**

And the following Special Conditions:

- n. **The southbound lane of Henry Lawson Drive be closed between Putta Bucca Road and Ulan Road from 6am on Friday 13 July to 6pm Saturday 14 July 2012;**
- o. **The southbound lane of Church Street, between Short Street and Market Street, be closed between the hours of 12.00pm – 6.00pm on 14 & 15 July 2012.**
- p. **The Australian Rural Education Centre entrances on Ulan Road be monitored by appropriately trained traffic controllers between the hours of 7.30am to 10.30am and 3.30pm to 6.00pm (approximately – specific times to suit peak periods);**
- q. **The Ulan Road / Lue Road intersection be monitored by appropriately trained traffic controllers in the mornings;**
- r. **The Putta Bucca Road / Gulgong Road intersection is to be monitored by appropriately trained traffic controllers;**
- s. **The Road Closures be carried out & monitored by appropriately trained traffic controllers;**

- t. A request be made to the RMS to allow the following Speed Limit alterations on 14 & 15 July 2012;
 - Henry Lawson Drive, from the intersection of Eurunderee Lane to the Vineyard Motel driveway, be reduced to the speed limit of 80kph,
 - Henry Lawson Drive from the Vineyard Motel driveway to the Ulan Road intersection be reduced to the speed limit of 60kph,
 - Ulan Road from the intersection of Buckaroo Road to the cemetery entrance (600m before the AREC site) be reduced to the speed limit of 80kph,
 - Ulan Road from the cemetery entrance to the town entrance be reduced to the speed limit of 60kph,
 - Putta Bucca Road, a 60kph speed zone be imposed for the entire length of Putta Bucca Road.
 - u. All Parking is to be provided on site for the public, exhibitors and staff;
 - v. The “free courtesy buses” be organised by AREC to allow public and exhibitors transport to the event, as suggested by the organiser;
 - w. The “contingency plan for wet weather” affected parking areas, be implemented as required; and
 - x. A portable variable message board be placed at the intersection of Ulan Road and Henry Lawson Road to improve information flow to drivers.
4. the event – “Mudgee Running Festival 2012” Friday and Saturday, 18 & 19 August 2012 – be classified as a Class 2 event under the “Guide to Traffic and Transport Management for Special Events Version 3.4” and proceeds with the following conditions:
- a. A Special Events Transport Management Plan (TMP), is to be prepared in accordance with the *Guide to Traffic and Transport Management for Special Events Version 3.4* and submitted to and approved by Council prior to the event;
 - b. Events are to be undertaken in accordance with the requirements of the NSW Police Force with their approval documentation forwarded to Council for notation;
 - c. Controlling noise as required by the *Protection Of The Environment Operations (Noise Control) Regulation 2000*;
 - d. Reimbursing Council for the cost of damage repairs;
 - e. Complying with any of Council’s Law Enforcement Officers’ reasonable directives;
 - f. Maintain areas in a clean and tidy condition. No obstructions are to be left on the roadways or footpaths;
 - g. A Traffic Control Plan (TCP) certified by a person with a ‘Select & Modify or a Design & Audit Certificate’ be included in the TMP;
 - h. Any person directing traffic on a public road is required to possess an appropriate traffic controller’s certificate;
 - i. Council must be provided with a current copy of a public liability insurance policy in the amount of at least \$20 million. Such a policy is to note that Council is indemnified against any possible action as the result of the event;
 - j. The event convener is to consult with all affected

- businesses and residents adjacent to the proposed closure, in writing, indicating the period during which their accesses will be affected;
- k. Maintain a four-metre wide emergency vehicle lane;
 - l. Advertise the proposed event in local newspapers with relevant information at least two weeks prior to the date;
 - m. The organiser is to have a debrief with Council and Police with all traffic control documentation and controls tabled for review; and
 - n. A copy of the TMP including the TCP is to be forwarded to the Traffic Operations Manager at the Regional RMS Office in Parkes, for information.
5. a Council supports the Rylstone district Care and Transport in their request to the Traffic Committee for providing a dedicated disabled parking space located in front of the current lay-back on Jacques Street; and
- b the signs will be installed once Council is advised by the Club that the footpath has been completed.
6. the existing mid-block closure in Lovejoy Street, Mudgee remain in place.
7. 'No Stopping' signage be installed on the eastern side of Perry Street to prohibit motorists parking in the driveway of the Salvation Army premises, being 23 Perry Street Mudgee.
8. the event – 'Mudgee Cycle Club Events 2012' – be classified as a Class 2 Event under the "Guide to Traffic and Transport Management for Special Events Version 3.4" and proceeds with the following conditions:
- a. Events are to be undertaken in accordance with the *Guidelines for Bicycle Road Races* and the '*Typical Requirements for Bicycle Special Events*'.
 - b. A Special Events Transport Management Plan (TMP), is to be prepared in accordance with the *Guide to Traffic and Transport Management for Special Events Version 3.3* and submitted to and approved by Council prior to the event;
 - c. Events are to be undertaken in accordance with the requirements of the NSW Police Service with their approval documentation forwarded to Council for notation;
 - d. Controlling noise as required by the *Protection Of The Environment Operations (Noise Control) Regulation 2000*;
 - e. Reimbursing Council for the cost of damage repairs;
 - f. Complying with any of Council's Law Enforcement Officers' reasonable directives;
 - g. Maintain areas in a clean and tidy condition. No obstructions are to be left on the roadways or footpaths;
 - h. A Traffic Control Plan (TCP) certified by a person with a 'Select & Modify' or a 'Design & Audit' certificate be included in the TMP;
 - i. Any person directing traffic on a public road is required to

- possess an appropriate traffic controller's certificate;
- j. Council must be provided with a current copy of a public liability insurance policy in the amount of at least \$20 million. Such a policy is to note that Council is indemnified against any possible action as the result of the event;
- k. The event convener is to consult with all affected businesses and residents adjacent to the proposed closure, in writing, indicating the period during which their accesses will be affected;
- l. Maintain a four-metre wide emergency vehicle lane;
- m. Advertise the proposed event in local newspapers with relevant information at least two weeks prior to the date;
- n. The organiser is to have a debrief with Council and Police with all traffic control documentation and controls tabled for review; and
- o. The organiser is to advise Ulan, Wilpinjong and Moolarben coal mines of race details to ensure that mine workers are aware of the cycling races.

The motion was put and carried.

6.2.3 PLANNING PROPOSAL - CAERLEON

A0100055, A0420236

178/12

MOTION: Weatherley/Shelley

That:

1. the report by Manager Strategic Planning on the Planning Proposal - Caerleon be received;
2. that Council prepare an amending Local Environmental Plan for the Caerleon precinct west of the rail corridor to provide for residential development with the adjustment of the proposed activity centre being upgraded to become a neighbourhood centre;
3. that the Planning Proposal under section 55 of the Environmental Planning and Assessment Act for the Caerleon precinct west of the rail corridor be forwarded to the Department of Planning and Infrastructure seeking a Gateway Determination;
4. a further report be presented to Council upon the completion of the exhibition addressing any submissions;

The motion was put and carried.

6.2.4 COMPARATIVE INFORMATION ON NSW LOCAL GOVERNMENT COUNCILS
2009/10

A0100055, A0040004

179/12

MOTION: Webb/Walker

That the report by General Manager on the Comparative Information on NSW Local Government Councils 2009/10 be received.

The motion was put and carried.

6.2.5 PLANNING PROPOSAL – CAERLEON RESIDENTIAL AREA - SALEYARDS

A0100055, A0420236, P0596211

180/12

MOTION: Walker/Shelley

That:

1. the report by Manager Strategic Planning on the Planning Proposal - Caerleon Residential Area Saleyards be received;
2. Council prepare an amending Local Environmental Plan for the Caerleon precinct east of the rail corridor including the former saleyards site to provide for residential development;
3. the Planning Proposal under section 55 of the Environmental Planning and Assessment Act for the Caerleon Residential Area Saleyards Lane be forwarded to the Department of Planning and Infrastructure seeking a Gateway Determination;
4. a further report be presented to Council upon the completion of the exhibition addressing any submissions.

The motion was put and carried.

6.2.6 SUBMISSION - DRAFT CODE OF PRACTICE COAL SEAM GAS EXPLORATION

A0100055, A0370031

181/12

MOTION: Holden/Martens

That:

1. the report by Group Manager Development and Community Services on the Submission - Draft Code of Practice Coal Seam Gas Exploration be received;
2. Council endorse the attached submission to this report on the Draft Code of practice for Coal Seam Gas Exploration, noting the requirement for additional information to be included.

The motion was put and carried.

Item 7: Urgent Business Without Notice

7.1 DA0046/2012 SIGNAGE LOT 2 DP 795017 & LOT 1 DP 112922 75-77 MORTIMER STREET MUDGEE

A0100055, P1678661

182/12

MOTION: Holden/Weatherley

That this matter be dealt with as urgent business without notice.

The Mayor having ruled the matter to be of great urgency, the motion was put and carried.

183/12

MOTION: Walker/Holden

That Council approves Development Application 0046/2012 for signage for lot 2, DP795017 & Lot 1 DP112922, 75-77 Mortimer Street, Mudgee subject to the following condition:

APPROVED DEVELOPMENT

Development is to be carried out in accordance with stamped drawings 2 to 5, dated 13/02/12 prepared by Target Australia, forming part of application 0046/2012 received by Council on 1 May 2012. Any minor modification to the approved plans will require the lodgement and consideration by Council of amended plans. Major modifications will require the lodgement of a new development application.

The motion was put and carried with Councillors voting as follows:

Councillors	Ayes	Nayes
Cr Holden	✓	
Cr Kennedy	✓	
Cr Lang	✓	
Cr Martens	✓	
Cr Shelley	✓	
Cr Thompson	✓	
Cr Walker	✓	
Cr Weatherley	✓	
Cr Webb	✓	

Item 8: Confidential Session

There were no items discussed in confidential session.

Closure

There being no further business the meeting concluded at 5.54 pm.

Item 4: Matters in Progress

SUBJECT	RESOLUTION NO. & DATE	RESOLUTION	ACTION
Rylstone/Kandos Sewerage Augmentation	S.85/10 Assets Mtg 1/12/10	That: 2. Council commence negotiations with the Department of Environment, Climate Change and Water to defer construction of a new Treatment Plant at Kandos until funds become available under the Country Town Water and Sewerage Scheme; 3. staff review options to stage the proposed works in this region to improve the affordability of the augmentation required to meet effluent discharge quality requirements.	The recent State Government budget did not make for any further provision for funding of regional water and sewer schemes. We will continue to pursue this matter with our local MP's This is happening and will be reported back to Council when complete. The design is 90% complete
Riverside Memorial Walk	Res. 55/11 Ord. Mtg 16/3/2011	That: 3. Council includes in the development of the Lawson Park West Reserve in Short Street Mudgee a memorial and heritage pathway that has plaques installed in the walkway to remember past community people who have contributed positively to the growth and social infrastructure of this community. The concept of the memorial and heritage pathway be part of the public consultation process in the 2011/12 draft Management Plan; 4. Council consults with the Gulgong and Rylstone townships on suitable sites in those towns for similar memorial and heritage walkways to celebrate the contributions of people to those communities.	When the new Lawson Park is complete we will undertake a public consultation process to call for people to be recognised and have the plaques approved by Council and installed

SUBJECT	RESOLUTION NO. & DATE	RESOLUTION	ACTION
Temporary Signage	Res. 50/11 Ord. Mtg 16/3/2011	That Council undertake a review the signage policy as part of the formulation of the comprehensive DCP.	To be undertaken upon completion of the Comprehensive Local Environmental Plan.
Minimum rural lot size	Min No. 32/10 Ord Mtg 17/3/10	That Council gives an undertaking that the minimum rural lot size will be reviewed after completion of the comprehensive LEP and associate documents.	New project that will be commenced when the Comprehensive LEP and DCP is completed.
Land Use Strategy – Council land off Madeira Road	Min No.74/10 Ord Mtg 21/4/10	That Council does not include this land in the Land Use Strategy but include in the gateway process at a later date after further public consultation	Noted, no action scheduled until after the completion of the Comprehensive LEP and DCP.
Land Use Strategy – 520 AHD in Mudgee	Min No. 75/10 Ord Mtg 21/4/10	That the Draft Land Use Strategy be amended to permit an investigation of land above the 520 AHD with a report to be submitted to Council at a later time.	Noted, no action scheduled until after the completion of the Comprehensive LEP and DCP.
Mudgee Motor Cross Track	Res. COR52/10 Corp Serv Mtg 5/5/10	That ... 1. Council receive a report on all Crown or community land available with a reasonable radius of Mudgee township (7km) suitable for the permanent location of the Mudgee motor cross track; 2. in the event suitable land is identified, Council assist the Mudgee Motor Cross Club to obtain a long term lease or any other suitable commercial arrangement to allow the establishment of a motor cross track;	Agreement has been reached with the club on a site at Buckaroo. Awaiting the zone change in LEP to finalise agreement.

SUBJECT	RESOLUTION NO. & DATE	RESOLUTION	ACTION
Cobbora Mine	Min No. 76/10 Ord Mtg 21/4/10	That: 1. Council rely on the expert assessment of the Department of Environment & Climate Change Water as we have done in the past to assess the hydrological impacts for the proposed Cobbora Mine once the Environmental assessment has been completed. 2. Council approach both Warrumbungle and Wellington Councils about joining forces regarding the provision of information and cost sharing to pursue this issue.	Awaiting the release of the Environmental Assessment so that the Department can assess the base data.
Cobbora Mine Development	Res. 19/11 Ord. Mtg 16/2/2011	That Council arrange a meeting with our neighbouring council areas who would be involved in the Cobbora Mine development.	When EA lodged a meeting will be organised
Planning Proposal – Temporary Workers Accommodation	Res. 487/11 Ord. Mtg 7/12/2011	That: 2. Council prepare a Planning Proposal under section 55 of the Environmental Planning and Assessment Act the purpose of which is to insert a local clause in Mid-Western Regional Interim Local Environmental Plan 2008 and Draft Mid-Western Regional Local Environmental Plan 2011 for Temporary Workers Accommodation.	DCP currently on public exhibition
Tourist Regional Signage	Res 545/11 Ord Mtg 21/12/2011	That: 3. Council request the RTA to erect more effective direction signage at major intersections to the region.	Letter written to request new signage. Awaiting response.

SUBJECT	RESOLUTION NO. & DATE	RESOLUTION	ACTION
Boundary Change – Burrendong Dam	Res. 49/12 Ordinary Mtg 15/2/2012	That: 2. Council write to Wellington Council seeking its consent to this boundary change.	Meeting Held with Wellington Council on 26th March. Further discussion to be held over next few months.
Quarry Road – Kandos	Res. 64/12 Ordinary Mtg 15/2/2012	That consideration of this matter be deferred until discussions with Cement Australia have been completed.	Meeting held with Cement Australia. No determination as yet.
Moolarben Coal Project – Stage 2 Assessment	Res. 76/12 Ordinary Mtg 7/3/2012	That: 1. Council requests the Department of Lands to supply to Council as soon as possible maps identifying all lot boundaries containing and surrounding The Drip; 2. Council requests from the Department of Lands a certified survey to support the mapping requested by Council in paragraph 1 above.	Survey complete and the Drip now determined to be on Moolarben Land. The Department of Lands and Moolarben now negotiating how to transfer the Drip back to crown ownership RECOMMEND COMPLETION
Mudgee CBD Street Tree Report	Res. 78/12 Ordinary Mtg 7/3/2012	That: 2. the report be placed on public exhibition for 28 days;	Consultation complete. Submission to Council in June
100 Saleyards Lane, Mudgee	Res. 97/12 Ordinary Mtg 7/3/2012	That: 2. Council seek a report from staff on the cost of undertaking all the land capability work and other works required to allow this property known as the saleyard site and SES building to be ready for a development application to be lodged; and	Land study capability work being organised.
Hardship Provision	Res. 136/12 Ordinary Mtg 4/4/12	That Council immediately review it's Hardship Provision – Rates and Charges Policy and also review the application form required to be completed by the ratepayer seeking hardship assistance.	Staff working on this policy and will report back to Council

SUBJECT	RESOLUTION NO. & DATE	RESOLUTION	ACTION
Directional Signage	Res. 150/12 Ord. Mtg 18/4/2012	That a report be presented outlining the “natural assets” of the region for which directional signage be erected	Report included in this business paper
Return of Royalties	Res. 151/12 Ord. Mtg. 18/4/2012	That Council continue to fight for the return of royalties for the region.	Council representatives continue to raise this at a State Government level at every possible occasion
Regional Tourism Signage	Res. 155/12 Ord. Mtg. 18/4/2012	That Council consider as a budget initiative the erection of tourism signage outside of the region.	This matter will be consider by Council as a submission to the 2012/13 Operational Plan and Budget
DA0263/2012 Proposed Community Title Subdivision Rylstone Aerodrome	Res. 176/12	That Council investigate the construction of a right hand turn lane on the Bylong Valley Way at its intersection with Cox’s Creek Road	Report to Council as part of the 2012/13 budget submissions

Item 5: Mayoral Minute

Nil.

Item 6: General Business

6.1 Notices of Motion

6.1.1 Withdrawal from Lachlan Valley Transport Committee

LISTED BY CR. P. THOMPSON TO 16 MAY 2012 COUNCIL MEETING

Withdrawal from Lachlan Valley Transport Committee

A0100055, A0100035

MOTION

That Council withdraw from the Lachlan Valley Transport Committee.

BACKGROUND

There have been no reports on it, and I don't believe we are getting any benefit for our ratepayers.

Comments by General Manager

For Council's information, the cost of belonging to the Lachlan Valley Regional Transport Committee is \$250.00 annual subscription per year. Additional costs of mileage attending the meetings average approximately \$1,500.00 per annum.

6.2 Reports

6.2.1 DA0263-2012 Proposed Community Title Subdivision Rylstone Aerodrome

REPORT BY ENVIRONMENTAL TOWN PLANNER TO COUNCIL MEETING

DA0263-2012 Amendment Community Title Subdivision Rylstone Aerodrome

A0100055, P1463461

RECOMMENDATION

That:

1. the report by Environmental Town Planner on DA 0263-2012 Proposed Community Title Subdivision, 177 Cox's Creek Road, Rylstone Aerodrome be received;
2. it be acknowledge that the decision of Council made on the 2nd May 2012 needs to be amended to reflect that the contributions are in accordance with the Council policy for contribution for subdivisions;
3. Development Application number 0263/2012 for the staged community title subdivision of Lot 7 DP 817671, Lot 155 DP 755426, Lot 157 DP 755426 and Lot 164 DP 42885 be granted development consent subject to the following conditions;

APPROVED PLANS

1. Development is to be carried out generally in accordance with plans drawn by R J Crooks and Associates Ref: H097MU Sheet 1 of 2 and 2 of 2 and the Statement of Environmental Effects titled – Proposed Staged Community Title Subdivision Rylstone Aerodrome and the development application received by Council on 22 February 2012 except as varied by the conditions listed herein. Any minor modification to the approved plans will require the lodgement and consideration by Council of amended plans. Major modifications will require the lodgement of a new development application.

GENERAL

2. The applicant is to submit a Drainage Report prepared in accordance with the Institution of Engineers publication Australian Rainfall and Run-off to Council for approval prior to the release of the Construction Certificate. The report must demonstrate that stormwater runoff from the site is not increased beyond the existing undeveloped state up to and including a 100-year ARI. All storm water detention details including analysis shall be included with the drainage report.
3. An Erosion and Sediment Control Plan for the development is to be prepared and implemented in accordance with the LANDCOM guidelines

and requirements as outlined in the latest edition of "Soils and Construction – Managing Urban Stormwater". Points to be considered include, but are not limited to:

- Saving available topsoil for reuse in the revegetation phase of the subdivision;
 - Using erosion control measures to prevent on-site damage;
 - Rehabilitating disturbed areas quickly;
 - Maintenance of erosion and sediment control structures;
4. A schedule of operations is to be submitted to ensure all appropriate works are undertaken at the correct stage.
 5. The construction of an all-weather vehicle access to the development, in accordance with the following minimum guidelines:
 - a gate or stock grid (if applicable) set back a minimum distance of fifteen (15) metres from edge of the traffic lane of the public road;
 - a minimum 4.0 metre wide compacted gravel driveway, extending from the edge of pavement on the public road to the entrance gate or stock grid;
 - a minimum 150mm thick, 4.0 metre wide concrete dish drain or 375mm diameter reinforced concrete pipe culvert with headwalls, located outside the clear zone, having the table drain directed through it.
 - the access shall be located such that adequate sight distances are achieved, as specified in the Austroads publication 'Intersections at Grade'.
 6. All fencing is to be carried out generally in accordance with the approved plans. All fencing is to be provided at full cost to the developer.
 7. All disturbed areas are to be stabilised through the saving of topsoil during disturbance and its later respreading and establishment of vegetative cover. Such work is to be carried out prior to occupation of the dwelling.
 8. All earthworks, filling, building, driveways or other works, are to be designed and constructed (including stormwater drainage if necessary) so that at no time will any ponding of storm water occur on adjoining land as a result of this development.
 9. All works are to be constructed at the full cost of the developer, in a manner consistent with Aus-Spec #1 and Council's standard drawings.
 10. The applicant shall, at their own expense, engage a registered surveyor to relocate any survey mark that may be disturbed by the development or any associated work. Any information regarding relocation should be supplied to the Land Titles Office and Council.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE

These conditions have been imposed to ensure that the proposed subdivision complies with the requirements of the Environmental Planning and Assessment Act, 1979, Council policy and the relevant standards.

11. A linen plan and two (2) copies are to be submitted to Council for approval and endorsement by the General Manager.

12. Under the Environmental Planning & Assessment Act, 1979, a Subdivision Certificate is required for each respective stage before the linen plan of subdivision can be registered with the Land Titles Office.
13. All works and infrastructure related to the relevant stage is to be completed prior to the release of the subdivision certificate for that stage including the payment of any relevant fees, contributions and bonds.
13. Prior to the issue of a *Subdivision Certificate*:
 - all contributions must be paid to Council and all works required by the consent be completed in accordance with the consent, or
 - an agreement be made between the developer and Council;
 - i) as to the security to be given to Council that the works will be completed or the contribution paid, and
 - ii) as to when the work will be completed or the contribution paid.
14. If the *Subdivision Certificate* is not issued, for any reason whatsoever, within twelve (12) months of the date of determination, then the charges and contributions contained in this consent may be increased to the current rate at the time of payment.
15. A Community Title plan and all associated documents shall be submitted to Council for approval prior to the release of the subdivision certificate. The Community Title Plan is to be consistent with the provisions of this consent and is to address the following items,
 - The ongoing maintenance of effluent disposal systems and associated transpiration areas,
 - Building colour and external lighting,
 - Maintenance of the site as an asset protection zone for bushfire prevention purposes,
 - The storage of fuels and other hydrocarbons,
 - The collection and disposal of general refuse,
 - The composition and maintenance of the vegetative screens,
 - The maintenance of stormwater drainage structures.
 - On-site provision of water including the storage of 5,000L per combined use site for fire fighting purposes.
16. Any residential accommodation erected on lots 2 – 26 inclusive is to be ancillary and subordinate to the use of the land for aerodrome related purposes.
17. Three metre wide easements, including associated Section 88 instruments, are to be created in favour of Council over any existing or newly constructed inter-allotment drainage, water, or sewerage reticulation components located within the subject property, or extended through adjoining private properties as a result of this subdivision.
18. Following completion of the subdivision works, one full set of work-as-executed plans, on transparent film suitable for reproduction, and an “Autocad compatible” work-as-executed Plan, (in dwg format including pen-map), is to be submitted to Council. All work-as-executed plans shall bear the Consulting Engineer’s or Consulting Surveyor’s certification stating that all information shown on the plans is accurate.

19. The applicant is to ensure that access to the adjoining Rylstone Race Course is not unduly affected by the approved subdivision.
20. In accordance with the provisions of section 94(1)(b) of the *Environmental Planning and Assessment Act 1979* and the Mid-Western Regional Council Section 94 Contribution Plan, a contribution shall be paid to Council in accordance with this condition for the purpose of:

Transport Management	Rate	Lots	Total
Traffic Management	\$594	Per Lot 2 -26 inclusive	\$14,850
Open Space			
Local Open Space	\$0	N/A	\$0
District Open Space	\$2295	Per Lot 2 -26 inclusive	\$57,735
Community Facilities			
Library Buildings	\$221	Per Lot 2 -26 inclusive	\$5,525
Library Resources	\$265	Per Lot 2 -26 inclusive	\$6,625
Administration			
Plan Administration	\$517	Per Lot 2 -26 inclusive	\$12,925
TOTAL PAYABLE	\$3892	25	\$97,660

Executive summary

At the Council Meeting of the 2nd May 2012, Council resolved to grant development consent to the subject proposal subject to various conditions of consent as specified in resolution No.175/12. A subsequent review of the conditions of consent has revealed an error in the application of the Section 94 Contributions Plan. In this regard the contribution specified in the recommendation and subsequent resolution undervalued the contributions by a significant amount. The correct amount of Section 94 Contributions that are applicable is \$97,660.00 whereas the previous Council report specified an amount of \$37,875.00. The consent has not been issued so Council is able to review this decision.

The matter is being reported to Council to seek a new resolution containing an updated condition 20 that is consistent with Council's Section 94 Contributions Plan. All other aspects of the application and the previous assessment remain unaltered.

Financial implications

The adjustment to the contributions contained within the recommendation to this report corrects an error that would have incorrectly granted a dispensation to the S94 Contributions associated with the approved development.

Strategic or policy implications

Not applicable.

NATHAN BURR
ENVIRONMENTAL TOWN PLANNER

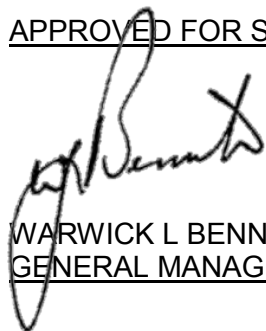

CATHERINE VAN LAEREN
DEVELOPMENT AND COMMUNITY

SERVICES

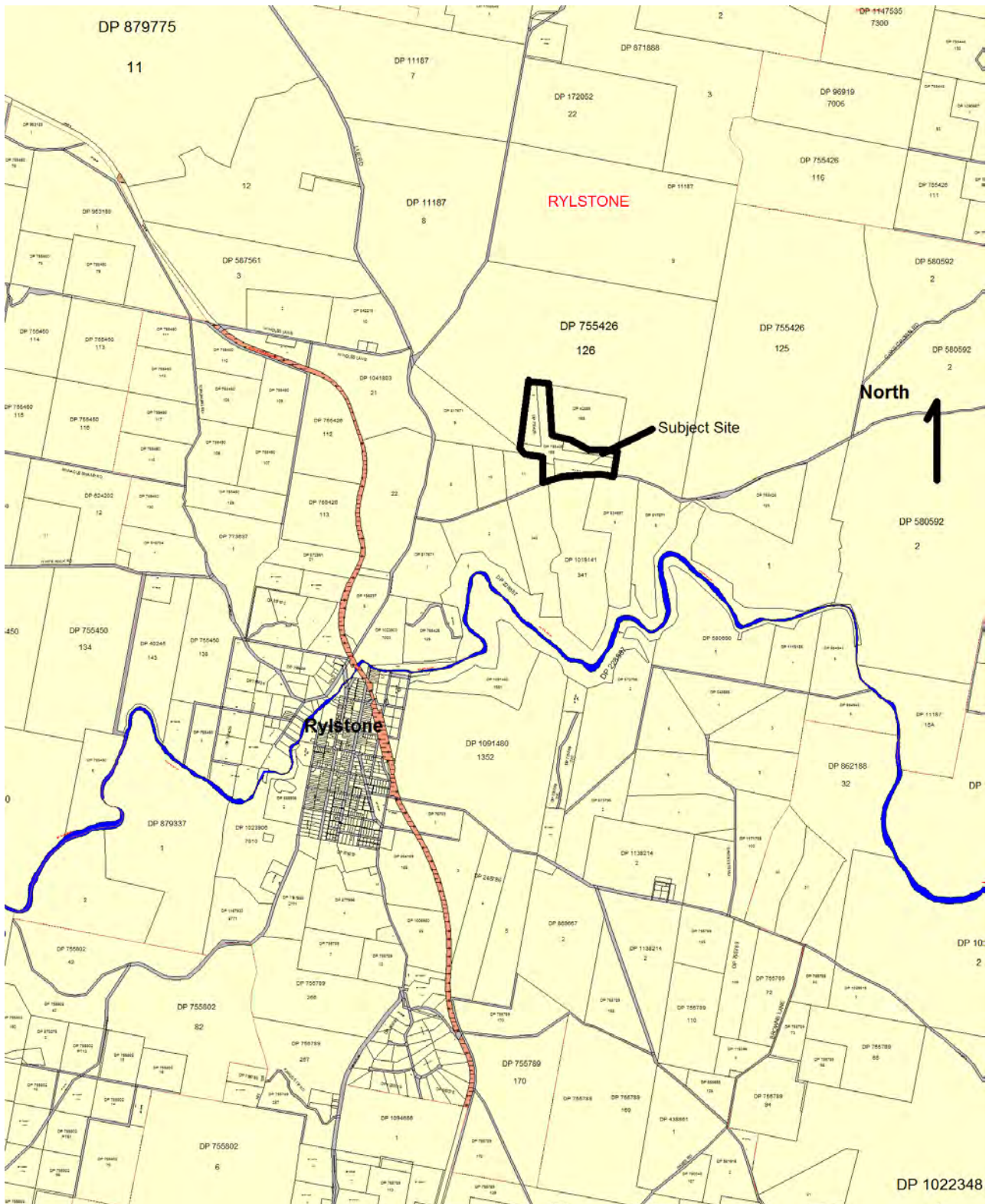
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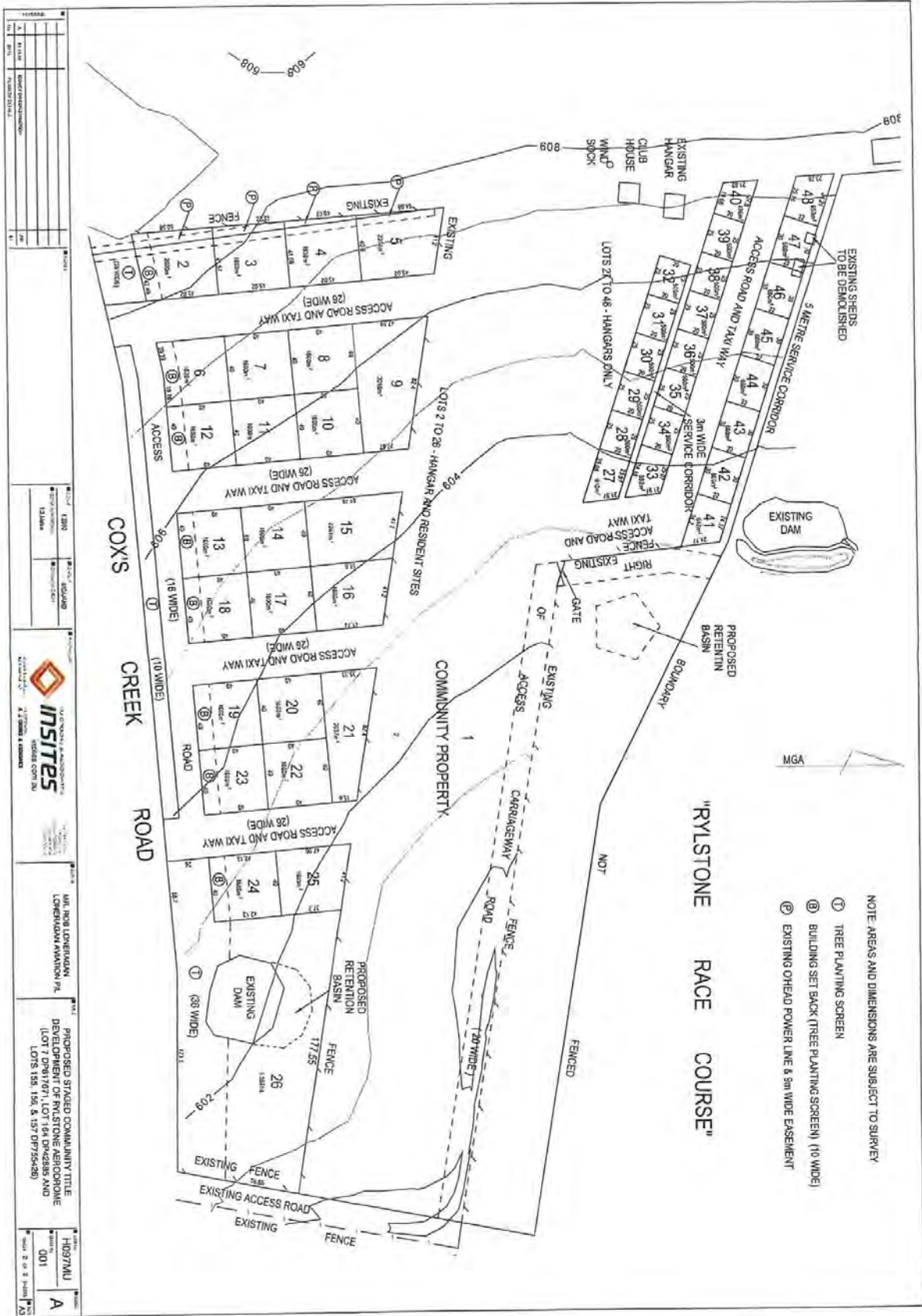
Attachments: 1. Locality Plan
2. Subdivision Plan

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER





6.2.2 Council Submission Development Application 0217/2012 – Proposed Temporary Workers Accommodation Facility – 2 Black Lead Lane Gulgong

REPORT BY GROUP MANAGER DEVELOPMENT AND COMMUNITY SERVICES TO 16 MAY
2012 COUNCIL MEETING

DA0217-2012 Mac Group
A0100055, P1048569

RECOMMENDATION

That:

1. **the report by Group Manager Development and Community Services on the Council Submission to the Central West Joint Regional Planning Panel on Development Application 0217/2012 being the Proposed Temporary Workers Accommodation at 2 Black Lead Lane Gulgong be received;**
2. **Council endorse the attached submission to this report to be made to the Joint Regional Planning Panel on the Proposed Temporary Workers Accommodation at 2 Black Lead Lane Gulgong; and**
3. **That Council register to make a verbal presentation to the Central West Joint Regional Planning Panel and authorise the Mayor and General Manager to appear for Council in this regard.**

Executive summary

Development Application 0217/2012 for a proposed Temporary Worker Accommodation Facility at 2 Black Lead Lane Gulgong was lodged with Council on 3 January 2012. Because the capital investment value of the project exceeding \$20 million the application will be determined by the Central West Joint Regional Planning Panel (JRPP).

The purpose of this report is to present a draft submission to be made by Council to the Central West JRPP.

Detailed report

The assessment report for the Development Application was submitted to the JRPP. In accordance with the JRPP Operational Procedures after the assessment report has been submitted to the JRPP it may be provided to Council to assist Council in formulating its submission. A copy of the report has been circulated under separate cover. The report recommends that the development application be refused.

The Council has 7 days before that JRPP meeting to make a submission. The Operational Procedures state:

A Regional Panel will give consideration to a council submission in its determination of the application. A council submission, however, is not a matter that must be specifically addressed in the assessment report or recommendations prepared by council staff.

If Council makes a submission it may also register to address the Regional Panel to express its view before the Panel makes a determination on the application. Individual Councillors can also register to speak to the Panel at its meeting.

A draft submission has been formulated for Council's consideration and is attached as attachment 1 to this report. The draft submission outlines Council's objection to the proposed Temporary Workers Accommodation specifically addressing the following issues.

- Inconsistency with adopted Strategic Plans including the NSW State Plan and the Mid-Western Regional Council Strategic Land Use Plan.
- Inconsistency with the relevant planning controls including the Mid-Western Interim Local Environmental Plan and the Temporary Workers Accommodation Development Control Plan (DCP).
- Unacceptable negative **economic impacts** on the township of Gulgong.
- Unacceptable negative **social impacts** on the township of Gulgong.
- Unacceptable impacts on infrastructure provision including medical, police and water and sewer.

Financial implications

Not applicable.

Strategic or policy implications

Not applicable.

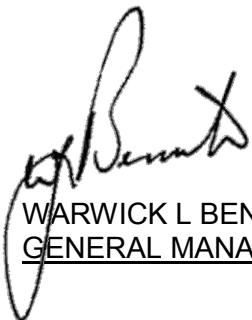


CATHERINE VAN LAEREN
GROUP MANAGER DEVELOPMENT AND
COMMUNITY SERVICES

7 May 2012

Attachments: 1. Draft Submission to JRPP on DA 0217/2012

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER

Office of the Mayor

CVL/P1048568

17 May 2012

Central West JRPP
Panel Secretariat
GPO Box 39
SYDNEY 2001

Dear Sir / Madam

DA 0217/2012 SUBMISSION FROM MID-WESTERN REGIONAL COUNCIL

Please find attached Council's submission in relation to DA 0217/2012 for a Temporary Workers Facility at 2 Black Lead Lane, Gulgong.

In addition, please register the General Manager, Mr Warwick Bennett and myself to address the JRPP at the meeting to occur on the 14 June 2012 on behalf of the Council.

Should you have any queries in relation to this matter please contact Group Manager Development and Community Services, Catherine Van Laeren on 63 782 832.

Yours faithfully

CR DES KENNEDY
MAYOR

Mid-Western Regional Council has had the opportunity to review the planning assessment undertaken by Mr Gary Bruce. The Council unequivocally supports the recommendation for refusal. In considering the Development Application for the Temporary Workers Accommodation (TWA) proposed to be located on the edge of Gulgong, Council urges the Central West Joint Regional Planning Panel to consider the overwhelming local community objection to the proposal which has been demonstrated not only through the 360 submissions in the form of objection to the Development Application but also the 340 submissions and 3 petitions with 163 signatures Council received during the preparation of the TWA Development Control Plan. The community has **resoundingly rejected** the Mac Group proposal as expressed in the current Development Application.

The Mid-Western Region, which includes Gulgong, is not a remote community. The Mid-Western Region is located 3.5 hours from Sydney. Gulgong is a thriving country town with exceptional character and community spirit. When faced with adversity the town has demonstrated a strength of character and cohesiveness in its ability to rally and fight for the best outcomes for the community. This is indicative of the successful fight in 2010 to retain hospital services in the town. A fight which included extensive and consistent lobbying, representation to all levels of government, a far-reaching and coordinated media campaign that included a rally where over 2500 people attended, bearing in mind that the population at the 2006 census was 1906 persons.

The proposal by The Mac Group is to establish a 400 bed TWA with associated facilities that include dining, convention centre and indoor and outdoor recreation facilities. Supporting documents for the DA indicate that the facility has the potential to expand to 1,500 rooms. The "temporary" nature of the proposal relates solely to the length of stay of the inhabitants. The life of the facility has been estimated as 20 to 30 years. In this sense it cannot be considered a temporary structure or facility. The inhabitants may be long term employees of mines that work on a roster system that require short term accommodation during the working period. In this case the facility is not catering for temporary employees or contractors. Indeed, experiences in the Bowen Basin in Queensland demonstrate that the temporary accommodation of long term employees is precisely the market that these types of facilities cater for. Having regard to the long term employment status of the occupants, Mid-Western Regional Council's preferred position is that the workforce be encouraged to permanently relocate to the Region providing an opportunity for the growth of sustainable regional communities and supporting the government decentralisation policy as articulated in the NSW State Plan.

In recognition of the need for temporary accommodation to house construction or temporary workers and to provide transitional accommodation, Mid-Western Regional Council has formulated a Temporary Workers Accommodation DCP which clearly indicates that the preferred location of TWAs is at the mine site or the site of the major infrastructure proposed. Mid-Western Council considers that the DCP caters for the true purpose of the TWAs which is to provide temporary accommodation for a temporary workforce in what were traditionally temporary facilities. Council considers that the Mac Group model where the facility is run "in a manner similar to boutique holiday resorts" (Whelan Insites, 2012, p.6) goes beyond the definition and intention of a TWA.

In this submission Council will outline its objections to the development application based on the following:

- Inconsistency with adopted Strategic Plans including the NSW State Plan and the Mid-Western Regional Council Strategic Land Use Plan.
- Inconsistency with the relevant planning controls including the Mid-Western Interim Local Environmental Plan and the Temporary Workers Accommodation Development Control Plan (DCP).
- Unacceptable negative **economic impacts** on the township of Gulgong.
- Unacceptable negative **social impacts** on the township of Gulgong.
- Unacceptable impacts on local infrastructure and service provision including medical, police and water and sewer.

Strategic Planning

NSW State Plan

Mid-Western Regional Council considers that this proposal and others of a similar kind are contrary to the NSW State Plan 2021.

Goal 3 of the State Plan states:

Goal 3 – Drive Economic Growth in NSW

We will work with regional communities, businesses and local government to achieve steady and strategic growth in our regions, with new investment in priority regional infrastructure, effective incentives to grow enterprises and job opportunities, a combination of public and private decentralisation, and improved services where people need them. We need to balance population growth between regional and metropolitan areas so all people have access to the economic and lifestyle opportunities of our State. (Department of Premier and Cabinet, 2011, p.10)

Priority actions of the plan include:

Our strategy is to encourage decentralisation – steady and strategic growth in our regions. This will require a focus on regional infrastructure and job creation...

Our strategy to increase the population in regional NSW will support balanced population growth across the State, invigorating regional economies and relieving congestion pressures within Sydney. (Department of Premier and Cabinet, 2011, p.10)

The concept of Fly-in Fly-out (FIFO) or Drive –in Drive Out (DIDO) is inconsistent with the concept and aims of decentralisation. TWAs do not facilitate the permanent relocation of working population but supports the temporary injections of people into a community whilst they are rostered on for work. *The extent of the issue can be shown in the material provided in Rolfe et al. (2010), where there were estimated to be 38,029 employees in the mining and resources sectors in Queensland. More than 40% of these employees are located in Brisbane and communities along the Queensland coast (Rolfe, 2011, p. 3).*

While the mining boom currently being experienced in the Mid-Western-Region represents challenges for the local community, it also provide a range of opportunities. Many of these

opportunities will not be achieved if the majority of the permanent workforce is accommodated in temporary rather than permanent accommodation as has occurred in the Greater Isaac Council area. Population figures for the Greater Isaac region, which includes towns such as Moranbah, Dysart and Middlemount (the Mac Group have facilities at all three towns), indicate that whilst the permanent population is estimated at 23,030 in 2011 it is estimated that the transient population will reach an estimated 28,220 in 2012 (KPMG, December 2011, p.6). The experience in Queensland clearly demonstrates that TWA accommodation for long term employees is the antipathy of decentralisation and therefore is inconsistent with the NSW State Plan. As stated previously, Gulgong and the Mid-Western Region are not remote and provide an ideal opportunity for sustainable growth. FIFO or DIDO are unsustainable methods of providing a workforce in environmental, economic and social terms.

Comprehensive Land Use Strategy

Mid-Western Regional Council commenced a Comprehensive Land Use Strategy for the Local Government Area in January 2007. The purpose of the Strategy is to manage the sustainable growth in the region and to provide strategic direction for urban and rural development. The Strategy documents the pressures for growth and identifies current and future opportunities for sustainable growth across the local government area. (Parsons Brinckerhoff, 2009, p. 30). The Draft Strategy underwent two exhibition periods and extensive community consultation. It was adopted by Council and endorsed by the Department of Planning and Infrastructure on 1 August 2011. Council has proceeded to prepare a principal Local Environmental Plan based on the Comprehensive Land Use Strategy. The Draft LEP was submitted to the DoPI on 19 January 2012 requesting that the LEP be made.

As part of the comprehensive Land Use Strategy a structure plan was developed for each town within the LGA. The structure plan has been included in this submission as Figure 1. The Comprehensive Land Use Strategy has identified sufficient land to supply in excess of 1500 lots in the short to medium term. This land consists of a variety of lot sizes ranging from standard residential through to 6 hectare lots. A planning proposal for the creation of 480 lots is imminent. A subdivision for 81 lots is currently under construction. In addition, on the 2 May 2012, Council approved a planning proposal for 361 hectares providing the opportunity for a further 1000 to 1500 in Mudgee which is located a 20 minute drive from Gulgong. These proposals are generally consistent with the Comprehensive Land Use Strategy and look to provide adequate residential land supply for the future development of the region without the reliance on TWAs to house the permanent workforce. It is considered that the provision of permanent housing is an appropriate and sustainable response to the demand for accommodation having regard to the coal reserves available in the region which extend well beyond the current mining approvals.

The site of the Mac Development Application is shown in the Comprehensive Land Use Strategy as remaining rural. Development of this land for the purposes of residential development or *visitor and tourist accommodation* is inconsistent with the Strategy. Indeed, the subject land

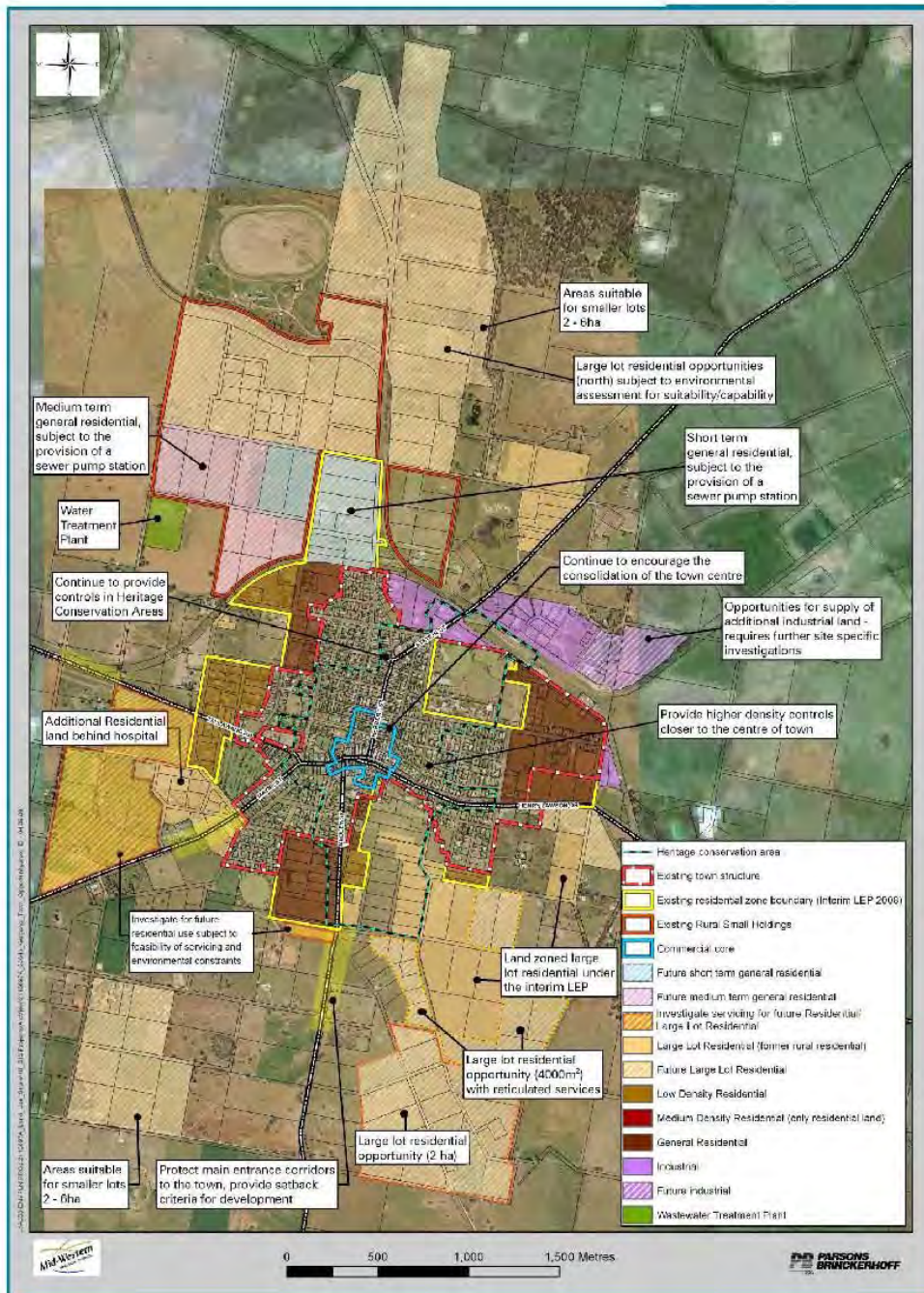


Figure 1

does not have a “dwelling entitlement” under the Mid-Western Interim Local Environmental Plan 2008 or the Draft Mid-Western Local Environmental Plan 2012. The proposed development of this land is opportunistic as the land was purchased as rural land and should remain as rural land. Notwithstanding the question of permissibility, should the developer wish to develop land for a TWA then a more appropriate site would have been a site identified in the Comprehensive Land Use Strategy for urban uses. The development of TWA on this site will create a new suburb, which is more densely settled than the existing town. The development of this site for urban purposes, particularly on this scale, has not been contemplated by the Land Use Strategy or Council’s infrastructure planning. In addition, the development of the site for an intensive residential use is inconsistent with community expectation as throughout the extensive community consultation process for the Land Use Strategy and the Draft LEP the land has been shown as remaining rural.

A further submission was made by the applicant entitled *Co-Integration of the Proposed Temporary Workers Accommodation Facility, Gulgong with Future Urban Expansion* addressed to the Mayor and received at Council on the 19 March 2012. In essence, the submission suggests that by connecting the proposed TWA to the reticulated sewer system the area between the existing town boundary and the TWA could be developed for urban purposes providing a potential yield of 1,200 dwellings. This submission is blithely made with no assessment of the suitability or capability of the land. The area contains a former waste disposal site, is severed by a drainage line and restricted due to extensive historical gold mining shafts and relics. Notwithstanding the capability or suitability of the site, the development of this area for residential purposes is totally inconsistent with the adopted and DoPI endorsed Comprehensive Land Use Strategy. This is an attempt by the applicant to hijack Council’s well-considered and consulted Land Use Strategy to justify their opportunistic site selection.

Statutory Considerations

Mid-Western Regional Local Environmental Plan 2008

Council considers that the proposed development is inconsistent with the Mid-Western Regional Interim Local Environmental Plan 2008 (the LEP). The development application has been submitted on the premise that the proposed use is an innominate use, i.e. not defined in the LEP.

Council considers that the use should be characterised as *Tourist and Visitor Accommodation*. The LEP defines *Tourist and Visitor Accommodation* as:

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes hotel accommodation, serviced apartments, bed and breakfast accommodation and backpackers’ accommodation.

The Statement of Environmental Effects submitted in support of the application states:

The Mac Accommodation model is unusual to the market, in that they develop, design, build, own and operate the facilities as a full-service provider in a manner similar to boutique holiday resorts. (Statement of Environmental Effect: 6 - emphasis added).

In the legal advice submitted in support of the application the nature of the accommodation is summarised:

Whilst the DA does not provide specific information about the occupation of the rooms, it is made plain that the workforce accommodated in the accommodation will be "fly in/fly out" or "drive in/drive out". The period of time a worker will reside in the room will be generally in the order of days or weeks on each occasion, followed by a departure and a return some weeks later, over a period of years. Whilst one worker vacates a room, another worker will then occupy it when the first worker is back at his or her permanent home." (Clay, p. 2).

In addition, in discussions with the Mac Group during the formulation of the DA, the Mac Group indicated that accommodation was not restricted to miners but that anyone could book a room at the facility, even a tourist. The Concession Report submitted in support of the application also referred to rooms being available for public use. This statement was retracted by the applicant on 20 April 2012. It should be noted that the Mac Group website refers to those using their facilities as guests. An enquiry made by Council staff on the 7 May 2012 at the Narrabri Mac facility indicated that anyone was welcome to book a room whether or not they were related to mining. The way that the Mac Facility operates in Narrabri is certainly consistent with the definition of *Visitor and Tourist Accommodation*.

It is Council's position that the facility will provide temporary or short-term accommodation for visitors. The Macquarie dictionary defines visitor as:

One who visits, or makes a visit, as for friendly, business, official or other purposes.

There is no doubt that the miners are visiting the area for business or a purpose, that is, to work. They do not return to the same room each time and do not personally enter into a lease. It is Council's position that the facility should be characterised as *tourist and visitor accommodation* and therefore prohibited in the Agriculture zone in accordance with Mid-Western Regional Interim LEP 2008.

It is also considered that the proposal is inconsistent with the objectives of the Agriculture zone as noted in the assessment report by Mr Gary Bruce. Council agrees with Mr Bruce's assessment in this regard and maintains that the proposal is a high density urban use which is inconsistent with the protection of land for agricultural purposes and has the potential to severely impact on a primary industry occurring on adjacent land. The proposal fails to adequately address this potential impact. The objectives of the LEP recognise the potential land use conflict that can occur between agriculture and hobby farms and small rural lot subdivisions deeming that such uses should be avoided where they have an *unreasonable impact upon the efficient use of land for rural or other primary industries*. The TWA is a high density residential use and the potential risks for land use conflict with the existing primary industry use on land adjoining the site are extremely high. The proposal relies on the use of landscaping and earth mounds in an attempt to ameliorate impacts on adjoining land. Council considers that these measures are band-aid solutions that will not

adequately address the potential land use conflict and therefore the site is unsuitable for the proposed development. The configuration of the subject site, in that it wraps around the adjoining owner land, exacerbates the potential for land use conflict. Good planning practice would dictate that a more appropriate site selection would reduce the reliance on band-aid solutions and the potential for land use conflict. It is Council's position that the proposal is inconsistent with the majority of the objectives and poses a real threat to a lawfully established primary industry and therefore should be refused.

Draft Mid-Western Regional Local Environmental Plan 2012 and Planning Proposal to Define and Make Provision for Temporary Workers Accommodation

The Council agrees with Mr Bruce's assessment of the DA in terms of the Draft LEP 2012. It is considered that the use is inconsistent with the objectives of the zone due to the potential impact on primary industries and land use conflict. The provision of accommodation is an urban use and therefore cannot be considered to be consistent with objectives by virtue of providing accommodation for mine workers as purported by the applicant. By extension, if this line of agreement was followed, a supermarket or large scale commercial shopping centre could then be considered consistent with the objectives as it provides goods and services to the agriculture industry.

Council resolved to prepare a planning proposal to define and provide provisions for Temporary Workers Accommodation on the 7 December 2012 and received gateway determination for the exhibition of the proposal on the 2 April 2012. The proposal has been placed on exhibition from 16 April 2012 to 14 May 2012. At the time of writing this submission Council had not received any objection to the planning proposal.

The amendment proposes to insert a clause into the LEP 2008 and Draft LEP 2011.

The intension of the clause is to specifically define temporary workers accommodation and provide locational criteria for this type of development. The clause is proposed as follows:

"1. Temporary workers' accommodation

- (1) The objectives of this clause are as follows:*
 - (a) To enable development for temporary workers' accommodation if there is a demonstrated need to accommodate employees due to the nature of the work or location of the land,*
 - (b) To ensure that temporary workers' accommodations is appropriately located,*
 - (c) To ensure that the erection of temporary workers' accommodation is not likely to have a detrimental impact on the future use of the land or conflict with an existing land use,*
 - (d) To minimise the impact of temporary workers' accommodation on local roads or infrastructure.*
- (2) Development consent must not be granted to development for the purposes of temporary workers' accommodation for works unless the Consent authority is satisfied of the following:*

- (a) the development is to be located within 5 kilometres of the site on which the work is being carried out,
- (b) there is a demonstrated necessity to provide temporary workers' accommodation due either to the nature of the industry that the workers are employed in or because of the remote or isolated location of the work site,
- (c) the development will not prejudice the subsequent carrying out of development on the land in accordance with this Plan or any other applicable environmental planning instrument,
- (d) water and sewerage infrastructure will be provided to adequately meet the requirements of the development,
- (e) when the development is no longer in use, the land will, as far as practicable, be restored to the condition in which it was before the commencement of the development.

(3) In this clause:

temporary workers' accommodation means any habitable buildings and associated amenities erected on a temporary basis for the purpose of providing a place of temporary accommodation for persons employed for the purpose of carrying out works associated with a large-scale infrastructure project, including development for the purposes of an extractive industry, mining, renewable energy or electricity transmission or distribution works."

It is considered that the DA does not comply with the provisions of the Planning Proposal as it does not meet the locational requirements.

Temporary Workers Accommodation Development Control Plan

The Temporary Workers Accommodation Development Control Plan commenced on the 17 February 2012. The DCP is a matter for consideration in the assessment of the application however the applicant fails to address the DCP. Council prepared the DCP in response to concerns regarding the potential impact of TWAs on the region. Initially the DCP contemplated allowing TWAs adjacent to existing towns and the Draft DCP was exhibited with 340 submissions being received and three petitions with 163 signatures. The majority of these submissions were objections to the location of a TWA adjacent to Gulgong. In response to the submissions and in light of a review of the characterisation of the use, Council on the 28 November 2011 resolved to amend the Draft DCP as exhibited and re-exhibit the Draft DCP for a further 28 days in accordance with the requirements of the Environmental Planning and Assessment Regulations 2000. The second version of the Draft DCP included the characterisation of TWA for the purposes of the Mid-Western LEP 2008 as *tourist and visitor accommodation*. Only four submissions were received in response to the amended DCP. The process clearly indicated that the Gulgong community were opposed to the location of TWA on its boundary.

Council supports Mr Bruce's assessment of the application in relation to the requirement of the DCP. It is considered that the DA is inconsistent with the DCP in terms of the characterisation of the use, inconsistency with the objectives of the DCP and the locational requirements including the provision of footpaths connecting the proposed facility to the town of Gulgong.

Economic Impacts

Council questions both the short and long term economic benefits of the proposal particularly, when the negative impacts are taken into consideration.

Economic Impact during Construction

The Socio-Economic Report submitted in support of the DA notes that \$6.75 million will be spent locally during construction of a 400 room facility. The report includes commentary suggesting that there will be opportunities for local businesses during this phase. Whilst a project of this size may provide a reasonable injection into the local construction industry, there is a question mark about the ability and capacity of the small businesses operating within Gulgong and the wider LGA to meet requirements. Many of the businesses are micro businesses facing difficulties in finding skilled labour.

The Socio-Economic Report acknowledges only "modest" economic benefits, based on modelling that assumes that \$6.75 million of construction expenditure will be incurred locally. Any reduction in the amount of work that can be carried out locally will reduce the corresponding economic benefits.

Economic Impact during Operation

The Socio-Economic Report submitted in support of the DA notes that a 400 room facility will contribute \$4.0 million to the local economy during operation. At least half of this expenditure will be incurred by the operators of the facility. Similar to the expenditure during the construction phase, the reliance on micro businesses with limited capacity to cater for a range of goods and services on a large scale, could result in some economic leakages outside the Region.

A further source of expenditure will be the expenditure by the FIFO/DIDO workforce. Informal discussions with residents in Narrabri where the Mac Group have recently established a facility indicate that apart for the licensed premises, little economic advantage has been experienced by local business. The economic benefits of the FIFO/DIDO workforce are largely captured in the place where their families are based (ie. their home town) and not in the place where they go to work. This is especially the case for mine workers who work different shifts with varied hours, and do not have time to visit local shops between working and sleeping.

A significant economic impact expected of this proposal will be the negative impact on the Gulgong property market. The reputation of a town usually suffers when it has a mining village associated with it, and this will result in a decrease in the value of existing properties and in the rental income earned by existing investors.

The impact on the long term desirability of Gulgong as area to reside for the non mine related population could have long term negative economic impacts on the Gulgong real estate market.

In Moranbah in the Bowen Basin, Ivanova and Rolfe (2011) report the results of a community survey where they asked a random sample of households in the town to indicate the planned length of

residence in Moranbah. The results, summarised in Figure 6, show an average of 8.4 years for expected residency. When residents were asked about different development options, an increase in workcamps was identified as the major concern, with planned residency falling by an average of 1.3 years (16%) if major workcamps were developed. (Rolfe, p. 12)

Due to the proposed concentration of mine workers, as encompassed in the Mac DA, in what is essentially an artificial environment which abandons the social norms, there is a potential for the reputation of Gulgong to be adversely effected reducing the desirability of the town and in turn the value of property.

There is a body of research that demonstrates that the long term economic benefit is not gained by the "host" community, in this case Gulgong, but that the economic benefit is continued to be reaped by the "source" community.

4.1. Fly-over Effects

Regional strategy documents, media reports and other materials repeatedly emphasize the view that resource development companies which operate in rural regions benefit from the resources in those regions but, by accessing their workforces and buying supplies and services from the larger metropolitan centres, they give little back to the regions [8]. These —fly-over// effects [9] are perceived to harm rural regions by failing to provide employment or training opportunities for people in those regions. As such it effectively encourages young people to leave their communities to find work elsewhere which, ironically, could mean back flying back to their own region, and by so doing, inhibits population growth or leads to population decline in rural communities

Fly-over effects mean that many of the benefits of resource developments in remote areas accrue to the larger, distant, metropolitan urban centres. This is particularly evident in Western Australia where most commute workers live in the Perth region. Furthermore, the smaller regional centres not only fail to capture many of the benefits of development within their own regions [11], but often experience additional cost burdens resulting from the need to provide services for transient workers and operators with little return for their investment. (Storey, 2010, p.1163)

Salary income tends to be spent in the towns where people live rather than where people work, so the effect is that direct income from mining employment tends to spread more widely than it would be if employees only lived in specific mining or industry communities. (Rolfe, p. 11)

Indeed, the literature review included in the Socio- Economic Report is dominated by negative observations regarding social and economic impacts associated with TWAs. Whilst it is pleasing the report undertook some locally based interviews, the numbers were limited and as conceded in the report *assessing the economic impact of the operational phase is slightly more problematic in that mine workers residing in Gulgong or Mudgee will generate some expenditure locally no matter where they are housed.*

It is Council's position that the Socio-Economic Report overstates the value of any economic benefit to the town of Gulgong and fails to address the ability of local business to capture any benefit and the potential long term adverse impacts on real estate value. It places too much emphasis on the benefits derived from the expenditure of a DIDO/FIFO workforce.

Social Impact

Council considers that the TWA proposal has the potential for significant adverse social impacts in the community. Again, whilst it pleasing that the Socio-Economic Report conducting a number of local interviews its statement that "*There appears to be some negative community perception about the proposed MAC facility at Gulgong*" fails to acknowledge the depth of concern and objection expressed in the 360 submissions made in relation to this application. It should be noted that this is the highest number of objections that this Council has ever received in relation to a single development application. Whilst the Socio-Economic Report attempts to shift the concern to "*the influx of a large number of drive in drive out mine workers rather than being specially related to the MAC facility*", it fails to recognise that concern expressed in the submission relate to the subject proposal and its location on the edge of Gulgong. A proposal for a TWA in Ulan, located in close proximity to the mine for a 140 bed TWA only received 3 objections of which 1 specifically related to land tenure issues. The Socio-Economic Report, whilst citing an array of negative observations in the literature review, dismisses most concerns as not all towns are the same. Mid-Western Regional Council agrees with this statement. Gulgong provides a viable and desirable option for long term relocation of workforces into permanent housing and this should not be threatened by the inappropriate location of a TWA on the edge of the town.

Concerns have also been expressed about the costs of development associated with a large transient population which makes little contribution to the community, but which may have high social costs as a result of increases in crime, drug use, prostitution, gambling and similar activities. These activities also have economic consequences as increased demands are placed upon infrastructure and services, the cost burden of which tends to fall on the community rather than the resource developer (Storey, p. 1165).

The advent of the "them and us" mentality is documented throughout the studies. The concentration caused by the location of this facility on the edge of town can only acerbate this problem. The submissions received to the DA indicate a real perception of reduced safety. This is highlighted in the submission received from the Blackwater Community Progress Group Inc who state:

These accommodation facilities are only required to house workers while they are sleeping between shifts. Communities miss out in terms of their economies and struggle with their infrastructure. The Blackwater community is now at the position where transient workforces outnumber the permanent residents. This is something we, as resident community members active in our community, would not wish on any community.

The Introduction of transient workers may also become a detraction for local residents, as well as for potential visitors, feeling that it may not be safe (or just comfortable) to venture out with a number of people who are widely unknown in the local community.

Although the SEE cites a smooth introduction of the Mac Facility at Narrabri, a fight at the facility was recently experienced and the newspaper article reported a number of people fleeing the scene (Attachment 1).

Perception of safety goes to the desirability of a place to live and sense of community.

Fear of crime can affect the health and wellbeing of individuals and communities (ABS, 2010). Perceptions of safety when alone may indicate perceptions of problems in the neighbourhood, previous experience with crime and the level of trust in their local community. Higher proportions of people who feel safe indicate higher levels of trust and social cohesion within the community.
[http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/1370.0~2010~Chapter~Feelings%20of%20safety%20\(4.4.4\)](http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/1370.0~2010~Chapter~Feelings%20of%20safety%20(4.4.4))

The submissions received in response to the exhibition indicate a negative impact on the perception of safety. Both the cohesiveness of the community and the safety of knowing the community are critical characteristics that demonstrate the desirability of the Gulgong living environment. The proposal to concentrate 400 transient workers, with a longer term view of 1500, will have a very real negative impact on the perception of safety within the Gulgong community and have the potential to essentially change the nature of this small town.

Also of concern is the potential adverse social impact of long term occupants and the subsequent need for additional counselling and other related services. There have been many studies regarding the impacts on the transient worker including dislocation from family and community. A recent story from ABC Heywire entitled "David Martyr's Story – Disconnected: Life on mining and construction camps where everyone misses home" highlights the personal nature of these concerns (Attachment 2).

Infrastructure Provision

A study undertaken KPMG for Isaac Regional Council made the following observation:

Non-resident workers are largely self-contained in terms of accommodation, food, water and even entertainment and leisure activities (such as gyms), which means their impact on the local community is reduced. But there are "touch points" where the non-residents do have an impact in local services and infrastructure. There is minimal requirement by non-resident miners for community services, such as churches, gyms, museums, art galleries and even cafes and restaurants in a nearby town. But other services and infrastructure are affected by non-resident miners, such as road usage and maintenance (especially form B-doubles) as well as medical and allied health services and even police services (KPMG, Dec 2011, p. 33).

The roads main areas for concern regarding infrastructure provision are roads, medical, police and water and sewer.

Roads

It is noted in the Assessment report that the level of service on Cope Road will drop from A to B. This will result in a decline in the level of service to local traffic movements as a consequence of the development.

The road pattern in the town centre of Gulgong is unique reflecting the historical organic growth of the town. The roads are narrow and winding with traffic flow often restricted by parked vehicles. The Traffic Assessment submitted in support of the DA acknowledges the restricted carriageways. The study relies on the use of the town by-pass to cope with the additional traffic generated by the proposal. Council is concerned that the use of the by-pass cannot be enforced and should occupants of the TWA use the facilities of the town (as purported by the applicant) there will be a considerable adverse impact on traffic flows and parking in the town centre considering the 400 bed option represents a 21% increase and the 1,500 bed option represents a 79% increase in the town's population.

The proposal will result in a concentration of traffic on the Cope Road. The applicant fails to address the ongoing maintenance burden that will result from this increase in traffic. Should the DA be approved Council will be seeking a VPA to assist with this ongoing maintenance issue.

The applicant has indicated that public transport will be used as opposed to private cars to move between the TWA and the mines. Council's experience with mines operating in the area that the use of buses is limited although there is some car pooling. It is considered that in assessing the potential impacts of traffic that use of private vehicles should be assumed to ensure that traffic impacts are not understated.

Medical

The DA fails to adequately address this issue stating that they are willing to enter into a VPA to address medical services. The provision of medical services is not a Council responsibility but the additional demand on services that will be generated by the proposal should be addressed. The demands on medical services for a TWA differ from long term residents. In discussions with the Manager of Planning in Isaac Regional Council it was highlighted that a TWA generates three different medical profiles for each bed as each potential patient has different needs. The stresses on the provision of medical services in the Isaac Regional Council area are well documented.

Currently at Gulgong the indicative waiting time to visit a General Practitioner can be in excess of four weeks. The sudden expansion and concentration of a workforce on the edge of Gulgong will place the medical services under considerable strain. The applicant has failed to adequately address this issue and it is considered that the solution should be found by the applicant who intends to profit from the proposal rather than the local community.

Police

There is not a 24 hour police presence in the town of Gulgong. The Local Area Command has had difficulty in retaining staff due to the pull of higher incomes at the mines. The sudden

increase in the population base of 400, with the potential increase to 1,500, will adversely impact on the provision of police services in the area. It should also be noted that the demographic profile of this additional population will be disproportionately represented by males under 40 years of age, the group that traditionally has a higher incidence of anti-social behaviour.

Water and Sewer

In conjunction with the Comprehensive Land Use Strategy, Council has given consideration to the increase in capacity required to service land already zoned for urban uses and that land identified as part of the Comprehensive Land Use Strategy. The assessment report prepared by Mr Bruce clearly outlines Council's program to provide for this planned development and Council's priority to service existing and future urban land which is consistent with the Land Use Strategy. The sudden and unplanned development of the subject TWA would place the ability for Council to service the planned growth into jeopardy.

Conclusion

The community have clearly demonstrated that the proposal by the Mac Group for the location of 400 TWA on the edge of Gulgong is unacceptable due to its potential negative social and economic impacts. Indeed, this DA has received more objections than any other DA in the history of the Mid-Western Regional Council. It would appear from the level of objection that the proposal has no social licence to operate and indeed the negativity associated with the TWA could polarise the community into a "them and us" scenario.

The current proposal is considered to be inconsistent with both Strategic and Statutory planning documents. The applicant has failed to address the potential adverse impacts on the provision of infrastructure with particular regard to medical, police and water and sewer.

The site is unsuitable for this form of development as it will adversely impact on a primary production industry on the adjoining land and it is inconsistent with the rural character of the area due to its high density residential nature.

Mid-Western Regional Council has carefully considered the role of TWAs in the formulation of its planning documents. The Council and community have been keen to learn from the mistakes in Queensland where the transitional population can often exceed the permanent population. Numerous studies have documented the negative social impacts not only on "host community" but also on those occupying this form of accommodation on a long term basis. In the interest of protecting its towns, Council has developed a planning proposal and a DCP that recognises the role of TWAs in supporting the resource sector whilst providing long term sustainable solutions for the provision of permanent accommodation in its towns.

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Attachment 1

Man injured and property damaged in MAC Village fight

Elyse Denman

Posted March 26, 2012 09:10:16

Map: [Narrabri 2390](#)

Police are appealing for information after an affray at the MAC village in Narrabri on the weekend.

Police attended a fight at the miner's residence on Old Gunnedah Road at around 11.30 on Saturday night.

On arrival police allege a number of people ran from the scene where a 48 year old man was left with lacerations to his head.

He was taken to Narrabri Hospital for treatment.

Police investigations allegedly discovered damage to multiple vehicles in the area and vandalism to several rooms at the village.

A 22 year old man was arrested at the scene, but was later released.

Attachment 2**Disconnected: life on mining and construction camps, where everyone misses home**

The plump middle-aged man opens his door and sits down on the step, phone in hand. It's 8:15pm. Must be time to call home I figure. I've been sitting on my doorstep for a few minutes working through a cigarette. He talks quietly into the speaker, head slightly bowed. Just staring into the ground.

I know he sits out there nearly every night, talking to his family. He must miss them a lot. It's a lonely thing being away from home 10 days at a time. You work long hours, with the same people day in day out. I've conjured up pictures of his family in my mind, his kids running around the house, the missus frantically trying to clean up after them, cook dinner, clean and work her day job.

I avert my gaze and stare down the line of accommodation buildings like I have a hundred times before. Approximately 25-30 doors all lined up either side. And every few doors along there's a yellow light bulb, giving off a soft ambient glow. A solid concrete footpath snakes between the dongas.

I hear a quiet snuffle and focus my stare on the door opposite mine, and out of my peripheral vision I can see the man's cracked, weathered fingers running over his balding head. It's the same every night I think to myself. He hates it here. He arrived about six months ago to this particular camp.

These camps, whether for mining or construction, are generally well catered and the conditions are nice. But sights such as these are pretty common from my experience. I sneak a glance and see tears rolling down his cheek, I can faintly hear him "Nah nah... it's ok. Yep. Nah I'm sure. I love you. Miss you too. Goodnight".

With the uttering of this last word his voice cracked and for a second you could glimpse the manly façade break away at the thought of his beloved wife. He spits on the ground, pockets the phone and steps back into his 3x3m room to sleep.

He may only be a hundred kilometres from home, he may be thousands. I don't know. Either way it doesn't matter. He doesn't have the pleasure of waking up next to his loved one every day, or kissing her goodnight. He misses birthday parties, outings and generally watching his children grow up. He does this to himself for the money; he feels that it's worth the cost.

6.2.3 DA0304/2012 - Proposed Carport 5 Dunphy Crescent Mudgee

REPORT BY ENVIRONMENTAL TOWN PLANNER TO 16 MAY 2012 COUNCIL MEETING
DA0304-2012 - Carport - 5 Dunphy Crescent Mudgee
A0100055, P2059161

RECOMMENDATION

That:

1. The report by Environmental Town Planner on the DA0304/2012 - Proposed Carport 5 Dunphy Crescent Mudgee be received;
2. That Development Application number 0304/2012 for the erection of a carport at Lot 1 DP 1147971 5 Dunphy Crescent be granted development consent subject to the following conditions;
 1. All building work must comply with the requirements of the Building Code of Australia 2012, Volume Two, together with the relevant Australian Standards and also the Environmental Planning and Assessment Act, 1979, as amended, and Regulations.
 2. All mandatory inspections required by the Environmental Planning and Assessment Act and any other inspections deemed necessary by the Principal Certifying Authority being carried out during the relevant stages of construction.
 3. Construction work noise that is audible at other premises is to be restricted to the following times.
Monday to Friday -- 7.00am to 6.00pm
Saturday -- 8.00am to 1.00pm

No construction work is permitted on Sundays and Public Holidays.
 4. The site must be provided with a waste enclosure (minimum 1800mm x 1800mm x 1200mm high) that has a lid or secure covering for the duration of the construction works to ensure that all wastes are contained on site. The enclosure is to be emptied periodically to reduce the potential for rubbish to be blown from the site. Council encourages the separation and recycling of suitable materials.
 5. Prior to the use of the carport, an Occupation Certificate must be obtained from the Principal Certifying Authority appointed for the erection of the building.
 6. A sign must be erected in a prominent position on any work site on which the erection of a building is being carried out;
 - a) stating that unauthorised entry to the work site is prohibited, and
 - b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.

7. **All building or site works or other written undertaking or obligation indicated in the submitted plans and supporting documentation or otherwise required under the terms of this consent being carried out or implemented prior to the occupation of the premises.**
8. **Roof water from the carport must be conveyed to the street by PVC pipe and discharged into the street gutter.**

Executive summary

Council has for its consideration a development application for the erection of a single carport approximately 3m by 5m within the frontage of number 5 Dunphy Crescent Mudgee. The proposed carport is to be erected within the front building setback in front of the existing single garage. The carport is to have a pitched roof comprised of colourbond roofing to match the existing dwelling.

The proposed front setback to the carport is approximately 3.5m from the boundary which does not comply with Council's Development Control Plan (DCP) which ordinarily requires a setback of 7.5m. However, Clause 3.6 of the DCP stipulates circumstances where carports may be considered within the front building setback.

Neighbour notification was carried out from 12 April to 27 April 2012 and no submissions were received. Due to the non-compliance with the Development Control Plan Councillors were notified in writing of the proposed variation. Subsequently the development application was requested to be reported to Council for determination.

Detailed report

LEGISLATION

Provisions of any Environmental Planning Instrument and any draft EPI

Mid-Western Regional Interim Local Environmental Plan 2008

The land is zoned Medium Density Residential pursuant to the Mid-Western Regional Interim Local Environmental Plan 2008 (the LEP). Carports are permitted as an ancillary residential development and ordinarily considered to be exempt development where the building line has been met. The LEP requires Council to consider to the zone objectives in the determination of a development application.

The relevant objectives of this zone are:

- To provide a variety of housing types.
- To permit development in residential neighbourhoods that is of a domestic scale and that preserves the character and visual amenity of those neighbourhoods.
- To facilitate the provision of a variety of housing types, forms and styles.

The existing dwelling was approved on the basis that a stack parking space would be provided within the frontage of the site (on the driveway in front of the existing garage). The proposal seeks to provide cover and weather protection for this car parking space. The carport is to be a lightweight structure comprised of spans and materials that are considered to be domestic in scale. The objectives of the zone make provision for a variety of forms and styles in the built environment so the question with regard to the objectives of the zone is whether the development will result in an undue impact on the amenity and character of the neighbourhood.

There is a relatively large setback to the western neighbour of some 3.5m which is likely to mitigate any physical impacts associated with the proposal such as overshadowing whereas the neighbour to the east is the second unit of the attached dual occupancy and is also unlikely to suffer any undue physical impacts associated with the proposal.

Development within Dunphy Crescent has resulted in an eclectic building line with both corners on the entrance from Oporto Road containing dual occupancy development that have to varying extents reduced the setback to the Dunphy Crescent frontage to less than 7.5m albeit in accordance with Council policy. Dwellings have subsequently ranged from 7.5m setbacks to 8.5m including the subject site which has the main facade line of approx. 8.5m. The result overall is a street which contains subtle variations to the minimum 7.5m building line which has been applied in other Mudgee residential areas with more austerity creating a more uniform building line. In urban design terms the arrangement of buildings within Dunphy Crescent are said to create visual interest by having changes in the rhythm and spacing of the buildings. It is considered that due to these subtle variations within the streetscape the character of the neighbourhood is more forgiving of a protrusion such as the one proposed and the carport is considered to be acceptable in terms of the likely impact on the neighbourhood.

Given the above, it is considered that the proposal meets the objectives of the zone.

Draft Mid-Western Regional Local Environmental Plan 2011

The draft LEP exhibited denotes the site as being Zone R1 – General Residential. A review of the zone objectives for the draft zone reveals that they are more liberal than the current zone in that impact streetscape and character are no longer dealt with at the zoning level. The proposal is therefore considered to comply with the Draft LEP.

Provisions of any Development Control Plan or Council Policy

Development Control Plan - Residential Development

Council's Development Control Plan – Residential Development (the DCP) is an applicable consideration and the more salient parts of the DCP have been addressed below.

3.2 – Streetscape

The DCP requires houses to be placed in order to create and attractive streetscape and to provide an attractive landscaped face to the street. These considerations are at times subjective in nature however, as discussed above the proposed development is not considered to be detrimental to the streetscape.

3.3 – Setbacks

The proposed development does not comply with the minimum setback of 7.5m and has as a result been reported to Council for determination.

3.4 – Building Scale Height and Bulk

As discussed above the proposal is not likely to have any significant detrimental physical impacts such as overshadowing on the adjoining neighbours. The methods of constructions and scale of the proposal in relation to those of the buildings surrounding it are generally compatible. Being an open structure the proposed carport is not overtly bulky; the pitched roof does add to the overall mass of the structure however, the pitched roof also adds to the visual interest and aesthetic appeal. The proposal is considered acceptable in terms of bulk, height and scale considerations.

3.6 – Garage Design

Open carports located within the front building setback of existing single dwellings may be considered in circumstances where;

(i) the carport has been designed to blend with the existing dwelling and surrounding development, and

Comment:

The proposed Carport has been designed with a pitched roof and will be comprised of materials to match the construction of the existing dwelling.

(ii) flat roof carports will generally not be permitted within the front building setback unless that applicant can demonstrate that the design is consistent with or compliments the adjoining dwelling and,

Comment:

The proposal does not contain a flat roof.

(iii) the development will not have a negative impact on neighbouring dwellings, and

Comment:

As discussed above the proposal is considered acceptable in terms of the likely impacts on the streetscape and adjoining residents.

(iv) where the development adjoins a heritage item, the visual impact of the heritage item should be considered, and

Comment:

The subject site is not within the Heritage Conservation Area and is not within proximity to any heritage items.

(v) carports will not be permitted within the front building line of a heritage item.

Comment:

The subject site is not listed as a heritage item.

IMPACT OF DEVELOPMENT

The proposal is compatible with adjacent residential land uses. Given the side setbacks and location of surround dwellings, sunlight access to the proposed dwellings and surrounding dwellings is not considered to be an issue.

SUITABILITY OF SITE FOR DEVELOPMENT

The site is not subject to natural hazards, heritage conservation or environmental conservation. The site is not currently identified as prime agricultural land or for mineral and extractive resources. For these reasons the site is considered to be conducive to development.

SUBMISSIONS MADE IN ACCORDANCE WITH ACT OR REGULATIONS

The proposed development was notified to adjoining owners for a period of approximately two weeks and no submissions were received.

THE PUBLIC INTEREST

The proposal is not adverse to public interest as it generally complies with the Development Control Plans and is consistent with the objectives of the zone with no adverse environmental impacts.

Financial implications

Not applicable.

Strategic or policy implications

Not applicable.

NATHAN BURR
ENVIRONMENTAL TOWN PLANNER

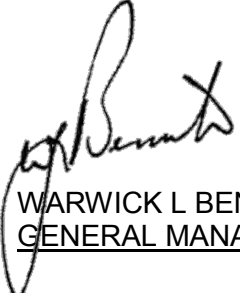


CATHERINE VAN LAEREN
GROUP MANAGER - DEVELOPMENT AND
COMMUNITY SERVICES

7 May 2012

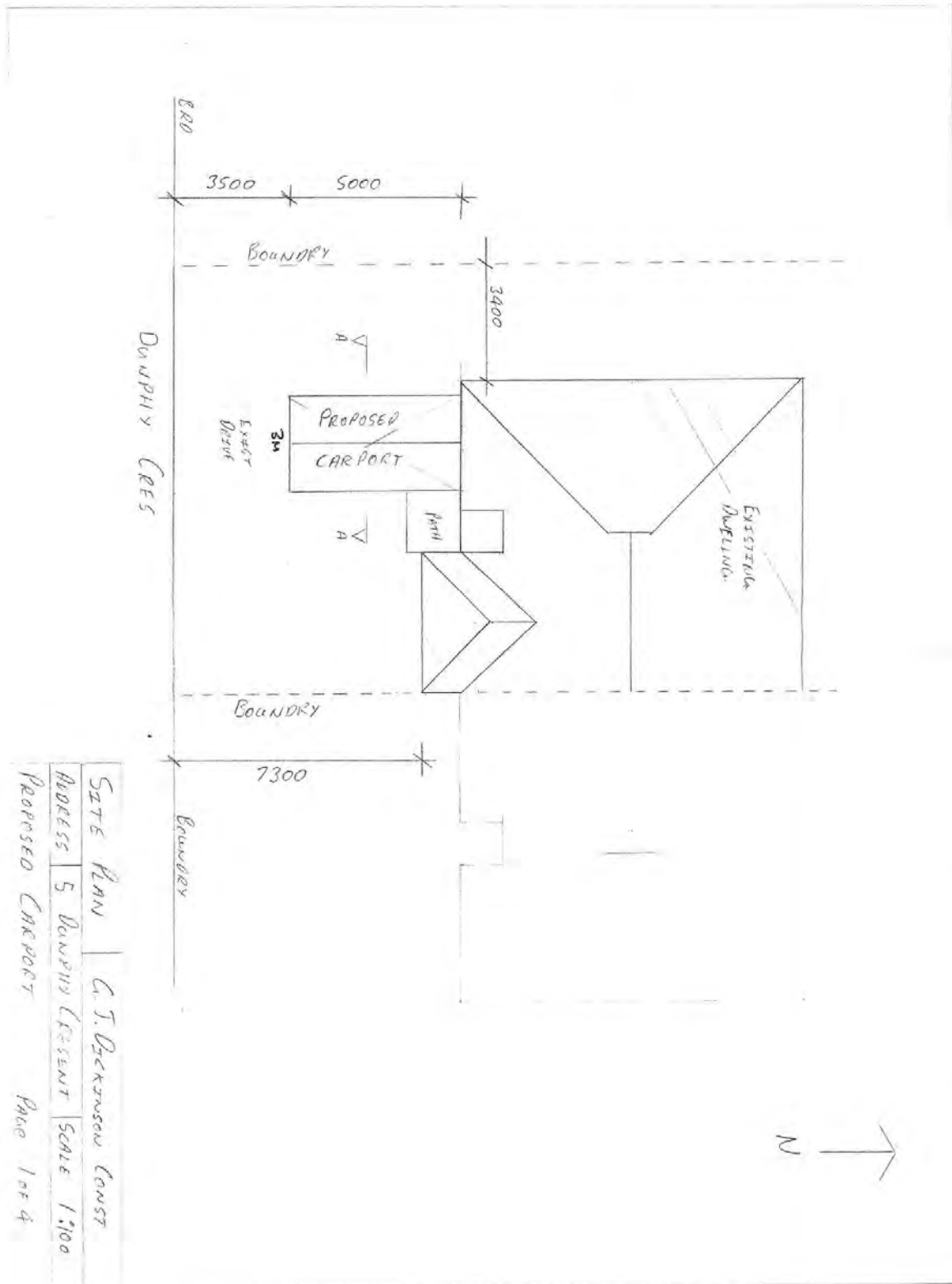
Attachments: 1. Locality Plan
2. Site Plan
3. Elevations
4. Section Details

APPROVED FOR SUBMISSION:

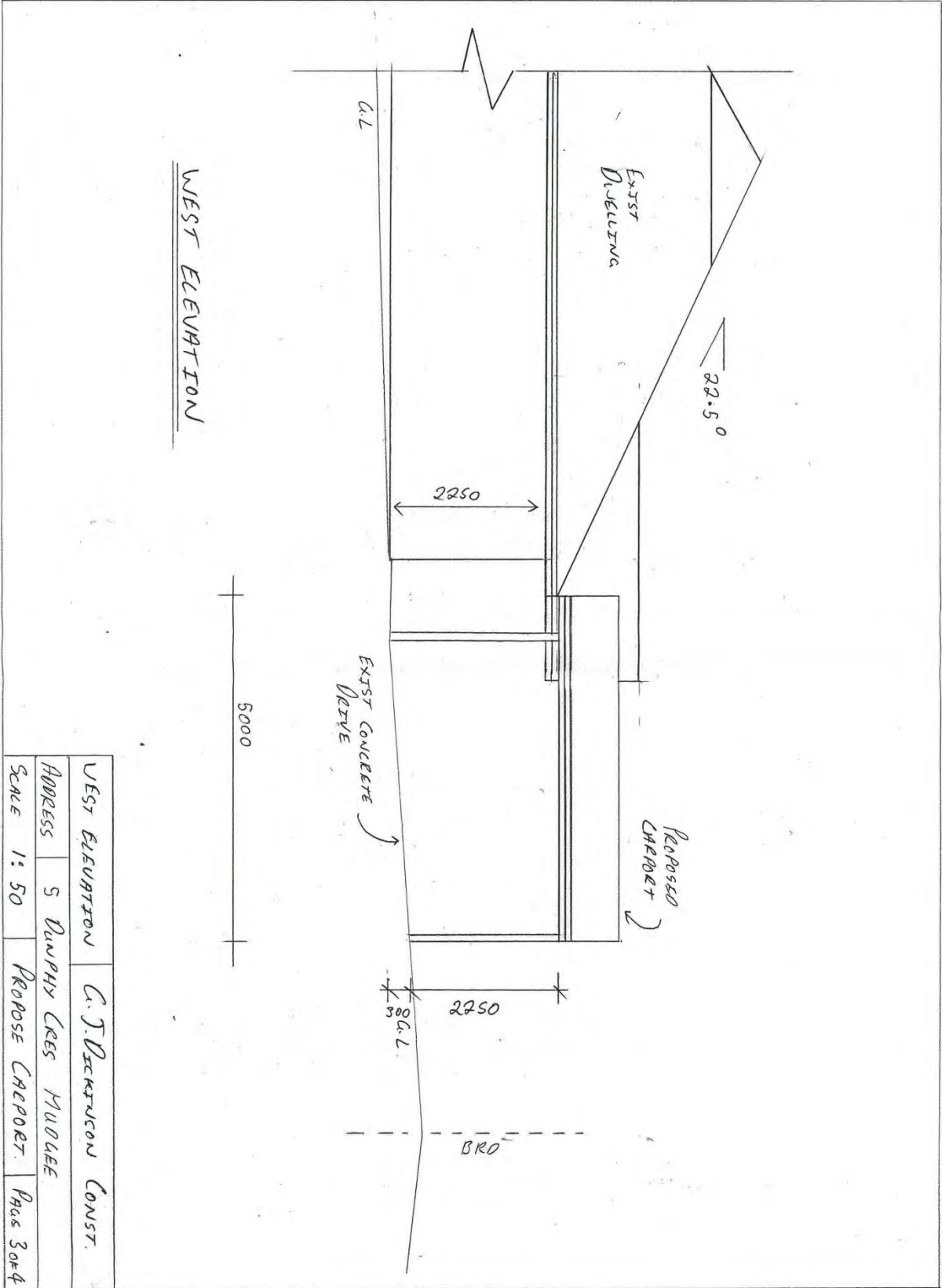


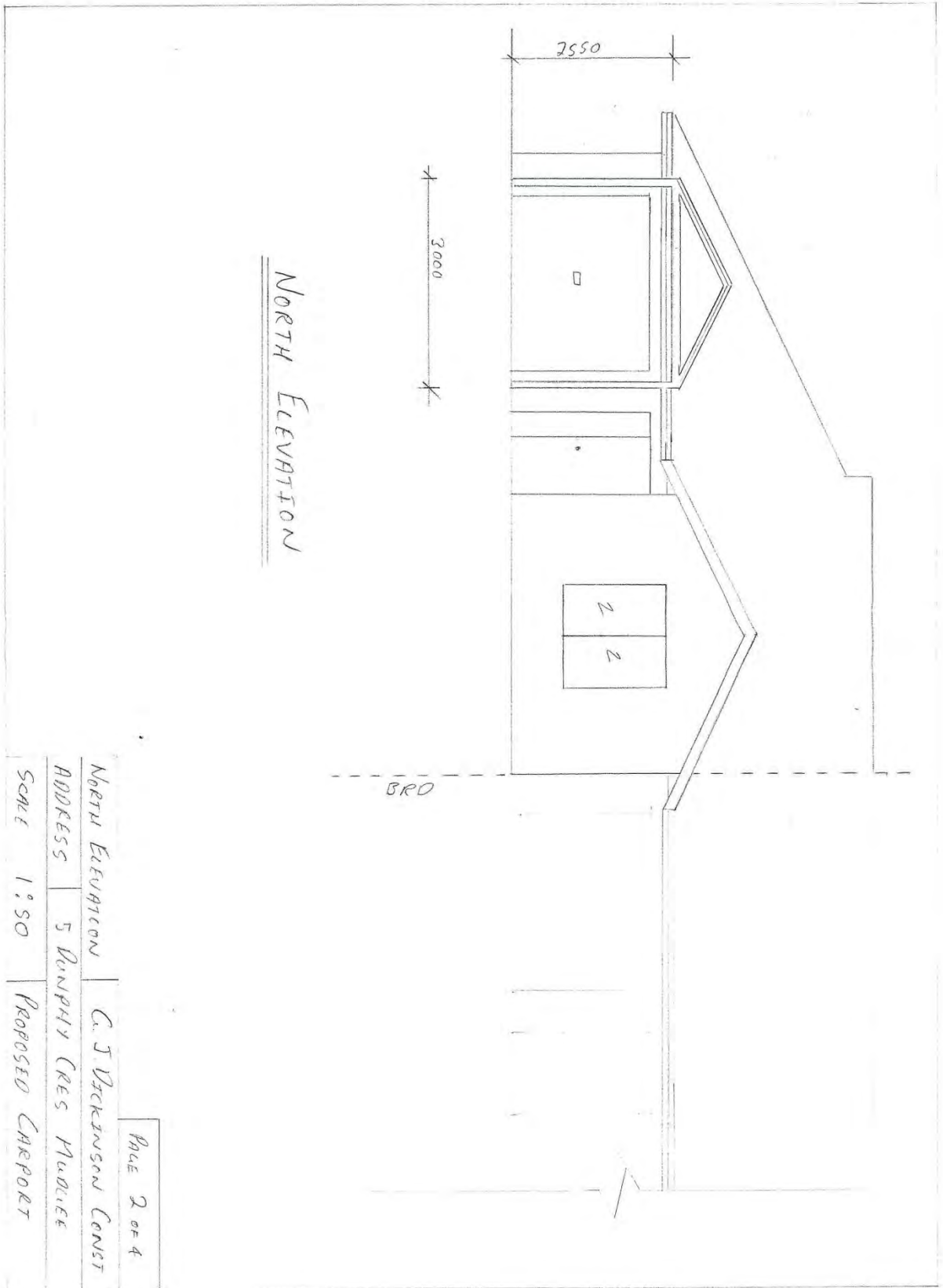
WARWICK L BENNETT
GENERAL MANAGER

ATTACHMENT 2

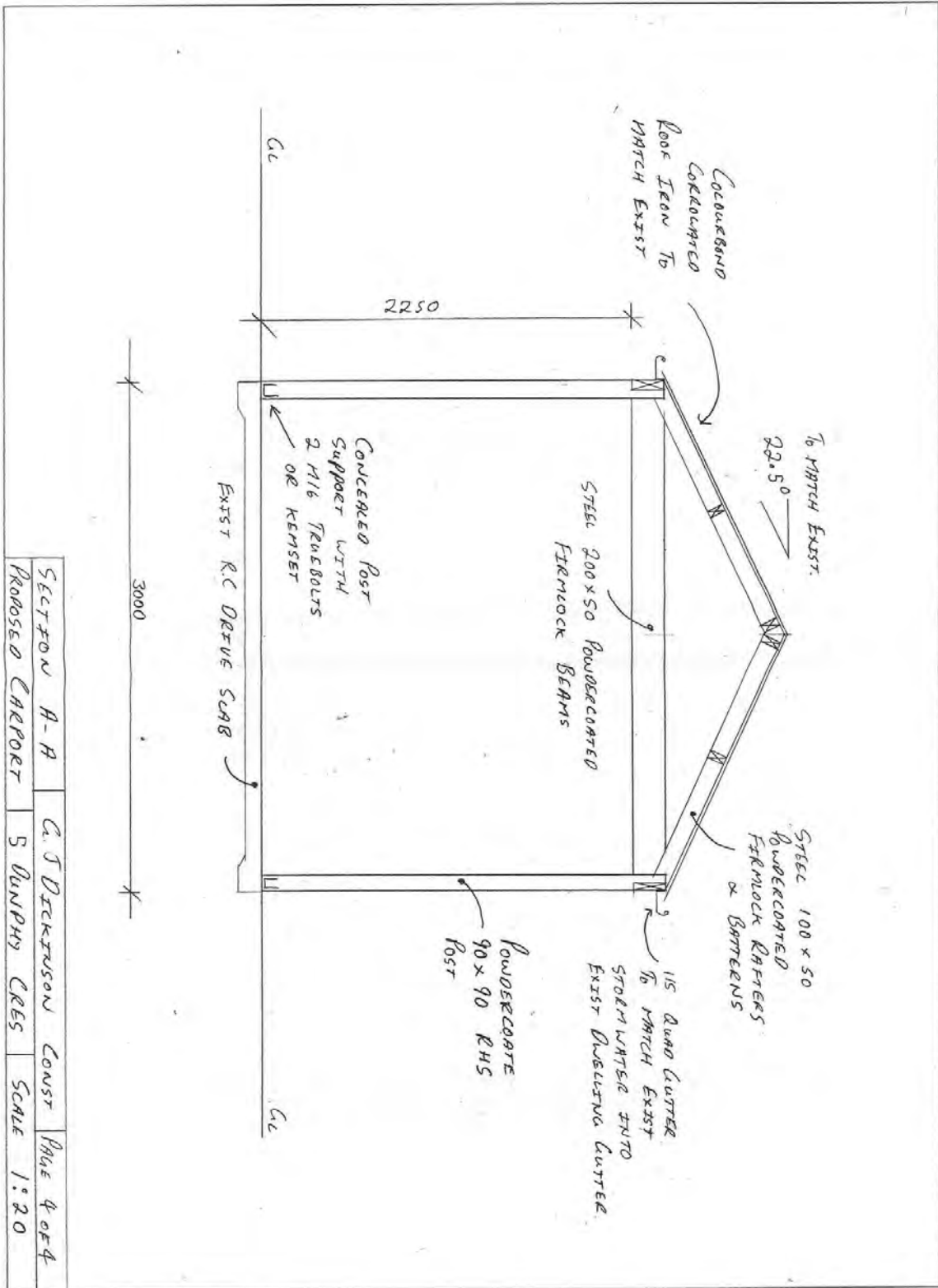


SITE PLAN | A.T. DECKERSON CONSULT
ADDRESS | 5 DUNPHY CRESENT | SCALE 1:100
PROPOSED CARPORT | PAGE 1 OF 4





ATTACHMENT 4



6.2.4 Mudgee Showground Management Committee

REPORT BY GROUP MANAGER OPERATIONS TO 16 MAY 2012 COUNCIL MEETING

7 February 2012 - Minutes - Mudgee Show Grounds Management Committee

A0100055, P0210911, A0100012

RECOMMENDATION

That:

1. **The report by Group Manager Operation on the Mudgee Showground Management Committee be received;**
2. **That the minutes for the Mudgee Showground Management Committee ordinary monthly meeting held on 7 February 2012 be noted.**

Executive summary

The purpose of this report is to advise Council of the considerations and recommendations of the Mudgee Showground Management Committee ordinary monthly meeting held on 7 February 2012. The Showground Management Committee receives an updated Works Request and Matters in Progress report together with updated financial details each month prior to their meeting. A copy of the Works Requests and Matters in Progress are attached for Council information.

Detailed report

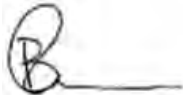
Not applicable.

Financial implications

Not applicable.

Strategic or policy implications

Not applicable.

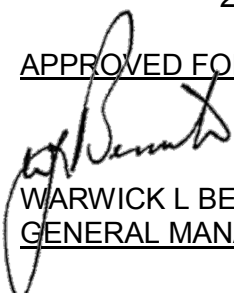


BRAD CAM
GROUP MANAGER OPERATIONS

2 May 2012

- Attachments:*
1. Minutes of the Mudgee Showground Management Committee ordinary monthly meeting 7 February 2012
 2. Matters in Progress List.

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER

ATTACHMENT 1

**MUDGEES SHOWGROUND MANAGEMENT
COMMITTEE MEETING — 7 February 2012****Meeting Opened: 6.00 pm**

Present: Cr John Webb, Brad Cam, Brian Smith, Renee Bridger, Ken Jeffrey, Bill Robinson, Cr Russell Holden and Malcolm Swords, Jenny Beechy and Lesley Burgess

Observer: Jim Gilbey,

Apologies: Gwendy Cooper

Moved Russell Holden, Seconded Bill Robinson that Council accepts the apology from Gwendy Cooper for her absence at this meeting.

Motion Carried

Minutes of December Meeting – Accepted - *Moved: Brian Smith*
2nd: Renee Bridger

Motion Carried

Matters in Progress

1. See attached.

Correspondence

1. Correspondence – Dog Show Society is concerned that the area normally reserved for them at the Mudgee Show is going to be used for parking this year. Brad Cam advised that this matter needs to be resolved between the two parties and not at this meeting.
2. Letter from RDA requesting a reduction of fees for the use of the showground's. Brad Cam advised that the fees for the first six months have been reduced. Cr Russell Holden suggested that grant monies be used in order to compensate the showground for loss of funds due to the reduction in fees agreed to by council. Brad to follow up.

Financial Report

1. Brad Cam to ascertain why MWRC contribution for December was not received.
2. The Financial report shows only a limited amount of monies available should any unforeseen problems arise.

General Business

1. Brad Cam advised that Can Assist are planning to hold a concert and would like to hire the Showground's for the event. The Showground's does not have a designated fee for such an event. Brad suggested a hire fee of \$2500.00 for the 3 days, Can Assist are intending to use most of the showground's. Bond will be the standard fee. Brad also advised that he intends to discourage them from using the pavilion. There were no objections to the suggested hire fee.
2. Brad Cam sought committee approval to send letters to the stable users with regards to the 1 hour per week sand arena usage which forms part of stable hire fees. At present stable users are dividing their 1 hour time into small sessions which is difficult for Ken to monitor and control. Brad suggested that the 1 hour time slot should be mandatory and in addition booked through Ken. A letter detailing this to be forwarded to all stable users and in addition should clearly state that "banking of time" will not be allowed i.e. "use it or lose it."

*Moved: Cr. Russell Holden
2nd: Brian Smith*

Motion Carried

3. Cr Russell Holden advised that the Cudgegong Cruiser Motor Show have expressed an interest in using the showground's for their motor show. On the downside concerns around the following:
 - Cars in the sheep pavilion will need drip trays
 - Dyno testing in the marquee will be noisy
 - An area for their grass event is needed, what does this entail?

However, fees of \$2500.00 could be generated from such an event; Cr Russell Holden asked whether it would be worthwhile negotiating with Cudgegong Cruiser Motor Show. Brian Smith suggested that the flood area on the North Eastern corner could be used for their grass event. It was agreed that more information was needed. Brad and Cr Russell Holden to discuss the matter with Cudgegong Motor Show to ascertain what it involves.

4. Bill Robinson said he would like to see a dance floor in the new Pavilion. A portable dance floor would be ideal and a secondhand one could perhaps be sourced. Brad Cam advised that council does not want to have the area carpeted and a concrete water proof coated floor is their preference. Brad advised that the acoustics in the Pavilion also needs to be addressed. Cr Russell Holden said that a thorough wish list needs to be put together and discussed at the next meeting; however, this wish list would have to part of next year's budget.
5. Bill Robinson advised that it is very time consuming to move the portable sheep panels to and fro during the Ram Sales, it was agreed that if the panels were not locked away then they would eventually be stolen.
6. Renee Bridger advised that the new terms and conditions have not been distributed to the showground users. Lesley to organise a copy to be sent to everyone concerned.
7. Renee Bridger advised that there are children using the showground's without adult supervision. It was further mentioned that there are a large number of dogs wandering around the showground's. Ken advised that the campers always have their dogs on leads or tied up when using the camping facilities. Brad Cam to put a policy together outlining the responsibilities of users of the showground's.
8. Renee Bridger advised that the MW Working Horse Association are being charged as a non-profit organisation when they are using the grounds for horsemanship clinics. Brad Cam to discuss this issue with the MW Working Horse Association to ensure all the relevant facts are understood.
9. Jenny advised that there is a double booking on the 21st October with the Working Horse Association. Brad Cam to talk to them to determine whether the Working Horse Association can reschedule their event date.
10. Ken Jeffrey advised that more recycling bins are needed at the showground's

11. Ken Jeffrey asked whether it would be possible for the showground's to have its own liquor license, this would be a good money earner. Brad Cam to look into this as Glen Willow also needs a liquor license.
12. Ken Jeffrey would like a sign stating "no liquor to be consumed at the stables" Brad Cam to look into it
13. Brad Cam to organise the removal of the disabled sign on the toilet block.
14. Cr John Webb asked whether Russell Turner would be officially opening the new Pavilion during the Mudgee Show.

Meeting closed at: 7:15 pm

Next meeting to be held 3 April 2012

MATTERS IN PROGRESS – FEBRUARY 2012

#	SUBJECT	MEETING DATE	ACTION	WHOM	PROGRESS
1	Pulling down Old Marshalling Yards	7/6/11	Speak to Joe Best. Working Bee. Quote from Troy Kurtz	B Cam	In Progress. Ken to organise before the Mudgee Show
2	3.5m x 3.5m concrete slab for stables	7/12/11	Brad to check budget and see what can be done.	B Cam	On hold until sufficient funds are available
3	Showground's gate on Madeira Road needs repairs	7/12/11	Brad to check progress	B Cam	Gate has been fixed. Brad to see if roads can place a patch to cover the groove created by the gate.
4	Large Storm water drain is seen as potential hazard	7/12/11	Brad to check	B Cam	Brad to see if any funds available. Look at doing something temporary before the Mudgee Show.
5	Dog Section concerned that the dog arena is to be used for parking during the Mudgee Show	7/02/12	This matter needs to be resolved between the two parties	B Cam	In Progress
6	Unsupervised Children and dogs at the Showground's	7/02/2012	Brad Cam to put a policy together outlining the responsibilities of users at the showground's.	B Cam	In Progress
7	Compensation for loss of funds due to the reduction in fees given to the RDA which was agreed to by council.	7/2/2012	Brad Cam to follow up	B Cam	
8	Letter to be sent to stable users advising that their 1 hour usage of the sand arena must be taken in 1 hr slots during the week, no banking.	7/2/12	Letters to stable users	Brad Cam	

#	SUBJECT	MEETING DATE	ACTION	WHOM	PROGRESS
9	Cudgegong Cruiser Motor Show have expressed an interest in using the showground's for their motor show	7/2/12	Brad Cam and Cr Russell Holden to discuss the matter with Cudgegong Motor Show to ascertain what it involves.	Brad Cam and Cr Russell Holden	
10	The new terms and conditions to be distributed to the showground users	7/2/12	Letters to be sent to stable users	Lesley	
11	To put a policy together outlining the responsibilities of users at the showground's.	7/2/12	Up-date policy	Brad Cam	
12	To check to see if the MWW Horse Association were charged the correct fees for horsemanship clinics	7/2/12	Discuss with MWW Horse Association to see if it falls under not for profit	Brad Cam	
13	Double booking on the 21/10/12 between Working Horse Association & Mudgee Dressage	7/2/12	To see if Working Horse association can reschedule	Brad Cam	
14	Sign stating "no liquor to be consumed at the stables"	7/2/12	Sign to be made	Brad Cam	
15	Removal of the disabled sign on the toilet block.	7/2/12	Sign to be taken down	Ken	Ken has removed the sign. 8/2/2012.

6.2.5 Monthly statement of Mid-Western Regional Council bank balances and investments as at 30 April 2012

REPORT BY ACTING GROUP MANAGER OF FINANCE AND ADMINISTRATION TO 16 MAY 2012 COUNCIL MEETING

Bankrep

A0100055, A0140304

RECOMMENDATION

That:

1. **the investment report as at 30 April 2012 by the Acting Group Manager of Finance and Administration be received;**
2. **the certification by the Responsible Accounting Officer be noted.**

Executive summary

The purpose of this report is to certify that Council's investments have been made in accordance with legal and policy requirements; provide information on the detail of investments and raise other matters relevant to Council's investment portfolio as required.

Detailed report

Clause 212 of the Local Government (General) Regulation 2005 requires that the Responsible Accounting Officer of a Council:

- a) must provide the Council with a written report (setting out details of all money that the Council has invested under Section 625 of the Act), to be presented at each Ordinary Meeting of the Council, and
- b) must include in the report a certificate as to whether or not the investment has been made in accordance with the Act, the regulations and the Council's investment policies.

The report must be made up to the last day of the month immediately preceding the meeting.

Financial implications

Council should be aware that the Reserve Bank recently cut cash rates by 50 basis points (.50%). This is expected to impact interest revenue as interest rates on offer continue to drop.

The Deutsche Bank floating rate note (FRN) was sold on the 27 April 2012. This FRN had a maturity date of 23 November 2012, at which time the principal amount of \$1,000,000 would have been recovered. The FRN was paying a coupon amount quarterly based on the 3 month bank bill swap rate (BBSW) plus 100 basis points. In the current market, after the most recent rate drop, this would have been about 4.88%. We are currently placing 90 day Term Deposits with an interest rate offering of 5.40-5.60%, meaning that this FRN was underperforming.

The Deutsche Bank FRN was sold for \$992,500 (\$99.25 per \$100 capital). This equates to a capital loss on sale of \$7,500. However, sale of this underperforming FRN means the principal is no longer tied up and can be reinvested in better options for Council.

Strategic or policy implications

Not applicable.



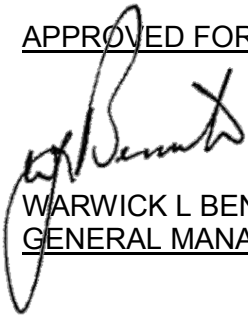
LEONIE JOHNSON
ACTING GROUP MANAGER OF FINANCE
AND ADMINISTRATION

3 May 2012

Attachments:

1. Monthly statement of bank balances and investments
2. Monthly investment portfolio activity
3. Schedule of MWRC investment policy requirements

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER

ATTACHMENT 1

For the month ended: 30-Apr-12

Bank Accounts	Opening Balance	Receipts	Payments	Closing Balance	Overdraft Limit
Commonwealth Bank	\$ 287,338	\$ 9,774,548	\$ 10,447,590	\$ (385,704)	\$ 700,000

The bank balance has been reconciled to the General Ledger as at 30/04/2012

Investments	Type	Amount	Yield %	Maturity Date	Term	Rating	Govt Rating	NAV	% of Portfolio
Commonwealth Bank	At Call	\$ 3,240,000	4.25%	N/A	At Call	A-1+	2		10.5%
National Australia Bank	Term Deposit	\$ 1,900,000	5.87%	23/05/2012	119	A-1+	3		6.1%
National Australia Bank	Term Deposit	\$ 1,000,000	5.89%	23/05/2012	125	A-1+	3		3.2%
National Australia Bank	Term Deposit	\$ 2,000,000	6.10%	18/05/2012	130	A-1+	3		6.5%
Westpac Bank	Term Deposit	\$ 2,600,000	5.68%	27/06/2012	112	A-1+	3		8.4%
Westpac Bank	Term Deposit	\$ 1,200,000	5.76%	20/06/2012	98	A-1+	3		3.9%
Westpac Bank	Term Deposit	\$ 1,500,000	5.90%	2/05/2012	147	A-1+	1		4.8%
Westpac Bank	Term Deposit	\$ 1,000,000	5.76%	27/06/2012	105	A-1+	3		3.2%
St George Bank	Term Deposit	\$ 1,000,000	5.73%	27/06/2012	119	A-1+	2		3.2%
St George Bank	Term Deposit	\$ 1,500,000	5.65%	4/07/2012	91	A-1+	3		4.8%
Bankwest	Term Deposit	\$ 1,000,000	5.80%	20/06/2012	119	A-1+	3		3.2%
Bankwest	Term Deposit	\$ 1,000,000	5.75%	11/07/2012	91	A-1+	3		3.2%
Bankwest	Term Deposit	\$ 1,500,000	5.80%	13/06/2012	91	A-1+	3		4.8%
Bankwest	Term Deposit	\$ 1,000,000	6.00%	16/05/2012	98	A-1+	2		3.2%
Bankwest	Term Deposit	\$ 1,000,000	5.85%	26/06/2012	90	A-1+	3		3.2%
ING Australia Bank	Term Deposit	\$ 1,000,000	5.63%	22/06/2012	93	A-1	2		3.2%
AMP	Term Deposit	\$ 1,000,000	5.80%	30/05/2012	104	A-1	2		3.2%
Suncorp Metway Ltd	Term Deposit	\$ 1,000,000	5.77%	6/06/2012	91	A-1	2		3.2%
IMB Ltd	Term Deposit	\$ 1,000,000	5.75%	30/05/2012	91	A-2	2		3.2%
Newcastle Permanent	Term Deposit	\$ 1,000,000	5.86%	6/06/2012	91	A-2	2		3.2%
Bank of Queensland	Term Deposit	\$ 1,000,000	5.80%	23/05/2012	105	A-2	2		3.2%
Members Equity Bank	Term Deposit	\$ 1,000,000	5.85%	9/05/2012	96	A-2	2		3.2%
ANZ ASPRIT III	Sustainable Equity Linked Note	\$ 500,000	50% of +tve NAV	19/07/2013	6 yrs	AA	-		1.6%
Longreach Series 26	Property Linked Note	\$ 1,000,000		7/06/2014	7 yrs	A+	-	\$ 925,000	3.2%
Total Investments		\$30,940,000							100.0%

Financial Claims Scheme

- 1 Guaranteed to \$1,000,000 until the 31st December 2012
- 2 Guaranteed to \$250,000
- 3 Not Guaranteed

ATTACHMENT 2

MWRC Policy Requirements:

Investments by Institution	Long/Short Term Ratings	Amount	% of Portfolio	
			Actual	Policy Limit
National Australia Bank	AA/A-1+	\$ 4,900,000	15.8%	25.0%
Bankwest	AA/A-1+	\$ 5,500,000	17.8%	25.0%
St George Bank	AA/A-1+	\$ 2,500,000	8.1%	25.0%
Commonwealth Bank	AA/A-1+	\$ 3,240,000	10.5%	25.0%
Westpac Bank	AA/A-1+	\$ 6,300,000	20.4%	25.0%
ANZ	AA/A-1	\$ 500,000	1.6%	25.0%
Longreach	A+/A-1	\$ 1,000,000	3.2%	20.0%
AMP	A/A-1	\$ 1,000,000	3.2%	15.0%
ING Australia Bank	A/A-1	\$ 1,000,000	3.2%	15.0%
Suncorp Metway Ltd	A/A-1	\$ 1,000,000	3.2%	15.0%
Bank of Queensland	BBB+/A-2	\$ 1,000,000	3.2%	10.0%
Newcastle Permanent	BBB+/A-2	\$ 1,000,000	3.2%	10.0%
Members Equity Bank	BBB/A-2	\$ 1,000,000	3.2%	10.0%
IMB Ltd	BBB/A-2	\$ 1,000,000	3.2%	10.0%
		\$ 30,940,000	100.0%	

Investments by Rating	Rating*	Amount	% of Portfolio	
			Actual	Limit
Direct Securities	AAA/A-1+	\$ 22,440,000	72.5%	100.0%
	AA/A-1	\$ 500,000	1.6%	100.0%
	A/A-1	\$ 4,000,000	12.9%	60.0%
	BBB/A-2	\$ 4,000,000	12.9%	20.0%
	Unrated	\$ -	0.0%	20.0%
		\$ 30,940,000	100.0%	

*Investments lower than AA/A-1 are restricted to licenced banks, credit unions and building societies

Term to Maturity	Amount	Actual	% of Portfolio	
			Minimum	Maximum
Less than 1 year	\$ 29,440,000	95.2%	30.0%	100.0%
Between 1 and 3 years	\$ -	0.0%	0.0%	70.0%
Between 3 and 5 years	\$ -	0.0%	0.0%	50.0%
More than 5 years	\$ 1,500,000	4.8%	0.0%	25.0%
	\$ 30,940,000	100.0%		

Monthly Investment Portfolio Activity:

The below table shows monthly investment activity within the portfolio including investments that have matured and have been redeemed or re-invested, and new investments placed.

Bank Accounts	Opening Balance	Redeemed Balance	Re-invested Balance	Change in interest rate	Change in Term (days)
Commonwealth Bank	\$ 745,000		\$ 3,240,000	0.00%	At Call
St George Bank	\$ 1,500,000	\$ -	\$ 1,500,000	-0.10%	0
Bankwest	\$ 1,500,000	\$ 500,000	\$ 1,000,000	-0.25%	0
National Australia Bank	\$ 1,200,000	\$ 1,200,000	\$ -	Redeemed	
St George Bank	\$ 1,500,000	\$ 1,500,000	\$ -	Redeemed	
Deutsche Bank Series 5	\$ 1,000,000	\$ 1,000,000	\$ -	Redeemed	
	<u>\$ 7,445,000</u>		<u>\$ 5,740,000</u>		

Net Portfolio Movement **\$1,705,000** Reduction

6.2.6 Categorisation for Rating Purposes of Land Used or Held for Any Mining Purpose

REPORT BY MANAGER REVENUE & PROPERTY TO 16 MAY 2012 COUNCIL MEETING

Categorisation for Rating Purposes of Land Used or Held for Any Mining Purpose

A0100055, A0340047, A0340007

RECOMMENDATION

That:

1. **the report by Manager Revenue & Property on the categorisation for rating purposes of land used or held for any mining purpose be received ;**
2. **Council endorse the principle and analysis processes, as outlined in this report, to re-categorise property assessments owned or leased by a coal mining company, into the rating category of *Mining*, sub-category of *Mining Coal* from the 2012/2013 financial year;**
3. **Council endorse the principle and analysis processes, as outlined in this report, to re-categorise property assessments owned or leased by a mining company, other than a coal mining company, as *Mining* from the 2012/2013 financial year.**

Executive summary

The purpose of this report is to inform Council of the outcome of a recent review of the categorisation of land for rating purposes relating to rateable land owned or leased by coal mining companies. The review focused on the use or the holding of the property assessments by the companies and the dominance of use and activities that were conducted thereon. The review concentrated on coal mining activities, but the principle and analysis processes also relate to all types of metalliferous mining.

Detailed report

The Mid-Western Regional Council area contains large tracts of land that are either currently being used for the mining of coal and related activities; land upon which further significant coal mining activities have been progressed to various stages, or land where approval has been granted to commence activities in the near future.

Council is obliged by Sections 493 and 514 Local Government Act 1993 (LG Act), to declare each parcel of rateable land in its area to be within one or other of the following categories:

- Farmland;
- Residential;
- Mining; and
- Business.

The categorisation of coal mining lands for rating purposes has been dependent upon Section 517 of the Local Government Act 1993 (LG Act) which provides:-

517 Categorisation as Mining

- (1) *Land is to be categorised as mining if it is a parcel of rateable land valued as one assessment and its dominant use is for a coal mine or metalliferous mine.*
- (2) *The regulations may prescribe circumstances in which land is or is not to be categorised as mining.*

The regulations, as yet, do not prescribe circumstances in which land is or is not to be categorised as mining.

The term "mine" is defined in the Dictionary to the Local Government Act as being:

...land, on or below the surface or partly on or below the surface, used or held for any mining purpose.

The Valuer General provides Council with one mining lease valuation for each coal mine, made under Section 14F of the Valuation of Land Act 1916. Currently, it is only this mining lease valuation that is declared to be sub-categorised as *Mining Coal* for rating purposes and subsequently attracts the *Mining Coal* ad valorem rate.

Numerous other property assessments owned by the coal mining companies or leased from the Crown and not valued under the mining lease area criteria, are categorised for rating purposes as either *Farmland* (Section 515 LG Act) or *Residential* (Section 516 LG Act) and attract the corresponding ad valorem or minimum rates. To be categorised as *Farmland* the land must have a "dominant use" of farming.

A recent review of these property assessments suggested that they were owned or leased for a range of purposes related to mining that may fit the definition set out in Section 517 LG Act. In principle, every assessment held under the ownership of a coal mining company or its subsidiary company, was assessed for re-categorisation to establish whether it was properly to be included in the category of *Mining*, sub-category of *Mining Coal* for rating purposes. This reasoning was based upon the premise that it is reasonable to infer that the company has purchased the land to be used or held for a mining purpose.

As a result of the review, a comprehensive and critical analysis was applied to each property assessment to establish for the purpose of the LG Act what was the dominant use of the land. Consideration was given to the identification of the purpose of the use to which the land was being put. The analysis was based upon the existence of a hierarchy of factors as follows:

- (a) mining lease,
- (b) development consent,
- (c) exploration licence,
- (d) development or project application for a mine,
- (e) land which is identified as buffer land for a mine,
- (f) environment offset for a mine,
- (g) land purchased by a mining company as required by an affected landholder due to conditions of development consent, and
- (h) arguably the absence of a land use of farming.

The same principle and analysis process can be applied to mines other than coal mines eg property assessments categorised as *Farmland* and purchased for silver or gold mining operations (being metalliferous mines) would be re-categorised to *Mining*.

The Analysis (appended in the confidential section of this business paper) shows for each coal mine; property assessments where land parcels possess one or more of factors (a) to (g) and the corresponding additional rate income based upon the mining coal ad valorem rate (Draft 2012/2013 Operational Plan) as opposed to the amount levied for the 2011/2012 financial year and; property assessments possessing factor (h) and the corresponding additional rate income as opposed to the amount levied for the 2011/2012 financial year.

The re-categorisation of such properties for rating purposes is a dynamic process and reviews will be continuous and will be initiated by, but not limited to; purchase of land by a coal mining company, expansion and staged development, new information coming to hand, new valuations of Crown land leased by a coal mining company and amalgamation of properties by the Valuer General that are owned or leased by coal mining companies. It is proposed that the trigger for a consideration of re-categorisation will be the settlement date of purchase or lease of land by a coal mining company.

It can be reasonably anticipated that any change to the categorisation of these property assessments may result in an appeal to the Land and Environment Court. Sections 525 and 526 Local Government Act provides a two stage appeals process, summarised as follows:

Initially, Section 525 allows a ratepayer to request a review of the categorisation or to nominate a particular category, at any time. Council would review each property assessment upon receipt in writing of additional relevant information relating to each property.

Secondly, after any review conducted in accordance with Section 525, an appeal can be made to the Land and Environment Court pursuant to Section 526 of the Act. Any such appeal must be made within thirty (30) days of the date of the declaration made following the review.

Financial implications

The total additional amount of income, based upon the mining coal ad valorem rate (Draft 2012/2013 Operational Plan) as opposed to the amount levied for the 2011/2012 financial year for those properties identified in the confidential attachment. The attachment is recommended to remain confidential until such times as the individual property owners have been notified with the receipt of their rate assessments.

The above amount has not yet been included in the Draft 2012/13 Operational Plan in full, but an amount for ad valorem rate increases limited by rate pegging has been included. Because there is a possibility that Councils rate review may result in an appeal to either Council, or the Land and Environment Court the increased rate income will be included at such time as it is reasonable to expect the full amount will be received and no appeal is in action, or any lodged appeals have been resolved. The adjustment is most likely to occur at Councils September budget quarterly review.

Strategic or policy implications

This report and attachments will direct how Mid-Western Regional Council will categorise and sub-categorise all rateable property assessments that are owned or leased by coal/metalliferous mining companies from the 2012/2013 financial year.

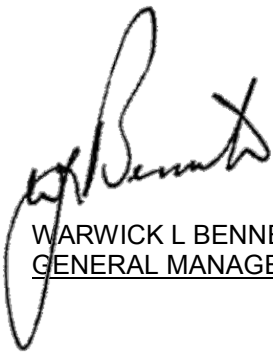
DIANE SAWYERS
MANAGER REVENUE & PROPERTY



LEONIE JOHNSON
ACTING GROUP MANAGER FINANCE &
ADMINISTRATION

Attachment: 1. Analysis – Revenue Data (Property Assessment Data as at 26/3/2012)
(included in the Confidential section of the Business Paper)

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER

6.2.7 Directional Signage

REPORT BY GENERAL MANAGER TO 2 MAY 2012 COUNCIL MEETING

Directional Signage

A0100055, R0790215

RECOMMENDATION

That:

1. the report by General Manager on Directional Signage be received;
2. Council proceed with the following directional signage in the 2012/13 budget for the following:
 - Putta Bucca Wetlands - directional signage on Castlereagh Highway
 - Fern Tree Gully – replace existing signs with larger signs
 - Munghorn Gap – directional signage on Ulan Road
3. the cost of \$3,500 for these signs be funded from the Tourism Directional Signs budget.

Detailed report

Council resolved at its meeting on the 18th April to seek a report detailing the natural assets in the region for which direction signage should be upgraded and improved for visitor awareness. We have been in touch with National Parks and Wildlife and they have identified the following as the main attractions of significance in the region.

- **Dunns Swamp/Wollemi**
The signage is considered adequate and appropriate.
- **Putta Bucca Wetlands**
This is a Council owned facility and signage at the site is adequate. However addition directional signage will be installed at the Castlereagh Highway intersection (2MG corner).
- **Fern Gully**
This is a Crown Lands Reserve under the management of a Trust. Although signage exists it is recommended those signs be replaced with larger signs which are more visible to the travelling community.
- **Munghorn Gap**
Signage at the site is adequate but it is recommended that additional directional signage be installed at the intersection of the Ulan and Wollar Roads.
- **The Drip**
New signage recently installed and considered adequate and appropriate. This is not a Council owned facility.

- **Hands on Rock**
This is owned by the Crown. The local aboriginal community have requested that no signs be erected.
- **Avisford Reserve**
Signage considered adequate. The facility is owned by the crown and the historical discussions that have occurred about this site would dictate that Council does not get involved in installing additional or upgraded signs.

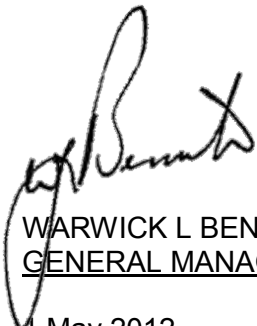
In summary additional and/or upgraded signage is recommended for Fern Tree Gully, Munghorn Gap and Putta Bucca Wetlands.

Financial implications

This cost of these signs is estimated \$3,500 and is recommended to be funded in the 2012/13 from the tourism signage budget.

Strategic or policy implications

Not applicable.



WARWICK L BENNETT
GENERAL MANAGER

1 May 2012

6.2.8 Financial Assistance – Tier 2 Applications

REPORT BY FINANCIAL ACCOUNTANT TO 16 MAY 2012 COUNCIL MEETING

Financial Assistance Tier 2 Applications
A0100055, A0140201

RECOMMENDATION

That:

1. **the report by Financial Accountant on the Financial Assistance – Tier 2 Applications be received;**
2. **Council provide financial assistance to the following applicants in accordance with the criteria and guidelines of the Financial Assistance Policy – Tier 2, subject to those requirements being met, with the funding from the general financial assistance vote:**

Frontline Community Services	\$1,000
Mid-Western Working Horse Association	\$ 402
Gulgong Memorial Hall Committee	\$ 370

Executive summary

This report considers requests for financial assistance under the Council's Financial Assistance Policy – Tier 2.

Detailed report

Provision is made in Council's Financial Assistance Policy – Tier 2 (Small Grants) for organisations, group and individuals to make application for financial assistance of up to \$1,000.

FRONTLINE COMMUNITY SERVICES – YOUTH CAMP

Frontline Community Services holds an annual youth camp over the June long weekend, bringing together over 200 youth from Central NSW. The camp has a biblical values based ethos with programs that confront teen issues such as depression, boredom, drug and alcohol use. This year the camp has been forced to relocate to the Sport and Recreation Camp at Burrendong Dam, causing costs to be beyond their capabilities. Frontline Community Services hold charity status and are requesting \$2,000 in support of the camp. As Council's Tier 1 financial assistance is fully expended this financial year we recommend Council contribute the Tier 2 maximum of \$1,000.

MID-WESTERN WORKING HORSE ASSOCIATION

Mid-Western Working Horse Association in January held, for the second year in a row, the Jason Leitch Horsemanship Clinic over 3 days at the Mudgee Showground. The event was held last year at a cost of \$126 per day for arena hire and at the time of booking the showground facility this year they were not made aware of the increase in cost to \$260 per day. As the clinic was budgeted based on the fees previously paid they would like Council to consider honouring the 2011 charges. It is recommended that Council grant the difference of this fee totalling \$402 (3 days x \$134.00 per day).

GULGONG MEMORIAL HALL COMMITTEE

The Gulgong Memorial Hall Committee would like to request that the fees for the Men's shed to use the Memorial Hall for the Men's Shed Expo held on the 2nd June 12, be donated back to them as this group supports the local community. The fee for using the Hall for the day is \$370.00.

Financial implications

Funding of \$22,000 is provided in the Management Plan for Tier 2 Applications (Small Grants) and \$19,813.94 has been allocated to date leaving a balance of \$2,186.06. Should Council approve the donations in accordance with the recommendation, a balance of \$414.06 will remain.

The Councillor's Discretionary vote for 2011/12 is \$2,000 per Councillor. The balances are detailed below:

Councillor	Amount
Cr Thompson	\$600.00
Cr Shelley	\$0.00
Cr Walker	\$1,068.38
Cr Webb	\$0.00
Cr Holden	\$1,000.00
Cr Martens	\$1,300.00
Cr Lang	\$650.00
Cr Kennedy	\$700.00
Cr Weatherley	\$700.00

Strategic or policy implications

Council's Financial Assistance Policy applies.

NEIL BUNGATE
FINANCIAL ACCOUNTANT

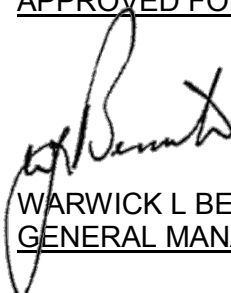


LEONIE JOHNSON
ACTING GROUP MANAGER FINANCE &
ADMINISTRATION

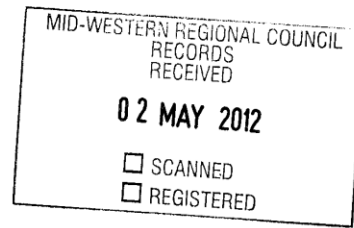
3 May 2012

- Attachments:*
1. Frontline Community Services
 2. Mid-Western Working Horse Association (Simon McKittrick)
 3. Gulgong Memorial Hall Committee

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER



Thursday, 26 April 2012

Dear General Manager,

I represent a large number of youth programs throughout Central NSW that annually hold a large youth camp over the June long weekend. This camp has brought the youth of Central NSW together from large and small communities for the past 22 years and has celebrated the achievements numerous programs have accomplished in our region. Significant leaders from these groups combine to form a 30+ volunteer base who facilitate this camp each year and who willingly give their time free of charge to facilitate this camp.

Due to some unforeseen renovations this year we have been unable to hire our normal venue for this vital camp. We have been able to temporarily secure the Sport and Recreation Camp at Burrendong Dam; however this camp site carries costs far beyond our capabilities and because of this we are seeking sponsorship to make up the deficit.

Our camp over the June long weekend has had in attendance 200+ youth from 12 different youth programs over Central NSW. Each year the camp grows because of the growing attendance in the regional programs. Each program has a biblical values based ethos that assists youth in placing value on each other and in turn on society. Every Friday night, (some week nights) these programs confront teen issues such as depression, boredom, drug and alcohol use, self image, anxiety and sometimes suicide. They reach into both affluent and low socio-economic communities to promote positive life choices, involvement with and serving the community, leadership development, discussion groups, and community and schools projects.

The camp aims to:

- Unite youth from across central NSW.
- Develop leadership.
- Foster networks between youth programs.
- Provide an environment for strategies and planning youth and community programs and projects.
- Addresses and suppress teen issues like anxiety, depression and suicide.
- Encourage creativity in various artistic forms.
- Provide a drug and alcohol free environment that promotes positive life choices.
- Present a safe space for young people to enjoy the company of others and make life long memories.

We will be approaching Dubbo City, Narromine Shire, Wellington, Blayney Shire, Cowra Shire, Forbes Shire, Mid-Western Regional, Orange City, and Parkes Shire Councils for support as these are the areas the young people are coming from. We will also approach some of the mines, business and community groups for support of this highly valued camp. We are requesting support of this camp to the amount of \$2000. If this amount is not possible due to budget constraints we will appreciate and accept any amount that can be contributed. We will also be asking other supporters to match what our councils contribute.

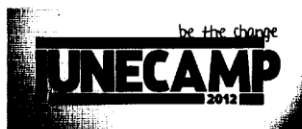
Because the camp is an amalgamation of various programs it is underwritten by Frontline Community Services, who hold a charity status and who's books are audited each financial year. Any donations made towards June Camp are tax deductible and cheques can be made out to 'Frontline Community Services'. Online donations can be made to Westpac Mudgee BSB: 032653 Account: 229407, and a receipt can be issued on request.

We are only seeking support until we are able to move back to our original venue. We are happy to acknowledge the councils support in accordance with the Councils sponsorship policies. This year's theme for June camp will centre on being the change you want to see in your community. We are calling it 'Plan Be'. With many trials facing country kids please consider supporting the youth of Central NSW.

I have attached a budget outlining the camps expenses and attest that the information provided is a true and correct account.

Yours Sincerely

Tim Griffiths
June Camp Director
Frontline Community Services
Po Box 85 Mudgee NSW 2850
Ph: 02 6372 1104
Fax: 02 6372 0150
ABN: 60013128644
Email: timgriffiths@frontline.org.au



Western Regional
Youth Network

June Camp Budget 2011

June Camp 2012 Budget



Attendance	2011 Camp	Projected 2012	2012 Camp
	179@ \$65p/h	250@ \$80p/h	
Income -	Actual	Projected	Actual
Registration	11300	20,000	0
Sponsorship	0	15,000	0
Camp Jumper Hoodies	1750	2500	0
Giving	865.6	500	0
Canteen	510	500	0
2011 Camp	379.78	3703.92	3703.92
Total Income	14805.38	42,204	3703.92
Expenses -	Actual	Projected	Actual
Guest Speaker Honourarium	2277.96	2000	2000
Guest Speaker Travel	782.58	1000	0
Camp Grounds + Food	4467.47	25,000	- 100 per head
Sound & Lighting	1100	2500	0
Promotion	0	1000	0
Cooks Fuel Money	150	0	0
Contingency = 5%	0	2500	0
Miscellaneous	574.45	1000	0
Fireworks	0	2500	0
Hoodies	1749	2500	0
Totals	11101.46	40000	2000
BALANCE	3,703.92	2,204	\$ 1,703.92

Dear Brad Cam and Warwick Bennett

I am writing to you both in regard to the Mudgee Showground horse facilities.

I recently helped organise, for the second year in a row, the Jason Leitch Horsemanship Clinic.

This event was held last year at a cost of \$126 per day for arena hire, add to this also additional costs for day yards etc. At the time of booking the showground facility I was not made aware of the increase in cost (\$260 per day and a bond, an increase of over 100%) and budgeted the clinic based on the fees we had previously paid. It was not until after the clinic that I was made aware of the cost by the council. As I am sure you can appreciate the event was budgeted for long in advance and I would appreciate your consideration in honouring the 2011 charges. Had I known of the increase in fees we would have given serious consideration to cancelling the event.

At this time I would also like to voice my opinion on the increase in fees regarding these facilities.

The proposed increase in fees to the showground facilities will make it counterproductive to many local community based groups who wish to make use of the showground. Most community groups work is free and consequently this will impact on the future of these groups.

I would like to know how the council can justify this increase given, it is a community facility. I believe it is more important to get regular usage of the showground at a reasonable cost rather than expensive fees which will turn users away. I fully understand the capital investment into the showground site and the need to satisfy a return on this, however I feel the council is focused on a return and not on the community groups who wish to use it.

We are also planning on hosting a registered cutting event which would be of great economic benefit to the Mudgee district and local businesses, our plan is to also make this an annual event.

I ask you to consider my point of view and I am sure I speak on behalf of many other individuals and user groups who have an interest in the showgrounds facilities, but who may not have spoken up.

Please pass this on to all councillors.

Regards,

Simon McKittrick

Simon McKittrick

Logical Livestock Marketing

PO Box 948 Mudgee NSW 2850

P 1300 CATTLE

M 0427 731 447

F 0263 732 140

W logicallylivestock.com.au

Gulgong Memorial Hall Committee
C/- 282 Maiala Rd,
Cooks Gap
NSW 2850
5th April, 2012

Attn. General Manager
Midwestern Regional Council
Market St
Mudgee
NSW 2850

Dear Sir,

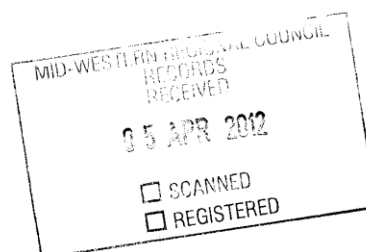
Re: Men's Shed Expo, Gulgong

The Gulgong Memorial Hall Committee would like to request that the fees for the Men's Shed to use the Memorial Hall for the Men's Shed Expo be donated back to them, as this group is supporting the local community. The Expo will be held on the 2nd of June, 2012, with the theme for the day being Stress, and many guest speakers attending.

Yours faithfully



Cheryl Vassel
Secretary



6.2.9 Gold Exploration - Hargraves

REPORT BY GENERAL MANAGER TO 16TH MAY 2012 COUNCIL MEETING

Gold Exploration - Hargraves
A0100055

RECOMMENDATION

That:

1. **the report by General Manager on the Gold Exploration - Hargraves be received;**
2. **Council advice the Department of Primary Industries that it opposes the use of the Council managed site at Hargraves, described as Lot 205 DP 720374 and identified as R98052 (known as the Hargraves Waste Transfer Station), to be approved for gold exploration drilling as the site is used for a Waste Transfer Station which is a permanently opened public facility and that public safety is paramount to Council. Further, it cannot be ascertained that liability and risk issues can be adequately managed with the information supplied.**
3. **If the Department of Primary Industries approve this application despite the Council opposition, then Council require that further consultation be undertaken that will ensure that all risks are managed and the Department accept all and any ongoing public liability and risk management.**

Detailed report

Please find attached a letter from the Department of Primary Industries seeking Council's comments on the use of crown land at Hargraves. This land is managed by Council as Trust Managers and contains the Hargraves Waste Transfer Station. Hill End Gold have requested consent to undertake exploration drilling on this site.

The Hargraves Waste Transfer Station is a site frequently visited by the public and it is Management's belief that the mix of a public facility and a exploration drilling activity is unworkable. The public liability and Work Health and Safety risks would be considerably increased on this site if was used for exploration drilling. This is a public facility of Council that does not have staff on site for any form of control and that would further increase this Council's exposure.

The application contains very little information and as Trust Manager Council should demand further information before any approvals are given. If any long term damage occurs then Council could be exposed to significant financial expense to repair any damage. Some of the information that Council should be seeking before considering this application would include:

- Details of the drilling contractor including contacts.
- A site construction management plan shall be supplied to Council a minimum fourteen days prior to entering the site. The site construction plan should be prepared in consultation with Council and shall include but not limited to:
 - access point
 - machinery location relative to current waste facilities
 - soil stockpiles
 - water management plan including the storage or disposal of any contaminated water or leachate.

- sediment pond
- sediment control measures
- location of fencing to separate construction activities from the public space.
- Remediation plan.

Also prior to permission being given Council would need to discuss the use of the site which would include:

- The contractor will be drilling through an old landfill site. The contractor will need to be responsible for their own risk assessment for drilling through this type of waste.
- All drilling waste material/spoil will need to be removed from the site and disposed of at the Mudgee Waste facility as commercial waste.
- How would the contractor operate without any disturbance with the 24/7 access to the site by the public as well as Councils continued maintenance of the site.
- Sediment control barriers will need to be installed around any disturbed areas so where will they be and how does the contractor propose to rehabilitate the area once the exploration drilling is complete.
- How will any hazardous materials exposed during the drilling process i.e. asbestos be treated in accordance with relevant WHS legislation and EPA requirements?

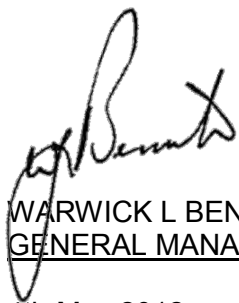
If the Department of Primary Industries are to approve the exploration licence then Council should require further consultation including the site management and rehabilitation. At the very least to protect the public safety on the site the contractor will need to employ a full time security person to keep the exploration operations safe from public access.

Financial implications

Nil at this stage.

Strategic or policy implications

Nil at this stage.



WARWICK L BENNETT
GENERAL MANAGER

4th May 2012

Attachments: 1. Letter and attachment from the Department of Primary Industries

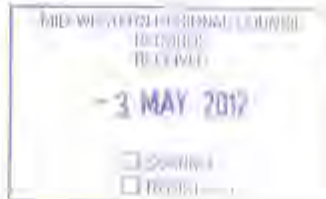


Department of
Primary Industries

1 May 2012

REF : DOC12/050178

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



Dear Sir

I write to you concerning a proposal to undertake exploration activities on Crown Reserve 98052 at Hargraves. The reserve is known as Hargraves Waste Transfer Station and Mid-Western Regional Council is the appointed trust manager.

Hill End Gold Limited is proposing to undertake exploration drilling on a number of sites at Hargraves including Lot 205 DP 720374, identified as R98052. Crown Lands within the Department of Primary Industries is currently considering the granting of a licence allowing Hill End Gold Limited access to the land for the purpose of exploration.

Accordingly we now seek comment on the proposal from Mid-Western Regional Council as appointed trust manager of R98052.

A diagram of the proposed licence area is enclosed for your convenience.

Please contact me on 6883 3330 should you require further information.

Yours faithfully

A handwritten signature in black ink, appearing to read "Greg Campbell".

Greg Campbell
Project Officer
Crown Lands Dubbo



The Crown Estate has not been validated and may contain errors and omissions. Verification of Crown information should be made through the Land NSW office displayed. This is a diagrammatic representation only.

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 Date Printed: 23/04/2012
 Land NSW Office: DUBBO
 Telephone: (02) 6863 3300

Scale 1:5,000
 40 0 40 80 120
 Metres

PARISH: HARGRAVES
 COUNTY: WELLINGTON
 LGA: MID-WESTERN REGIONAL
 SUBURB: HARGRAVES

NSW Land & Property Management Authority
 2009 Copyright Land & Property Information NSW 2007

6.2.10 Kandos Sports Grounds Grandstand

REPORT BY GENERAL MANAGER TO 16 MAY 2012 COUNCIL MEETING

Grandstand Progress Report May
A0100055,

RECOMMENDATION

That the report by General Manager on the Kandos Sportsground Grandstand be received.

Detailed report

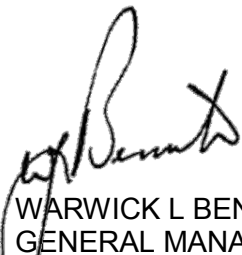
Please find attached the monthly update report on the development of the new grandstand facility at the Kandos Sports Grounds.

Financial implications

Contained within the report.

Strategic or policy implications

Not applicable.



WARWICK L BENNETT
GENERAL MANAGER

7 May, 2012

Attachments: 1. Kandos Sports Ground Grandstand – Project Status Report, May 2012

**Kandos Sports Ground Grandstand
Construction of a New 200 seat grandstand and associated works**

**Project Status Report
May 2012**



Issue Date: 1 May 2012

Prepared by: Julian Geddes
Principal's Authorised Person

Contents

EXECUTIVE SUMMARY 2

1. Project Status 2

 1.1 Work Progress to date 2

 1.2 Work Activities planned for May 2012 3

2. Project Variations 3

3. Contractual Issues 4

4. Progress Payments 4

5. Program 4

EXECUTIVE SUMMARY

Contract No.	2011-08
Principal Contractor	Rawson Constructions ABN 45 053 501 634
Original Contract Sum (ex GST)	\$720,000
Approved Cost of Variations Total	\$6,300
Current Contract Sum	\$726,300
Contract Payments to Date	\$658, 576
Total Project Cost Expended	83%
Date of Contract	14 November 2011
Original Contract Duration	138 calendar days
Approved Extensions of Time Claims	34 calendar days
Contract Completion Date	1 June 2012 – after extension of time claims.
Calendar Days Elapsed	149 days
Calendar Days Remaining	23 days

1. Project Status

1.1 Work Progress to date.

The grandstand is now mostly complete. During April the facility was to lock up stage, painted internally, tiles laid, seating completed hand rails commenced, electrical wiring completed and accessible ramp installed.

1.1.1. Photographs



Photograph 1. Grandstand nearing completion.

1.2 Work Activities planned for May 2011

Even though there is a contract completion date of 1 June 2012 the grandstand should be completed and ready to use for the opening football games on the 19 May 2012. Final touches are now required to complete the works including:

- Completion of handrails.
- Final electrical fit out.
- Final plumbing fit out.
- Sealing of the concrete floors.
- Completion of footpaths.
- Finish handrails.
- Site cleanup.

2. Project Variations

This project has incurred minor variations for the following works:

- Additional electrical distribution pit including conduits.
- New power supply from the existing switch board to the existing canteen.
- Temporary connection of irrigation system after removal of system from old grandstand.

Total cost of variations = \$6,300 (0.8%).

3. Contractual Issues

There have been no contractual issues thus far.

4. Progress Payments

Progress claim one (1)	1 st December 2011	\$158,668.75	approved and paid.
Progress claim two (2)	1 st January 2012	\$15,934.65	approved and paid.
Progress claim three (3)	22 nd February 2012	\$273,640.60	approved and paid.
Progress claim four (4)	3 rd April 2012	\$130,850.65	approved and paid.

5. Program

The Contractor has submitted five claims for an extension of time of 35 days due to delays caused by wet weather. The poor weather conditions have delayed works listed on the critical path and therefore delayed the overall project. All these claims have been assessed against information obtained from Australian Government Bureau of Meteorology and onsite inspections. All claims for wet weather extensions of time have been approved. There are no cost implications with these extensions of time under the contract. Due to the extension of time claims the date of practical completion under the contract is now 1 June 2012.

6.2.11 Quarterly Budget Review - March 2012

REPORT BY GROUP MANAGER FINANCE & ADMINISTRATION TO 16 MAY 2012 COUNCIL MEETING

March QBR

A0100055, A0149935

RECOMMENDATION

That:

1. **the report by Group Manager Finance & Administration on the March 2012 Quarterly Budget Review be received;**
2. **the 2011/12 Management Plan be amended in accordance with the variations as listed on pages 12 to 20 of the March 2012 Quarterly Budget Review; and**
3. **the opinion by the Responsible Accounting Officer regarding the satisfactory financial position of Council, based upon the revised estimates of income and expenditure, be noted.**

Executive summary

This report presents to Council the March Quarterly Budget Review of the 2011/12 Management Plan.

Detailed report

Section 407(1) of the Local Government Act 1993 requires that the General Manager report to Council within two months after the end of each quarter as to the extent to which the performance targets set by Council's current Management Plan have been achieved during the quarter.

Further, Clause 203 of the Local Government (General) Regulation 2005 requires that the Responsible Accounting Officer of a council prepare and submit to Council within two months after the end of each quarter, a budget review statement. The budget review statement must show, by reference to the estimate of income and expenditure set out in the management plan adopted by Council, a revised estimate of the income and expenditure for the year. The budget review statement must also be accompanied by a report as to whether or not the Responsible Accounting Officer believes that the financial position of the council is satisfactory, having regard to the original estimates of income and expenditure.

The Quarterly Review reporting package includes:

- An Executive Summary;
- A financial commentary, including updates on Cash, Reserves, Developer Contributions and Employee Costs;
- Consolidated financial statements including an Income Statement and Balance Sheet;
- Financial information and commentary on the progress of Capital Works including a summary of capital funding;
- A review of contracts, and legal and consultative expenditure;
- A schedule of key statistical information;
- An investment portfolio review;
- A monthly review of the Development Application process;

- Councillor Fees and Expenses.

This QBR indicates an overall improvement in the projected unrestricted cash position of General Fund to 30 June 2012, with a net positive movement of \$128,000 for the quarter, taking projected year end movement to a \$66,000 deterioration.

The unrestricted cash position of the Sewer Fund is projected to improve by \$574,000 as a result of variations proposed in the QBR. This is primarily attributable to reduced loan servicing costs in 2011/12 due to changes in the estimated timing of expenditure on the Mudgee Sewer Augmentation project. The overall movement estimated for the year to 30 June 2012 is \$901,000.

This QBR sees negative variations in the Water Fund cash position of \$615,000, primarily due to lower than anticipated water consumption across the very wet, mild summer season.

Waste Fund's projected end of year position is expected to improve a further \$133,000 from variations in this QBR, to a total improvement of \$371,000.

Variations proposed for the quarter are set out in the table below:

Management Plan Activity	Variation	Amount	
GENERAL FUND			
Positive Variations			
Governance	Reduce estimated expenditure for Audit Committee	7,000	F
Administration & Management Services	Savings in estimated RFS expenditure	7,000	F
Administration & Management Services	Savings in State Emergency Services levy 2011/12	7,000	F
Administration & Management Services	Savings in Local Emergency Management Committee expenditure to 30 June	7,000	F
Community Services	Increased rental income from community housing	6,000	F
Development & Environmental Control	Anticipated savings in contract & consultancy expenditure for Strategic Planning	14,000	F
Development & Environmental Control	Increased income from DA, S149 certificates and drainage applications	115,000	F
Development & Environmental Control	Increased income from Construction Certificates and other building regulatory fees	90,000	F
Swimming Pools	Kandos Pool - savings in operating expenditure	5,000	F
Council Roads	Reduce estimated expenditure on REFs for roadworks in 2011/12	63,000	F
Roads & Bridges Capital	Savings realised on Reseal - Inglis Street	14,000	F
Roads & Bridges Capital	Savings realised on Reseal - Spring Road	11,175	F
Roads & Bridges Capital	Savings realised on Reseal - Medley Street	11,000	F
Roads & Bridges Capital	Savings realised on Reseal - Yarrabin Road	16,000	F
Roads & Bridges Capital	Savings realised on Reseal - Spring Ridge Road	12,000	F
Roads & Bridges Capital	Savings realised on Rehab - Henry Lawson Drive	14,000	F
Administration & Management Services	Increase estimated revenue from interest earned on investments	50,000	F
Total Positive Variations		449,175	
Negative Variations			
Administration & Management Services	Increase Councillors Strategic Initiatives estimate - cost of installing/removing town Christmas lights	(10,000)	U
Administration & Management Services	Migration of Council email system to Microsoft Office	(15,000)	U
Corporate & Community Buildings	Mudgee Admin Centre - repair aircon and furniture Council Chambers	(20,000)	U
Administration & Management Services	Increase in annual contribution to NSW Town Fire Brigades	(2,000)	U
Regulatory Services Capital	Increase budget for Weeds Education Shed	(4,000)	U
Community Services	Additional maintenance required on community housing	(1,000)	U
Carparking, Cycleways & Streetscaping	Additional expenditure for street litter collection	(31,000)	U
Parks & Reserves	Additional costs of maintaining Rylstone public toilet	(15,000)	U

Swimming Pools	Reduction in pools revenue as a result of decreased attendance across swimming season	(15,000)	U
Swimming Pools	Mudgee Pool - increased staff costs due to utilisation of casuals during periods of permanent vacancies	(21,000)	U
Swimming Pools	Gulgong Pool - increased staff costs due to utilisation of casuals during periods of permanent vacancies	(10,000)	U
Swimming Pools	Gulgong Pool - water charges	(35,000)	U
Roads & Bridges Capital	Seal extension - Stuart Street Kandos	(18,000)	U
Roads & Bridges Capital	Increase expenditure estimates for local road resheeting	(45,000)	U
Council Roads	Increased cost of street lighting	(27,000)	U
Roads & Bridges Capital	Reduce VPA funding allocated to roadworks. Not permitted for use outside of Ulan Road	(13,000)	U
Roads & Bridges Capital	Over expenditure on Lewis Street rehabilitation	(12,000)	U
Roads & Bridges Capital	Over expenditure on Lue Road reseal (Pyangle)	(8,500)	U
Roads & Bridges Capital	Over expenditure on Beryl Road reseal - partial rehab works were undertaken	(14,000)	U
Mudgee Airport	Additional maintenance required at airport	(5,000)	U
Total Negative Variations		(321,500)	
Contra Variations			
Parks & Reserves	Transfer from unspent grants - Mudgee Racecourse water bore	45,000	C
Parks & Reserves	Allocate budget for water bore reimbursement	(45,000)	C
Community Services	Amend 2011/12 Healthy Communities budget to align with programmed works	(4,108)	C
Community Services	Reduce end of year Transfer to Unspent Grants	4,108	C
Developer Contributions	VPA contributions - revised timing of anticipated receipt of funds - Moolarben Stage 2	(1,365,000)	C
Developer Contributions	Transfer to VPA - Moolarben Stage 2	1,365,000	C
Developer Contributions	VPA contributions - revised timing of anticipated receipt of funds - Charbon	210,000	C
Developer Contributions	Transfer to VPA - Charbon	(210,000)	C
Developer Contributions	VPA contributions - revised timing of anticipated receipt of funds	(600,000)	C
Developer Contributions	Transfer to VPA	600,000	C
Roads & Bridges Capital	Ulan-Wollar Road works to be undertaken 2012/13	600,000	C
Roads & Bridges Capital	Transfer from VPA	(600,000)	C
Administration & Management Services	Increased grant/subsidy income for existing worker training programs	20,000	C
Administration & Management Services	Corresponding increase to training expenditure, as funded by external grants/subsidies	(20,000)	C
Stormwater & Drainage	Catchment A drainage to continue in 2012/13 pending negotiations with landowners and developers	348,000	C
Stormwater & Drainage	Transfer from Reserves - Asset Replacement	(348,000)	C
Administration & Management Services	OHS/storage improvements at MWRC Works Depot - chemical storage, signage, shelving	(36,800)	C
Administration & Management Services Capital	Allocate corporate projects vote to specific works - OHS improvements at Mudgee MWRC Depot	36,800	C
Administration & Management Services Capital	Purchase of replacement heavy plant items will not occur prior to 30 June - Dozer & Compactor	885,000	C
Administration & Management Services Capital	Sale of heavy plant items will not occur prior to 30 June - Dozer & Compactor	(250,000)	C
Administration & Management Services Capital	Transfer from Reserves - Plant Replacement	(625,000)	C
Administration & Management Services Capital	Light Fleet Replacement - amend plant replacement budget projected sale/purchase prior to 30 June	(10,000)	C
Administration & Management Services Capital	RFS Grant Income - additional funding received for completion of RFS Station Upgrades	7,900	C
Administration & Management Services Capital	RFS Station Upgrades capital expenditure - grant funding received	(7,900)	C
Regulatory Control	Increased revenue from fines and penalties in relation to animal control regulatory function	14,000	C
Regulatory Control	Increased expenditure in Animal Control operations - overtime and travel	(14,000)	C
Regulatory Control Capital	Transfer majority of Regional Pound Facilities budget to 2012/13 pending DA for new location	137,000	C
Regulatory Control Capital	Transfer from Reserves - Asset Replacement	(137,000)	C
Development & Environmental Control	Commence Recreation Strategy formulation this financial year. Reduce allocation in 2012/13	(20,000)	C
Development & Environmental Control	Transfer from S94	20,000	C
Administration & Management Services	Non cash - book value of scrapped infrastructure (buildings) - RFS	(100,000)	C
Administration & Management Services	Carrying value of Infrastructure - Buildings	100,000	C
Parks & Reserves	Non cash - book value of scrapped infrastructure (buildings) - Glenwillow,	(1,089,000)	C

Parks & Reserves	Carrying value of Infrastructure - Buildings	1,089,000	C
Community Services	Family Day Care Income - increased income as a result of higher numbers utilising the service	30,000	C
Community Services	Family Day Care Expenditure - increased costs of running FDC service due to an increase in numbers	(30,000)	C
Community Services	Additional income received for Youth Week	6,000	C
Community Services	Additional expenditure for Youth Week funded by contributions	(6,000)	C
Community Services	Additional grant/subsidy funding received for Ironed Out - offset by reduction in sales	20,000	C
Community Services	Reduce sales incomes estimates for Ironed Out	(20,000)	C
Development & Environmental Control	Increased materials & contracts in Building Regulatory function	(4,000)	C
Development & Environmental Control	Savings in Building Regulatory staff costs due to vacancies	4,000	C
Development & Environmental Control	Additional grant income received for Roadside Vegetation Improvement Project	22,484	C
Development & Environmental Control	Expenditure of Roadside Vegetation Improvement Project estimated to be spent in 2011/12	(9,500)	C
Development & Environmental Control	Transfer to Unspent Grants - portion of grant funding expected to be spent in 2012/13	(12,984)	C
Development & Environmental Control	Reduce anticipated expenditure on roadside vegetation, funded from unspent grants	18,984	C
Development & Environmental Control	Reduced transfer from Unspent Grants. Roll to 2012/13.	(18,984)	C
Development & Environmental Control	Reduce expenditure on Rylstone/Kandos Flood Study this financial year. Incorporate in to 2012/13 estimates.	15,000	C
Development & Environmental Control	Reduce transfer from Reserves. Balance of project to occur in 2012/13.	(15,000)	C
Library Capital	Library upgrade to carry into 2012/13 financial year - reduce 2011/12 estimates	2,411,000	C
Library Capital	Reduced transfer from VPA, to be carried into 2012/13.	(2,136,000)	C
Library Capital	Reduced transfer from S94, to be carried into 2012/13.	(257,500)	C
Library Capital	Reduced transfer from Grants, to be carried into 2012/13.	(17,500)	C
Library	Reduce library cleaning and maintenance costs whilst building is undergoing refurbishment	12,000	C
Corporate & Community Buildings	Increased cleaning and maintenance costs at The Stables with temporary library	(12,000)	C
Corporate & Community Buildings	Additional grant income received for touring exhibition at Kandos Museum	11,900	C
Corporate & Community Buildings	Additional expenditure at Kandos Museum supported by grant funding	(11,900)	C
Swimming Pools Capital	Contracted works to span two financial years. Estimated amount to be rolled into 2012/13.	1,100,000	C
Swimming Pools Capital	Proceeds from loan borrowings deferred to 2012/13 in line with capital expenditure	(1,100,000)	C
Parks & Reserves	Glenwillow natural disaster repair works to occur in 2012/13 at end of winter season	240,108	C
Parks & Reserves	Grant funding for natural disaster repair works at Glenwillow to be received in 2012/13	(240,108)	C
State Roads	Expenditure on warranty works on State Roads	(50,000)	C
State Roads	Transfer from Reserves - State Roads Warranty	50,000	C
Parks & Reserves Capital	Acoustics at Mudgee Showgrounds	(39,000)	C
Parks & Reserves Capital	Transfer from Reserves - Capital Program, to fund acoustics at Mudgee Showground	39,000	C
Parks & Reserves	Savings in Parks Maintenance expenditure to fund overspend on Anzac Park RLCIP project	4,000	C
Parks & Reserves Capital	Additional expenditure at Anzac Park on RLCIP project	(4,000)	C
Carparking, Cycleways & Streetscaping	Additional expenditure on town approaches maintenance funded from savings in general maintenance allocations	(35,000)	C
Carparking, Cycleways & Streetscaping	Savings in general streetscaping maintenance to fund additional resource allocations to town approaches maintenance	35,000	C
Regional Roads	Transfer part erosion & sediment control project expenditure to 2012/13	25,200	C
Regional Roads	Transfer to Unspent Grants. Funds to be utilised in 2012/13.	(25,200)	C
State Roads	Additional contract Ordered Works to be undertaken on heavy patching	(161,600)	C
State Roads	Reduce estimates for contracted Ordered Works in the area of shoulder widening	161,600	C
Roads & Bridges Capital	Transfer Roads Land Matter capital allocations to relevant Roads function - Urban Roads	13,135	C
Roads & Bridges Capital	Transfer Roads Land Matter capital allocations to relevant Roads function - Rural Unsealed Roads	(9,700)	C
Roads & Bridges Capital	Transfer Roads Land Matter capital allocations to relevant Roads function - Unsealed Rural Roads	(3,435)	C
Roads & Bridges Capital	Reduce 2011/12 roads land matter capital allocations (Urban, Rural Unsealed & Rural Sealed) to recognise matters that will carry over to 2012/13.	12,834	C
Roads & Bridges Capital	Transfer from Reserves - Capital Program, roads land matters deferred to 2012/13	(12,834)	C

Carparking, Cycleways & Streetscaping Capital	Transfer part Bellevue cycleway budget expenditure to 2012/13	40,000	C
Carparking, Cycleways & Streetscaping Capital	Transfer from Reserves - Capital Program, supporting funding for Bellevue cycleway to 2012/13	(40,000)	C
Mudgee Airport	Air Service Provider contractor reimbursement income	15,000	C
Mudgee Airport	Air Service Provider contractor expenses	(15,000)	C
Economic Development Capital	Recognise commission expenses on sale of land in Council subdivisions	(36,000)	C
Economic Development Capital	Transfer from Reserves - Land Development	36,000	C
Developer Contributions	Increase estimated income to be received from interest on S94 funds	75,000	C
Developer Contributions	Transfer to S94	(75,000)	C
Total Contra Variations		0	
TOTAL GENERAL FUND		127,675	
WATER FUND			
Positive Variations			
Water Supply	Increase estimated income from raw water and parks/facilities water usage	60,000	F
Total Positive Variations		60,000	
Negative Variations			
Water Supply	Reduce estimated income from residential water usage due to continued wet weather	(240,000)	U
Water Supply	Reduce estimated income from non residential water usage due to continued wet weather	(330,000)	U
Water Supply	Hydraulic analysis study required to cater for anticipated growth across region	(15,000)	U
Water Supply	Increased expenditure at Gulgong water reservoir - major maintenance expenditure required as a result of telemetry/SCADA failure	(10,000)	U
Water Supply	Increased expenditure at Gulgong water treatment plant - major maintenance expenditure and increased electricity costs required as a result of telemetry/SCADA failure	(80,000)	U
Total Negative Variations		(675,000)	
Contra Variations			
Water Supply	Increase estimated income received from new water connection fees	10,000	C
Water Supply Capital	Additional expenditure on new water connections	(10,000)	C
Water Supply Capital	Defer water chlorine dosing plant at Rylstone/Kandos to 2012/13 budget - further investigation is required	11,560	C
Water Supply Capital	Transfer from Reserves - Water	(11,560)	C
Water Supply Capital	Water Mains Capital Program Budget Only - allocate estimates (expenditure & reserve funding) to specific works	30,000	C
Water Supply Capital	Water Mains - Mortimer Street	(30,000)	C
Water Supply Capital	Water Mains - Market Street, project completed under budget	5,000	C
Water Supply Capital	Transfer from Reserves - Water	(5,000)	C
Water Supply Capital	Water Mains - Lewis Street	(20,000)	C
Water Supply Capital	Transfer from Reserves - Water	20,000	C
Water Supply Capital	Transfer Water Asset Decommissioning budget to specific works, with corresponding Reserve funding.	11,000	C
Water Supply Capital	Allocate estimate for decommissioning of Ulan Road water pump station	(11,000)	C
Water Supply Capital	Raw water mains extension to Mudgee Golf Club completed under budget	30,000	C
Water Supply Capital	Reduce Transfer from Reserves - Water	(30,000)	C
Water Supply Capital	Water Pump Station - Court Street - project completed under budget. Reduce expenditure estimate.	7,000	C
Water Supply Capital	Reduce Transfer from Reserves - Water	(7,000)	C
Water Supply Capital	Transfer part of the Gulgong Raw Water Scheme project budgets to 2012/13 for carryover works.	320,000	C
Water Supply Capital	Reduce grant funding income expected to be received in 2011/12 for Gulgong Raw Water Scheme	(160,000)	C
Water Supply Capital	Reduce Transfer from Reserves - Water	(160,000)	C
Developer Contributions	Increase estimated income to be received from interest on developer contributions	40,000	C
Developer Contributions	Increase estimated income to be received from developer contributions	80,000	C
Developer Contributions	Transfer to S64	(120,000)	C
Total Contra Variations		0	
TOTAL WATER FUND		(615,000)	

SEWER FUND			
Positive Variations			
Sewerage Services	Increase estimated revenue to be received from interest on investments	50,000	F
Sewerage Services	Reduction in estimated borrowings costs due to delays in Mudgee Augmentation project	425,000	F
Sewerage Services	Defer Sewer CCTV inspections to 2012/13	35,000	F
Sewerage Services	Defer smoke testing to 2012/13. Insufficient budget to undertake works this financial year.	10,000	F
Sewerage Services	Reduction in principal repayments, due to delay in Mudgee Augmentation project and corresponding drawdown of loan funding.	97,384	F
Total Positive Variations		617,384	
Negative Variations			
Sewerage Services	Training expenditure required to ensure Sewer Treatment Plant operators comply with qualification requirements	(8,000)	U
Sewer Capital	Additional expenditure required to finalise Industrial Pump Station	(35,000)	U
Total Negative Variations		(43,000)	
Contra Variations			
Sewer Capital	Mudgee Sewer Augmentation - increase grant funding to be received in 2011/12. Amend 2012/13 budget.	2,002,000	C
Sewer Capital	Mudgee Sewer Augmentation - reduction in contractor expenditure 2011/12. Amend 2012/13 budget.	2,131,378	C
Sewer Capital	Mudgee Sewer Augmentation - reduce transfer from Sewer Reserve. Amend 2012/13 budget.	(931,378)	C
Sewer Capital	Mudgee Sewer Augmentation - reduction in loan draw down 2011/12. Transfer to 2012/13	(3,202,000)	C
Sewer Capital	Decrease estimated expenditure required for new sewer connections	20,000	C
Sewerage Services	Decrease in anticipated revenue being realised from new sewer connections	(20,000)	C
Sewer Capital	Allocate Sewer Mains Budget Only to specific works, and transfer corresponding Reserve funding.	33,000	C
Sewer Capital	Burrundulla Rd sewer main - construction of retic main from Industrial Pump Station, and transfer corresponding Reserve funding.	(33,000)	C
Sewer Capital	Allocate Sewer Pump Station Budget Only to specific works, along with corresponding Reserve funding	20,000	C
Sewer Capital	Allocate expenditure estimate to Gulgong hospital sewer pump station, along with corresponding Reserve funding	(20,000)	C
Developer Contributions	Increase estimated income from interest on S64 funds	12,000	C
Developer Contributions	Transfer to S64	(12,000)	C
Total Contra Variations		0	
TOTAL SEWER FUND		574,384	
WASTE FUND			
Positive Variations			
Solid Waste Management	Increase estimated income to be received from tipping fees	50,000	F
Solid Waste Management	Increase estimated income to be received from interest on investments	100,000	F
Solid Waste Management	Increase estimated income to be received from general waste fund sales	5,000	F
Solid Waste Management	Increase estimated income to be received from recycling sales	60,000	F
Total Positive Variations		215,000	
Negative Variations			
Solid Waste Management	Increased expenditure on collection of street and park litter bins	(22,000)	U
Solid Waste Management	Additional staff costs in Domestic Waste Management due to worker injuries	(30,000)	U
Solid Waste Management	Additional staff costs at Recycling to cope with increased volumes	(30,000)	U
Total Negative Variations		(82,000)	
TOTAL WASTE FUND		133,000	
SALEYARDS FUND			
Positive Variations			
Economic Development	Reduce estimated expenditure for Saleyards operations and administration	10,000	F
Total Positive Variations		10,000	
Negative Variations			
Economic Development	Reduce estimated income from Saleyards. Reduction in volume of livestock going through facility.	(58,000)	U
Total Negative Variations		(58,000)	

Contra Variations			
Economic Development Capital	Reduce proposed capital expenditure for Saleyards in 2011/12	38,000	
Economic Development Capital	Transfer from Reserves - Livestock Exchange	(38,000)	
Total Contra Variations		0	
TOTAL SALEYARDS FUND		(48,000)	
Code			
F - Favourable			
U - Unfavourable			
C - Contra			

Financial implications

In addition to the projected impacts as summarised above, and detailed in the QBR attachment at the end of the business paper, the proposed variations will also affect the 2012/13 Delivery Program. For example, projects that will carry over into the new financial year such as the library upgrade and Mudgee Sewer Augmentation, need to be built into the Delivery Program/Operational Plan, and the Long Term Financial Plan.

Strategic or policy implications

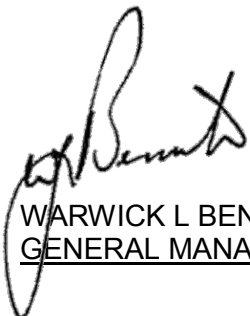
Not applicable.

CLARE PHELAN
GROUP MANAGER FINANCE &
ADMINISTRATION

3 May 2012

Attachments: 1. March Quarterly Budget Review – 2011/12 Management Plan (included at the end of the Business Paper)

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER

6.2.12 Mid-Western Regional Youth Council

REPORT BY MANAGER COMMUNITY DEVELOPMENT TO 16 MAY 2012 COUNCIL MEETING

6.2.12 Mid-Western Regional Youth Council - March
A0100055, A0060048

RECOMMENDATION

That:

- 1. the report by Manager Community Development on the Mid-Western Regional Youth Council be received;**
- 2. Council note the minutes of the Mid-Western Regional Youth Council meeting held on 13 March 2012.**

Executive summary

The Youth Council provides an opportunity for young people in the region to have a voice in helping to determine Council's priorities and highlight issues that need addressing, particularly in relation to service and programs of particular interest to youth. The next Youth Council meeting will be held on Tuesday 8th May 2012 at Gulgong High School.

Detailed report

The Youth Council discussed the planning of events for Youth Week 2012. There were a number of diverse events and activities planned for the region to be held in Mudgee, Gulgong, Kandos and Rylstone.

A guest speaker, Lea Leisfield from Mudgee Lions Club, promoted discussion on the concept of a community run cinema and the Youth Council were enthusiastic about working with the community in this way. The idea of using the updated Town Hall Theatre once the renovations have been completed was canvassed. At his next Open Day briefing to Council in June, the Youth Mayor will talk about this along with a report on the success of the Youth Week program.

Further items and discussion points are included in the minutes.

Financial implications

Not applicable.

Strategic or policy implications

Not applicable.

SIMON JONES
MANAGER COMMUNITY DEVELOPMENT

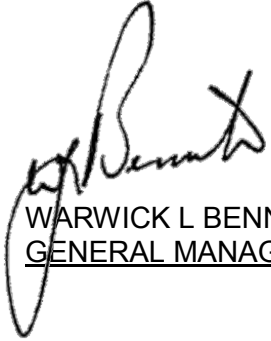


CATHERINE VAN LAEREN
GROUP MANAGER DEVELOPMENT AND
COMMUNITY SERVICES

7 May 2012

Attachments: 1. Minutes of the Meeting of the Mid-Western Regional Youth Council held on 13th March 2012.

APPROVED FOR SUBMISSION:

A handwritten signature in black ink, appearing to read 'Warwick L Bennett', written in a cursive style.

WARWICK L BENNETT
GENERAL MANAGER

MINUTES OF THE MEETING OF THE MID-WESTERN REGIONAL
COUNCIL YOUTH COUNCIL COMMITTEE

Date: Tuesday 13 March 2012

Commencing at 4.30 pm

Venue: Gulgong High School Library, Belmore Street, Gulgong

1. ATTENDANCE:

Youth Councillors: Youth Mayor Henry Van Laeren, Alana Drury, Madalyn Date, Rachael Tant

MWRC Staff: Youth Services Officer Helen Doble and Community & Youth Development Officer Virginia Handmer

Speakers: Lea Leisfield

Chair: Henry Van Laeren

Minutes: Helen Doble

2. WELCOME: Meeting opened by Henry Van Laeren at 4-10pm

3. APOLOGIES : Jessica Foote and Mary Sparkes

4. ACCEPTANCE OF APOLOGIES- Motion – Apologies to be accepted.

Moved: Madalyn Date

Seconded: Helen Doble

Accepted

5. ACCEPTANCE OF MINUTES OF 7 Feb MEETING

Moved: Henry Van Laeren

Seconded: Madalyn Date

Accepted

6. CORRESPONDENCE IN:

Three students from Kandos High have applied to join Youth Council. Their applications were unreadable on bluepoint but VH will get the originals shortly and contact them, inviting them to attend youth week events leading up to their acceptance by the main Council at their next meeting.

7. CORRESPONDENCE OUT:

8. GUEST SPEAKER: Lea Leisfield on Community Run Cinemas

- Ben Wilson spoke at a digital workshop on community run cinemas and Edge Digital technology with particular reference to the Glenn Innes “Chapel Cinema”.
- Glen Innes Chapel Theatre has operated since 1984; recently updated their equipment to digital. They turnover \$150,000/ annum and run at a profit (Refer attached outline of theatre)
- There is an outlet in London and the USA where you purchase the rights to show a digital film. The licence allows you to screen the film for a week. VH to find out the cost per film.

- Lea feels that the idea of a Community Run Theatre in Mudgee is feasible and that the Regent Theatre is too big and the equipment is outdated. People travel to Dubbo, Orange and Bathurst regularly to see movies.
- Comfortable seating, good equipment and great sound are vital for success
- Lea proposed that the Lions Club and the MWRC Youth Council form a "Cinema Group" supporting the idea of pursuing a local volunteer run cinema with other interested organisations.

Motion: Youth Mayor to attend the next Council meeting to actively support the Lions Club and any other interested parties in the creation of a local community run cinema.

Moved: Henry Van Laeren

Seconded: Alana Drury

Motion Carried

It was suggested that there might be greater support for a cinema if it was located in the newly refurbished theatre above the library. It would be a good idea to find out what kind of usage is expected of the theatre and then how much time would be available for a cinema.

9. BUSINESS ARISING

9.1 Gulgong Skate Park working party update: The proposal for Gulgong Skate Park will be put forward to Council at their next meeting with a report at the next YC meeting.

9.2 Alumni Update; Mary Sparkes - Henry Van Laeren commented in Mary's absence that there had been some activity and he will upload the Youth Week events to the site.

9.4 INDENT Meeting Sydney Friday 9th March

VHandmer – Update; J Foote and V Handmer attended this event.

- the Indent Event Organising Workshop was informative and worthwhile. Initiatives around that offered drop in spaces and supported emerging artists were showcased. The "Loft" in Newcastle, 'The Gate', and 'Re-new Newcastle' were examples.
- APRA – The Australian Performing Rights Association. Encouragement to join as a way to support immersing music writers as they can get \$1-69 every time someone plays their music, which sounds small but does accumulate. There was discussion about publicising music events and getting work experience at their local radio stations.
- Jessica Foote attended the digital technology workshop and will give a brief report at the next Y C meeting

9.5 Youth Week events update Helen Doble

- Next Youth Week Planning meeting scheduled for the 20th March at Community Services building.
- No one booked into workshops yet.
- All event dates locked in Men's Shed Workshop, waiting on insurance confirmation from MWRC.
- Art competition information has been sent out and entries close on the 30-03-12.
- Short Film Workshop going ahead.
- Bouzoukis at Rylstone – Flyer needed VH
- Big Air Skate Event in Kandos
- Technology workshops – Mudgee no Library need to source other venue
- PCYC Rock wall – May be a possibility on the Monday afternoon. Helen to follow up!
- Cops Vs Kids Touch Footy Gulgong – Brett Paulson to help organise
- Movies at the Loft Kandos – Volunteers needed

- YouthFest 20-04-12 – Wow lots to do! Discuss at Youth Week Planning Meeting
- Music for the day – Still have not got main act Helen To talk to Caz Sabin
- Skate event – Newtons Nation will do judging for \$400 and donate three tickets to event, also Helen to chase up merchandise from NN.
- Cooking class sorted. Helen will find out at later date what they will be cooking.
- Carp Comp – Register on the day and no licence needed if U/18
- Helen took phone numbers of Alana and Rebecca in order to contact re – flyers for distribution.

10 GENERAL BUSINESS:

10.2 Transport Grant update – Money available til January 2013. Total amount is \$5720 GST inclusive.

Will be using this for a bus to Big Air Kandos, part thereof for Youth Week, and for the proposed bus to Newton's Nation

10.3 Newton's Nation Bathurst 27-29 April. Helen to organise the date, do flyers and get bus quotes.

DATE, TIME AND PLACE OF NEXT MEETING;

Tuesday 8-05-12 at the Mudgee Community Services Building - 4pm

Meeting Closed at 5-42pm

6.2.13 MRTI Quarterly Report March 2011

REPORT BY GENERAL MANAGER TO 16 MAY 2012 COUNCIL MEETING
MRTI QUARTERLY REPORT MARCH 2012
A0100055, F0770077I

RECOMMENDATION

That the report by the General Manager on the MRTI Quarterly Report March 2011 be received.

Detailed report

As per the funding and performance agreement entered into in June 2010 between Mudgee Region Tourism Inc (MRTI) and Council, MRTI is required to report quarterly to Council on their performance.

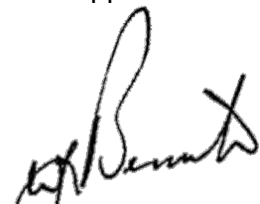
The March 2012 quarterly report has been delivered to Council in accordance with this requirement and is attached for Council's consideration.

Financial implications

Not applicable.

Strategic or policy implications

Not applicable.



WARWICK L BENNETT
GENERAL MANAGER

2 May 2012

Attachments: 1. MRTI Quarterly Report – March 2011



**Mudgee Region Tourism
Inc.**

**March 2012
Quarterly Report
for
Mid-Western Regional
Council**

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Executive Summary

CEO Position, MRTI

The MRTI Board advertised, shortlisted and is currently considering its options and is in the process of appointing the new CEO.

Financial Summary

See the Treasurers report.

Membership Summary

The current membership is 366 and as compared to 355 the same quarter in 2011...

Membership of MRTI has increased 3% on the same quarter in 2011. Variances in different sectors of membership show: winery ↓ 2%, touring ↓ 22%, attractions ↓ 10%, restaurants/cafes ↑ 12.5%, local businesses ↑ 35.7% (this figure is inflated as the categories were recorded differently in 2011) accommodation ↑ 2.7%.

Rylstone Visitor Information Outlet – A new agreement has been put in place for information services to be provided from the premises of The Lollipop Shop, 50 Louee Street Rylstone. It is expected that the provision of information will commence in the coming weeks.

Staff Famils – MRTI staff famils are currently being developed which will take in some new members. As there are some new staff this will assist in better provision of information to visitors in all VIC's.

Marketing & Promotions Summary

During the January to March quarter 2012 the PR campaign generated over 60 articles to promote the Mudgee Region's sensory experiences with over 70 MRTI members featured. This is the best 'summer' promotion we have had since the PR program began over 4 years ago, and approx. double the number of articles we normally produce at this time of year. It would have cost MRTI \$190,000 to buy these articles in equivalent advertising space but instead the investment was \$13,000 in PR fees for 3 months. A big focus was on events publicity for Mudfest at Bunnamagoo Estate, the Region on the River 100 Mile Picnic and AREC's Bike Muster. For example we generated exposure for Mudfest in NRMA's Open Road magazine, Australian Traveller, Gourmet Traveller, Jetstar, Newcastle Herald, The Land, The Sydney Morning Herald, plus local and Central West radio stations. Major publicity successes were a 3-page food and wine feature in Wine Selector's 'Selector Life Food Wine' magazine; three large features in the 'Sun-Herald Travel' section on food and wine, Rosby Guesthouse and Trelawney Farm; two features in the 'Sunday Telegraph Escape' on Rylstone and Capertee; and various other food and wine features. Our story 'Top 10 Green Travel Ideas for 2012' has continued to generate an enormous response with publicity in The Coffs Coast Advocate, Newcastle Herald, Mudgee Guardian, RACV and translating into requests for media visits. We pitched and hosted 4 media to visit the Region on themed itineraries including renowned food and wine blogger Lorraine Elliot from 'Business Spectator' and 'notquitenigella'; Sue Preston the Editor of 'Senior Traveller' newspaper, which is the largest circulating senior media publication in Australia; Keith Austin of 'The Sydney Morning Herald Traveller' section; and Magda Cortez the Travel Editor from 'ninemsn.com' news and travel website.

Television Commercial campaign – MRTI commissioned a professional production company to create 6 television commercials for a 3 month campaign on regional TV. (Prime 7). To capitalise on the production of the ad and to take advantage of Channel 9 coverage Country Vs City Campaign MRTI organised a series of television advertisements to run before, during and after the coverage of the Country Vs City Game which was held in Mudgee on Sunday 22 April 2012. The results from this campaign will be included in the June quarter report.

Social Media the use of Facebook, Twitter, a blog, You Tube channel and Trip Advisor continue to increase and build interaction with our customers. The new website incorporates all these functions and all show sustained growth in usage.

Mobile Phone App – analytics January to March

1235 visits, 5123 page views, 457 pages per visit, 7.20 minutes per visit, 22.67% were new visits. All categories were more than the figures shown in the last quarter. This is a rapidly changing area which is consistently increasing in activity.

Statistics Summary Visitation to the region's visitor centers shows a decrease of 10% on the same quarter in 2011 for Mudgee and a decrease of 32% for Gulgong.

Key Performance Indicators met March 2012 Quarter:

During this quarter MRTI met the following obligations to Mid-Western Regional Council to provide Visitor Information Services as detailed in **Section 5** of the agreement dated 21 June 2010 between Mid-Western Regional Council and Mudgee Region Tourism Inc. These are outlined below:

- (a) MRTI will provide the Visitor Information Services in a proper and efficient manner from the Mudgee Visitors Information Centre at 84 Market Street, Mudgee on a seven (7) day a week basis between the hours of 9.00am to 5.00pm, in Gulgong from premises known as 'The Shanty' on a five (5) day basis between the hours of 10.00am and 3.00pm (Thursday to Monday) or such other premises in those respective towns as MWRC and MRTI may agree and in doing so will provide a range of services at least comparable with those services provided by MRTI under the Funding and Performance Agreement between the parties for the period from 1 July 2010 - 30 June 2012. KPI fully completed.
- (b) Lakelands Olives is no longer providing information services to visitors and as such MRTI put out to tender and processed applications for the provision of information services in Rylstone. The MRTI is currently finalising an agreement with Mr Craig Chung, The Globe Hotel and Ms Adrianna Brown from The Lollipop Shop, 50 Louee Street, Rylstone. This agreement will ensure the provision of information services in Rylstone and meet the criteria and obligations to MWRC.

During the continuance of this Agreement, MRTI must:

- (i) Participate in at least 2 significant tourist trade shows annually in major cities to increase the number of domestic tourists to the LGA
 - (ii) Develop key indicators that measure tourist numbers to the LGA including the number of visitors attending each visitor centre, where they are from and how they have heard about the LGA and conduct a bi-annual targeted campaign for participation in web based surveys about visitor experience in the LGA.
 - (iii) Ensure that the Visitor Centres and other suitable locations outside the LGA are stocked sufficiently to promote the LGA's attractions as a tourist destination
 - (iv) Develop and update from time to time a promotional booklet(s) that covers the LGA.
 - (v) Review and update from time to time its constitution to ensure that this document is and remains relevant and effective for the efficient provision of Visitor Information Services
- KPI fully completed.
- (c) In performing the Visitor Information Services, MRTI will operate as a principal and will not hold itself out as being the agent or contractor of MWRC or purport to bind MWRC under any contract or agreement with third parties or otherwise incur any liability on behalf of MWRC.
- KPI fully completed.

Finance Report

Mudgee Regional Tourism Inc - Treasurer's Report

MRTI March Quarterly Report 2012

Treasurer's Report - Q3/ March 2012

1. Nature of Report

- a. This is the financial report for the Third quarter of the MRTI 2012 financial year, given to Mid-Western Region Council (MWRC) under the reporting format as agreed under the contract executed between MWRC and MRTI.
- b. The report demonstrates the trading result for the financial quarters ended 31 March 2012

2. Accounting Conventions

- a. The attached P&L and Balance Sheet have been prepared directly from the MYOB General Ledger with no external intervention other than formatting.
- b. Accrual accounting is used under GAAP.
- c. The Budget for the year has been included for comparative purposes.

3. Overall Result

- a. The overall result of actual to budget is an excess of \$ 67392 a huge result due to grant income and good fiscal management.

4. Trading Income

- a. While Retail trading income indicates a \$9,838 deficit to budget, cost of goods sold is \$15, 682 less than budgeted, for a net excess of \$5844.

5. Total Income

Overall income indicates an excess to budget of \$30642, being 5.8% above the budget forecast for the period under review.

6. Overhead Expenses

- a. Overhead expenses are -\$37290 or 7% under budget.
- b. The organisation continues to be under financial control and is being well managed.

7. Cash Funds

At the end of the first quarter the majority of the current assets is cash \$186,585.

8. Balance Sheet

- a. A balance sheet is included as part of this report.
- b. Total assets are very strong. The major component in liabilities is the accrual of prepaid income, which will be amortised during the 2011/12 financial year.

9. Auditor

James Sullivan, from Lawrence, Bennett & Portelli will again act as auditor.

Mudgee Region Tourism84 Market Street
MUDGEE NSW 2850**Profit & Loss [Budget Analysis]****July 2011 through March 2012**

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	Selected Period	Budgeted	\$ Difference	% Difference
Income				
Retail Sales	\$85,115.19	\$94,952.77	-\$9,837.58	(10.4%)
Membership Income	\$77,436.74	\$88,500.02	-\$11,063.28	(12.5%)
App Advertising	\$9,438.25	\$0.00	\$9,438.25	NA
Grants	\$33,982.00	\$0.00	\$33,982.00	NA
Visitor Guide Advertising	\$146,891.64	\$161,249.99	-\$14,358.35	(8.9%)
Booking Agency Fees	\$381.17	\$750.01	-\$368.84	(49.2%)
MWRC Contract	\$242,865.00	\$236,250.00	\$6,615.00	2.8%
Other Income	\$225.53	\$1,950.02	-\$1,724.49	(88.4%)
Interest Received	\$8,277.88	\$5,999.99	\$2,277.89	38.0%
Total Income	\$604,613.40	\$589,652.80	\$14,960.60	2.5%
Cost Of Sales				
COGS Retail	\$41,238.37	\$56,920.16	-\$15,681.79	(27.6%)
Total Cost Of Sales	\$41,238.37	\$56,920.16	-\$15,681.79	(27.6%)
Gross Profit	\$563,375.03	\$532,732.64	\$30,642.39	5.8%
Expenses				
Advertising	\$4,131.39	\$1,125.00	\$3,006.39	267.2%
Audit Fees	\$5,999.94	\$6,000.03	-\$0.09	0.0%
Bank Charges	\$1,054.55	\$2,250.00	-\$1,195.45	(53.1%)
Bank Charges - Merchant	\$2,964.68	\$0.00	\$2,964.68	NA
Cleaning	\$3,075.00	\$3,750.03	-\$675.03	(18.0%)
Computer Expenses	\$1,245.13	\$5,249.97	-\$4,004.84	(76.3%)
Depreciation	\$9,450.36	\$0.00	\$9,450.36	NA
Electricity	\$1,496.16	\$2,250.00	-\$753.84	(33.5%)
Freight & Cartage	\$715.18	\$337.50	\$377.68	111.9%
Gulgong Office Costs	\$22.05	\$0.00	\$22.05	NA
Insurance	\$2,921.83	\$3,000.01	-\$78.18	(2.6%)
Insurance - Workers Comp	\$953.96	\$824.99	\$128.97	15.6%
Motor Vehicle Expenses	\$6,257.91	\$6,374.98	-\$117.07	(1.8%)
Office Supplies	\$3,334.07	\$3,749.99	-\$415.92	(11.1%)
General Postage	\$603.70	\$1,499.99	-\$896.29	(59.8%)
Member Expenses	\$3,546.89	\$1,875.01	\$1,671.88	89.2%
Printing & Stationery	\$2,402.83	\$2,250.00	\$152.83	6.8%
Professional Fees	\$13,429.46	\$17,625.01	-\$4,195.55	(23.8%)
Rent Mudgee Visitors Centre	\$9,285.03	\$12,749.99	-\$3,464.96	(27.2%)
Rent Gulgong Visitors Centre	\$1,066.36	\$0.00	\$1,066.36	NA
Rylstone running costs	\$6,728.75	\$8,625.01	-\$1,896.26	(22.0%)
Repairs & Maintenance	\$8.00	\$1,499.99	-\$1,491.99	(99.5%)
Staff Amenities & Ent	\$3,307.84	\$3,375.00	-\$67.16	(2.0%)
Seminars & Training	\$570.89	\$750.01	-\$179.12	(23.9%)
Sponsorships	\$0.00	\$750.01	-\$750.01	(100.0%)
Subscriptions & Memberships	\$5,199.73	\$5,365.49	-\$165.76	(3.1%)
Sundry Expenses	\$3,887.03	\$2,699.97	\$1,187.06	44.0%
Telephone, Fax & Internet	\$8,472.46	\$7,500.01	\$972.45	13.0%
Travel Expenses	-\$94.44	\$750.01	-\$844.45	(112.6%)
Website Expenses	\$200.00	\$562.50	-\$362.50	(64.4%)
Visitor Guide Exp	\$77,726.43	\$88,583.51	-\$10,857.08	(12.3%)
Wages and Salaries	\$183,972.06	\$202,620.01	-\$18,647.95	(9.2%)
Regional Marketing Expenditure	\$128,449.74	\$135,680.99	-\$7,231.25	(5.3%)
Total Expenses	\$492,384.97	\$529,675.01	-\$37,290.04	(7.0%)
Operating Profit	\$70,990.06	\$3,057.63	\$67,932.43	2,221.7%

Mudgee Region Tourism

84 Market Street
 MUDGEES NSW 2850

Balance Sheet

As of March 2012

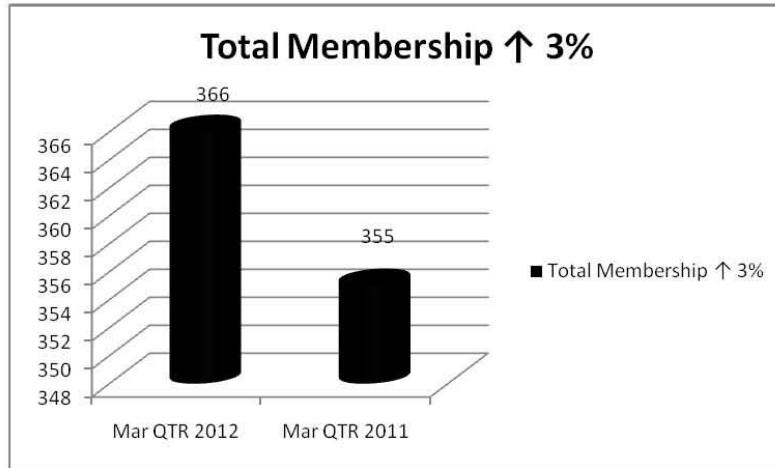
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Assets	
Current Assets	
Cash on Hand	\$186,585.11
Debtors	\$38,772.80
Stock on Hand	\$23,439.39
Prepayments	\$58,070.40
Total Current Assets	<u>\$306,867.70</u>
Non-Current Assets	
Motor Vehicle (Nett)	\$24,582.00
Office Furn & Equip (Nett)	\$12,294.63
Total Non-Current Assets	<u>\$36,876.63</u>
Furniture & Fittings @ Cost	\$1,540.00
Web update	\$7,000.00
2011 Advertisement	\$18,326.00
Total Assets	<u>\$370,610.33</u>
Liabilities	
Current Liabilities	
Trade Creditors	\$19,323.75
Accruals	\$17,431.81
Hire Purchase	\$21,259.74
GST Liabilities	\$4,920.64
Payroll Liabilities	\$3,902.21
Provision for Holiday Pay	\$4,038.99
Prepaid Income	\$75,604.04
Ticket Sales	\$36,185.81
Total Current Liabilities	<u>\$182,666.99</u>
Total Liabilities	<u>\$182,666.99</u>
Net Assets	<u>\$187,943.34</u>
Equity	
Retained Earnings	\$116,953.28
Current Earnings	\$70,990.06
Total Equity	<u>\$187,943.34</u>

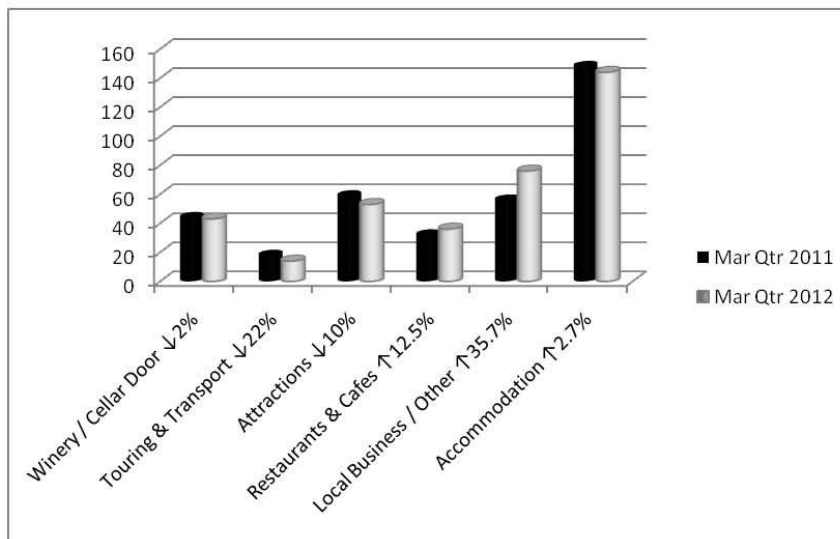
Membership Report

Membership

Membership at MRTI has increased 3% on the same quarter in 2011.



Analysis of member types can be seen in the chart below:



During the March 2012 quarter, MRTI completed the following for our members:

- Sent Visitor Guides to all the NSW Visitor Information Centres for distribution
- Distributed weekly e newsletters to members
- Provided ongoing online services with bookings, merchandise sales and public relations
- Organised and delivered staff training sessions on Adkit (online booking system for booking visitor guide ads)
- Advised and provided information to assist members in booking online visitor guide ads.
- Prepared and sent out a comprehensive prospectus to all members to secure membership for the next financial year.
- Updated and maintained our web site, sold tickets for Country Vs City, Go Grazing, Mudgee Readers Festival Launch

- Assisted in the provision of information in regard to major events in the Region including Region on the River and Mudfest.

Public Relations Report – Jan, Feb, March 2012

Prepared by Gabrielle Brewer Lifestyle & Tourism PR, April 2012

Topic

1. Executive Summary
2. Press Release Schedule
3. Media Visits
4. Publicity Results

1. Executive Summary

- ❖ During the January to mid-March quarter 2012 the PR campaign generated over 60 articles to promote the Mudgee Region's sensory experiences. This is the best 'summer' promotion we have had since the PR program began over 4 years ago, and approx. double the articles we normally produce in this quieter media time
 - Over 70 MRTI partners were promoted
 - It would have cost MRTI \$190,000 to buy these articles in equivalent advertising space. This value is based on major articles, and a PR investment of \$13,000 for 3 months
- ❖ A big focus was on events publicity for Mudfest at Bunnamagoo Estate, the Region on the River 100 Mile Picnic and AREC's Bike Muster. For example we generated exposure for Mudfest in NRMA's Open Road magazine, Australian Traveller, Gourmet Traveller, Jetstar, Newcastle Herald, The Land, The Sydney Morning Herald, plus local and Central West radio stations
- ❖ Major publicity successes were a 3-page food and wine feature in Wine Selector's 'Selector Life Food Wine' magazine; three large features in the 'Sun-Herald Travel' section on food and wine, Rosby Guesthouse and Trelawney Farm; two features in the 'Sunday Telegraph Escape' on Rylstone and Capertee; and various other food and wine features
- ❖ Our story 'Top 10 Green Travel Ideas for 2012' has continued to generate an enormous response with publicity in The Coffs Coast Advocate, Newcastle Herald, Mudgee Guardian, RACV and translating into requests for media visits
- ❖ We pitched and hosted 4 media to visit the Region on themed itineraries including renowned food and wine blogger Lorraine Elliot from 'Business Spectator' and 'notquitenigella'; Sue Preston the Editor of 'Senior Traveller' newspaper, which is the largest circulating senior media publication in Australia; Keith Austin of 'The Sydney Morning Herald Traveller' section; and Magda Cortez the Travel Editor from 'ninemsn.com' news and travel website. We also assisted a media visit with Michael Osbourne of 'Fairfax Community Newspapers'
- ❖ Four press releases were written and distributed to promote events for Mudfest, Region on the River 100 Mile Picnic and Bike Muster and we announced Lucy White's departure and new position with Central NSW
- ❖ Advertising Value - the equivalent advertising value (EAV) of publicity generated is approximately \$190,000. This is based on major articles only
- ❖ Public Relations Value - approx \$570,000 in PR value. PR value is established based on multiplying the EAV x 3 as editorial is more credible and has a better response than advertising
- ❖ Almost 100% of the articles have a call to action and print the Mudgee Region Visitor Information website and phone number www.visitmudgeeregion.com.au and 02 6372 1020

2. Press releases

Four press releases were written and distributed to target media including 300+ contacts:

1. "Lucy White, CEO of MRTI, Promoted to New Regional Role"
2. "Films, Food and Wine under the Stars at Mudfest in Mudgee' Saturday 17 March 2012"
3. "Eat Sustainably at the '100 Mile Picnic' in Mudgee - Saturday 24 March 2012"
4. "Burn the Easter Calories at The Mudgee Bike Muster 6-9 April 2012"

3. Media Visits

We pitched and secured 4 media to visit the Region on themed itineraries including renowned food and wine blogger Lorraine Elliot from **Business Spectator** and *notquitenigella*; Sue Preston the Editor of **Senior Traveller** newspaper, which is the largest circulating senior media publication in Australia; Keith Austin of **The Sydney Morning Herald** 'Traveller' section; and Magda Cortez the Travel Editor from **ninemsn.com** news and travel website. We also assisted a media visit with Michael Osbourne of **Fairfax Community Newspapers**.

1. **Lorraine Elliott, 'Not Quite Nigella' food and wine blogger and freelance writer for Business Spectator** - 26-29 January 2012
 - Visited Trelawney Farm, Mongrel Vineyard, di Lusso Estate, Lowe Wine, High Valley, Roths Wine Bar, di Lusso, Botobolar, Mudgee Gourmet, Mudgee Brewing, Cherry Red, Deeb's Kitchen, 29 Nine 99, Foxwood Farm
2. **Sue Preston, Editor of national newspaper 'Senior Traveller'**, Gulgong history, attractions and accommodation
 - Visited Gulgong B&B The Old Wesleyan Chapel, Rosby Guesthouse, Colonial Inn Museum, Henry Lawson Centre, Cudgegong Gallery, Muse Brasserie
3. **The Sydney Morning Herald, Traveller, Keith Austin** 'Top 10 Green Travel Ideas for 2012' story theme - 19-21 March 2012
 - Visited Wildwood, Observatory, Mudfest, Puttabucca Wetlands, The Drip, Wheely Good 4WD and Rylstone, Market Street Café, Mudgee Farm Walks, Botobolar
4. **Ninemsn.com, Magda Cortez, Travel Editor** of this leading national news and lifestyle website – 16-19 March
 - Visited Wombadah Guesthouse, Mudfest, Blue Wren Winery, Farmers Market and Farm Walks at Clearview Estate, Ormiston Free Range Pork, Roths and select wineries at leisure

Assisted media visit:

We supported Michael Osbourne, Editor of **Mature Traveller** and a freelance writer for **Fairfax Community Newspapers** with accommodation for two nights at Parklands Resort. This visit was set up by Lowe Wines and they requested MRTI's support with accommodation and a few bookings which we made at the **Mudgee Fine Foods Farm Walk** and **Mudgee Brewing** for lunch.

Feedback from media visits with Magda Cortez, Travel Editor of **Nine MSN** and Keith Austin on behalf of the **SMH**:

Magda: "This was my first time to Mudgee and I was amazed at the sense of community and social integration in the town. This particularly noticed this at Saturday's markets where the community supported and traded with each other (ie. Angela's edibles bought chilli from Clearview Estate – The town is quite self-sufficient and this was apparent throughout the trip). The accommodation was beautiful too and Ray and Kaye were very hospitable. Overall, the trip was amazing and organised very well. Thank you for the lovely bag of goodies too – I felt very spoilt!"

Keith: "Visit was good. dodged most of the rain, thankfully. all in all very interesting. clouds meant no stargazing Friday night but john at the observatory took us for a look around anyway. great fun! and market street cafe food was brilliant!!!!!"

Feedback from MRTI partners:

From Amber at Rosby Guesthouse

"Hi Gabrielle,

...we saw the *Sun Herald* article and were very happy with it. It came out at a perfect time- the day after our wedding, so all our family and friends were very impressed. We have since received many enquiries about the guesthouse so we are all very grateful....Thank you for your ongoing support of all things Rosby...

Cheers,

Amber"

4. Publicity Results Table

The PR generated over 60 articles to promote the Mudgee Region

MRTI March Quarterly Report 2012

Media Outlet	Story	Circulation
January		
Central West Daily	'Folk Festival Returns' - The sounds of more than 100 folk, country, blues, roots, pop and rock acts will fill the air this weekend, when modern music meets historic streetscapes for the 2012 Gulgong Folk Festival	
Western Advocate	'Folk Festival Returns' - The sounds of more than 100 folk, country, blues, roots, pop and rock acts will fill the air this weekend, when modern music meets historic streetscapes for the 2012 Gulgong Folk Festival	circulation 4,111
Daily Liberal	'Gulgong Folk Festival, on this weekend' - This year's festival is set to be bigger than ever with around 100 artists converging on the town from all over Australia	circulation 5,100
The Land	'Mudgee Mudfest says G'Day USA' - Mudgee to the bright lights of Hollywood Boulevard, for the first time, an all Australian version of Mudgee's Mudfest International Short Film Festival will screen as part of the G'Day USA program in Los Angeles. Mudfest kicked off in Mudgee in 2005 after five local tourism operators and film buffs explored options to increase visitation to the Mudgee region. The event is designed to attract international travellers to Mudfest, to be held on March 17 in Mudgee, and to holiday in the Mudgee region	circulation 38,788
Country Style	'Organic Dilemma, Rob Ingram warns that organic wine won't necessarily save you from those dreaded histamine reactions' - Martins Hill, Lowe, Botobolar and Thistle Hill are featured in Rob's opinion piece on organic wine	circulation 63,000
CIM magazine	Business Events An excellent piece highlights how conference and business event organisers are heading to regional NSW with a particular emphasis on Mudgee : 'Mudgee is starting to emerge from the shadow cast by other wine regions' - it highlights how MRTI works with the Grape Growers, Fine Foods Group , with quotes from Lucy; and Parklands Resort as a venue	
The Sunday Telegraph Escape	'Revitalised Rylstone - Boom times beckon for a quiet spot' - The widest enclosed valley in the world is truly something special and only a couple of hours' drive from Sydney, writes Angela Saurine http://video.news.com.au/2187300971/ESCAPE-Rylstone	circulation 606,101
Coffs Coast Advocate	'Make it to Mudgee in 2012' - Top 10 Green Travel ideas in the Mudgee Region (from our recent press release) with images features the Mudgee Farmers Market, Green Pedal Tours, bird-watching at Munghorn Gap, Goulburn River Stone Cottages, Market	

	Street Café, Mudgee Observatory and more	
Newcastle Herald	Mudfest short film festival March	
2UE Radio	Mike Smith is going to be using our ' Mudgee Top 10 Green Travel Ideas ' release as a base for his travel segment on 2UE radio Sunday 22 January, it will go to air at around 11:15am.	
Mudgee Guardian	'Mudgee Top 10 Green Travel Ideas http://www.mudgeeguardian.com.au/news/local/news/general/green-tips-for-local-outings/2423733.aspx	
EGlobaltravelmedia	http://www.eglobaltravelmedia.com.au/destination/top-10-green-travel-ideas-in-mudgee-for-2012.html	
'Leisure Living' in North Shore (Willoughby, Chatswood, Pymble area), Peninsula Living (Palm Beach to Manly), and Pittwater Life on Sydney's Northern Beaches	'Mudgee Located just three hours out of Sydney, Mudgee is a great place for a getaway, as Kate Hutchinson finds out' – a destination feature on Mudgee and featuring a competition with Cherry Red and Cobb and Co Boutique Motel , includes quotes from Lucy White Here is the link to the online comp: http://www.northshoreliving.com.au/nl/competition	
NRMA's 'Open Road' magazine	'Mudfest Mudgee International Short Film Festival' featured in the Members Offer section with a special offer of \$10 off the entry price at Mudfest at Bunnamagoo and free added value if you spend \$20 or more at Mudgee Brewing Co	circulation 1.2million members
The Sun-Herald 'Travel'	"Drop by Mudgee" – a destination round up of food and wine favourites and what's new by Winsor Dobbin includes wineries of di Lusso, Robert Stein, Lowe Wine, Burnbrae, Thistle Hill, Skimstone ; restaurants, wine bars and cafes at Sajos, Eltons, Market Street Café, Roths Wine Bar, Blue Wren, High Valley Wine & Cheese Co, Mudgee Brewing Company, The Post Steakhouse, Butcher Shop Cafe, Cider House, Deeb's Kitchen and Wild Oats Cafe & Pavilion ; accommodation at Evanslea by the River, the Tannery, Mudgee Homestead Guesthouse, Cobb and Co, Rosby Guesthouse, Burnbrae Cottage, Illkley Cottage, River Lane, Wildwood and the Winning Post Motor Inn , events include Huntington Estate, Mudfest and the September Wine Festival ; plus Gulgong and the Henry Lawson Centre Also online http://www.smh.com.au/travel/activity/food-and-wine/drop-by-mudgee-20120126-1qjav.html	circulation 410,407
February		
The Western Advocate	Lucy White's new appointment	circulation 3,600

The Mudgee Guardian	Lucy White's new appointment http://www.mudgeeguardian.com.au/news/local/news/general/new-role-for-mudgee-tourism-ceo/2430565.aspx	
The Wellington Times	Lucy White's new appointment A story on Lucy 'Tourist chair welcomes new officer'.	
The Sunday Telegraph 'Escape'	"Getaway Wollemi - Charmed by the serenity" Angela Saurine reviews Dunns Swamp as a getaway idea and features Wheely Good 4WD tours and the Mudgee Region Visitor Info Centre <ul style="list-style-type: none"> Angela was a guest of the MRTI media visits program last winter when Wollemi Afloat were in operation, so we were able to feature Wheely Good 4WD as an alternate tour operator 	circulation 606,101
Forbes Advocate	'New Tourism Boss' After many successful years driving tourism for the region Lucy White, CEO of MRTI (Mudgee Region Tourism Inc) has accepted a new position	circulation 2,600
Australian Gourmet Traveller	Mudfest at Bunnamagoo Estate features as an event in the news section	circulation 76,036
Central West Daily	'Growing Orange Tourism' Lucy White takes new role as CEO of Central NSW Tourism	circulation 4,748
Not Quite Nigella	The story includes her accommodation at Trelawney, and dining experiences at High Valley's French Fork and Manana Tapas . It's a lovely write up and the food looks delicious! The post has attracted some lovely reader comments on Mudgee at the bottom of the page. www.notquitenigella.com/2012/02/09/the-french-fork-trelawney-farm-manana-mudgee/	over 160,000 unique readers a month, and over 370,000 page views a month
The Sun Herald	"A Perfect Hideaway" Kate Cox reviews Trelawney Farm saying she fell "head-over-heals instantly in love with the simple Victorian house and its low ceilings, cute bedrooms and stylish separate living and dining areas" and also features Market Street Cafe and the Farmers' Markets. Kate was a guest of the MRTI media visits program	circulation 410,407
Business Spectator	Lorraine Elliot's (aka Not Quite Nigella) Mudgee blog gets an additional run in Business Spectator, a leading on-line finance media outlet owned by Alan Kholer of ABC fame. Business Spectator has a solid readership base in the cashed up AB demographic, particularly among Sydney and Melbourne businesspeople. The story includes her accommodation at Trelawney, and dining experiences at High Valley's French Fork and Manana Tapas	

Australian Traveller	Mudfest at Bunnamagoo Estate features as an event in the news section	circulation 13,359
Sydney City News	Mudgee's partnership with the Pyrmont Festival of Food, Wine and Art referenced.	circulation 12,500
Mildura Midweek	"Marvel at Mudgee", Alison Plummer writes a feature on the region including Gulgong, Kandos and Rylstone. Operators featured are Cudgegong Gallery, Mandurah Studio, Fairview ArtSpace, Lue Pottery, Dunn's Swamp, 29 Nine 99, Mudgee Fine Foods and the Farmers' Markets, olive.a.twist, Leaning Oak, the small Winemakers Centre, Thistle Hill, Burnbrae Wines, Blacklea and Mudgee Honey Haven, Di Lusso, Blue Wren, the Butcher's Shop Café, Alley Cats Coffee House, Elton's Brasserie, Roth's Wine Bar, Wineglass Bar & Grill, Deeb's Kitchen, the Oriental Hotel, Cobb & Co and Ruwenzori. GBPR assisted Alison and Tourism Australia with local product information to facilitate this article	circulation 18,485
March		
Get Up and Go Magazine,	Our 'Top 10 Green Travel ideas' release continues to see strong media pick-up. http://getupandgomagazine.blogspot.com.au/	circulation 30,000 & on-line
Road Ahead Magazine (official magazine of the RACQ),	'Top 10 Green Travel ideas' http://www.roadahead.com.au/eco/top-10-green-travel-ideas-in-mudgee-for-2012/	circulation 900,000 plus 160,000 on-line copies
Australian Good Food	Mudfest featured in the 'For the Diary' section.	circulation, 75,362
Weekend Australian, A-Plus supplement	'Hog Heaven' - Rob Ingram writes another great piece on the region, this time a feature on Ormiston Free Range Pork, also mentioning Market Street Café and the Mudgee Fine Foods Farm Walks program.	circulation 293,411, readership, 820,000,
Newcastle Herald	Mudgee Top-10 Green Travel ideas for 2012 Operators featured are Botobolar, Green Pedal Tours, the Mudgee Observatory, Goulburn River Stone Cottages, the Mudgee Farmers Market, Lowe Family Wine and Market Street Café.	circulation 46,702
Sydney Morning Herald	Carolyn Boyd, 'Domain', 'Mudgee move has couple in high spirits' - A feature on Nathan and Helen William's tree change to Mudgee and their Baker Williams Distillery. We set up the feature with the SMH who called GBPR looking for local talent. Some great comments from Nathan talking of "the already established very good food and wine culture," which help to position the region in the popular Domain lift out here	circulation 189,903
The Sun-Herald	Travel weekender "Vistas, vines and rhymes - It	circulation 410,000

	may be Henry Lawson 's stomping ground but its Banjo's words that ring true at this splendid guesthouse, writes Nikki Marshall" – a 1.5 page editorial review with images of the new Rosby Guesthouse	
Business Spectator	'Milking a Mudgee Getaway' by Lorraine Elliot – this is the second story from Lorraine (after our recent hosting) and features her visit to Leaning Oak Dairy, Market Street Café, Lowe Wines and Roths Wine Bar. Lorraine also mentions visiting Juliet Horsley Homewares, Little Lane Books and Cherry Red http://readnow.mediamonitors.com.au/ReadNow.aspx?41xj08y1Fjw Business Spectator is a real-time, 24-hours-a-day business news and commentary website based in Australia and well-read amongst Sydney professionals Also online - www.notquitenigella.com/2012/03/02/leaning-oak-dairy-market-street-cafe-lowe-wines-roths-wine-bar-mudgee/	national
	Wellbeing Magazine – circulation 35,000 – 'Weed all about it' a wine piece by John Newton features Lowe Wines http://readnow.mediamonitors.com.au/ReadNow.aspx?41psBvy1Fjw <ul style="list-style-type: none"> John was assisted by MRTI in the region 	
The Sunday Mail QLD Escape	Region on the River picnic event information and image in the travel news section	circulation 479,884
The Sunday Herald Sun VIC	Region on the River picnic event information and image in the travel news section	circulation 555,684
The Sunday Telegraph NSW –	Region on the River picnic event information and image in the travel news section	circulation 606,101
The Sydney Morning Herald	Mudfest featured in the plan for next weekend section	circulation 189,803
The Saturday Daily Telegraph Best Weekend	Bike Muster at Easter event information in the travel news section	circulation 347,924
The Canberra Times	Bike Muster at Easter event information in the travel news section	circulation 33,678 -
Jetstar Magazine	Mudfest featured in the national airline's inflight magazine news section	
ABC Radio and the Central West	Mudfest Radio – Mike O'Malley has been completing interviews with local and state radio stations on leading up to this weekend's event	
Ozbabyboomers Visitvineyards	Bike Muster http://www.ozbabyboomers.com.au/travel/on_the_go/on_the_go.html http://www.visitvineyards.com/new-south-wales/events/events-festivals/info/mudgee-bike-muster	
ABC Radio Central West	feature the ' 100 Mile Picnic ' with an interview with Ray (Friday 23 March at 8.50am), the day	

	before the event. It will be with Angela Owens	
<i>Selector Life Food Wine</i>	Excellent 3-page editorial on Mudgee Region's food and wine in the current Autumn issue of Wine Selector's magazine <i>'Grounds of Glory'</i> – The New South Wales central ranges is riding the frontier of the cool climate wine trend. Three of Selector's best tour Mudgee, Orange and Cowra to get a feel for the land. The story features the September Wine and Food Festival, Skimstone Wine, Cobb and Co, Botobolar, Mudgee Brewing, Robert Stein, Market Street Café, Mudgee Fine Food Awards, Ormiston Free Range Pork, Huntington Estate, Thistle Hill, Lowe Wines, Frog Rock, di Lusso, Bunnamagoo, Mongrel, Logan Wines ❖ Plus online	circulation 83,597 – sent to 70,000 wine selector club members across Australia and 10,000 are sold at newsstands. To buy this equivalent space in advertising dollars would have cost MRTI approx \$20,000 plus production
Daily Telegraph, Best Weekend,	Mudfest featured in the Tele's what's on section	circulation 347,924
Daily Telegraph, Best Weekend	Jeffery Collerson who we recently hosted in Mudgee reviews Louee 2011 Nullo Mountain Riesling from Lowe Wines , available here:	circulation 347,924
Illawarra Mercury	The Mudgee Bike Muster is covered in the 'travel briefs' section including an image of cyclists in front of the vineyards, available here:	circulation 25,943
Central West Daily	Mudgee's 100 Mile Picnic is featured and available here:	circulation 4,748

Social Media Activity

The MRTI Facebook Business pages were updated to timeline view.

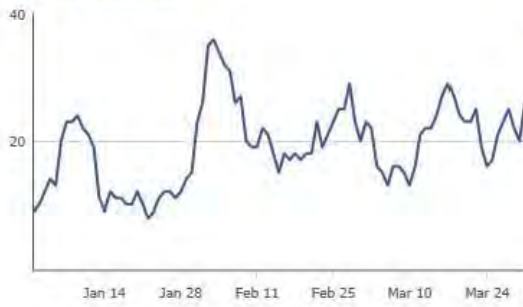
FACEBOOK INSIGHTS – JAN TO MARCH 2012



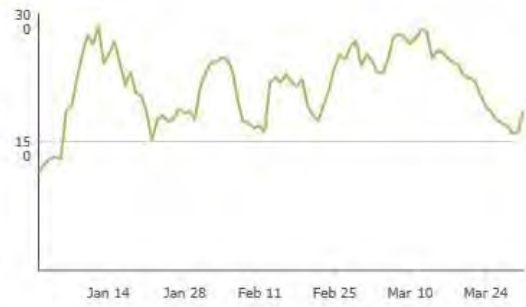
How People Are Talking About Your Page

All Stories ▾

Talking About This?

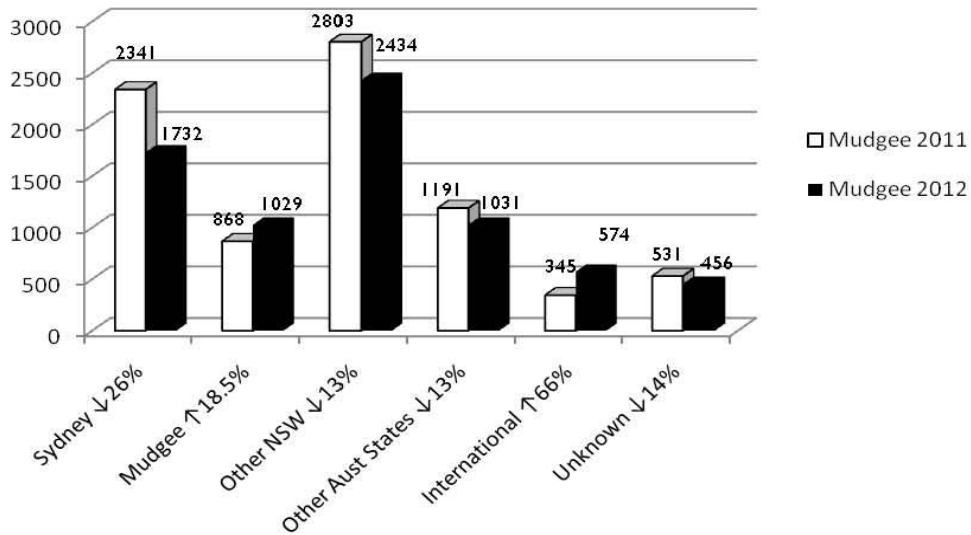


Viral Reach?

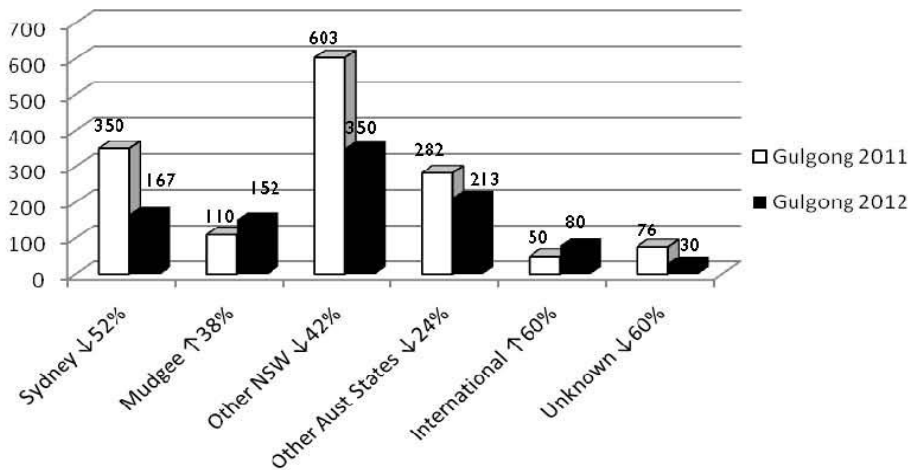


Statistics Report – Visitation

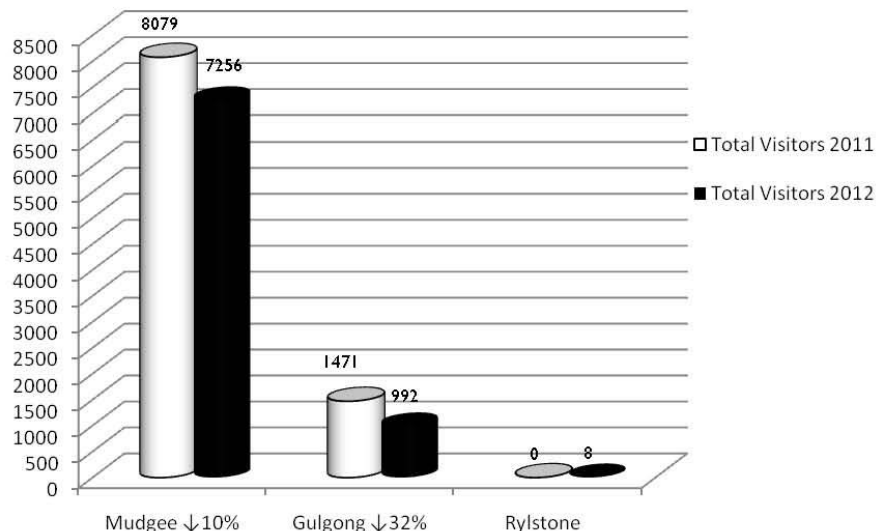
Mudgee Visitor Centre



Gulgong Visitor Centre



Total Visitation for Mudgee Region Visitor Centres has decreased 10% on the same quarter in 2011 and the Gulgong visitation has decreased 32%. No information was provided for Rylstone.



MRTI Statistics Summary

	Dec Qtr 2012	Dec Qtr 2011	Percentage Increase/Decrease
Membership			
Current Membership	366	355	↑11%
Membership Breakdown			
	2012	2011	Increase/Decrease
Winery/Cellar Door	43	44	↓2%
Touring & Transport	14	18	↓22%
Attraction	53	59	↓10%
Restaurant	36	32	↑12.5%
Local Business/Other	76	56	↑35.7%
Accommodation	144	148	↑2.7%
Membership Totals			
Statistics			
	2012	2011	
Visitor No: Mudgee	7256	8079	↓ 10%
Visitor No: Gulgong	992	1471	↓32%
Visitor No: Rylstone	Jan - 8	n/a	(misrepresented missing stats sheets)
Total Visitor No	8256	9550	↓13
Telephone Enquiries			
Mudgee	2088	1783	↑17%
Gulgong	68	62	↑9.6%

Total Phone Calls	2156	1845	↑16.5%
Website Statistics			
Unique Visitors	20728	23284	↓11%
Pages	206704	200927	↑2.8%
Hits	1937284	2394225	↑19%
Member Web Pages	358	393	↓8.9%
	2012	2011	
Total Hours Worked Mudgee 9am-5pm – 7 days per week	1586	1567.5	
Total Hours Worked Gulgong 10-3.30 – 5 days per week	357.50	352	

6.2.14 Mudgee Sewage Treatment Plant Construction Progress Report

REPORT BY BUSINESS MANAGER SERVICES TO 16 MAY 2012 COUNCIL MEETING

Mudgee Sewer update
A0100055, F0740001

RECOMMENDATION

That the report by Business Manager Services on the Mudgee Sewage Treatment Plant Construction Progress Report be received.

Executive summary

Attached for Council's information is a progress report on the construction of the Mudgee Sewage Treatment Plant. Monthly progress reports will be provided to Council for the duration of the project.

Detailed report

The attached report contains relevant information on expenditure and project programme.

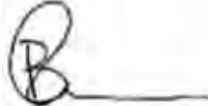
Financial implications

Contract variations to date amount to \$146,416.17 (ex GST).

Strategic or policy implications

Not applicable.

CLAIRE CAM
BUSINESS MANAGER SERVICES

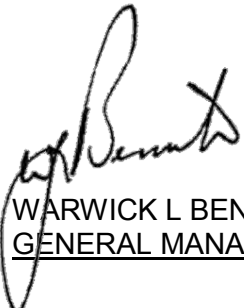


BRAD CAM
GROUP MANAGER OPERATIONS

3 May 2012

Attachments: 1. Contract No.0901709 – Project Status Report – April 2012

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER

**Contract No.0901709 - Mudgee Sewerage Augmentation
Construction of a New Sewage Treatment Plant and Associated Works**

**Project Status Report
April 2012**



Report No. 8

Issue Date: 3 May 2012

Prepared by: Claire Cam
Principal's Authorised Person

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5. Program 6

EXECUTIVE SUMMARY

Contract No.	0901709
Principal Contractor	Precision Civil Infrastructure ABN 16 097 107 956
Original Contract Sum (ex GST)	\$13,699,295.45
Approved Cost of Variations Total	\$146,416.17
Current Contract Sum	\$13,845,711.62
Contract Payments to Date	\$1,338,903.65
Total Project Cost Expended	9.7%
Date of Contract	8 August 2011
Original Contract Duration	511 calendar days Milestone 1: 28 calendar days Milestone 1+ 2: 420 calendar days (82.2%) Milestone 3: 63 calendar days (12.3%) Milestone 4: 28 calendar days (5.5%)
Approved Extensions of Time Claims	92 calendar days (18.0%)
Contract Completion Date	1 April 2013
Calendar Days Elapsed	270
Calendar Days Remaining	333
Total Project Time Expended	55.2%

Notes:

- Milestone 1 – Preparation and submission of pre-construction documents.
- Milestone 2 – Construction of the Works.
- Milestone 3 – Site testing, plant demonstration and commissioning.
- Milestone 4 – Preparation and submission of operation and maintenance manuals and work-as-executed drawings.

1. Project Status

1.1 Work Progress during April 2012

1.1.1. Aeration and Catch Balance Tanks

Concreters have poured the plain concrete blinding beneath the aeration and catch balance tanks during April. The under slab drainage system has been laid on the blinding layer and fixing of steel reinforcement has commenced in the aeration tank.

1.1.2. Amenities Building

Work carried out during March includes fixing of steel reinforcement and pouring of the amenities building slab and switch room sub-floor. The Contractor is now ready to prepare steel reinforcement and formwork for the amenities building verandah.

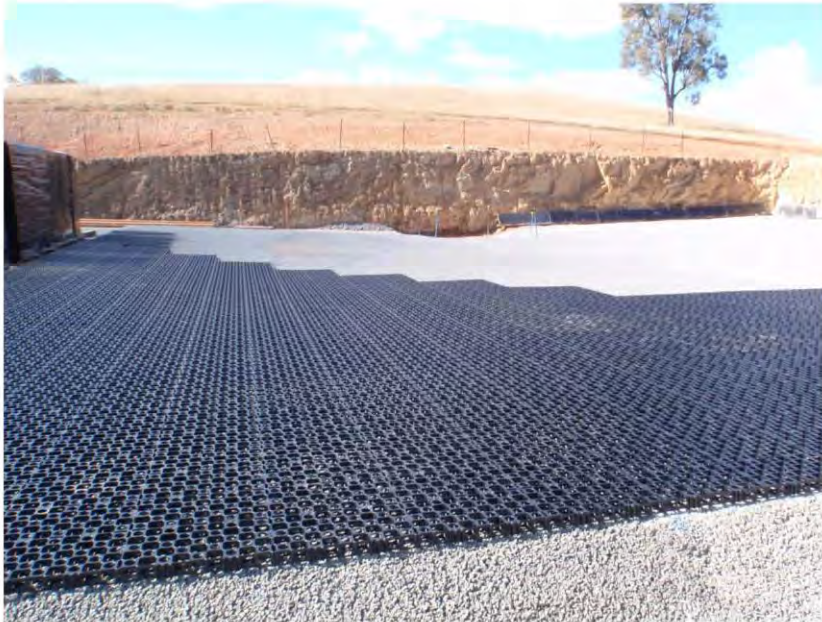
1.1.3. Design Review

The Contractor engaged a consultant to carry out a full design review of the Sewage Treatment Plant. The consultant has advised that a number of minor changes need to be made to the design to achieve compliance with relevant Australian Standards. The Contractor has submitted a fee proposal for drafting of required changes to produce 'Construction Issue' drawings.

1.1.4. Photographs



Photograph 1. Concrete blinding layer in Aeration Tank.



Photograph 2. Installation of under slab drainage in the Catch Balance Tank.



Photograph 3. Installation of steel reinforcement for Aeration Tank base.

1.2 Work Activities planned for May 2011

1.2.1. Aeration and Catch Balance Tanks

Concreters are now scheduled to pour the aeration tank base as well as commence fixing steel reinforcement for the aeration tank walls during May.

1.2.2. Amenities Building

The Contractor intends to commence installation of framework and bricklaying for the amenities building during May.

1.2.3. Inlet Works

Pipe and fittings have arrived on site and the Contractor has scheduled to complete under slab pipework for the inlet works during May. Steel reinforcement will then be fixed in preparation for pouring the concrete for the base of the inlet works structure.

2. Project Variations

A variation for drafting to produce "Construction Issue" drawings has been approved by the Acting General Manager. The value of the variation is \$5,863.00 excluding GST.

Total cost of variations = \$146,949.17 (1.07%).

3. Contractual Issues

Nil

4. Progress Payments

Progress Claim No. 4 for a sum of \$301,477.25 (ex GST) was received on the 3rd April 2012. The progress claim has been assessed and a progress payment of the full amount claimed has been approved.

5. Program

An extension of time totalling 6 weeks and 1 day (43 calendar days from 21 February to 3 April 2012) has been granted due to delays in scheduling for the manufacture of steel reinforcement for the aeration and catch balance tank. Manufacture of the steel reinforcement was scheduled following approval of the under slab drainage redesign (Variation No. 6). The total delay associated with Variation No. 6 is 13 weeks and 1 day (3 January to 3 April 2012).

The completion date for the project is now 1 April 2013. The Contractor has been requested to submit an updated program and a revised progress claim schedule that corresponds with the revised construction program.

6.2.15 Mudgee Sewerage Augmentation – Tender Recommendation for Power Supplies Contract

REPORT BY BUSINESS MANAGER SERVICES TO 16 MAY 2012 COUNCIL MEETING

6.2.15 Mudgee Sewerage Augmentation - Power supplies contract

A0100055, F0740001

RECOMMENDATION

That:

1. **the report by Business Manager Services on the Mudgee Sewerage Augmentation – Tender Recommendation for Power Supplies Contract be received;**
2. **Subject to a satisfactory financial assessment and concurrence of the NSW Office of Water, Council accepts the tender of Large Industries P/L for the Mudgee Sewerage Treatment Plant - Pad Mount Substation and Putta Bucca Sewage Pumping Station Substation Works for the sum of \$387,359.50 (including GST);**
3. **The General Manager is authorised to approve variations of up to 10% of the contract price (\$38,735.95 including GST).**

Executive summary

Tenders were called for the Mudgee Sewerage Augmentation – Mudgee Sewage Treatment Plant and Putta Bucca Sewage Pumping Station Substation Works on the 12th January 2012. The Request for Tender was issued selectively to the four Tenderers who had previously made submissions for the Mudgee Sewerage Augmentation – Construction of Two Pad-Mount Substations at Mudgee STP and Putta Bucca Sewage Pump Station in October 2010. Tenders closed on 16 February 2012 and three submissions were received. Following a detailed review of submissions it is recommended that, subject to satisfactory financial assessment and concurrence of the NSW Office of Water, Council accepts the tender of Large Industries P/L for the lump sum price of \$387,359.50 including GST (i.e. \$352,145.00 plus GST). It is further recommended that Council authorises the General Manager to approve variations of up to 10% (i.e. \$35,214.50 plus GST) of the contract sum.

Detailed report

The power line alterations and extensions required as part of the Mudgee Sewerage Augmentation were redesigned to avoid land access approval difficulties associated with the design for which tenders were initially called in October 2010. The Request for Tender, based on the revised power line design, was issued selectively to the four Tenderers who had made submissions for the initial Request for Tender in October 2010.

The NSW Department of Public Works was engaged to undertake tender assessment of the Mudgee Sewage Treatment Plant and Putta Bucca Sewage Pumping Station Substation Works. Assessment was in accordance with the agreed Tender Evaluation Plan.

The initial pre-tender estimate for the Mudgee Sewerage Augmentation - Mudgee Sewage Treatment Plant and Putta Bucca Sewage Pumping Station Substation Works contract was \$858,000 (including GST). Upon close of tenders on 16 February 2012 three tenders were received. The initial pre-tender estimate over-estimated quantities and price for overhead cabling and poles, resulting in a high pre-tender estimate. The NSW Department of Public Works reassessed the pre-tender estimate to \$488,855.00.

Tender submissions were received from the following:

1. Large Industries P/L trading as JLE Electrical
2. Poles and Underground P/L
3. Ramsben P/L trading as Country Powerline Construction

One tender submission was passed over for not conforming with the tender instructions.

Large Industries P/L had the lowest Assessed Tender Amount and is considered capable of completing the works satisfactorily. Large Industries P/L was asked to withdraw unacceptable qualifications and departures which they offered to do with an adjustment to the original Tender Amount. The Tender Amount from Large Industries P/L is 20.76% below the post tender estimate.

It is recommended that, subject to satisfactory financial assessment, Council accepts the adjusted tender of Large Industries P/L for a lump sum of \$387,359.50 including GST.

As the project will receive financial assistance from the NSW Government, concurrence of the NSW Office of Water is required prior to issuing a letter of acceptance.

Financial implications

Council has received confirmation that the Mudgee Sewerage Augmentation project is eligible for financial assistance of 26.3% for this work. Concurrence of the NSW Office of Water is required prior to issuing a letter of acceptance.

Strategic or policy implications

Council approved award of contract for construction of the new Mudgee Sewage Treatment Plant in June 2011 subject to concurrence of the NSW Office of Water. Concurrence was received on 10 August 2010 and construction of the new Mudgee Sewage Treatment Plant has commenced. Construction of two substations and associated overhead cabling and poles is required for operation of the new Mudgee Sewage Treatment Plant and Putta Bucca Sewage Pumping Station.

CLAIRE CAM
BUSINESS MANAGER SERVICES


BRAD CAM
GROUP MANAGER OPERATIONS

7 May 2012

Attachments: 1. NSW Department of Public Works Tender Recommendation Report (contained in the CONFIDENTIAL section of the Business Paper)

APPROVED FOR SUBMISSION:


WARWICK L BENNETT
GENERAL MANAGER

6.2.16 Mudgee Town Hall Progress Report – April

REPORT BY MANAGER, COMMUNITY DEVELOPMENT TO 16 MAY 2012 COUNCIL MEETING

Mudgee Town Hall Progress Report
A0100055, P0159964

RECOMMENDATION

That the report by Manager, Community Development on the Mudgee Town Hall Progress Report – April be received.

Executive summary

The following report is a progress report on the Mudgee Town Hall renovation project. These reports will provide Council with an update on the timetable and the expenditure for the project and will be presented to Council monthly through the duration of the project.

Detailed report

The Mudgee Town Hall project remains on target and within budget. The attached report acts as the detailed report and contains all relevant information.

Financial implications

Contract variations so far amount to \$57,668.60 and there has been three days extension of time agreed. The total project remains on target and within budget.

Strategic or policy implications

Not applicable.

SIMON JONES
MANAGER, COMMUNITY DEVELOPMENT

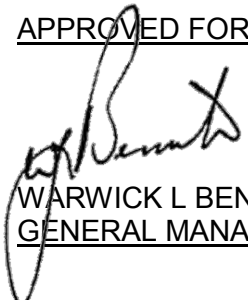


CATHERINE VAN LAEREN
GROUP MANAGER DEVELOPMENT AND
COMMUNITY SERVICES

1 May 2012

Attachments: 1. Mudgee Town Hall Renovation Project Progress Report – April 2012

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER

REPORT TO COUNCIL MEETING – 16 MAY 2012

Including Tender No.2011/10 – Mudgee Town Hall Renovation

Mudgee Town Hall Renovation Project Status Report April 2012



Report No. 5

Issue Date: 2 May 2012

Prepared by: Simon Jones
Manager, Community Development

REPORT TO COUNCIL MEETING – 16 MAY 2012

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REPORT TO COUNCIL MEETING - 16 MAY 2012

EXECUTIVE SUMMARY

Tender No.	2011/10
Principal Contractor	CCA Projects
Budget for construction tender	\$2,980,000.00
Approved Contract Variations Total	\$57,668.60
Current Contract Sum	\$2,592,668.60
Contract Payments to Date	\$467,725.80
Total Contract Cost Expended	18.04%
Date of Contract	9 January 2012
Original Contract Duration	40 weeks
Approved Extensions of Time Claims	3 days
Contract Completion Date	25 October 2012
Calendar Days Elapsed	144
Calendar Days Remaining	148
Total Project Time Expended	49.3%
Overall Project Budget (this includes items not covered by the construction tender 2011/10)	\$3,811,427.00
Total Payments to Date	\$598,104.78
Total Project Cost Expended	15.69%

REPORT TO COUNCIL MEETING – 16 MAY 2012

1. OVERALL PROJECT TIMETABLE

Task	Date to be completed by	Task Completed
Tenders Closed	October 28 th , 2011	Completed
Council decision on Tender	November 16 th , 2011	Completed
Contracts issued and work plan finalised	December, 2011	Completed
Library relocation	January, 2012	Completed
Temporary Library opened at the Stables	January 16 th , 2012	Completed
Site Preparation works Begin	January 16 th , 2012	Completed
Construction Certificate issued	January, 2012	Completed
Construction Commences	January, 2012	Completed
Main contract construction completed	October 23 rd , 2012	
Fit out of Library	November, 2012	
Relocation of library back to Town Hall building	November, 2012	
Library re-opens	November, 2012	
Acquittal of all grant programs	December, 2012	

2. OVERALL PROJECT BUDGET

Item	Budget Estimate	Actuals to date	Comments
Construction contract	\$2,592,668.60	\$467,725.80	Contract with CCA Projects signed.
Contract contingency	\$386,201.40		
Architects, engineers, consultants and project management fees	\$210,000	\$123,476.55	
Library IT infrastructure (including Library RFID system, self loan system and book security)	\$180,000		Library RFID system to be determined through LGP Contract.
Furniture, Shelving, Curtains, Blinds, Appliances	\$150,000		Specific requirements to be determined
Theatre equipment (e.g. curtains, lighting, screen, sound equipment)	\$100,000		Expressions of Interest to go out for the different elements.
Electricity substation works	\$130,000		Essential Energy works nearing completion.
Stackable chairs for Theatre	\$26,000		Specific requirements to be determined.
Parking/signage/fencing/sewer works	\$10,000	\$1,540.37	
Library and Theatre relocation and storage	\$25,000	\$4,266.88	
Stores and creditors overheads	\$1,557	\$1,135.18	
Total Budget	\$3,811,427	\$598,104.78	

Note: The budgeted amount for the contract has been increased to allow for the variations and the contingencies have been lowered accordingly. Thus, at this time, the overall project cost has not altered.

REPORT TO COUNCIL MEETING - 16 MAY 2012

3. PROJECT STATUS

3.1 Work Progress during April 2012

- 3.1.1 Construction works – The ground floor slab has been completed, including the columns for the mezzanine floor and the ramp down to the children's section. Brick work on the back wall and the eastern side has commenced with much of the work on the small eastern extension completed. Heritage restoration works have commenced on the upper floor for the window frames, walls and flooring in the Theatre auditorium. Framework for the new upstairs amenities has also commenced. A different type of insulation material is now being used and this is the subject of a contract variation credit that has been estimated at \$3,500.00. This is currently being assessed alongside other extension of time claims.
- 3.1.2 Structural and amenities issues – An extension of time claim for the installation of the additional steel beam for structural support is being assessed. This is expected to be a one day delay. Consideration is underway for the extent of any additional reinforcement of the beams in the Theatre auditorium. A solution for fire safety for the windows and fire escapes is expected soon which will allow the final designs for window materials to be determined.
- 3.1.3 Archaeological discovery – The Excavation Director is currently cleaning and recording the artefacts that were discovered on site. A variation of \$5,094.00 for the extra works associated with the archaeological discovery has been approved. A variation for an extension of time for the archaeology is currently being finalised with the estimate of 4 days being claimed.
- 3.1.4 Essential Energy electricity upgrade – These works are nearing completion. There have been major issues with this area of the footings and the need to work the footings around the existing electricity cables has caused significant design issues. A variation of \$14,407.80 has been approved for this additional work. A claim for an extension of time of 11.5 days has been provided and this is currently being assessed.

REPORT TO COUNCIL MEETING - 16 MAY 2012

3.2 Work Activities planned for May 2012

- 3.2.1 Continued construction works – Works on the rear extension will continue throughout May. This will include the establishment of the mezzanine level. Construction of the eastern extension will also continue and works on the western side should also commence in the near future. Upstairs restoration works on the Theatre auditorium will continue.
- 3.2.2 Internal power and cabling – A proposal for changes to the scope of the internal electrical works has been agreed. This affects the layout and the number of distribution boards but provides greater levels of warranty and security for the works throughout both new and existing parts of the building. A variation of approximately \$5,000.00 is expected for this. Designs for the requirements for the lighting and sound for the Theatre are also being developed. These will be incorporated into the works.
- 3.2.3 Further planning works for Library and Theatre interior – Work outside of the construction contract includes the selection of a range of furniture items, shelving and equipment for the library and Theatre spaces. A technical specification brief for the Theatre has been developed which will guide the purchase of curtains, stage lighting and sound equipment as well as cinema equipment in the future. An expression of interest for supply of the different components of this brief will be advertised in the near future.
- 3.2.4 Library Technology Upgrade – Planning work has been undertaken for the installation of the fibre optic line that will be run from the main Council building to the Town Hall building (via Short Street). The upgrade of the Library also involves the introduction of Radio Frequency Identification (RFID) for the library items. This will allow for security for the library items and will also allow for self loan stations to be installed. There is a Local Government Procurement Contract for RFID installation and we have working through this project with a couple of these companies. A report on this will be provided to Council for approval in June.

4. Project Variations

Total cost of variations = \$ 57,668.60 (2.2%).

This consists of:

- Additional demolition of internal roof structure (\$4,218.50)
- Additional steel beam installation (\$7,831.00)
- Additional works on amenities for ground and upper floor (\$26,117.30)
- Change of scope for footings due to Essential Energy works (\$14,407.80)
- Additional excavation costs to CCA due to archaeological discovery (\$5,094.00)

5. Contractual Issues

Nil

6. Contract Progress Payments

\$ 467,725.80 (18.04%)

REPORT TO COUNCIL MEETING - 16 MAY 2012

7. Program

Awaiting updated program of works from CCA Projects.

8. Project Focus Group

A Project Focus Group has been established to review the progress of the contract. At this point, The Project Team consists of Council staff members Brad Cam, Julian Geddes and Simon Jones as well as the contracted Project Manager, Cameron Anderson. Neil Bungate from the Finance team will provide additional financial support when required.

6.2.17 Flood Study for Kandos and Rylstone

REPORT BY MANAGER ENVIRONMENT TO 16 MAY 2012 COUNCIL MEETING

Report on Rylstone Kandos Draft Flood Study
A0100055, F0710003, A0411101

RECOMMENDATION

That:

1. **the report by Manager Environment on the Flood Study for Kandos and Rylstone be received;**
2. **that the draft Flood Study Report for Kandos and Rylstone be placed on public exhibition for a period of twenty-eight days.**

Executive summary

Council has commenced the development of floodplain risk management plans for both Kandos and Rylstone. This is being undertaken in phases, in accordance with the NSW Government's (2005) Floodplain Development Manual.

We have engaged the consultant Sinclair Knight Merz (SKM) to undertake a flood study, a floodplain risk management study (FRMS) and plan (FRMP). SKM has delivered to Council the draft flood study report which presents the riverine and overland flood investigations undertaken for the towns of Rylstone and Kandos.

The draft flood study needs to be placed on public exhibition to provide the community with an opportunity to give feedback on the results of the flood study. The finalised flood study will be the baseline information used the development of the FRMS and draft FRMP. These documents will recommend the formal floodplain risk management strategies to provide an appropriate level of protection for the Kandos and Rylstone communities.

Detailed report

Council is responsible for local planning and land management however currently within the towns of Kandos and Rylstone there are no formal floodplain risk management strategies in place to provide an appropriate level of protection for the local communities. Further, there are no formal emergency management strategies to effectively manage the continuing flood problems for the two towns.

Hence, we have commenced the development of a FRMP for both Kandos and Rylstone. This is being undertaken in accordance with the NSW Government's (2005) Floodplain Development Manual and in doing so we are moving through the five sequential stages prescribed by the NSW government's Flood Prone Land Policy, as set out below:

1. Data Collection	Involves compilation of existing data and collection of additional data
2. Flood Study	Determines the nature and extent of the flood problem

3. Floodplain Risk Management Study	Evaluates management options in consideration of social, ecological and economic factors relating to flood risk with respect to both existing and future development
4. Floodplain Risk Management Plan	Involves formal adoption by Council of a plan of management for the floodplain
5. Implementation of the Plan	Implementation of flood, response and property modification measures (including mitigation works, planning controls, flood warnings, flood preparedness, environmental rehabilitation, ongoing data collection and monitoring by Council

To meet the requirements of the Floodplain Development Manual, the FRMP for Kandos and Rylstone will address the existing, future and continuing flood problems and needs to:

- reduce the flood hazard and risk to people and property in the existing community;
- protect, maintain and, where possible, enhance the river and floodplain environment; and
- ensure flood management decisions integrate the social, economic and environmental considerations.

Council is undertaking the development of the FRMP in three phases and we are currently in the first stage. Major activities in this phase are:

PHASE 1

Initial Investigations

- A site inspection;
- Data collection and review of all relevant documents, data and reports;
- Consultation with the community and stakeholders; and
- Identification of additional data needs to undertake the study.

Flood Study

- Review of existing hydrologic and hydraulic models for the Cudgegong River catchment at Rylstone and defining flood behaviour for 0.5%, 1%, 2%, 5%, 10%, 20% Annual Exceedance Probability (AEP) events and the Probable Maximum Flood (PMF) event;
- Investigations of overland flooding for both Kandos and Rylstone under the existing catchment and floodplain conditions for the full range of flood events including 0.5%, 1%, 2%, 5%, 10%, 20% AEP events and the PMF event;
- Identification of flooding issues within the catchments and an assessment of the existing stormwater drainage network in both Kandos and Rylstone; and
- Preparation of provisional flood mapping for both Kandos and Rylstone for the PMF, 1% AEP, 1% AEP +0.5m and 20% AEP events.

The second phase (Phase 2) will involve developing the FRMS for both towns and Plan, with the Plan being implemented in the third phase (Phase 3).

Council engaged the consultant Sinclair Knight Merz (SKM) in June 2011 to undertake the work involved in these three phases and the work required for phase 1 is now drawing to conclusion.

SKM has undertaken initial investigations, including data collection and review of relevant data, community consultation and the flood study. During this time, additional topographic survey of the stormwater infrastructure was also collected by Insites.

The flood study has assessed riverine flooding for the Cudgegong River in Rylstone, including a dambreak assessment for Rylstone Dam, the stormwater capacity for both Kandos and Rylstone townships and the local overland flooding for both townships.

Hydrologic and hydraulic computer models for Cudgegong River developed in a previous study were updated to define riverine flood behaviour for Rylstone. A range of flood events between 20% AEP and PMF events was investigated and flood extents and provisional flood hazard mapping were undertaken to define flood behaviour in Rylstone. Flood behaviour due to potential failure of Rylstone Dam was also assessed.

The capacity of the stormwater systems for both Kandos and Rylstone was assessed through the development of computer based hydrologic model DRAINS. Hydraulic modelling was undertaken using HEC-RAS hydraulic models to define local overland flood behaviour for both towns. Results from HEC-RAS models were used to map flood extents and provisional hazards on local overland flowpaths.

SKM has delivered to Council the draft flood study report which presents the investigations, detailed hydrologic and hydraulic modelling and provisional mapping undertaken in this study.

This document should now be put on public exhibition to seek community feedback on the results of the flood investigations that have been undertaken on the two townships. Any submissions will be reviewed by Council and the consultant and the final Flood Study report produced. This allows Council to move to Phase 2 of the process, which is outlined below.

PHASE 2

- An assessment of potential flood management and mitigation measures in order to achieve improvements necessary to meet the required service levels. Such measures may include improved drainage works within both Kandos and Rylstone, levees, bypass floodways, culvert amplification, house floor raising, construction of flood retarding basins, flood warning and public education, zoning and development control, voluntary purchase etc;
- Estimation of flood damages and annual average damages and their net present worth;
- An economic assessment of the floodplain management measures based on life cycle cost and benefits;
- Prioritisation of improved drainage measures and estimate the cost thereof; and
- Final flood mapping.

Financial implications

This study is being funded by State government grant funding and from Council's management plan.

Strategic or policy implications

Once finalised, Flood Study report will provide a baseline assessment to inform Phase 2, the development of the Floodplain Risk Management Study and Draft Plan. It is not in itself the document on which planning decisions are made. Phase 2 will recommend formal floodplain risk management strategies to provide an appropriate level of protection for the Kandos and Rylstone communities.

SHIREEN MURPHY
MANAGER ENVIRONMENT

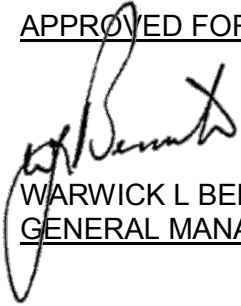


CATHERINE VAN LAEREN
GROUP MANAGER, DEVELOPMENT & COMMUNITY SERVICES

4 May, 2012

Attachments: 1. Draft Flood Study Report for Kandos and Rylstone (included at the end of the Business Paper)

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER

6.2.18 Target Country Progress Report - April 2012

REPORT BY GROUP MANAGER - OPERATIONS TO 16 MAY 2012 COUNCIL MEETING
REPORT TO COUNCIL - APRIL 2012 - TARGET COUNTRY
A0100055, P0199811

RECOMMENDATION

That the report by the Group Manager - Operations on the Target Country Progress Report – April be received.

Executive summary

The Target Country project construction commenced the week 7 November 2011.

Please see attached progress report for the Target Country building. All other updates are noted in the body of this report.

Detailed report

Carpark is under construction and is due for final seal will be the week commencing the 14/05/2012.

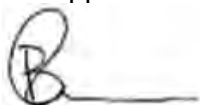
Financial implications

The total project cost is \$2,545,285 (excluding GST)

Item	Approved Estimate May 2011	Actual Budget	Actuals to date
Site Investigation Costs	\$2,500	\$2, 500	\$ 0
Council & Authority Costs/Legal	\$10,000	\$415,000	\$414,952
Professional Consultants Costs	\$125,000	\$ 93,500	\$55,000
Leasing & Selling Costs	\$10,000	\$10,000	\$10,552
Design & Construction Costs	\$1,430,000	\$1,274,285	\$911,836
Other Allowances (contingencies)	\$147,000	\$50,000	\$2,613
Car park	\$700,000	\$700,000	\$317,454
Additional Variation Payment by Country Target	\$	\$40,345	\$36,677
TOTAL	\$2,424,500	\$2,585,630	\$1,749,084

Strategic or policy implications

Not applicable.

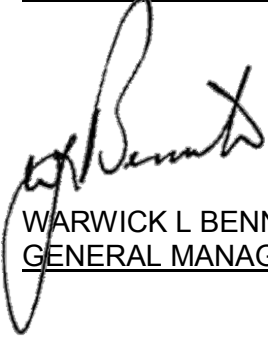


BRAD CAM
GROUP MANAGER - OPERATIONS

1 May 2012

- Attachments:*
1. Progress Report – April 2012
 2. Variation
 3. April 2012 Meeting (Defects List)

APPROVED FOR SUBMISSION:

A handwritten signature in black ink, appearing to read 'Warwick L Bennett', written over a horizontal line.

WARWICK L BENNETT
GENERAL MANAGER

Contract No. 2011/07 – Target Country Construction

Target Country Project Status Report April 2012



Report No. 6

Issue Date: 1 May 2012

Prepared by: Brad Cam
Project Manager

Contract No. 2011/07 – Target Country Construction

Contents

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 1.1 Work Progress during April 2012 4

2. Project Variations..... 4

3. Contractual Issues 4

4. Progress Payments..... 4

5. Program 4

6. Project Focus Group 4

7. Attachments..... 4

Contract No. 2011/07 – Target Country Construction**EXECUTIVE SUMMARY**

Contract No.	2011/07
Principal Contractor	CCA Projects ABN 82 845 001 133
Original Contract Sum (ex GST)	\$1,274,284.93
Target paid approved Contract Variations Total	\$36,677.89
Council Paid approved variations	\$2,613.60
Current Contract Sum	\$1,313,576.42
Contract Payments to Date	\$1,230,097.00
Total Project Cost Expended	11.9%
Date of Contract	31/10/ 2011
Original Contract Duration	119 calendar days
Approved Extensions of Time Claims	7.5
Contract Completion Date	20th April 2012
Calendar Days Elapsed	119
Calendar Days Remaining	0
Total Project Time Expended	100%

Contract No. 2011/07 – Target Country Construction

1. Project Status

1.1 Work Progress during April 2012

- The plumbing internal works will be completed
- Plastering and suspended ceilings will be installed
- Painting and fixtures to ramp will be completed
- Hand over to Target Country will occur enabling internal fit out to occur

2. Project Variations

Country Target requested CCA Projects to undertake 3 variations to the value of \$36,677.89 excluding GST. Council have charged a 10% administration fee on top of the 3 variations resulting in Country Target paying us a total \$40,345.68 excluding GST.

Council as the owners of the building have approved one variation the replacement of the flashing to the old parapet total value \$2,613.60.

3. Contractual Issues

Nil

4. Progress Payments

- 1st payment \$152,071.98
- 2nd payment \$154,693.66
- 3rd payment \$279,590.75
- 4th payment \$325,479.72 exc. GST
- 5th payment \$318,260.89

5. Program

The Contractor has submitted a program that complies with the Conditions of Contract.

6. Project Focus Group

A Project Focus Group has been established to review the progress of the contract. The Project Focus Group consists of the following staff and contractor representatives: Rhys Brotherton (LMG), Brad Cam (MWRC), Jason Gaff (CCA Projects)

Project Focus Group second meeting was held on the 20th December 2011 and the minutes are attached.

7. Attachments

- A. Variations Register- see attached
- B. Meeting minutes- April 2012

ATTACHMENT 2 – VARIATION

Club Construction Australia Pty Ltd

PO Box 30
MUDGEES NSW 2850

ABN: 62845001133
Phone: 02 6372 9065
Fax: 02 6372 0095

Contract Variation - Submitted

To: **Mid-Western Regional Council**
PO Box 156
MUDGEES NSW 2850

Project: CP00004
Vary: **V0005**
Date: 09 Mar 12

ABN:96 149 391 332
Hereafter called the Customer

Code: MIDWES
Client ref: MIDWEST
Phone: 02 6378 2850
Fax:
Email:

Project:
Target Country Mudgee
PO Box 156
Mudgee NSW 2850

There has been a change in the contract scope of works as follows, and we submit our variation for approval.

Labour and Materials to replace alcor parapet flashing to western elevation of existing roof. See attached quotation from BMR Roofing.

Extension of time for 0 working days is applicable.
Prolongation costs are Subject to a separate variation

<p><i>This document must be signed by a company authorised person.</i></p> <p><i>Any person signing personally warrants that s/he is authorised to do so.</i></p>	Submitted Value excluding GST	2,613.60
	GST if applicable	261.36
	Submitted Value including GST	2,874.96
<p>Signed by Club Construction Australia Pty Ltd</p>	<p>Signed by Customer</p>	
<p>Name of person signing / Capacity</p>	<p>Name of person signing / Capacity</p>	

ATTACHMENT 3 – BMR BUILDING - INVOICE



Date: 5/03/2012

Invoice #: 00000067

Your Order #:

CCA PROJECTS
Level 1, 30 Market St
Mudgee NSW 2850

TAX INVOICE

	Amount	Code
TARGET MUDGEE	\$2,376.00	GST

Supply and install new overflashing to parapet wall on western side of existing building.

Remove cabsris and clean gutter. Measure, supply install new flashings to replace existing cracked leaking flashings.
\$66lm

Direct Deposit
BMR BUILDING PTY LTD
BSB - 062577
ACC - 16214138

SALE AMOUNT:	\$2,376.00
GST:	\$237.60
Total Inc GST:	\$2,613.60
Amount Applied:	\$0.00
Balance Due:	\$2,613.60

29-Mar-12

TARGET COUNTRY - 75 MORTIMER STREET MUDGEE
LESSEE VARIATIONS

LINE NO.	DESCRIPTION	SUBMISSION DATE	CCA QUOTE (GST Excl)	COUNCIL ADMIN & FUNDING	TOTAL COST	APPROVAL STATUS	APPROVED AMOUNT
1	Upgrade to glazed balustrade for store entry ramp	5.12.11	\$6,204.00	\$620.40	\$6,824.40	Approved 7.12.11	\$6,824.40
2.1	Raised floor to window display	2.02.12	\$2,681.80	\$268.18	\$2,949.98	Approved 28.02.12	\$2,949.98
2.2	Supply & install UPS Equipment	2.02.12	\$2,635.90	\$263.59	\$2,899.49	Approved 28.02.13	\$2,899.49
2.3	Lighting adjustments	2.02.12	\$2,380.70	\$238.07	\$2,618.77	Approved	\$2,618.77
3.0	Layby Relocation	1.03.12	\$22,775.50	\$2,277.55	\$25,053.05	Approved	\$25,053.05
					\$40,345.68	\$0.00	\$40,345.68

GST TOTAL \$4,034.57
TOTAL \$44,380.25

MONTHLY CONFIRMATION:

Peter Samson
For & on Behalf of Target Australia Limited
Date: 29/3/12

DEFECT LIST - Target Country 75 Mortimer St Mudgee, Handover Inspection
20 APRIL 2012



		STATUS
	EXTERNAL	
1.	<u>FRONT ELEVATION</u>	
1.1	Liaise with Country Energy about cover to incoming power termination	
1.2	Patch and repaint panel pin holes to panel adjacent LHS pillar	
1.3	Paint existing soffit as per initial Tender scope	
1.4	Provide natural anodised trim angle between soffit and top edge of glazing frame	
1.5	Polyfill and repaint butt end joints to facade moulded lengths	
1.6	Skim and repaint flute infills so differential finish is not visible. Repair flutes to base of pillars.	
1.7	Trim bolts to entry soffit	
1.8	Remove paint overspray to glazing at edge of window frames	
2.	<u>SIDE ELEVATION</u>	
2.1	Complete water meter installation (COUNCIL)	
2.2	Patch and repaint fillet rebate to precast panels in various locations	
2.3	Patch lifting lug at rear of front panel and repaint	
2.4	Install DP guards	
3.	<u>REAR ELEVATION</u>	
3.1	Replace sample installation of DP guards. Flange to butt up hard against panel.	
3.2	Complete security grills to rear windows.	
3.3	Patch and repaint fillet rebate to precast panels adjacent loading dock	
3.4	Patch lifting lug and repaint downpipe and panel on return side elevation to common boundary.	
4.	<u>ROOF</u>	
4.1	Scrub swarf from new roof. Particularly under platform.	

		STATUS
4.2	Seal and paint backside of blue board to LHS of front parapet	
4.3	Clean out sump and guard to front LHS of existing gutter.	
4.4	Clean awning gutter	
4.5	Secure leaf guards to new roof with strap / cable secured to parapet flashing.	
4.6	Complete and commission AC	
4.7	Complete web forge panel in front of MSB. Secure gaps to existing joints with bridging piece beneath.	
4.8	Remove unused cleats to condenser deck platform visible from ground to match roof.	
4.9	Link external signage floodlights to security controls so switched off at lock up.	
	INTERNAL	
5.	<u>ENTRY</u>	
5.1	Paint out entry blower to match wall	
5.2	Paint out MDF access panel	
5.3	Cut down height of fire hose reel cupboard to match glazed balustrade and repaint in gloss enamel. (STREET BUILD)	
5.4	Supply and install safety stickers to glazed entry doors (TARGET)	
6.0	<u>SELLING FLOOR</u>	
6.1	Replace damage ceiling tiles and cross bars as marked.	
6.2	Supply & install ends caps to wall wash lighting (*4)	
7.	<u>OFFICES & AMENITIES</u>	
7.1	Supply & install kick plates to doors as per spec	
7.2	Paint top edge of tiles to staff splashback and amenities	
7.3	Fix light to disabled toilet	
7.4	Supply and install back rest, low level coat hook and ambulant grab rails to disabled toilet	
7.5	Patch and paint outdoor header to male toilet retrofitted for lift off hinges	
7.6	Remove overspray to vision panel glazing	
7.7	Install emergency light to fitting room	
8.	<u>STOCKROOM</u>	
8.1	Provide fish eye to stockroom door	

		STATUS
8.2	Reverse hold open lock bar to PVC flap doors	
8.3	Patch lifting lug to precast panel adjacent cleaners sink	
8.4	Replace tube to fluorescent light	
8.5	Paint out steel columns	
8.6	Secure base of roof access ladder	
9	<u>GENERAL</u>	
9.1	Tag all FHR	
9.2	Remove smoke detector covers (Street Build)	

6.2.19 Road Naming – Correction to Section of Cooyal Street

REPORT BY MANAGER REVENUE & PROPERTY TO 16 MAY 2012 COUNCIL MEETING

Street Naming (final) - Correction of name to a small section of Cooyal Street
A0100055,

RECOMMENDATION

That:

1. **the report by Manager of Revenue & Property on the correction of name for a small section of Cooyal Street be received;**
2. **Council formally approve the renaming of a small section of Cooyal Street, White Street**

Executive summary

A small section of Cooyal Street is separated from the majority of Cooyal Street and appears more like a continuation of White Street. Formal approval is requested to rename this small section of Cooyal Street, White Street.

Detailed report

Approximately 107 metres of Cooyal Street is separated from the majority of Cooyal Street by approximately 290 metres of land. This section of Cooyal Street curves from the intersection with White Street to the intersection with Herbert Street and is a continuation of White Street. Renaming will avoid the confusion of looking for a Cooyal Street address if accessed from the Herbert Street intersection.

No street addressing will be affected by this change in street name.

The Geographical Names Board has been advised of this street name amendment and has no objection.

Council provisionally approved the amended naming of this section of Cooyal Street at the 21/3/12 Council Meeting.

The street name was advertised in the 13/4/12 issue of the Community News but no submissions were received.

Notices of the new street names were served on Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire Service, NSW Rural Fire Brigades, NSW Police Force, NSW SES and NSW VRA with no submissions/objections received.

Financial implications

Cost of Gazettal notice plus the replacement of 2 street signs at an approximate cost of \$700.00. These costs are included in the 2011/2012 Management Plan.

Strategic or policy implications

Street naming is legislated under the Roads Act 1993. This Act empowers the authority in charge of the road with the rights to name it. The amended naming of this road will ensure no confusion in relation to the addressing on Cooyal Street and will allow future addressing on White Street. Section 162 of the Roads Act (1993) states that "a road authority may name and number all public roads for which it is the authority. A roads authority may not alter the name of a public road unless it has given the Geographical Names Board (GNB) at least two months notice of the proposed name".

In accordance with Council's Road Naming Policy, should Council formally endorse the amended naming of this street, notice of the approved name will be:

1. published in the Government Gazette
2. concurrently, notice of the amended name will be sent to Australia Post, the Registrar General, the Surveyor General, the Chief Executive of the Ambulance Service of NSW, New South Wales Fire Brigades, the NSW Rural Fire Service, the NSW Police Force, the State Emergency Service, The New South Wales Volunteer Rescue Association Inc, and, in the case of a classified road - the RTA.

DIANE SAWYERS
MANAGER REVENUE & PROPERTY


LEONIE JOHNSTON
ACTING GROUP MANAGER
FINANCE & ADMINISTRATION

7 May 2012

Attachments: 1. Correspondence received from the Geographical Names Board
2. Map of affected streets

APPROVED FOR SUBMISSION:


WARWICK L BENNETT
GENERAL MANAGER

ATTACHMENT 1



**Land & Property
Information**

Panorama Avenue BATHURST
P O Box 143
BATHURST NSW 2795
Tel: (02) 6332 8440
Fax: (02) 6332 8415
Email: bob.davis@lpma.nsw.gov.au
www.lpma.nsw.gov.au

The General Manager
Mid Western Regional Council
P O Box 156
MUDGEES NSW 2850

Attention: Carolyn Atkins
5th March 2012

Your Ref: CA: F0650101 R0790141
Our Ref: T02/0175 2012 - 026



Dear Madam,

**ROADS ACT 1993, ROADS (GENERAL) REGULATION 2008
SECTION 162 – NAMING OF PUBLIC ROADS**

I refer to your letter of 1st March 2012 which proposed the following public road name:

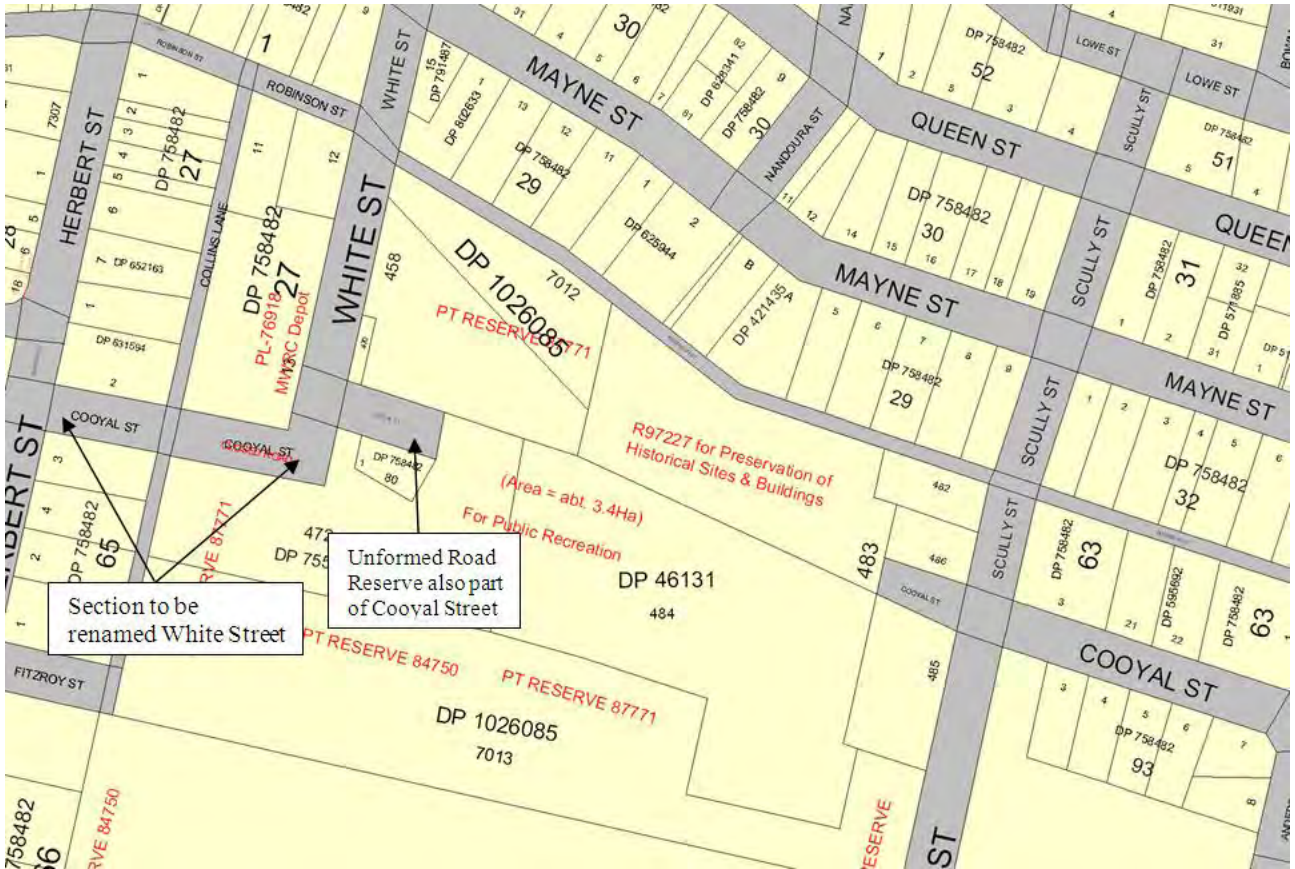
WHITE STREET

On behalf of the Geographical Names Board (GNB), Surveyor General (SG) and Registrar General (RG), the name has been reviewed under the GNB Guidelines for the Naming of Roads and there is no objection to its use.

Yours Faithfully

Bob Davis, Team Leader DCDB Update
For Division Manager Information Sourcing

ATTACHMENT 2





6.2.20 Naming of New Road off George Campbell Drive – E H (Tim) Loneragan Drive

REPORT BY MANAGER REVENUE & PROPERTY TO 16 MAY 2012 COUNCIL MEETING
Street Naming (final) – Unnamed new road Airport Subdivision
A0100055, R0790041

RECOMMENDATION

That:

1. **the report by the Manager Revenue & Property on the naming of Tim Loneragan Drive be received;**
2. **Council formally approve the naming of E H (Tim) Loneragan Drive for the new road that runs north off George Campbell Drive.**

Executive summary

Formal approval is requested to name the unnamed road within the Airport subdivision, E H (Tim) Loneragan Drive.

Detailed report

Following the construction of a new subdivision at Mudgee Airport which included a new road, Council Staff began to look at possible names related to local aviation history. One stood out.

Edward Heaton (Tim) Loneragan was born on 26/3/1904 and was probably the first local in the Mudgee area to gain a pilot's licence (Mudgee Airport Master Plan 2005 Final Report). According to a report in the Sydney Morning Herald (13/1/1930), Tim Loneragan was the first resident of Mudgee to own his own plane, a DeHavilland Moth, which he flew from Sydney to Mudgee in 1 hour 45 mins. Tim enlisted in the Royal Australian Air Force (RAAF) at the outbreak of World War Two and served with distinction, rising to the rank of Wing Commander. After the War he received the Air Force Cross. The current passenger terminal was opened by Mr Loneragan in 1998. Mr Loneragan passed away on 28/7/2001.

The Geographical Names Board has been advised of this street name and has no objection to E H (Tim) Loneragan Drive

Council provisionally approved the naming of Tim Loneragan Drive at the 21/3/12 Council Meeting. However the name of the road needs to reflect his full name including the initials E H.

The street name was advertised in the 13/4/12 issue of the Community News but no submissions were received. One verbal enquiry was made and the enquirer was advised to send in a written submission however none was received.

Notices of the new street names were served on Australia Post, the Registrar General, the Surveyor General, the NSW Ambulance Service, NSW Fire Service, NSW Rural Fire Brigades, NSW Police Force, NSW SES and NSW VRA with no submissions/objections received.

Financial implications

Cost of Gazettal notice plus 1 street sign at an approximate cost of \$400.00. These costs are included in the 2011/12 Management Plan.

Street sign to be installed at the intersection of the new road with George Campbell Drive.

Strategic or policy implications

Street naming is legislated under the Roads Act 1993. This Act empowers the authority in charge of the road with the rights to name it. The naming of this road will allow the completion of street addressing and allow properties at the Airport to have a distinctive street address. Section 162 of the Roads Act (1993) states that "a road authority may name and number all public roads for which it is the authority. A roads authority may not alter the name of a public road unless it has given the Geographical Names Board (GNB) at least two months notice of the proposed name".

In accordance with Council's Road Naming Policy, should Council formally endorse the naming of this new road, notice of the approved name will be:

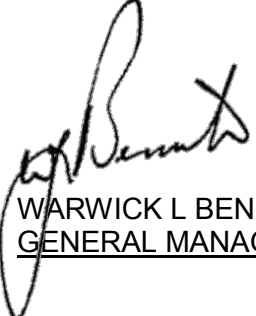
1. published in the Government Gazette
2. concurrently, notice of the new name will be sent to Australia Post, the Registrar General, the Surveyor General, the Chief Executive of the Ambulance Service of NSW, New South Wales Fire Brigades, the NSW Rural Fire Service, the NSW Police Force, the State Emergency Service, The New South Wales Volunteer Rescue Association Inc, and, in the case of a classified road - the RTA.

DIANE SAWYERS
MANAGER REVENUE & PROPERTY


LEONIE JOHNSTON
ACTING GROUP MANAGER
FINANCE & ADMINISTRATION

- Attachments:*
1. Correspondence received from the Geographical Names Board
 2. Map of new road at the Airport to be named

APPROVED FOR SUBMISSION:


WARWICK L BENNETT
GENERAL MANAGER

ATTACHMENT 1



Land & Property Information

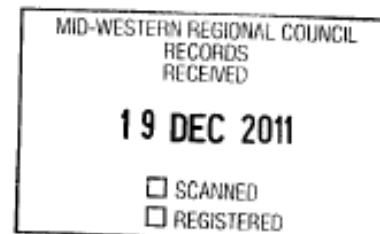
Panorama Avenue BATHURST
P O Box 143
BATHURST NSW 2795
Tel: (02) 6332 8440
Fax: (02) 6332 8415
Email: bob.davis@lpma.nsw.gov.au
www.lpma.nsw.gov.au

The General Manager
Mid Western Regional Council
P O Box 156
MUDGEE NSW 2850

Attention: Fiona Hemmy

14th December 2011

Your Ref: FH:R0790141
Our Ref: T02/0175 2011 - 182



Dear Madam,

ROADS ACT 1993, ROADS (GENERAL) REGULATION 2008 SECTION 162 – NAMING OF PUBLIC ROADS

I refer to your letter of 9th December 2011 which proposed the following public road name:

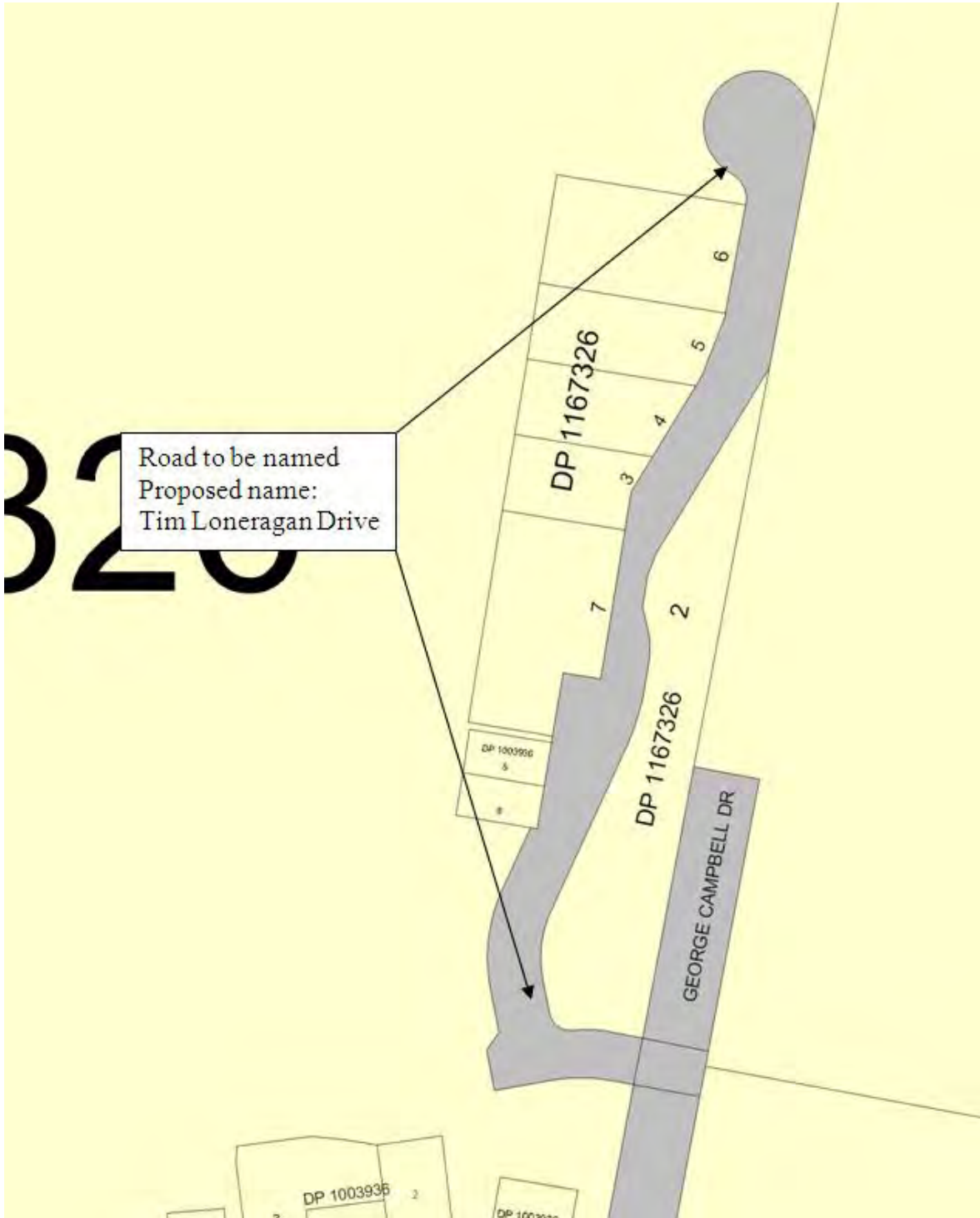
TIM LONERAGAN DRIVE

On behalf of the Geographical Names Board (GNB), Surveyor General (SG) and Registrar General (RG), the name has been reviewed under the GNB Guidelines for the Naming of Roads and there is no objection to its use unless it refers to a living person.

Yours Faithfully

A handwritten signature in black ink that reads "Davis 14/12/11".

Bob Davis, Team Leader DCDB Update
For Division Manager Information Sourcing



6.2.21 Tender Assessment - 2012/01 Banking Services

REPORT BY FINANCIAL ACCOUNTANT TO 16 MAY 2012 COUNCIL MEETING

Tender Assessment – Banking Services

A0100055, A0411201

RECOMMENDATION

That:

- 1. Council accepts National Australia Bank for tender 2012/01 for the provision of banking services and that Council enter into a contract with National Australia Bank in accordance with clause 178 of the Local Government (General) Regulation 2005.**
- 2. Council authorises the General Manager to finalise and execute the contract on behalf of Council with National Australia Bank for Banking Services 2012/01**
- 3. The unsuccessful tenderers be notified that their tenders were unsuccessful.**

Executive summary

Council has invited tenders for the provision of banking services. Tenders were called due to the expiry of Council's current contract with The Commonwealth Bank of Australia on 30 June 2012.

Tenders were called on 9 March 2012 for the provision of banking services and closed on the 2nd of April 2012. Four tenders were received.

Advertisements for the tender were placed in the Local Government Tenders section of the Sydney Morning Herald, Community News, Mudgee Guardian and Council's website on Tuesday 13th of March, Friday 16th of March and the 9th of March respectively.

The terms of the contract are 5 years.

The tendering process was initiated and a Procurement Plan and Tender Evaluation Plan were developed. A Tender Assessment Panel was formed, comprising representatives from the most relevant departments within Council. Members of the Tender Assessment Panel used the Evaluation Plan and methodology to determine which tenderers offered the best value for money in the provision of banking services to Council.

The recommendation to Council is to award the banking services tender to the National Australia Bank (NAB). NAB has offered the lowest annual fees and the highest interest earned from funds in Council's Cheque and Online Saver accounts. After considering the estimated costs associated with changing banks there is not a significant price difference between Council's current bankers, The Commonwealth Bank of Australia (CBA) and NAB.

The areas where the NAB shows significant benefits over CBA are internet and software processing capabilities and customer service. Better corporate card processing software allows efficiency gains for staff to easily account for expenses and record information. NAB's experienced relationship team is based at the Mudgee branch supported by a regional transaction specialists and executive management. The NAB's local relationship team contrasts with CBA's customer

service model which involves very little contact with our local branch and a relationship management team based in Sydney.

Detailed report

Tenders Received

The Tenders received were as follows:

Australia & New Zealand Banking Group (ANZ)
The Commonwealth Bank of Australia (CBA)
National Australia Bank (NAB)
Westpac Banking Corporation (Westpac)

Late Tenders

No late tenders were received.

Conforming Tenders

All tenders met the mandatory requirements and proceeded to a detailed evaluation.

Non-complying or Alternate Tenders

No non-conforming or alternate tenders were received.

Evaluation Methodology

The objective of the evaluation was to select the tenderer offering the best value for money in a rational and defensible way which is fair to all tenderers. The evaluation criteria and criteria weightings applied to this evaluation process are shown below:

Evaluation Criteria	Weighting
Price	50%
Internet and processing software capabilities	30%
Customer service	15%
Additional services	5%

Detailed evaluation plan weightings are in Attachment 1 – Evaluation Plan.

Tenders were evaluated strictly in accordance with the Tender Evaluation Plan, and in compliance with the provisions of the *Local Government Act 1993* and Local Government (General) Regulation 2005.

Tender Evaluation Process

The evaluation was conducted in five stages:

1. An initial cull of any seriously non-conforming tenders such as late tenders, tenders not following the instructions set out in the Request for Tender documents, or tenders which clearly were not of an acceptable standard to warrant further detailed evaluation. No tenders were culled in this initial stage. Details regarding these tenders are set out above ('Non-conforming or alternate tenders').
2. The Tender Assessment Panel undertook an objective analysis of tenderers' ability to meet both mandatory and desirable criteria.
3. The tendered information and specific questions were listed under the evaluation criteria and weighted in order of importance to the overall evaluation. Team members scored the tenders against the criteria in accordance with the Evaluation Plan.
4. Referee checks were undertaken as required on each short-listed tenderer in order to

determine their capacity to provide the services required. Each referee check was scored and forms part of the overall score.

5. This Tender Evaluation Report detailing the rating of each short-listed tenderer, and the final recommendations of the preferred tenderer for the provision of banking services for the consideration of Council.

Assessment Panel

Neil Bungate	Financial Accountant
Kate Riach	Team Leader Customer Services
Leonie Johnson	Acting Group Manager Finance & Administration

Evaluation Findings

All tenderers were assessed and scored against the evaluation criteria listed in the tender document and weightings in the Evaluation Plan (Attachment 1), to determine the Total Weighted Score. The scores are listed below.

<i>Tenderer</i>	<i>Total Weighted Score</i>
ANZ	7.10
CBA	8.32
NAB	9.10
Westpac	5.32

PRICING

Each Tenderer has indicated that it reserves the right to change the individual fees stated in its tender should there be material change government taxes or transactional volumes. Where interest rates are quoted, each Tenderer has stipulated that they may be varied according to the published Reserve Bank of Australia Cash Rate.

Each Tenderer has provided a detailed schedule of fees. In order to make a comparison between each of the Tenderers, the fees and charges for common transactions as quoted by each Tenderer have been applied to the current annual level of transactions incurred by Council. These estimated annual results are shown in the following table:

Tenderer	Annual Cost
ANZ	\$ 51,521.80
CBA	\$ 50,120.64
NAB	\$ 47,806.60
Westpac	\$ 53,332.40

Evaluation of pricing for banking services also involved a comparison of interest earned on funds in Council's cheque and online saver accounts. The estimated annual interest income is shown in the following table:

Tenderer	Annual Income
ANZ	\$ 82,650.00
CBA	\$ 80,250.00
NAB	\$ 84,350.00
Westpac	\$ 75,010.00

IMPLEMENTATION AND EFFECT OF CHANGING BANK

Tenderers were asked to provide details of their implementation strategy for Council to change bank. The effect and consequence of Council changing its Bankers has been considered in the evaluation process.

Ratepayers

Changing bank will have very little impact on ratepayers. All current payments options will remain available with no expected change to BPAY and other customer reference numbers. A small number of ratepayers who choose to pay their rates at a CBA branch would continue to have this payment option available at any NAB branch.

Council Resources

Each of the Tenderers, (with the exception of the CBA), has indicated in its tender, that it will, at no cost to the Council, provide assistance in the form of a project management team to assist Council in effecting the changeover to a new Bank.

To implement NAB's Flexipurchase corporate credit system an upfront cost of \$6,000 is required. It is worth noting that NAB have offered up to \$3,000 of fee rebates in the first 3 months of the contract to assist with the transition. Rates and water notice stationery would also require updating estimated at a cost of \$2,500.

Other costs considered when scoring the price of the contract include the internal use of resources to manage the changeover. MWRC staff involvement is estimated at \$21,000.

It goes without saying, that, by Council retaining its present Bankers it would avoid such costs and resource use.

Including all implementation costs, fees and interest earned over the 5 year contract term, Council estimates it will be \$5,570 better off changing to the NAB.

Branch locations

The request for tender advised that although not a mandatory requirement, preference will be given to Authorised Deposit-taking Institutions that have a shopfront in the regional centre, and/or local towns within the MWRC region. NAB's local branch is located at 64-66 Church St, Mudgee. As there is no NAB branch at Gulgong and Rylstone, customer service banking would be made via Bank@Post at the local Australia Post outlet.

INTERNET AND PROCESSING SOFTWARE CAPABILITIES

Better corporate card processing software allows accounts payable staff to easily account for expenses and record information. Managers are also easily able to review and approve transactions.

NAB's internet banking software is rated with similar capabilities to CBA.

CUSTOMER SERVICE

Council would deal directly with the local relationship team Steven Priest and Carole Southgate, Transactional Banking Specialist (Dubbo), Executive management (Bathurst), and Implementation

project manager Peter Moody. In addition NAB will hold quarterly meetings with staff and review transaction channels to reduce cost and increase efficiency. The local team is also the current contact point for lending and investments; customer service to date has been excellent. NAB has also received good customer service feedback from references at Tamworth Regional Council and Coffs Harbour City Council.

EMPLOYEE BENEFIT PROGRAMS

Any employee benefit programs offered have not been considered due to Council's gifts and benefits policy. Employee benefit programs will not be made available from any tenderer.

Financial implications

The cost of banking services and implementation is already included in the 2012/13 Operational Plan. Implementation costs are mostly covered by internal resources, for example staff wages.

Banking service costs provided in the tender are slightly lower than current contract pricing and assuming no material change in transaction splits, should see a saving in these costs if Council chooses to contract with the recommended tenderer.

Strategic or policy implications

Not applicable.

NEIL BUNGATE
FINANCIAL ACCOUNTANT

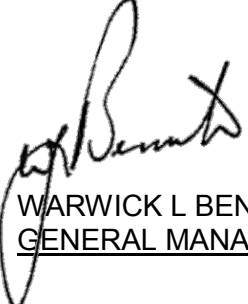

LEONIE JOHNSON
ACTING GROUP MANAGER FINANCE &
ADMINISTRATION

6 May 2012

Attachments:

1. Evaluation Plan (included at the end of the Business Paper)
2. Tenderers' Detailed Scores (included in the Confidential section of the Business paper)
3. Tenderers' Price Evaluation (included in the Confidential section of the Business paper)

APPROVED FOR SUBMISSION:


WARWICK L BENNETT
GENERAL MANAGER

6.2.22 Ulan Road Strategy

REPORT BY GENERAL MANAGER TO 16 MAY 2012 COUNCIL MEETING

Ulan Road Strategy

A0100055, R9214003, R9208006

RECOMMENDATION

That:

- 1. the report by General Manager on the Ulan Road Strategy be received;**
- 2. Council endorse the further submission to the Department of Planning and Infrastructure on the Ulan Road Strategy, which in effect reduces the capital funding in the first five years to \$22,014,000 and that that capital funding be the responsibility of the mines**
- 3. Council seek that the Department of Planning and Infrastructure make a final determination on the Ulan Road Strategy in particular the funding of the essential capital and maintenance programme required.**

Detailed report

Following on from Council's submission of 2 February 2012 on the Ulan Road Strategy to the Department of Planning & Infrastructure, further meetings have been held between the three mines, namely Ulan Coal Mine, Moolarben and Wilpinjong and the Department of Roads & Maritime Services (RMS) to ensure a more meaningful consultation process occurred. This was a directive of the Department of Planning and Infrastructure after Council expressed real concerns that a 3-day consultation process was inadequate.

As part of the further consultation, two meetings have now been held, plus an on-site inspection of the total length of the road examining the condition of the road and the associated intersections. In effect, the parties involved have agreed that the road and associated intersections can be put into three categories. Those three categories are as follows:

- Non-conforming – needs upgrade as soon as practicable
- Non-conforming but adequate – the road will suffice for the present but needs to be upgraded to Austroads standards within the next 20 years
- Conforming – the road and intersections meet Austroads standards

The agreement that has been reached with the three mines and the RMS is that those parts of the road and those intersections which are conforming or non-conforming but adequate don't need to be upgraded at this time to the full Austroads standards, but should be upgraded to Austroads standards when the deterioration of the road surface has occurred, which is estimated within 20 years of the original rehabilitation works.

Thus, taking this agreement into account, the capital works programme required in the first 5 years has been reduced from \$37,963,175 to \$21,514,000. The maintenance works programme that Council endorsed as part of its original submission to the Department of Planning & Infrastructure should be retained at a level of \$31,250,000. This submission set out below endorses that, and clarifies in detail how that figure has been reached.

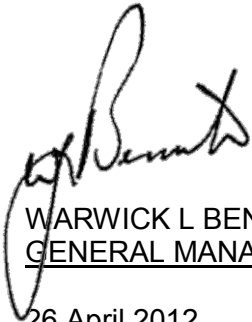
This report seeks Council endorse the attached submission.

Financial implications

If the Department of Planning & Infrastructure accepts Council's position, then we will be required to undertake approximately \$4 million worth of additional capital roads work for the next 5 financial years.

Strategic or policy implications

It has been Council's position to seek that any major developments that occur in the region fund the infrastructure upgrade required.



WARWICK L BENNETT
GENERAL MANAGER

26 April 2012

- Attachments:*
1. Letter to Sam Haddad, Department of Planning re Ulan Road Strategy
 2. Intersection treatments schedule

Office of the General Manager

AB:A0100055, R9208006, R9214003

26 April 2012

Mr Sam Haddad
Director General
Department of Planning & Infrastructure
Level 1, 23-33 Bridge Street
Sydney NSW 2000

Dear Mr Haddad,

ULAN ROAD STRATEGY

I refer to Council's letter dated 2 February 2012 which was a submission in response to the Ulan Road Strategy prepared by the three coal mines, namely Xstrata Coal (Ulan Coal Mine), Moolarben Coal and Wilpinjong Coal. This submission should be read in conjunction with the Council letter dated 2 February 2012.

Since that submission, Council and the mines have sought and been granted two extensions, the latest being to 18 May 2012. Council now seeks that a final determination be made on this issue, effective from 1 July 2012. Any further consultation in Council's opinion will not get the parties any closer towards an agreement.

Since the submission of Council was presented, two meetings have been held. At the first meeting it was agreed that an inspection of the full length of the Ulan Road subject to the strategy be re-inspected by engineers representing all three parties, ie:

- Council
- Roads & Maritime Services
- the three Mines

The second meeting has not been able to see the parties get close to an agreement to present to you. Thus Council now seeks the Department of Planning and Infrastructure to make the final determination.

Standards

The agreed standard for the upgrade of the Ulan Road was to comply with Austroads' standard for a road with 1000 to 3000 vehicles movements per day.

This allows for an 11 metre-wide formation plus additional site, safety and environmental works beyond this formation. The 11 metre-wide formation will consist of two - 3.5 metre travel lanes width plus a 2 metre shoulder on each side, being 1 metre sealed and 1 metre unsealed.

Traffic counts

The traffic count on Ulan Road, just north of Wollar Road in 1981 was 560. This was before the mines commenced construction or operations. If that figure is extrapolated over the next 31 years to the present day at 1% compounded growth, then the traffic count of Ulan Road would be 755. It is reasonable to come to the assumption that this is local traffic. The traffic count taken at the same position in April/May 2011 was 2210. Thus it is also reasonable to assume that the difference between 2210 and 755 must be mine-related traffic. Thus 66% of the traffic on Ulan Road in the present day is mine-related traffic.

It should be noted that the 1% of growth used is less than the Department of Statistics census figures over the same period and less than predictions on the Department of Planning and Infrastructure website.

The Road Inspection

The outcome of the inspection by all three parties was that a reduced capital works programme could be achieved based on the following criteria for each section of the road and its intersections.

The three criteria agreed for all parts of the road and the intersections were as follows:

- Non-conforming – needs upgrade as soon as practicable
- Non-conforming but adequate – the road will suffice for the present but needs to be upgrade to Austroads standards within the next 20 years
- Conforming – the road and intersections meet Austroads standards

The agreement of that inspection for the complete 45.236 kilometres of road is as follows:

- 20.580 kilometres was non-confirming,
- 24.656 kilometres was either conforming or non-conforming but adequate

A number of intersections were also non-conforming and require urgent upgrade. Those intersections are listed in appendix one to this submission.

Capital

Because all parties have accepted that 24.656 kilometres of the road is conforming or non conforming but adequate, Council wishes to amend the Capital Works programme to \$22,014,000 (from the \$37,963,175 set out in the original submission).

That \$21,514,000 is calculated as follows:

Road Widening 20.58kms at \$800,000/km	\$16,464,000
Intersection treatments*	\$3,500,000
Signage & delineation	\$180,000
Design works	\$500,000
Environment studies	\$500,000

Land acquisition	\$250,000
Drainage	\$200,000
Wire rope at least 2kms	\$420,000
TOTAL	\$22,014,000

* Please note under intersection category, it includes the intersection with Toole Road. This intersection requires considerable upgrade and that upgrade is subject to a development application. If the development application does not proceed, then the cost of that upgrade being \$500,000 should be included in this strategy. If the development application does proceed, then \$500,000 can be deducted from this total amount.

As stated in Council's first submission, the full cost of the capital upgrade of this road must be funded by the coal mines. The road is perfectly adequate for local traffic (755 vehicles per day). The pressure to upgrade the road to meet the higher standard is totally from a direct impact of traffic associated with the mines.

Council's expectation is that the \$22,014,000 be paid to Council over five (5) years at \$4,302,800 per annum. The first payments should be made to Council with thirty (30) days of the 1 July 2012. Each subsequent instalment should be paid to Council on its anniversary of that date, and be adjusted annual by the Cost Construction Index.

In accordance with Condition 50 of the Ulan Project approval Council's contribution to Ulan Road is estimated at \$46.340 million representing the value of the existing road. This value has been estimated as the difference between the cost of greenfield construction including land purchase, estimated at \$1.5 million per km and the capital cost of road upgrade being \$800,000.

The split of the capital cost between the various mines was addressed in Council's submission of 2 February 2012. The Council wishes to make no further comment other than stating that if the mines disagree with the recommended split amongst themselves, then they can address that separately. Council strongly submits that the \$22,014,000 plus annual CCI adjustments if paid by instalments must be paid in totality by the three mines.

Maintenance

The cost of maintaining the road at a standard to meet traffic volumes remains as stated in Council's submission of 2 February 2012. That is \$31,250,000. This is the amount required over the 20 year life of the Ulan Road strategy.

All parties have agreed that the major maintenance required on the Ulan Road will be rehabilitation every 20 years and reseal every 10 years. Other maintenance required will include:

- Drainage maintenance including clearing of surface drains, clearing and repairs to pipe and box culverts, headwall structures and pits;
- Pavement maintenance including repair of potholes, edge breaks and heavy patching,
- Shoulder grading;
- Delineation maintenance including repairs and replacement of safety barrier and guideposts.
- Bridge inspection and maintenance;
- Vegetation maintenance including slashing, spraying, tree trimming, sapling control and noxious weed control
- Signage repair and replacements; and
- Removal of litter and debris.

The calculation of the maintenance over the 20 year life of the Ulan Road Strategy has been assessed as follows:-

1. 22.566 kilometres of road still needs to be widened to meet Austroads' to the standard agreed by all parties' - **22.566 kilometres @ 650,000 per kilometre = \$14,667,900**

2. 2.09 kilometres of the Ulan Road currently meets Austroads' standard
2.09 kilometres @ \$500,000 per kilometre = \$1,045,000
3. The 20.58 kilometres required to be rehabilitated in the capital programme detailed above will still need to be rehabilitated in 20 year's time.

The mines will argue that if they pay a portion of the capital cost then they should not have to pay ongoing maintenance. Council strongly disagrees with this position. What is being sought in the capital programme above is to bring the road up to a standard to meet the needs of the mines traffic now. This is no different to what Council has had to fund for the rest of the road over many years. The continuous wear and tear on the road will still occur due to mine related traffic and thus those sections of the road will need to be rehabilitated in 20 years.

However, it is acknowledged that those rehabilitations on the 20.58 kilometres will occur in the first 5 years, thus the allocation of monies required for maintenance has been assessed as follows:-

The cost of rehabilitation of this road will be \$500,000 per kilometre

- a. Year 1 – rehabilitate 4.58kms therefore 19 years (95%) of maintenance should be included – that is **4.58Kms @ \$500,000 X 95% = \$2,175,500**
- b. Year 2 - rehabilitate 4.kms therefore 18 years (90%) of maintenance should be included – that is **4.Kms @ \$500,000 X 90% = \$1,800,000**
- c. Year 3 - rehabilitate 4 kms therefore 17 years (85%) of maintenance should be included – that is **4Kms @ \$500,000 X 85% = \$1,700,000**
- d. Year 4 - rehabilitate 4 kms therefore 16 years (80%) of maintenance should be included – that is **4Kms @ \$500,000 X 80% = \$1,600,000**
- e. Year 5 - rehabilitate 4 kms therefore 15 years (75%) of maintenance should be included – that is **4 Kms @ \$500,000 X 75% = \$1,500,000**

Total for the 20.58 kilometres is \$8,775,000

4. Reseals

The cost of resealing a road is currently \$38,500 per kilometre. The full length of this road will need to be resealed between year 10 and 15 of the strategy.

45.236 kilometres x \$38,500 = \$1,741,586

5. General maintenance

The cost of general maintenance of a road outside of the major maintenance items listed 1 – 4 above is \$6,000 per kilometre.

\$45.236 x \$6,000 x 20 years = \$5,428,320

In summary, the maintenance costs are:

22.566 km rehabilitation @ \$650,000	14,667,900
2.09 km rehabilitation @ \$500,000	1,045,000
20.58 km rehabilitation at the adjusted rated in para 4 above	8,775,000

45.236 km reseals @ \$38,500 per km	1,741,586
45.236 km maintenance @ \$6,000	5,428,320
Total	\$31,657,806

For clarity purposes there are three rates included in this submission for rehabilitation works. They are set for the following reasons:-

- \$800,000 per km – this is where the road is non conforming and needs to be reconstructed completely. The current road is narrow; the pavement is weak and the drainage inadequate.
- \$650,000 per km – the road is non conforming but adequate. Widening of the road surface is required, the pavement is adequate but need strengthening and the drainage needs upgraded.
- \$500,000 per km – the current road is conforming and at the end of each 20 year cycle the road surface needs to be brought back to original standard.

Council, in our submission dated 2 February 2012, stated that the maintenance figure should be \$31,250,000. Council stands by that amount required to maintain the full length of Ulan Road, subject to the strategy - that being 45.236 kilometres. In Council's submission of the 2 February 2012 it was stated that 70% of the traffic on the road could genuinely be associated with mine-related traffic, as detailed above, and 30% local traffic. Therefore, the maintenance cost to the mines should be \$21,875,000, paid over 20 annual instalments. That equates to \$1,093,750 per annum to be adjusted annually by the cost construction index. In Council's submission of 2 February 2012, a split amongst the mines was recommended, however Council will leave the final split determination for negotiations between the Department of Planning and Infrastructure and the three mines.

Thank you for assistance in attempting to resolve this issue. Having regard to the potential financial impact the upgrade and maintenance of Ulan Road will have on this community Council requests a meeting with the Minister and yourself to fully discuss the issue prior to the issue being determined. Should you have any queries in relation to this matter please contact Warwick Bennett on Tel: 6378 2850.

Yours sincerely

WARWICK L BENNETT
GENERAL MANAGER

ATTACHMENT 2

Location/description	Intersection type			Revised cost estimates CAPITAL Years 1-5 (\$)
	Existing	Strategy	MWRC	Intersections
Hollyoak bridge				\$ -
Pitts Lane (Grandstand construction)	BAR/BAR	CHR(s)/AUL	Roundabout	\$ -
Lue Road	AUR	AUR	CHR/CHL	\$ -
Racecourse entrance	BAR/BAL	BAR/BAL	CHR/CHL	\$ 50,000
Country Comfort Hotel	CHR/CHL	CHR/CHL	CHR/CHL	\$ 18,750
Winery and Cheese Factory	CHR	CHR	CHR	\$ 18,750
Henry Lawson Drive	CHR/CHL	CHR/CHL	-	\$ -
Moggs Lane	AUR	AUR	CHR/CHL	\$ 62,500
AREC entrance	AUR/AUL	AUR/AUL	CHR/CHL	\$ 12,500
Mt Pleasant Lane (Frog Rock Winery)	AUR/BAL	AUR/BAL	CHR/CHL	\$ 150,000
George Campbell Drive (Airport entrance)	AUR/AUL	CHR(s)/AUL	CHR/CHL	\$ 187,500
Blue Wren Winery entrance	BAR/BAL	BAR/BAL	BAR/BAL	
Thumbprint Winery entrance	BAR/BAL	BAR/BAL	BAR/BAL	
Buckaroo Lane/Black Springs Road	BAR/BAL	BAR/BAL	BAR/BAL	
Eurunderee Lane	BAR/BAL	BAR/BAL	BAR/BAL	
Buckaroo Lane	-	CHR(s)	CHR/CHL	\$ 287,500
Winery entrance	BAR/BAL	BAR/BAL	BAR/BAL	\$ 12,500
Pipeclay Lane	AUR	AUR	CHR/CHL	\$ 12,500
Crowleys Lane	BAR/BAL	BAR/BAL	BAR/BAL	\$ 12,500
Wollar Road	BAR/BAL	CHR(s)/AUL	CHR/CHL	\$ 745,000
Church Lane	-	BAR/BAL	BAR/BAL	\$ 12,500
Box's Lane	-	BAR/BAL	BAR/BAL	\$ 12,500
School Lane	BAR/AUL(S)	BAR/AUL(S)	BAR/BAL	\$ 12,500
Spring View Lane	-	BAR/BAL	BAR/BAL	\$ 12,500
Hadabob Road	-	BAR/BAL	BAR/BAL	\$ 12,500
Frog Rock Road	-	CHR(s)/AUL(s)	CHR/CHL	\$ 287,500
Linburn Lane	-	BAR/BAL	CHR/CHL	\$ 50,000
Mud Hut Creek Road	-	CHR(S)/AUL	CHR/CHL	\$ 457,500
Wattlegrove Lane	-	BAR/BAL	BAR/BAL	\$ 31,500
Wyaldra Lane	-	BAR/BAL	BAR/BAL	\$ 12,500
Quarry and RFS Shed entry	-	BAR/BAL	BAR/BAL	\$ 25,000
Moolarben/Ridge Road	-	CHR(S)/AUL	CHR/CHL	\$ 328,500
Nimoola Road	-	BAR/BAL	BAR/BAL	\$ 12,500
Winchester Crescent	-	BAR/BAL	BAR/BAL	\$ 12,500
Winchester Crescent	-	BAR/BAL	BAR/BAL	\$ 12,500
Ridge Road	-	BAR/BAL	CHR/CHL	\$ 50,000
Lagoons Road	-	BAR/BAL	BAR/BAL	\$ 12,500
Toole Road (developer funding)	-	CHR/CHL	CHR/CHL	\$ 500,000
Cope Road	AUR/AUL	CHR/CHL	CHR/CHL	\$ 25,000
UCML Surface Operations entrance	AUR/AUL	CHR/CHL	CHR/CHL	\$ 12,500
Ulan-Wollar Road	CHR/CHL	CHR/CHL	CHR/CHL	\$ -
Moolarben Mine Administration entrance	CHR/CHL	CHR/CHL	CHR/CHL	\$ -
UCML Mine Administration entrance	AUR/AUL	CHR(S)/AUL	CHR/CHL	\$ 37,500
Rehab 46.6 - 48.8				
Bobadeen Road				
TOTAL				\$ 3,500,000

Legend:

BAR/BAL	Minimal standard for basic left/right hand turn
CHR/CHL	Channelised intersections with designated turning lanes
AUR/AUL	Auxiliary lane (widened intersection) - not used any more

6.2.23 Local Government Association – one Association

REPORT BY MANAGER GOVERNANCE TO COUNCIL MEETING

One association

A0100055, A0040005

RECOMMENDATION

That:

1. **the report by Manager Governance on the proposal to establish one Association to replace the existing Local Government and Shires Associations be received;**
2. **the Mayor, Deputy Mayor and Councillor be appointed as Council's voting delegates for this vote and their names and personal postal addresses be forwarded to the Associations to form the Roll of Voters; and**
3. **In accordance with Council policy the voting delegates be required to vote in favour of the amalgamation of the Local Government Association and Shires Association into one Association.**

Executive summary

This report canvasses the request from the Local Government Association for Council to vote on the proposal to establish one association to replace the local Government Association and the Shires Association.

Detailed report

Mid-Western Regional Council is a full member of the Local Government Association.

The attached correspondence, which is self explanatory, has been received from the Local Government Association. The correspondence highlights that Council has 3 votes.

Traditionally, at Local Government Association Conferences the Council nominates the Mayor, Deputy Mayor and one other Councillor as its voting delegates. The same arrangement applies in this regard.

It is considered that Council should support the proposal to amalgamate the Associations and the recommendation has been framed accordingly.

Financial implications

Not applicable.

Strategic or policy implications

Not applicable.

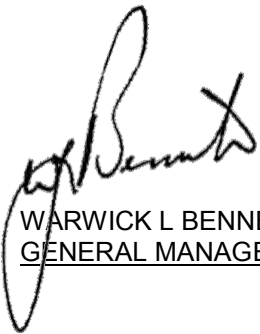


IAN ROBERTS
MANAGER GOVERNANCE

9 May 2012

Attachments: 1. Correspondence from Local Government Association

APPROVED FOR SUBMISSION:

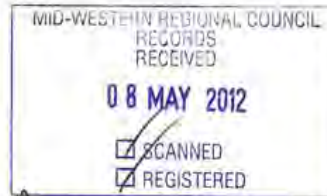


WARWICK L BENNETT
GENERAL MANAGER

Local Government Association of NSW

2 May 2012

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



Dear Mr Bennett,

ONE ASSOCIATION - URGENT - LIST OF DELEGATES AND ADDRESSES FOR VOTING

Last week the Executive Committees of both Associations each separately took important formal steps for progressing the proposal to establish "One Association" to the next stage, which is to have the proposal submitted to a secret postal ballot of delegates of the members of each Association.

On 17 April 2012, in the case of the Executive Committee of the Shires Association, and on 20 April 2012 in the case of the Executive Committee of the Local Government Association, a number of formal resolutions were adopted authorising the two Associations to jointly apply to Fair Work Australia for its approval for the submission of the proposed amalgamation to ballot.

As a result of the resolutions being passed by both Executive the Application was lodged on Friday afternoon 20 April 2012 and a hearing before Fair Work Australia is now awaited.

If, as is hoped Fair Work Australia gives its approval in the near future, the conduct of the vote will be handed to the Australian Electoral Commission who will independently manage the voting process.

Members will be required to supply an up to date list of their voting delegates for this ballot and this process needs to be undertaken as a matter of priority, to ensure that the completion of the ballot is not delayed.

WHAT COUNCILS NEED TO DO NOW

All Councils need to supply the following to the Association by 31 May 2012:

1. The full name of their voting delegate/s; and
2. The private mailing address of their delegate/s.

The Association's staff will be following up with all members about this important information over the next few weeks, and to assist with any enquiries you may have.

In addition, your Association will be providing you with regular communications as this matter progresses through what is now the critical stages of this important initiative.

To assist you with this matter I enclose a report which I urge you to provide to your next available Council meeting.

If you have any enquiries at this stage please contact Peter Coulton at the Associations on 9242 4030.

Yours Sincerely,

Cr Keith Rhoades AFSM
President

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One Association – Update & Status Report

May 2012

Summary

This report provides Council with an update regarding the progress towards One Association, outlines next steps and outlines what Council needs to do next. A number of Frequently Asked Questions are also provided with answers to assist Council with their discussions surrounding this very important matter.

Report

Status as at end April 2012

On the 17 April 2012 the Shires Executive and on 20 April 2012 the Local Government Association Executive passed the formal resolutions required to progress the One Association matter to go to a vote of the members' delegates.

The Shires Association Executive unanimously resolved in favour of the resolutions. The Local Government Association Executive adopted the resolutions by a majority of 21 to 3.

The formal documentation has been lodged with Fair Work Australia. Shortly Fair Work Australia will engage the Australian Electoral Commission to undertake the secret postal ballot of members' delegates.

It is important to note that there are actually two separate secret postal ballots; one will be a ballot of LGA member's delegates, and the other will be a ballot of SA members' delegates. Both ballots need to achieve a majority of "yes" votes to enable the formation of One Association.

It is anticipated that the ballots will occur before the September 2012 Local Government general elections but exact timing will depend on Fair Work Australia.

What Councils need to do

All Councils need to supply the following to the Association by 31 May 2012;

1. The full name of their voting delegate/s, and,
2. The private mailing address of the delegate/s

This is very important as the Association is required to prepare the Roll of Voters for the Australian Electoral Commission.

Frequently Asked Questions

Q: *Why is the ballot being held before the September elections?*

A: This process has been ongoing for many years. Current Councillors should be aware of the progress of the matter. If the ballot is held over until after the 2012 general elections new councillors will not be aware of the history or the process and would not be in a position to make an informed decision.

Q: *When would One Association take effect?*

A: Assuming that the majority of delegates vote "yes" forming One Association would not take place until after 1 March 2013, but no later than 2 June 2013. Even after a positive vote there is significant work to be done in conjunction with Fair Work Australia as well as making provision for the numerous administrative changes which would have to take place, such as transferring assets and transitioning staff. The transition however needs to take effect before 2 June 2013 otherwise the Shires Association would need to hold fresh Executive elections.

Q: *Why is the ballot a secret postal ballot?*

A: Because it is a requirement under the Fair Work (Registered Organisations) Act. The Associations have no choice in this decision.

Q: *Has there been enough consultation?*

A: The issue of One Association has been discussed over many years. In more recent times it has been discussed:

- At the 2003 LGA Conference
- At the 2004 SA Conference
- At the 2004 LGA Conference
- As part of the 2005 Woods/Wearne report titled "Options for One Local Government Association in NSW"
- At the 2005 SA Conference
- At the 2005 LGA Conference
- At the 2006 SA Conference
- At the 2006 LGA Conference
- At the 2007 SA Conference
- At the 2007 LGA Conference
- At the 2008 SA Conference
- At the 2008 LGA Conference
- At the 2009 SA Conference
- At the 2009 LGA Conference
- At the One Association Convention held in August 2010
- At the 2010 LGA Conference
- In February 2011 the Associations sent all Councils a draft Constitution requesting feedback and comments
- In February 2011 the SA held a Special Conference to discuss the Principles set out at the 2010 Convention
- At the 2011 SA Conference
- In November 2011 the Associations sent all Councils a further draft Constitution requesting feedback and comments

In addition there have been numerous presentations made to all Shires Divisional meetings at various times, and to various LGA ROC meetings and in other forums.

Q: *Why is there no "No" Case?*

A: There are two reasons, firstly the Fair Work (Registered Organisations) Act does not require a "No" case to be prepared because it presumes a process towards an amalgamation would not have started in the first place unless it had been directed by members – which is the case in this instance. The issue of One Association has arrived

at the stage of a ballot after repeated Conference resolutions calling for a single Association. It is not in the interests of the Association to prepare a case which cuts across the wishes and resolutions of the majority of our members.

Q: *How many voting delegates does my Council have for the secret postal ballot?*

A: The numbers are calculated under the current rules of each Association, so for:

- Shires Association members, each has one voting delegate, and for
- Local Government Association Members it depends on the member's population, and is calculated in accordance with the following scale:

Group No.	Population	Delegates
1	Less than 10,000	1
2	10,000 - 20,000	2
3	20,000 - 50,000	3
4	50,000 - 100,000	4
5	100,000 - 150,000	5
6	Over 150,000	7
7	County councils	2
8	Aboriginal Land Council	27

(To independently determine a Council's population see the latest release of Australian Bureau of Statistics publication 3218.0)

Q: *Can Associate members vote?*

A: No, only ordinary members can vote in the secret ballot. The Fair Work (Registered Organisations) Act treats this ballot the same as if it was a ballot for the election of members of the Executive.

Q: *How does voting work under One Association?*

A: One of the key principles to come from the One Association Convention held in August 2010 was to enshrine the concept that the overall voting numbers of the rural/regional area would be the same as the overall voting numbers of the Metropolitan/Urban areas. This was covered as Principles 4 and 5, and was, with the other Principles ratified by subsequent Conferences of both Associations. These Principles say:

- 4 *"For the purpose of voting for the Board of Directors, each region will have an equal number of votes, which will be distributed proportionally on a basis to be determined among those ordinary member councils who fall within that region, with all ordinary member councils receiving at least one vote."*
- 5 *"For the purpose of voting on motions at Conference, each region will have an equal number of votes, which will be distributed proportionally on a basis to be determined among those ordinary member councils who fall within that region, with all ordinary member councils receiving at least one vote."*

The voting arrangements satisfy the overarching requirements of equality among the regions. What this means in effect is that councils in the same region with similar populations will have the same number of votes, but this will not always be the case for similar sized councils in different regions. The reason for this is the difference in council numbers between the regions, the Rural/Regional Region has 114 general purpose Councils, 10 County Councils and 8 Regional Aboriginal Lands Councils. The Metropolitan/Urban Region has 38 general purpose Councils, 2 County Councils and 1 Regional Aboriginal Lands Council. Due to the larger number of Councils in the Rural/Regional Region additional votes needed to be allocated to the Councils in the Metropolitan/Urban Region to balance the overall voting numbers.

Q: *But is this "fair"*

A: The One Association rules have been developed to ensure equity across the membership in a number of ways. Importantly, the One Association rules provide that only Rural/Regional voting delegates are able to vote for the 10 Rural/Regional Board members and the Rural/Regional Vice President in the same way that only Metropolitan/Urban voting delegates are able to vote for the 10 Metropolitan/Urban Board members and the Metropolitan/Urban Vice President. It makes no difference if a Metropolitan/Urban Council with the same population has a different number of voting delegates to a Rural/Regional Council with a similar population as they won't be voting for the same candidates in the same elections.

For the positions of President and Treasurer both regions have the same number of votes in total. This will allow for these positions be popularly elected overall – however, the rules also ensures that the position of President must alternate between the Metropolitan/Urban and Rural/Regional areas. This further enhances the equity.

Similarly with Conference motions, both Regions have the same overall numbers. This provides for Association policy to be made which has the sanction of the majority of members, and ensures that no Region can dominate the other.

Q: *What about the Assets of my current Association?*

A: The assets of both Associations will be merged together on the amalgamation date. Neither Association will be financial detrimentally affected in any consequential way by this merger. To illustrate this we need to use the last full year's financial statements, 2010/2011 which showed the total equity of each Association as follows:

	Total Equity (\$)	% Equity	Subscriptions \$	% Subscriptions
LGA	19,015,275	66.19	2,876,208	65.77
SA	9,713,269	33.81	1,496,629	34.23
Total Combined	28,728,544	100.00	4,372,837	100.00

The Associations' Rules (and the rules for the new One Association) provide that if the Association is dissolved any surplus funds are paid to the members in the proportion which each member's subscription for the year bears to the total amount of subscriptions for that year.

What this means is that had the Associations dissolved at the end of the 2010/11 financial year the members of each Association would have received in total the complete equity of their Association, that is, for the LGA members 100% X \$19,015,275 and for the SA 100% X \$9,713,269.

If the Associations had merged and immediately dissolved at the end of the 2010/11 financial year:

LGA members would have received: 65.77% of \$28,728,544 = \$18,894,763
SA members would have received: 34.23% of \$28,728,544 = \$9,833,781

The overall affect would be:

	No Merge \$	Merge \$	Difference \$
LGA	19,015,275	18,894,763	(120,512)
SA	9,713,269	9,833,781	120,512
Total Combined	28,728,544	28,728,544	0

For this example, at this point in time, the LGA members combined would be "worse off" by \$120,512 on dissolution, and SA members combined would be "better off" by the same amount. On an individual Council basis Association's calculations have shown the "worse off" Councils range in dollar terms from (\$43.05) to (\$2,202.46) while the "better off" Councils range in dollar terms from \$165.47 to \$2,457.64. As the combined difference represents less than half a percent of overall total equity ($\$120,512/\$28,728,544 \times 100 = .419\%$) it is not considered significant.

Recommendation:

That Councillor/s ~~XXXX~~ be nominated as Councils voting delegates to take part in the forthcoming secret postal ballot to deal with the matter of One Association, and that their names and personal postal addresses be forwarded to the Associations to form the Roll of Voters.

URGENT BUSINESS WITHOUT NOTICE

As provided by Clauses 19 & 20 of Council's Code of Meeting Practice (Clause 14 LGMR).

GIVING NOTICE OF BUSINESS

19. (1) The Council must not transact business at a meeting of the Council:
- (a) unless a Councillor has given notice of the business in writing at least two (2) days prior to the day on which the agenda and business paper is prepared and delivered to Councillors; and
 - (b) unless notice of the business has been sent to the Councillors in accordance with Clause 6 of this Code. (see Section 367 LGA & Clause 14(1) LGMR)
- (2) Subclause (1) does not apply to the consideration of business at a meeting if the business:
- (a) is already before, or directly relates to a matter that is already before the Council (see Clause 14(2)(a) LGMR); or
 - (b) is the election of a chairperson to preside at the meeting as provided by Clause 12(1) (see Clause 14(2)(b) LGMR); or
 - (c) is a matter or topic put to the meeting by the chairperson in accordance with Clause 21 (see Clause 14(2)(c) LGMR); or
 - (d) is a motion for the adoption of recommendations of a committee of the Council; (see Clause 14(2)(d) LGMR); or
 - (e) relates to reports from officers, which in the opinion of the Chairperson or the General Manager are urgent;
 - (f) relates to reports from officers placed on the business paper pursuant to a decision of a committee that additional information be provided to the Council in relation to a matter before the Committee; and
 - (g) relates to urgent administrative or procedural matters that are raised by the Mayor or General Manager.

BUSINESS WITHOUT NOTICE

20. (1) Despite Clause 19 of this Code, business may be transacted at a meeting of the Council even though due notice of the business has not been given to the Councillors. However, this can happen only if:
- (a) a motion is passed to have the business transacted at the meeting; and
 - (b) the business proposed to be brought forward is ruled by the Chairperson to be of great urgency. Such a motion can be moved without notice. (see Clause 14(3) LGMR)
- (2) Despite Clause 30 of this Code, only the mover of a motion referred to in subclause (1) can speak to the motion before it is put. (see Clause 14(4) LGMR)

Item 7: Urgent Business Without Notice

7.1.1 Kingsgate Bowden's Community Consultative Committee

REPORT BY GENERAL MANAGER TO 16 MAY 2012 COUNCIL MEETING

7.1.1 Kingsgate Bowden
A0100055, A0420055

RECOMMENDATION

That:

- 1. the report by General Manager on the Kingsgate Bowden's Community Consultative Committee be received;**
- 2. Council appoint Councillor Russell Holden and Group Manager of Development and Community Services, Catherine Van Laeren to the Bowdens Community Consultative Committee.**

Detailed report

Please find attached letter from Kingsgate which now has State Government approval to set up the formal Community Consultative Committee for the Bowden Silver Project. Council will recall this matter was dealt with previously with an interim committee, which never met because of a number of difficulties. The recommendation in this report is that the Council representatives be the same as was approved by Council for the interim committee.

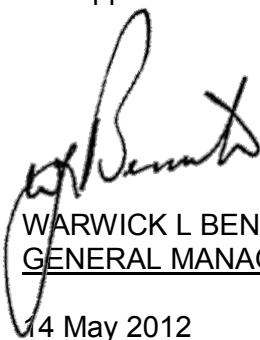
This matter is being asked to be dealt with as Urgent Business Without Notice because the first meeting is in early June, prior to the next meeting of Council meeting.

Financial implications

Not applicable.

Strategic or policy implications

Not applicable.



WARWICK L BENNETT
GENERAL MANAGER
14 May 2012

Attachments: 1. Letter from Kingsgate Bowdens regarding Bowdens Community Consultative Committee (11 May 2012)



Kingsgate

Bowdens Pty Limited

ABN 37 009 250 051

Mr Warwick Bennett
General Manager
Mid-Western Regional Council
PO Box 156 Mudgee 2850

May 11, 2012

Sent via email : warwick.bennett@midwestern.nsw.gov.au

Dear Mr Bennett,

Re: Bowdens Community Consultative Committee

Following a meeting with and a proposal to Minister Hartcher on 13 March 2012, I am writing to inform you that Kingsgate Bowdens Pty Limited has received the Minister's endorsement of the proposed community consultative committee and that Margaret MacDonald-Hill has agreed to be the independent chair. I understand Margaret is suitably qualified with vast experience in Ministerial Committees and a number of consultative committees across the State.

Accordingly, I would like to extend an invitation to Mid-Western Regional Council to nominate a representative to participate in the Community Consultative Committee, the purpose of which is to provide a forum to address community concerns and to facilitate open communication between the community and the company during the exploration phase of this project. It is anticipated that the first meeting will take place in early June, 2012.

Yours sincerely,

Simon McDonald
Manager New Projects
Kingsgate Consolidated Limited